



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:** A02/2022  
**Related File Numbers:** N/A  
**Address:** 84 Lynden Road  
**Roll Number:** 2906030019170200000  
**Applicant/Agent:** Priority Permits  
**Owner:** IG Investment Management Ltd.

**IN THE MATTER OF AN APPLICATION FOR VARIANCE MADE UNDER SECTION  
45 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 13 as amended:**

### PROPOSAL:

A minor variance application has been received for the lands municipally addressed as 84 Lynden Road. The applicant is proposing three additional exterior wall signs at the Old Navy storefront location at the Lynden Park Mall. The applicant is requesting a variance for two of the three current signs which are proposed to be updated, in order meet the trademark requirements and allow the signs to be legible. The proposed signs would project away from the building façade. To facilitate two of the wall signs (commonly referred to as blade signs) as proposed, the applicant is seeking relief from Section 478.9.3 of Section 478 of the Municipal Code to permit two signs to project a total of 1.10 m from the façade, whereas 0.61 m is required. While the application provided 1.07 m, Planning Staff have rounded up in the event of discrepancies during construction.

**DECISION:** APPROVAL

**DATE:** February 3, 2022

THAT Application A02/2022 requesting relief from Chapter 478 of the City of Brantford Municipal Code to permit two wall signs to project 1.10 m from the façade whereas 0.61 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 City of Brantford Municipal Code, the relief requesting 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. 2022-110.”*

**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.



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.

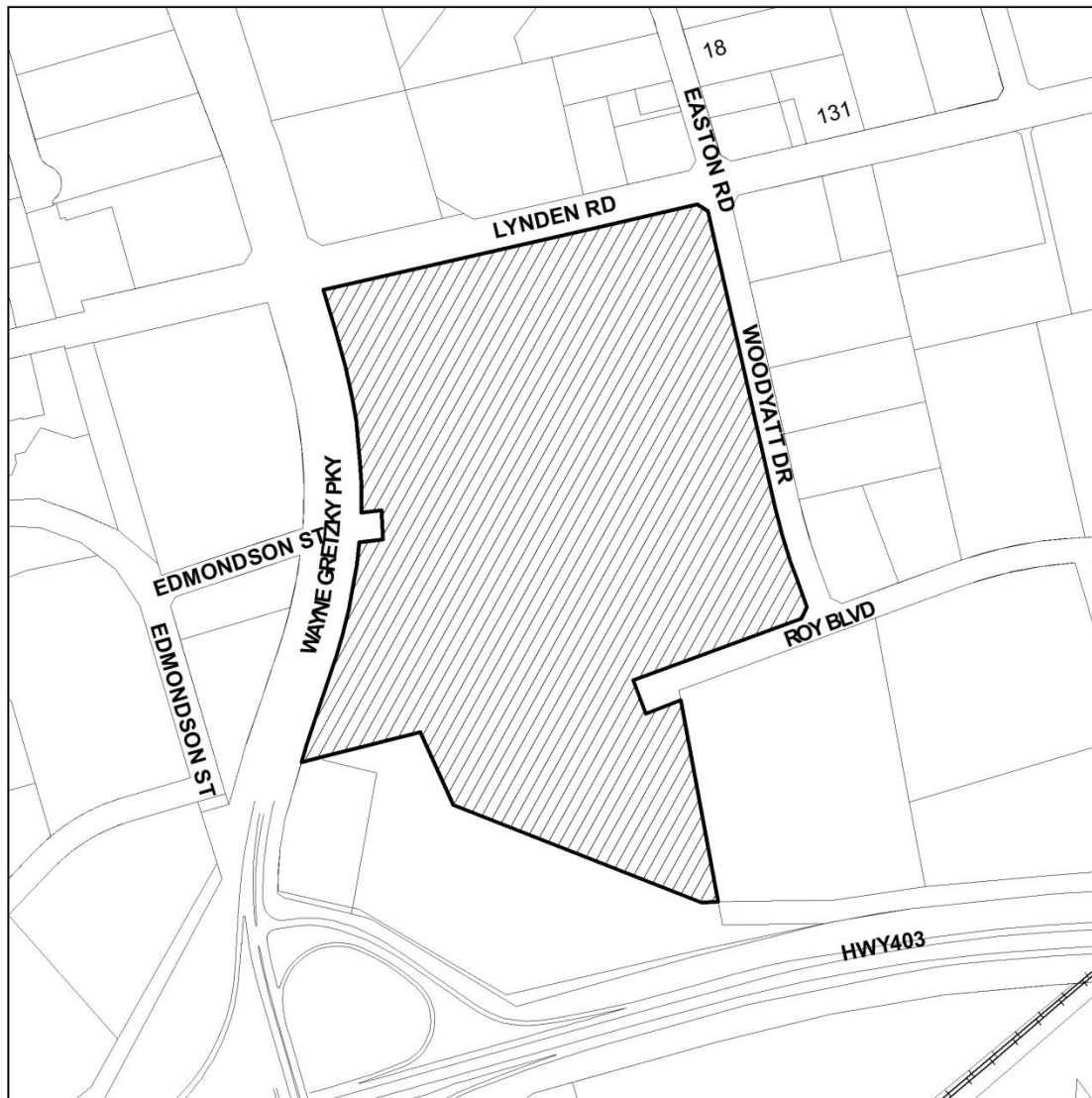
For further information regarding the appeal process and the Ontario Land Tribunal go to: <https://olt.gov.on.ca/appeals-process/>

**The last date for filing a notice of appeal to the Ontario Land Tribunal of this  
Decision is February 23, 2022**

**END OF DECISION**

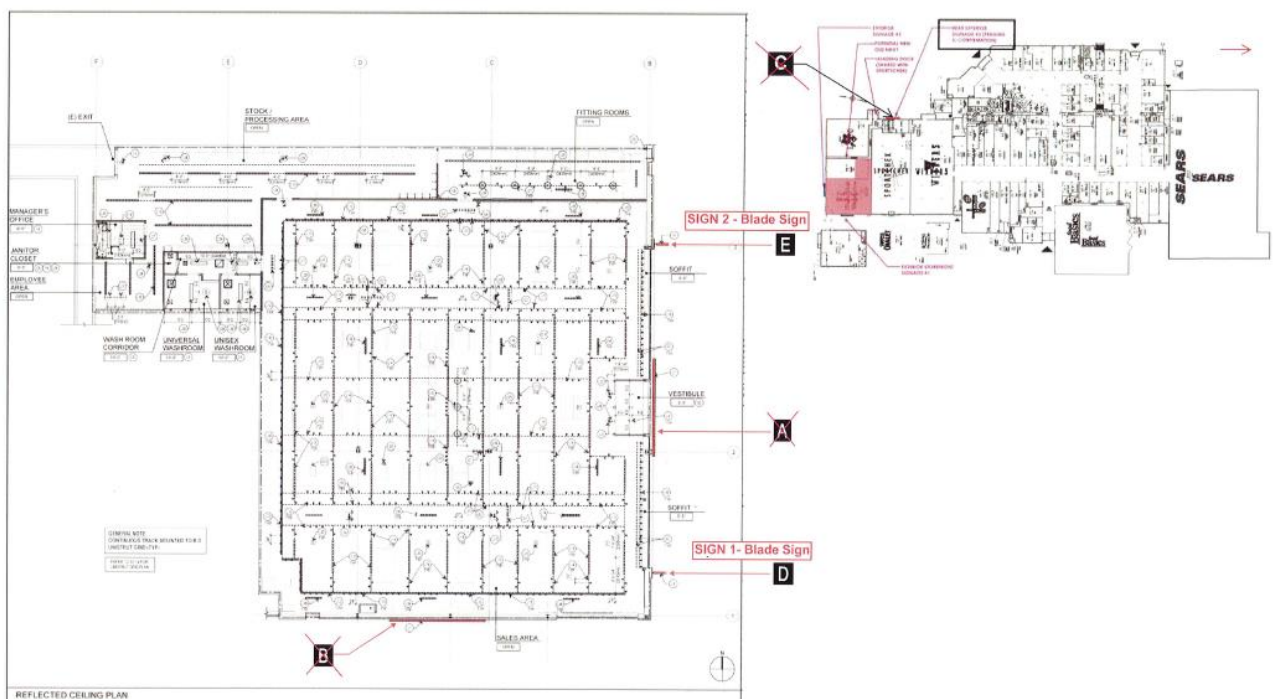
# LOCATION MAP

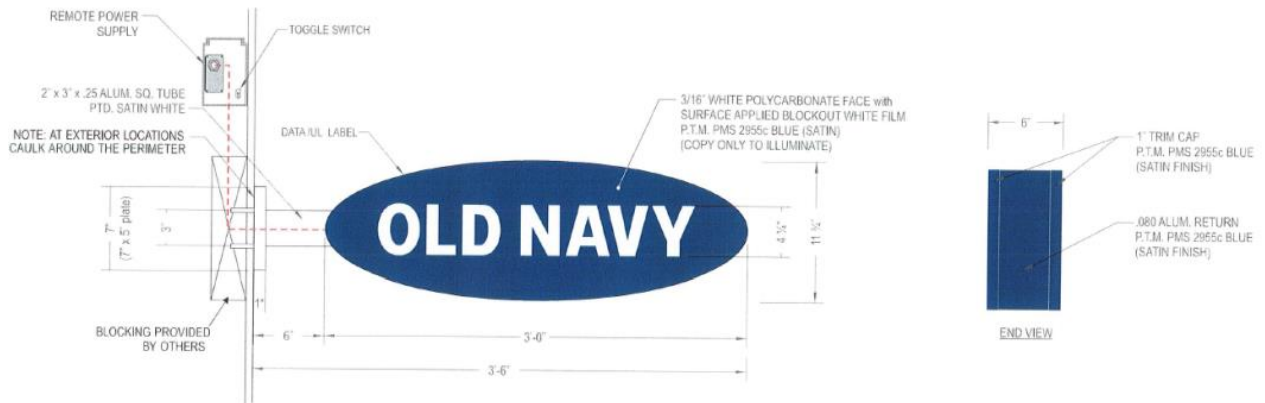
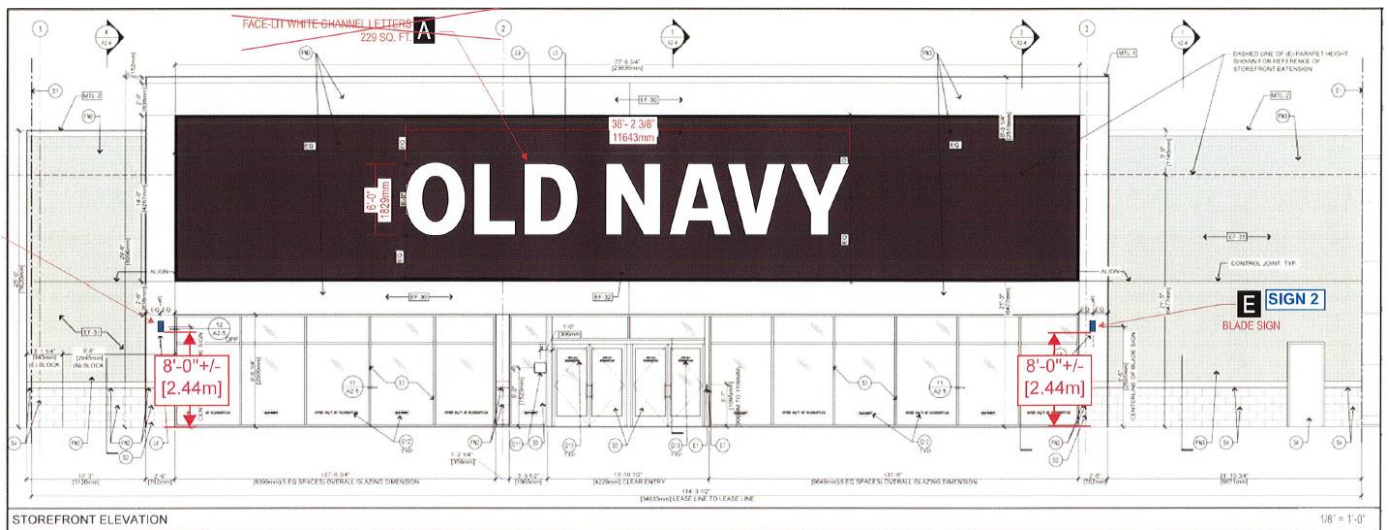
Application: A02/2022  
84 Lynden Road



## Legend

 SUBJECT LAND





**DE** WORDMARK-LIT SUSPENDED DOUBLE-FACE BLADE SIGN - 3'-0" STANDARD FOR EXTERIOR STOREFRONT

Scale: 1 1/2" = 1'-0"

**SIGN 1 & SIGN 2 - Blade Signs**

QTY. (2) REQ'D 39 LBS PER LETTERS

SIGN AREA	2.93 SQ. FT. EA
ILLUMINATION	HANLEY .80w 7000k WHITE L.E.D.s
ELECTRICAL	1 amp / 120v / (1) 20amp CIRCUIT
FACE COLOR	BLOCKOUT WHITE FILM P.T.M. PMS 2955c (SATIN) - WHITE COPY ONLY TO ILLUM.
TRIMCAP COLOR	BLUE TO MATCH PMS 2955c
RETURN COLOR	P.T.M. PMS 2955c BLUE (SATIN FINISH)



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:** A03/2022  
**Related File Numbers:** N/A  
**Address:** 248 Chatham Street  
**Roll Number:** 2906040002087000000  
**Applicant/Agent:** Ken Bekendam  
**Owner:** Mitchell Rocha

**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 248 Chatham Street. The applicant is proposing to renovate the existing dwelling to add an additional unit, for a total of 3 units. The existing driveway will be extended which will provide access to a proposed parking area at the rear of the building containing 3 parking spaces. To facilitate this request, the applicant is seeking relief from Section 7.8.2.1.8.2 to permit a minimum Gross Floor Area of 37 m<sup>2</sup> for a converted dwelling unit, whereas 55 m<sup>2</sup> is required. The variance is only requested for the additional unit (Unit #3), which is proposed in the rear portion of the ground floor. Planning Staff propose a condition on the variance to provide privacy fencing in around the perimeter of the rear yard, which shall ensure that neighbouring properties are not impacted by headlight glare from the proposed parking area at the rear of the existing building.

**DECISION:** APPROVAL

**DATE:** February 3, 2022

THAT Application A03/2022 requesting relief from the City of Brantford Zoning Bylaw 160-90 to permit a minimum Gross Floor Area of 37 m<sup>2</sup> for a converted dwelling, whereas a minimum Gross Floor Area of 55 m<sup>2</sup> required, BE APPROVED, conditional upon the installation of privacy fencing around the perimeter of the rear yard to the satisfaction of the Planning & Engineering and Building Departments;

THAT the reason(s) for approval are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and

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

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2022-108.”*

**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,  
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Deputy Secretary-Treasurer

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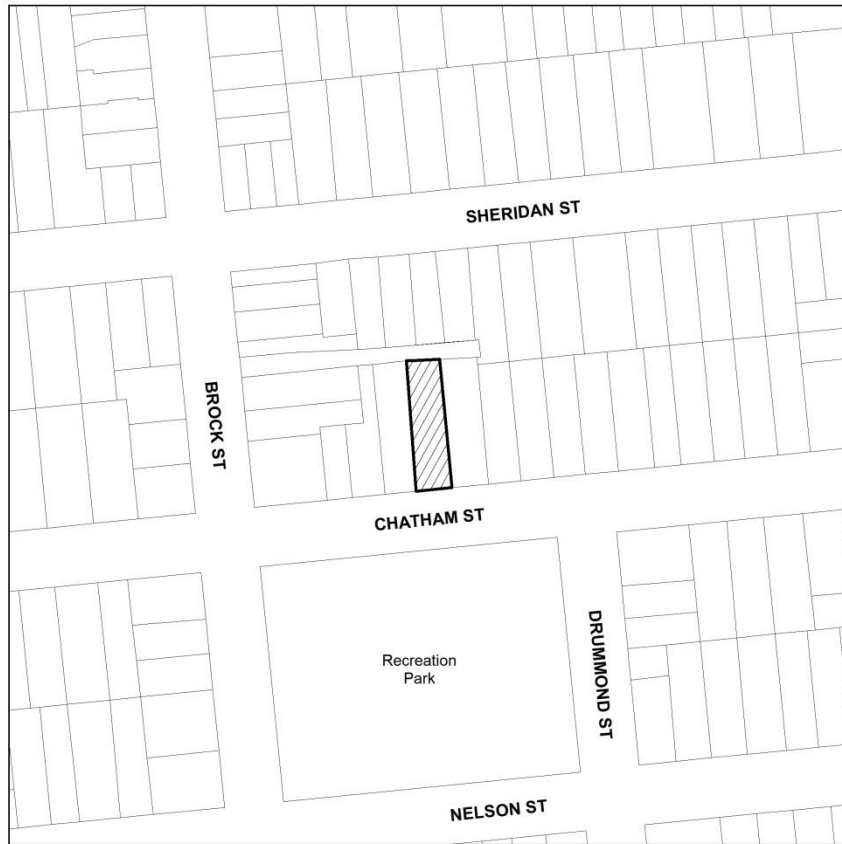
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**END OF DECISION**

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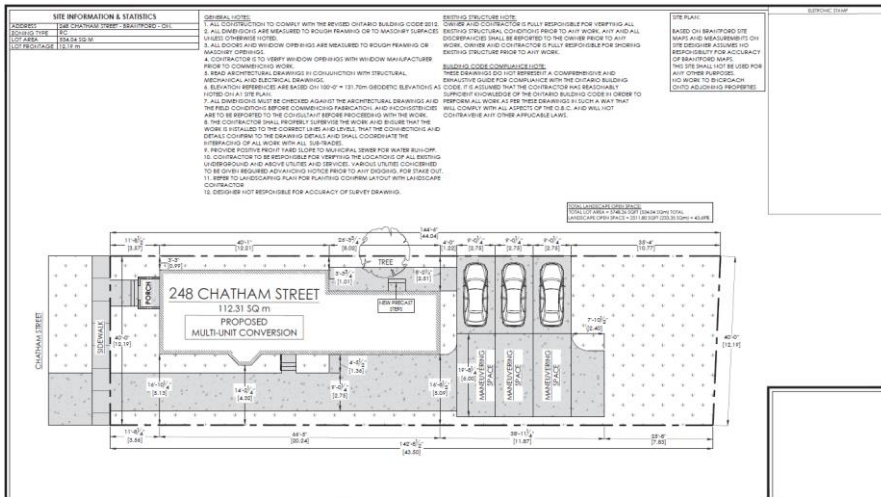
# LOCATION MAP

Application: A03/2022  
248 Chatham Street



### Legend

SUBJECT LAND



	248 CHATHAM STREET - BRANTFORD, ON. SITE PLAN CONVERTED DWELLING	SCALE: 1:150 DATE: DEC 2021
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