



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:** A12/2023  
**Related File Numbers:** N/A  
**Address:** 47 Palm Crescent  
**Roll Number:** 2906020014496000000  
**Applicant/Owner:** Vicki Barnard  
**Agent:** Cheryl Barnard

**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 47 Palm Crescent. The applicant has constructed an addition on the side of the existing one-storey single detached dwelling to be used as a mudroom and for easier access to the dwelling as it requires only 1 step whereas the front entrance requires 5 steps. The mudroom was constructed within the required interior side yard and the applicant has applied for the minor variance to rectify the situation.

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

Regulation	By-law Section	Required	Proposed	Relief Requested
Side yard	7.3.2.1.7.1	3.0 m	1.67 m	1.33 m

**DECISION:           APPROVED**

**DATE:                 April 5, 2023**

THAT application A12/2023 seeking relief from Section 7.3.2.1.7.1 of Zoning By-law 160-90 to permit a side yard of 1.67 m for the addition of a mudroom, whereas a side yard of 3.0 m is required, BE APPROVED;

THAT the reason(s) for approval of the minor variances are as follows: the proposed variances are in keeping with the general intent of the Official Plan and Zoning By-law 160-90, 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 submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2023-196.”

Electronically signed by V. Kershaw,  
Chair/Member

Electronically signed by M. Bodnar  
Member

Electronically signed by T. Cupoli,  
Member

ABSENT - T. Gaskin  
Member

Electronically signed by G. Kempa,  
Member

Electronically signed by J. Panag,  
Member

Electronically signed by M. Simpson  
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 April 25, 2023**

**END OF DECISION**





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:** B13/2023  
**Related File Numbers:** N/A  
**Address:** 91 Locks Road  
**Roll Number:** 2906040015015140000  
**Applicant/Agent:** Ken Bekendam  
**Owner:** 2831454 Ontario Inc.

**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 application has been received for the lands municipally addressed as 91 Locks Road. The applicant is requesting to sever the subject property to create a new lot for the construction of a single detached dwelling.. There is an existing single detached dwelling with two (2) accessory units that will be maintained on the retained lot.

Lot Dimension	Lands to be Severed (Part 1 on Site Plan)	Lands to be Retained (Part 2 on Site Plan)
Lot Width	19.09 m	19.09 m
Lot Depth	57.20 m	58.22 m
Lot Area	1011 m <sup>2</sup>	1047 m <sup>2</sup>

**DECISION: PROVISIONAL APPROVAL**

**DATE: April 5, 2023**

THAT Application B13/2023 to sever a parcel of land from the northern portion of the lands municipally addressed as 91 Locks Road, having a lot area of 1011 m<sup>2</sup>, and to retain a parcel of land having a lot area of 1047 m<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 payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
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 Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
6. An archaeological assessment together with associated Ministry letter will be required as a condition of approval of severance.

7. 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.
8. The Owner/Applicant shall provide a Servicing Plan sealed by a Professional Engineer licensed in good standing to practice in the Province of Ontario to the satisfaction of the City Manager of Development Engineering or his/her designate and the Manager of Capital and Development, Environmental Services, or his/her designate, indicating that the severed and retained parcels have been independently serviced with a water service, sanitary and storm sewer connections and that these services do not cross the proposed severance line and are connected directly to City Infrastructure.
9. The Owner/Applicant shall be responsible, financial and otherwise, to provide sanitary and storm sewer connections and a water service to each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the City Manager of Development Engineering or his/her designate.
10. The Owner/Applicant shall obtain a Water Service Connection Permit and pay all applicable fees prior to commencing any work to install the water service. The City will complete the inspection of all water service connections to City watermains.
11. The Owner/Applicant shall be responsible, financially or otherwise, to provide a CCTV inspection of any existing sanitary service lateral proposed for reuse to confirm the conditions are acceptable for the proposed development, to the satisfaction of the Manager of Development Engineering or his/her designate.
12. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
13. The Owner/Applicant shall provide a Grading and Drainage Plan to the satisfaction of the Manager of Development Engineering or his/her designate, prepared by a qualified Engineer licensed in the Province of Ontario.
14. Provide spatial separation calculations as per 9.10.15.4. completed by a qualified designer for the exposing building face facing the proposed lot line. If the existing opening has been removed as per design from building permit 2021-3863 provide documentation/picture showing completion.
15. Receipt of confirmation from the Manager of Development Engineering Department, or his/her designate, indicating that their requirements have been satisfied;
16. Receipt of confirmation from the Environmental Services Department indicating that their requirements have been satisfied.
17. Receipt of confirmation that the Building Department requirements have been met.
18. That the above conditions be fulfilled and the Certificate of Consent be issued on or before April 6, 2025, 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 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 of the policies of the Official Plan and Zoning By-law, specifically Section 9.3 (g – i) of the Official Plan respecting consent applications within the City of Brantford and is

consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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. 2023-243.”*

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

**Electronically signed by M. Bodnar  
Member**

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

**ABSENT - T. Gaskin  
Member**

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

**Electronically signed by J. Panag,  
Member**

**Electronically signed by M. Simpson  
Member**

#### CERTIFICATION

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Secretary-Treasurer

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

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Committee of Adjustment  
58 Dalhousie Street  
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N3T 2J2

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#### Notice of Changes

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

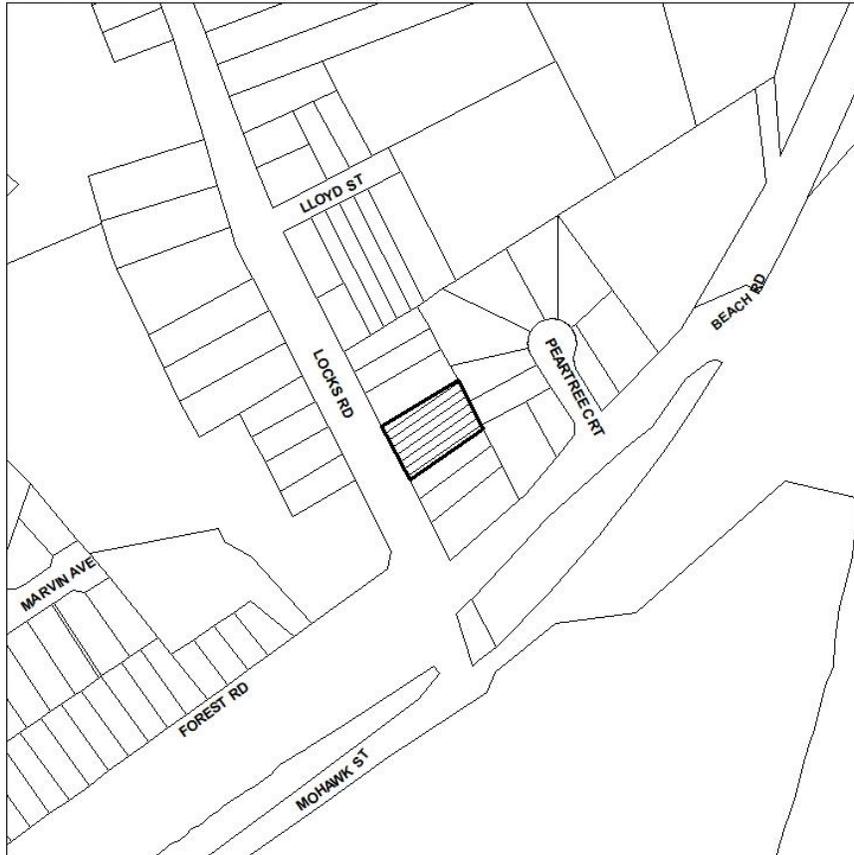
**END OF DECISION**

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# LOCATION MAP

Application: B 13/2023

91 Locks Road

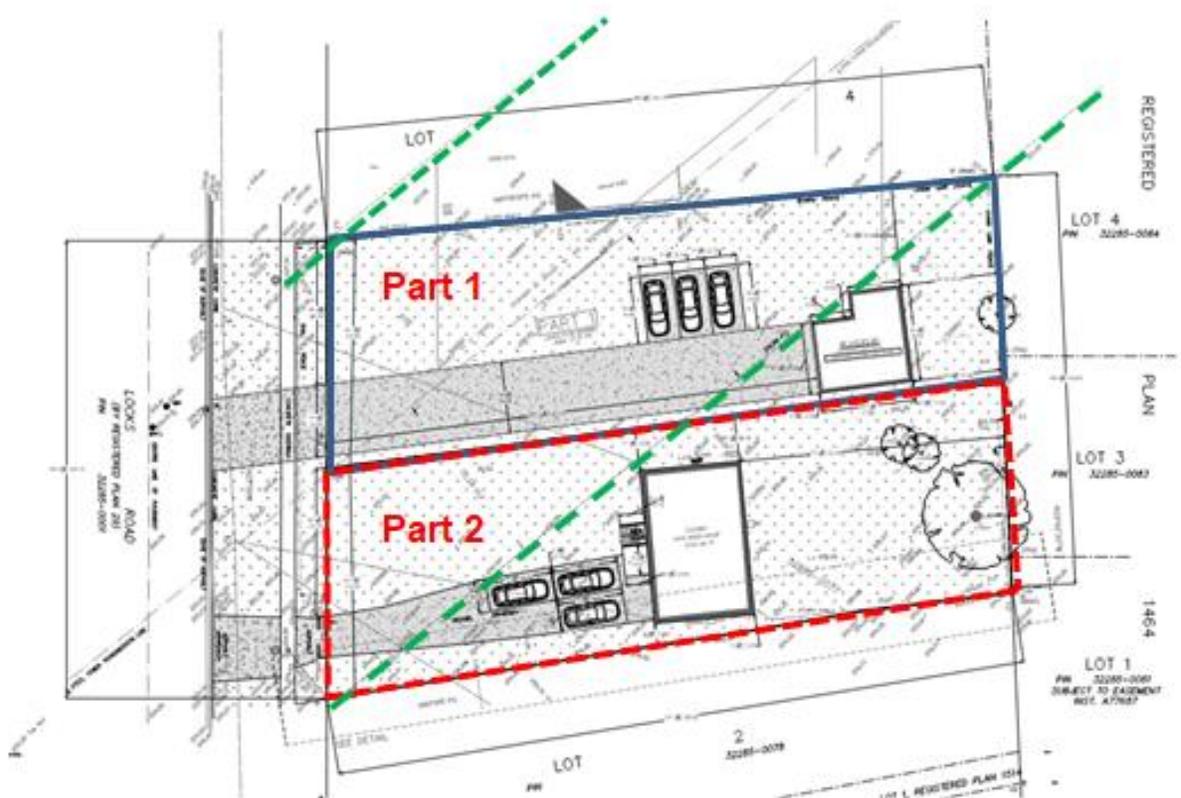


## Legend

 SUBJECT LAND



## Conceptual 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:** B12/2023  
**Related File Numbers:** N/A  
**Address:** 167 Mount Pleasant Street  
**Roll Number:** 2906010010319000000  
**Applicant/Owner:** Jo-Lynn Construction Inc.  
**Agent:** The Angrish Group

**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 application has been received for the lands municipally addressed as 167 Mount Pleasant Street. The applicants are requesting to sever the property into two parcels to facilitate the construction of a new single detached dwelling on the retained lot (Unit 1) and a semi-detached dwelling on the severed lot (Unit 2 and 3).

Lot Dimension	Lands to be Severed (Unit 2 and 3 on Site Plan)	Lands to be Retained (Unit 1 on Site Plan)
Lot Frontage	21.78 m total	14.57 m
Lot Area	1169.38 m <sup>2</sup>	650.95 m <sup>2</sup>

**DECISION: PROVISIONAL APPROVAL**

**DATE: April 5, 2023**

THAT Application B12/2023 to sever a parcel of land from the northern portion of the lands municipally addressed as 167 Mount Pleasant Street, having a lot area of 1169.38 m<sup>2</sup>, and to retain a parcel of land having a lot area of 650.95 m<sup>2</sup>, and to create an easement to allow for shared driveway access to both severed and retained properties from a single driveway curb cut, **BE APPROVED**, subject to the following conditions;

1. Receipt of a registered reference plan showing the severed and retained parcel and the proposed easement;
2. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
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 that the Zoning By-law Amendment (PZ-14-22) is in full force and effect.
6. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
7. Mutual access easements shall be secured in order to maintain access to the shared driveway, and registered on title in order to ensure site access in perpetuity. A Letter of Undertaking to be provided from the applicant's solicitor ensuring that the easement will be registered on title for the properties;
8. Owner/Applicant to acknowledge that the City reserves the right to restrict the driveway access in the future to a right-in-right-out at the sole discretion of the City, through the installation of a centre median island during any future road or traffic signal works project.
9. 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.
10. The Owner/Applicant shall provide a Servicing Plan sealed by a Professional Engineer licensed in good standing to practice in the Province of Ontario to the satisfaction of the City Manager of Development Engineering or his/her designate and the Manager of Capital and Development, Environmental Services, or his/her designate, indicating that the severed and retained parcels have been independently serviced with a water service, sanitary and storm sewer connections and that these services do not cross the proposed severance line and are connected directly to City infrastructure.
11. The Owner/Applicant shall be responsible, financial and otherwise, to provide sanitary and storm sewer connections and a water service to each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the City Manager of Development Engineering or his/her designate.
12. The Owner/Applicant shall be responsible, financially or otherwise, to provide a CCTV inspection of any existing sanitary service lateral proposed for reuse to confirm the conditions are acceptable for the proposed development, to the satisfaction of the Manager of Development Engineering or his/her designate.
13. The Owner/Applicant shall obtain a Water Service Connection Permit and pay all applicable fees prior to commencing any work to install the water service. The City will complete the inspection of all water service connections to City watermains.
14. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
15. Receipt of confirmation that a road widening strip, as required by the Manager of Development Engineering or his/her designate, has been conveyed to the City, at no cost to the municipality, with any costs regarding the transfer being borne by the applicant(s) and shall be confirmed by an Ontario Land Surveyor through the submission of a reference plan.
16. The Owner/Applicant shall provide a Grading and Drainage Plan to the satisfaction of the Manager of Development Engineering or his/her designate, prepared by a qualified Engineer licensed in the Province of Ontario.
17. The Owner/Applicant shall provide a Noise Impact Assessment prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate.

18. Receipt of confirmation that all existing buildings and structures located on the retained and severed parcels are demolished or otherwise removed to the satisfaction of the Chief Building Official;
19. Receipt of confirmation from the Manager of Development Engineering Department, or his/her designate, indicating that their requirements have been satisfied;
20. Receipt of confirmation from the Environmental Services Department indicating that their requirements have been satisfied.
21. Receipt of confirmation that the Building Department requirements have been met.
22. That the above conditions be fulfilled and the Certificate of Consent be issued on or before April 6, 2025, 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 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 of the policies of the Official Plan and Zoning By-law, specifically Section 9.3 (g – i) of the Official Plan respecting consent applications within the City of Brantford and is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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. 2023-242.”*

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

**Electronically signed by M. Bodnar  
Member**

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

**ABSENT - T. Gaskin  
Member**

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

**Electronically signed by J. Panag,  
Member**

**Electronically signed by M. Simpson  
Member**

**CERTIFICATION**

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

*Sarah Hague*

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 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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**Notice of Changes**

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

**END OF DECISION**

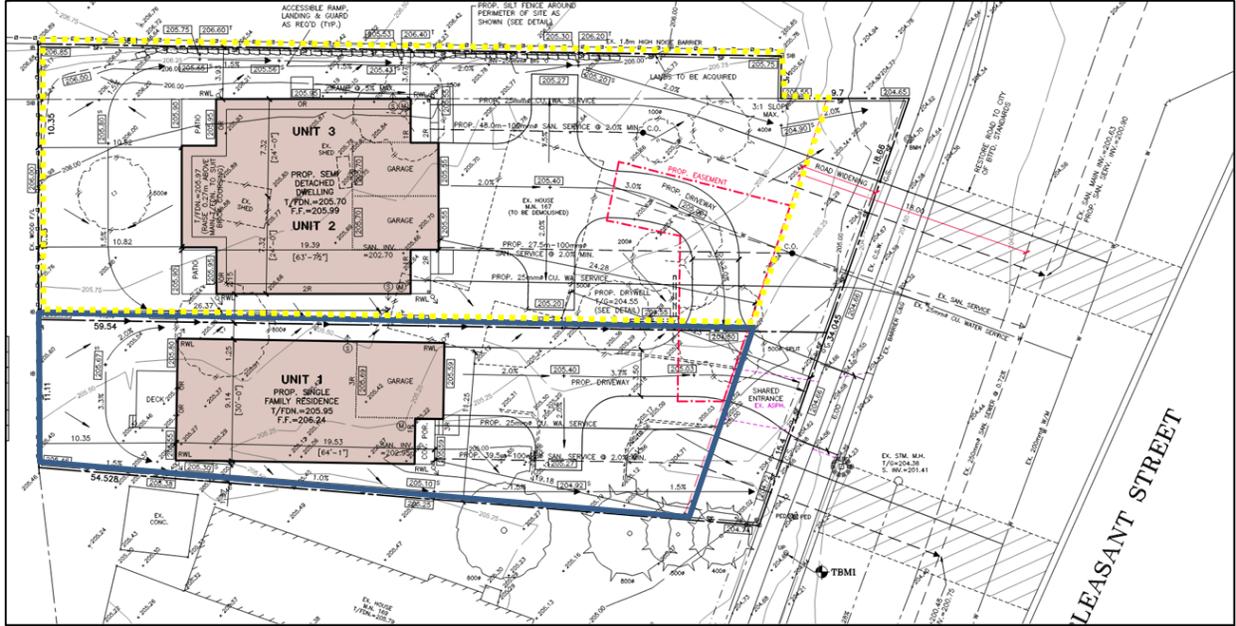
**LOCATION MAP**  
Application: B12/2023  
167 Mount Pleasant Street



**Legend**  
[Shaded Box] SUBJECT LAND



# Conceptual 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:** B11/2023  
**Related File Numbers:** B06/2023, B07/2023, B08/2023, B09/2023, B10/2023  
**Address:** 290-300 King George Road  
**Roll Number:** 2906030023365000000  
**Applicant:** Spears + Associates Inc.  
**Owner:** 290-300 King George Road  
 GP Inc. 290-300 King George Road LP

**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:**

Six (6) consent applications for a long-term lease have been received for individual portions of the lands municipally addressed as 290-300 King George Road, commonly known as the Brantford Commons. Section 50(3) of the *Planning Act* requires consent application for leases exceeding 21 years. The long term lease proposed for Loblaws (Zehrs) is outlined in the table below:

File No.	Property	Unit #	Width (+/- m)	Depth (+/- m)	Area (m <sup>2</sup> )	Total Length of Lease	Expiry Date of Lease
B11/2023	Loblaws (Zehrs)	B-1	103.2	79.3	7,876.6	50 years, less a day	April 14, 2046

**DECISION: PROVISIONAL APPROVAL**

**DATE: April 5, 2023**

THAT application B11/2023 to create a long term lease for a 7,876.6 m<sup>2</sup> portion of the lands municipally known as 290-300 King George Road Unit B-1 (Zehrs), **BE APPROVED**, subject to the following conditions;

1. Receipt of a registered reference plan showing the lands subject to the long term lease;
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 Lease for review (Upon registration a final copy of the registered lease shall be provided to the City);
4. That the above conditions be fulfilled and the Certificate of Consent be issued on or before April 6, 2025 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 developments are 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, consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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. 2023-197.”

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

**Electronically signed by M. Bodnar  
Member**

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

**ABSENT - T. Gaskin  
Member**

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

**Electronically signed by J. Panag,  
Member**

**Electronically signed by M. Simpson  
Member**

#### CERTIFICATION

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



Secretary-Treasurer

#### ADDITIONAL INFORMATION

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

**END OF DECISION**





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 developments are 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, consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; and

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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)

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**END OF DECISION**





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 developments are 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, consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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:

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

**Electronically signed by M. Bodnar  
Member**

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

**ABSENT - T. Gaskin  
Member**

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

**Electronically signed by J. Panag,  
Member**

**Electronically signed by M. Simpson  
Member**

#### CERTIFICATION

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



Secretary-Treasurer

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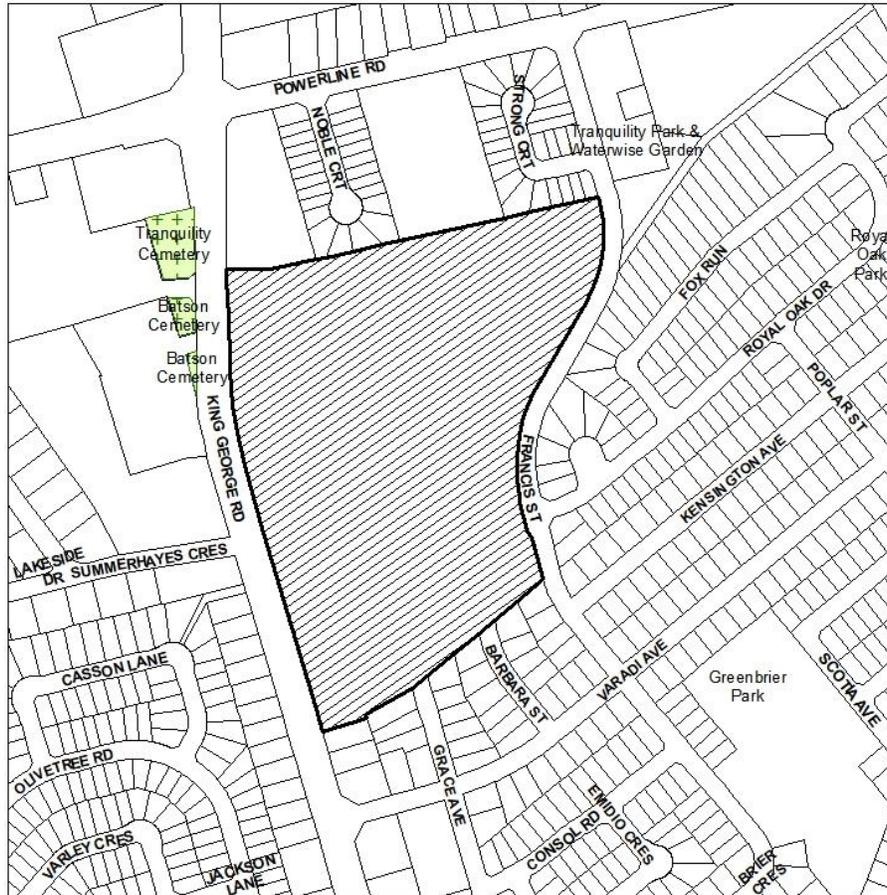
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**END OF DECISION**

# LOCATION MAP

Application: B06/2023, B07/2023, B08/2023, B09/2023, B10/2023, B11/2023  
290 - 300 King George Road

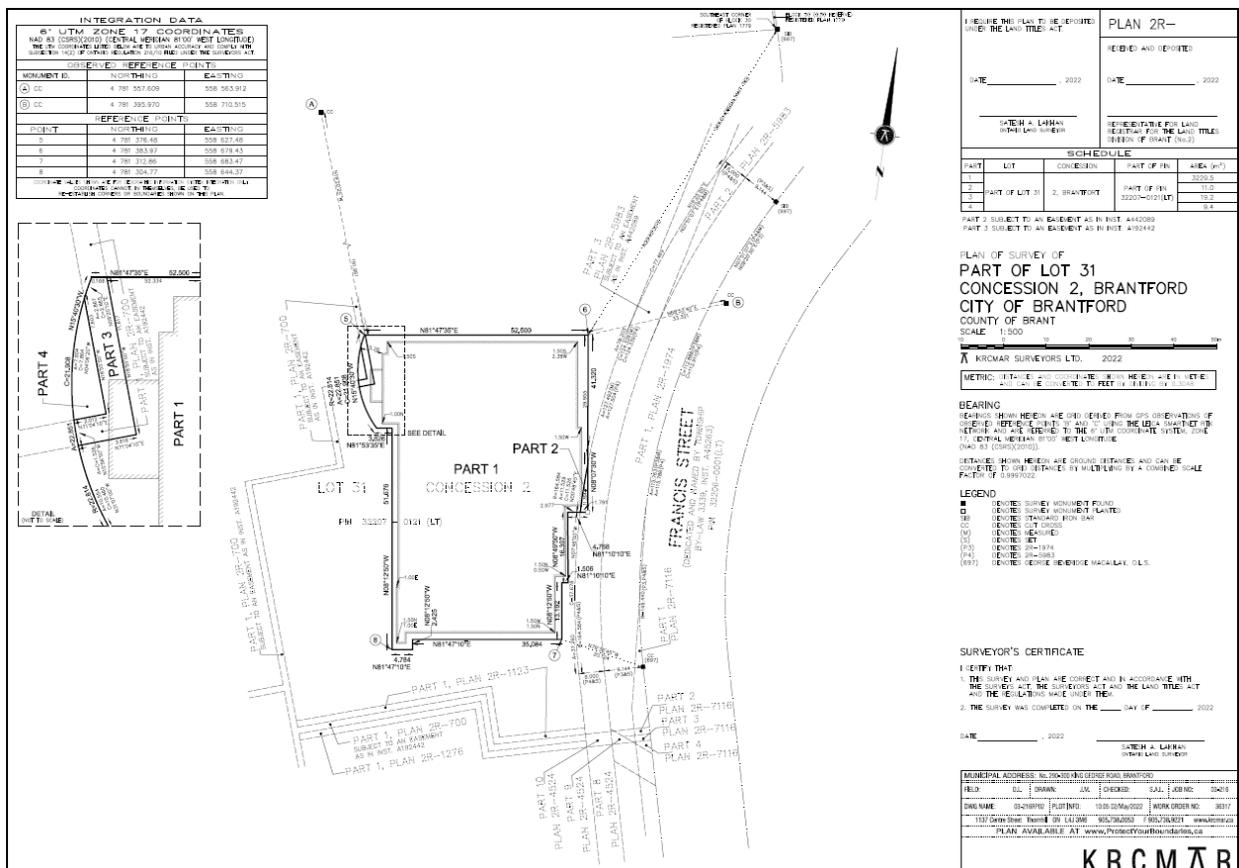


## Legend

SUBJECT LAND



## Draft Reference 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:** B08/2023  
**Related File Numbers:** B06/2023, B07/2023, B09/2023, B10/2023, B11/2023  
**Address:** 290-300 King George Road  
**Roll Number:** 2906030023365000000  
**Applicant:** Spears + Associates Inc.  
**Owner:** 290-300 King George Road  
 GP Inc. 290-300 King George Road LP

**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:**

Six (6) consent applications for a long-term lease have been received for individual portions of the lands municipally addressed as 290-300 King George Road, commonly known as the Brantford Commons. Section 50(3) of the *Planning Act* requires consent application for leases exceeding 21 years. The long term lease for Dollar Tree is outlined in the table below:

File No.	Property	Unit #	Width (+/- m)	Depth (+/- m)	Area (m <sup>2</sup> )	Total Length of Lease	Expiry Date of Lease
B08/2023	Dollar Tree	E-1	38.3	27.6	998.4	25 years + 17 days	January 31, 2031

**DECISION: PROVISIONAL APPROVAL**

**DATE: April 5, 2023**

THAT application B08/2023 to create a long term lease for a 998.4 m<sup>2</sup> portion of the lands municipally known as 290-300 King George Road Unit E-1 (Dollar Tree), **BE APPROVED**, subject to the following conditions;

1. Receipt of a registered reference plan showing the lands subject to the long term lease;
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 Lease for review (Upon registration a final copy of the registered lease shall be provided to the City);
4. That the above conditions be fulfilled and the Certificate of Consent be issued on or before April 6, 2025 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 developments are 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, consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and 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. 2023-197.”

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

**Electronically signed by M. Bodnar  
Member**

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

**ABSENT - T. Gaskin  
Member**

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

**Electronically signed by J. Panag,  
Member**

**Electronically signed by M. Simpson  
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 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.

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

**END OF DECISION**





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:** B09/2023  
**Related File Numbers:** B06/2023, B07/2023, B08/2023, B10/2023, B11/2023  
**Address:** 290-300 King George Road  
**Roll Number:** 2906030023365000000  
**Applicant:** Spears + Associates Inc.  
**Owner:** 290-300 King George Road  
 GP Inc. 290-300 King George Road LP

**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:**

Six (6) consent applications for a long-term lease have been received for individual portions of the lands municipally addressed as 290-300 King George Road, commonly known as the Brantford Commons. Section 50(3) of the *Planning Act* requires consent application for leases exceeding 21 years. The long term lease proposed for LCBO is outlined in the table below:

File No.	Property	Unit #	Width (+/- m)	Depth (+/- m)	Area (m <sup>2</sup> )	Total Length of Lease	Expiry Date of Lease
B09/2023	LCBO	F-1	25.8	37.0	910.8	25 years + 10 days	January 31, 2033

**DECISION: PROVISIONAL APPROVAL**

**DATE: April 5, 2023**

THAT application B09/2023 to create a long term lease for a 910.8 m<sup>2</sup> portion of the lands municipally known as 290-300 King George Road Unit F-1 (LCBO), **BE APPROVED**, subject to the following conditions;

1. Receipt of a registered reference plan showing the lands subject to the long term lease;
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3. Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer Lease for review (Upon registration a final copy of the registered lease shall be provided to the City);
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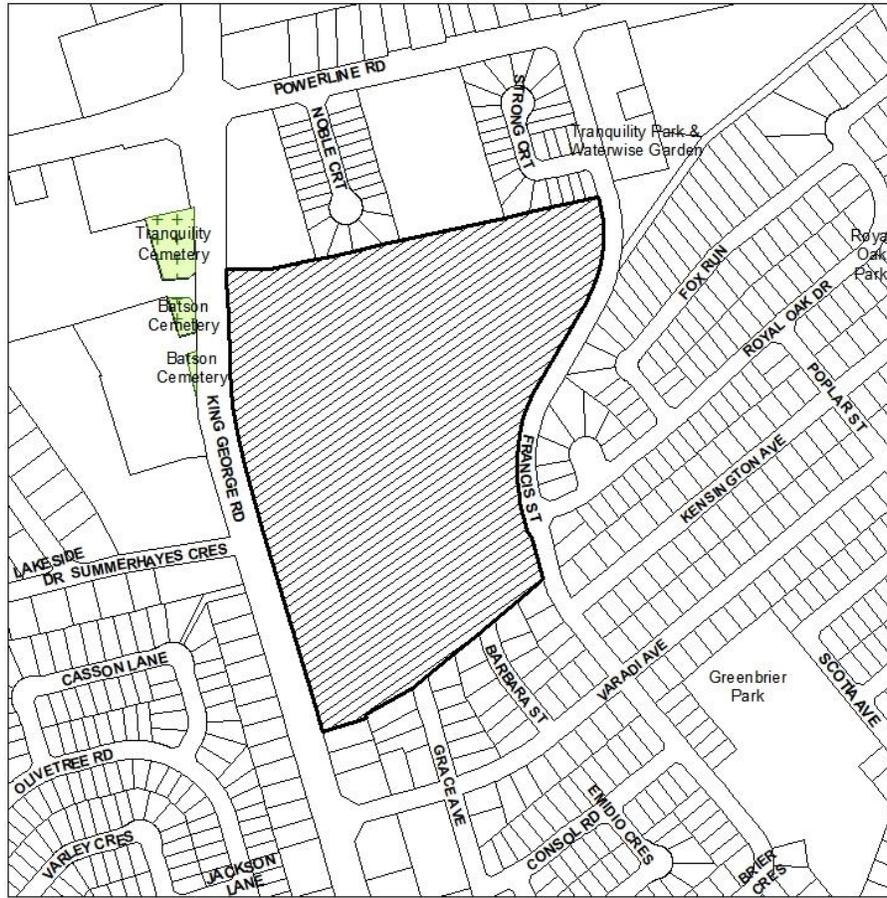
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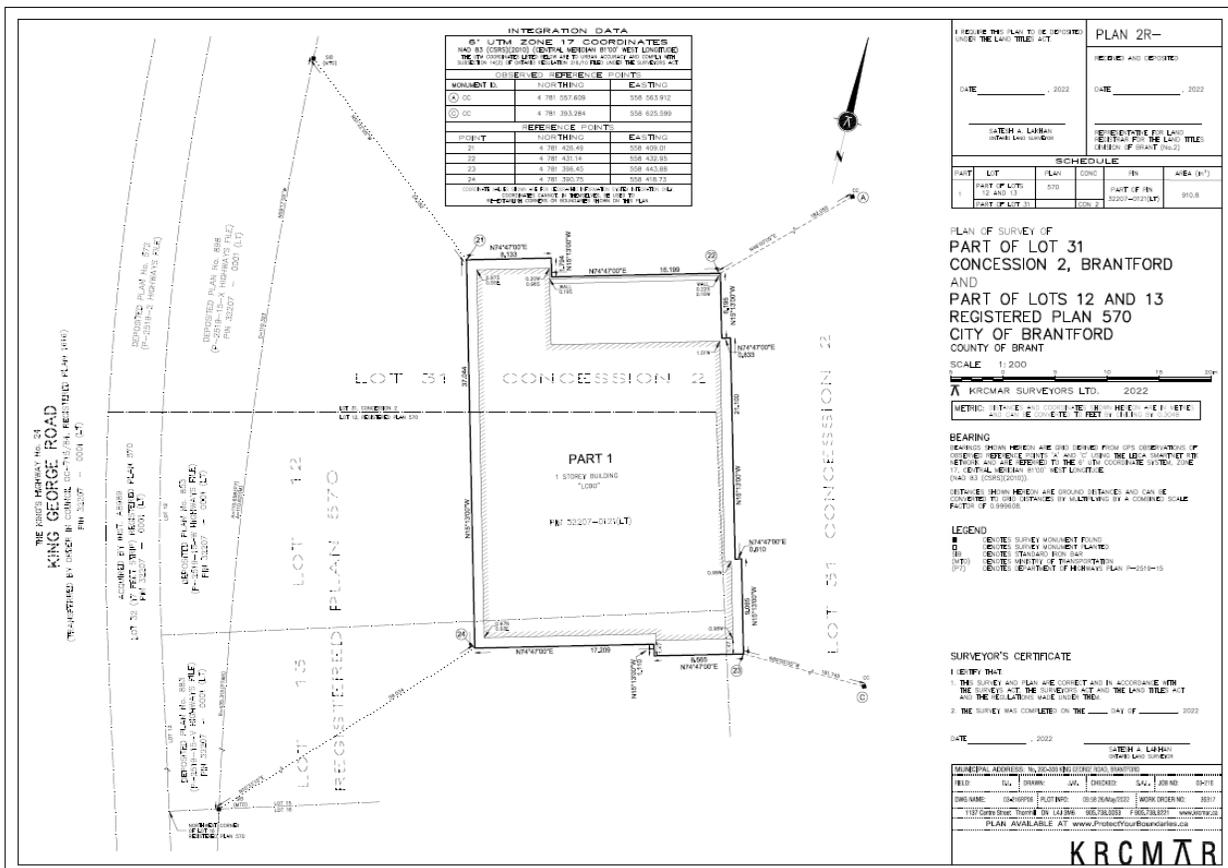


## Legend

SUBJECT LAND



## Draft Reference Plan





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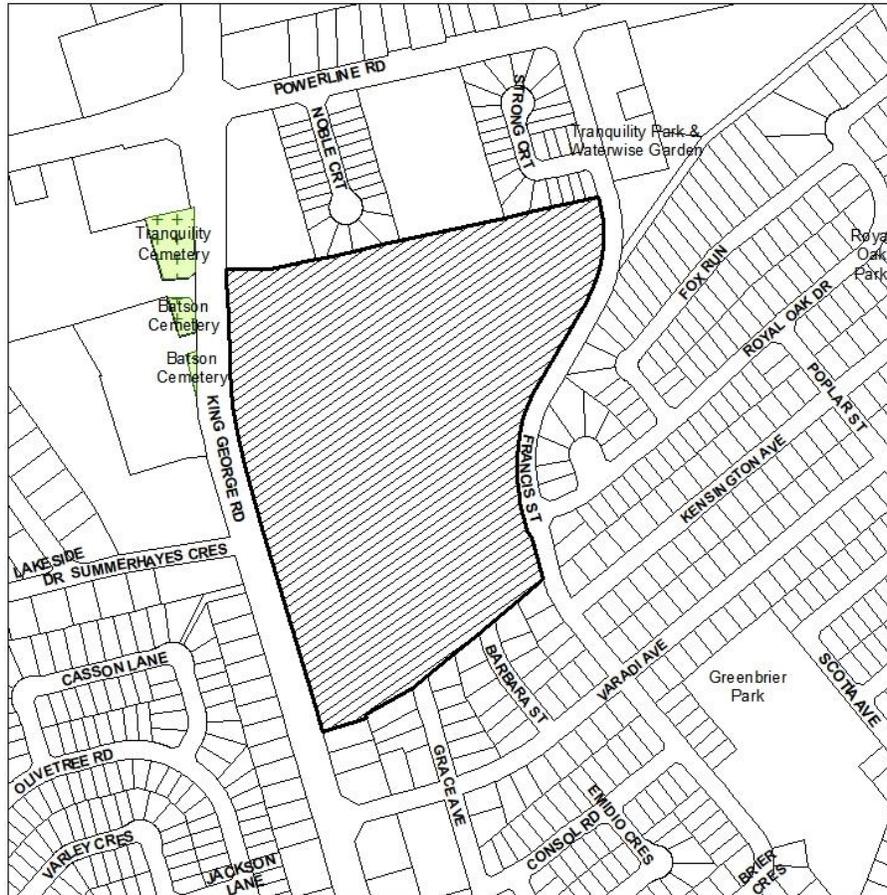
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**Legend**  
 SUBJECT LAND



## Draft Reference Plan

