



December 5, 2025

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: A31-2025
Related File Numbers: n/a
Address: 28 Lawrence Street
Roll Number: 2906020008028000000
Applicant/Owner: Terry MacKinnon

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 28 Lawrence Street. The purpose of the application is to facilitate the construction of a detached additional dwelling unit. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24 to permit an enlargement of the existing legal non-conforming use:

- Section 2.12 b) to permit a detached accessory dwelling unit conforming to Section 3.1 of Zoning By-law 124-2024, whereas no enlargement of legal non-conforming use is otherwise permitted;
- Section 3.1 Table 3.1.a.6 to permit a building height of 4.8 m for the proposed additional dwelling unit, whereas a maximum building height of 4.5 m is otherwise required;
- Section 3.1 Table 3.1.a.7 to permit a lot coverage of 12.3% for the proposed additional dwelling unit, whereas a maximum lot coverage of all accessory structures of 10% is otherwise required.

Decision: **Approved**

Date: **December 4, 2025**

THAT application A31-2025-requesting permission under Section 45(2)(a)(ii) of the *Planning Act* to permit the enlargement or extension of a legal non-conforming use, a Single Detached Dwelling, to facilitate the construction of an Accessory Structure containing an Additional Dwelling Unit (ADU), BE APPROVED;

THAT minor variance application A31-2025 seeking relief from Section 3.1 Table 3.1.a.6 of Zoning By-law 124-2024 to permit a maximum building height of 4.8 m for the proposed Accessory Structure, whereas a maximum of 4.5 m is otherwise required, BE APPROVED;

THAT minor variance application A31-2025 seeking relief from Section 3.1.a.7 of Zoning By-law 124-2024 to permit a lot coverage of 12.3% for all accessory structures, whereas a maximum of 10% is otherwise permitted, BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed enlargement of the legal non-conforming use is considered desirable for the appropriate development and use of land and will not create undue adverse impacts on surrounding properties; the proposed minor 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. 2025-580”.

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

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

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

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

ABSENT V. Kershaw, Member

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

**Electronically signed by Amra 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 **December 24, 2025 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:

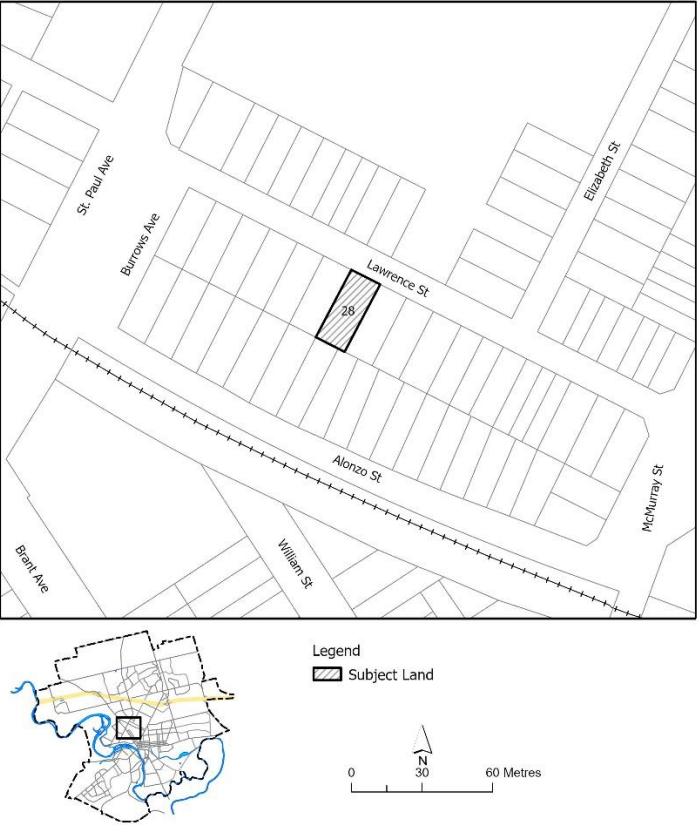
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted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

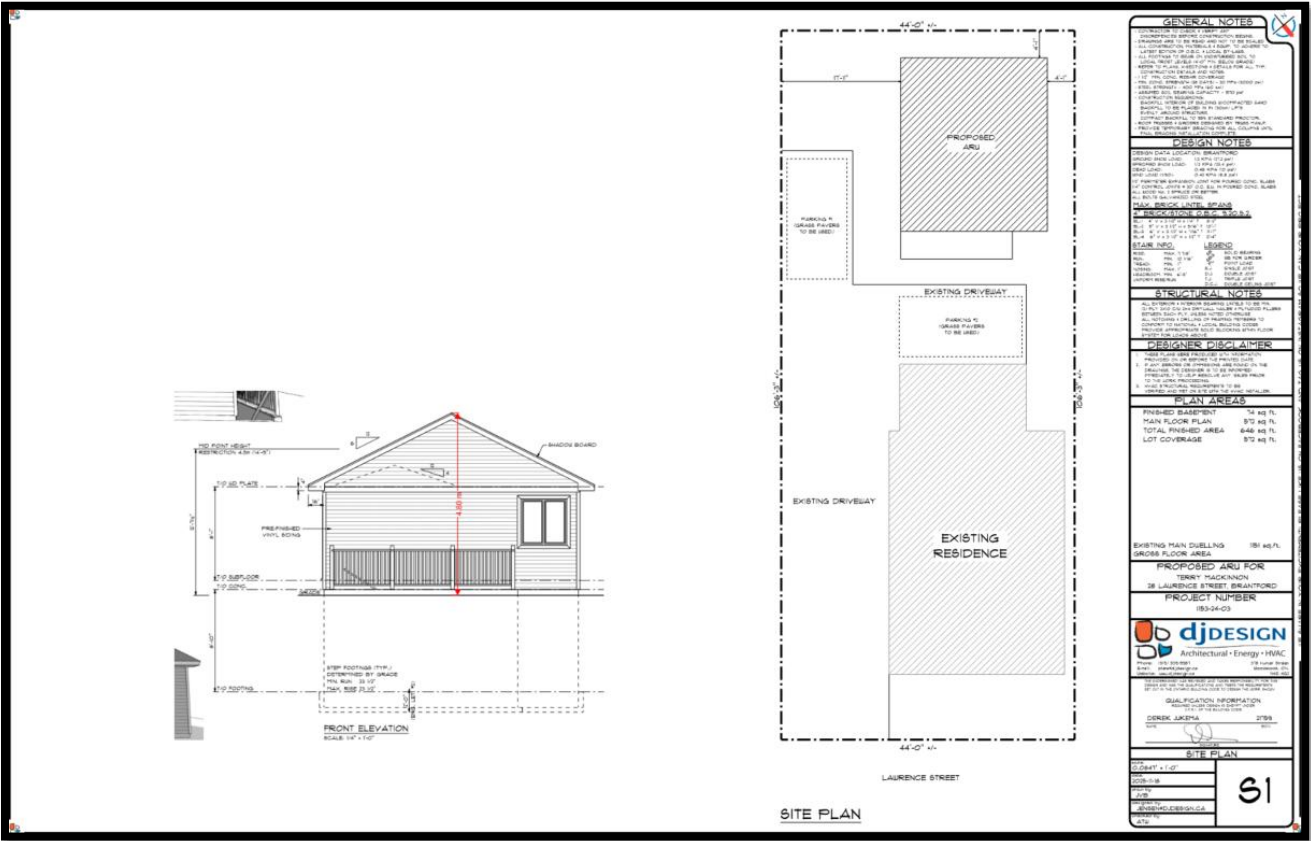
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A31-2025
28 Lawrence Street



Concept Plan





December 5, 2025

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: A33-2025
Related File Numbers: n/a
Address: 45 Golfdale Road
Roll Number: 2906010005029000000
Applicant/Agent: Tom Trignani
Owner: Marisa Trignani

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 45 Golfdale Road. The purpose of the application is to facilitate the construction of an additional dwelling unit on the property. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 3.1 Table 3.1.a.6.b: To permit a height of 6.75 m for an additional dwelling unit whereas 4.5 m is otherwise the permitted maximum.

Decision: **Approved**

Date: **December 4, 2025**

THAT minor variance application A33-2025 seeking relief from Section 3.1, Table 3.1.a.6.b of Zoning By-law 124-2024 to permit a maximum height of 6.75 m for an accessory structure containing an additional dwelling unit, whereas 4.5 m is otherwise the permitted maximum height 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. 2025-590”.

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

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

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

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

ABSENT V. Kershaw, Member

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

**Electronically signed by Amra 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

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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.

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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.

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

Planning Act Section 45(12) appeals must include:

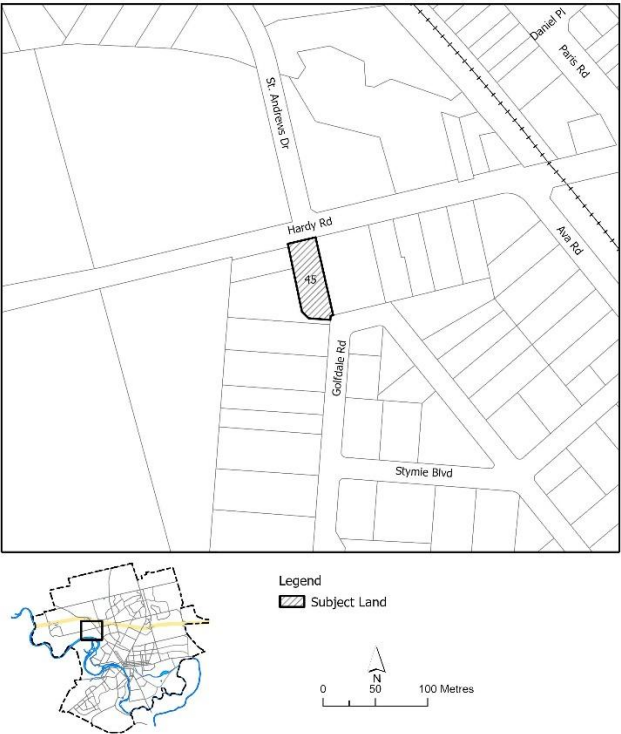
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted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

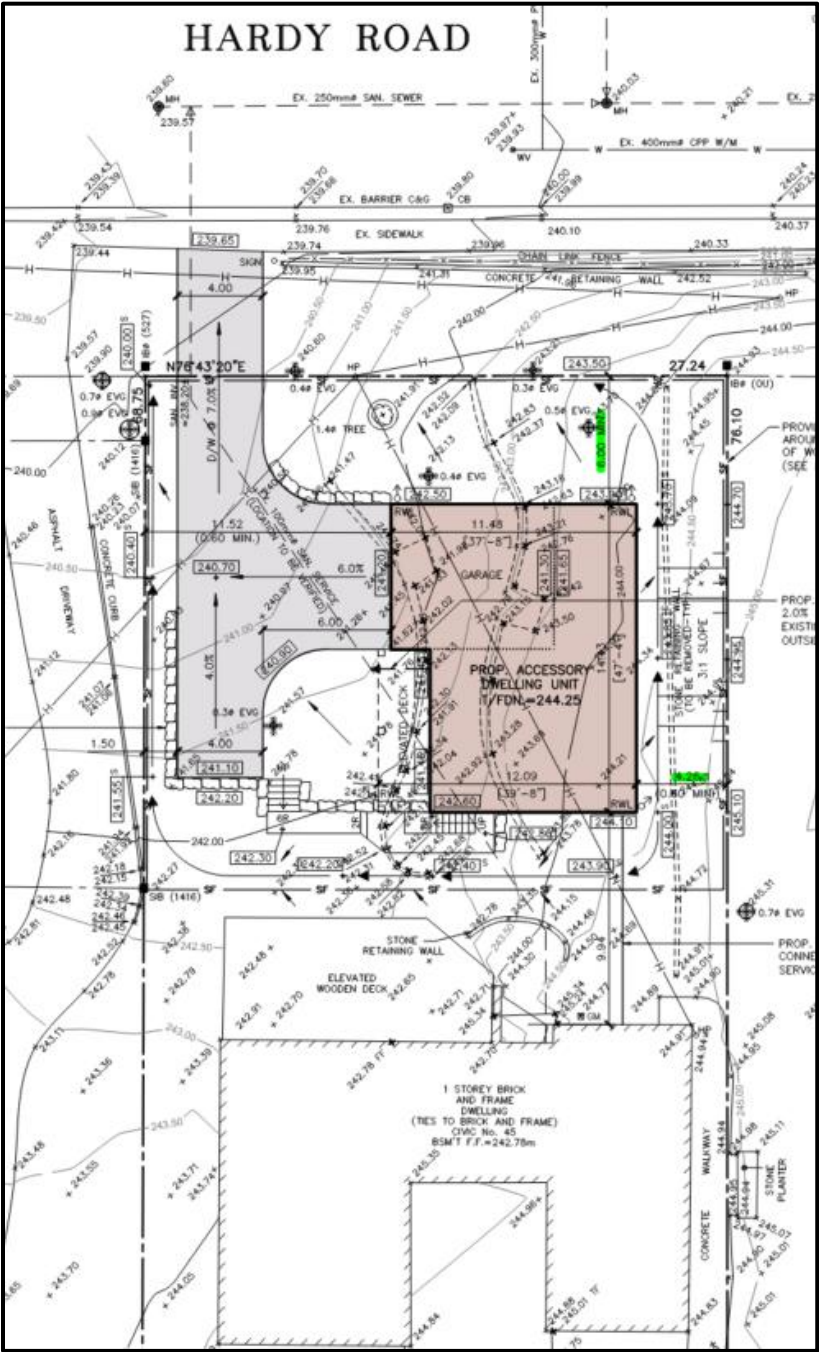
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A33-2025
45 Golfdale Road



Concept Plan





December 9, 2025

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: B19-2025
Related File Numbers: n/a
Address: 131 Savannah Oaks Drive
Roll Number: 2906010012126000000
Agent: CB Planning (Cynthia Baycetch)
Applicant: CB Planning (Cynthia Baycetch)
Owner: Skyline (Mark Sekenda)

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 was received for the lands municipally addressed as 131 Savannah Oaks Drive and 60 Zatonski Avenue. The purpose of the application is to facilitate the re-establish the original lot line between 131 Savannah Oaks Drive and 60 Zatonski Avenue. The severed lot is proposed to have a lot width of 156.8 m and lot area of 18,107.63 m², and the retained lot is proposed to have a lot width of 107.7 m and lot area of 13,534.36 m².

Decision: **Provisional Approval**

Date: **December 4, 2025**

THAT consent application B19-2025 to sever a parcel of land from 131 Savannah Oaks Drive and 60 Zatonski Avenue, having a frontage of 156.8 m and a lot area of 18,107.63 m², and to retain a parcel of land having a frontage of 107.7 m and a lot area of 13,534.36 m², BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
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 deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
4. 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.
5. 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.

6. The Owner/Applicant shall be responsible financially and otherwise, to provide 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.
7. 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.
8. The Owner/Applicant shall submit a draft easement schedule for the severed and retained parcels of land to address matters of drainage to the satisfaction of the Manager of Development Engineering. The Owner/Applicant shall, together with the final version of the easement schedule, provide the City Solicitor an undertaking indicating that the easement schedules provided to the City are the final version to be registered and that upon registration of the easements on the severed and retained parcels, a copy shall be provided to the City.
9. The Owner/Applicant shall register reciprocal access easements in favour of both the severed and retained parcels. Such easements shall be illustrated and clearly identified on the registered Reference Plan to the satisfaction of the Manager of Development Engineering.
10. The Owner/Applicant shall be responsible financially and otherwise, to provide water service 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. This includes obtaining a Water Service Connection Permit for each new service, obtaining a Right-of-Way Activity Permit prior to commencing any work within the City's road right-of-way and providing detailed servicing plans for review and comment to confirm that the location of the existing water service resides within the parcel that it will serve.
11. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **December 9, 2027**, after which time the consent will lapse.

THAT the reasons for approval of the consent application 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 By-law; and,

THAT pursuant to 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 5.2 of Report No. 2025-588”.

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

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

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

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

ABSENT - V. Kershaw, Member

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

**Electronically signed by Amra 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 **December 29, 2025 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.

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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?

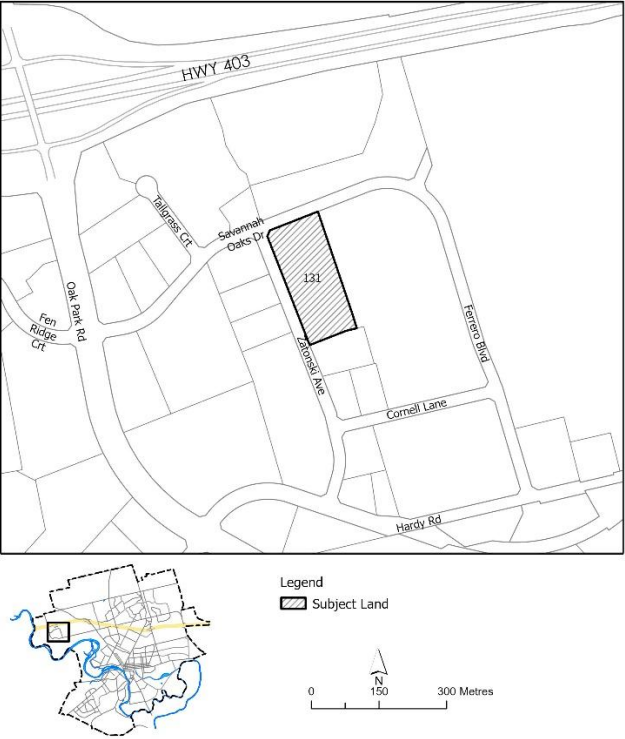
Planning Act Section 53(19) appeals must include:

- 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.

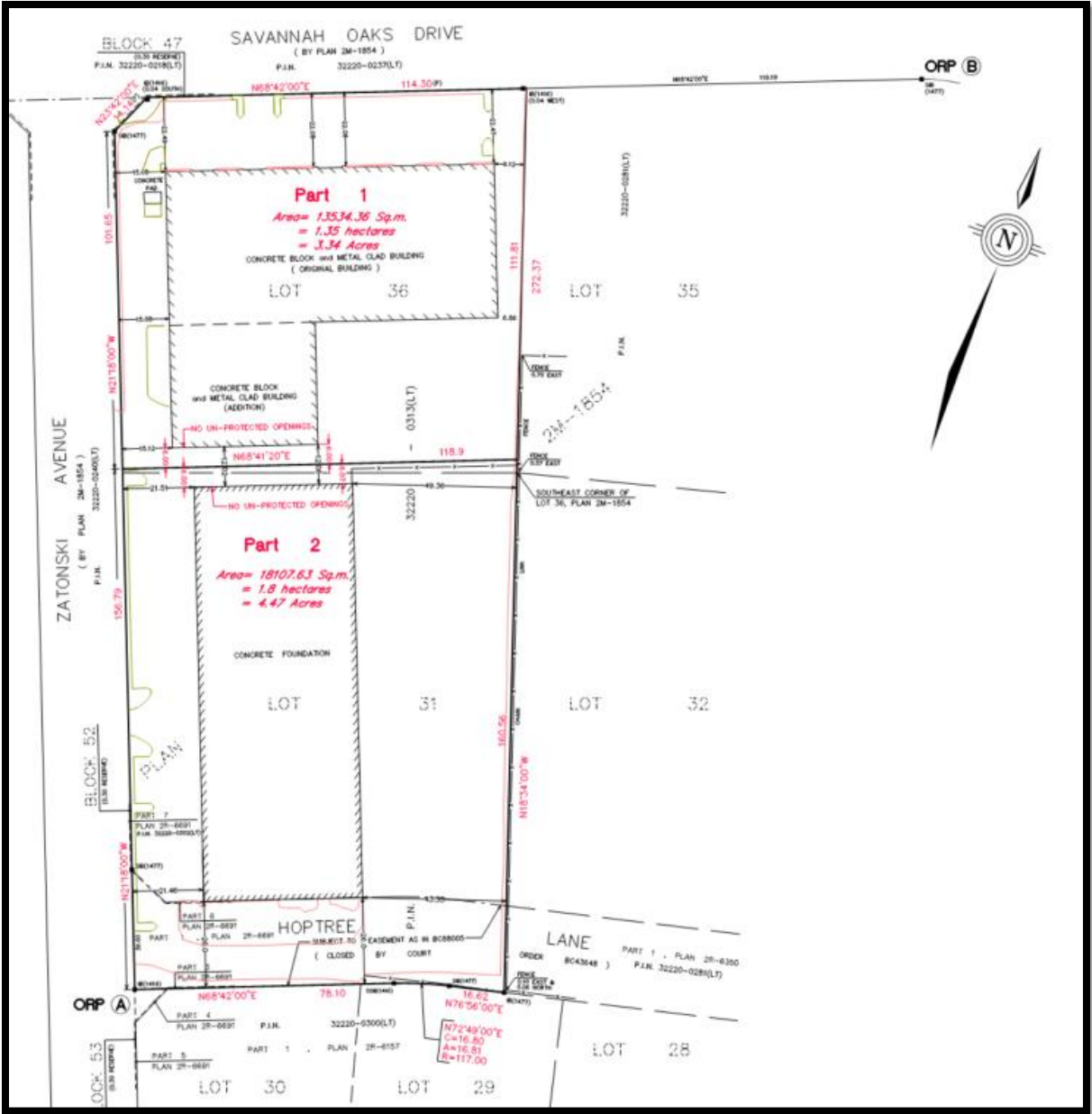
Questions or Information:

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

LOCATION MAP
Application: B19-2025
131 Savannah Oaks Drive/60 Zatonski Avenue



Concept Plan





December 9, 2025

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: B20-2025
Related File Numbers: B21-2025
Address: 6 Lyons Avenue (Lot 81)
Roll Number: 2906020008173000000
Agent/Applicant: J.H. Cohoon Engineering Ltd. (Bob Phillips)
Owner: Jack Ciommo

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 was received for the lands municipally addressed as 6 Lyons Avenue. The property is comprised of two lots in a registered plan of subdivision (Lots 81 & 82, Plan 110A). The purpose of the application is to sever a parcel from the rear of each lot, to form a third residential lot fronting Lawrence Street.

Decision: **Provisional Approval**

Date: **December 4, 2025**

THAT consent application B20-2025 to sever a parcel of land from the rear portion of 6 Lyons Avenue (Lot 81), having a width of 10.5 m and a lot area of 195.47 m², to be merged with lands severed from 6 Lyons (lot 82) through consent application B21-2025 to create a new residential lot, and to retain a parcel of land having a frontage of 15.09 m and a lot area of 452.0 m², BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
2. Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide an undertaking confirming that the severed lands will be merged in title with the lands severed in B21-2025.
3. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
4. Receipt of confirmation that all taxes are paid up to date.
5. 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*).
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. Receipt of confirmation that all existing buildings and structures located on the severed parcel are demolished or otherwise removed to the satisfaction of the Manager of Development or their designate
8. Receipt of an undertaking provided from the applicant's Solicitor confirming that either a warning clause in favour of CN Rail is inserted on land title, in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 m of the railway right-of-way, or that an environmental easement in favour of CN Rail will be registered on title, to the satisfaction of the Manager of Development Planning or their designate.
9. 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.
10. 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.
11. 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
12. The Owner/Applicant shall be responsible financially and otherwise, to provide 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
13. 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.
14. 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. The Owner/ Applicant also must demonstrate that stormwater management can be implemented for the site without impacting adjacent neighboring properties.
15. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **December 9, 2027**, after which time the consent will lapse.

THAT the reasons for approval of the consent application 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 By-law; and,

THAT pursuant to 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 5.2 of Report No. 2025-592”.

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

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

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

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

ABSENT - V. Kershaw, Member

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

**Electronically signed by Amra Alagic,
Member**

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K. Pongracz, Secretary-Treasurer

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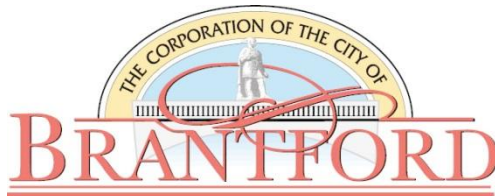
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted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

Application: B20-2025, B21-2025, A34-2025, A35-2025, A36-2025
6 Lyons Avenue

[illegible]



December 9, 2025

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: B21-2025
Related File Numbers: B20-2025
Address: 6A Lyons Avenue (Lot 82)
Roll Number: 2906020008174000000
Agent/Applicant: J.H. Cohoon Engineering Ltd. (Bob Phillips)
Owner: Jack Ciommo

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 was received for the lands municipally addressed as 6 Lyons Avenue. The property is comprised of two lots in a registered plan of subdivision (Lots 81 & 82, Plan 110A). The purpose of the application is to sever a parcel from the rear of each lot, to form a third residential lot fronting Lawrence Street.

Decision: Provisional Approval

Date: December 4, 2025

THAT consent application B21-2025 to sever a parcel of land from 6 Lyons Avenue (Lot 82), having a frontage on Lawrence Street of 10.5 m and a lot area of 133.66 m², to be merged with lands severed from 6 Lyons Avenue (Lot 81) through consent application B20-2025 to create a new residential lot, and to retain a parcel of land having a frontage on Lyons Avenue of 12.7 m and a lot area of 381 m², BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
2. Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide an undertaking confirming that the severed lands will be merged in title with the parcel severed from B20-2025.
3. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
4. Receipt of confirmation that all taxes are paid up to date.
5. 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*).
6. Receipt of confirmation that all existing buildings and structures located on the severed parcel are demolished or otherwise removed to the satisfaction of the Chief Building Official

7. Receipt of an undertaking provided from the applicant's Solicitor confirming that either a warning clause in favour of CN Rail is inserted on land title, in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 1000m of the railway right-of-way, or that an environmental easement in favour of CN Rail will be registered on title, to the satisfaction of the Manager of Development Planning or their designate.
8. 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.
9. 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.
10. 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.
11. 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
12. The Owner/Applicant shall be responsible financially and otherwise, to provide 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
13. 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.
14. 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. The Owner/ Applicant also must demonstrate that stormwater management can be implemented for the site without impacting adjacent neighboring properties.
15. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **December 9, 2027**, after which time the consent will lapse.

THAT the reasons for approval of the consent application 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 By-law; and,

THAT pursuant to 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 5.2 of Report No. 2025-592”.*

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

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

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

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

ABSENT - V. Kershaw, Member

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

**Electronically signed by Amra 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 **December 29, 2025 at 4:30 p.m.**

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