



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:** A07/2023  
**Related File Numbers:** N/A  
**Address:** 183 Longboat Run West  
**Roll Number:** 2906010011108080000  
**Applicant/Owner:** Losani Homes c/o Myles Smith  
**Agent:** MHBC Planning c/o Stephanie Mirtitsch

**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 183 Longboat Run West. The lot is proposed to be developed with a single detached dwelling, and is currently under construction. A minor variance is requested to Section 7.5.3.10.5 of Zoning By-law 160-90 to permit a rear yard setback of 0.6 metres to the garage, whereas the By-law permits a minimum rear yard setback of 6.0 metres.

**DECISION:           APPROVED**

**DATE:                 February 2, 2023**

THAT application A07/2023 seeking relief from Section 7.5.3.10.5 of Zoning By-law 160-90 to permit a rear yard setback of 0.6 m, whereas a minimum rear yard of 6.0 m is required, BE APPROVED;

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

- i. 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
- ii. as the building has already been constructed, the requirement to comply with the by-law would cause undue hardship to the applicant and prospective homeowner, and sufficient amenity space has been allocated in front yard; 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 2023-113”.*

**Absent - D. Namisniak,  
Chair/Member**

**Electronically signed by V. Kershaw,  
Acting Chair/Member**

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

**Absent - K. Brooks,  
Member**

**Opposed - T. Gaskin,  
Member**

**Electronically signed by G. Kempa,  
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 Sarah Hague, Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@brantford.ca) or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, [hstemberger@brantford.ca](mailto:hstemberger@brantford.ca)

#### APPEALS

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the giving of notice of a decision under Section 45(12) for minor variances) 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. Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.

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 \$575.00 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 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.

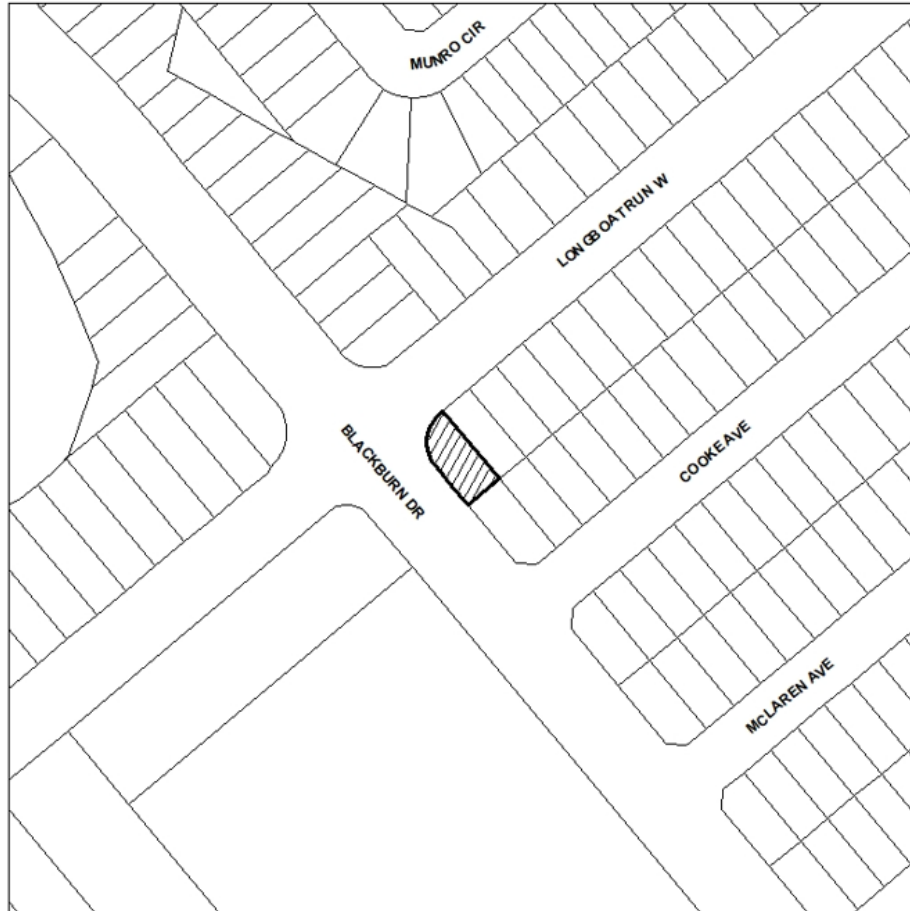
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is February 22, 2023**

**END OF DECISION**

# LOCATION MAP

Application: A07 /2023  
183 Longboat Run West

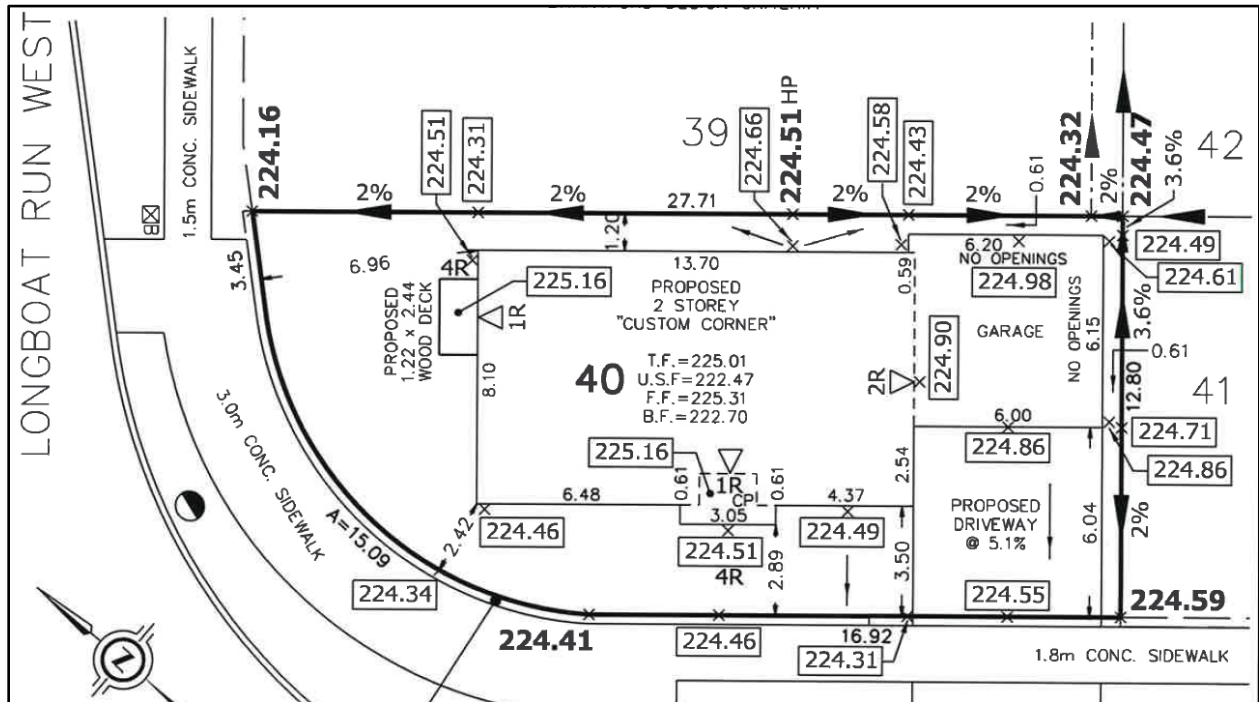


## Legend

 SUBJECT LAND



## Site Plan





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:** A04/2023  
**Related File Numbers:** N/A  
**Address:** 219 Grand Street  
**Roll Number:** 2906030012083000000  
**Applicant/Owners:** Jeff & Karen Wilson

**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 219 Grand Street to permit the construction of a two-car garage in the rear yard. To facilitate this development, the applicant is requesting relief from the Zoning By-law to allow for 15% lot coverage whereas the By-law permits maximum lot coverage of 10% for accessory structures. Given the unique lot configuration, the proposed garage will require additional driveway paving to allow for access to the structure in the rear yard. The subject lot is 521 m<sup>2</sup> and the proposed garage will have a GFA of 82.81 m<sup>2</sup> and a height of 4.1 metres.

To facilitate the development as proposed, the applicant is seeking the following relief from Zoning By-law 160-90:

Regulation	By-law Section	Required	Proposed	Relief Requested
6.3. Accessory Uses, Buildings and Structures	6.3.1.1	Maximum lot coverage of 10%	15% (82.81 m <sup>2</sup> )	5% (26.05 m <sup>2</sup> )

**DECISION:           APPROVED**

**DATE:                   February 2, 2023**

THAT Application A04/2023 requesting relief from Section 6.3.1.1 of the City of Brantford Zoning By-law 160-90 to permit a lot coverage of 15% for an accessory structure whereas the By-law permits a maximum lot coverage of 10% for accessory structures, 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 and of Report No. 2023-105.”*

**Absent - D. Namisniak,  
Chair/Member**

**Electronically signed by V. Kershaw,  
Acting Chair/Member**

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

**Absent - K. Brooks,  
Member**

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

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

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

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#### APPEALS

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the giving of notice of a decision under Section 45(12) for minor variances) 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. Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.

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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 February 22, 2023**

**END OF DECISION**

# LOCATION MAP

Application: A04/2023  
219 Grand Street

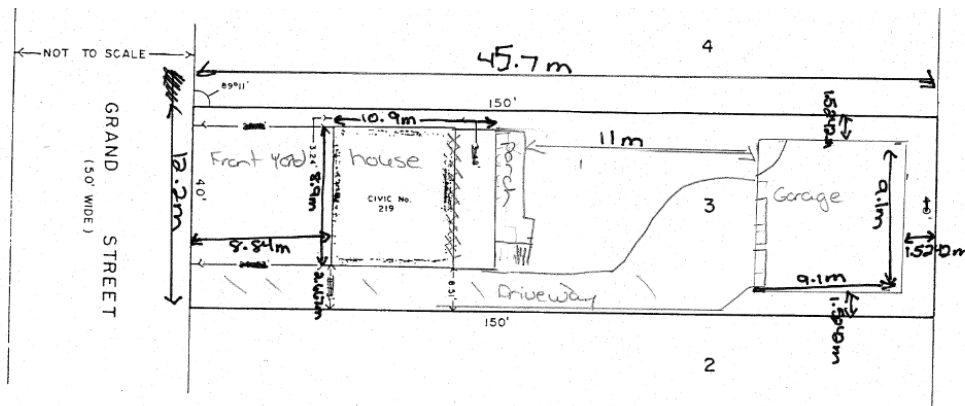


## Legend

 SUBJECT LAND



## Conceptual Site Drawing



SKETCH SHOWING  
BUILDING LOCATED ON  
LOT 3 - REGISTERED PLAN 517

CITY OF BRANTFORD  
COUNTY OF BRANT

SCALE: ~~1 cm = 2.5m~~

1976

Lot 150' x 40'  
45.7m x 12.2m

MAY 4, 1976

*Handwritten initials*





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:** B03/2023  
**Related File Numbers:** N/A  
**Address:** 272-280 Grand Street  
**Roll Number:** 2906030012119000000 (272 Grand Street)  
2906030012117000000 (280 Grand Street)  
**Applicant/Owner:** Terry DaSilva  
**Agent:** W. Christopher Nunn

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:**

An application for a lot boundary adjustment has been received to transfer a portion of lands (Part 2) from 280 Grand Street (Part 1) to 272 Grand Street (Part 3). The applicant from 272 Grand Street is seeking an increased lot size to allow for additional rear yard space and intends to build an accessory structure for personal use and storage in the future.

	<b>Lands to be Retained (Part 1 on Site Plan)</b>	<b>Lands to be combined through Lot Boundary Adjustment (Part 2 and 3 on Site Plan)</b>
<b>Lot Width</b>	22.25 m	22.93 m
<b>Lot Depth</b>	42.67 m	89.89 m
<b>Lot Area</b>	727.1 m <sup>2</sup>	2,976.5 m <sup>2</sup>

**DECISION:** **DEFERRED**

**DATE:** February 2, 2023

THAT Application B03/2023 for a lot boundary adjustment to transfer a portion of lands (Part 2) from 280 Grand Street (Part 1) to 272 Grand Street (Part 3) BE DEFERRED for one meeting cycle for the following reason:

- To allow time for the applicant to amend their application;

THAT pursuant to Section 53(17)-(18.2) and Section 45(8)-(8.2) of the *Planning Act*, R.S.O 1990, c.P. 13, the following statement SHALL BE INCLUDED in the Notice of Decision:

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2023-106”.*

**Absent - D. Namisniak,  
Chair/Member**

**Electronically signed by V. Kershaw,  
Acting Chair/Member**

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

**Absent- K. Brooks,  
Member**

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

**Electronically signed by G. Kempa,  
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 Sarah Hague, Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@brantford.ca) or Holly Stemberger, Deputy Secretary-Treasurer, (519)759-4150 ext. 5125, [hstemberger@brantford.ca](mailto:hstemberger@brantford.ca)

#### APPEALS

The applicant, the Minister, a specified person (as defined under Section 1(1) of the *Planning Act*), or public body that has an interest in the matter may, not later than 20 days after the giving of notice of a decision under Section 53(17) 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. Please note that members of the public are no longer entitled to appeal decisions of the Committee of Adjustment.

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 \$575.00 administrative fee made payable to the Corporation of the City of Brantford.

#### 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

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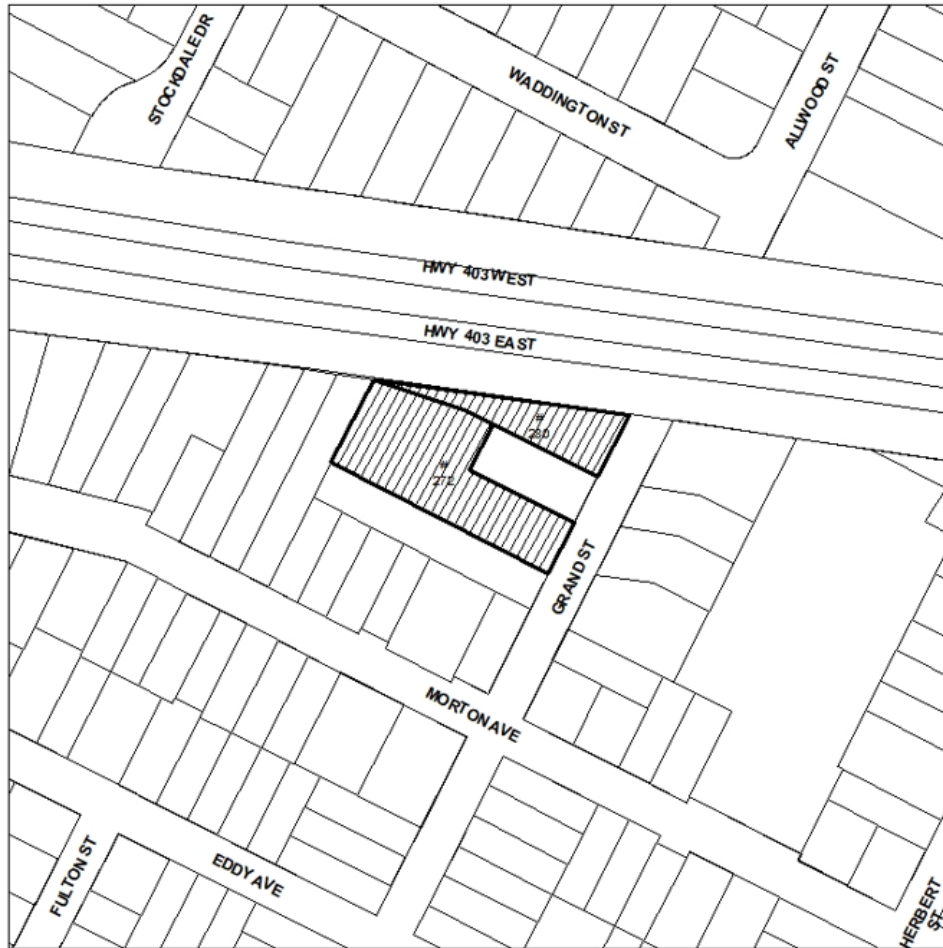
**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is February 26, 2023**

**END OF DECISION**



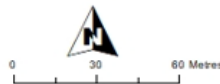
# LOCATION MAP

Application: B03/2023  
272 & 280 Grand Street

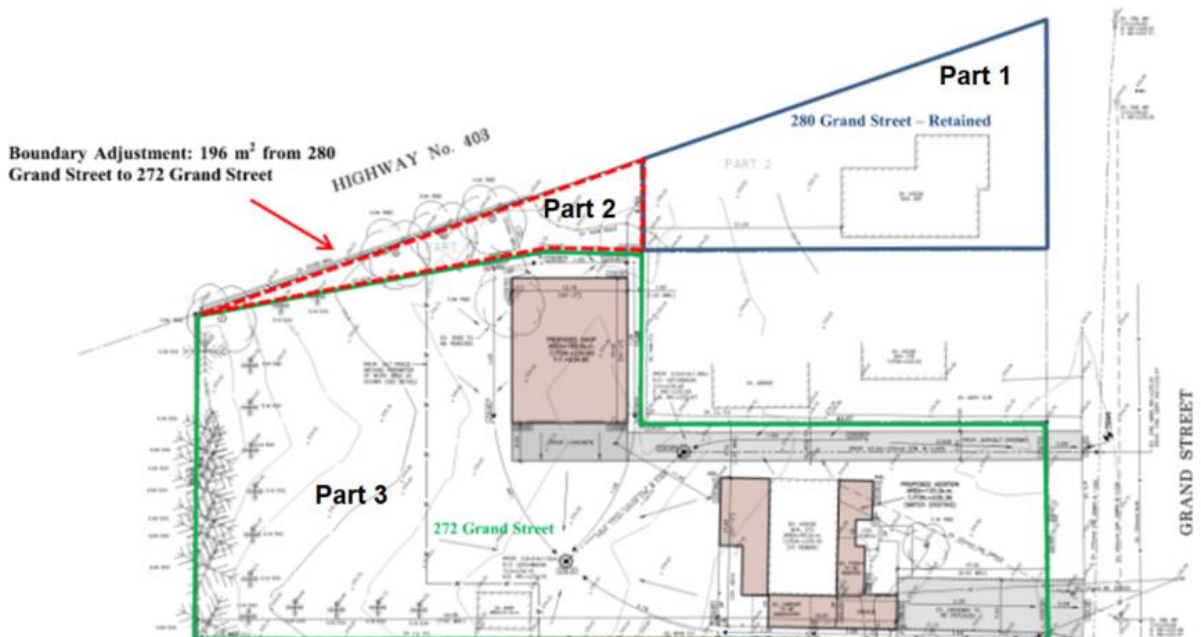


## Legend

 SUBJECT LAND



## Conceptual Site Plan Survey of Subject Properties





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:** A06/2023  
**Related File Numbers:** N/A  
**Address:** 450 Blackburn Drive  
**Roll Number:** 29060010011108000000  
**Applicant/Owner:** Losani Homes c/o Myles Smith  
**Agent:** MHBC Planning c/o Stephanie Mirtitsch

**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 450 Blackburn Drive. The lot is proposed to be developed with a single detached dwelling, which is currently under construction. A minor variance is requested to Section 7.5.3.6.6 of Zoning By-law 160-90 to permit a rear yard setback of 1.2 metres to the garage, whereas the By-law permits a minimum rear yard setback of 7.0 metres.

**DECISION:           APPROVED**

**DATE:                 February 2, 2023**

THAT application A06/2023 seeking relief from Section 7.5.3.6.6 of Zoning By-law 160-90 to permit a rear yard setback of 1.2 m, whereas a minimum rear yard of 7.0 m is required, BE APPROVED;

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

- i. 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
- ii. as the building has already been constructed, the requirement to comply with the by-law would cause undue hardship to the applicant and prospective homeowner, and sufficient amenity space has been allocated in front yard; 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 2023-112.”

**Absent - D. Namisniak,  
Chair/Member**

**Electronically signed by V. Kershaw,  
Acting Chair/Member**

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

**Absent - K. Brooks,  
Member**

**Opposed - T. Gaskin,  
Member**

**Electronically signed by G. Kempa,  
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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Secretary-Treasurer  
Committee of Adjustment  
58 Dalhousie Street  
Brantford ON  
N3T 2J2

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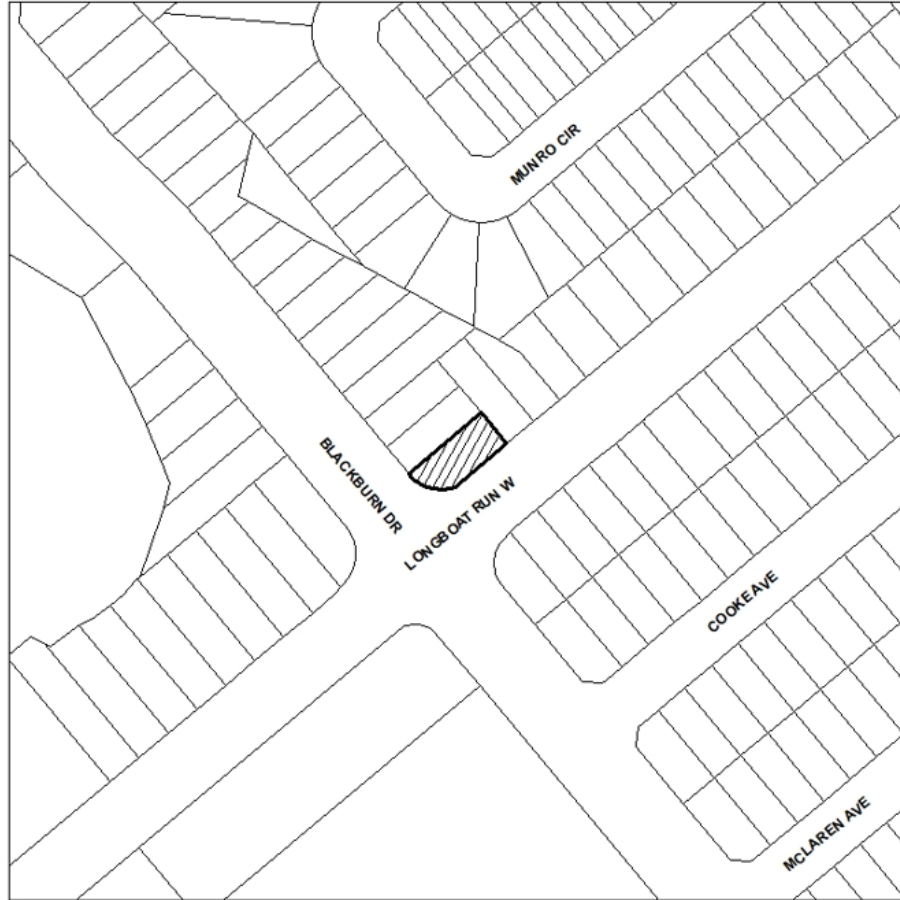
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is February 22, 2023**

**END OF DECISION**

# LOCATION MAP

Application: A06/2023  
450 Blackburn Drive

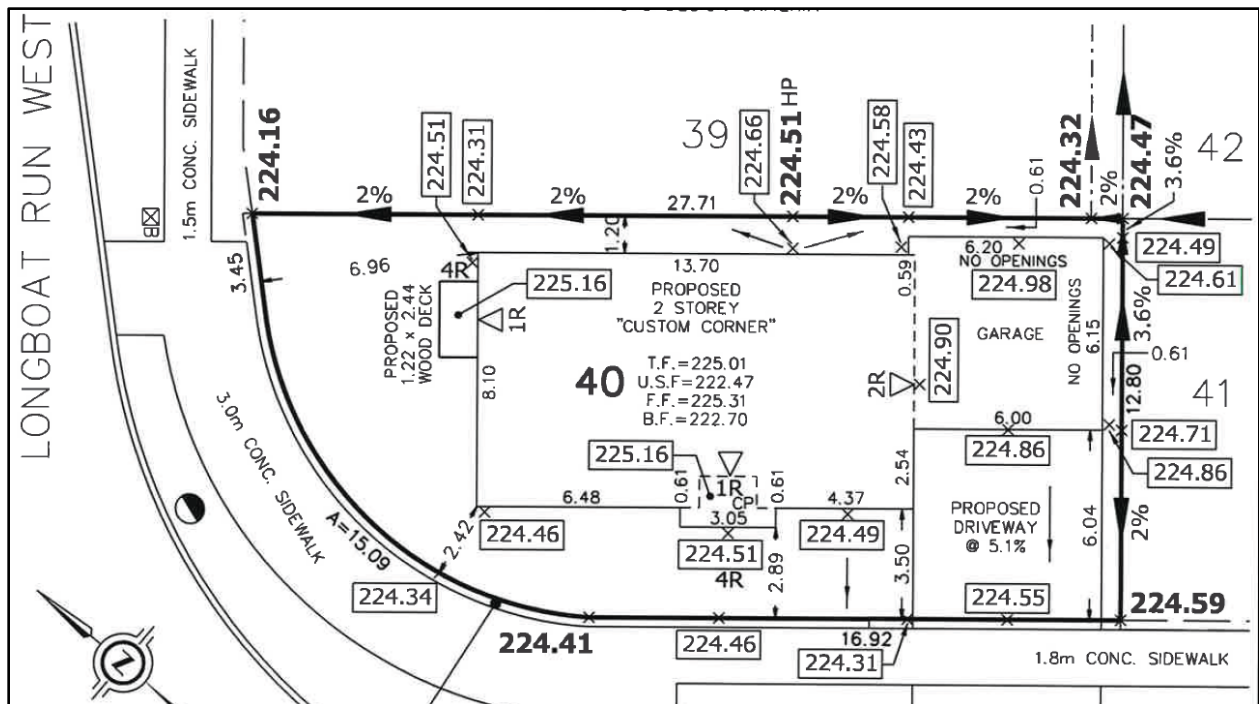


## Legend

SUBJECT LAND



# Site Plan





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:** A05/2023  
**Related File Numbers:** N/A  
**Address:** 849 Colborne Street East  
**Roll Number:** 2906040015064000000  
**Applicants/Owners:** Kristine & Christopher Allan

**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 849 Colborne Street. The applicant is proposing to construct a 1-storey addition to the northwest corner of the existing single detached dwelling. The addition will contain one bedroom and one bathroom.

To facilitate the development as proposed, the applicant is seeking the following relief from Zoning By-law 160-90:

Regulation	By-law Section	Required	Proposed	Relief Requested
Lot Coverage	7.3.2.1.3	35% (maximum)	40%	5%

**DECISION:           APPROVED**

**DATE:                   February 2, 2023**

THAT Application A05/2023 requesting relief from Section 7.3.2.1.3 of the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 44%, whereas a maximum lot coverage of 35%, 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 and of Report No. 2023-94.”*



**Absent - D. Namisniak,  
Chair/Member**

**Electronically signed by V. Kershaw,  
Acting Chair/Member**

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

**Absent - K. Brooks,  
Member**

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

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

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Secretary-Treasurer

#### ADDITIONAL INFORMATION

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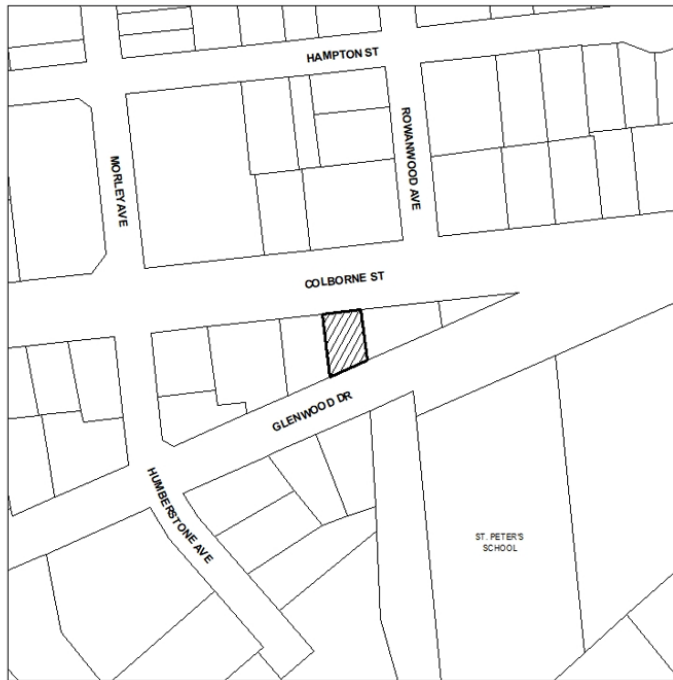
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is February 22, 2023**

**END OF DECISION**



**LOCATION MAP**  
Application: A05/2023  
849 Colborne Street East



**Legend**  
[Hatched Box] SUBJECT LAND



**Conceptual Site Plan**

COLBORNE STREET EAST

