



February 5, 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: A04-2026

Related File Numbers: n/a

Address: 80-82 Colborne Street

Roll Number: 2906020001017000000

Agent/Applicant: Dipesh Pattni

Owner: Grandview Residences Ltd (Dipesh Pattni)

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 80-82 Colborne Street. The purpose of the application is to facilitate the addition of three residential units to the property. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 6.3.2.a to permit a dwelling unit on the ground floor, whereas it is otherwise not permitted;
- Section 6.3.1 Table 6.3.1.12 to permit 0 m² of common amenity space, whereas a minimum of 15m² is otherwise required;
- Section 6.3.1 Table 6.3.1.13 to permit 0% of landscaped open space, whereas a minimum of 15% is otherwise required; and
- Section 5.1 Table 5.3.b.3 to permit 0 parking spaces, whereas a minimum of 3 spaces is otherwise required.

Decision: **Approved**

Date: **February 4, 2026**

THAT minor variance application A04-2026 seeking relief from Section 6.3.2.a of Zoning By-law 124-2024 to permit a dwelling unit in the rear half of the ground floor with a maximum Gross Floor Area of 115 m² (inclusive of common amenity area), whereas it is otherwise not permitted BE APPROVED;

THAT minor variance application A04-2026 seeking relief from Section 6.3.1. Table 6.3.1.13 of Zoning By-law 124-2024 to permit 12% of landscaped open space, whereas a minimum of 15% is otherwise required BE APPROVED;

THAT minor variance application A04-2026 seeking relief from Section 5.1. Table 5.3.b. of Zoning By-law 124-2024 to permit 0 parking spaces, whereas a minimum of 3 spaces is otherwise 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; and,

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 5.2 of Report No. 2026-54”.

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

ABSENT - V. Kershaw, Member

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

**Electronically signed by 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



K. Pongracz, 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.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **February 24, 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. 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 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:

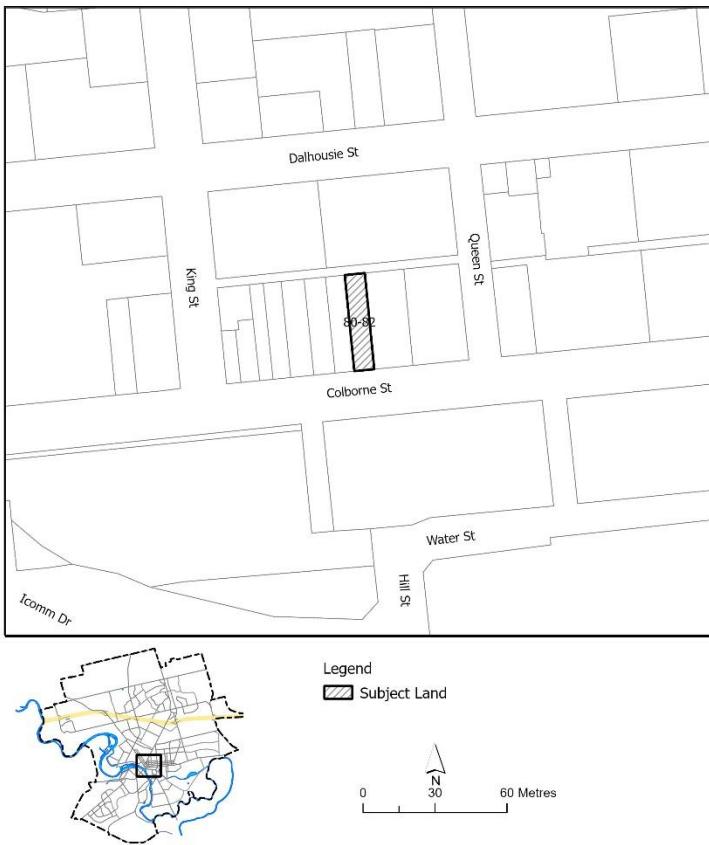
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted 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:

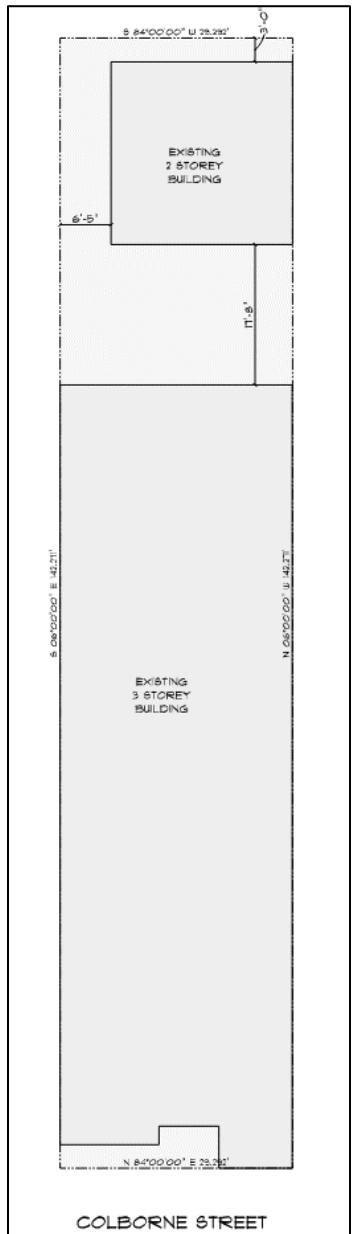
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A04-2026
80-82 Colborne Street



Concept Plan





February 5, 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: A06-2026

Related File Numbers: n/a

Address: 40 Helen Avenue

Roll Number: 2906010009181000000

Agent/Applicant/Owner: Ajay Kaushik

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 40 Helen Avenue. The purpose of the application is to facilitate the conversion of the initially proposed laundry room into a personal service business (laundromat). The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 5.1 Table 5.3.b.3 to permit a parking standard of 0.10 spaces per apartment dwelling unit for visitors, whereas a minimum standard of 0.15 spaces per unit is otherwise required;
- Section 5.1 Table 5.3.a.36 to permit a parking standard of 0 spaces per 30m² GFA for the proposed laundromat, whereas a minimum of 1 space per 30m² GFA is otherwise required.

Decision: **Approved**

Date: **February 4, 2026**

THAT minor variance application A06-2026 seeking relief from Section 5.1 Table 5.3.a.36, Zoning By-law 124-2024 to permit a parking standard of 0 spaces per 30 m² GFA for a laundromat, whereas a minimum of 1.0 space per 30 m² is otherwise required BE APPROVED;

THAT minor variance application A06-2026 seeking relief from Section 5.1 Table 5.3.b.3, Zoning By-law 124-2024 to permit a parking standard of 0.10 spaces per apartment dwelling unit for visitors, whereas a minimum of 0.15 spaces per unit 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; and,

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. 2026-45”.

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

ABSENT - V. Kershaw, Member

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

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

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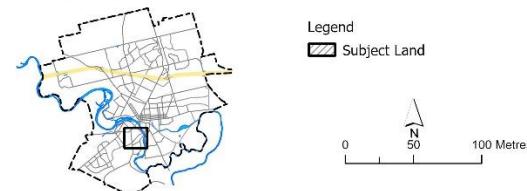
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40 Helen Avenue



Concept Plan

