



September 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

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**File Number:** A23/2019

**Related File Number:** B24/2019

**Address:** 233-235 Nelson Street

**Roll Number:** 290604000305000000

**Applicant/Owner:** Milica Molnar Megyeri

**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 233-235 Nelson Street, which contains a semi-detached dwelling. The applicant is proposing to sever the lands at 235 Nelson Street and the retained lands will be 233 Nelson Street. The applicant is seeking relief from the following section of the Zoning By-law 160-90:

- Section 6.18.7.8 in accordance with Table 6.1 to allow for zero parking spaces, whereas one space is required BE NOT APPROVED for the property municipally addressed as 233 Nelson Street, shown as 'Parcel A' on Appendix C in Report 2019-560.

**DECISION:            NOT APPROVED**

**DATE:                 September 18, 2019**

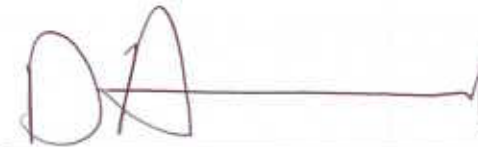
THAT Application A23/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to allow for zero parking spaces whereas one parking space is required BE NOT APPROVED;

THAT the reason(s) for not approving are as follows: the proposed variance is in not keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature as it will result in adverse impacts on the surrounding neighbourhood, and the variance is not required for the development 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. 2019-560."*

  
TARA GASKIN, MEMBER

  
DANIEL NAMISNIAK, MEMBER

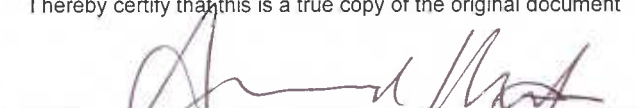
  
GREGORY KEMPA

LEE RYNAR, MEMBER

  
VIRGINIA KERSHAW, MEMBER

#### CERTIFICATION

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

  
Deputy Secretary-Treasurer

#### APPEALS

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

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

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

#### ADDITIONAL INFORMATION

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

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

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

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

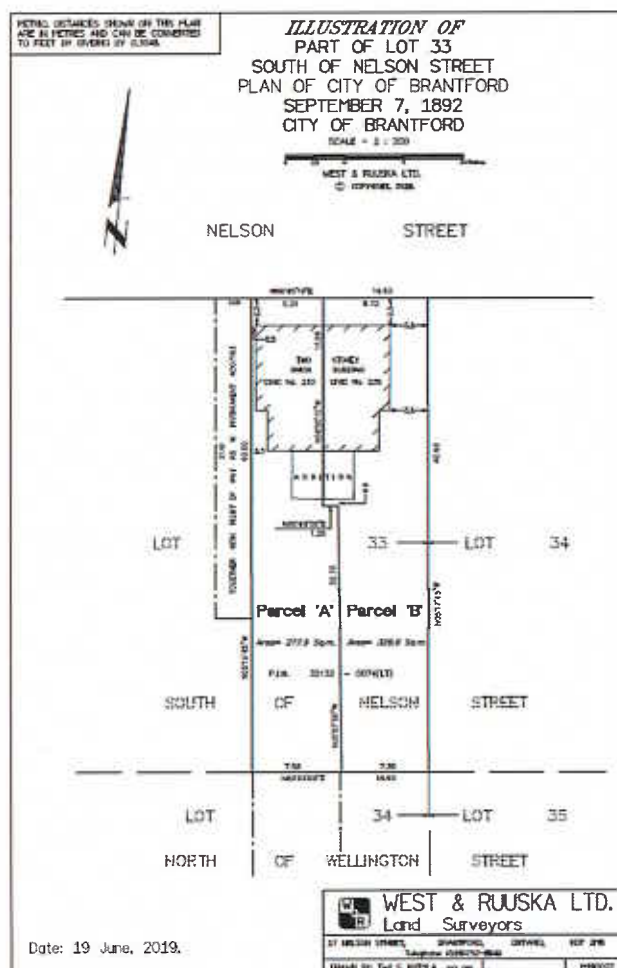
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is October 7, 2019**

END OF DECISION

Application: B25/2019 & A23/2019  
233-235 Nelson Street

233-235 Nelson Street





September 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

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**File Number:** A28/2019  
**Related File Number:** B28/2019  
**Address:** 18 Easton Road  
**Roll Number:** 2906030019503000000  
**Applicant/Owner:** 2557860 ONTARIO INC  
**Agent:** David Johnston

**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 – boundary adjustment and minor variance applications have been received for the lands municipally addressed as 18 Easton Road. The applicant is proposing a boundary adjustment to facilitate the redevelopment and expansion of the Brantford Volkswagen Dealership at 131 Lynden Road. The consent application proposes a lot boundary adjustment to add a portion of the lands at 18 Easton Road with an area of 0.491 ha to the northern portion of 131 Lynden Road and retain a parcel with an area of 0.496 ha at 18 Easton Road. The applicant is seeking relief from two sections of the Zoning By-law 160-90, second:

- Section 6.23.6.3 in accordance with Table 6.2 to permit a minimum of one Type B loading space for 1,897 m<sup>2</sup> GFA whereas two Type B loading spaces are required, BE APPROVED for the property municipally addressed as 18 Easton Road, shown as 'Part 1' on Appendix C in Report 2019-579.

**DECISION:           APPROVED**

**DATE:                 September 18, 2019**

THAT Application A28/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to a minimum of one Type B loading space for 1,897 m<sup>2</sup> whereas two Type B loading spaces are required for the property municipally addressed as 18 Easton Road BE APPROVED;

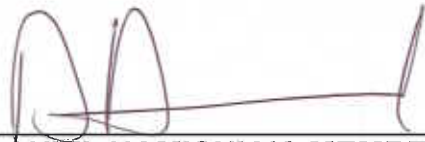
THAT the reason(s) for approval are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature, and is desirable for the appropriate development and use of the land as the lot will be able to function with only one loading space; 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. 2019-579."*




  
TARA GASKIN, MEMBER

  
DANIEL NAMISNIAK, MEMBER

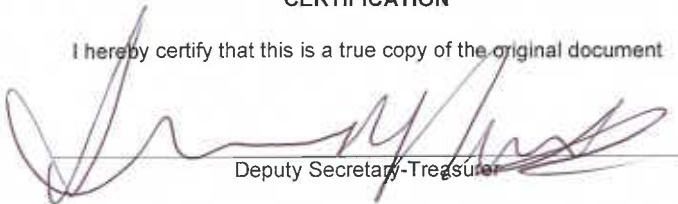
  
GREGORY KEMPA

LEE RYNAR, MEMBER

  
VIRGINIA KERSHAW, 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 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).

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

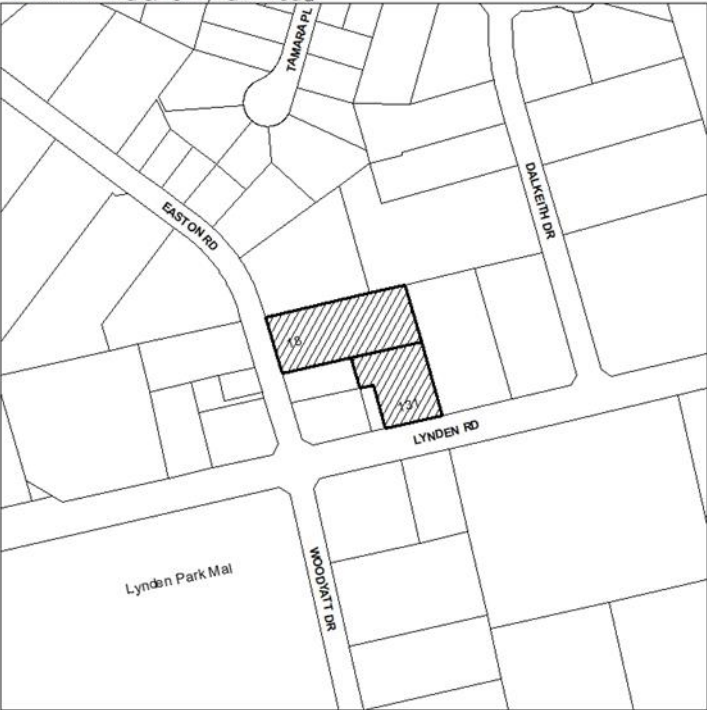
If no appeal is filed by the date listed on the decision, the decision of the Committee of Adjustment is final.

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 October 7, 2019**

END OF DECISION

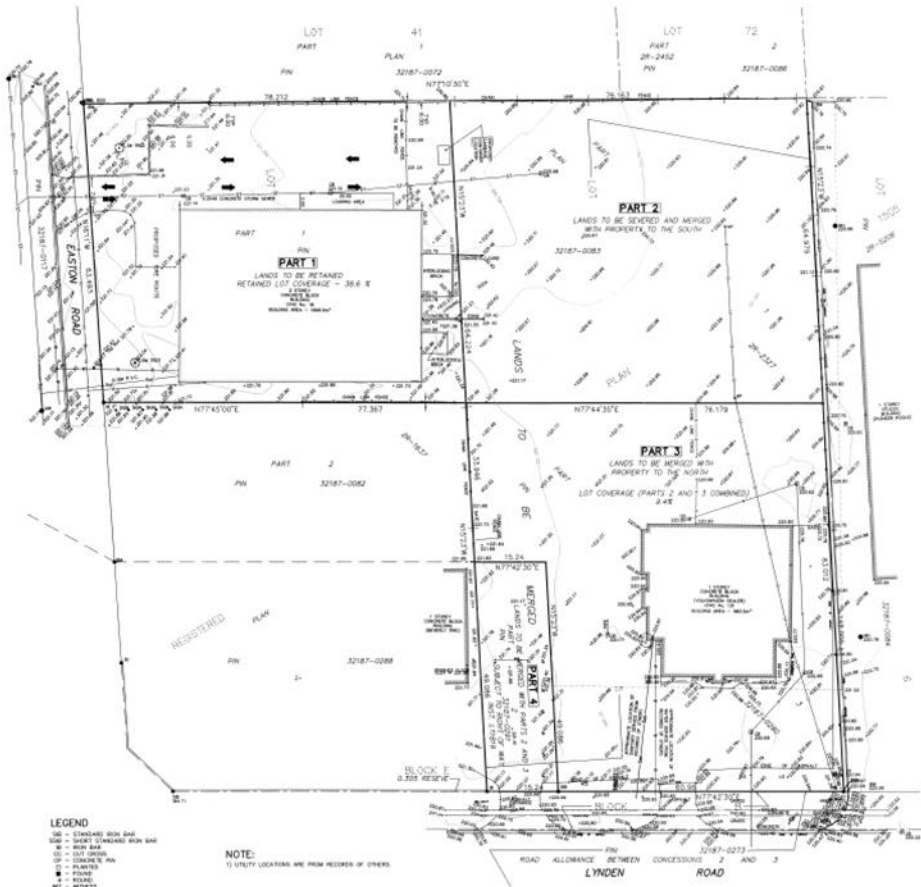
LOCATION MAP  
Application: B28-2019 & A28-2019  
18 Easton Road & 131 Lynden Road



Legend  
SUBJECT LAND



METRIC  
DISTANCES AND CO-ORDINATES SHOWN ON  
THIS PLAN ARE IN METRES AND MAY BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGEND  
--- STANDARD BOUNDARY  
--- BOUNDARY CORRECTION  
--- BOUNDARY  
--- DRAINAGE  
--- CONVEYANCE  
--- PLANTING  
--- FENCE  
--- ROAD  
--- WATER  
--- POWER  
--- TELEPHONE  
--- GAS  
--- CABLE  
--- OTHER  
--- OTHER

NOTE:  
1) UTILITY LOCATIONS ARE FROM RECORD OF OWNERS

I REQUIRE THIS PLAN TO BE REGISTERED UNDER THE LAND TILES ACT		PLAN 2R--  NEEDED AND DEPOSITED:		
DATE <u>  JUNE 10, 2019  </u>		DATE: _____		
A. MUR		REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TILES OFFICE OF BRANT (S) (S)		
PARTS SCHEDULE				
PART	LOT	PLAN	PN	AREA IN HECTARES
1	PART OF #	1920	32187-0083	0.405
2			32187-0084	0.497
3	#		32187-0085	0.337
4			32187-0086	0.075

PARTS 1 AND 2 COMPRISE ALL OF P.N. 32187-0083

SKETCH FOR  
SEVERANCE APPLICATION  
SHOWING EXISTING TOPOGRAPHIC FEATURES  
PART OF LOT 4  
AND LOT 5  
REGISTERED PLAN 1505  
CITY OF BRANTFORD  
SCALE 1:400  
McCAULAY, WHITE & MUIR LTD.

MacAULAY, WHITE & MUIR LTD.  
19-149  
19-149



September 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:** A28/2019  
**Related File Number:** B28/2019  
**Address:** 18 Easton Road  
**Roll Number:** 2906030019503000000  
**Applicant/Owner:** 2557860 ONTARIO INC  
**Agent:** David Johnston

**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 – boundary adjustment and minor variance applications have been received for the lands municipally addressed as 18 Easton Road. The applicant is proposing a boundary adjustment to facilitate the redevelopment and expansion of the Brantford Volkswagen Dealership at 131 Lynden Road. The consent application proposes a lot boundary adjustment to add a portion of the lands at 18 Easton Road with an area of 0.491 ha to the northern portion of 131 Lynden Road and retain a parcel with an area of 0.496 ha at 18 Easton Road. The applicant is seeking relief from two sections of the Zoning By-law 160-90, first:

- Section 6.18.7.8 in accordance with Table 6.1 to reduce the parking space requirement to a minimum of 24 spaces BE NOT APPROVED for the property municipally addressed as 18 Easton Road, shown as 'Part 1' on Appendix C in Report 2019-579.

**DECISION:           NOT APPROVED**


**DATE:                 September 18, 2019**


THAT Application A28/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to reduce the parking space requirement to a minimum of 24 spaces for the property municipally addressed as 18 Easton Road BE NOT APPROVED;

THAT the reason(s) for not approving are as follows: the proposed variance is in not keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and the variance is not required for the development 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. 2019-579.”*

  
TARA GASKIN, MEMBER

  
DANIEL NAMISNIAK, MEMBER

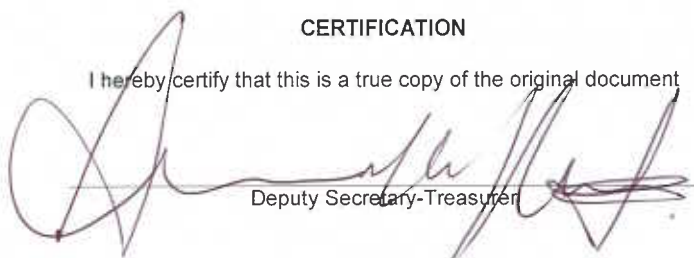
  
GREGORY KEMPA

LEE RYNAR, MEMBER

  
VIRGINIA KERSHAW, MEMBER

#### CERTIFICATION

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

  
Deputy Secretary-Treasurer

#### APPEALS

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#### ADDITIONAL INFORMATION

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

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

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

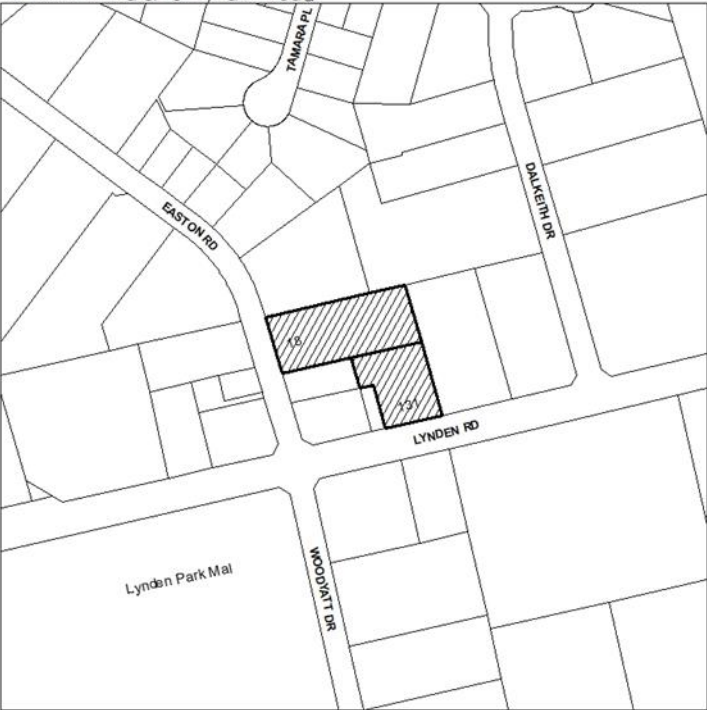
For further information regarding the appeal process and the Local Planning Appeal Tribunal go to: <http://elto.gov.on.ca/>.

**The last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is October 7, 2019**

END OF DECISION



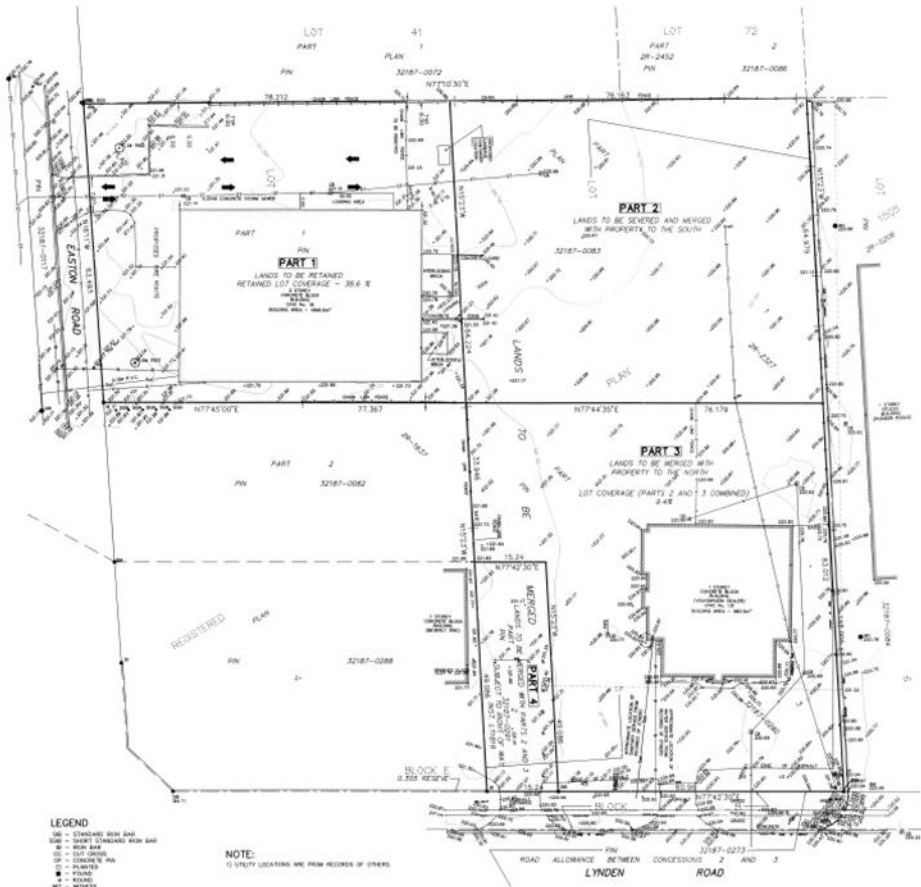
LOCATION MAP  
Application: B28-2019 & A28-2019  
18 Easton Road & 131 Lynden Road



Legend  
SUBJECT LAND



METRIC  
DISTANCES AND CO-ORDINATES SHOWN ON  
THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGEND  
--- STANDARD BOUNDARY  
--- BOUNDARY CORRECTION  
--- ROAD  
--- DRAIN  
--- CONCRETE PAV  
--- PLANTING  
--- FENCE  
--- WETLAND  
--- TREE  
--- BARRIER FENCE  
--- EXISTING FENCE  
--- EXISTING TRENCH  
--- EXISTING UTILITY LINE

NOTE:  
1) UTILITY LOCATIONS ARE FROM RECORD OF OWNERS

I REQUIRE THIS PLAN TO BE REVIEWED UNDER THE LAND TILES ACT		PLAN 2R--  NEEDED AND DEPOSITED		
DATE <u>  JUNE 10, 2019  </u>		DATE <u>                    </u>		
A. MAIR		REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TILES DIVISION OF BRANTFORD (ON) (2)		
PARTS SCHEDULE				
PART	LOT	PLAN	PN	AREA, IN METERS
1	PART OF	1600	32187-0083	0.405
2			32187-0086	0.047
3			32187-0090	0.007
4			32187-0091	0.015

PARTS 1 AND 2 COMPRISE ALL OF P.N. 32187-0085

SKETCH FOR  
SEVERANCE APPLICATION  
SHOWING EXISTING TOPOGRAPHIC FEATURES  
PART OF LOT 4  
AND LOT 5  
REGISTERED PLAN 1505  
CITY OF BRANTFORD  
SCALE 1:400  
McCAULAY, WHITE & MUIR LTD.





September 19, 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:** B25/2019  
**Related File Number:** A23/2019  
**Address:** 233 -235 Nelson Street  
**Roll Number:** 2906020008220000000  
**Applicant/Owner:** Milica Molnar Megyeri

**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 233-235 Nelson Street, which contains a semi-detached dwelling. The applicant is proposing to sever the lands at 235 Nelson Street and the retained lands will be 233 Nelson Street. The proposed severance will, if approved separate the existing semi-detached dwelling into individual lots.

The proposed dimensions of the severed and retained parcels are detailed below:

	<b>235 Nelson Street (severed)</b>	<b>233 Nelson Street (retained)</b>
<i>Width:</i>	8.72 m	6.21 m
<i>Depth:</i>	40.60 m	40.60 m
<i>Area:</i>	328.1 m <sup>2</sup>	277.7 m <sup>2</sup>

**DECISION:           PROVISIONAL APPROVAL**

**DATE:**               September 18, 2019

THAT application B25/2019 to sever a 235 Nelson Street from the adjoining lands at 233 Nelson, having a lot area of 328.1 m<sup>2</sup> and to retain a 233 Nelson Street, having a lot area of 278.7 m<sup>2</sup> BE APPROVED, subject to the following conditions:

1. Receipt of a registered reference plan showing the severed and retained parcels;
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 that a Site Alteration Permit has been received to construct a parking space at 233 Nelson Street, which meets the requirements of Zoning By-law 160-90, to the satisfaction of the Manager of Development Planning;
5. Receipt of confirmation that spatial separation calculations as it applies to the existing rear building face in relation to the proposed severance line is provided to the satisfaction of the Building Department;
6. Receipt of verification that the party wall along the proposed property line is constructed as a fire separation having a 1 hour fire resistance rating and that it provides continuous protection from the top of the footings to the underside of the roof deck. This verification must be provided by a qualified designer and to the satisfaction of the Building Department. Any proposed construction required to upgrade the part wall so it is in compliance with the OBC 9.10.11 will require that a building permit be applied for and issues through the Building Department. A completion certificate must be obtained prior to severance getting final approval; and
7. That the above conditions be fulfilled and the Certificate of Consent be issued on or before September 18, 2020, after which time the consent will lapse.

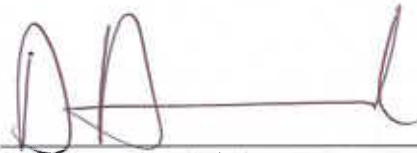
THAT the reason(s) for approval are as follows:

Having regard for the matters under Section 51(24) of the Planning Act, Staff is satisfied that the consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The consent will contribute to housing options in Brantford in accordance with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. The application is also consistent with the Consent Policies of Section 18.9.2 of the Official Plan.

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. 2019-560.”*

  
TARA GASKIN, MEMBER

  
DANIEL NAMISNIAK, MEMBER

  
GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER

  
VIRGINIA KERSHAW, MEMBER

#### CERTIFICATION

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

  
Deputy Secretary-Treasurer

#### APPEALS

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

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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 last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is October 8, 2019**

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](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  
100 Wellington Square  
Brantford ON  
N3T 2M3

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

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**END OF DECISION**







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:** B28/2019  
**Related File Number:** A28/2019  
**Address:** 18 Easton Road  
**Roll Number:** 2906030019503000000  
**Applicant/Owner:** 2557860 ONTARIO INC  
**Agent:** David Johnston

### 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 – boundary adjustment and minor variance applications have been received for the lands municipally addressed as 18 Easton Road. The applicant is proposing a boundary adjustment to facilitate the redevelopment and expansion of the Brantford Volkswagen Dealership at 131 Lynden Road. The consent application proposes a lot boundary adjustment to add a portion of the lands at 18 Easton Road with an area of 0.491 ha to the northern portion of 131 Lynden Road and retain a parcel with an area of 0.496 ha at 18 Easton Road.

The proposed dimensions of the severed and retained parcels are detailed below:

	<i><b>Lands to be severed (added to 131 Lynden Road) (Receiving lands)</b></i>	<i><b>233 Nelson Street (retained)</b></i>
<i><b>Width:</b></i>	76.2 m	64.224 m
<i><b>Depth:</b></i>	64.2 m	77.367 m
<i><b>Area:</b></i>	0.491 ha	0.496 ha

**DECISION:           PROVISIONAL APPROVAL**

**DATE:**               September 18, 2019

THAT application B28/2019 for a lot boundary adjustment for the eastern portion of the lands municipally known as 18 Easton road be severed to add 0.491 ha to the abutting lot at 131 Lynden Road, and to retain a parcel of land having an area of 0.496 ha BE APPROVED, subject to the following conditions:

1. Receipt of confirmation that the related minor variance application A28/2019 for one Type B loading space has received final approval;
2. Receipt of a registered reference plan showing the receiving lands, lands to be transferred and retained lands;

3. Receipt of confirmation that all taxes are paid up to date;
4. Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
5. Receipt of confirmation from the applicant's solicitor that 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;
6. Receipt of confirmation from the Solicitor acting in the transfer that the lands identified as Part 2 on Appendix B (Report No. 2019-579), is merged in title with the adjacent property and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
7. Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
8. Receipt of confirmation from the Engineering Department indicating that a truck maneuverability plan which appropriately implements the City's standards related to the ingress/ egress of the Type B Loading Space on the retained lands at 18 Easton Road has been provided;
9. Receipt of confirmation from Development Engineering Staff indicating that the existing sanitary demand calculations have been provided for the retained parcel;
10. Receipt of confirmation that a site alteration permit has been received through Development Engineering for any changes/ modifications made to the retained parcel at 18 Easton Road as identified under Site Alteration By-law 28-2011; and
11. That the above conditions be fulfilled and the Certificate of Consent be issued on or before September 18, 2020, after which time the consent will lapse.

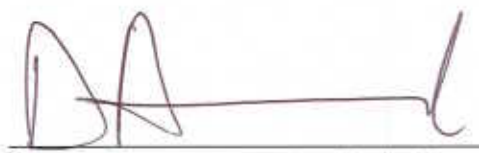
THAT the reason(s) for approval are as follows:

Having regard for the matters under Section 51(24) of the Planning Act, Staff is satisfied that the proposed boundary adjustment 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 160-90, specifically Section 18.9 of the Official Plan respecting consent applications including boundary adjustments within the City of Brantford and consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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:

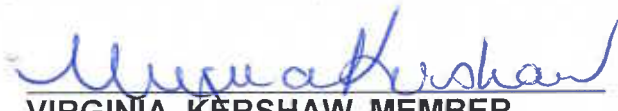
*"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2019-579."*

  
TARA GASKIN, MEMBER

  
DANIEL NAMISNIAK, MEMBER

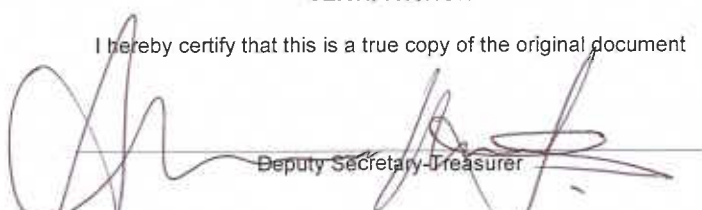
  
GREGORY KEMPA, MEMBER

LEE RYNAR, MEMBER

  
VIRGINIA KERSHAW, MEMBER

#### CERTIFICATION

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

  
Deputy Secretary-Treasurer

#### APPEALS

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

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

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 last date for filing a notice of appeal to the Local Planning Appeal Tribunal of this Decision is October 8, 2019**

#### ADDITIONAL INFORMATION

If you require additional information regarding the application, please contact Sean House, Secretary-Treasurer, (519)759-4150 ext. 5761, [shouse@brantford.ca](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  
100 Wellington Square  
Brantford ON  
N3T 2M3


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

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

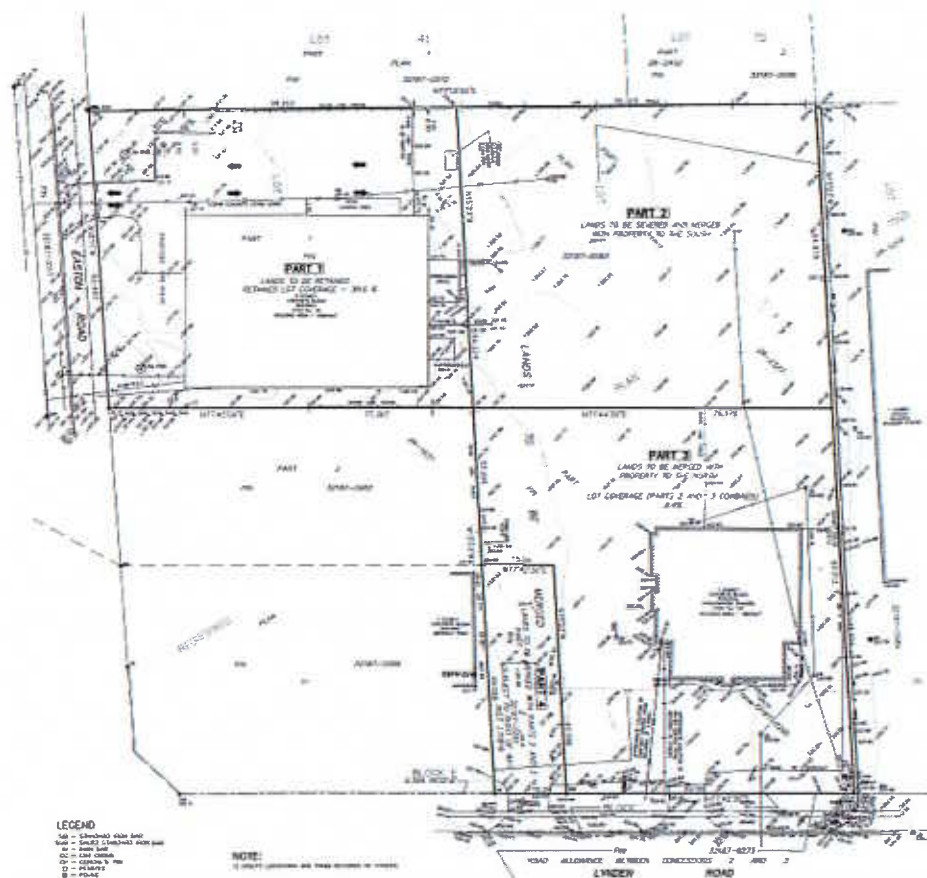
**END OF DECISION**



**LOCATION MAP**  
Application: B28-2019 & A28-2019  
18 Easton Road & 131 Lynden Road

 SUBJECT LAND

ANYTHING  
INFORMATION AND IS-OPERATE SHOWN ON  
THIS PLAN ARE IN METRIC AND CAN BE  
CONVERTED TO ENGLISH UNITS BY DIVIDING

[illegible]

**NOTE**

[illegible]

SKETCH FOR  
 SEWERAGE APPLICATION  
 SHOWING EXISTING TOPOGRAPHIC FEATURES  
 PART OF LOT 4  
 AND LOT 5  
 REGISTERED PLAN 1500  
 CITY OF BRANTFORD  
 SCALE 1"=400'  
 HARRIS, WHITE & HUBB LTD.

**MACAULAY WHITE & MUIR LTD.**