



April 9, 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: A5-2026
Related File Numbers: n/a
Address: 113 King George Road
Roll Number: 2906020014338000000
Agent: 2518300 Ontario Inc. (Ken Breau)
Applicant: 2518300 Ontario Inc. (Ken Breau)
Owner: 2518300 Ontario Inc. (Ken Breau)

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 113 King George Rd. The purpose of the application is to facilitate the construction of a 3rd sign face on the existing digital billboard. The applicant is requesting relief from the following section(s) of the City of Brantford Municipal Code Chapter 478:

478.14.5: to permit a 3rd face, on the existing billboard, that is not clearly visible from King George Road whereas visibility from King George is otherwise required.

478.14.11: to permit three (3) side by side billboard signs whereas a maximum of two side by side billboard signs is otherwise the permitted maximum.

Date: **April 8, 2026**

Decision:

A. THAT minor variance application A05-2026 seeking relief from Section 478.14.5 of the City of Brantford Municipal Code Chapter 478 to permit a third sign face, on the existing billboard, that is not clearly visible from all streets in which the lot has frontage, whereas visibility from all fronting streets is required BE APPROVED;

B. THAT minor variance application A05-2026 seeking relief from Section 478.14.11 of the City of Brantford Municipal Code Chapter 478 to permit three (3) side by side billboard signs whereas a maximum of two side by side billboard signs is otherwise the permitted maximum BE APPROVED;

C. THAT minor variance application A05-2026 seeking relief from Schedule A Section 1 of the City of Brantford Municipal Code Chapter 478 to permit a billboard sign on a lot zoned Intensification Corridor (IC) on the west side of King George Road (between

Tollgate Road and Somerset Road), whereas billboard signs are only to be permitted on a lot zoned General Commercial (C8) BE APPROVED;

D. THAT the above noted approvals be conditional upon the City of Brantford Municipal Code Chapter 478 being updated to limit this location to three (3) side by side billboard signs to a maximum combined area of 84 m² of which the third face, being the west face (visible from Somerset Rd), shall only be operational from 7am to 10pm, shall have a reduced brightness of 4,000 Nits, and shall have an extended dwell time of 10 seconds;

E. 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 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 2024-24.”

Electronically signed by G. Kempa
(opposed), Chair/Member

Electronically signed by V. Kershaw
(opposed), 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

ABSENT - 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.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **April 28, 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.

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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.

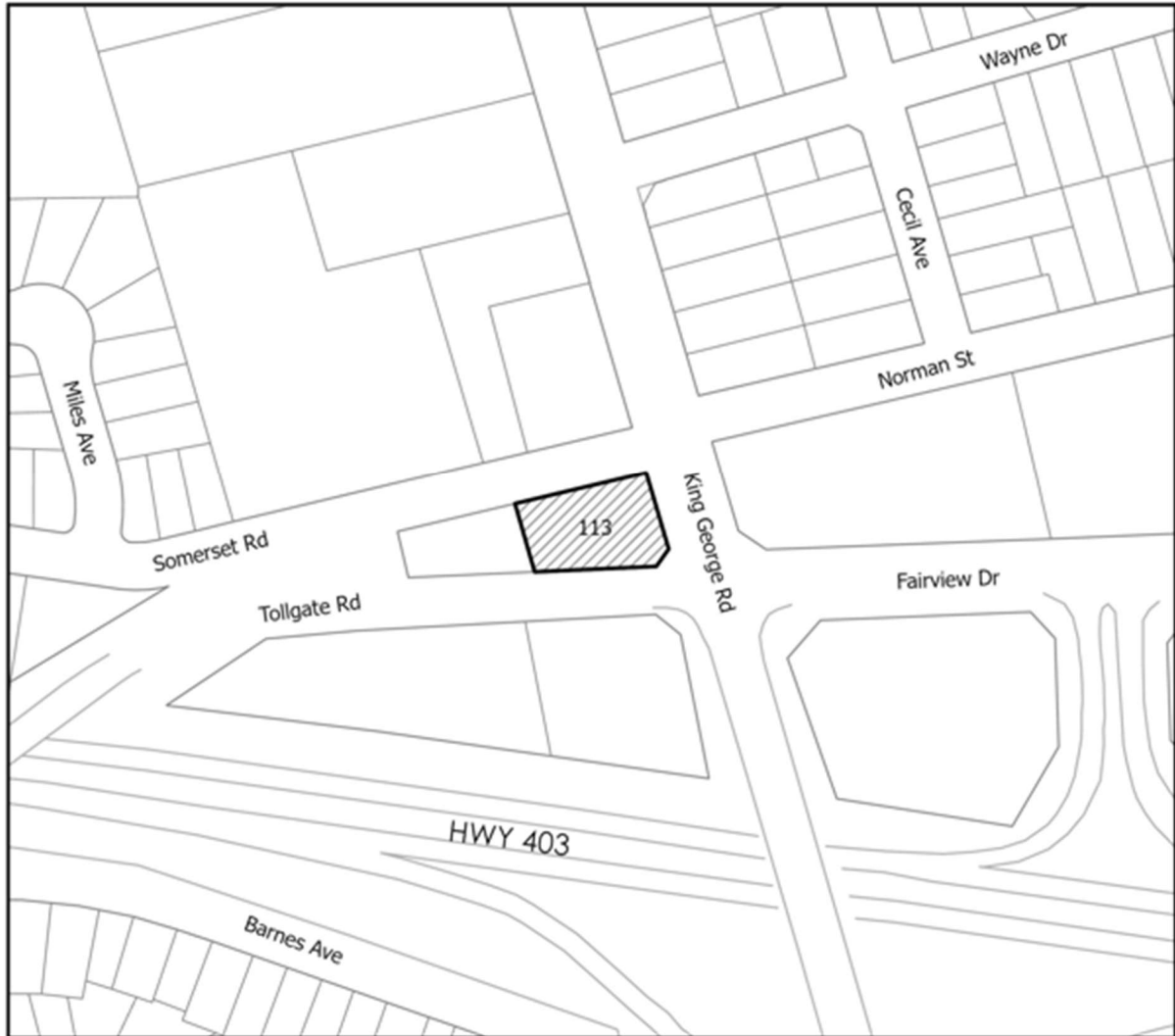
Questions or Information:

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

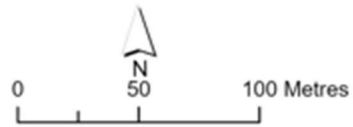
Location Map

LOCATION MAP

Application: A05-2026
113 King George Road



Legend
Subject Land





April 9, 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: A10-2026
Related File Numbers: n/a
Address: 842 Colborne Street
Roll Number: 2906040013363000000
Agent: Ken Bekendam
Applicant: Ken Bekendam
Owner: James Huisman

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: The purpose of the application is to facilitate the development of a six-storey, 60-unit apartment building.

Date: **April 8, 2026**

Decision:

A. THAT minor variance application A10-2026 seeking relief from Section 5.3, Table 5.3.b.3 of Zoning By-law 124-2024 to permit a minimum parking rate of .99 space per unit plus 0.10 space per unit for visitors for an apartment dwelling or a dwelling unit in a mixed-use building, whereas 1 space per unit plus 0.15 space per unit for visitors is otherwise required, BE APPROVED;

B. THAT minor variance application A10-2026 seeking relief from Section 5.16.a of Zoning By-law 124-2024 to permit 0 loading spaces for an apartment building or the residential component of a mixed-use building, whereas a minimum of one loading space is otherwise required BE APPROVED;

C. THAT minor variance application A10-2024 seeking relief from Section 6.8 Table 6.8.5 of Zoning By-law 124-2024 to permit a ground floor height of 3.6 metres whereas 4.5 metres is otherwise required BE APPROVED;

D. THAT minor variance application A10-2024 seeking relief from Section 6.8 Table 6.8.12 of Zoning By-law 124-2024 to permit landscaped open space of 23% whereas 30% is otherwise required BE APPROVED;

E. 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 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 2024-24.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar
(opposed), Member

Electronically signed by M. Simpson,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by A. Patel,
Member

ABSENT - 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.

Appeal Deadline

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End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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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)).

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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.

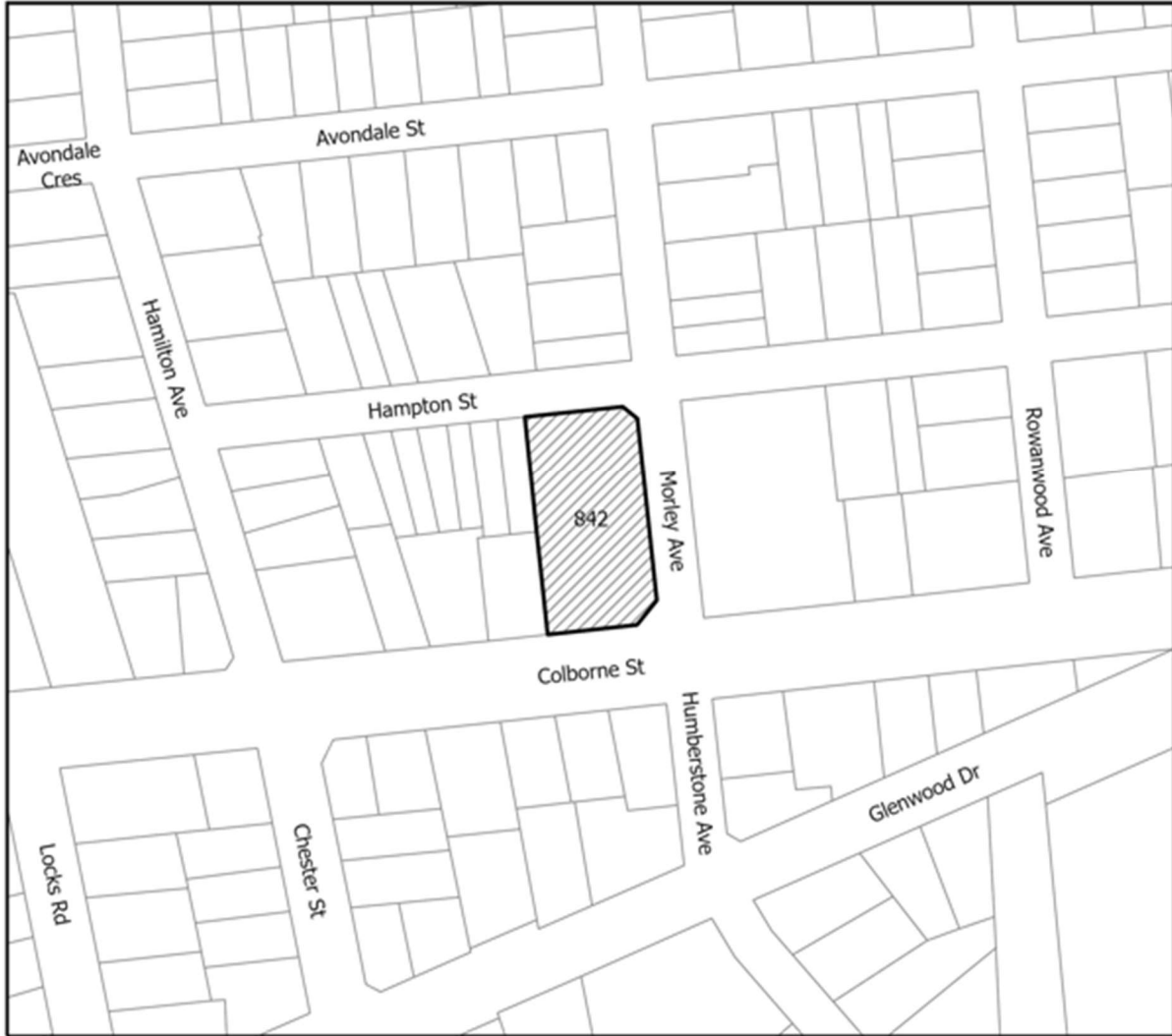
Questions or Information:

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

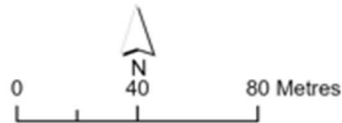
Location Map

LOCATION MAP

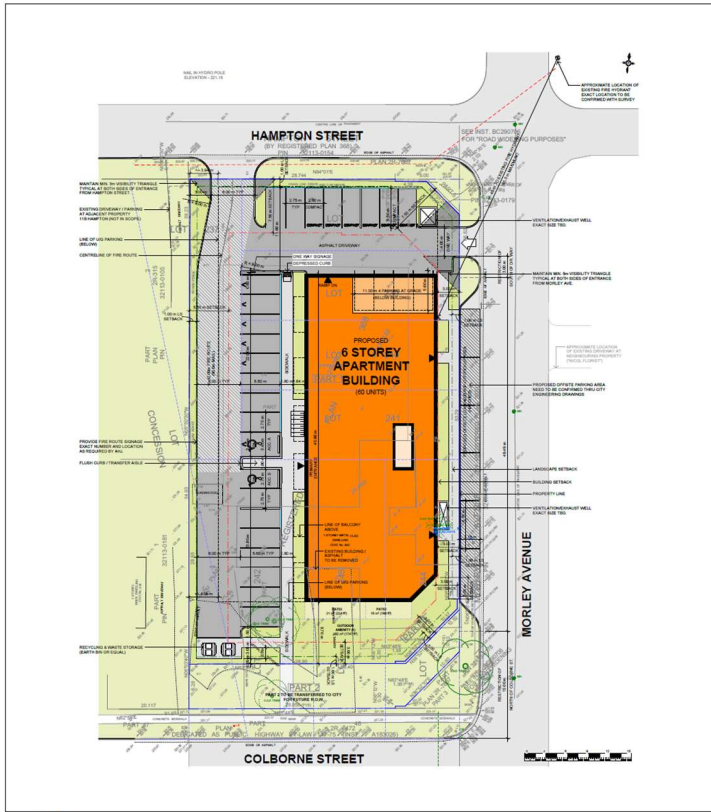
Application: A10-2026
842 Colborne Street



Legend
[Hatched Box] Subject Land



Concept Plan



SITE PLAN
1:200

KEY PLAN

SITE INFORMATION & ZONING REQUIREMENTS

GENERAL INFORMATION

PROJECT: 6 STOREY APARTMENT BUILDING

OWNER: BRANTFORD HOUSING

DESIGNER: [Firm Name]

DATE: [Date]

ZONING REQUIREMENTS

Zone: [Zone Name]

Permitted Uses: [List of uses]

Setbacks: [List of setback requirements]

SITE STATISTICS

DESCRIPTION	AREA (SQ FT)	%
LOT AREA	10,000	100%
COVERED AREA	5,000	50%
OPEN SPACE	5,000	50%

BUILDING STATISTICS

TYPE	AREA (SQ FT)	%
RESIDENTIAL	8,000	80%
COMMERCIAL	2,000	20%

PARKING SCHEDULE

TYPE	NEED/PROV	COEFF
RESIDENTIAL	10	1.0
COMMERCIAL	5	1.0

UNIT MIX (TOTAL)

TYPE	AREA (SQ FT)	%
1-BED	4,000	40%
2-BED	4,000	40%
3-BED	4,000	40%

AMENITY AREAS

TYPE	AREA (SQ FT)	%
CONCOURSE	1,000	10%
LOBBY	500	5%

AMENITY AREAS

TYPE	AREA (SQ FT)	%
CONCOURSE	1,000	10%
LOBBY	500	5%

Brantford Housing
401 Dundas Street East, 11th Floor
Brantford, Ontario, L7M 0W9
Phone: 519-753-1777
www.brantfordhousing.com

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-06-01
2	REVISED PER CITY COMMENTS	2024-06-15
3	REVISED PER CITY COMMENTS	2024-06-20
4	REVISED PER CITY COMMENTS	2024-06-25
5	REVISED PER CITY COMMENTS	2024-07-01

BRANTFORD HOUSING

842 COLBORNE STREET
BRANTFORD, ON

SITE PLAN

DATE: JUNE 2025
DRAWN BY: MW
CHECKED BY: LC
SCALE: As Indicated
PROJECT NO: 120029

A 001



April 9, 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: B2-2026
Related File Numbers: n/a
Address: 409 Mt. Pleasant Road
Roll Number: 2906010020386000000
Applicant/ Kennedy (Mount Pleasant) Inc. c/o Marcus Gagliardi
Owner:

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 409 Mount Pleasant Rd. The applicant is proposing to convey a 3,500m² parcel to the abutting parcel at 389 Mount Pleasant Rd. The lands are intended to make up Phase 3 of the Tutela Heights Cachet subdivision.

Decision: **Provisional Approval**

Date: **April 8, 2026**

THAT Consent application B02/2024 requesting to sever a parcel of land from the subject property municipally addressed as 409 Mt. Pleasant Road, having a lot area of 3,500 m² to be conveyed as an addition to the abutting parcel at 389Mt. Pleasant Road BE APPROVED subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels, and any applicable easements.
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 existing pond located on the proposed severance line be filled in and otherwise removed to the satisfaction of the Chief Planner. Prior to commencing work, the owner shall consult with the Development Engineering Department as it relates to accounting for any drainage that the pond currently accommodates, inclusive of any necessary easements.
6. 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 a letter of undertaking confirming that the severed lands will be merged in title with the property municipally addressed as 389 Mount Pleasant Road

7. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **April 9 2028**, after which time the consent will lapse.

THAT the reason(s) for approval of B02/2024 are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act, is suitable for the lands, in the public interest, and would not result in adverse impacts on surrounding properties;

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 6.2 of Report No. 2026-56.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by 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

ABSENT - 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 .

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **April 29, 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:

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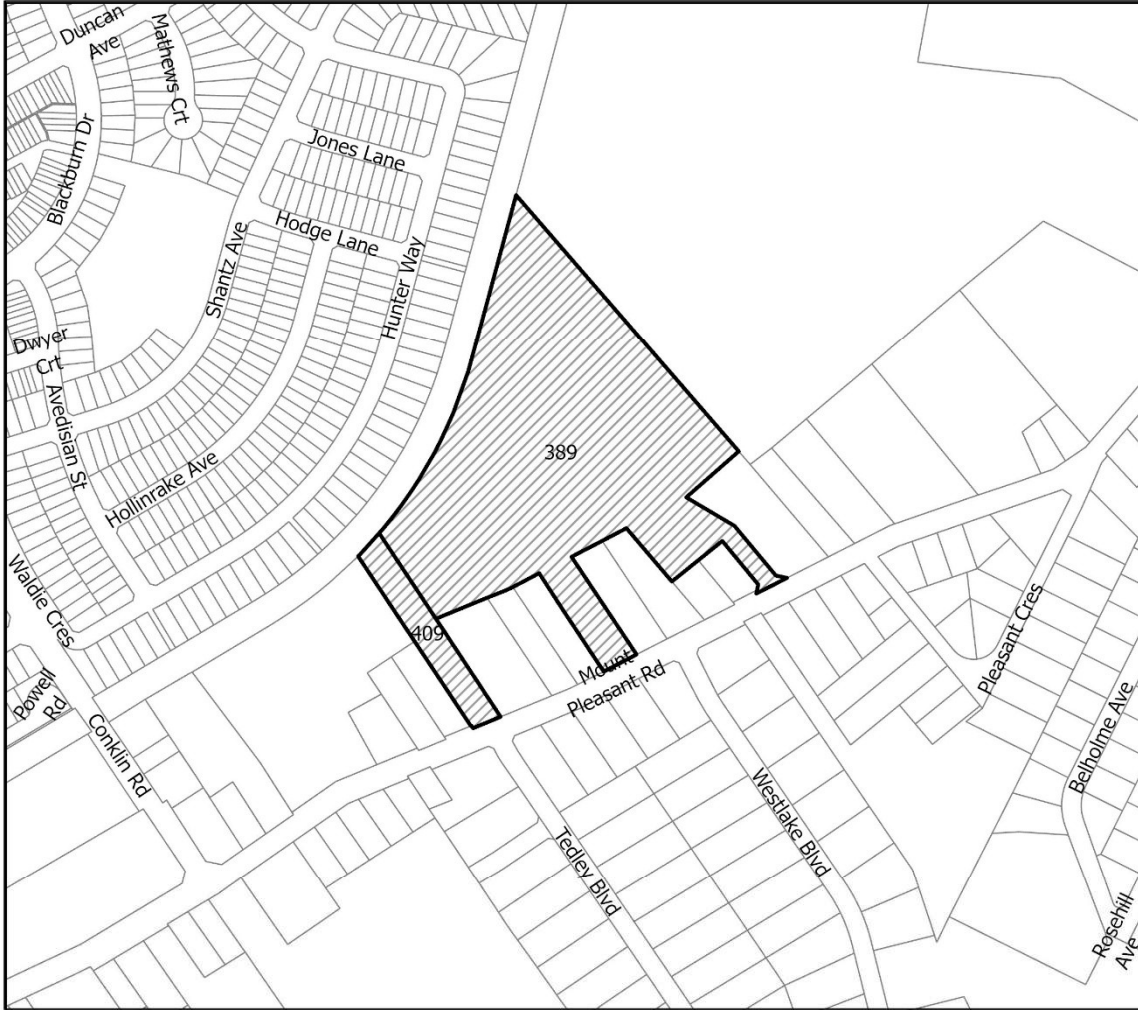
Questions or Information:

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


Location Map

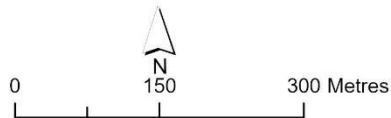
LOCATION MAP

Application: B02-2026
389 & 409 Mount Pleasant Road

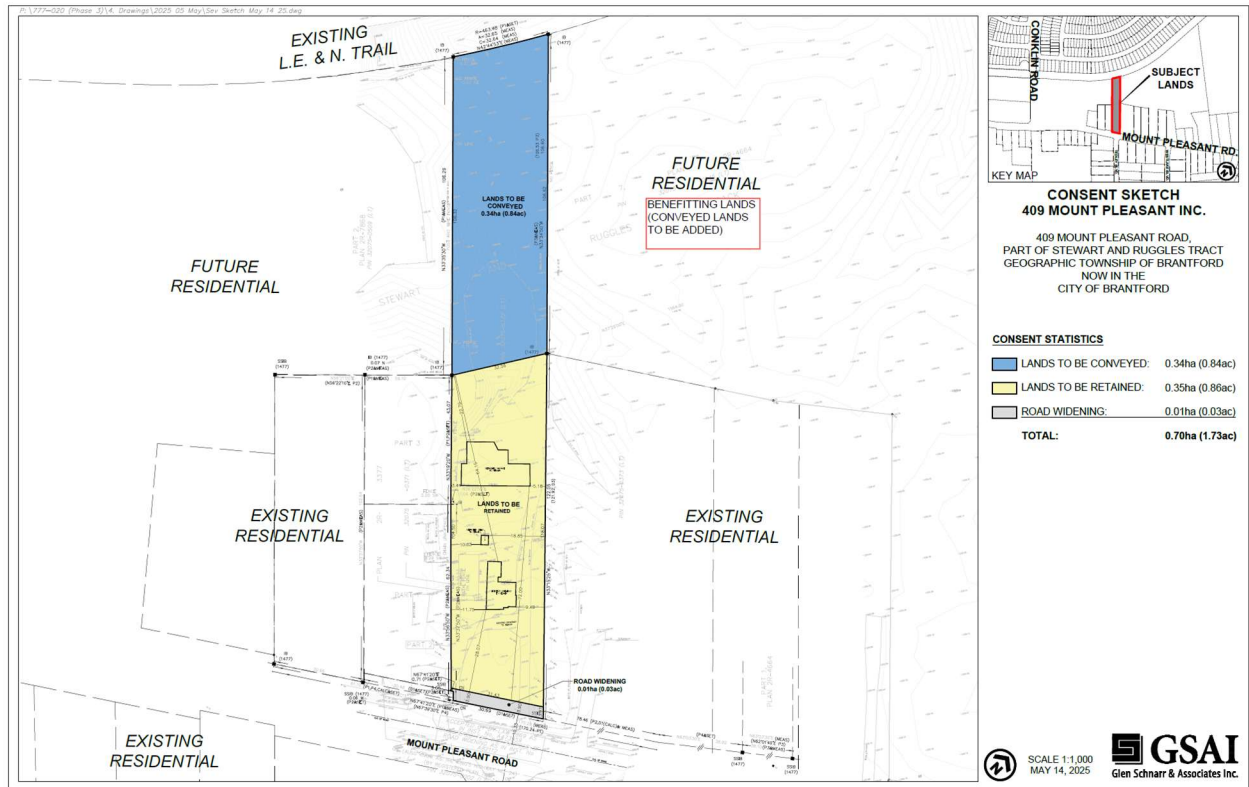


Legend

 Subject Land



Concept Plan





April 9, 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: B07-2026
Address: 96 Wood Street
Roll Number: 2906030013149100000
Agent: Lenora Lalonde
Applicant: Lenora Lalonde
Owner: Lenora Lalonde

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 severance application was received for the lands municipally addressed as 96 and 96A Wood Street. The purpose of the consent application is to sever the subject lands to create two new residential lots, each containing an existing semi-detached dwelling unit.

Decision: Provisional Approval

Date: April 8, 2026

THAT consent application B07-2026 to sever a parcel of land from 96 and 96A Wood Street, having a frontage of 15 m and a lot area of 333.09 m², and to retain a parcel of land having a frontage of 15.48 m and a lot area of 342.59 m², **BE APPROVED**, subject to the conditions;

1. Receipt of 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 existing 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, Storm, and Water 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 water connection, 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 provide an existing 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.
9. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **April 9, 2028**, after which time the consent will lapse.

THAT the reason(s) for approval of B07/2026 are as follows: the proposed consent application 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

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 6.2 of Report No. 2026-179.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
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Electronically signed by M. Bodnar,
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Electronically signed by M. Simpson,
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Electronically signed by T. Cupoli,
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Electronically signed by A. Patel,
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ABSENT - A. Alagic, Member

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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 **April 29, 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. 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 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.

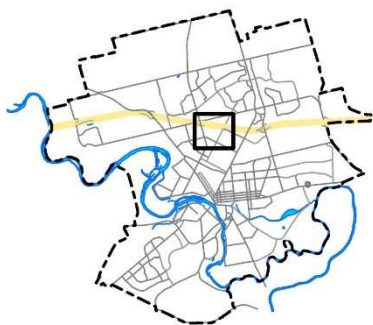
Questions or Information:

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



Location Map

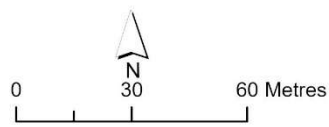
LOCATION MAP

Application: B07-2026
96 & 96A Wood Street

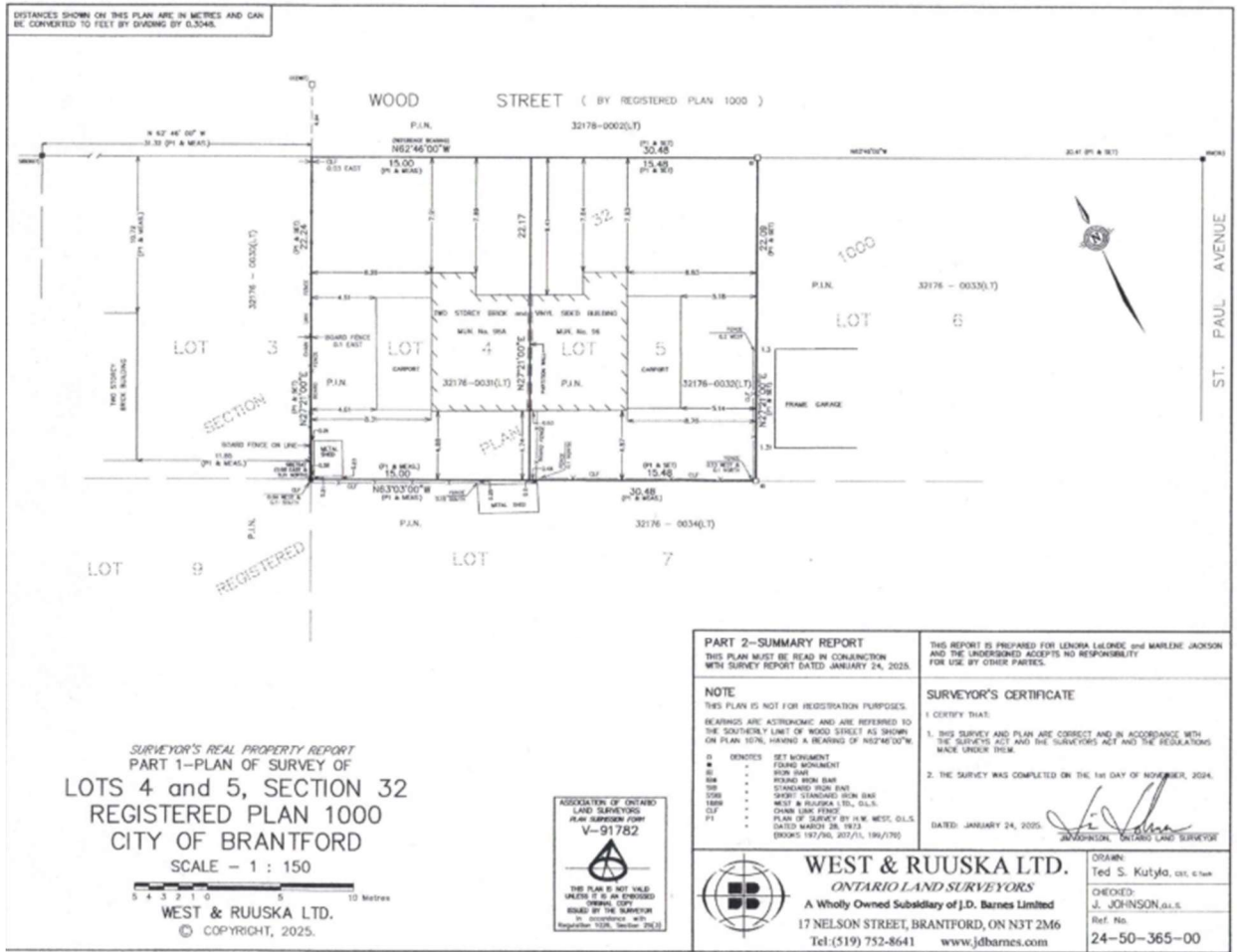


Legend

-  Subject Land
-  No_96_96AWood



Concept Plan



<p>PART 2-SUMMARY REPORT</p> <p>THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JANUARY 24, 2025.</p>	<p>THIS REPORT IS PREPARED FOR LENDRA LALONDE and MARLENE JACKSON AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.</p>
<p>NOTE</p> <p>THIS PLAN IS NOT FOR REGISTRATION PURPOSES.</p> <p>BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF WOOD STREET AS SHOWN ON PLAN 1000, HAVING A BEARING OF N62°46'00"W.</p> <p>□ DENOTES SET MONUMENT</p> <p>● FOUND MONUMENT</p> <p>○ BORN SIGN</p> <p>⊕ ROUND IRON BAIL</p> <p>⊖ STANDED IRON BAIL</p> <p>⊙ SPOT STANDARD IRON BAIL</p> <p>⊙ WEST & RUUSKA LTD. O.L.S.</p> <p>⊙ CHAIN LINK FENCE</p> <p>⊙ PLAN OF SURVEY BY H.W. WEST, O.L.S. DATED MARCH 26, 1923</p> <p>⊙ BRICKS 192/206, 207/211, 199/170</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <ol style="list-style-type: none"> THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. THE SURVEY WAS COMPLETED ON THE 1st DAY OF NOVEMBER, 2024. <p>DATED: JANUARY 24, 2025</p> <p><i>J. Johnson</i> J. JOHNSON, O.L.S. JANUARY 24, 2025</p>
<p>ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SURVEYOR FORM V-91782</p> <p>THIS PLAN IS NOT VALID UNLESS IT IS AN APPROVED ORIGINAL COPY ISSUED BY THE SURVEYOR IN CONFORMANCE WITH REGULATION 1038, SECTION 25(2)</p>	<p>WEST & RUUSKA LTD. ONTARIO LAND SURVEYORS A Wholly Owned Subsidiary of J.D. Barnes Limited 17 NELSON STREET, BRANTFORD, ON N3T 2M6 Tel: (519) 752-8641 www.jdbarnes.com</p> <p>DRAWN: Ted S. Kutyla, O.L.S., C.Eng. CHECKED: J. JOHNSON, O.L.S. Ref. No. 24-50-365-00</p>