



May 7, 2026

**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:** B8-2026  
**Related File Numbers:** A14-2026  
**Address:** 93-95 East Avenue  
**Roll Number:** 2906040006030000000  
**Agent:** James Lewis  
**Applicant:** James Lewis  
**Owner:** James Lewis

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 and Minor Variance Application has been received for the lands municipally addressed as 93-95 East Ave. The purpose of this application is to sever the subject lands to create separate parcels, enabling each dwelling unit to be held in individual ownership with separate titles. No new development is proposed for the lands. The severed parcel (93 East Ave) is proposed to have a lot frontage of 12.66 m and an area of 257.7m<sup>2</sup>, the retained parcel (95 East Ave) is proposed to have a lot width of 11.27 m and an area of 225m<sup>2</sup>.

**Decision: Provisional Approval**

**Date: May 6, 2026**

THAT Consent application B08-2026 requesting to sever a parcel of land from the subject property municipally addressed as 93-95 East Ave., having a lot area of 257.7m<sup>2</sup>, and to retain a parcel of land (95 East Ave.) having a lot area of 225m<sup>2</sup> BE APPROVED subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcel;
2. Receipt of confirmation that all taxes are paid up to date;
3. Receipt of confirmation that the applicant has submitted 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. That the Owner/Applicant shall relocate the electrical meter base for 95 East Avenue to be entirely within the proposed retained lands to the satisfaction of GrandBridge Energy. Prior to the relocation, the property owner's electrician will need to submit a service layout;
5. Receipt of confirmation from the Manager of Development Engineering or his/her



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

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

**File Number:** A14-2026  
**Related File Numbers:** B08-2026  
**Address:** 93-95 East Avenue  
**Roll Number:** 2906040006030000000  
**Agent:** James Lewis  
**Applicant:** James Lewis  
**Owner:** James Lewis

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 Consent and Minor Variance Application has been received for the lands municipally addressed as 93-95 West Street. The purpose of this application is to sever the subject lands to create separate parcels, enabling each dwelling unit to be held in individual ownership with separate titles. No new development is proposed for the lands. The severed parcel (93 East Ave) is proposed to have a lot frontage of 12.66 m and an area of 257.7 m<sup>2</sup>, the retained parcel (95 East Ave) is proposed to have a lot width of 11.27 m and an area of 225 m<sup>2</sup>. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4 Table 7.4.1.2 To permit a lot area of 257.7 m<sup>2</sup> whereas 270 m<sup>2</sup> is otherwise the permitted minimum area (severed parcel).
- Section 7.4 Table 7.4.1.2 To permit a lot area of 225 m<sup>2</sup> whereas 270 m<sup>2</sup> is otherwise the permitted minimum area (retained parcel).
- Section 7.4 Table 7.4.1.5 To permit a rear yard of 5.54 m whereas 7.5 m is otherwise the permitted minimum area (severed parcel).
- Section 7.4 Table 7.4.1.5 To permit a rear yard of 5.69 m whereas 7.5 m is otherwise the permitted minimum area (retained parcel).

**Decision:** **APPROVED**

**Date:** **May 6, 2026**

THAT minor variance application A 14-2026 seeking relief from Section 7.4 Table 7.4.1.2 to permit a lot area of 257.7m<sup>2</sup> whereas 270m<sup>2</sup> is otherwise the permitted minimum area (severed parcel) BE APPROVED;

THAT minor variance application A14-2026 seeking relief from Section 7.4 Table 7.4.1.2 to permit a lot area of 225m<sup>2</sup> whereas 270m<sup>2</sup> is otherwise the permitted minimum area (retained parcel) BE APPROVED;

THAT minor variance application A14-2026 seeking relief from Section 7.4 Table 7.4.1.4 to permit a distance of 4.02m for the front yard to the main wall whereas 6m is otherwise the permitted minimum (severed parcel) BE APPROVED;

THAT minor variance application A14-2026 seeking relief from Section 7.4 Table 7.4.1.4 to permit a distance of 3.92m for the front yard to the main wall whereas 6m is otherwise the permitted minimum (retained parcel) BE APPROVED;

THAT minor variance application A14-2026 seeking relief from Section 7.4 Table 7.4.1.5 to permit a year yard of 5.54m whereas 7.5m is otherwise the permitted minimum (retained parcel) BE APPROVED;

THAT minor variance application A14-2026 seeking relief from Section 7.4 Table 7.4.1.5 to permit a rear yard of 5.69m whereas 7.5m is otherwise the permitted minimum (retained parcel) BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands.

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by M. Bodnar,  
Member

ABSENT - M. Simpson, Member

Electronically signed by T. Cupoli,  
Member

Electronically signed by A. Patel,  
Member

Electronically signed by A. Alagic,  
Member

### **Certification**

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



Paul Clarke, Secretary-Treasurer

### **Additional Information**

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 [CofA@brantford.ca](mailto:CofA@brantford.ca).

### **Appeal Deadline**

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 26, 2026 at 4:30 p.m.**

### **End of Decision**

## APPEAL INFORMATION – MINOR VARIANCES

### 1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

### 2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

### 3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

**Hardcopy:** At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

**Electronic copy:** By email delivered to [cofa@brantford.ca](mailto:cofa@brantford.ca). Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact [cofa@brantford.ca](mailto:cofa@brantford.ca) in advance to request a file sharing link.

**E-file Portal:** By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

#### **4. What information must be submitted for the appeal to be considered?**

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

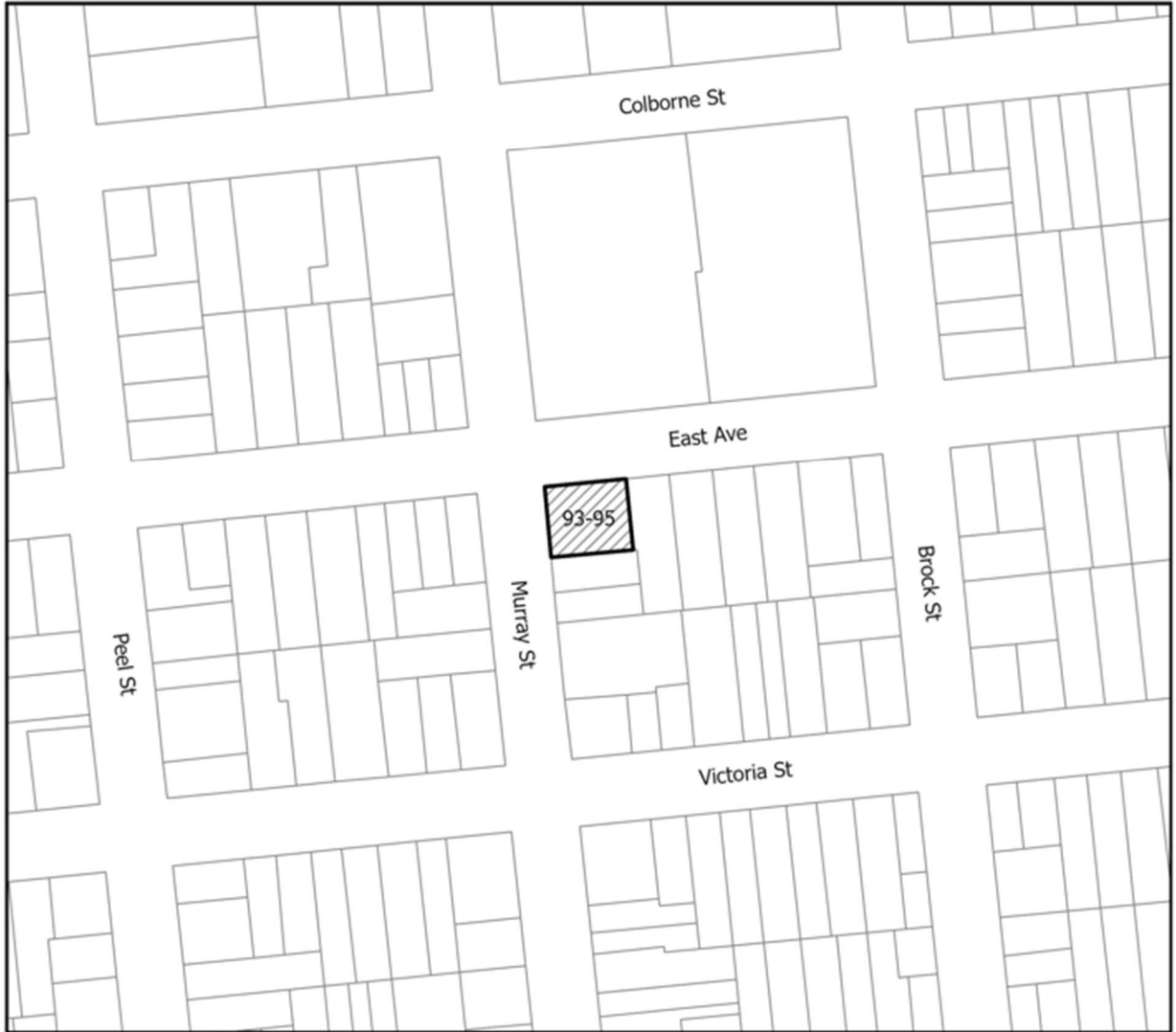
Questions or Information:

Contact Committee of Adjustment Staff ([cofa@brantford.ca](mailto:cofa@brantford.ca))

# Location Map

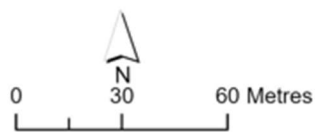
## LOCATION MAP

Application: B08-2026 and A14-2026  
93-95 East Avenue



Legend

 Subject Land







May 7, 2026

**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:** A17-2025  
**Related File Numbers:** n/a  
**Address:** 464 Golf Road  
**Roll Number:** 2906020040217000000  
**Agent:** Don Radcliffe  
**Applicant:** Don Radcliffe  
**Owner:** Don Radcliffe

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 was received for the lands municipally addressed 464 Golf Road. The purpose of the application is to facilitate the construction of an approximately 48 m<sup>2</sup> addition on a legal non-conforming dwelling. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024.

- Section 2.12 b): notwithstanding any provision of this By-law to the contrary, where a building or structure does not comply with a provision of this By-law, and the building or structure legally existed prior to the passing of this By-law, the building or structure may be repaired, including strengthening to sage condition, renovated or reconstructed provided that the repair, renovation or reconstruction does not further increase the extent of non-compliance. Any enlargement of a legal non-conforming building or structure shall comply with the provisions of this By-law.

**Decision:** **APPROVED**

**Date:** **May 6, 2026**

THAT minor variance application A17-2025 seeking relief from Section 2.12 b of Zoning By-law 124-2024 to permit the construction of a 50 m<sup>2</sup> single storey addition onto the existing single detached dwelling whereas no enlargement of legal nonconforming uses is otherwise required, BE APPROVED

THAT the reasons for the approval of the minor variance application are as follows: the relief requested is considered minor in nature and desirable for the appropriate development of the subject lands;

THAT pursuant to 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. 2026-235

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

**Electronically signed by A. Alagic,  
Member**

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

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

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

**ABSENT - M. Simpson, Member**

**Electronically signed by A. Patel,  
Member**

### **Certification**

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



Paul Clarke, Secretary-Treasurer

### **Additional Information**

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 [CofA@brantford.ca](mailto:CofA@brantford.ca).

### **Appeal Deadline**

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 26, 2026 at 4:30 p.m.**

### **End of Decision**

## APPEAL INFORMATION – MINOR VARIANCES

### 1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

### 2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

### 3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

**Hardcopy:** At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

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Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of

appeal because of one of the methods being unavailable will be time barred and of no effect.

**4. What information must be submitted for the appeal to be considered?**

Planning Act Section 45(12) appeals must include:

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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

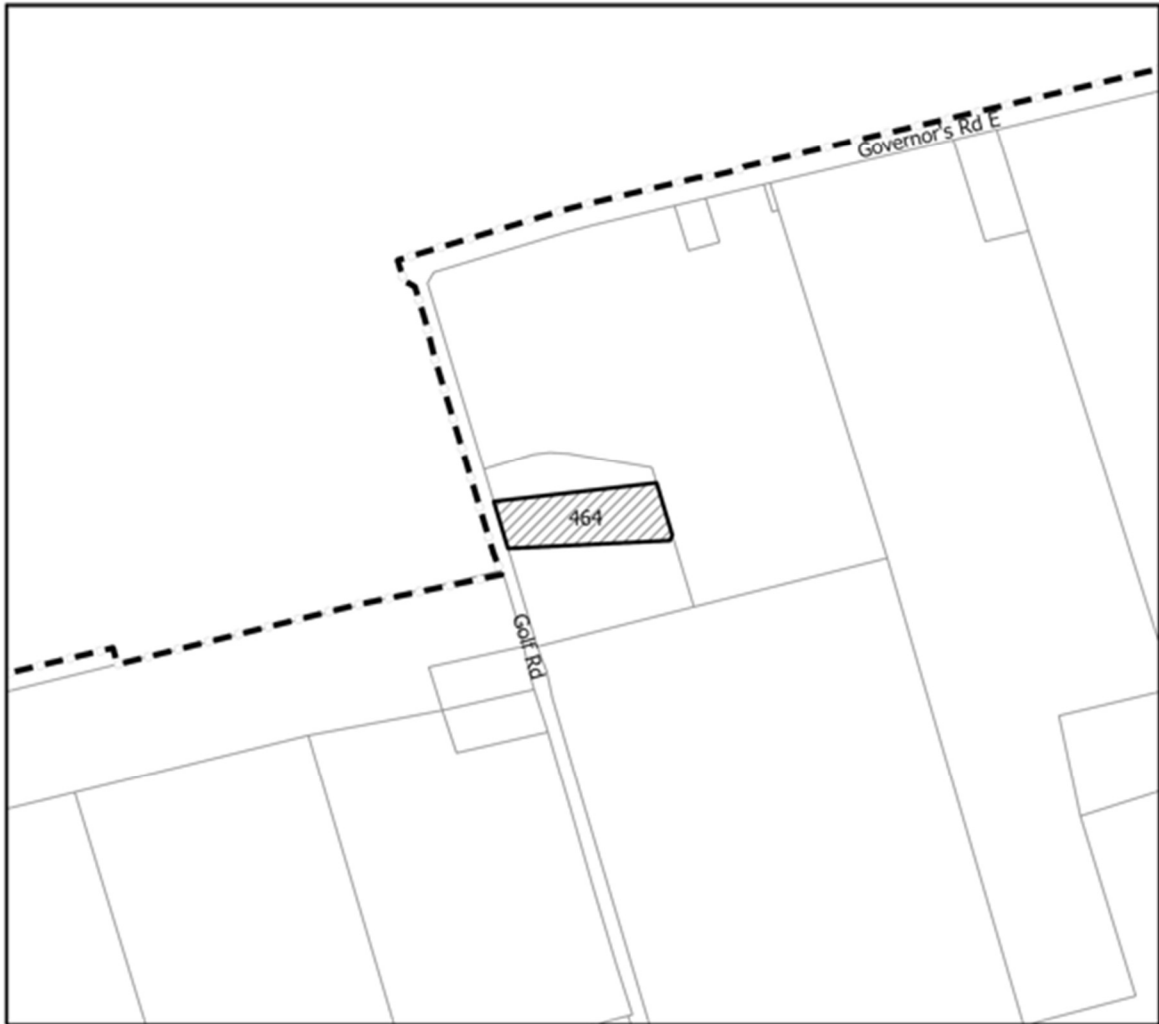
Questions or Information:

Contact Committee of Adjustment Staff ([cofa@brantford.ca](mailto:cofa@brantford.ca))

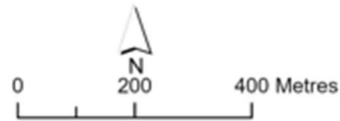
# Location Map

## LOCATION MAP

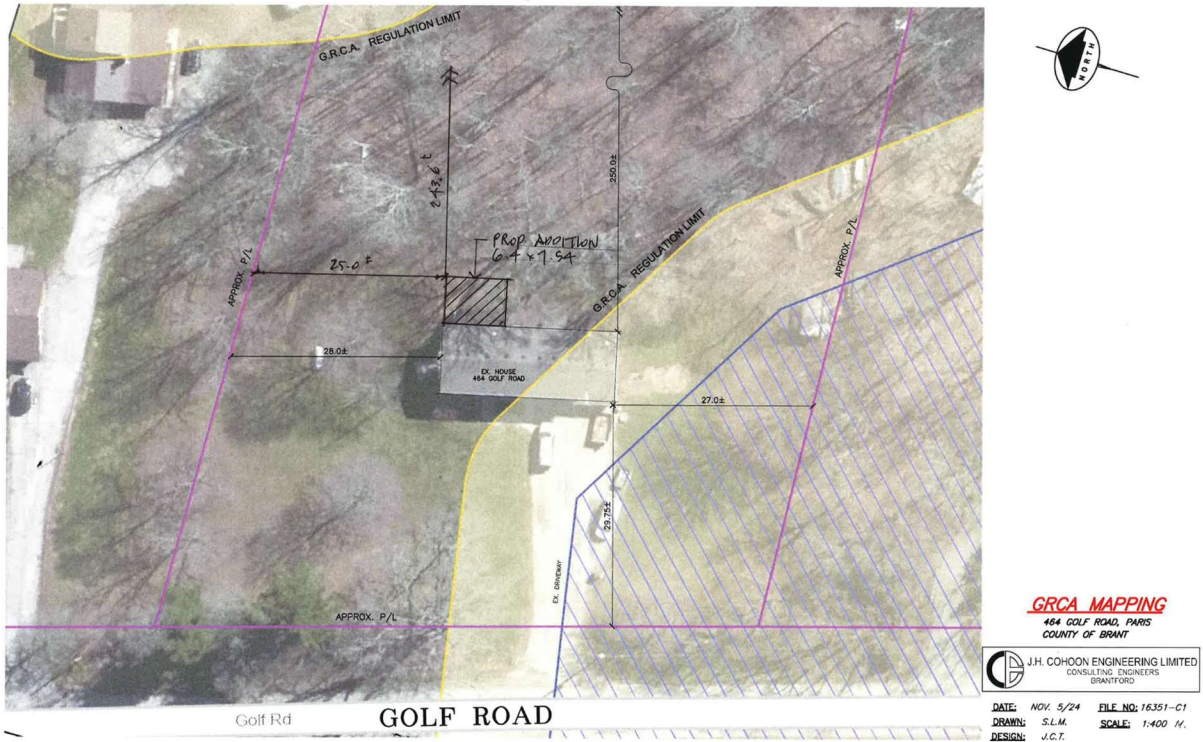
Application: A17-2025  
464 Golf Road



Legend  
[Hatched Box] Subject Land



# Concept Plan





May 7, 2026

**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:** A11-2026

**Related File Numbers:** n/a

**Address:** 163-169 Holder Drive

**Roll Number:** 2906010011122240000  
2906010011122230000  
2906010011122220000  
2906010011122210000

**Agent:** Cesare Pitelli

**Applicant:** Cesare Pittelli

**Owner:** Dante Sinaguglia

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 was received for the lands municipally addressed as 163-169 Holder Drive. The purpose of the application is to facilitate the creation of five residential lots intended for single detached dwellings. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 7.5.1 Table 7.5.1.1 to permit a lot frontage of 8.2 m for the proposed lots, whereas a minimum lot frontage of 9 m is otherwise required;
- Section 7.5.1 Table 7.5.1.2 to permit a lot area of 240 m<sup>2</sup> for the proposed lots, whereas a minimum lot area of 270 m<sup>2</sup> is otherwise required.

The subject lands are designated “Residential” in the Official Plan and zoned “Greenfield Neighbourhood Low-Rise Exception 9” (GNLR-9) in Zoning By-law 124-2024.

**Decision: APPROVED**

**Date: May 6, 2026**

THAT minor variance application A11-2026 seeking relief from Section 7.5.1 Table 7.5.1.1, Zoning By-law 124-2024 to permit a lot frontage of 8.2 m, whereas a minimum of 9 m is otherwise required BE APPROVED;



May 7, 2026

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

THAT minor variance application A11-2026 seeking relief from Section 7.5.1 Table 7.5.1.2, Zoning By-law 124-2024 to permit a lot area of 240 m<sup>2</sup>, whereas a minimum of 270 m<sup>2</sup> is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands;

THAT pursuant to 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. 2026-173”

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

**Electronically signed by A. Alagic,  
Member**

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

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

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

**ABSENT - M. Simpson, Member**

**Electronically signed by A. Patel,  
Member**

### **Certification**

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

Paul Clarke, Secretary-Treasurer

### **Additional Information**

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 [CofA@brantford.ca](mailto:CofA@brantford.ca).

### **Appeal Deadline**

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 26, 2026 at 4:30 p.m.**

### **End of Decision**



May 7, 2026

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

## **APPEAL INFORMATION – MINOR VARIANCES**

### **1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?**

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

### **2. When must an appeal be received to be considered?**

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

### **3. Where must the appeal be filed to be considered?**

Planning Act Section 45(12) appeals must be received in one of the following formats:

**Hardcopy:** At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

**Electronic copy:** By email delivered to [cofa@brantford.ca](mailto:cofa@brantford.ca). Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact [cofa@brantford.ca](mailto:cofa@brantford.ca) in advance to request a file sharing link.

**E-file Portal:** By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date



May 7, 2026

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

of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

**4. What information must be submitted for the appeal to be considered?**

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff ([cofa@brantford.ca](mailto:cofa@brantford.ca))

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

## Location Map

### LOCATION MAP

Application: A11-2026  
163-169 Holder Drive



#### Legend

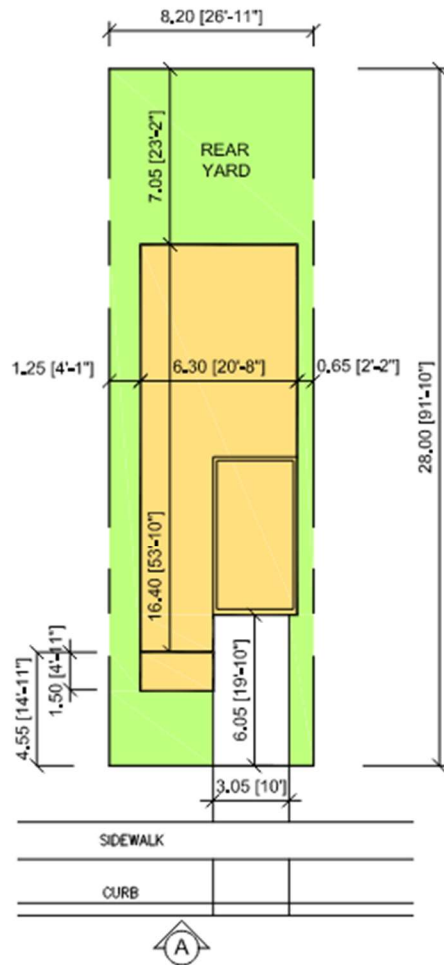
 Subject Land



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

Concept Plan

8.2m / 27'



CORNER FRONTAGE ■ 11.7M

1:250

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 Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted;
7. The Owner/Applicant shall provide an External Works Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate. The External Works Plan shall indicate all required works within the municipal Right of Way required to independently service the severed and retained parcels to municipal standards (Sanitary and Storm Services, Driveways, Boulevard Trees and Sod, Sidewalks, etc.) inclusive of restoration of the municipal right of way back to municipal standards (Removal of excess driveways, replacement of boulevard sod and street trees, etc.) and all other works as may be required external to the proposed site;
8. The Owner/Applicant shall be responsible financially and otherwise, to provide water, sanitary and storm sewer connections to a legal outlet for each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the Manager of Development Engineering or his/her designate;
9. The Owner/Applicant shall be responsible financially and otherwise, to provide for the restoration of the municipal right of way and all other works as required externally to meet municipal standards (Protection of trees, mitigating damage to trees, removal of excess driveways, replacement of sod, etc.) to the satisfaction of the Manager of Development Engineering or his/her designate; and
10. The Owner/Applicant shall provide a Grading and Drainage Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate for the severed and retained parcels.

THAT the reasons for approval of B08-2026 are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act and Staff are 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 and policies of the Official Plan and Zoning Bylaw; and,

THAT pursuant to 45(8) – (8.2) and Sections 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 6.0 of Report No. 2026-234”

Electronically signed by G. Kempa,  
Chair/Member

Electronically signed by A. Alagic,  
Member

Electronically signed by M. Bodnar,  
Member

Electronically signed by V. Kershaw,  
Member

Electronically signed by T. Cupoli,  
Member

ABSENT - M. Simpson, Member

Electronically signed by A. Patel,  
Member

## **Certification**

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



Paul Clarke, Secretary-Treasurer

## **Additional Information**

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 [CofA@brantford.ca](mailto:CofA@brantford.ca) .

## **Appeal Deadline**

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **May 27, 2026 at 4:30 p.m.**

**END OF DECISION**

## APPEAL INFORMATION – CONSENTS/SEVERANCES

### 1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

### 2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

### 3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

**Hardcopy:** At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

**Electronic copy:** By email delivered to [cofa@brantford.ca](mailto:cofa@brantford.ca). Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact [cofa@brantford.ca](mailto:cofa@brantford.ca) in advance to request a file sharing link.

**E-file Portal:** By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

#### **4. What information must be submitted for the appeal to be considered?**

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff ([cofa@brantford.ca](mailto:cofa@brantford.ca))

# Location Map

## LOCATION MAP

Application: B08-2026 and A14-2026  
93-95 East Avenue



Legend

 Subject Land

