



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:** A28/2021  
**Related File Number:** N/A  
**Address:** 21 Slater Street  
**Roll Number:** 2906010004034000000  
**Applicant/Owner:** Joseph Petiti

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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 21 Slater Street. The applicant is proposing to construct a detached garage approximately 80 m<sup>2</sup> in area and 4.4 m in height at the southern end of the property. To facilitate construction, the applicant requires relief from Section 6.3.1 of Zoning By-law 160-90 to permit a maximum lot coverage of 14% for an accessory building, whereas 10% is the maximum lot coverage permitted.

#### **DECISION: APPROVED**

**DATE:** October 7, 2021

THAT Application A33/2021 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 14% for an accessory building, whereas a maximum lot coverage of 10% 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 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 of Report No. 2021-639.”*

Original signed by D. Namisniak,  
Chair

Original signed by K. Brooks,  
Member

Original signed by G. Kempa,  
Member

Original signed by L. Rynar,  
Member

Original signed by M. Bodnar,  
Member

Original signed by T. Gaskin,  
Member

Original signed by V. Kershaw  
Member

#### CERTIFICATION

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



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 Ontario Land Tribunal.*

*Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Land 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 Ontario Land Tribunal is \$400.00 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.*

#### 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)

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

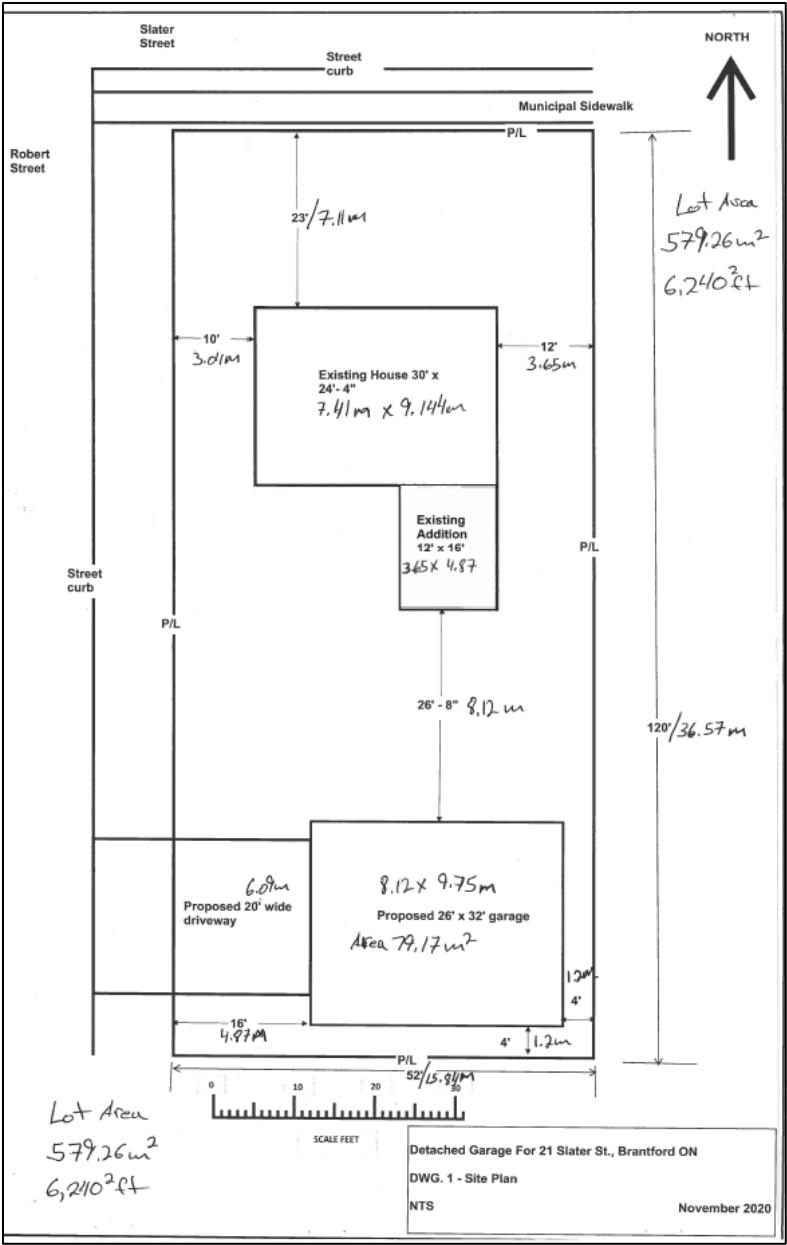
Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

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

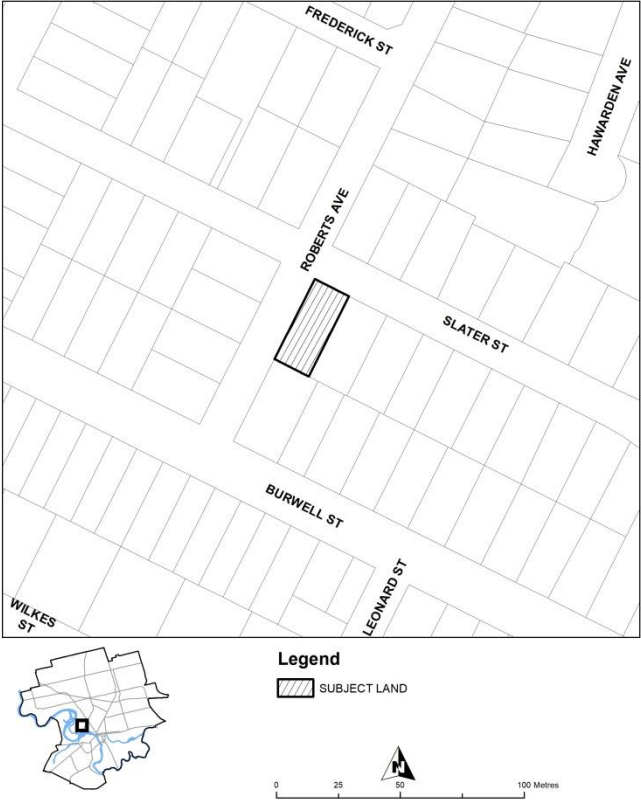
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is October 26, 2021**

**END OF DECISION**



**LOCATION MAP**  
Application: A33/2020  
21 Slater Street





October 7, 2021

THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL – 58 DALHOUSIE STREET - BRANTFORD – ON N3T 2J2  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A35/2021  
**Related File Number:** B21/2021  
**Address:** 23 Robinson Avenue  
**Roll Number:** 2906040014326000000  
**Applicants/Owners:** Leonard and Karen Bakker

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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:

Consent and minor variance applications have been received for the lands municipally addressed as 23 Robinson Avenue. The applicant is proposing to sever the lot to create one additional residential lot to construct a 1.5-storey single detached dwelling with attached garage. The existing single detached dwelling on the retained lot will remain.

To facilitate the consent application, a minor variance are required to provide relief from Zoning 160-90 for the following Section:

- Section 7.3.2.1.1 to permit a lot area of 346 m<sup>2</sup> for the severed lot, whereas 450 m<sup>2</sup> is required.

#### DECISION: APPROVED

DATE: October 6, 2021

THAT Application A35/2021 requesting relief from Section 7.3.2.1.1 of the City Of Brantford Zoning By-law 160-90 to permit a lot area of 346 m<sup>2</sup> for the severed lot, whereas 450 m<sup>2</sup> 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 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. 2021-633.”*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by V. Kershaw,  
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 Ontario Land Tribunal.*

*Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Ontario Land 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 Ontario Land Tribunal is \$400.00 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  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

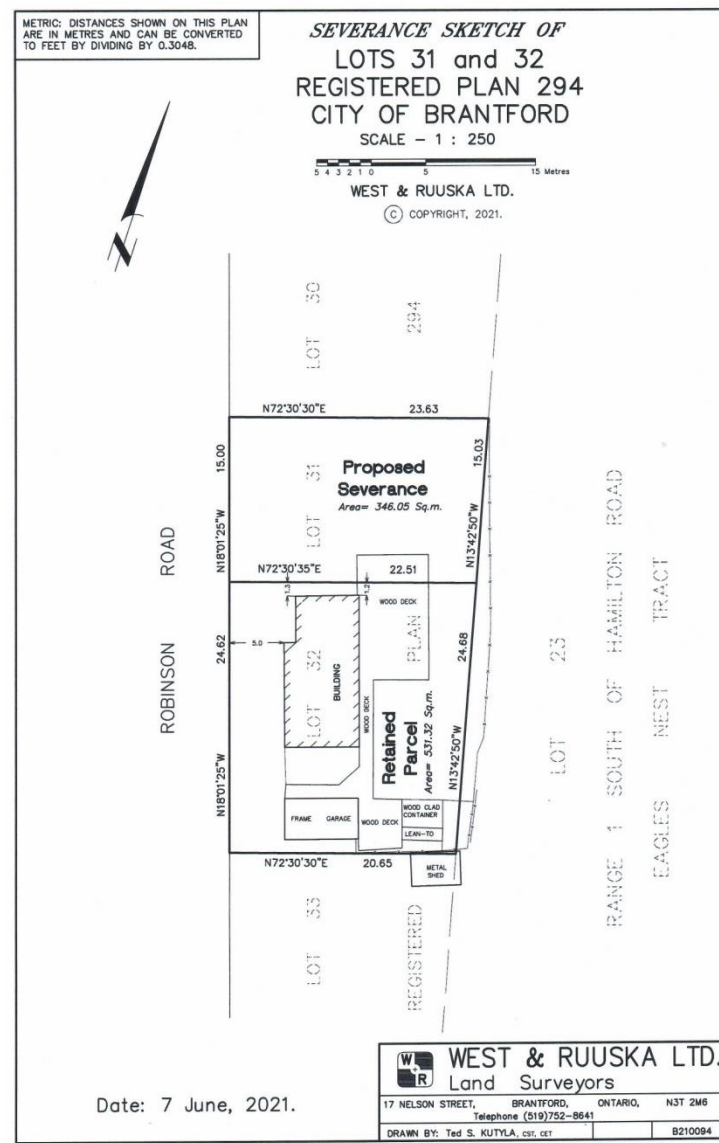
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is October 26, 2021**

**END OF DECISION**

Application: B21/2021 & A35/2021  
23 Robinson Avenue

 SUBJECT LAND





October 7, 2021

THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 58 DALHOUSIE ST, BRANTFORD, ON N3T 2J2  
TELEPHONE 519-759-4150

## **COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE**

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**File Number:** A27/2021  
**Related File Number:** N/A  
**Address:** 300 Fairview Drive  
**Roll Number:** (2906030014313000000)  
**Applicant:** Mohammad Abulaban  
**Agent:** Veronica Wood

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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 addressed as 300 Fairview Drive, also municipally known as 290 Fairview Drive. The applicant is proposing to retrofit an existing ground sign, which is oriented in an east-west location along Fairview Drive. The proposed double-sided electronic message display will be used only by the Church to display static information and text regarding church info and event details. To facilitate the proposed retrofitting of the sign, 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 (double-sided electronic message display) to be located 14 m from a residential zone, whereas a minimum of 40 m is required.

#### **DECISION: APPROVED**

**DATE:** October 7, 2021

THAT Application A36/2021 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 14 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 of Report No. 2021-630”*

**Original signed by D. Namisniak  
Chair**

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

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

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

**Original signed by M. Bodnar,  
Member**

**Original signed by T. Gaskin,  
Member**

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

#### **CERTIFICATION**

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



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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](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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Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

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**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is October 26, 2021**

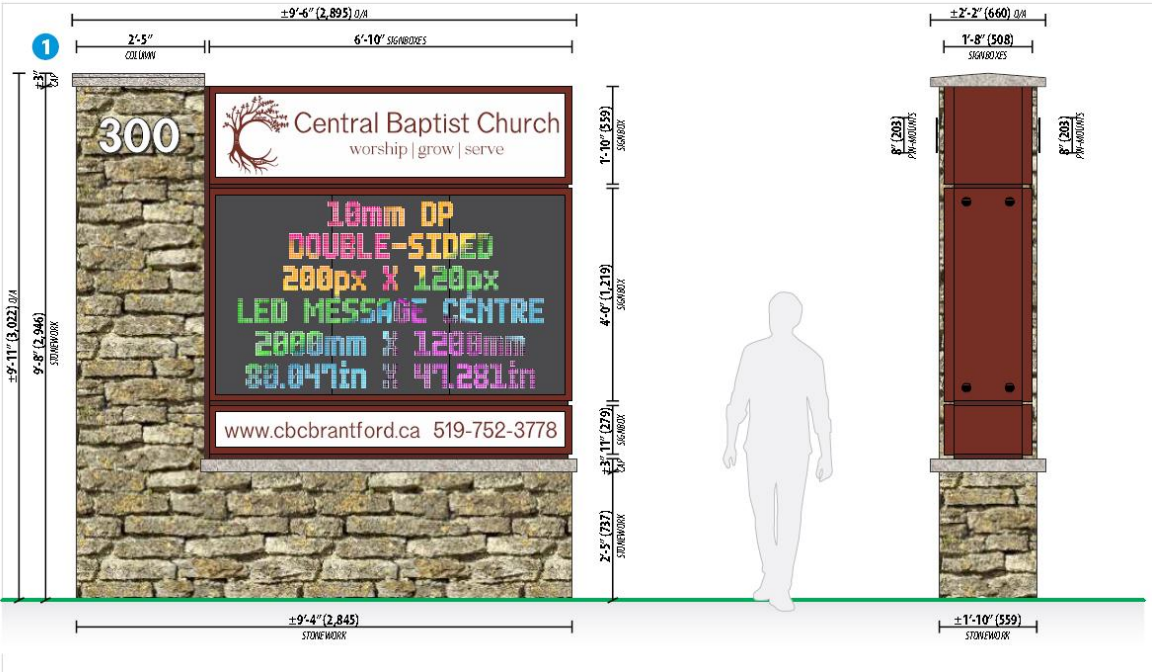
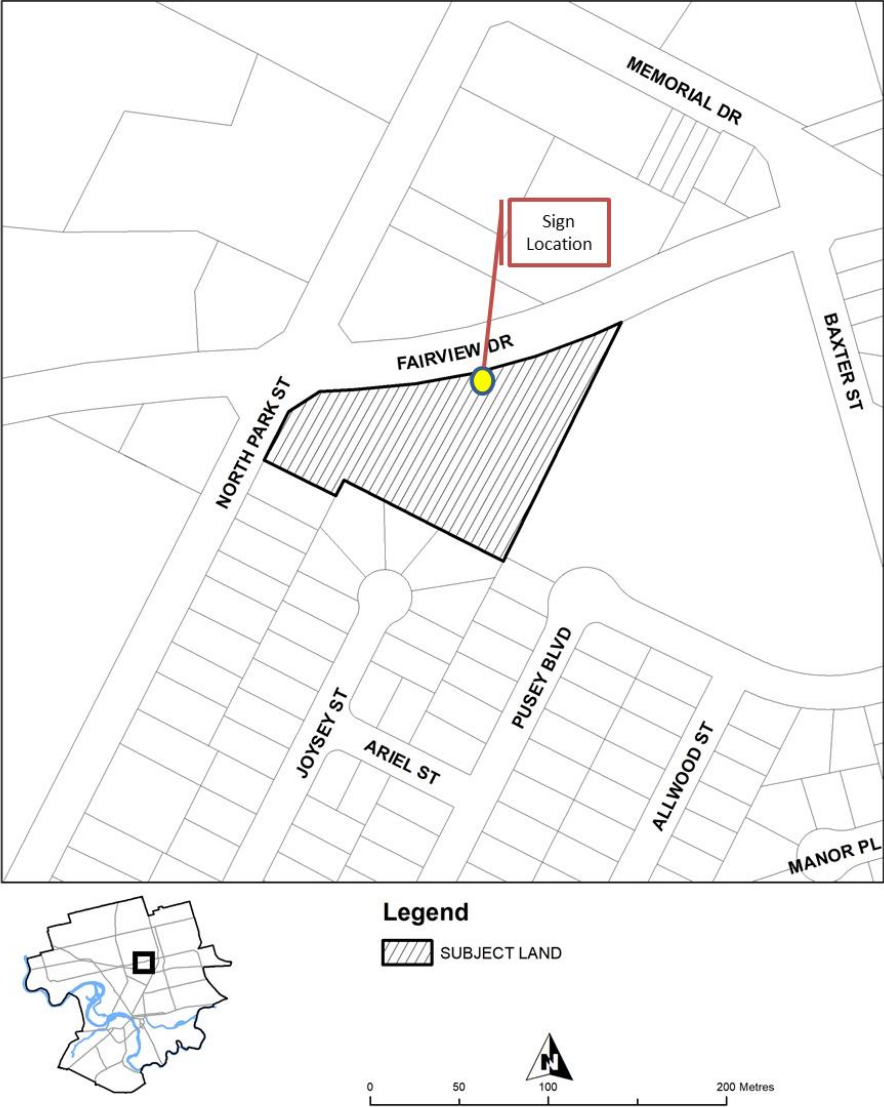
**END OF DECISION**

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LOCATION MAP

Application: A36/2021  
300 Fairview Drive





October 7, 2021

THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL – 58 DALHOUSIE STREET- BRANTFORD – ON N3T 2J2  
TELEPHONE 519-759-4150

## COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

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**File Number:** A37/2021  
**Related File Number:** N/A  
**Address:** 118 Usher Street  
**Roll Number:** 2906020007037500000  
**Applicant/Agent:** Mazher Latif  
**Owner:** Noshaba Latif

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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 118 Usher Street. The Applicant is proposing to create a converted dwelling by turning the basement of the existing single detached dwelling into a separate unit for rental. To facilitate the development as proposed, the applicant is seeking relief from the following section of Zoning By-law 160-90:

- Section 7.8.2.1.3 to permit a converted dwelling with a lot area of 270 m<sup>2</sup> (rounded from 272.8 m<sup>2</sup>), whereas 360 m<sup>2</sup> is required.

#### DECISION: APPROVED

DATE: October 6, 2021

THAT Application A37/2021 requesting relief from Section 7.8.2.1.3 Zoning By-law 160-90 to permit a converted dwelling with a lot area of 272 m<sup>2</sup>, whereas 360 m<sup>2</sup> 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 160-90, 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 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. 2021-632.”*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by V. Kershav  
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

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#### APPEALS

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Committee of Adjustment  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

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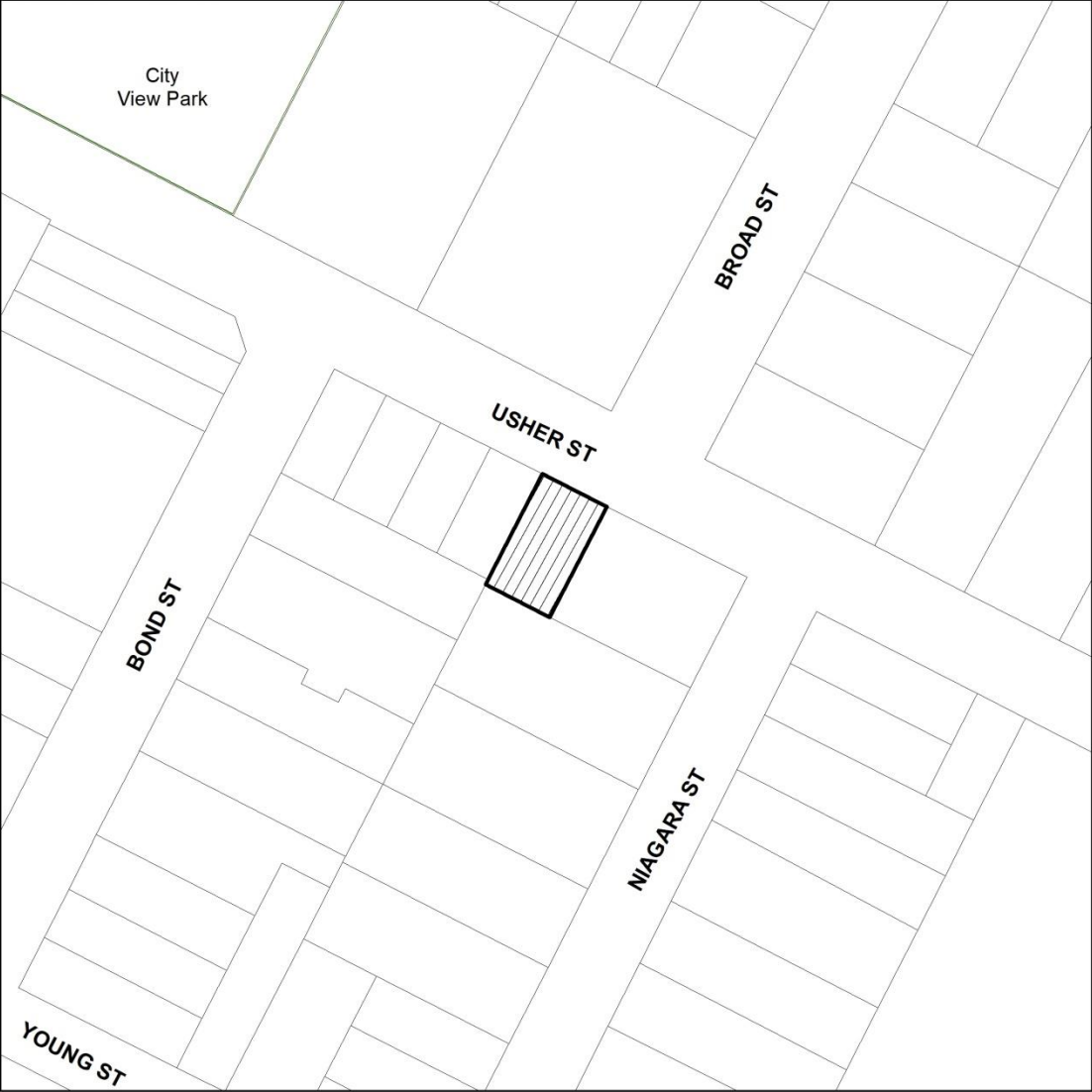
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**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is October 26, 2021**

**END OF DECISION**

LOCATION MAP

Application: A37/2021  
118 Usher Street



Legend

 SUBJECT LAND





October 7, 2021

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:** B19/2021  
**Related File Number:** N/A  
**Address:** 30 Grandview Street  
**Roll Number:** 2906030010149000000  
**Applicant/Owner:** Andrew Evans & Janis Vajnagi

**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 30 Grandview Street. While there is one municipal address for this property, it is actually comprised of three whole lots in a registered plan of subdivision - Lot 14, Lot 15 and Lot 16 of Plan 206. As each lot is described in accordance with and is within a registered plan of subdivision, a consent application would not be required to convey each lot as per Section 50 (3) (a) of the *Planning Act*. The applicant has indicated that Lot 14 will be conveyed prior to this Committee of Adjustment Meeting. Because the boundary between Lot 15 and Lot 16 currently abuts the existing detached dwelling on Lot 16, however, the applicant has applied for consent that would provide for a 1.2 m setback on the west side of the existing dwelling. The consent application proposes to create an 11 m wide lot (Part 2 on the attached Draft Reference Plan) and retain a 14.7 m wide lot (Part 1 on the attached Draft Reference Plan).. The proposed lot dimensions will be as follows:

	<b><i>Severed</i></b>	<b><i>Retained</i></b>
Lot Frontage	11.0 m	14.7 m
Lot Area	370 m <sup>2</sup>	480 m <sup>2</sup>

**DECISION: PROVISIONAL APPROVAL**

**DATE:** October 6, 2021

THAT Application B19/2021 to sever a 370 m<sup>2</sup> parcel of land from 30 Grandview and retain a parcel of land having a lot area of 480 m<sup>2</sup> BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the severed and retained lands.
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 deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
4. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted and the appropriate fee has been paid.
5. That the Owner/Applicant shall provide a Servicing Plan to the satisfaction of the Manager of Development Engineering or his/her designate, indicating that the severed and retained parcels can have their own independent sanitary sewer connection, as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. If they do cross the proposed severance line, or they are not independent, the Owner/applicant will be required to relocate or construct new services from the city sewers at his/her own costs; and,
6. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 6, 2022, after which time the consent will lapse.

THAT reasons for approval are as follows: having regard for 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, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is 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 Decisions:

*“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. 2021-637.”*



Original signed by D. Namisniak,  
Chair

Original signed by m. Bodnar,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by V. Kershaw,  
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 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 Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land 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 Ontario Land Tribunal is \$400.00 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.

#### 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  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

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For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>


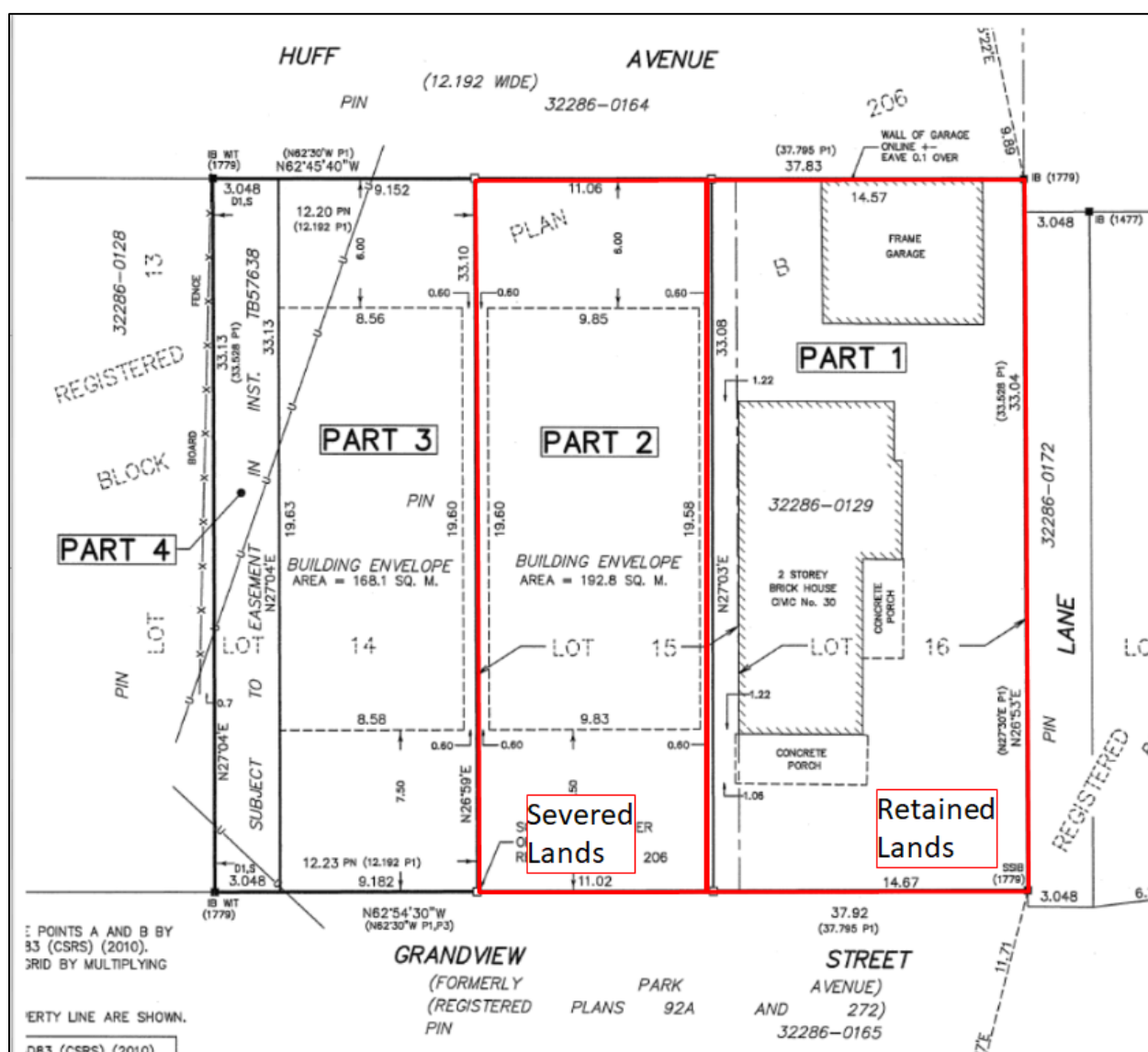
**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is October 27, 2021**

**END OF DECISION**

Application: B19/2021  
30 Grandview Street



### Legend

 SUBJECT LAND



THE CORPORATION OF THE CITY OF BRANTFORD  
CITY HALL - 58 DALHOUSIE STREET - BRANTFORD – ON N3T 2J2  
TELEPHONE 519-759-4150

# COMMITTEE OF ADJUSTMENT DECISION OF THE COMMITTEE

File Number: B21/2021  
Related File Number: A35/2021  
Address: 23 Robinson Avenue  
Roll Number: 2906040014326000000  
Applicants/Owners: Leonard and Karen Bakker

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 23 Robinson Avenue. The applicant is proposing to sever the lot to create one additional residential lot to construct a 1.5-storey single detached dwelling with attached garage. The existing single detached dwelling on the retained lot will remain. The proposed lot dimensions are as follows:

	<i><b>Lands to be Severed</b></i>	<i><b>Lands to be Retained</b></i>
Lot Frontage	15.00 m	24.62 m
Lot Area	346.05 m <sup>2</sup>	531.32 m <sup>2</sup>

**DECISION:           PROVISIONAL APPROVAL**

**DATE:                   October 6, 2021**

THAT Application B21/2021 to sever a parcel of land from the north portion of the lands municipally addressed as 23 Robinson Avenue, having a lot area of 346 m<sup>2</sup> and retain a parcel of land having a lot area of 531 m<sup>2</sup>, BE APPROVED subject to the following conditions:

1. Receipt of confirmation that Application A35/2021 receives final and binding approval and is in full force and effect.
2. Receipt of a registered reference plan showing the severed 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 Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.

6. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
7. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted and the appropriate fee has been paid.
8. 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).
9. Receipt of confirmation that the portion of the deck has been removed from the severed lands and 1.2 metres from the property line of the retained lands, to the satisfaction of the Chief Building Official.
10. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 7, 2022, after which time the consent will lapse.

THAT the reason(s) for approval are as follows: having regard for the matter under Section 51(24) of the *Planning Act*, Staff is satisfied that the proposed consent application is desirable and compatible with the surrounding area. The applications are in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90, specifically Section 18.9 of the Official Plan respecting consent applications with the City of Brantford and consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement;

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. 2021-633.”*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by V. Kershaw,  
Member

Original signed by L. Rynar,  
Member

#### CERTIFICATION

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



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 Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land 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 Ontario Land Tribunal is \$400.00 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.

#### 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 last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is October 27, 2021**

#### 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).

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

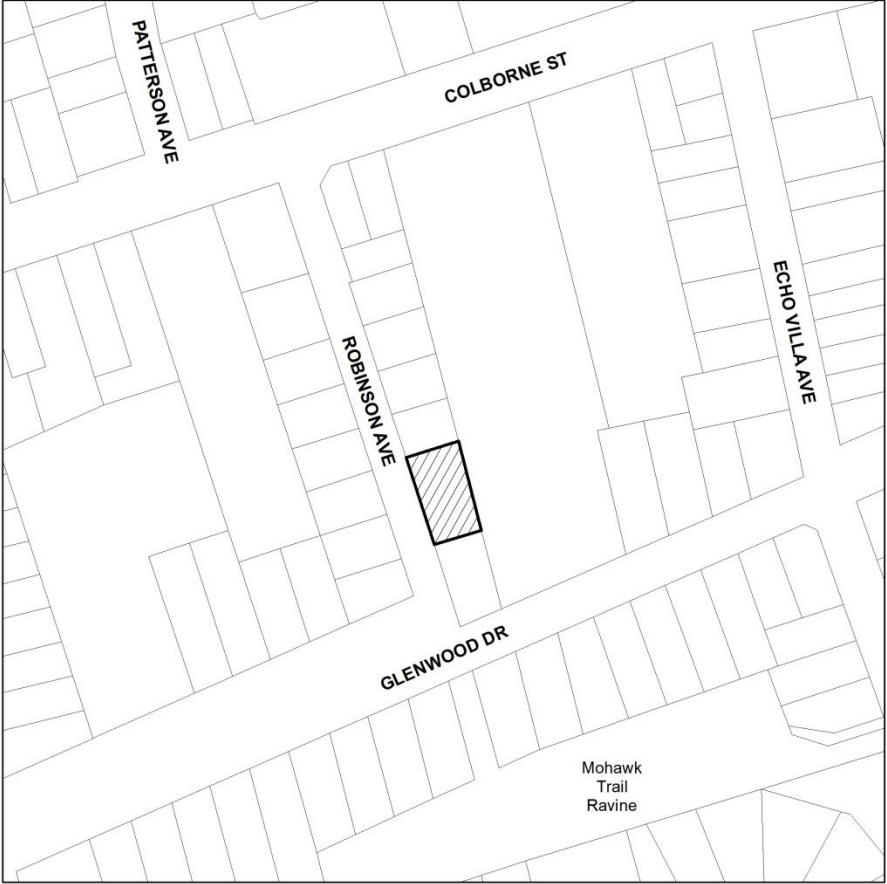
Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie St,  
Brantford, Ontario  
N3T 2J2

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

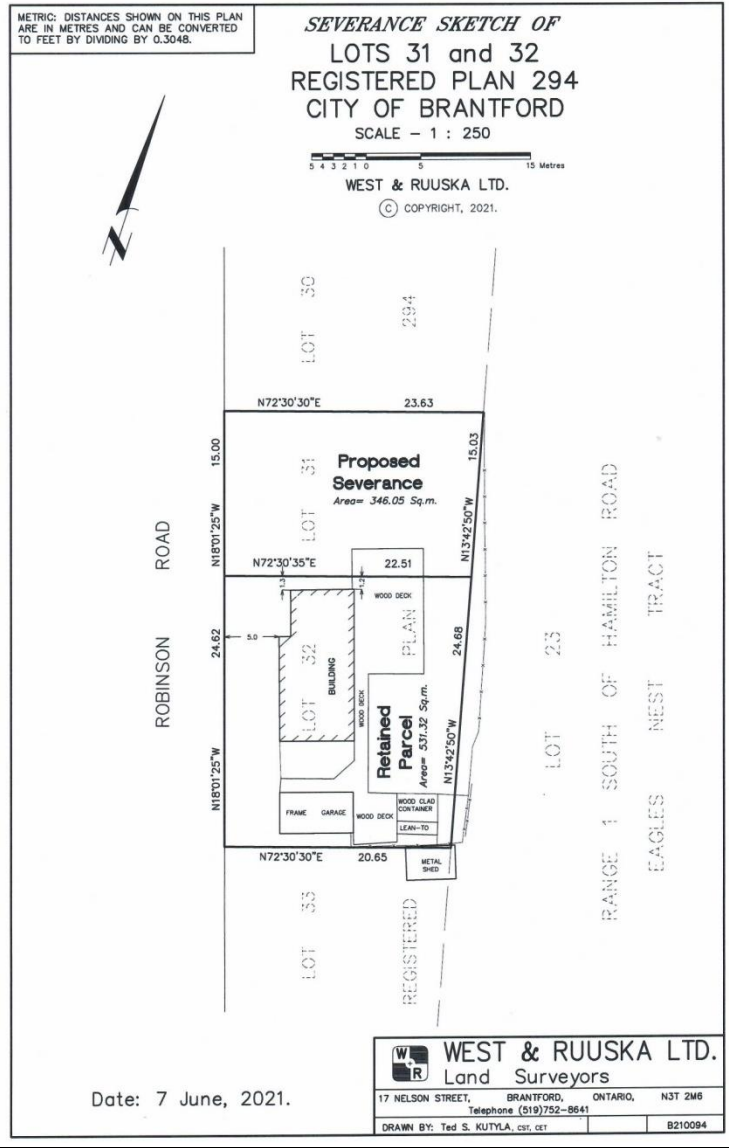
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**END OF DECISION**

LOCATION MAP  
Application: B21/2021 & A35/2021  
23 Robinson Avenue



Legend  
 SUBJECT LAND







October 7, 2021

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:** B22/2021  
**Related File Numbers:** B15-19/2021, A13-16/2017 & B14/2018  
**Address:** 232 Mount Pleasant Street  
**Roll Number:** 2906010009376  
**Applicant/Agent:** IBI Group  
**Owners:** 2495494 Ontario 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 has been received for the lands municipally addressed as 232 Mount Pleasant Street. The applicant is proposing to sever the lot into two lots for the purposes of developing each lot with a single detached dwelling. The existing single detached dwelling on the lot will be demolished as the existing single detached dwelling is in the middle of the lot and over the proposed lot lines. A minor variance for lot coverage and lot width was approved in 2017 for both the retained and severed lots. The proposed lot dimensions are as follows:

	<i><b>Lands to be Severed</b></i>	<i><b>Lands to be Retained</b></i>
<i>Lot Width</i>	13.85 m	13.93 m
<i>Lot Depth</i>	43.33 m	45.11 m
<i>Lot Area</i>	565.1 m <sup>2</sup>	585.9 m <sup>2</sup>

**DECISION:           PROVISIONAL APPROVAL**

**DATE:                 October 6, 2021**

THAT Application B22/2021 to sever a 565.1 m<sup>2</sup> parcel of land from 232 Mount Pleasant Street and retain a parcel of land having a lot area of 585.9 m<sup>2</sup> BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the severed and retained lands.
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 deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
4. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
5. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted and the appropriate fee has been paid.
6. 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).
7. Receipt of confirmation that the single detached dwelling on the property has been demolished or otherwise removed through the appropriate permits from the Building Department to the satisfaction of the Chief Building Official.
8. That the above conditions be fulfilled and the Certificate of Consent be issued on or before October 7, 2022, after which time the consent will lapse.

THAT reasons for approval are as follows: having regard for 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 boundary adjustments within the City of Brantford, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is 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 Decisions:

*“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. 2021-638.”*

Original signed by D. Namisniak,  
Chair

Original signed by M. Bodnar,  
Member

Original signed by K. Brooks,  
Member

Original signed by T. Gaskin,  
Member

Original signed by G. Kempa,  
Member

Original signed by V. Kershaw,  
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 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 Ontario Land Tribunal.

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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  
58 Dalhousie Street  
Brantford ON  
N3T 2J2

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

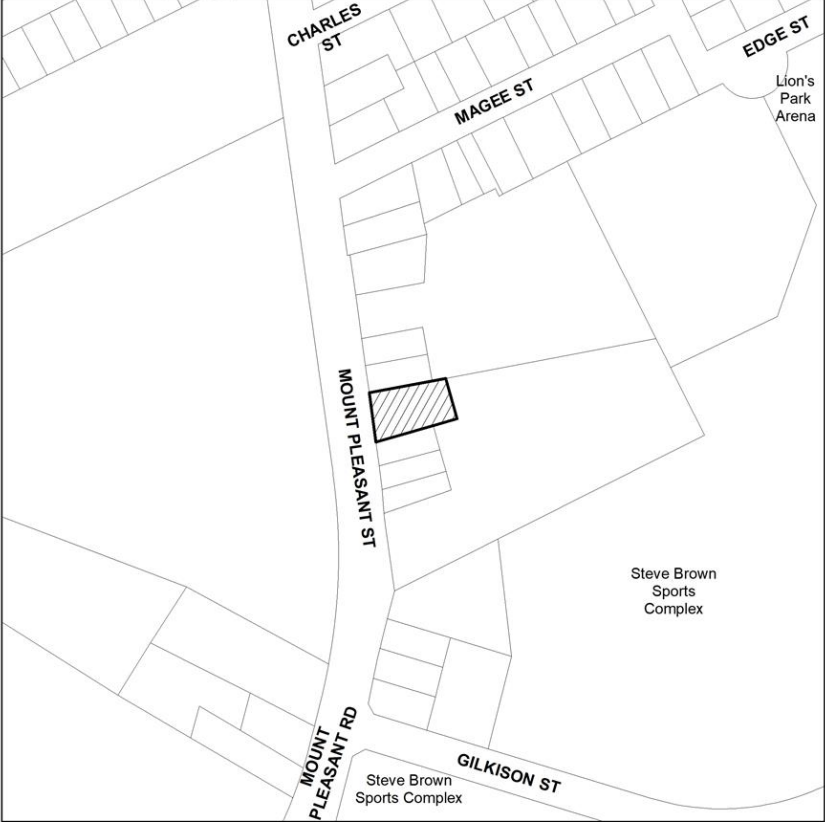
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is October 27, 2021**

**END OF DECISION**

LOCATION MAP

Application: B22/2021  
232 Mt. Pleasant Street



Legend

 SUBJECT LAND

