



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: A07/2020
Related File Number: N/A
Address: 46 Jarvis Street
Roll Number: 2906010001164000000
Applicant/Owner: TJA Developments (c/o Andrew Neill)

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 46 Jarvis Street. The subject property was recently created through consent application B10/2019. The applicant has constructed a single detached dwelling on the newly created lot, however the dwelling was not constructed in conformity with the minimum front and rear yard regulations of Zoning By-law 160-90. To address the zoning deficiencies, the applicant is seeking relief from the following sections of Zoning By-law 160-90:

- Section 7.8.2.5 to permit a minimum front yard of 5.1 m, whereas 6 m is required; and,
- Section 7.8.2.6 to permit a minimum rear yard of 6.1 m, whereas 7.5 m is required.

DECISION: **APPROVED**
DATE: June 17, 2020

THAT Application A07/2020 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a minimum front yard of 5.1 m, whereas 6 m is required and to permit a minimum rear yard of 6.1 m, whereas 7.5 m is 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, 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. 2020-198.

Original signed by D. Namisniak,
Chair

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

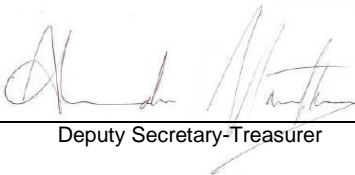
Original signed by T. Gaskin,
Member

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 17th Day of June, 2020



Deputy 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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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.

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). All notices of appeal shall be accompanied by a \$500.00 administrative fee made payable to the Corporation of the City of Brantford.

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.

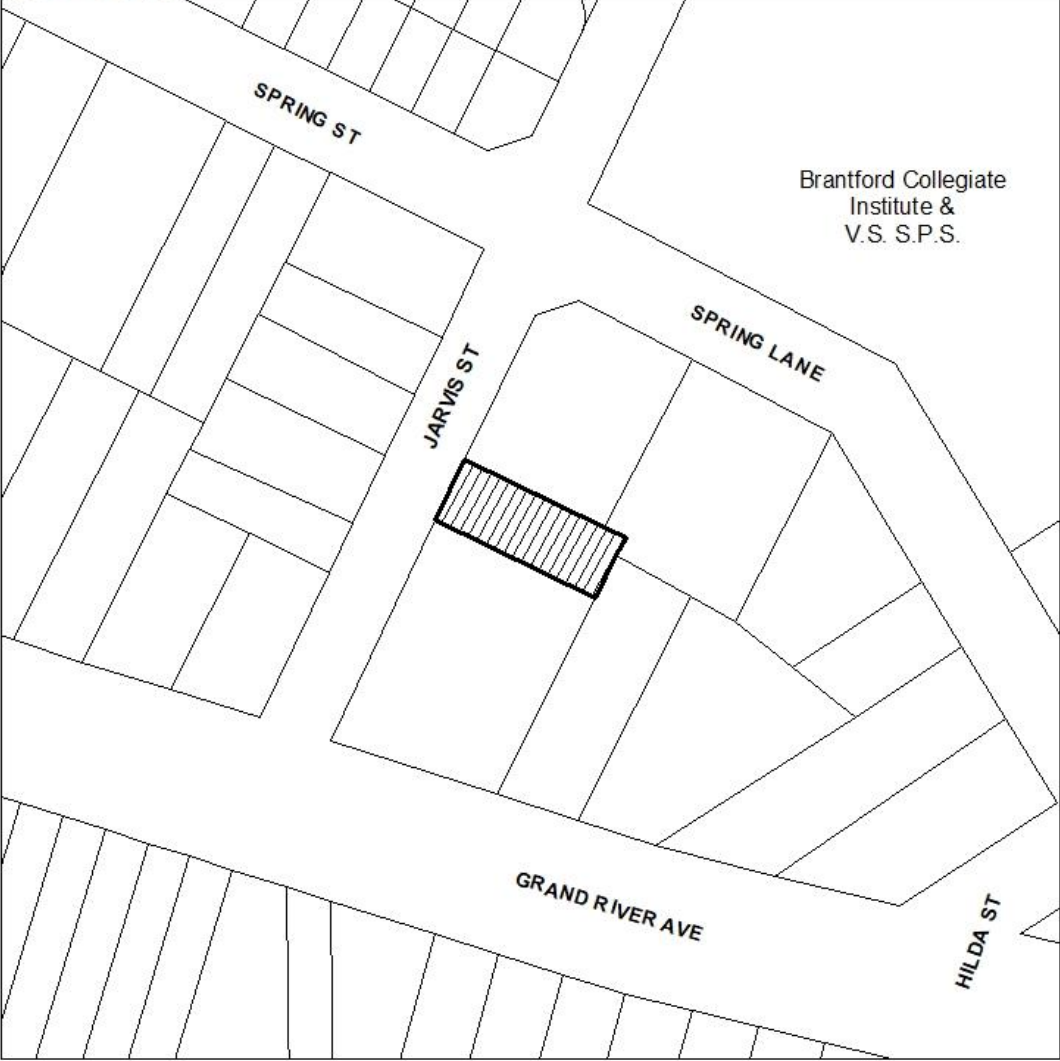
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 7, 2020

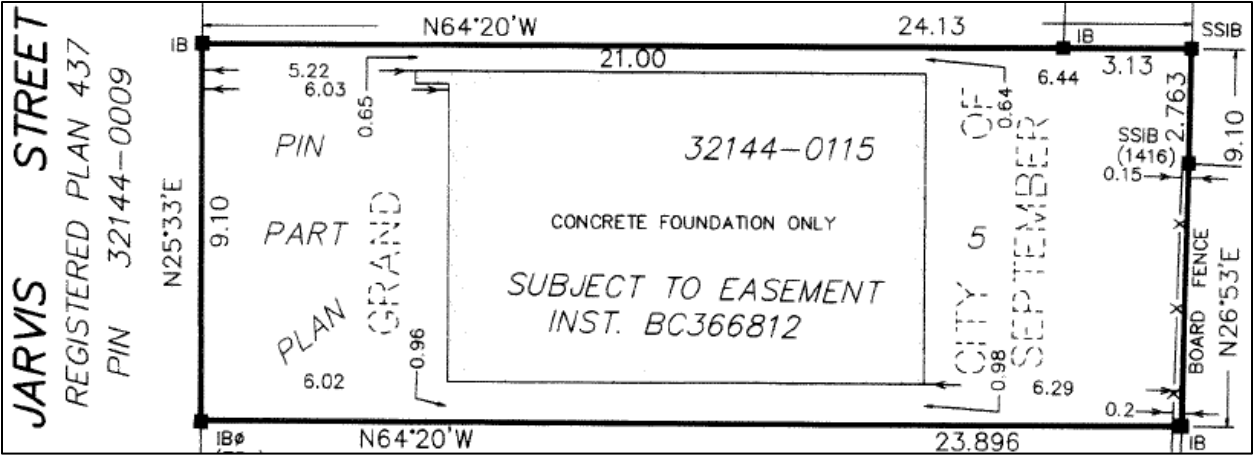
END OF DECISION

LOCATION MAP

Application: A07/2020
46 Jarvis Street



Legend
SUBJECT LAND





June 17, 2020

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: A08/2020
Related File Number: B06/2020
Address: 125 Sherwood Drive
Roll Number: 2906010007071020000
Applicant/Owner: Multani Custom Homes
Agent: J.H. Cohoon Engineering Limited

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 125 Sherwood Drive. The property was recently created through consent application B04/2018. The applicant is proposing to further sever a 1520 m² parcel with a lot width of 20.3 m from the southeastern portion of the property abutting Sherwood Drive. To facilitate the newly proposed severance, the applicant requires relief from the following Sections of Zoning By-law 160-90:

- Section 10.1.2.1.1 to permit a minimum lot area of 0.15 ha, whereas 0.2 ha is required; and
- Section 10.1.2.1.2 to permit a minimum lot width of 20.3 m, whereas 30 m is required.

DECISION: DEFERRED

DATE: June 17, 2020

THAT Application A08/2020 seeking relief from Zoning By-law 160-90 for the lands municipally known as 125 Sherwood Drive BE DEFERRED for the following variances:

- Section 10.1.2.1.1 to permit a minimum lot area of 0.15 ha, whereas 0.2 ha is required; and,
- Section 10.1.2.1.2 to permit a minimum lot width of 20.3 m, whereas 30 m is required.

THAT the reason(s) for deferral are as follows: to allow the applicant an opportunity to explore options to meet the concerns as expressed in the Staff Report and to further consult with City Staff; 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. 2020-208.”

Original signed by D. Namisniak,
Chair

Original signed by V. Kershaw,
Member

Original signed by K. Brooks,
Member

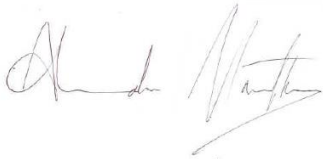
Original signed by T. Gaskin,
Member

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 17th Day of June, 2020



Deputy 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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, 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.

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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

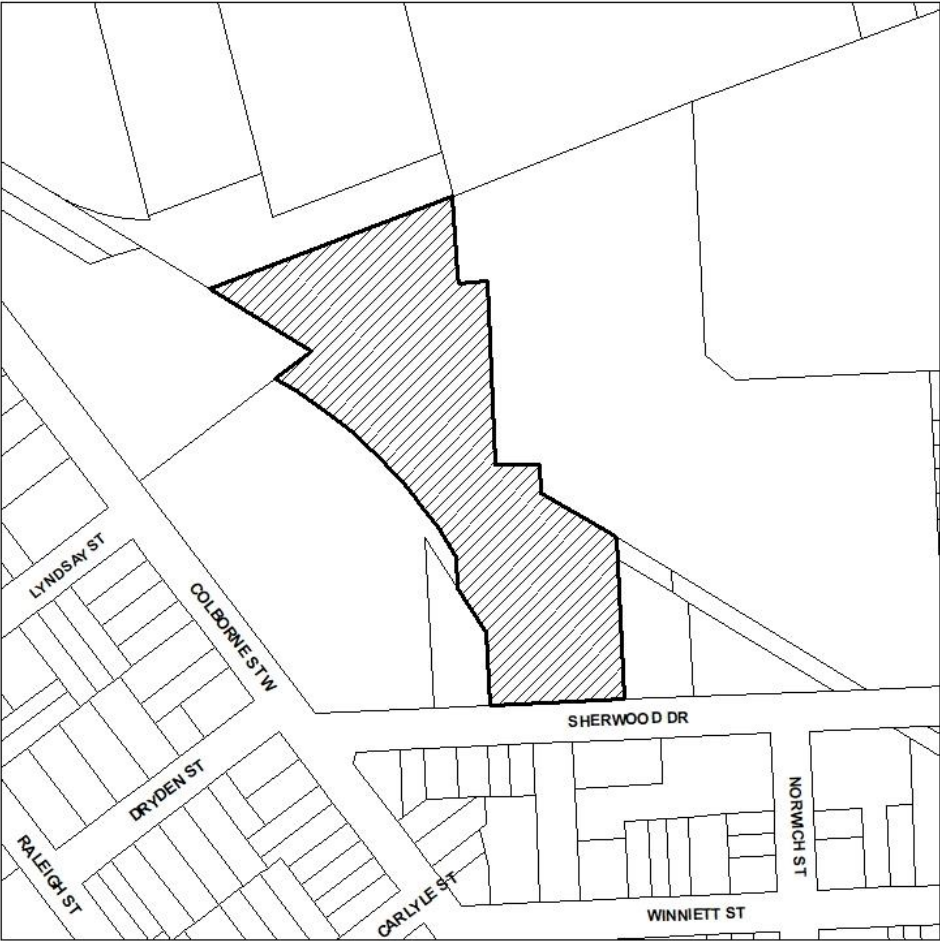
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 July 7, 2020

END OF DECISION

LOCATION MAP
Application: B06/2020 & A08/2020
125 Sherwood Drive



Legend
[Hatched Box] Subject Lands





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: A09/2020
Related File Number: N/A
Address: 190 Lynden Road
Roll Number: 290603001917000000
Applicant/Agent: Eric Wong, Greentak Canada
Owner: New City Church Brantford

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 190 Lynden Road. A place of worship 'New City Church Brantford' is on the subject lands. The applicant is proposing to retrofit an existing west-east facing ground sign on the property. There are currently three double-sided sign faces existing on the ground sign. The sign faces at the top will remain untouched. The proposed retrofitting will replace the middle sign with a double-sided electronic message display and remove the bottom sign faces entirely. The proposed changes will result in a reduction of one double-sided sign (existing bottom sign), for a total of two double-sided sign faces. The proposed double-sided electronic message display will be used by the Church to display information and event details. To facilitate the proposed replacement signage, the applicant is seeking relief from the following Section of Chapter 478 of the Municipal Code:

Section 478.4.12 to permit the flashing illumination of a sign to be located 21 m from a residential zone, whereas a minimum of 40 m is required.

DECISION: **APPROVED**
DATE: June 17, 2020

THAT Application A09/2020 requesting relief from Section 478.4.12 of Chapter 478 of the City of Brantford Municipal Code to permit the flashing illumination of a sign to be located 21 m from a residential zone, whereas a minimum of 40 m is 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, Zoning By-law and Chapter 478 of the Municipal Code, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject lands; 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 and 7.5 of Report No. 2020-242.”

Original signed by D. Namisniak,
Chair

Original signed by V. Kershaw,
Member

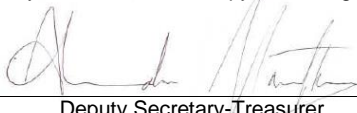
Original signed by K. Brooks,
Member

Original signed by T. Gaskin,
Member

Original signed by L. Rynar,
Member

CERTIFICATION

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



Deputy 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 or, Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext. 5440, amathers@brantford.ca.

APPEALS

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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

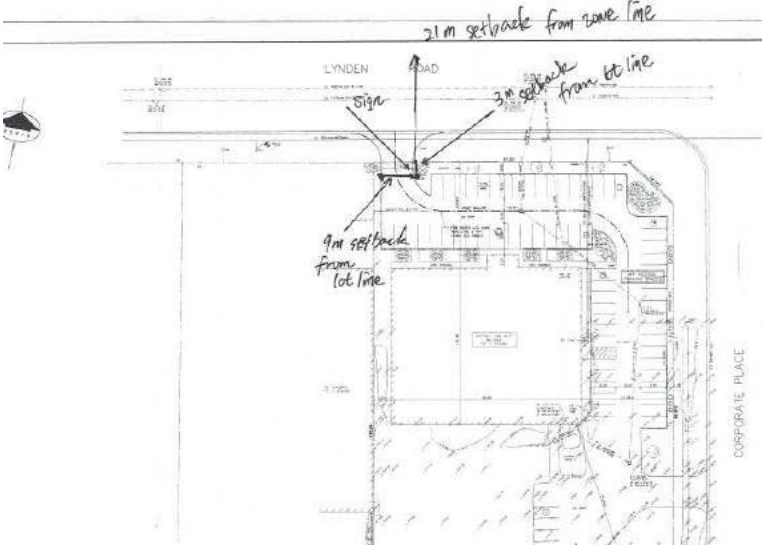
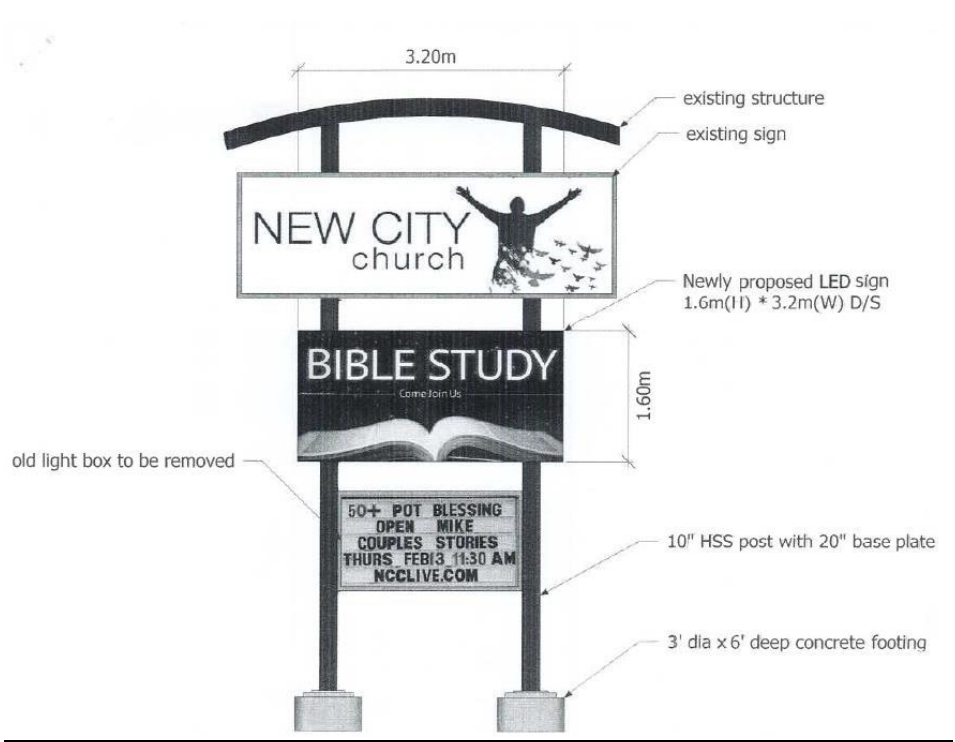
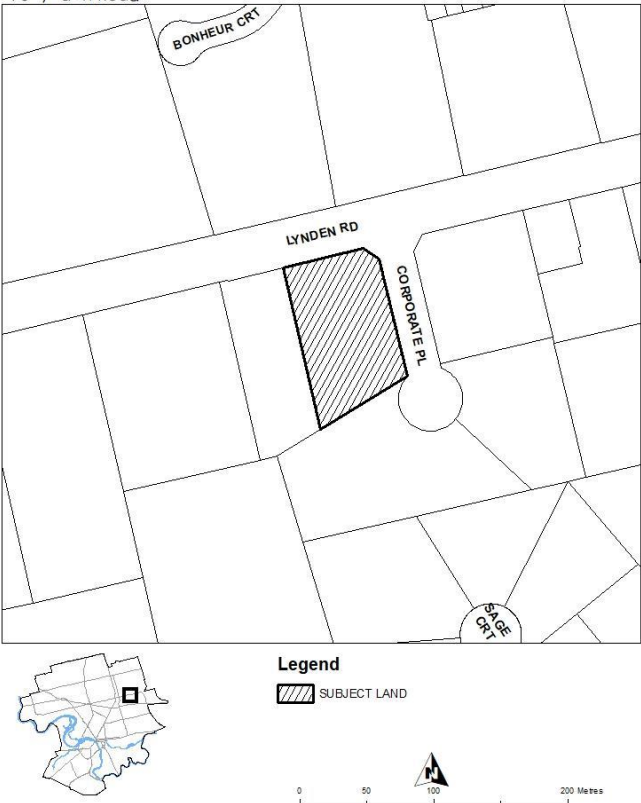
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For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 7, 2020

END OF DECISION

LOCATION MAP
Application: A09/2020
190 Lynden Road





June 18, 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: B03/2020
Related File Number: B04/2020
Address: 753 Colborne Street
Roll Number: 2906040014363000000
Applicant/Agent: Bruno Artenosi

**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:

Two consent applications have been received for the lands municipally addressed as 753 Colborne Street and 755 Colborne Street. The applicant is proposing to sever the rear yards of both 753 and 755 Colborne Street, to create one lot fronting onto Robinson Avenue. The existing dwellings at 753 and 755 Colborne Street will remain. The proposed new lot dimensions will be as follows:

	753 Colborne Street (Parcel 'A' on Appendix C)	755 Colborne Street (Parcel 'C' on Appendix C)	Proposed new lot (Parcel 'B' & 'D' on Appendix C)
Lot Frontage	16.74 m	16.74 m	15 m
Lot Area	583 m ²	585 m ²	452 m ²

DECISION: PROVISIONAL APPROVAL

DATE: June 17, 2020

THAT Application B03/2020 to sever a parcel of land from the south side of the lands municipally addressed as 753 Colborne Street having an area of 226 m² and to retain a parcel of land having a lot area of 583 m² BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the proposed lot fabric;
2. Receipt of confirmation that all taxes are paid up to date;
3. Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)
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. A preliminary grading plan for the retained and severed parcels will be required to be submitted and approved by the Manager of Development Engineering to ensure

the stormwater generated on each parcel will be contained and controlled within their respective boundaries.

6. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
7. Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels;
8. 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 Engineering and Operational Services;
9. Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide a letter of undertaking confirming that Parcel 'B' and Parcel 'D' in Appendix C of Report 2020-182 will be merged in title;
10. Receipt of confirmation that a road widening strip, as required by the Engineering Department, has been conveyed to the City, at no cost to the municipality and free and clear of any encumbrances, with any costs regarding the transfer being borne by the Applicant(s);
11. Receipt of confirmation that the required 7.5 metre daylight corner with 0.3 metre reserve has been dedicated to the City, to the satisfaction of the General Manager of Public Works Commission;
12. Receipt of confirmation that the existing fencing on 'Parcel B' and 'Parcel D' as seen in Appendix C of Report 2020-182 be removed;
13. That the above conditions be fulfilled and the Certificate of Official be issued on or before June 18, 2021, 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*, 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; 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 and 7.4 of Report No. 2020-182."

Original signed by D. Namisniak,
Chair

Original signed by V. Kershaw,
Member

Original signed by G. Kempa,
Member

Original signed by T. Gaskin,
Member

Original signed by L. Rynar,
Member

CERTIFICATION

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



Deputy 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 or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, 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 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.

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Notice of Changes

You will be entitled to the conditions of the provisional consent if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent

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

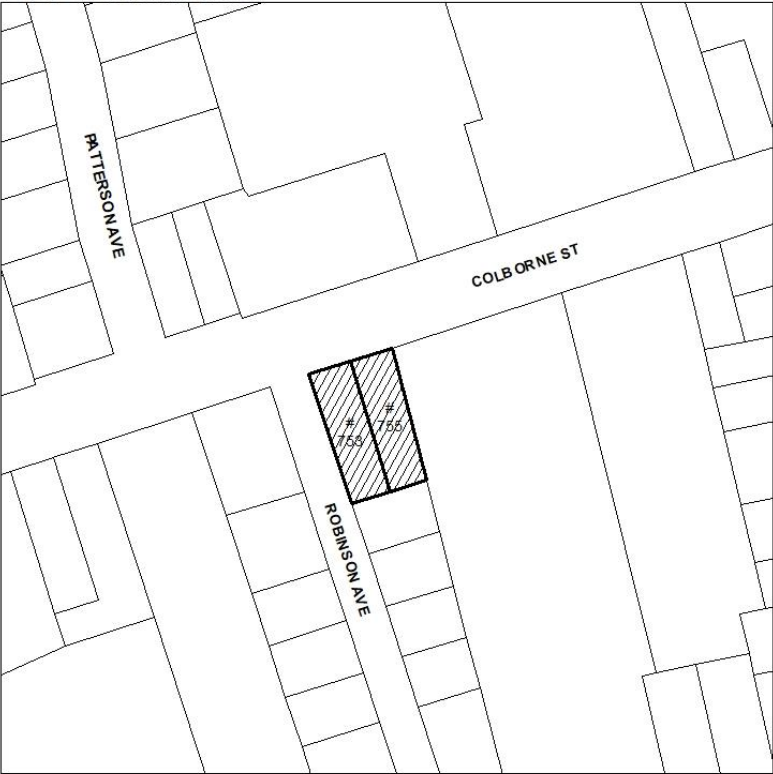
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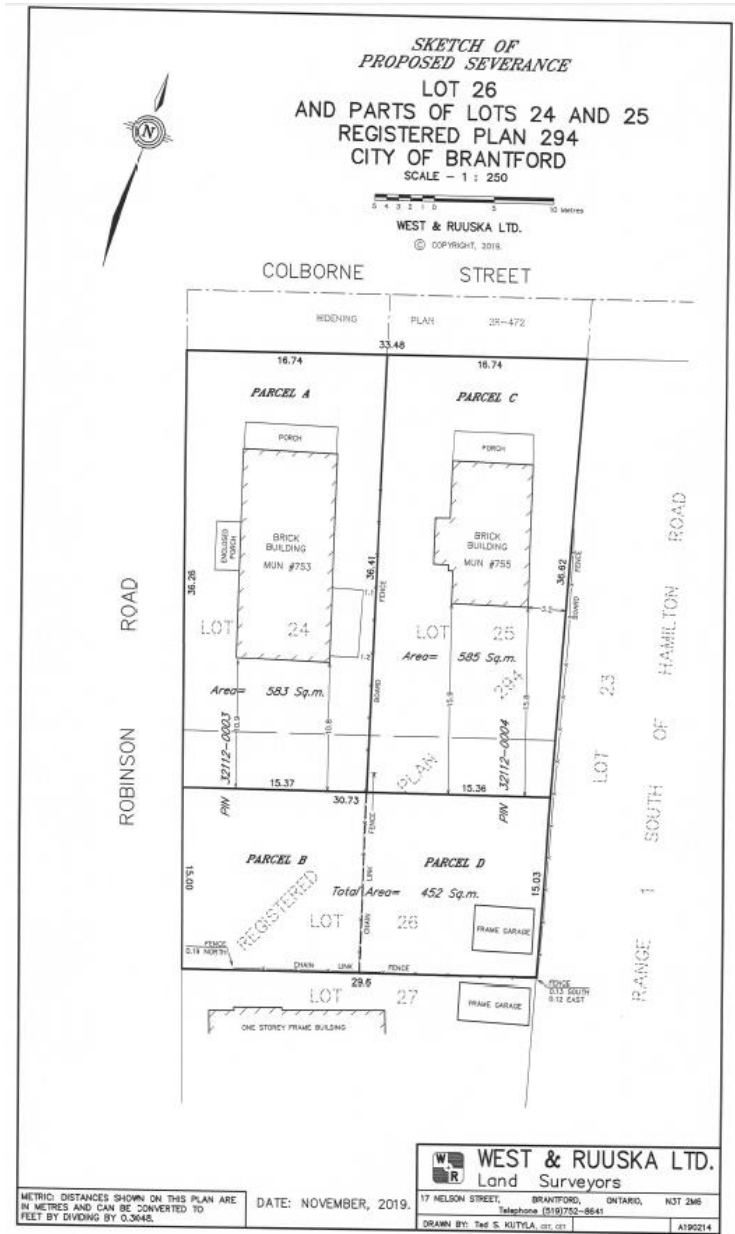
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 8, 2020

END OF DECISION

LOCATION MAP
Application: B03/2020 & B04/2020
753 & 755 Colborne Street



Legend
 SUBJECT LAND





June 18, 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: B04/2020
Related File Number: B03/2020
Address: 755 Colborne Street
Roll Number: 2906040014364000000
Applicant/Agent: Bruno Artenosi

**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:

Two consent applications have been received for the lands municipally addressed as 753 Colborne Street and 755 Colborne Street. The applicant is proposing to sever the rear yards of both 753 and 755 Colborne Street, to create one lot fronting onto Robinson Avenue. The existing dwellings at 753 and 755 Colborne Street will remain. The proposed new lot dimensions will be as follows:

	753 Colborne Street (Parcel 'A' on Appendix C)	755 Colborne Street (Parcel 'C' on Appendix C)	Proposed new lot (Parcel 'B' & 'D' on Appendix C)
Lot Frontage	16.74 m	16.74 m	15 m
Lot Area	583 m ²	585 m ²	452 m ²

DECISION: PROVISIONAL APPROVAL

DATE: June 17, 2020

THAT Application B04/2020 to sever a parcel of land from the south side of the lands municipally addressed as 755 Colborne Street, having an area of 226 m² and to retain a parcel of land having a lot area of 585 m² BE APPROVED, subject to the following conditions:

1. That the Certificate of Official for Application No. B03/2020 be issued prior to the Certificate of Official for Application No. B04/2020
2. Receipt of a registered reference plan showing the proposed lot fabric;
3. Receipt of confirmation that all taxes are paid up to date;
4. Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)

5. 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*);
6. A preliminary grading plan for the retained and severed parcels will be required to be submitted and approved by the Manager of Development Engineering to ensure the stormwater generated on each parcel will be contained and controlled within their respective boundaries.
7. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
8. Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels;
9. 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 Engineering and Operational Services;
10. Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide a letter of undertaking confirming that 'Parcel B' and 'Parcel D' will be merged in title;
11. Receipt of confirmation that the existing fencing on 'Parcel B' and 'Parcel D' as seen in Appendix C of Report 2020-182 be removed;
12. Receipt of confirmation that the existing frame garage on 'Parcel D' as seen in Appendix C of Report 2020-182 receives a demolition permit and is demolished or otherwise removed to the satisfaction of the Chief Building Official;
13. That the above conditions be fulfilled and the Certificate of Official be issued on or before June 18, 2021, 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*, 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; 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 and 7.4 of Report No. 2020-182."

Original signed by D. Namisniak,
Chair

Original signed by V. Kershaw,
Member

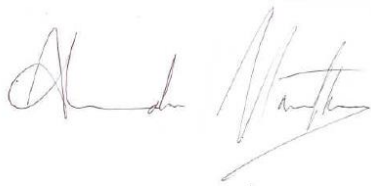
Original signed by G. Kempa,
Member

Original signed by T. Gaskin,
Member

Original signed by L. Rynar,
Member

CERTIFICATION

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



Deputy Secretary-Treasurer

ADDITIONAL INFORMATION

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Notice of Changes

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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

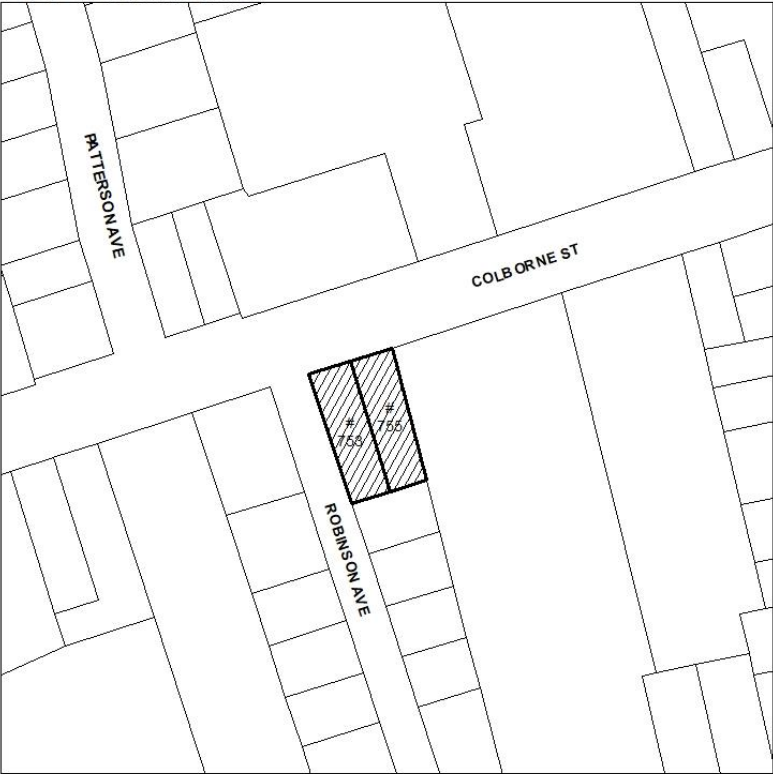
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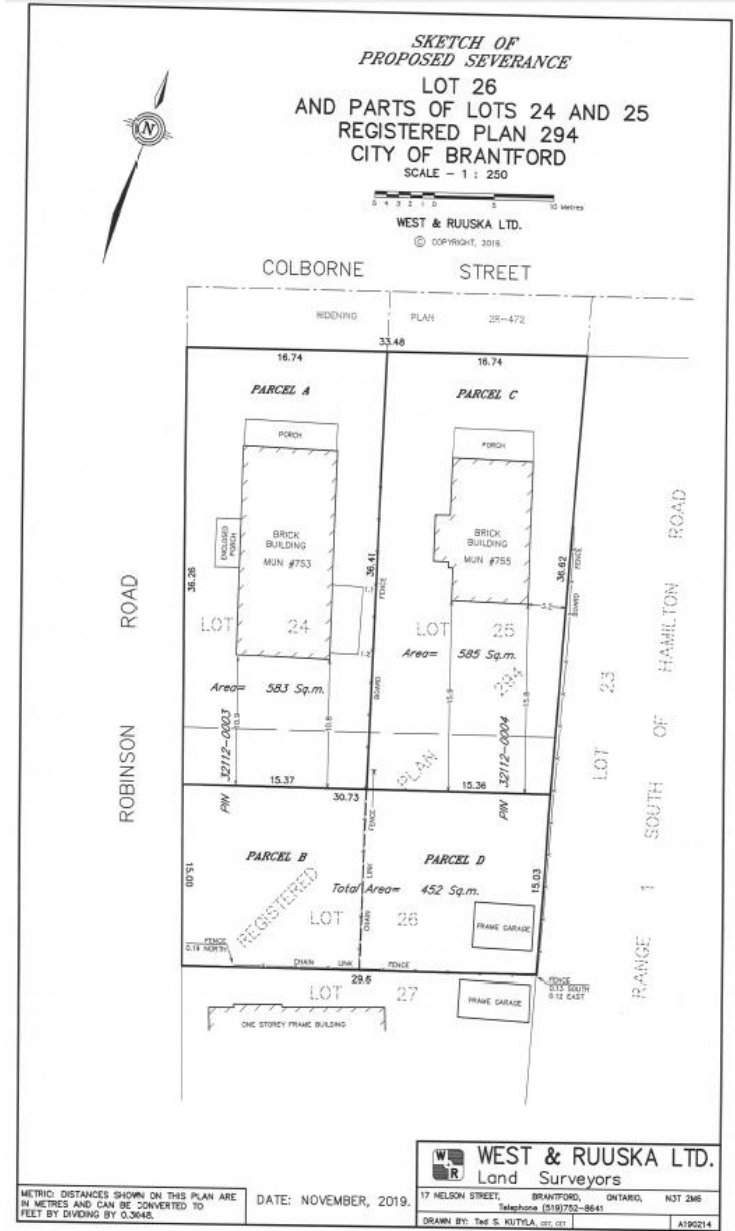
The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 8, 2020

END OF DECISION

LOCATION MAP
Application: B03/2020 & B04/2020
753 & 755 Colborne Street



Legend
 SUBJECT LAND





June 18, 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: B05/2020
Related File Number: N/A
Address: 41 Johnson Road
Roll Number: 2906030019295000000
Applicant/Owner: David Hind
Agent: J.H. Cohoon Engineering Limited

**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 lands municipally addressed as 41 Johnson Road. The applicant is proposing to sever one new lot and retain the existing dwelling and remnant land. The proposed new lot dimensions will be as follows:

	Severed	Retained
Lot Frontage	23 m	74 m
Lot Depth	36.6 m	172 m
Lot Area	840 m ²	13,600 m ²

DECISION: PROVISIONAL APPROVAL

DATE: June 17, 2020

THAT Application B05/2020 to sever a parcel of land from the northeast corner of the lands municipally addressed as 41 Johnson Road having an area of 840 m² and to retain a parcel of land having a lot area of 1.36 ha BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the proposed lot fabric;
2. Receipt of confirmation that all taxes are paid up to date;
3. Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)
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 that Zoning By-law Amendment PZ-07-20 to remove the Holding Provision from the subject lands is in full force and effect;
6. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;

7. Receipt of confirmation from the Engineering Department indicating that a civic address has been assigned to the severed parcel;
8. 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 City of Brantford;
9. Receipt of confirmation that an Arborist Report has been received, and approved to the satisfaction of the City of Brantford. This report must be prepared by a qualified professional identifying all existing trees, their type, size, condition and any tree species of provincial significance, those trees proposed to be removed and retained, and the methods to be used to ensure preservation of those trees to be retained, for the severed parcel;
10. Receipt of confirmation that a road widening strip, as required by the Engineering Department, has been conveyed to the City, at no cost to the municipality and free and clear of any encumbrances, with any costs regarding the transfer being borne by the Applicant(s); and,
11. That the above conditions be fulfilled and the Certificate of Official be issued on or before June 18, 2021, 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*, 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; and,

THAT pursuant to Section 53(17)-(18.2) 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. 2020-249.”

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



Deputy 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 or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, 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 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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Secretary-Treasurer
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100 Wellington Square
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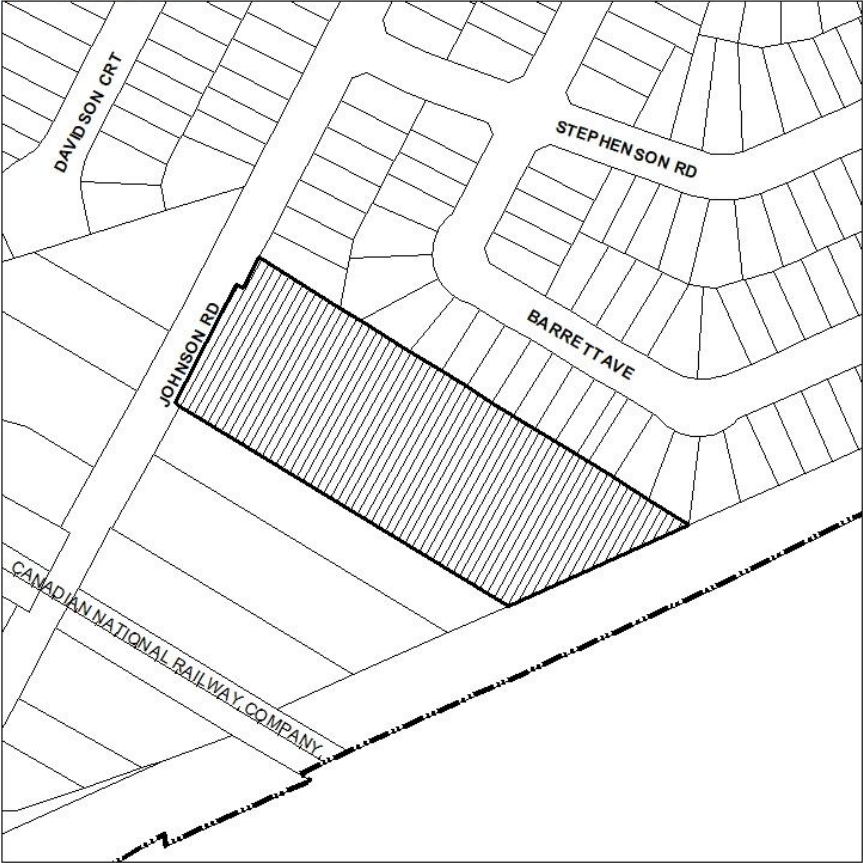
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The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is July 8, 2020

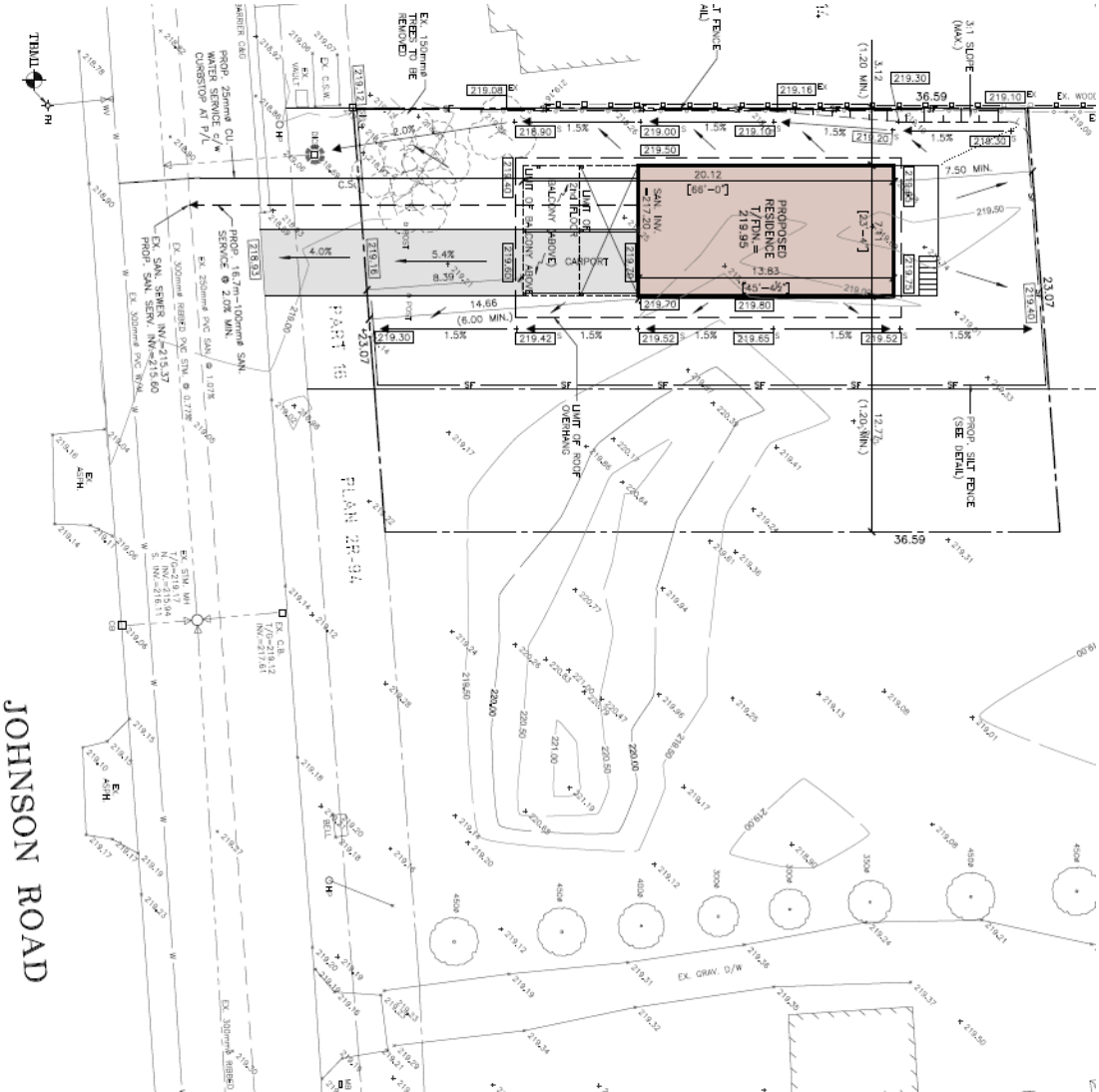
END OF DECISION

LOCATION MAP

Application: B05/2020
41 Johnson Road



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

File Number: B06/2020
Related File Number: A08/2020
Address: 125 Sherwood Drive
Roll Number: 2906010007071020000
Applicant/Owner: Multani Custom Homes
Agent: J.H. Cohoon Engineering Limited

**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 lands municipally addressed as 125 Sherwood Drive. The property was recently created through consent application B04/2018. The applicant is proposing to further sever a 1520 m² parcel with a lot width of 20.3 m from the southeastern portion of the property abutting Sherwood Drive. The severed parcel is to remain vacant and continue to be used as a driveway access to the retained lands and neighbouring lands. The lot dimensions are detailed below:

	<i>Lands to be severed</i>	<i>Lands to be retained</i>
<i>Width (m)</i>	20.3	41.1
<i>Depth (m)</i>	±82.8	Varies
<i>Area (m²)</i>	1520	18,500

DECISION: DEFERRAL

DATE: June 17, 2020

THAT Application B06/2020 to sever a parcel of land from the southeastern portion of the lands municipally addressed as 125 Sherwood Drive, having a lot area of 1,520 m² and retain a parcel of land having a lot area of 18,500 m² BE DEFERRED; and

THAT reason(s) for refusal are as follows: to allow the applicant an opportunity to explore options to meet the concerns as expressed in the Staff Report and to further consult with City Staff; 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. 2020-208.

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 17th Day of June, 2020



Deputy 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 or Alexandra Mathers, Deputy Secretary-Treasurer, (519)759-4150 ext.5440, amathers@brantford.ca.

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END OF DECISION

LOCATION MAP
Application: B06/2020 & A08/2020
125 Sherwood Drive

