



THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD – ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A16/2019
Related File Number: N/A
Address: 416 King George Road
Roll Number: 2906030040325000000
Applicant: John Purkiss
Agent: Spriet Associates London Limited
Owner: 2218994 Ontario Inc.

**IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION
45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

Proposal:

The applicant is proposing a 557.4 m² accessory building to be located at the rear of the property at 416 King George Road. The accessory building is intended to be used primarily for the storage of tires. If approved, the applicant will be pursuing an application to amend an approved site plan and will be required to enter into a site plan agreement with the City of Brantford. To facilitate the development of this proposed accessory building, the applicant is seeking relief from the following section of Zoning By-law 61-16:

- Section 4.4 in accordance with Table 4.1 to permit an accessory building with a gross floor area of 560 m² whereas a maximum of 95 m² is required.

DECISION: **APPROVED**
DATE: July 10, 2019

THAT Application A16/2019 requesting relief from Section 4.4 in accordance with Table 4.1 of the County of Brant Zoning By-law to permit a gross floor area for an accessory building of 560 m² whereas a maximum of 95 m² is permitted BE APPROVED;

THAT the reason(s) for approval are as follows: The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and

THAT pursuant to Section 45(8) – (8.2) of the Planning Act, R.S.O 1990,

c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-427”


TARA GASKIN, MEMBER


GREGORY KEMPA


VIRGINIA KERSHAW, MEMBER

DANIEL NAMISNIAK, MEMBER


TIM PHILP, MEMBER

LEE RYNAR, MEMBER

CHRIS SZOKE, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer

APPEALS

Any person or public body may, not later than 20 days after the giving of notice of a decision under Section 45(12) of the *Planning Act* is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

The fee for an appeal to the Local Planning Appeal Tribunal is \$300.00 for the primary appeal and \$25.00 for each related appeal, by Certified Cheque or money order made payable to the: "Minister of Finance". In addition you must complete an Appellant Form (A1).

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@brantford.ca or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

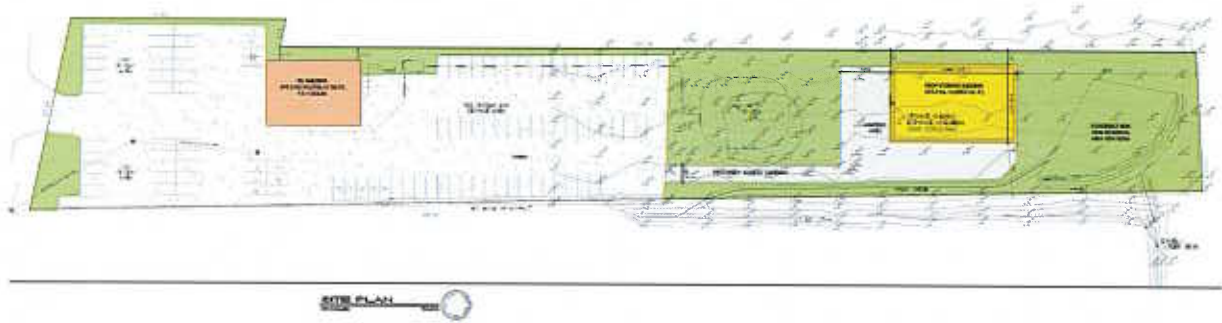
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 30, 2019

END OF DECISION



LOCATION MAP

Application: A16-2019
 416 King George Road



Legend

 Subject Property
 (416 King George Road)





July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A18/2019
Related File Number: B7/2018
Address: 64 Brant Avenue
Roll Number: 2906010001114000000
Applicant: Bradley Mank
Agent: Iva Obyuwana
Owners: Chris Siestsma

**IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION
45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

Proposal:

A consent application and a minor variance application have been received for the lands municipally addressed as 64 Brant Avenue and 43 Church Street. The applicant is proposing to transfer a 227.5 m² irregularly shaped parcel from 64 Brant Avenue to 43 Church Street. The purpose of the application is to provide the required parking space for a second dwelling unit at 43 Church Street. The eastern portion of the transferred lands is proposed to be used as the parking space.

The application for minor variance has been submitted for the retained lands to allow for an increased lot coverage as a result of the boundary adjustment. Relief from Section 9.4.2.1.3 of Zoning By-law 160-90 is requested for 64 Brant Avenue to permit a lot coverage of 44%, whereas a lot coverage of 40% is required.

DECISION: **APPROVED**
DATE: July 10, 2019

THAT Application A18/2019 BE APPROVED, in accordance with the following:

1. Relief from Section 9.4.2.1.3 for 64 Brant Avenue to permit a maximum lot coverage of 44% for the lands at 64 Brant Avenue, whereas a maximum of 40% is required;

That the reason(s) for approval of the minor variance are as follows: The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and,

THAT pursuant to Section 53(17)-(18.2) and Section 45(8)-(8.2) of the Planning Act, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-423."


TARA GASKIN, MEMBER


TIM PHILP, MEMBER


GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER

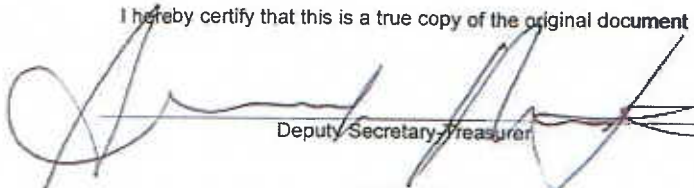

VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer

ADDITIONAL INFORMATION

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APPEALS

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Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

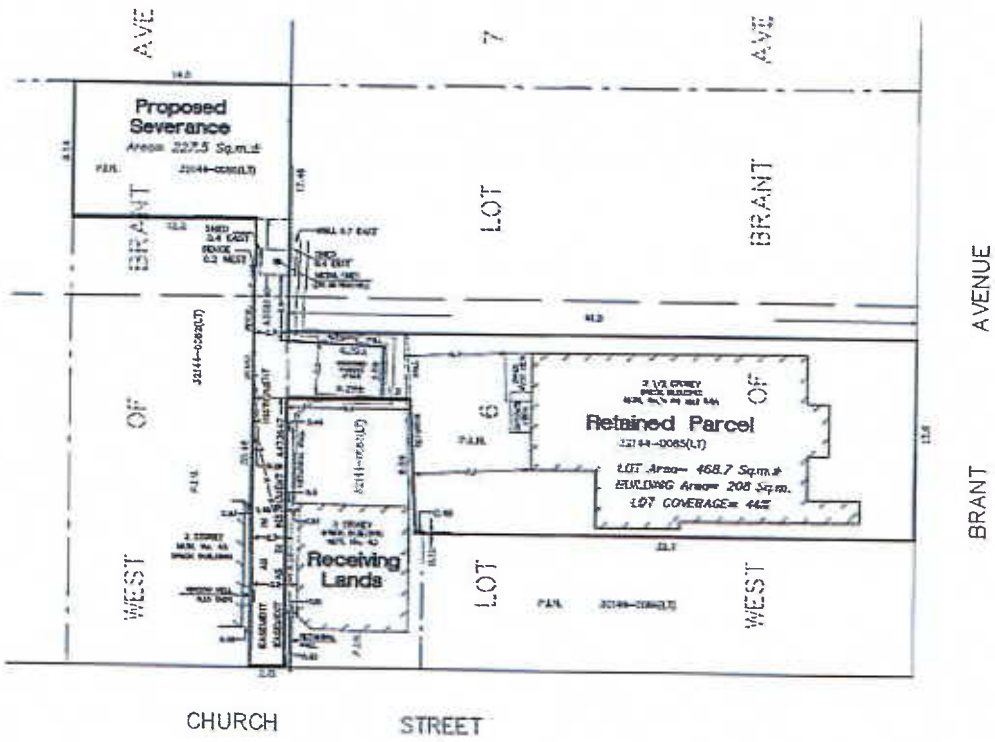
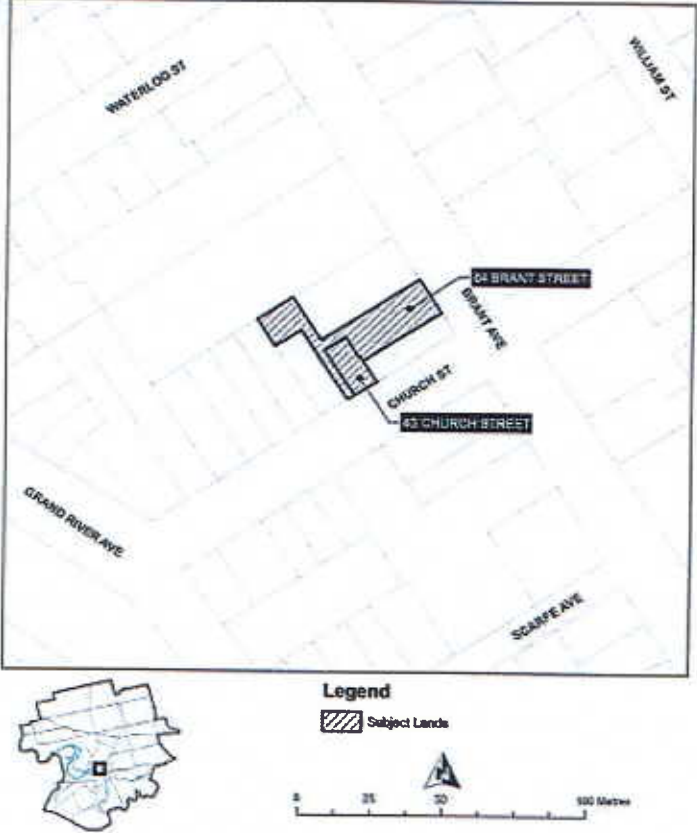
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 30, 2019

END OF DECISION

LOCATION MAP
 Application: 87/2018
 64 Brant Avenue & 43 Church Street





July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A19/2019
Related File Number: N/A
Address: 129 King George Road
Roll Number: 2906020014344000000
Applicant/Agent: Myk Wasylko
Owner: Bye Developments

IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:

Proposal:

A minor variance application has been received for the lands municipally addressed as 129 King George Road. The applicant is proposing a second fast food restaurant on the subject lands with a floor area of 232 m², a drive-through service with 10 stacking lane parking spaces to be located on the northern portion of the subject lands. The applicant is concurrently pursuing an application for Site Plan Control (File No. SPC-16-19). In order to facilitate this development as proposed, the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 6.18.10.1 in accordance with Table 6.2 and Section 6.18.10.4 to permit a minimum of 10 stacking lane parking spaces for the proposed fast food restaurant on the northerly portion of the lot, whereas a minimum of 13 stacking lane parking spaces are required.

DECISION: **APPROVED**
DATE: July 10, 2019

THAT Application A19/2019 requesting relief from the City of Brantford Zoning By-law to permit a minimum of 10 stacking lane parking spaces for the proposed fast food restaurant on the northerly portion of the lot whereas a minimum of 13 stacking lane parking spaces are required BE APPROVED;

THAT the reason(s) for approval are as follows: The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and

THAT pursuant to Section 45(8)-(8.2) of the *Planning Act*, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:


"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-437."


TARA GASKIN, MEMBER


TIM PHILP, MEMBER


GREGORY KEMPA

LEE RYNAR, MEMBER


VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer
APPEALS

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The fee for an appeal to the Local Planning Appeal Tribunal is \$300.00 for the primary appeal and \$25.00 for each related appeal, by Certified Cheque or money order made payable to the: "Minister of Finance". In addition you must complete an Appellant Form (A1).

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@brantford.ca or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

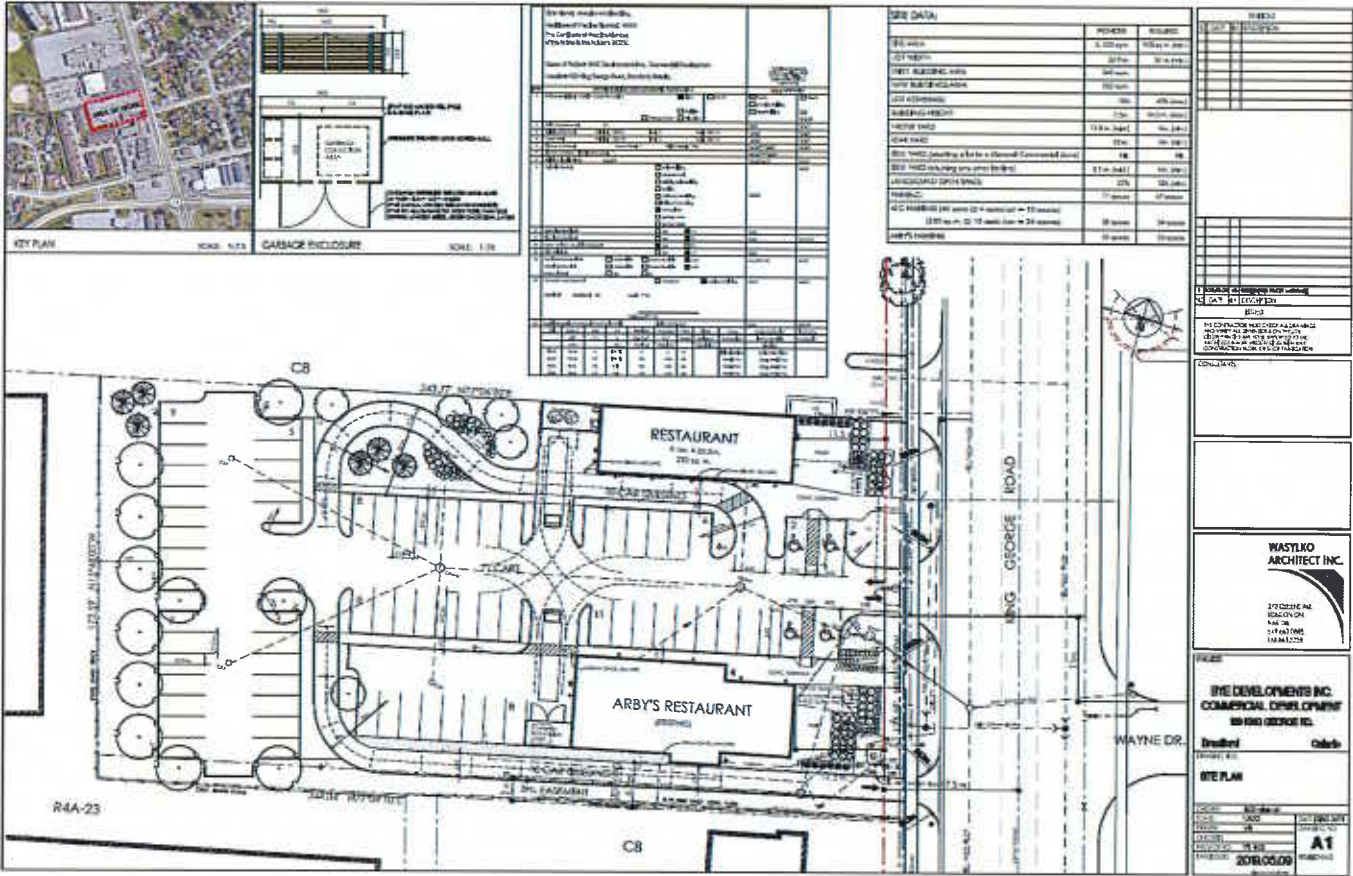
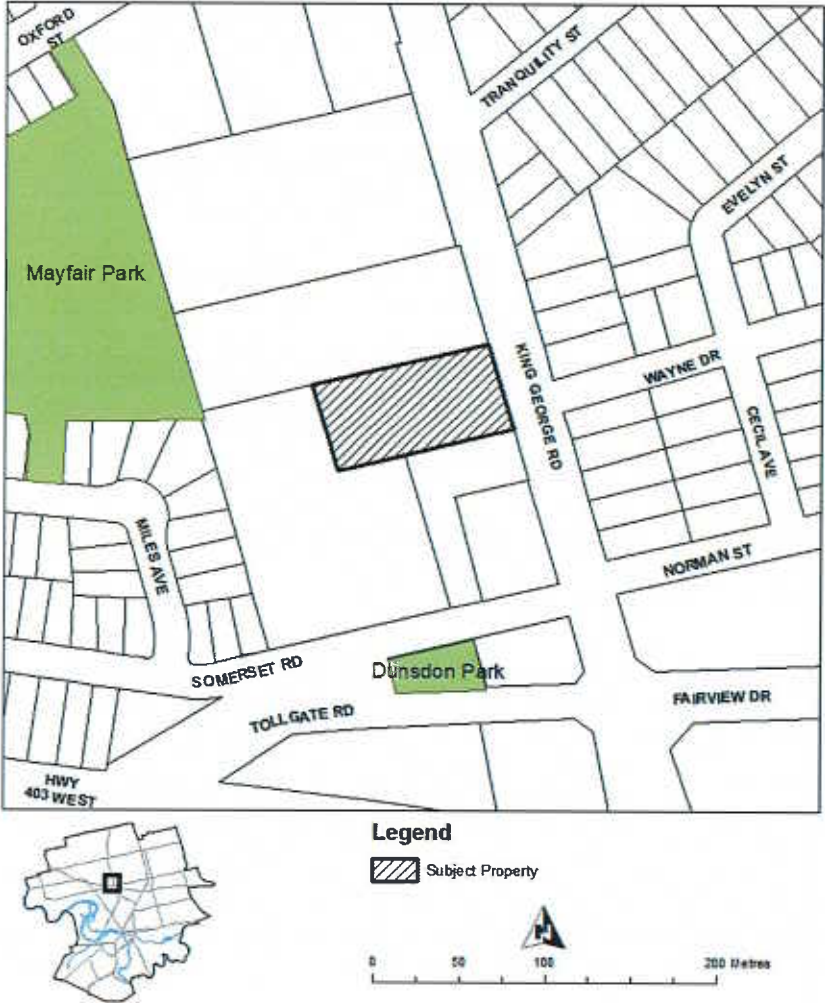
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 30, 2019

END OF DECISION

LOCATION MAP
Application: A19/2019
129 King George Road





July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A20/2019
Related File Number: B24/2019
Address: 53 Abigail Avenue
Roll Number: 290602000822000000
Applicant/Owner: Lucas, Al & Faith Bonfini
Agent: Snodgrass Consulting

**IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION
45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

Proposal:

Consent and minor variance applications have been received for the lands municipally addressed as 53 Abigail Avenue. The applicant is proposing to sever the subject property to create a new residential lot for the proposed construction of a single detached dwelling on the severed lands. The existing single detached dwelling is to remain on the retained lands.

To facilitate the creation of the severed and retained lots the applicant has submitted a Minor Variance seeking relief from the following sections of Zoning By-law 160-90:

Retained Lot:

- Relief from Section 7.4.2.1.6 to permit a minimum rear yard of 5.6 m for the retained lot, whereas a minimum rear yard of 7.5 m is required.
- Relief from Section 7.4.2.1.1 to permit a minimum lot area of 280 m² for the retained lot, whereas a minimum lot area of 360 m² is required.

Severed Lot:

- Relief from Section 7.4.2.1.1 to permit a minimum lot area of 270m² for the severed lot, whereas a minimum lot area of 360 m² is required.
- Relief from Section 7.4.2.1.6 to permit a minimum rear yard of 4.6 m for the main portion of the dwelling on the severed lot, and a minimum rear yard of 2.6 m for the attached garage, for the severed lot, whereas a rear yard setback of 7.5 m is required.
- Relief from Section 7.4.2.1.5 to permit a minimum front yard of 3.85 m for the severed lot, whereas a minimum front yard of 6.0 m or the established front building line, whichever is the lesser, is required.

DECISION: NOT APPROVED
DATE: July 10, 2019

THAT application B24/2019 to sever a parcel of land from the east side of the lands municipally addressed as 53 Abigail Avenue, having a lot area of 270.3 m² and to retain a parcel of land having a lot area of 280.8m² BE REFUSED.

THAT the reason(s) for refusal are as follows: Does not have regard for the matters under Section 51 (24) of the *Planning Act*, and does not meet the policies of the Official Plan respecting lot creation.

THAT application A20/2019 seeking relief from Zoning By-law 160-90 for the lands municipally known as 53 Abigail Avenue BE REFUSED for the following variances:

Retained Lot:

- Relief from Section 7.4.2.1.6 to permit a minimum rear yard of 5.6 m for the retained lot, whereas a minimum rear yard of 7.5 m is required.
- Relief from Section 7.4.2.1.1 to permit a minimum lot area of 280 m² for the retained lot, whereas a minimum lot area of 360 m² is required.

Severed Lot:

- Relief from Section 7.4.2.1.1 to permit a minimum lot area of 270m² for the severed lot, whereas a minimum lot area of 360 m² is required.
- Relief from Section 7.4.2.1.6 to permit a minimum rear yard of 4.6 m for the main portion of the dwelling on the severed lot, and a minimum rear yard of 2.6 m for the attached garage, for the severed lot, whereas a rear yard setback of 7.5 m is required.
- Relief from Section 7.4.2.1.5 to permit a minimum front yard of 3.85 m for the severed lot, whereas a minimum front yard of 6.0 m or the established front building line, whichever is the lesser, is required.

That the reason(s) for refusal of the minor variances are as follows: The proposed variances are not in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is not considered minor in nature and is not desirable for the appropriate development and use of the subject land.

THAT pursuant to Section 45(8) – (8.2) of the *Planning Act*, R.S.O. 1990, c. P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2019-429.”


TARA GASKIN, MEMBER


TIM PHILP, MEMBER

GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER


VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer
APPEALS

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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 30, 2019

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@brantford.ca or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

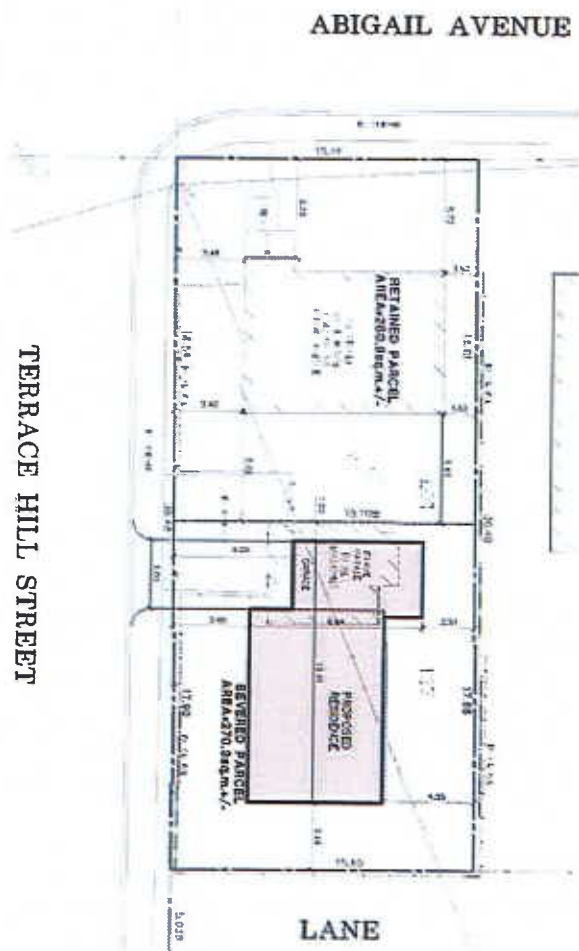
The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

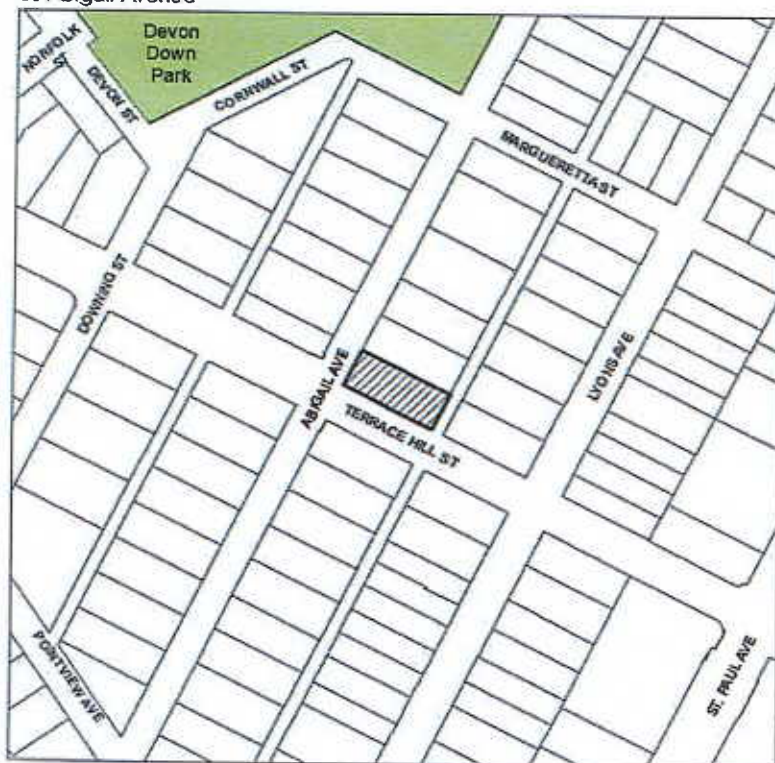
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>

END OF DECISION



LOCATION MAP
 Application: B242019 & A20/2019
 53 Abigail Avenue





July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: A24/2018
Related File Number: N/A
Address: 19 Pollard Street
Roll Number: 2906010011099190000
Applicant/Owner: Alexey Repnikov & Liubov Rashina

IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION 45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:

Proposal:

A minor variance application has been received for lands municipally known as 19 Pollard Street. The subject lands are located on the south side of Pollard Street, east of Ferrier Lane. A single detached dwelling and an accessory structure (a gazebo) are located on the property. The applicant is seeking relief for the existing accessory structure in the rear yard of the property. To recognize the existing structure, the applicant is seeking relief from the following requirements of Zoning By-law 160-90:

- Relief from Section 6.3.1.3.2 to permit an accessory structure to be located 0.33 m from the eastern interior lot line, whereas 0.6 m is required;
- Relief from Section 6.3.1.3.3 to permit an accessory structure to be located 0.33 m from the rear lot line, whereas 0.6 m is required; and
- Relief from Section 6.4.1.1 to permit the eaves of an accessory structure to be located 0.076 m from both the eastern interior side yard lot line and rear lot line, whereas 0.3 m is required.

DECISION: **APPROVED**

DATE: July 10, 2019

THAT Application No. A24/2018 seeking relief from Zoning By-law 160-90 for the lands municipally known as 19 Pollard Street to permit the existing accessory structure to be located 0.33 m from the rear and interior lot lines, whereas 0.6 m is required, and its associated eaves to be located 0.076 m from the rear and interior lot lines, whereas 0.3 m is required, BE APPROVED;

THAT the reason(s) for approval are as follows: The proposed variances is in keeping with the general intent of the Official Plan and Zoning By-law 160-90, the relief requested is considered minor in nature and is desirable for the appropriate development and use of subject land; and

THAT pursuant to Section 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c. P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2019-420.”


TARA GASKIN, MEMBER


TIM PHILP, MEMBER


GREGORY KEMPA

LEE RYNAR, MEMBER


VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer
APPEALS

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Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

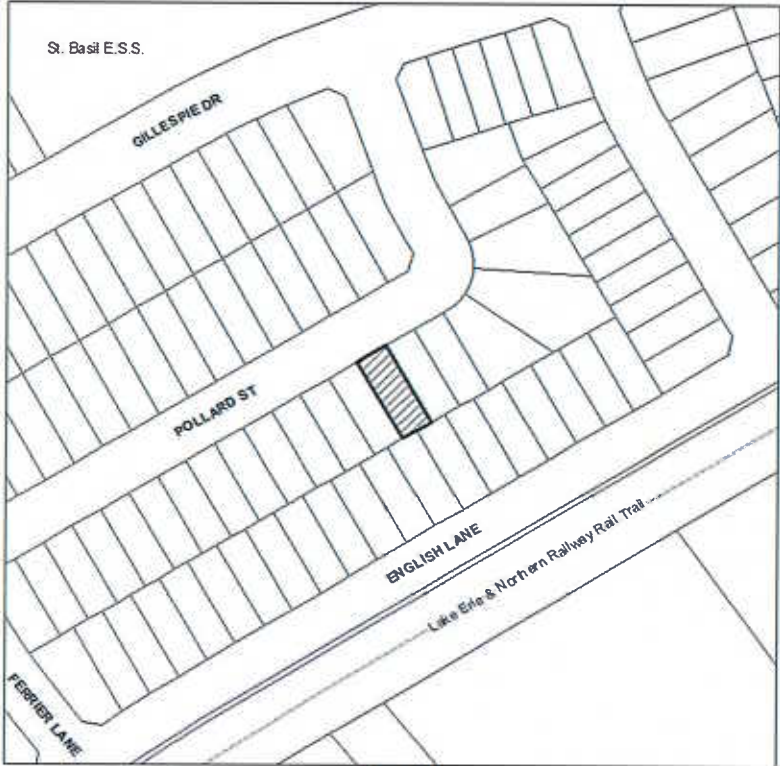
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END OF DECISION

LOCATION MAP
Application: A24/2018
19 Pollard street

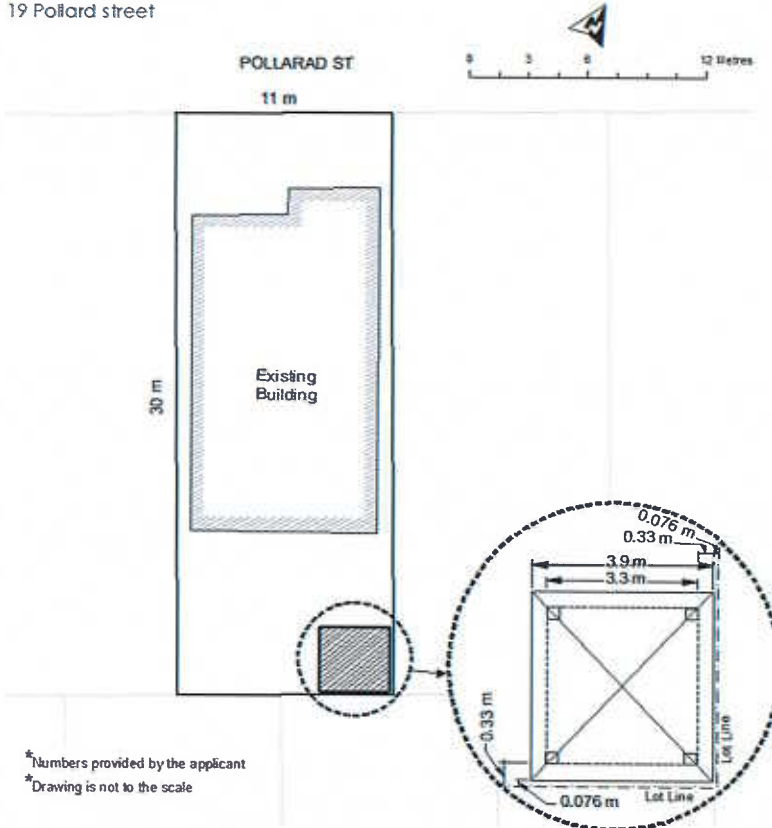


Legend

 Subject Property



SITE PLAN MAP
Application: A24/2018
19 Pollard street



¹ Numbers provided by the applicant
² Drawing is not to the scale

Legend

 Subject Property



July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: B7/2018

Related File Number: A18/2018

Address: 64 Brant Avenue and 43 Church Street

Roll Number: 2906010001114000000 & 2906010001112000000

Applicant: Bradley Mank

Agent: Iva Obyuwana

Owners: 43 Church St – Bradley Mank, 64 Brant Ave – Chris Siestsma

**IN THE MATTER OF AN APPLICATION FOR CONSENT MADE UNDER SECTION 53
OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

PROPOSAL:

A consent application and a minor variance application have been received for the lands municipally addressed as 64 Brant Avenue and 43 Church Street. The applicant is proposing to transfer a 227.5 m² irregularly shaped parcel from 64 Brant Avenue to 43 Church Street. The purpose of the application is to provide the required parking space for a second dwelling unit at 43 Church Street. The eastern portion of the transferred lands is proposed to be used as the parking space.

DECISION: PROVISIONAL APPROVAL

DATE: July 10, 2019

THAT Application B07/2018 for boundary adjustment to transfer 227.5m² of land from 64 Brant Avenue to the lands at 43 Church Street; and for the creation of an easement over a portion of 43 Church Street, in favour of 64 Brant Avenue, for access to and maintenance of the retaining walls located on 64 Brant Avenue BE APPROVED, subject to the following conditions.

1. Receipt of confirmation that the related minor variance application A18/2019 has received final approval;
2. Receipt of a registered reference plan showing the receiving lands, lands to be transferred, required easements, and retained lands;
3. Receipt of confirmation that all taxes are paid up to date;
4. Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
5. Receipt of confirmation from the Applicant's solicitor that the transferred lands have merged in title with the lands located at 43 Church Street;

6. Receipt of confirmation that the lands to be severed and retained have been, or will be, independently serviced with water and sanitary sewer service by the owner, to the satisfaction of the General Manager of Public Works Commission;
7. Receipt of confirmation that any fence currently restricting access to the proposed parking spot through the access easement from Church Street, be removed, to the satisfaction of the Director of Planning;
8. Receipt of confirmation that the Owner has entered into an easement agreement with Bell Canada, for the creation of an easement in favour of Bell Canada for the purposes of access and maintenance to existing buried cable;
9. Receipt of confirmation that a site alteration has been received through Development Engineering for any changes/modifications made to the site as defined under Site Alteration Bylaw 28-2011;
10. That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 11, 2020, after which time the consent will lapse.


THAT the reason(s) for approval are as follows: Having regard for the matters under Section 51 (24) of the *Planning Act*, and meets policies of the Official Plan respecting lot creation and boundary adjustments. Staff is satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties;


TARA GASKIN, MEMBER


TIM PHILP, MEMBER


GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER

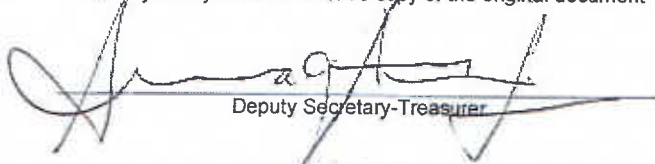

VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

I hereby certify that this is a true copy of the original document


Deputy Secretary-Treasurer

APPEALS

Any person or public body may, not later than 20 days after the giving of notice of a decision under Section 53(17) or (24) of the *Planning Act* is completed, appeal the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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Notice of Changes

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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 31 2019

ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, shouse@brantford.ca or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, amathers@brantford.ca

The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca>.

END OF DECISION



July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: B23/2019

Related File Number: 2906010030076000000

Address: 446 Mount Pleasant Road

Roll Number:

Applicant: ROI Group (MPR) Inc.

Agent: Jay Hitchon, Waterous Holden Amey Hitchon

**IN THE MATTER OF AN APPLICATION FOR CONSENT MADE UNDER SECTION 53
OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

PROPOSAL:

A Consent application has been received for the property municipally addressed as 446 Mount Pleasant Road. The Applicant proposes to sever the existing dwelling as a surplus farm dwelling as a result of farm consolidation.

DECISION: DEFERRED

DATE: July 10, 2019

THAT Application B23/2019 BE DEFERRED.

THAT the reason(s) for deferral are as follows:

- To allow time for the Applicant to retain a professional planner to provide planning justification to Staff and Committee Members.


TARA GASKIN, MEMBER


TIM PHILP, MEMBER


GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER

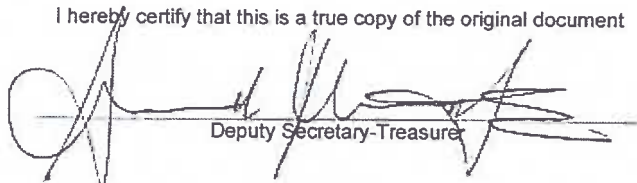

VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

CERTIFICATION

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Deputy Secretary-Treasurer

APPEALS

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ADDITIONAL INFORMATION

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The letter of appeal, Appellant Form (A1) and fee for appeal are to be filed with the following:

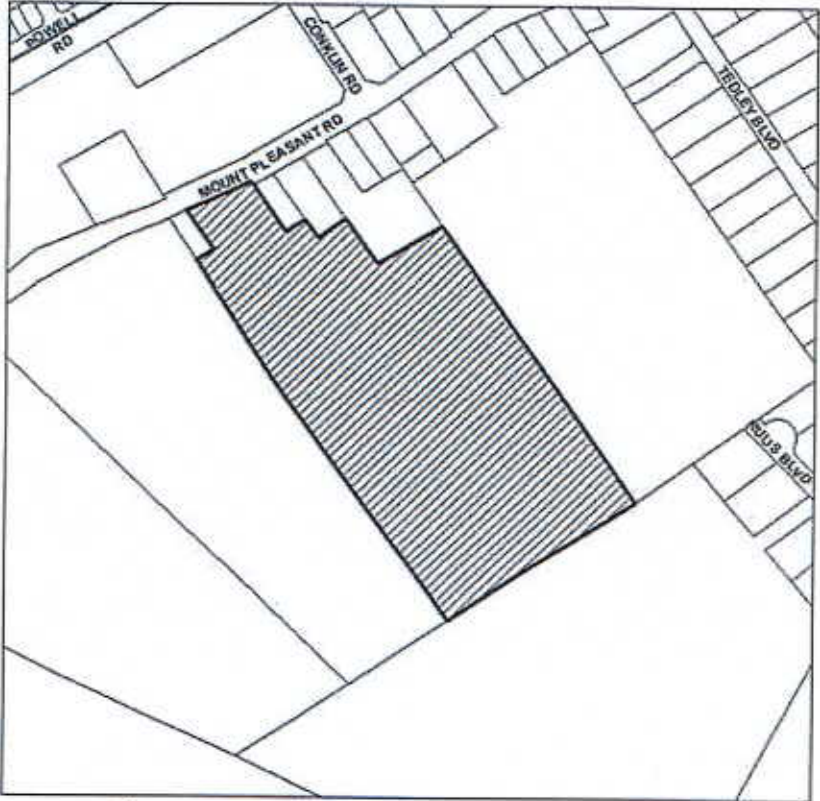
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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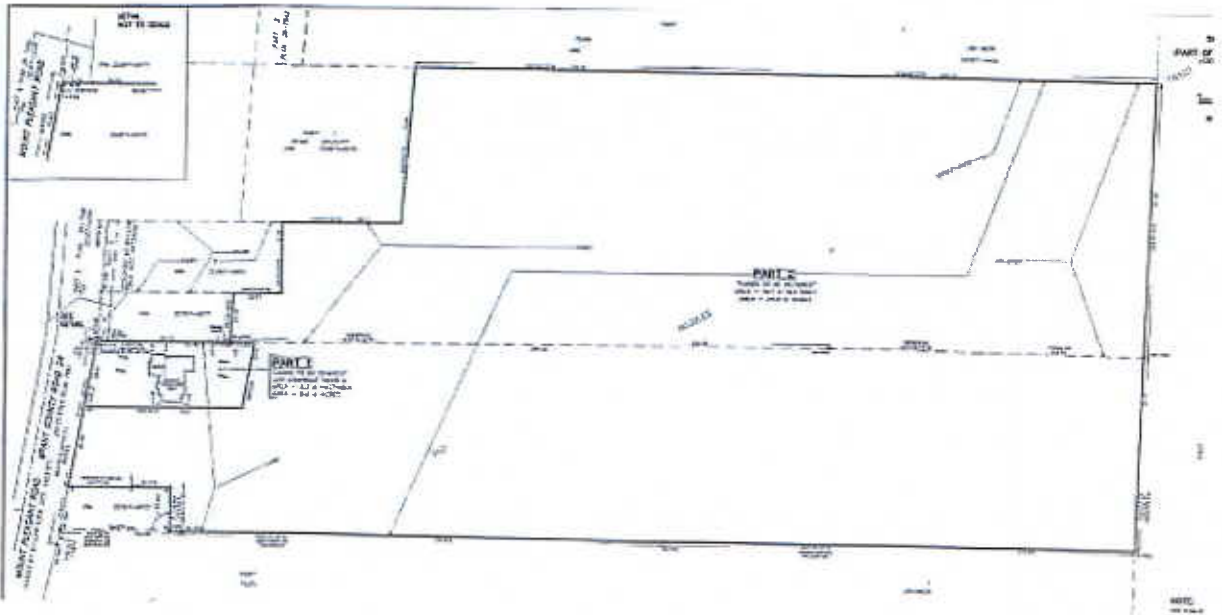
END OF DECISION

LOCATION MAP Application: B23/2019 446 Mount Pleasant Road



Legend

 Subject Property





July 11, 2019

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ON N3T 2M3
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: B24/2019
Related File Number: A20/2019
Address: 53 Abigail Avenue
Roll Number: 2906020008220000000
Applicant/Owner: Lucas, Al & Faith Bonfini
Agent: Howard Snodgrass

**IN THE MATTER OF AN APPLICATION FOR CONSENT MADE UNDER SECTION 53
OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

PROPOSAL:

Consent and minor variance applications have been received for the lands municipally addressed as 53 Abigail Avenue. The applicant is proposing to sever the subject property to create a new residential lot for the proposed construction of a single detached dwelling on the severed lands. The existing single detached dwelling is to remain on the retained lands.

DECISION: NOT APROVED

DATE: July 10, 2019

THAT the reason(s) for refusal are as follows: Does not have regard for the matters under Section 51 (24) of the *Planning Act*, and does not meet the policies of the Official Plan respecting lot creation.

THAT pursuant to Section 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c. P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

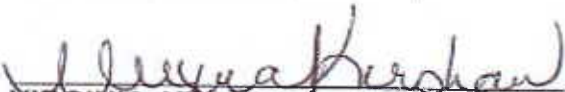
“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2019-429.”


TARA GASKIN, MEMBER


TIM PHILP, MEMBER

GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER


VIRGINIA KERSHAW, MEMBER

CHRIS SZOKE, MEMBER

DANIEL NAMISNIAK, MEMBER

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Deputy Secretary-Treasurer

APPEALS

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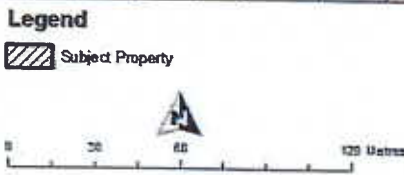
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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END OF DECISION

LOCATION MAP
Application: B242019 & A20/2019
53 Abigail Avenue



ABIGAIL AVENUE

TERRACE HILL STREET

