



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:** A06/2022  
**Related File Numbers:** N/A  
**Address:** 73 King George Road  
**Roll Number:** 2906020012002000000  
**Applicant/Owner:** McDonald's Restaurants of Canada Ltd.  
**Agent:** IBI Group c/o Zara Altkawee

**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 73 King George Road. The applicant is proposing to construct an addition to the existing drive-through for installation of a second order window for the existing drive-through. The proposed construction of the partial lane is required to accommodate the second order window. If approved, 9 parking spaces will be reconfigured, thereby making the site deficient by 3 parking spaces. To facilitate construction, the applicant is seeking relief from Section 6.18.7.8 of the Zoning By-law to permit a total of 49 parking spaces, whereas the by-law requires a minimum of 52 parking spaces for a fast Food restaurant with a GFA of 330 m<sup>2</sup>. The applicant has submitted a Site Plan Amendment application (SPC-36-2021) concurrently.

**DECISION:** APPROVAL

**DATE:** April 6, 2022

THAT Application A06/2022 requesting relief from Section 6.18.7.8 of the City of Brantford Zoning By-law 160-90 to permit a minimum of 49 parking spaces for a Fast Food restaurant with a Gross Floor Area of 330 m<sup>2</sup>, whereas the by-law requires a minimum of 52 parking spaces, 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. 2022-256.”*

**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 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 Sarah Hague, Deputy Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@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 \$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/>

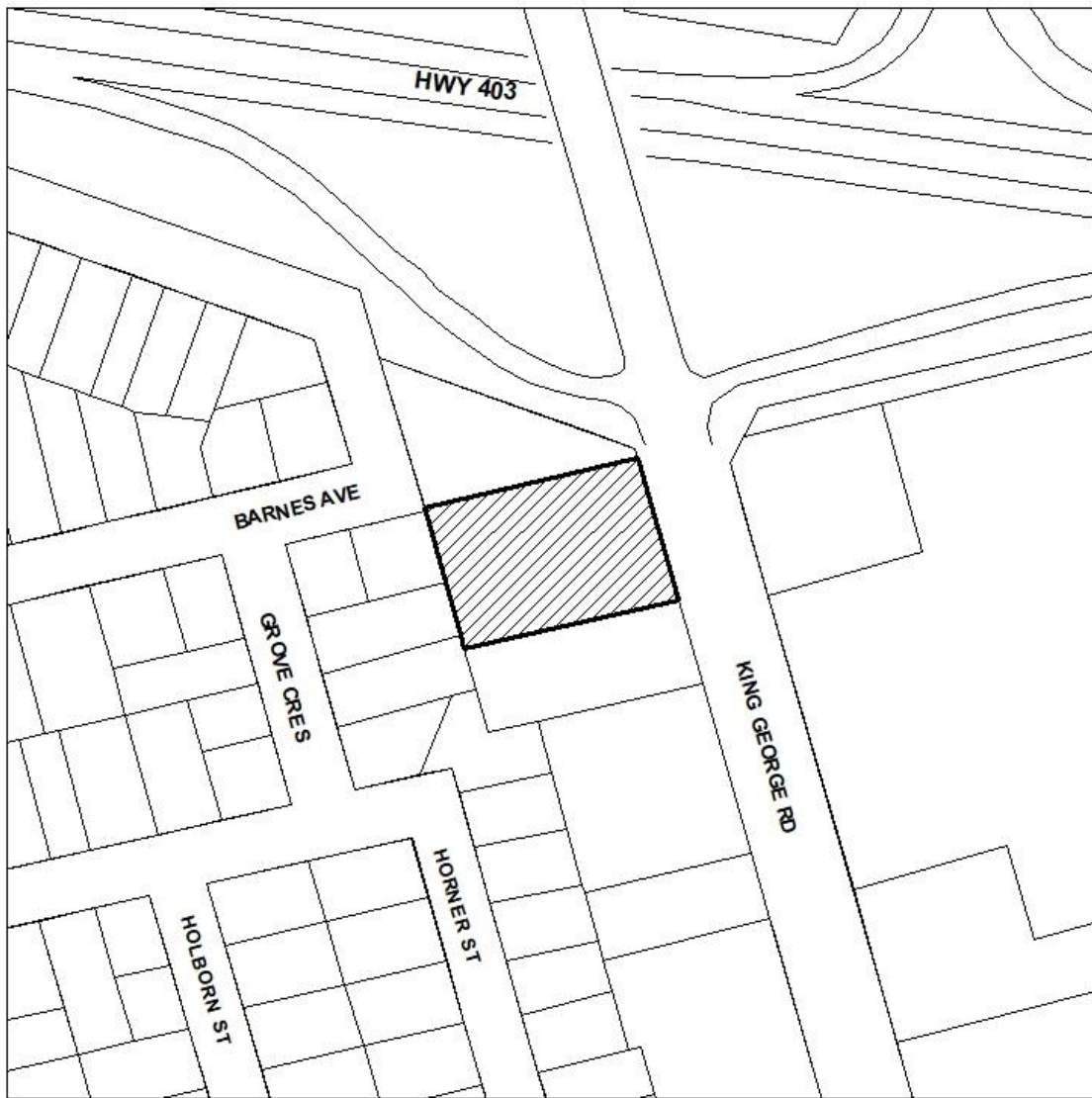
**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is April 26, 2022**

**END OF DECISION**


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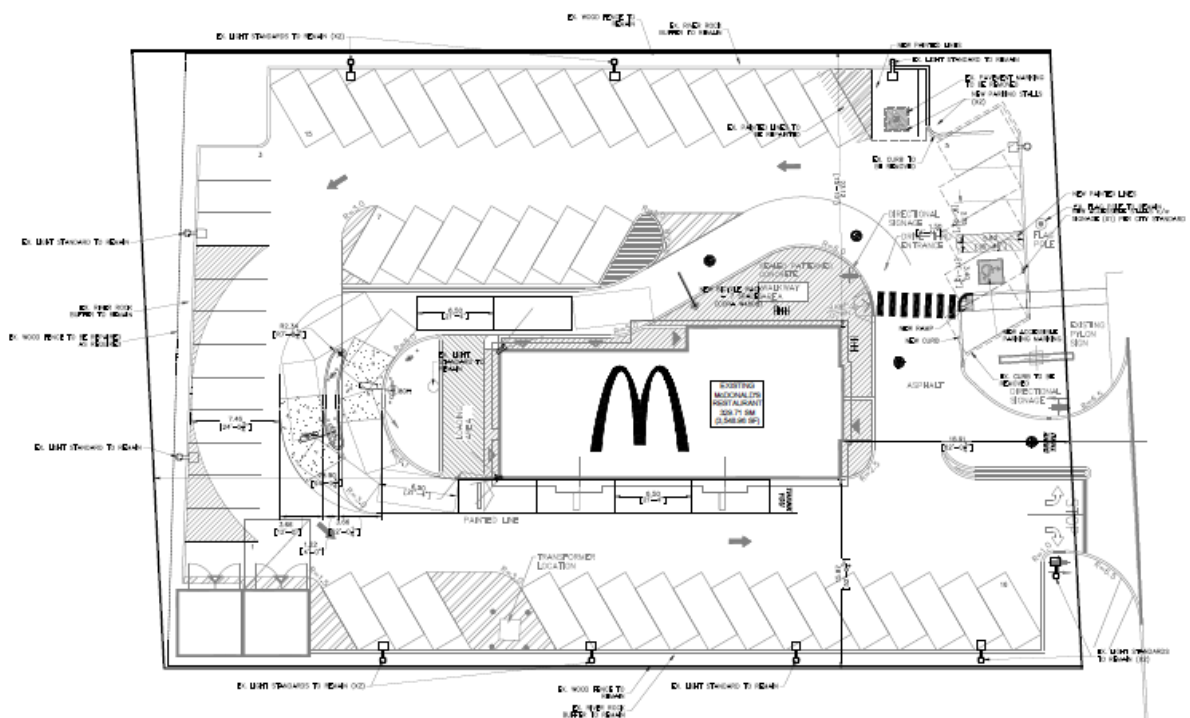
# LOCATION MAP

Application: A06/2022  
73 King George Road



## 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:** A07/2022  
**Related File Numbers:** N/A  
**Address:** 84 Cooke Avenue  
**Roll Number:** 2906010011105570000  
**Applicant/Owner:** Losani Homes c/o Myles Smith  
**Agent:** MHBC Planning c/o Dave Aston

**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 84 Cooke Avenue, formerly known as 501 Shellard Lane, Lot 229 of Draft Plan of Subdivision File No. 29T-16502. The applicant is proposing to construct a single detached dwelling with a rear yard setback of 6.6 m, whereas a minimum rear yard setback of 7.0 m is required pursuant to Section 7.4.3.21.6 of Zoning By-law 160-90.

**DECISION:** APPROVAL

**DATE:** April 6, 2022

THAT Application A07/2022 requesting relief from Section 7.4.3.21.6 of Zoning By-law 160-90 to permit a minimum rear yard setback of 6.6 m, whereas a minimum rear yard setback of 7.0 m is required, BE APPROVED;

THAT the reason(s) for approval are as follows: the proposed variances are 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. 2022-257.”*

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 V. 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 Sarah Hague, Deputy Secretary-Treasurer, (519)759-4150 ext. 5160, [shague@brantford.ca](mailto:shague@brantford.ca).

#### APPEALS

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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 April 26, 2022**

**END OF DECISION**

# LOCATION MAP

Application: A07/2022  
84 Cooke Ave (501 Shellard Lane Block 229)



### Legend

SUBJECT LAND

