



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

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**File Number:** A04/2020  
**Related File Number:** N/A  
**Address:** 11 Manor Place  
**Roll Number:** 2906030014161000000  
**Applicant/Owner:** Jason Lesky

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### 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 11 Manor Place. The applicant is seeking relief for an existing accessory building (swimming pool hut /cabana) for the encroachment of the eaves and the proximity the accessory building to the existing pool. The applicant is seeking relief from the following Sections of Zoning By-law 160-90:

1. (Variance 1) Section 6.3.2.1.8 to permit an accessory building to be located 1.0 m from a swimming pool, whereas 1.5 m is required; and
2. (Variance 2) Section 6.4.1.1 to permit the eaves on the accessory building to be located 0.1 m from the southerly lot line whereas 0.3 m is required.

**DECISION:**            **Variance 1 – REFUSED, Variance 2 - APPROVED**

**DATE:**                 July 15, 2020

THAT Application A04/2020 requesting relief from Section 6.3.2.1.8 Zoning By-law 160-90 (Variance 1) to permit an accessory building to be located 1.0 m from the existing swimming pool, whereas 1.5 m is required BE REFUSED; and

THAT Application A04/2020 requesting relief from Section 6.4.1.1 Zoning By-law 160-90 (Variance 2) to permit the eaves on the accessory building to be located 0.1 m from the southerly lot line whereas 0.3 m is required BE APPROVED;

THAT the reasons for refusal of Variance 1 from Section 6.3.2.1.8 are as follows: the proposed variance is not desirable for the appropriate development and use of the land;

THAT the reason(s) for approval of the Variance 2 from Section 6.4.1.1 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 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2020-107”*

**Original signed by K. Brooks,  
Member**

**Original signed by V. Kershaw,  
Member**

**Original signed by G. Kempa,  
Member**

**Original signed by L. Rynar,  
Member**

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

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

#### 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.

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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

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

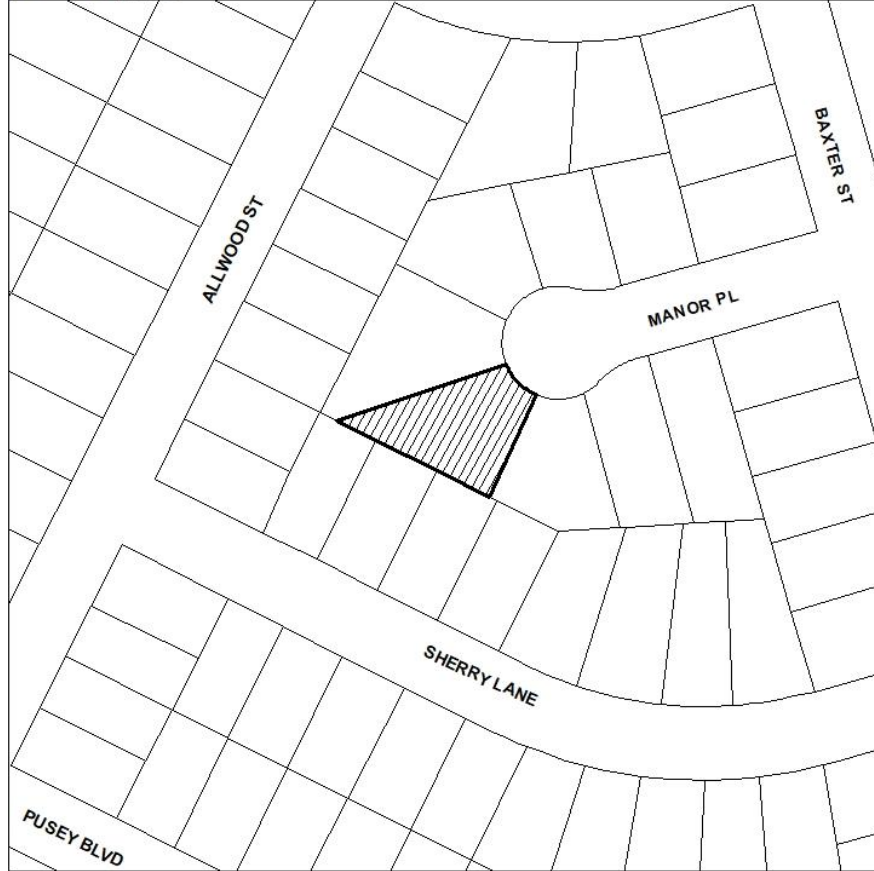
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is August 4, 2020**

**END OF DECISION**

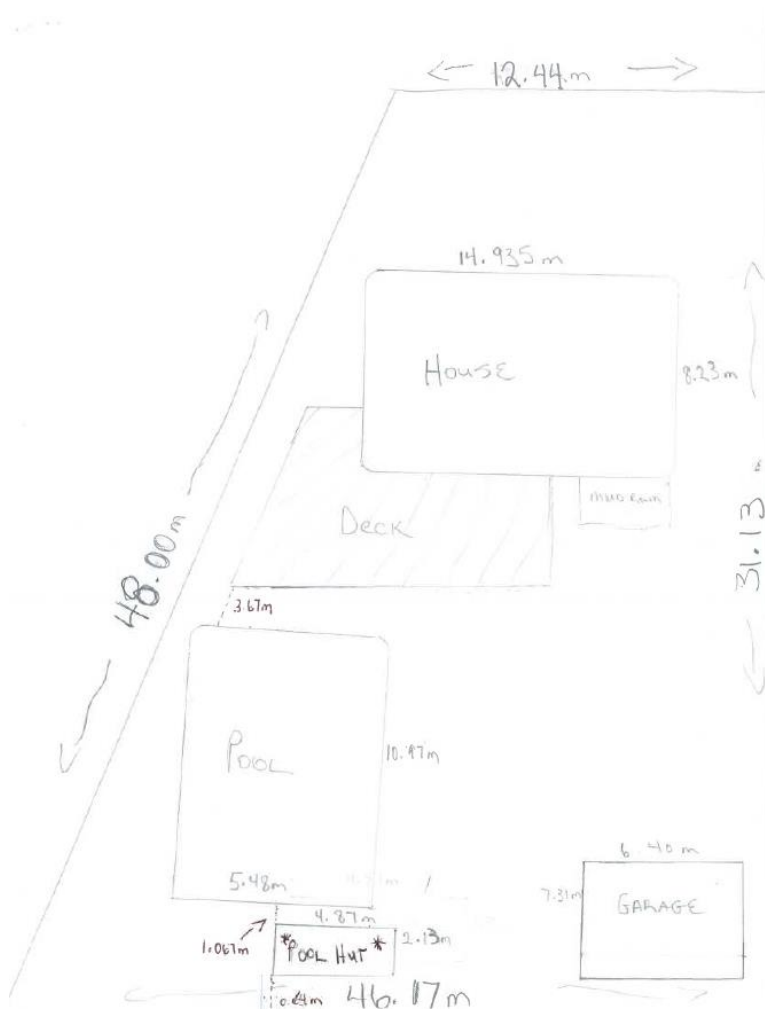
# LOCATION MAP

Application: A04/2020  
11 Manor Place



## Legend

 SUBJECT LAND





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

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**File Number:** A11/2020  
**Related File Number:** B15/2018  
**Address:** 156 Glenwood Drive  
**Roll Number:** 2905040015061050000  
**Applicant/Owner:** Melissa Baranski  
**Agent:** George Ziotek

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### 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 156 Glenwood Drive. The subject property was recently created through consent application B15/2018. The applicant is now proposing to construct a single detached dwelling on the newly created lot. To facilitate development as proposed, the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 7.3.2.1.5 to permit a minimum front yard of 3.2 m, whereas 6.0 m or the Established Building Line is required.

**DECISION:**           **APPROVED**  
                                  July 15, 2020

#### DATE:

- A. THAT Application A11/2020 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a minimum front yard of 3.2 m, whereas 6 m or the established building line is required, BE APPROVED;
- B. 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,
- C. 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. 2020-305.”*

Original signed by D. Namisniak,  
Chair

Original signed by V. Kershaw,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by L. Rynar,  
Member

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

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

#### APPEALS

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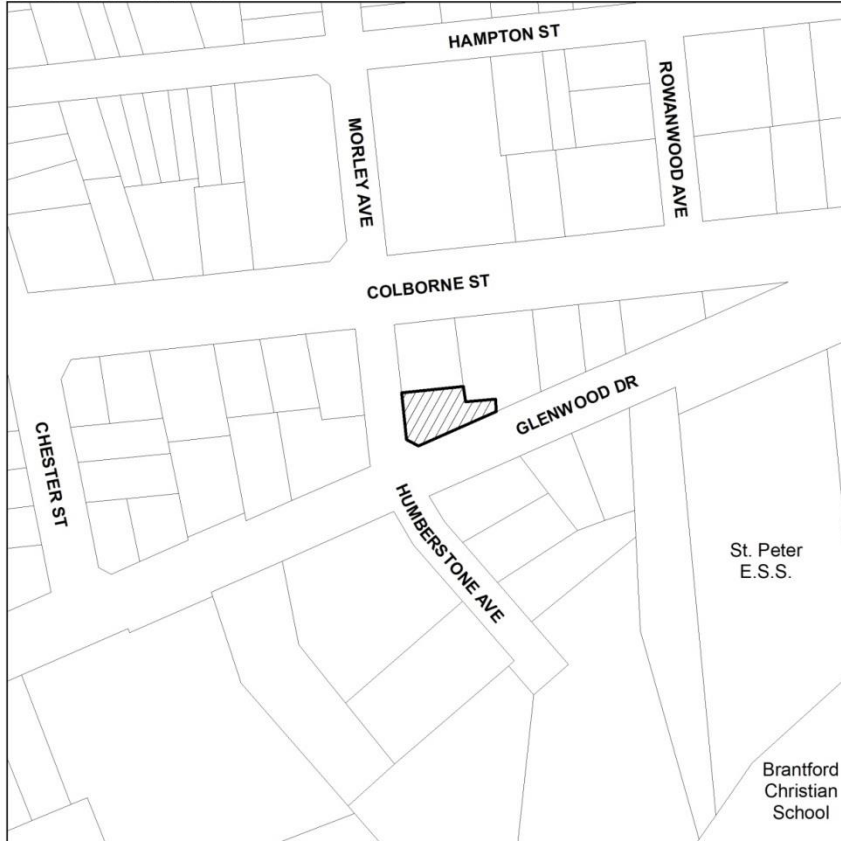
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is August 4, 2020**

**END OF DECISION**

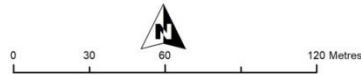
# LOCATION MAP

Application: A11/2020  
156 Glenwood Drive



### Legend

SUBJECT LAND







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

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**File Number:** A12/2020  
**Related File Number:** N/A  
**Roll Number:** 2906030018484040000  
**Applicant:** Carriageview Homes  
**Agent:** J.H. Cohoon Engineering Limited  
**Owner:** Steve & Heather Martin

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### 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 107 Ashgrove Avenue. The applicant is proposing to construct a 1-storey addition to the northeast corner of the existing dwelling. The addition will contain one bedroom and one bathroom. To facilitate the development as proposed, the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 7.3.2.1.3 to permit a maximum lot coverage of 42%, whereas a maximum lot coverage of 35% is permitted.

**DECISION:**           **APPROVED**  
**DATE:**                July 15, 2020

- A. THAT Application A12/2020 requesting relief from Section 7.3.2.1.3 of the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 42%, whereas a maximum lot coverage of 35% is permitted BE APPROVED;
- B. THAT the reason(s) for approval area 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 land; and
- C. 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2020-309.”*

Original signed by D. Namisniak, Chair	Original signed by V. Kershaw, Member
Original signed by K. Brooks, Member	Original signed by T. Gaskin, Member
Original signed by G. Kempa, Member	Original signed by L. Rynar, Member

**CERTIFICATION**

I hereby certify that this is a true and certified copy of the City of Brantford Committee of Adjustment and this decision was concurred by a majority of the members, who heard this application at a meeting duly held on the 15<sup>th</sup> Day of July, 2020

  
Secretary-Treasurer

**ADDITIONAL INFORMATION**

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

**APPEALS**

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**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is August 4, 2020**

**END OF DECISION**



# LOCATION MAP

Application: A12/2020  
107 Ashgrove Avenue



## Legend

 SUBJECT LAND

