



October 17, 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: A29/2019

Related File Number: N/A

Address: 268 Brant Avenue

Roll Number: 290601000217000000

Agent: Jim Wallace, Archaus Architects Inc.

Owners/Applicants: Cynthia and Louis Bahoshy

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 268 Brant Avenue. The applicant is proposing to construct an 8.4 m² addition that will extend 0.9 m out from the front of the building, as illustrated on the concept site plan and front elevations. To facilitate the proposed addition the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 9.4.2.3 of Zoning By-law 160-90, to permit a maximum lot coverage of 51%, whereas a maximum lot coverage of 40% is permitted.

DECISION: APPROVED

DATE: October 16, 2019


THAT Application A29/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 51% whereas 40% 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. 2019-614.”


KRYSTYNA BROOKS, MEMBER


TARA GASKIN, MEMBER


GRÉGORX KEMPA, MEMBER


VIRGINIA KERSHAW, MEMBER


DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER

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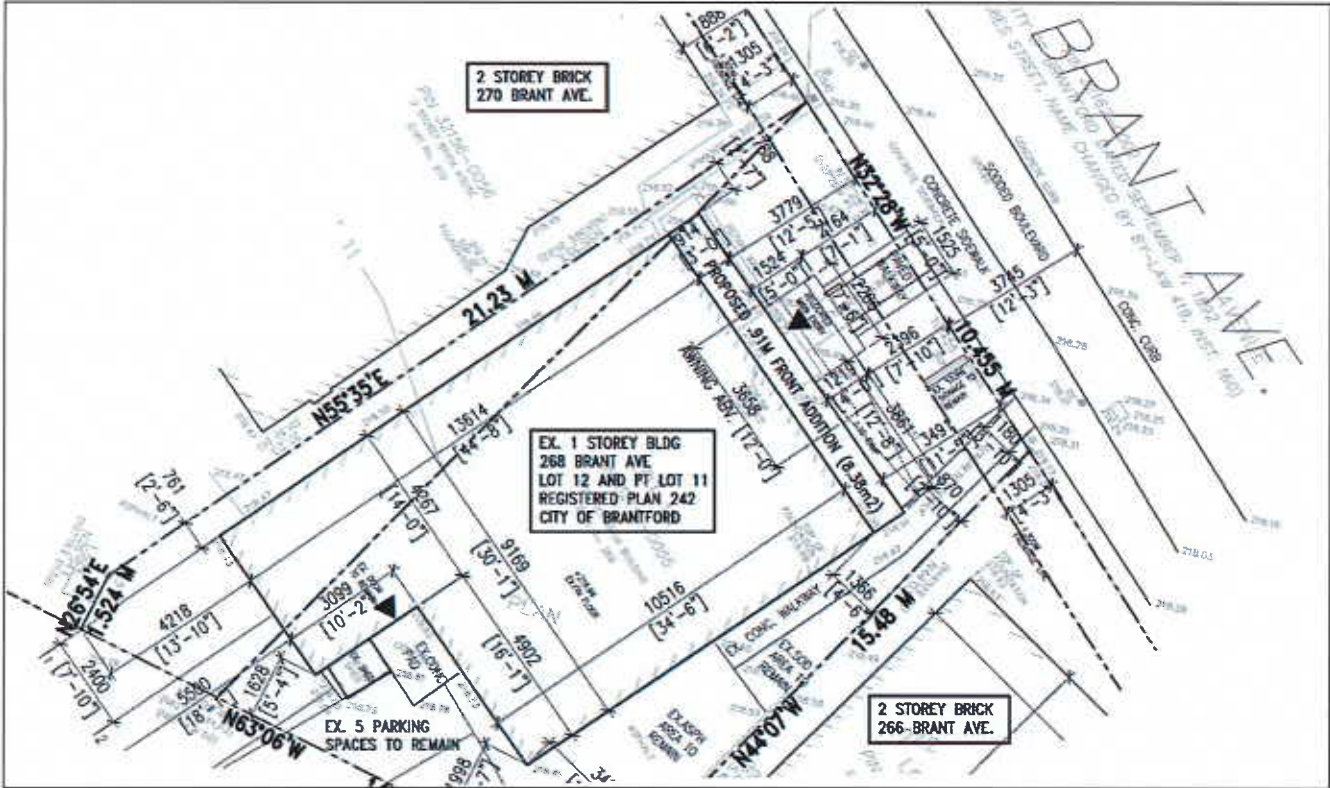
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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 November 5, 2019

END OF DECISION



LOCATION MAP

Application: A29/2019
268 Brant Avenue



Legend

 SUBJECT LAND





October 17, 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: A30/2019

Related File Number: N/A

Address: 19 Roman Crescent

Roll Number: 2906020014003280000

Applicant/Agent: Narinder and Nirmal Bopari

Owner: 2410200 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:

A minor variance application has been received for the lands municipally addressed as 19 Roman Crescent. The applicant is proposing to convert approximately half of their basement into a converted dwelling unit. To facilitate the proposed development, the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 7.6.2.1.8.2 to permit a minimum Gross Floor Area (GFA) of 48 m² for the proposed converted dwelling unit, whereas a minimum GFA of 55 m² is required.

To facilitate parking for the additional unit, the applicant proposes to extend the existing driveway into the rear yard. Aside from the driveway extension, no external changes are proposed for the subject property.

DECISION: APPROVED

DATE: October 16, 2019

THAT Application A30/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a minimum Gross Floor Area of 48 m² for a converted dwelling, whereas a minimum Gross Floor Area of 55 m² 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. 2019-585.”


KRYSTYNA BROOKS, MEMBER


GREGORY KEMPA, MEMBER


DANIEL NAMISNIAK, MEMBER


TARA GASKIN, MEMBER


VIRGINIA KERSHAW, MEMBER


LEE RYNAR, MEMBER

MATT SAVARD, MEMBER

CERTIFICATION

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Secretary-Treasurer

ADDITIONAL INFORMATION

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

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END OF DECISION



October 17, 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: A31/2019
Related File Number: N/A
Address: 40 Henry Street
Roll Number: 2906030006343000000
Applicant/Owner: Steven Garland

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 40 Henry Street. The subject lands have an existing single detached dwelling and there is an accessible ramp and deck in the front yard. The purpose of this application is two-fold; first to permit the extension of a legal non-conforming use under Section 45(2) of the *Planning Act*, and secondly to seek relief from Section 6.4.1.1 of Zoning By-law 160-90 to permit the existing deck to encroach 4.8 m into the front yard, whereas 2.5 m is permitted. The existing accessible ramp which surrounds the deck does not require any variances from Zoning By-law 160-90 but is an extension of the legally established non-conforming residential use, which can be considered by the Committee of Adjustment pursuant to Section 45 (2)(a)(i) of the *Planning Act*. In order to recognize the existing deck, the applicant is seeking relief from the following section of the Zoning By-law 160-90:

- Section 6.4.1.1 to permit a deck to encroach 4.8 m into the front yard, whereas the maximum permitted projection is 2.5 m, provided that the projection is no closer than 1.2 m to a lot line.

DECISION: APPROVED

DATE: October 16, 2019


THAT Application A31/2019 requesting relief from Section 6.4.1.1 of the City of Brantford Zoning By-law 160-90 under to permit an encroachment of a deck of 4.8 m whereas 2.5 m is permitted and to permit an extension of the existing legal non-conforming residential use under Section 45(2) of the *Planning Act*,
BE APPROVED;

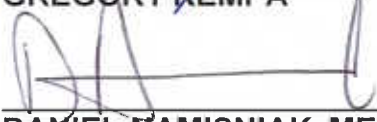
THAT the reason(s) for approval are as follows: the proposed variance under Sections 45(1) and 45(2) of the *Planning Act* is considered appropriate for the subject lands and will not result in adverse impacts on the surrounding properties. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90; 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. 2019-636.”


KRISTYNA BROOKS, MEMBER


GREGORY KEMPA


DANIEL NAMISNIAK, MEMBER


TARA GASKIN, MEMBER



VIRGINIA KERSHAW, MEMBER


LEE RYNAR, MEMBER

MATT SAVARD, MEMBER

CERTIFICATION

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Secretary-Treasurer

ADDITIONAL INFORMATION

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APPEALS

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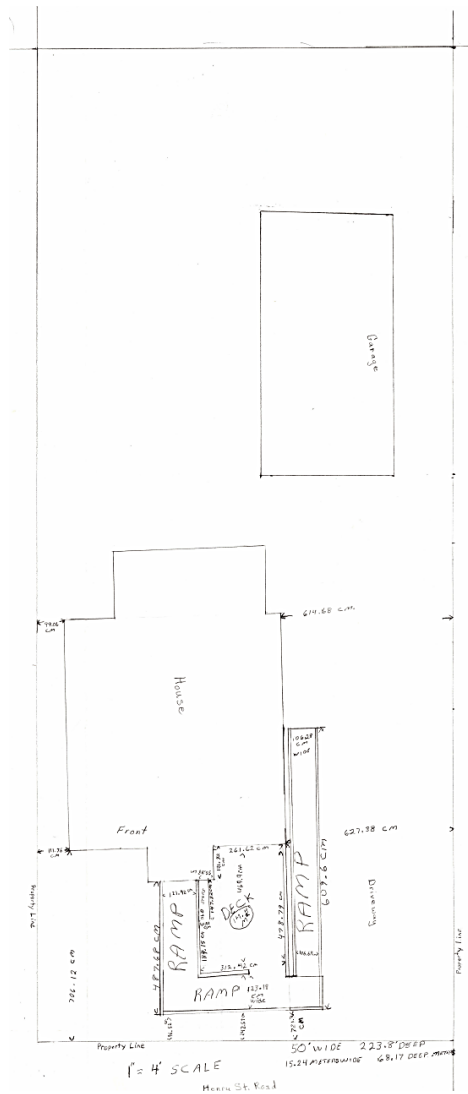
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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END OF DECISION



LOCATION MAP

Application: A31/2019
40 Henry Street



Legend

SUBJECT LAND





October 17, 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: A32/2019
Related File Number: N/A
Address: 395 Park Road North
Roll Number: 2906030019400060000
Agent: Coletara Development
Owner/Applicant: 395 Park Holdings 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:

A minor variance application has been received for the lands municipally addressed as 395 Park Road North. The applicant is proposing to construct a 6-storey apartment building. To facilitate proposed development, the applicant is seeking relief from the following sections of Zoning By-law 160-90: Section 7.10.2.1.1.1 to permit a minimum lot area of 55 m² per unit, whereas 167 m² per unit is required; Section 7.10.2.1.4 to permit a height of 6-storeys whereas a maximum of 4-storeys is required; and Section 6.18.7.8 to permit a parking ratio of 1.1 spaces per unit whereas 1.5 spaces per unit are required.

DECISION: REFUSED

DATE: October 16, 2019

THAT Application A32/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit the following:

- a. Section 7.10.2.1.1.1 to permit a minimum lot area of 55 m² per unit, whereas 167 m² per unit is required;
 - b. Section 7.10.2.1.4 to permit a height of 6-storeys, provided a minimum interior side yard of 20 m (southerly lot line) is maintained; including a 2 m landscaped buffer abutting the southerly lot line which can be reduced to 1.0 m in the rear yard portion of the property line, whereas a maximum of 4-storeys is required; and
 - c. Section 6.18.7.8 to permit a parking ratio of 1.1 spaces per unit whereas 1.5 spaces per unit are required, BE REFUSED;
- B. THAT the reason(s) for refusal are as follows:
- The application resulted in a refusal due to a tie vote. As per Section 15.9.2 of the City of Brantford Procedural By-law any question on which there is an equality of votes shall be deemed to be negative.

- 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. 2019-632”


KRYSTYNA BROOKS, MEMBER

GREGORY KEMPA, MEMBER

DANIEL NAMISNIAK, MEMBER

MATT SAVARD, MEMBER

TARA GASKIN, MEMBER


VIRGINIA KERSHAW, MEMBER


LEE RYNAR, MEMBER

CERTIFICATION

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Secretary-Treasurer

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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:

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Brantford ON
N3T 2M3

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END OF DECISION

Application: A32/2019
395 Park Road North

Application: A32/2019
395 Park Road North

 SUBJECT LAND



October 17, 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: A34/2019

Related File Number: N/A

Address: Northeast of Grey Street and James Avenue

Roll Number: 2906040013209000000

Agent: T. Johns Consulting Group Ltd.

Applicant/Owner: Winzen Residential Homes Ltd.

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 has been received for the lands located on the northeast side of Grey Street and James Street. The lands were the subject of a Zoning By-law Amendment and Draft Plan of Condominium approval in 2018 (File No. PZ-09-17 & 29CD-17502). The purpose of these applications was to facilitate the development of a townhouse condominium consisting of 123 townhouse units, of which 113 will be block townhouse units in a common element condominium and ten will be freehold street townhouse units fronting onto Grey Street.

The site specific "Holding - Residential Medium Density Type A – Special Exception Zone 68 (H-R4A – 68)" Zone (passed by Council on December 18, 2018) limits the required minimum interior side yard to 3 m. This provision did not consider the distance to the lot lines once established through the Relief from the Part Lot Control process and the registration of Parcels of Tied Lands (POTL's). As such, a minor variance to allow an interior side yard of 1 m for the POTL's is required; otherwise development cannot proceed as planned. In addition, the H-R4A-68 Zone limits the number of dwelling units to be constructed on Part 1 to 53 units and Part 2 to 60 units. These provisions were inadvertently reversed, and should have been 60 units for Part 1 and 53 units for Part 2. To address these errors, the applicant has applied for the following minor variances:

- To permit an interior side yard of 1 m for Units 15, 21, 32, 39, 54 and 55, whereas the Zoning By-law requires 3 m.
- To allow 60 dwelling units on the lands identified as Part 1, whereas the Zoning By-law requires 53.
- To allow 53 dwelling units on the lands identified as Part 2, whereas the Zoning By-law requires 60.

DECISION: APPROVED

DATE: October 16, 2019


THAT Application A34/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit an interior side yard setback of 1 m for Units 15, 21, 32, 39, 54 and 55 in Appendix B1 of Report No. 2019-581, whereas the Zoning By-law requires 3.0 m, to permit 53 dwelling units on the lands identified as Part 2 on Schedule 'B' Map R4A-68, whereas the Zoning By-law requires 60 and to permit 60 dwelling units on the lands identified as Part 1 on Schedule 'B' Map R4A-68, whereas the Zoning By-law requires 53, 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. 2019-581.”


KRYSTYNA BROOKS, MEMBER


TARA GASKIN, MEMBER


GREGORY KEMPA, MEMBER


VIRGINIA KERSHAW, MEMBER


DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER

MATT SAVARD, MEMBER

CERTIFICATION

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Secretary-Treasurer

ADDITIONAL INFORMATION

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APPEALS

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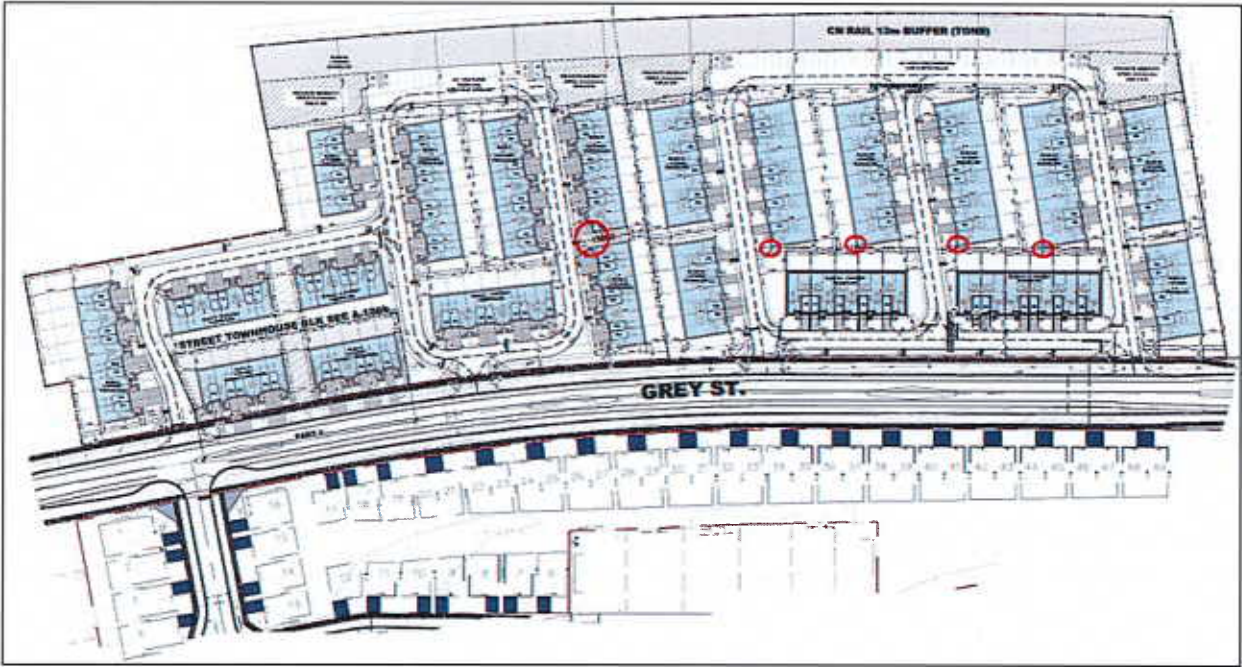
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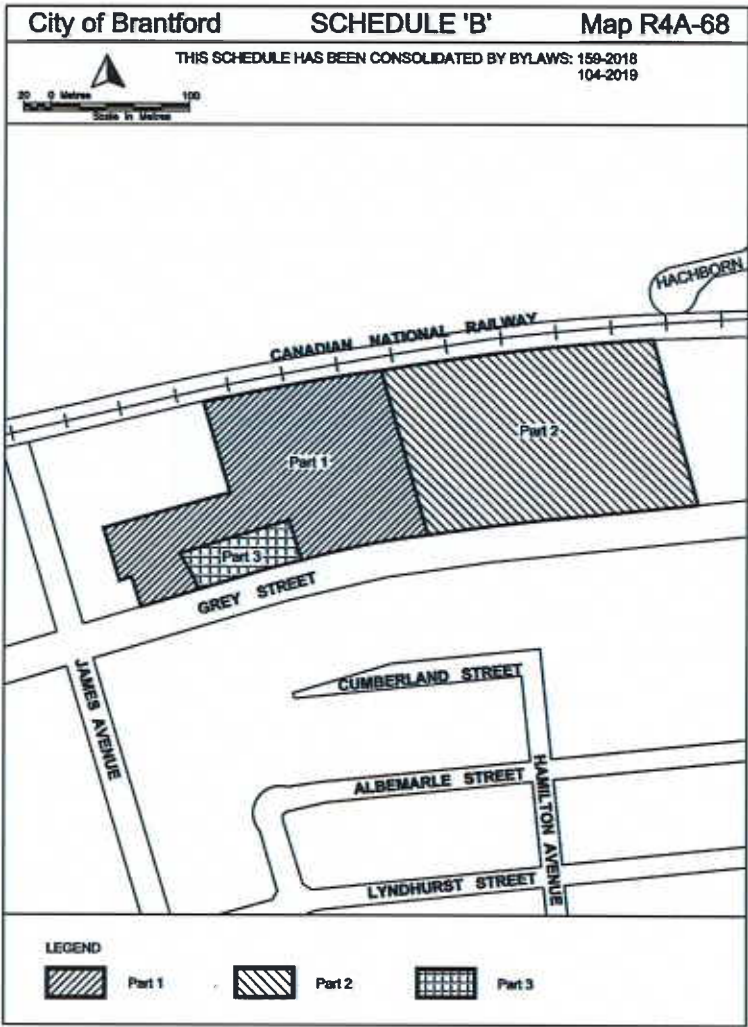
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END OF DECISION

Appendix B1 – Concept Site Plan



 Location of reduced interior side yard





October 17, 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: B29/2019

Address: 610 West Street

Roll Number: 2906030014325000000

Agent: Dillion Consulting

Applicant/Owner: 410 Fairview Drive Inc. (9182071 Canada Inc.)

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 for a long-term lease has been received for a portion of the lands municipally addressed as 610 West Street. The long-term lease is proposed for the Tim Hortons building and associated drive-through stacking lane in order to establish a lease that is longer than 21 years, pursuant to Section 50(3) of the *Planning Act*. The building currently exists and no new development is being proposed at this time; the consent is simply for the tenure of the building. The leased building and drive-through will continue to be accessed through the existing drive aisles and driveways at 610 West Street.

Lands subject to long term lease	
Width:	22.11 m (varies)
Depth:	51.95 m (varies)
Area:	780.5 m ²

This application will not create a land-locked parcel, as this application is only for the tenure of the building and does not separate it from the remainder of 610 West Street.

DECISION: PROVISIONAL APPROVAL

DATE: October 16, 2019

THAT application B29/2019 to create a long term lease for a portion of the lands municipally known as 610 West Street, BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the lands subject to the long term lease;
2. Receipt of confirmation that all taxes are paid up to date;

3. Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer Lease for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
4. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 16, 2020, after which time the consent will lapse.

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

Having regard for the matters under Section 50(3) 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. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law, consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-628."


KRYSTYNA BROOKS, MEMBER


TARA GASKIN, MEMBER


GREGORY KEMPA


VIRGINIA KERSHAW, MEMBER

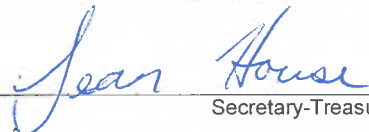

DANIEL NAMISNIAK, MEMBER


LEE RYNAR, MEMBER

MATT SAVARD, MEMBER

CERTIFICATION

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APPEALS

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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
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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 November 6, 2019

END OF DECISION

Application: B29/2019
610 West Street



 Leased Premises
 Subject Land



LEGEND

□	REGIONS	NET WORKWAYS
■	"	PLANNED WORKWAYS
□	"	LOCAL LAN
■	"	STANDARD HIGHWAY
□	"	NEW PLANNED HIGHWAY
■	"	NEW PLANNED HIGHWAY

[illegible]

WEST & RUUSKA LTD.
Land Surveyors



October 17, 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: B31/2019
Address: 164 Eagle Avenue
Roll Number: 2906050003068000000
Applicant/Owner: Adam Marshall and Sherri Marshall

**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 164 Eagle Avenue. The applicant is proposing to sever the northeastern side of the property for the purposes of constructing an additional residential dwelling. The existing dwelling will remain on the lot to the west.

The proposed lot dimensions are detailed below:

	<i>Lands to be Severed</i>	<i>Lands to be Retained</i>
<i>Width:</i>	10.68 m	13.70 m
<i>Depth:</i>	39.45/36.61 m	36.61/32.96 m
<i>Area:</i>	406.5 m ²	476.5 m ²

DECISION: PROVISIONAL APPROVAL

DATE: October 16, 2019

THAT Application B31/2019 to sever a parcel of land from the northeast side of the lands municipally addressed as 164 Eagle Avenue, having a lot area of 406.5 m² and to retain a parcel of land having a lot area of 476.5 m² BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the retained and severed lands
2. 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)
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 Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
6. Receipt of confirmation that a driveway and off-street parking space have been

installed on the retained lands;

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 that the existing wood deck on the northeast side of the retained lands is demolished or modified to comply with Zoning By-law 160-90 to the satisfaction of the Chief Building Official;
10. That the above conditions be fulfilled and the Certificate of Official be issued on or before October 17, 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*, 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. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law, specifically Section 18.9 (Official Plan) respecting the creation of lots within the City of Brantford conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the Provincial Policy Statement; and,

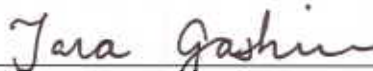
THAT pursuant to Section 53(17)-(18.2) of the Planning Act, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

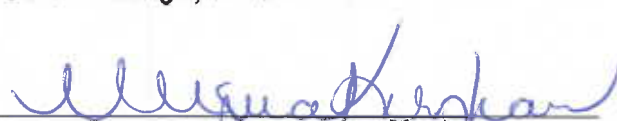
"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-583."


KRYSTYNA BROOKS, MEMBER


GREGORY KEMPA


DANIEL NAMISNIAK, MEMBER


TARA GASKIN, MEMBER


VIRGINIA KERSHAW, MEMBER


LEE RYNAR, MEMBER

MATT SAVARD, 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 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.

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).

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:

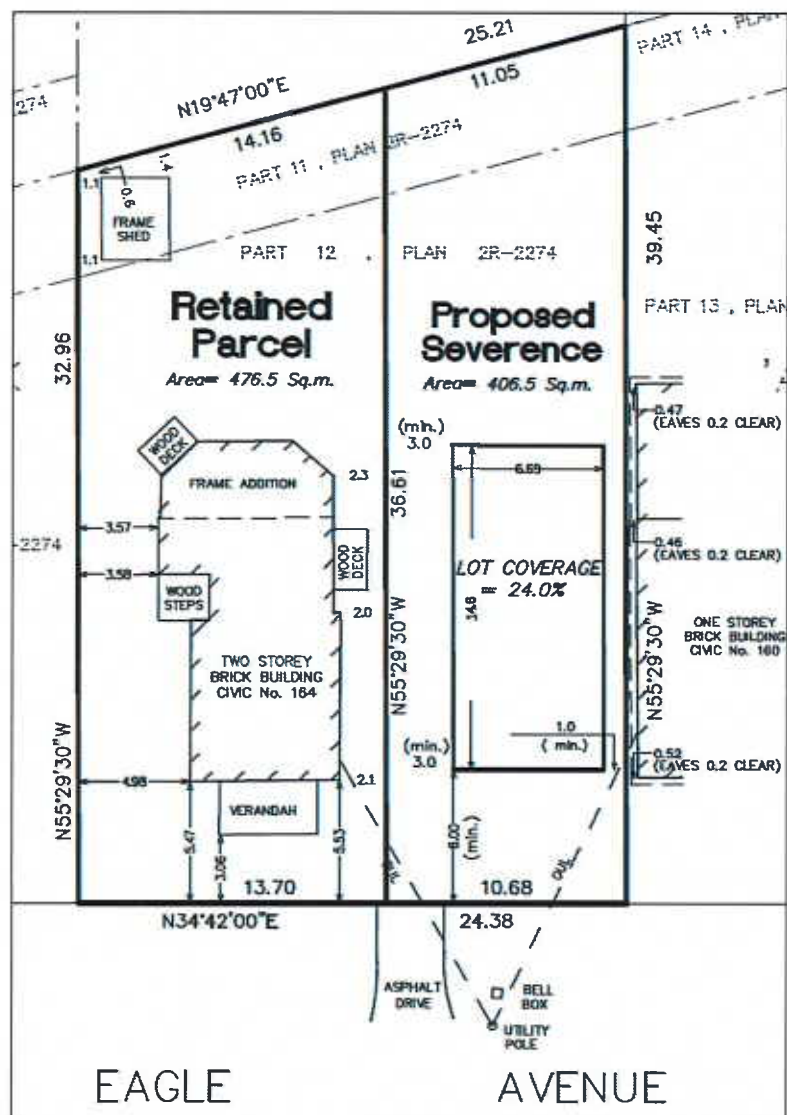
Secretary-Treasurer
Committee of Adjustment
100 Wellington Square
Brantford ON
N3T 2M3

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 November 6, 2019

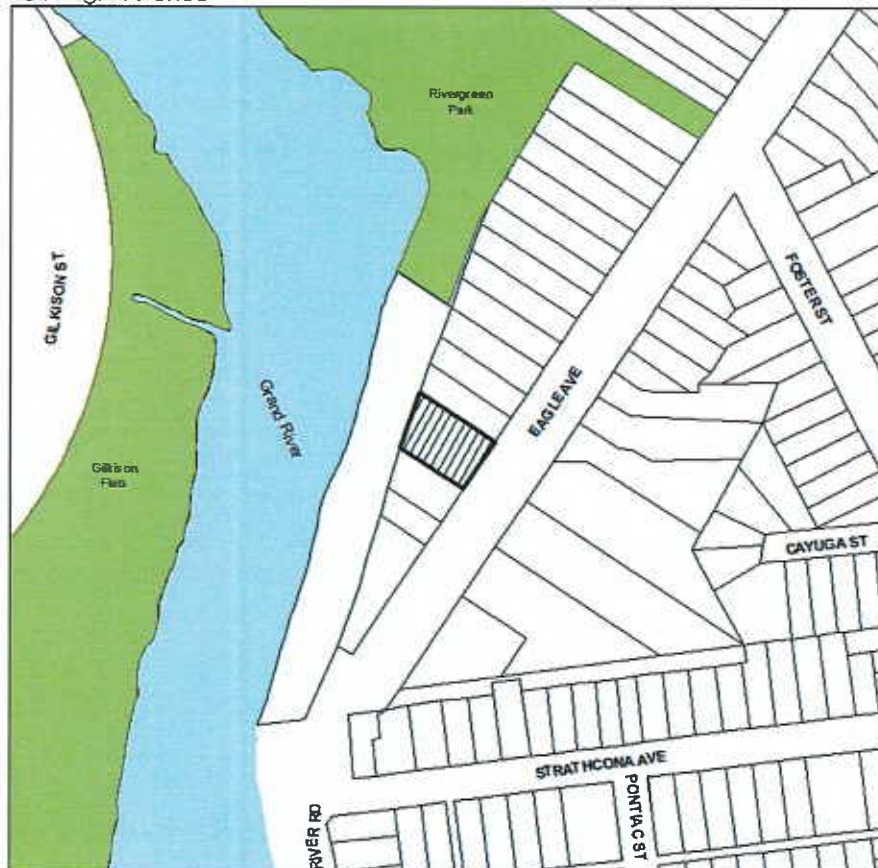
END OF DECISION



LOCATION MAP

Application: B31/2019

164 Eagle Avenue



Legend

 SUBJECT LAND