



June 4, 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: B10-2026
Address: 274 Colborne Street
Roll Number: 2906030001034000000
Agent: Bob Philips (J.H. Cohoon Engineering)
Applicant: Gary Sandhu
Owner: Gary Sandhu

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 274 Colborne Street. The purpose of this application is to sever the parking lot of the subject lands to create a future development parcel and allow for the sale of the existing building on the property.

Decision: Provisionally Approved

Date: June 3, 2026

THAT Consent application B10/2026 to sever a parcel of land from 274 Colborne Street, having a frontage of 40.53 m on Colborne Street and a lot area of 2,407.5 m², and to retain a parcel of land having a frontage of 35.23 m on Colborne Street and a lot area of 2,240.58 m², 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 an undertaking provided from the applicant's solicitor confirming that all applicable easements will be registered on title for the properties, including the common access easement shown on the site plan and a 6 m easement, from Colborne Street to the existing transformer, in favour of GrandBridge Energy;
3. Receipt of confirmation, to the satisfaction of the Manager of Development Planning or his/her designate, that the parking spaces located on the proposed severance line shall be relocated fully on to the severed parcel or otherwise removed;
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. 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;

6. 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 (Water, 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;

7. 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;

8. 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;

9. 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;

10. The Owner/Applicant shall provide an Easement for Surface Drainage should the provided Grading and Drainage Plan identify that each site is co-reliant on the other for drainage to a Public Highway (Legal Outlet);

11. The Owner/Applicant shall be responsible for the removal of any encroachments of Buildings, Parking, etc. within the Public Highway (Dalhousie Street, Clarence Street and Colborne Street) or proof of a legal agreement between the City of Brantford and the Property Owner addressing the encroachment to the satisfaction of the City Solicitor;

12. Receipt of confirmation that any applicable road widening strip, daylight corners and/or reserves, free and clear of any encumbrances, 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);

13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **June 4, 2028** after which time the consent will lapse

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. 2026-285.”

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

A. Patel, Member - ABSENT

Electronically signed by A. Alagic,
Member

Certification

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



Paul Clarke, Secretary-Treasurer

Additional Information

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

Appeal Deadline

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

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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.

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.

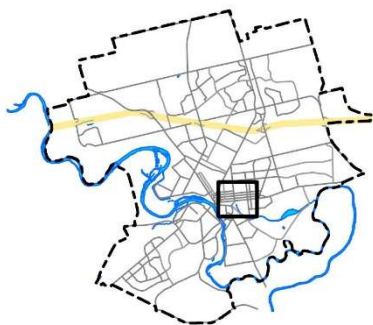
Questions or Information:

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


Location Map

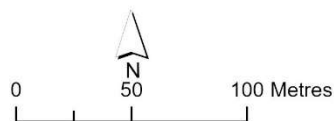
LOCATION MAP

Application: B10-2026 and A16-2026
274 Colborne Street



Legend

 Subject Land





June 4, 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: B11-2026
Related File Numbers: B12-2026
Address: 225 Henry Street
Roll Number: 2906030007079000000
Agent: Noah Gordon (Miller Thomson LLP)
Applicant: Brant Business Park Inc.
Owner: Brant Business Park 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 (severance)** application was received for the lands municipally addressed as 225 Henry Street. The purpose of the consent application is for the severance of the subject property into three distinct lots, the relocation of existing easements in favour of neighbouring lands, and the creation of new servicing and transportation easements for the benefit of the three new lots, as applicable.

Decision: Provisionally Approved

Date: June 3, 2026

THAT consent application B11/2026 BE APPROVED, subject to the following conditions;

1. Receipt of confirmation that all taxes are paid up to date.
2. 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).
3. Receipt of written confirmation from all associated parties to the easements agreeing to the proposed changes to the easements, to the satisfaction of the City.
4. 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.
5. 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.
6. Receipt of confirmation that any applicable road widening strip, daylight corners and/or reserves, free and clear of any encumbrances, 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).

7. 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 serviced to the satisfaction of the Manager of Development Engineering or their designate.

8. The Owner/Applicant shall provide an Undertaking signed by a Solicitor to ensure appropriate easements are registered for satisfactory transfer of rights. This includes easements required for access, servicing and drainage of the severed and retained parcels to/from the Municipal Right-Of-Way. The Undertaking shall include the below terms for the Owner to complete immediately following approval of the severance:

- a. Submit the easements terms and conditions as well as the easements schedules to the City of Brantford for review and approval prior to submitting the easements applications;
- b. The easements documents approved by the City of Brantford will be the final versions submitted with the easements applications, subject only to changes by Land Registry Office;
- c. The City will be notified of any changes, required by the Land Registry Office or otherwise, prior to registration of the easements; and
- d. Forthwith following registration of the easements, a copy of the registered transfer easements and a copy of the parcel registers will be sent to the City of Brantford.

9. The Owner/Applicant shall provide a Draft Joint Services Agreement for review and approval by the City of Brantford.

10. The Owner/Applicant shall provide an Undertaking signed by a Solicitor to ensure a Joint Services Agreement, the same as that reviewed and approved by the City per the previous condition, is entered into between the Owners of the retained and severed properties (with the City as a listed party in the agreement) and registered on title for all impacted properties immediately following approval of the severance.

11. The Owner/Applicant shall provide confirmation from the Ministry of the Environment, Conservation and Parks (MECP) that an Environmental Compliance Approval (ECA) is needed for the Sanitary Sewers and Stormwater Management infrastructure and include confirmation if the ECA is to be in place prior to or confirmation that this is not a requirement of the Ministry of Environment, Conservation and Parks (MECP). Should the MECP require an ECA, the Owner/Applicant shall follow the requirements of the MECP letter and provide a solicitor's undertaking that an application for the ECA will be submitted, and that the Owner/Applicant will satisfy the MECP's requirements to obtain the ECA.

12. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **June 4, 2028**, after which time the consent will lapse.

THAT the reason(s) for approval of B11/2026 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. 2026-250.”

**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**

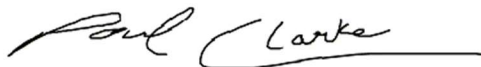
**Electronically signed by T. Cupoli,
Member**

A. Patel, Member - ABSENT

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

Certification

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



Paul Clarke, Secretary-Treasurer

Additional Information

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

Appeal Deadline

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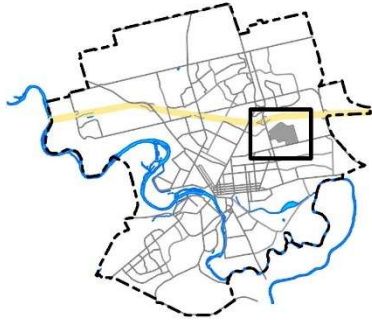
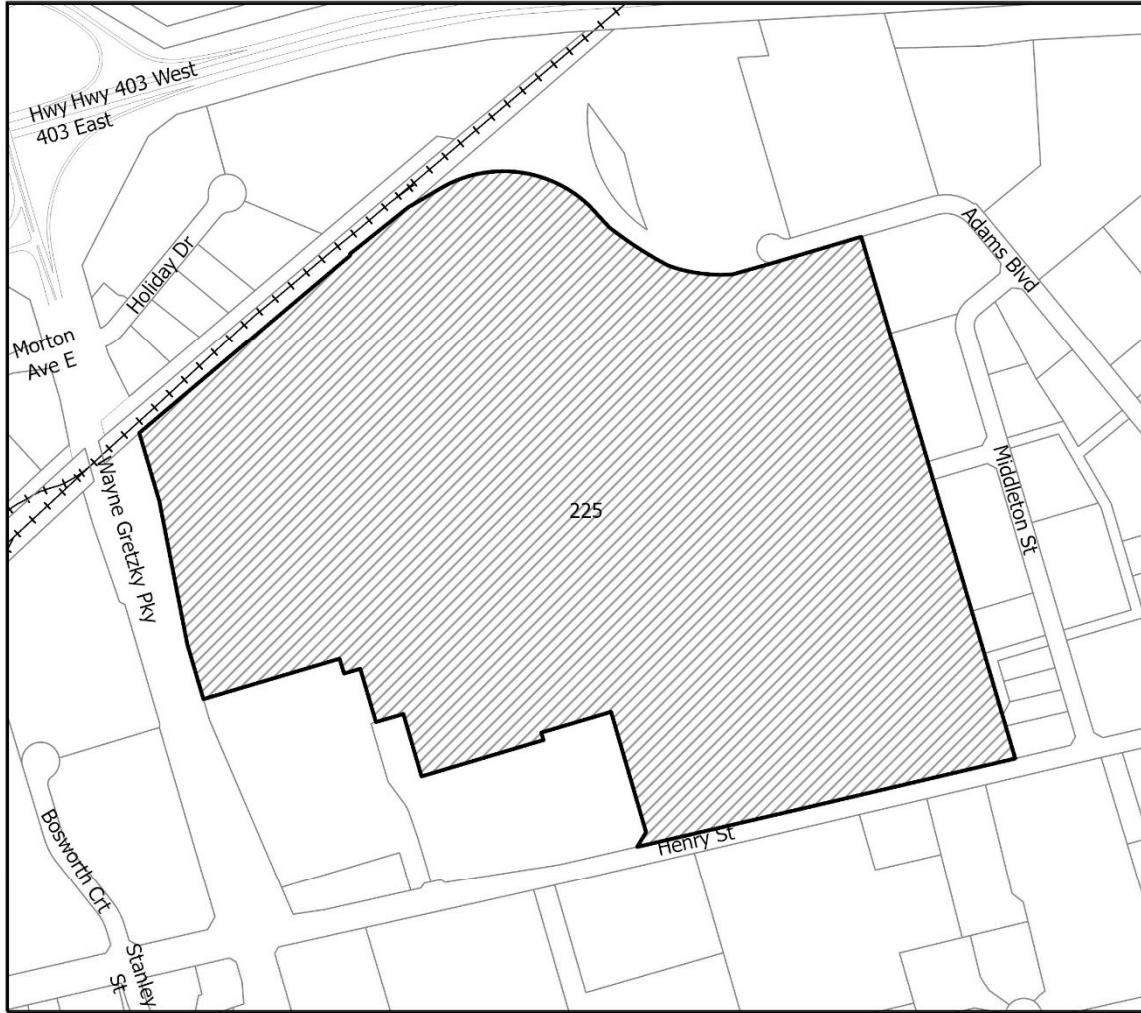
Questions or Information:

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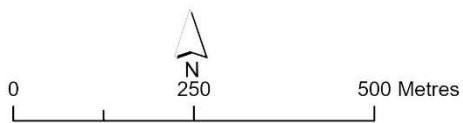
Location Map

LOCATION MAP

Application: B11-2026 and B12-2026
225 Henry Street



Legend
▨ Subject Land
— Rowbase





June 4, 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: B12-2026
Related File Numbers: B11-2026
Address: 225 Henry Street
Roll Number: 2906030007079000000
Agent: Noah Gordon (Miller Thomson LLP)
Applicant: Brant Business Park Inc.
Owner: Brant Business Park Inc.

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Proposal:

A **Consent (severance)** application was received for the lands municipally addressed as 225 Henry Street. The purpose of the consent application is for the severance of the subject property into three distinct lots, the relocation of existing easements in favour of neighbouring lands, and the creation of new servicing and transportation easements for the benefit of the three new lots, as applicable.

Decision: Provisionally Approved

Date: June 3, 2026

THAT consent application B12/2026 BE APPROVED, subject to the following conditions;

1. Receipt of confirmation that all taxes are paid up to date.
2. 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).
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 written confirmation from all associated parties to the easements agreeing to the proposed changes to the easements, to the satisfaction of 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. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
7. The Owner/Applicant shall 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 serviced to the satisfaction of the Manager of Development Engineering or their designate.

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- a. Submit the easements terms and conditions as well as the easements schedules to the City of Brantford for review and approval prior to submitting the easements applications;
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12. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **June 4, 2028**, after which time the consent will lapse.

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Electronically signed by G. Kempa,
Chair/Member

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Electronically signed by A. Alagic,
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Certification

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



Paul Clarke, Secretary-Treasurer

Additional Information

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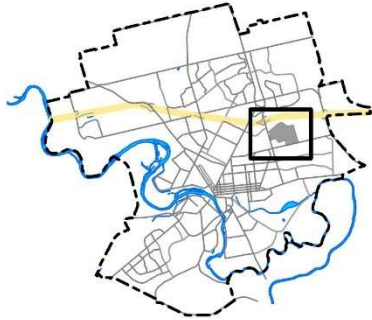
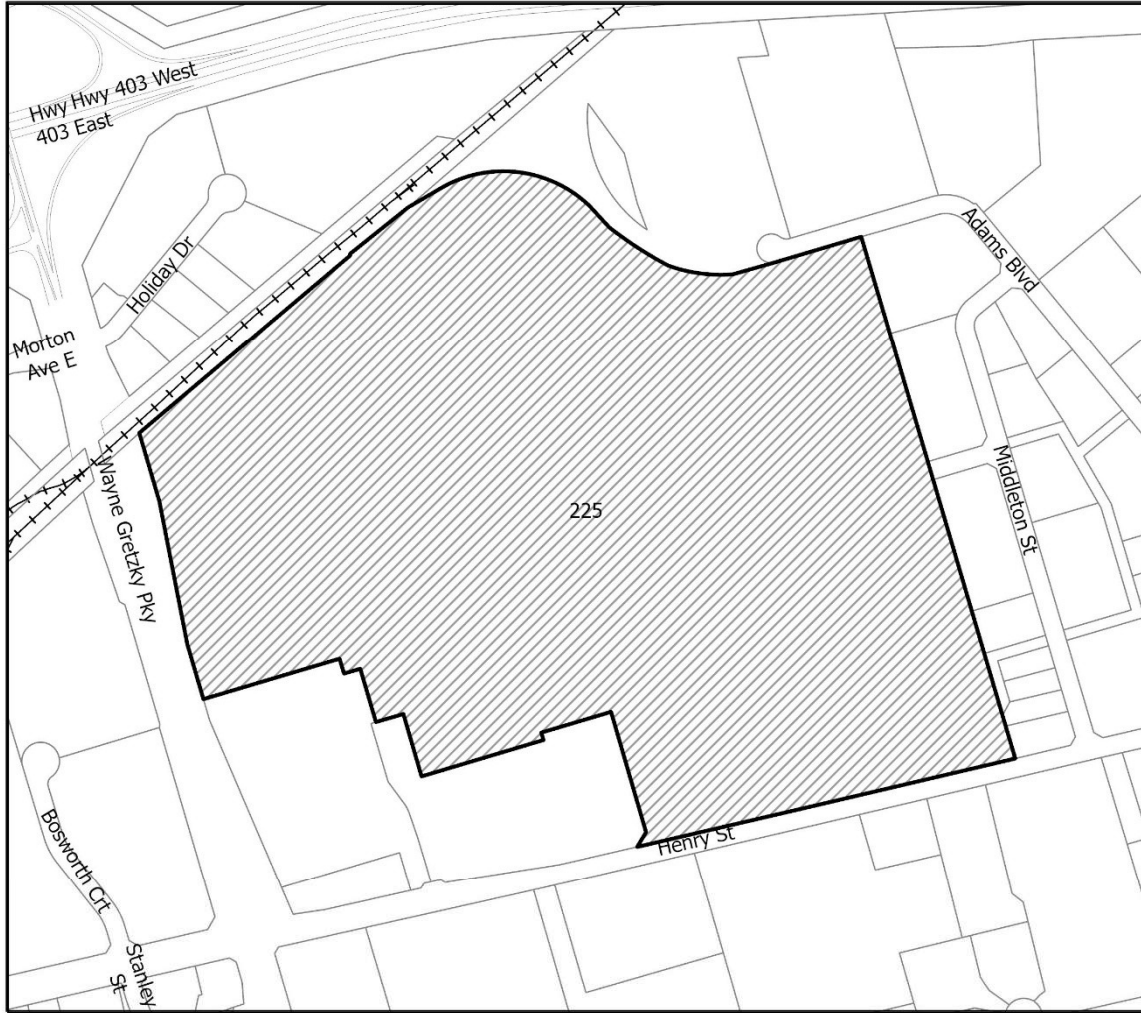
Questions or Information:

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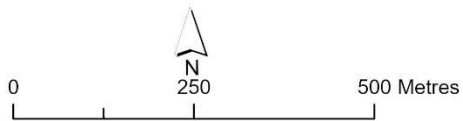
Location Map

LOCATION MAP

Application: B11-2026 and B12-2026
225 Henry Street



Legend
▨ Subject Land
— Rowbase





June 4, 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: A13-2026
Address: 70 Herbert Street
Roll Number: 2906030012036000000

Applicant/

Owner: Herman Pfeiffer

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 this application is to address an existing site deficiency that occurred when the exterior stairs were constructed. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 3.24 Table 3.24.5: To permit a maximum projection of 1.1m for an unenclosed staircase that is 0.4m from a lot line whereas a maximum projection of 3.0m is permitted, provided the projection is no closer than 0.6m to a lot line.

Decision: **Approved**

Date: **June 3, 2026**

THAT Application A13/2026 requesting relief from Section 3.24 Table 3.24.5 of the City of Brantford Zoning By-law 124-2024 to permit a maximum projection of 1.1m for an unenclosed staircase that is 0.4m from a lot line, BE APPROVED.

THAT the reasons for approval of the minor variance are as follows: the proposed variance is 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 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 2024-286.”

**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**

A. Patel, Member - ABSENT

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

Certification

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



Paul Clarke, Secretary-Treasurer

Additional Information

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

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 23, 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.

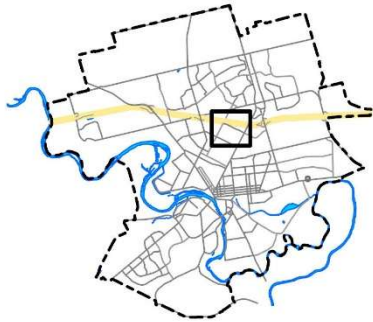
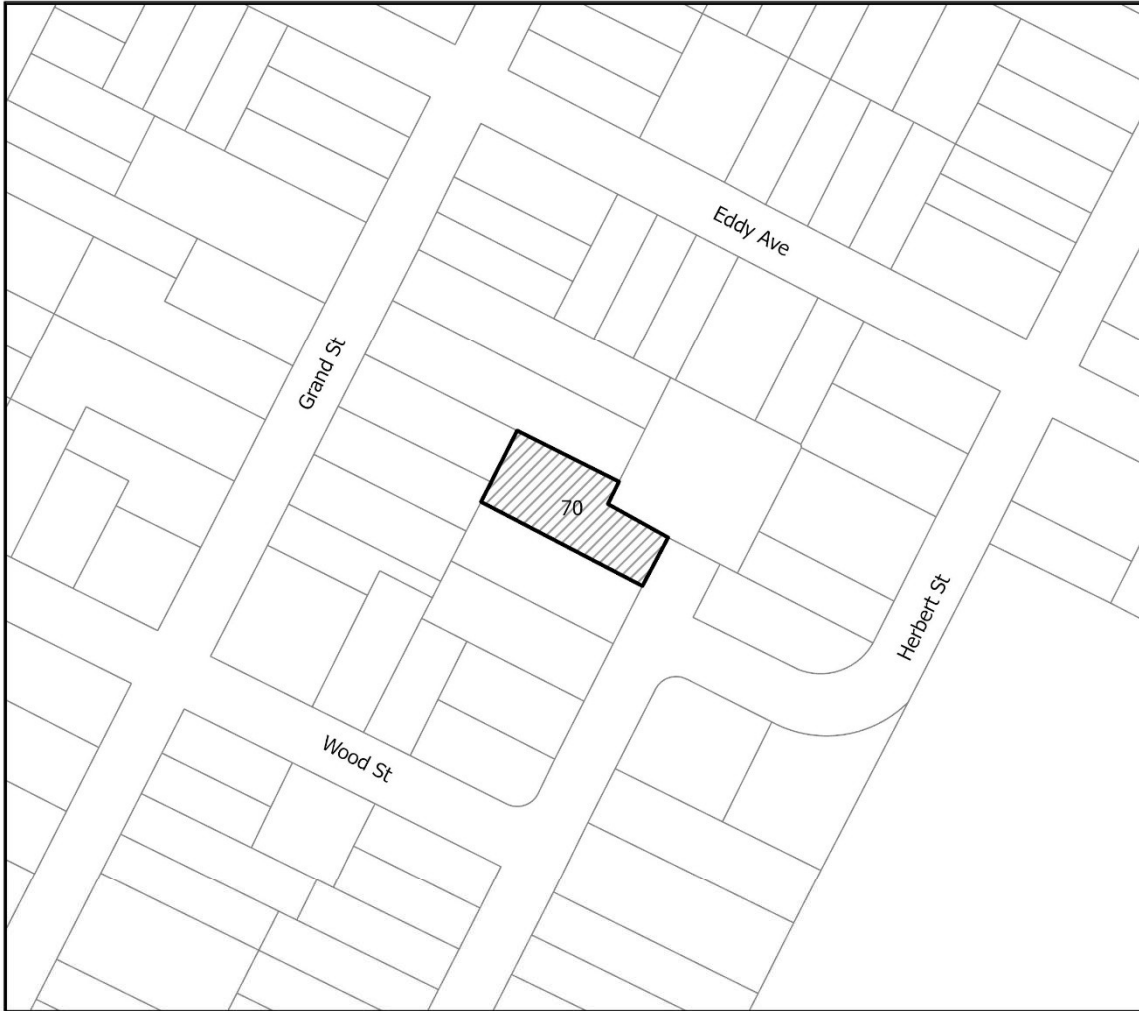
Questions or Information:

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


Location Map

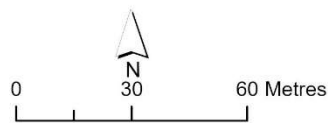
LOCATION MAP

Application: A13-2026
70 Herbert Street



Legend

 Subject Land





June 4, 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: A15-2026
Related File Numbers: n/a
Address: 180 Grand River Avenue
Roll Number: 2906010003230000000
Agent: Maryam Jangan
Applicant: Maryam Janga
Owner: Syed Rizvi

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 180 Grand River Avenue. The purpose of the minor variance is to facilitate the construction of a four-storey, 34-unit apartment building. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 9.3.3 to permit a lot area of 47.2 m² per unit, whereas 52.8 m² is otherwise required.
- Section 9.3.3 to permit 32 parking spaces, whereas 38 parking spaces is otherwise required.

Decision: Approved

Date: June 3, 2026

THAT Application A16/2026 requesting relief from Section 9.3.3 of the City of Brantford Zoning By-law 124-2024 to permit a minimum lot area of 47.2m² per unit, and 32 parking spaces, BE APPROVED;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is 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 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 2024-243.”

Electronically signed by G. Kempa,
Chair/Member
Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by A. Alagic,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Simpson,
Member

A. Patel, Member - ABSENT

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 **June 23, 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.

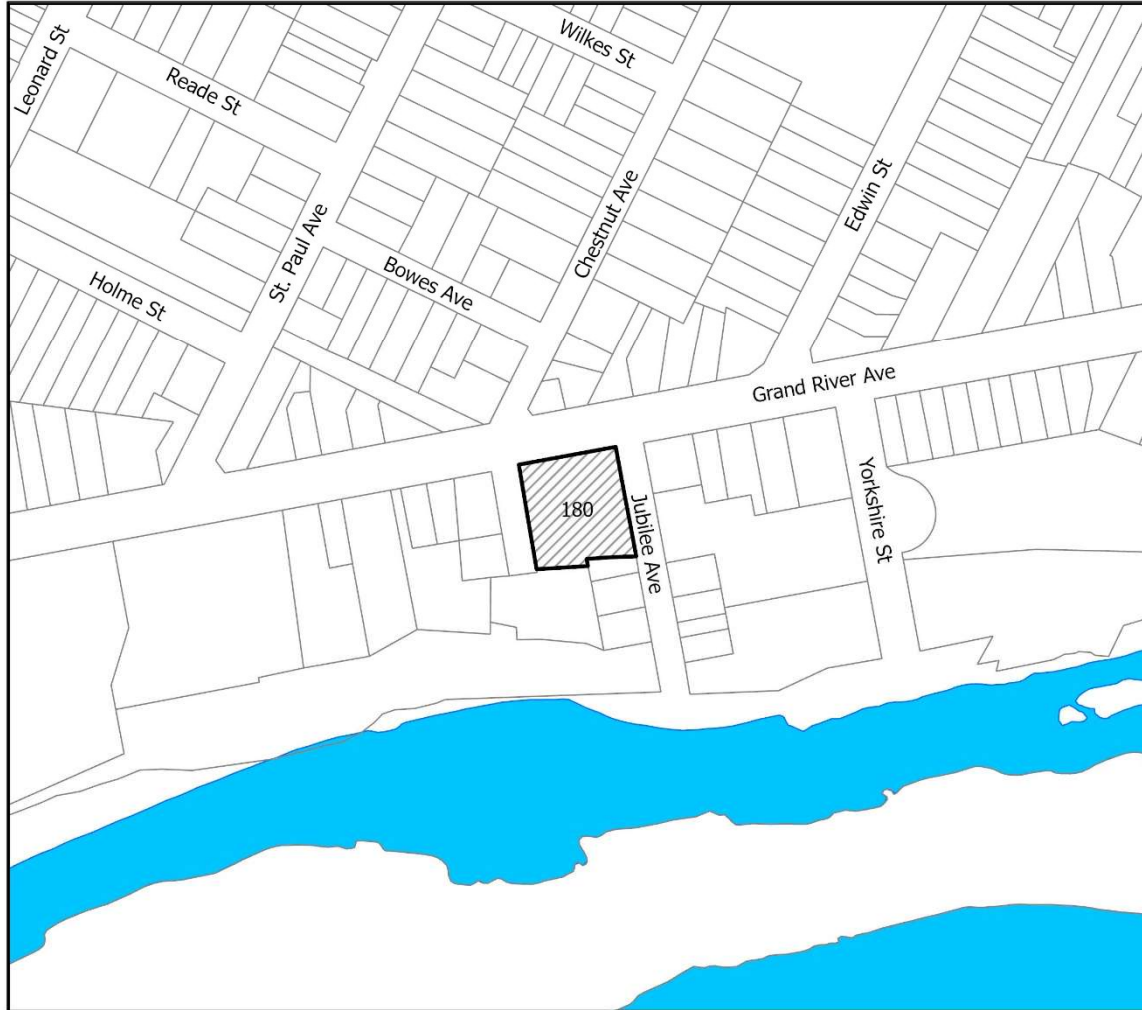
Questions or Information:

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


Location Map

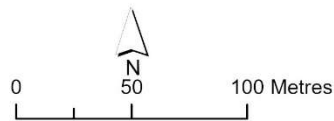
LOCATION MAP

Application: A15-2026
180 Grand River Avenue



Legend

 Subject Land





June 3, 2026

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A17-2026
Related File Numbers: n/a
Address: 54 Beckett Drive
Roll Number: 2906010010320420000
Agent: n/a
Applicant: Douglas and Janet Orrmann
Owner: Stanley and Erin Blasiak

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 54 Beckett Street. The purpose of the application is to facilitate the addition of an attached accessory dwelling unit containing one bedroom and is 48.3 m². The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- **Section 7.4.1.3** to permit a lot coverage of 40%, whereas it is otherwise 35% is otherwise permitted; and
- **Section 7.4.1.2** to permit a minimum rear yard setback of 6.8 m, whereas a minimum of 7.5 m is otherwise required.

Decision: **Approved**

Date: **June 3, 2026**

THAT Application A17/2026 requesting relief from Sections 7.4.1.3 & 7.4.1.2 of the City of Brantford Zoning By-law 124-2024 to permit 40% lot coverage, and a minimum rear yard setback of 6.8m, BE APPROVED;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is 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 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 2026-249.”

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by M. Bodnar,
Member

Electronically signed by T. Cupoli,
Member

Electronically signed by A. Alagic,
Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Simpson,
Member

A. Patel, Member - ABSENT

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 **June 23, 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?

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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.

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.

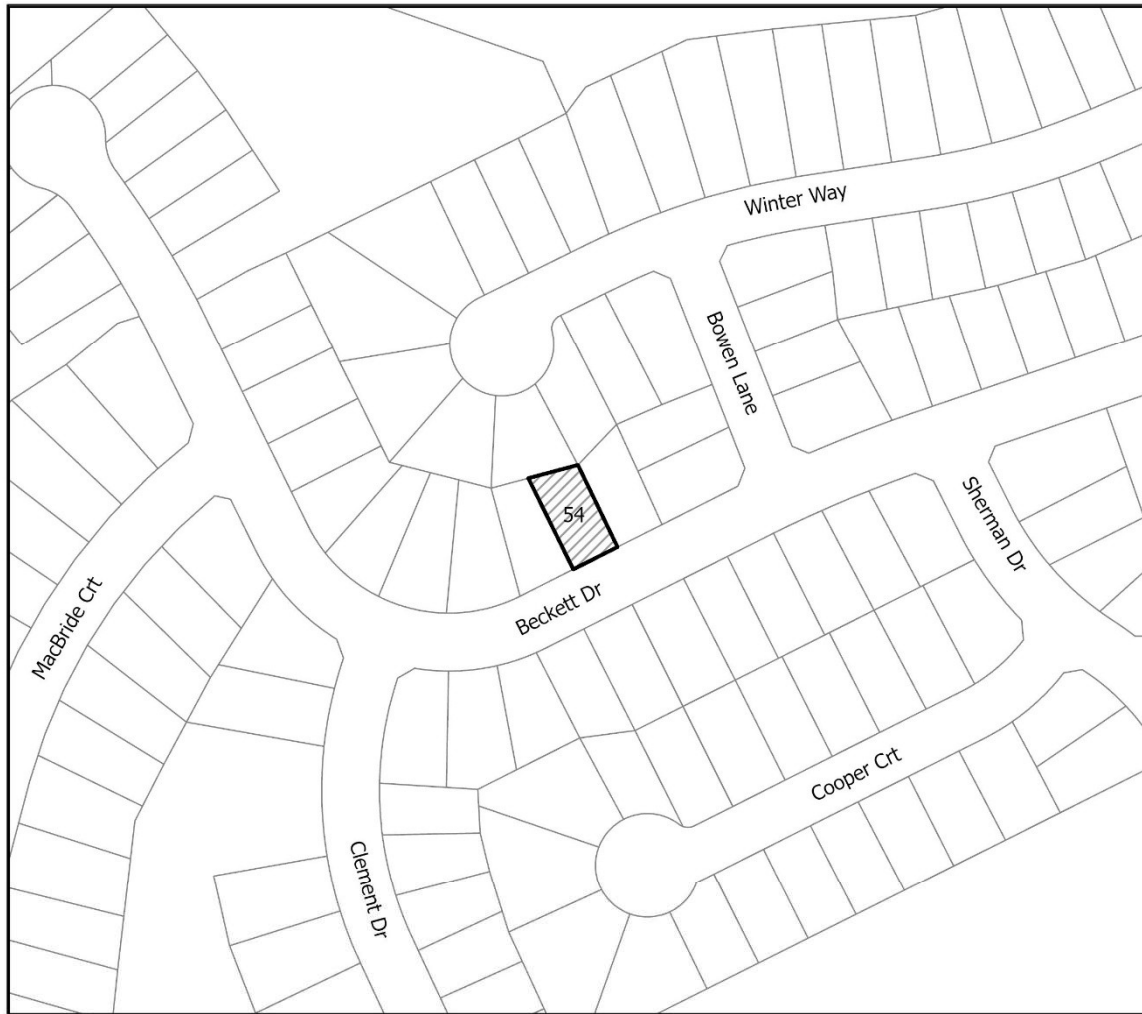
Questions or Information:

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

Location Map

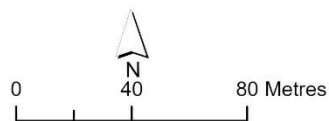
LOCATION MAP

Application: A17-2026
54 Beckett Drive



Legend

 Subject Land





June 3, 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: A19-2026
Related File Numbers: n/a
Address: 341 Colborne
Roll Number: 2906040005044000000
Agent: Brandon Adili (Waterous Holden Amey Hitchon LLP)
Applicant: 365 Colborne Street Corp.
Owner: 365 Colborne Street Corp.

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 351-365 Colborne Street. The purpose of the application is to permit off-site parking for 365 Colborne at 341 Colborne Street. No new development is proposed with this application. The applicant is requesting relief from the following relief from Zoning By-law 124-2024:

- Section 5.7 c i: To permit parking spaces on another lot with different zoning than the subject lands whereas offsite parking is only permitted if the sites have the same zoning
- To permit required parking spaces for the dwelling units, medical clinic, medical offices and associated uses on lands identified as 341 and 347-365 Colborne Street East, whereas parking for these uses is otherwise to be located on lands identified as 347-365 Colborne Street East.

Decision: **Approved**

Date: **June 3, 2026**

THAT Application A19/2026 requesting relief from Section 5.7(c[i]) of the City of Brantford Zoning By-law 124-2024 to permit parking spaces on a lot with different zoning than the subject lands, and to permit the required parking spaces for the dwelling units, medical clinic, medical offices and associated uses on lands identified as 341 and 347-365 Colborne Street East, whereas parking for these uses is otherwise to be located on lands identified as 347-365 Colborne Street East, BE APPROVED;

THAT the reasons for approval of the minor variance are as follows: the proposed variance is 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 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 2026-262.”

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

A. Patel, Member - ABSENT

Electronically signed by A. Alagic,
Member

Certification

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



Paul Clarke, Secretary-Treasurer

Additional Information

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

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **June 23 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.

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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?

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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.

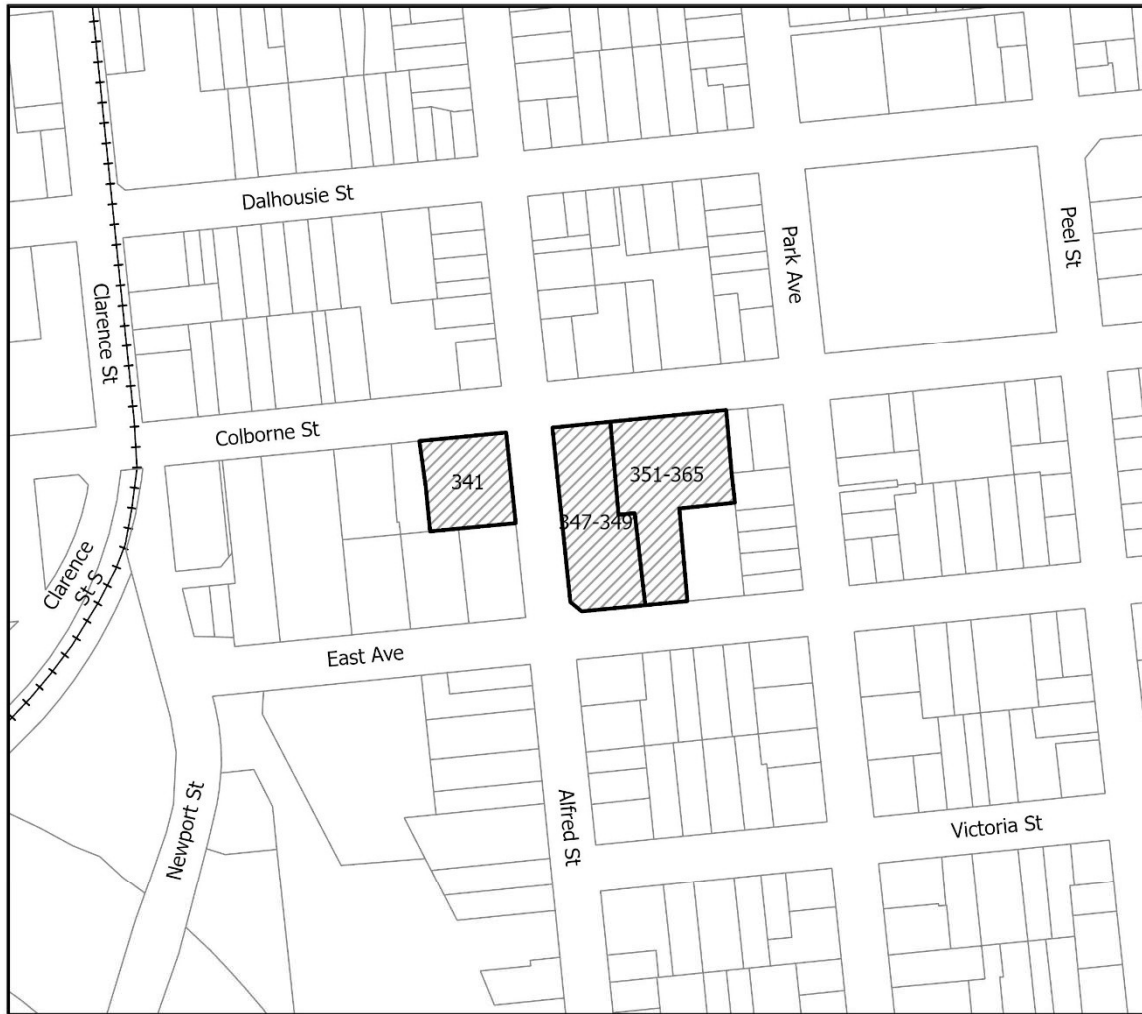
Questions or Information:

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

Location Map

LOCATION MAP

Application: A19-2026
341, 347-349, and 351-365 Colborne Street East



Legend
▨ Subject Land

