



March 5, 2026

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A32-2025
Related File Numbers: n/a
Address: 974 Colborne Street
Roll Number: 2906040015116000000
Agent/Applicant: Waterous Holden Amey Hitchon (Courtney Boyd)
Owner: Orest Prociw

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 974 Colborne Street. The purpose of the application is to legally recognize the existing shipping containers being used for storage, as of approximately 2017. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 3.27 a: to permit two (2) shipping containers in a mixed-use zone, whereas no shipping containers are otherwise permitted;
- Section 3.27. a. v: to allow a shipping container 2.1m from an interior side lot line and 8.8m from a rear lot line, whereas 30m is otherwise required.

The subject lands are designated “Intensification Corridor” in the Official Plan, and zoned “Intensification Corridor” in Zoning By-law 124-2024.

Decision: **Refused**

Date: **March 4, 2026**

THAT minor variance application A32-2025 seeking relief from Section 3.27 a of Zoning By-law 124-2024 to permit a maximum of two (2) shipping containers in an Intensification Corridor (mixed-use zone), whereas permanent shipping containers are only permitted in Commercial and Employment zones, BE REFUSED;

THAT minor variance application A32-2025 seeking relief from Section 3.27.a.v of Zoning By-law 124-2024 to permit two (2) shipping containers in an Intensification Corridor (mixed-use zone) a minimum of 2.1 m from an interior side yard and 8.8 m from a rear lot line, whereas 30 m from any lot line is otherwise required, BE REFUSED;

THAT the reasons for the refusal of the minor variance application are as follows: the proposed variance application is not in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is not considered minor in nature, and is not 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. 2025-591”.

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

OPPOSED - 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



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 **March 24, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

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

Planning Act Section 45(12) appeals must include:

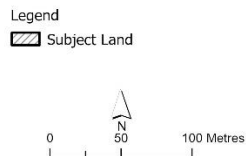
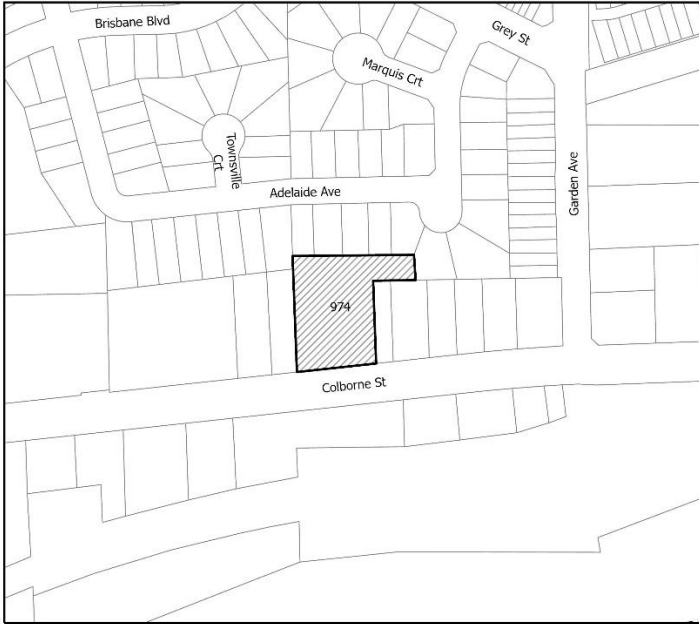
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted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

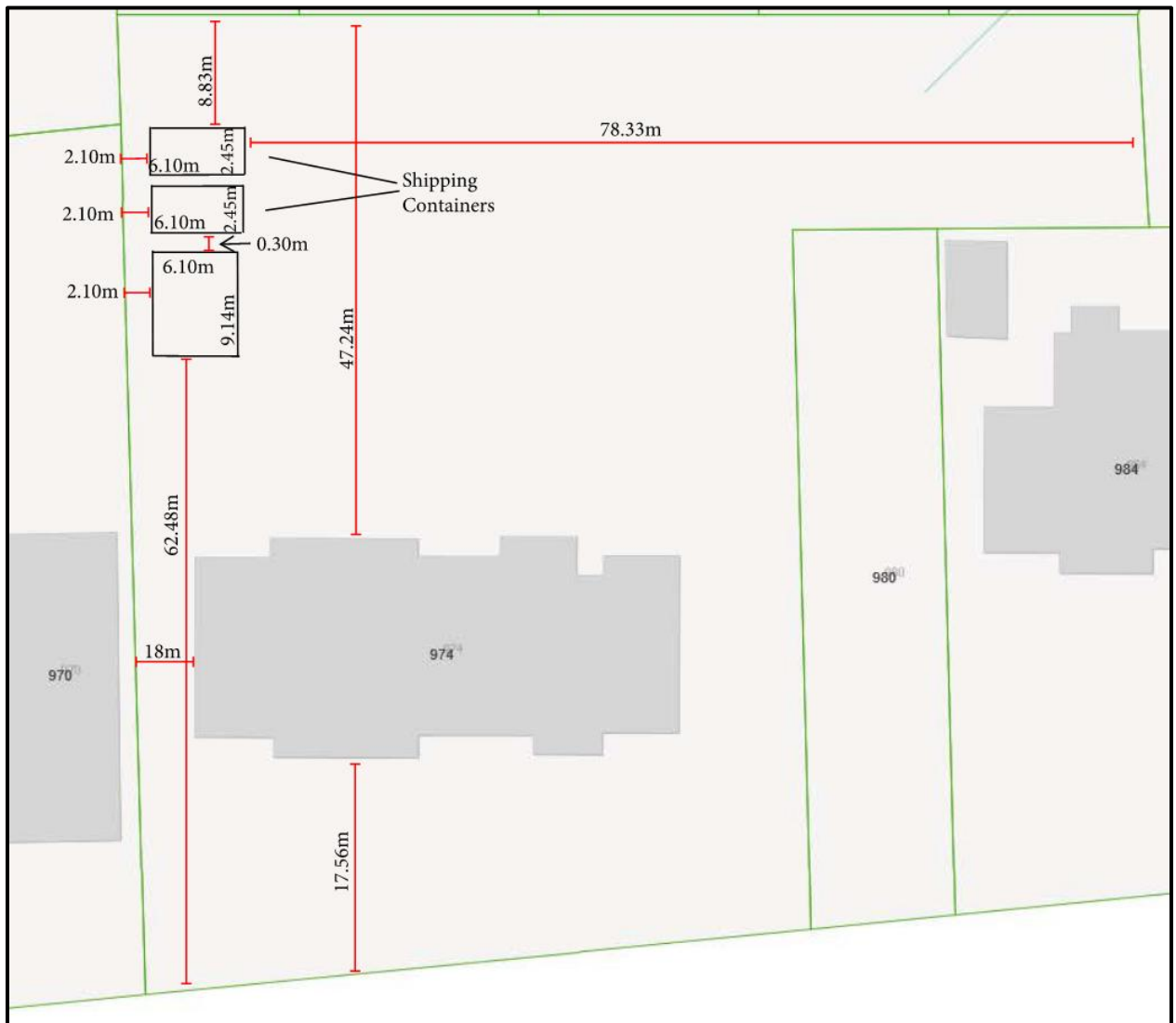
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A32-2025
 974 Colborne Street



Concept Plan





March 5, 2026

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A07-2026
Related File Numbers: B04-2026
Address: 30 Galileo Boulevard
Roll Number: 2906030010298000000
Agent/Applicant: Beth Mullin
Owner: Daniel bragagnolo

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 Consent and Minor Variance application has been received for the lands municipally addressed as 30 Galileo Boulevard. This site is currently under development of two residential apartment buildings connected by an underground parking garage. The purpose of this application is to sever the property into two separate parcels by way of “stratified severance”. This form of severance is used to divide properties vertically, in addition to horizontally. The application proposes to sever the northernmost tower and the underground parking garage (Parcel 1) from the tower to the south (Retained Lands - Parcel 2).

To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 4.145 – Definition of Lot: The proposal is to allow the subject lands to be treated as one lot for the purposes of implementing the regulations of the Zoning By-law despite any lot creation through a consent to sever, stratified severance or partition or division of property.

Decision: **Approved**

Date: **March 4, 2026**

THAT minor variance application A07-2026 seeking relief from Section 4.145, Zoning By-law 124-2024 to allow the subject lands to be treated as one lot for the purposes of implementing the regulations of the Zoning By-law notwithstanding any lot creation through a consent to sever, stratified severance or partition or division of property BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-128”.

**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



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 **March 24, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

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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 45(12) appeals must include:

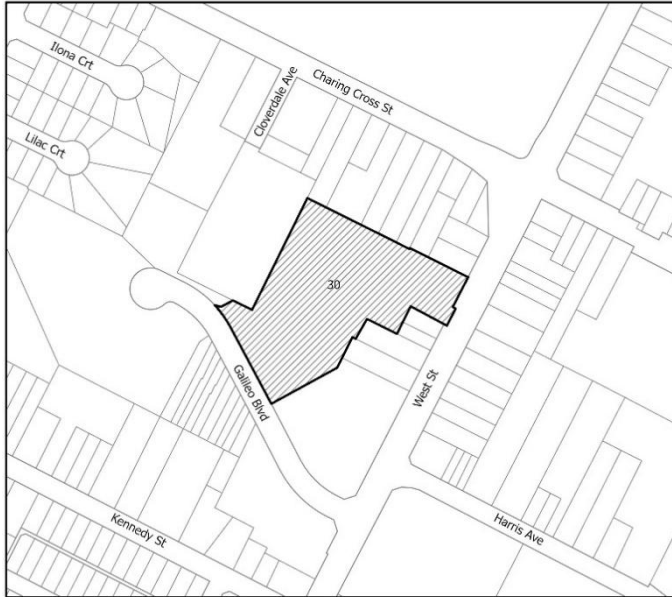
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted 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: B04-2026, B05-2026 and A07-2026
30 Galileo Boulevard



Legend
 Subject Land



Concept Plan

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT PARKING LEVEL P2

KEY PLAN - NOT TO SCALE

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT PARKING LEVEL P1

SECTION A-A

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT GRADE

LEGAL DESCRIPTION

BERTRAND PLACE (CLOSED BY BY-LAW),
 LOTS 2 & 10
 REGISTERED PLAN 1460
 AND ALL OF
 LOT 72
 AND PART OF
 LOTS 71 & 73
 REGISTERED PLAN 1000

METRIC NOTE:
 DISTANCES AND COORDINATES
 SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE
 CONVERTED TO FEET
 BY DIVIDING BY 0.3048

CAUTION:
 A) THIS IS NOT A PLAN OF
 SURVEY AND SHALL NOT BE
 USED EXCEPT FOR THE
 PURPOSE INDICATED IN THE
 TITLE BLOCK.
 B) THIS SKETCH IS
 PROTECTED BY COPYRIGHT ©

A.T. McLaren Limited
 LAND AND SURVEYING SERVICES
 69 JOHN STREET SOUTH, SUITE 210
 BRANTFORD, ONTARIO, CANADA
 PHONE (519) 753-2557

Scale: 1:1000 METRIC
 R.A. McLAREN, O.L.S. - 2026



March 5, 2026

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

**COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE**

File Number: B04-2026
Related File Numbers: A07-2026
Address: 30 Galileo Boulevard
Roll Number: 2906030010298000000
Agent/Applicant: Beth Mullin
Owner: Daniel Bragagnolo

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 has been received for the lands municipally addressed as 30 Galileo Boulevard. This site is currently under development of two residential apartment buildings connected by an underground parking garage. The purpose of this application is to sever the property into two separate parcels by way of “stratified severance”. This form of severance is used to divide properties vertically, in addition to horizontally. The application proposes to sever the northernmost tower and the underground parking garage (Parcel 1) from the tower to the south (Retained Lands - Parcel 2).

To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 4.145 – Definition of Lot: The proposal is to allow the subject lands to be treated as one lot for the purposes of implementing the regulations of the Zoning By-law despite any lot creation through a consent to sever, stratified severance or partition or division of property.

Decision: Provisional Approval

Date: March 4, 2026

THAT consent application B04-2026 to sever a parcel of land from 30 Galileo Boulevard, having a frontage of 29.53 m and a lot area of 9,465 m² (surface of Part 1 on the sketch for severance shown on **Figure 1** of Report 2026-128, inclusive of a portion of the subsurface below Part 2 that contains the underground parking garage), and to retain a parcel of land having a frontage of approximately 95 m and a lot area of 8,330 m² (Part 2), BE APPROVED, subject to the following conditions;

1. Receipt of confirmation that the decision to approve Minor Variance Application A07-2026 is final and binding and is in full force and effect.
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. The Owner/Applicant shall provide a draft reference plan that shows the vertical severance terminating at the southern limit of the underground parking (i.e. at the southern face of Building 2) to the satisfaction of the Commissioner of Community Development.
5. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the draft reference plan, the same drafted and approved by the City per the previous condition, is deposited 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 water, 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 their designate, if required.
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 required changes prior to registration of the easements;
 - 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 to the satisfaction of the Commissioner of Community Development and the Chief Building Official or their designate. Such agreement shall be registered against the title to which it applies.
 10. The Owner/Applicant shall provide an Undertaking signed by a Solicitor to ensure a Joint Services Agreement, the same drafted 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 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.

- 12. The Owner/Applicant shall register a Shared Parking Agreement in favour of both the severed and retained parcels to the satisfaction of the Manager of Development Engineering.
- 13. That the above conditions be fulfilled and the Certificate of Consent be issued on or before March 5, 2028, after which time the consent will lapse.

THAT the reasons for approval of B04-2026 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 6.2 of Report No. 2026-128”.

**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



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 **March 25, 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?

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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.

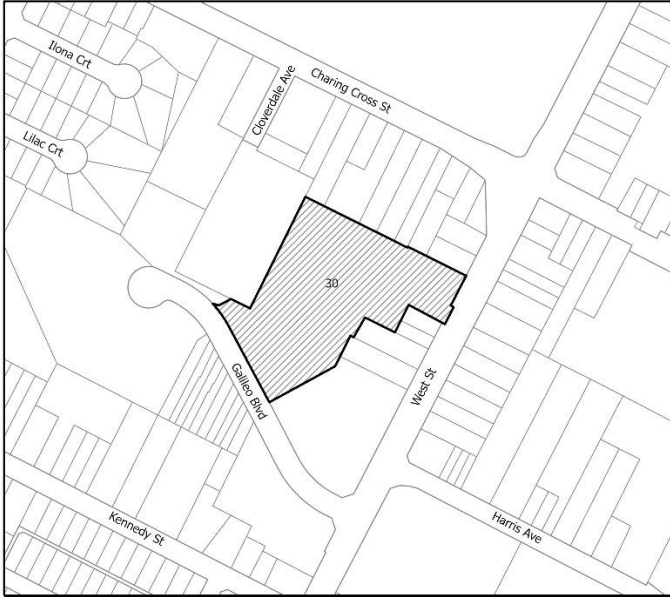
Questions or Information:

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

Location Map

LOCATION MAP

Application: B04-2026, B05-2026 and A07-2026
30 Galileo Boulevard



Legend
 Subject Land



Concept Plan

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT PARKING LEVEL P2

SECTION A-A

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT PARKING LEVEL P1

PLAN VIEW TO ILLUSTRATE EXTENT OF PARTS AT GRADE

KEY PLAN - NOT TO SCALE

SKETCH FOR SEVERANCE
OF
30 GALILEO BOULEVARD
IN THE
CITY OF BRANTFORD
 SCALE 1:1000 METRIC
 R.A. McLAREN, O.L.S. - 2028

LEGAL DESCRIPTION
 BERTRAND PLACE (CLOSED BY BY-LAW),
 LOTS 2 & 10
 REGISTERED PLAN 1460
 AND ALL OF
 LOT 72
 AND PART OF
 LOTS 71 & 73
 REGISTERED PLAN 1000

METRIC NOTE:
 DISTANCES AND COORDINATES
 SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE
 CONVERTED TO FEET
 BY DIVIDING BY 0.3048

CAUTION:
 A) THIS IS NOT A PLAN OF
 SURVEY AND SHALL NOT BE
 USED EXCEPT FOR THE
 PURPOSE INDICATED IN THE
 TITLE BLOCK.
 B) THIS SKETCH IS
 PROTECTED BY COPYRIGHT ©

A.T. McLaren Limited
 LOCAL AND REMOTE SERVICES
 48 JOHN STREET SUITE 230
 BRANTFORD ONTARIO
 PHONE (519) 753-3557



March 5, 2026

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A08-2026
Related File Numbers: B06-2026
Address: 72 Evelyn Street
Roll Number: 2906030015208000000
Agent/Agent/Owner: David Gans

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 Consent and Minor Variance Application has been received for the lands municipally addressed as 72 Evelyn Street. The purpose of this application is to sever the subject lands so the proposed semi-detached dwellings can be sold separately. Both the severed and retained lot are proposed to have a lot width of 9 m, and an area of 200.25 m². To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4 Table 7.4.1.2: To permit a lot area of 200.25 m² whereas 400.5 m² is otherwise the permitted minimum area (for both the severed and retained parcel).
- Section 7.4 Table 7.4.1.1, Zoning By-law 124-2024 to permit a lot frontage of 9m, whereas a minimum of 18 m is otherwise required

Decision: **Approved**

Date: **March 4, 2026**

THAT minor variance application A08-2026 seeking relief from Section 7.4 Table 7.4.1.2, Zoning By-law 124-2024 to permit a lot area of 200.25 m², whereas a minimum of 400.5 m² is otherwise required BE APPROVED;

THAT minor variance application A08-2026 seeking relief from Section 7.4 Table 7.4.1.1, Zoning By-law 124-2024 to permit a lot frontage of 9 m, whereas a minimum of 18 m is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) of the *Planning Act*, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2026-124”.

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

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

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

OPPOSED - 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



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 **March 24, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

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

Planning Act Section 45(12) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

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

LOCATION MAP

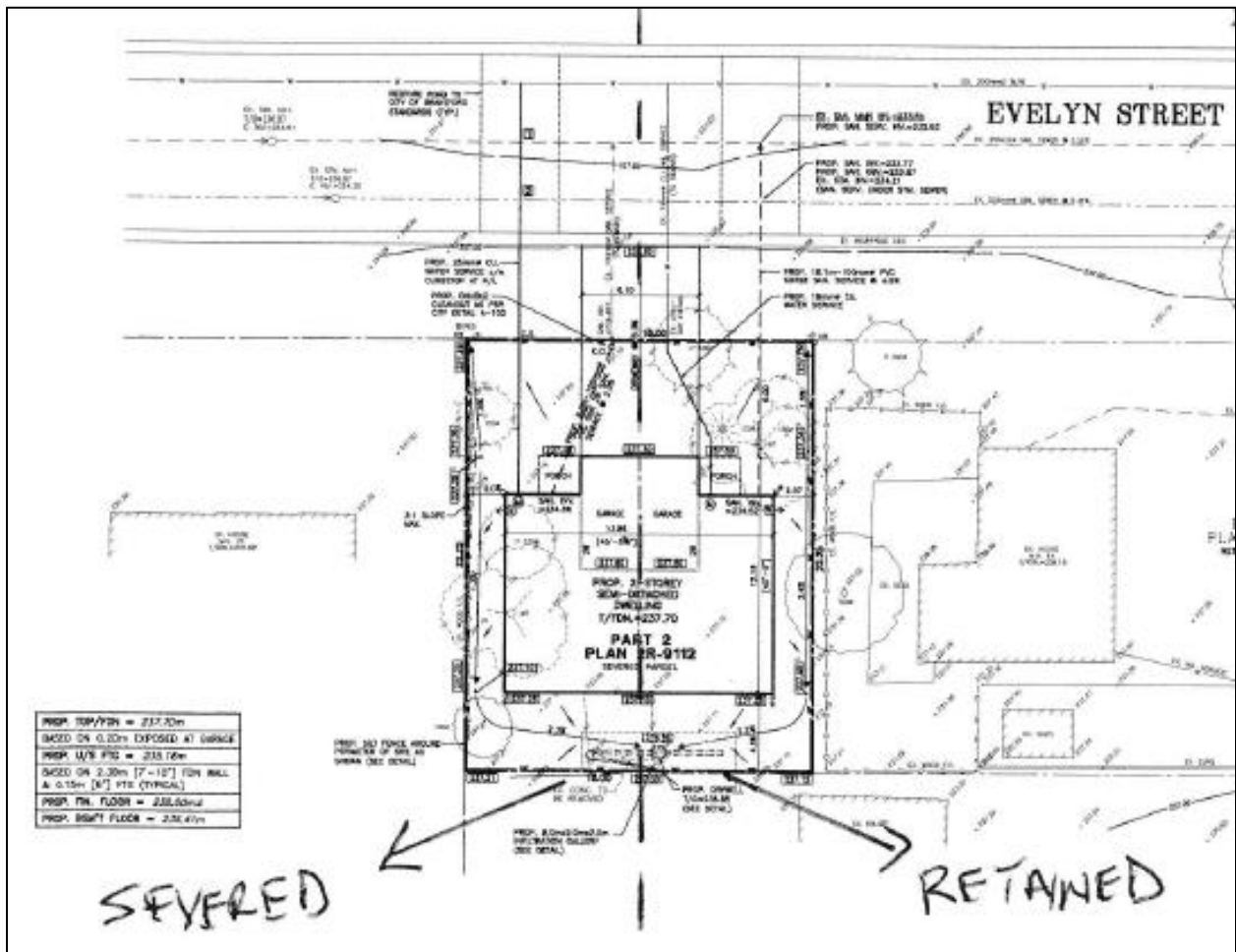
Application: B06-2026 & A08-2026
72 Evelyn Street



Legend
 Subject Land



Concept Plan





March 5, 2026

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B06-2026
Related File Numbers: A08-2026
Address: 72 Evelyn Street
Roll Number: 2906030015208000000
Agent/Applicant/Owner: David Gans

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 has been received for the lands municipally addressed as 72 Evelyn Street. The purpose of this application is to sever the subject lands so the proposed semi-detached dwellings can be sold separately. Both the severed and retained lot are proposed to have a lot width of 9 m, and an area of 200.25 m². To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4 Table 7.4.1.2: To permit a lot area of 200.25 m² whereas 400.5 m² is otherwise the permitted minimum area (for both the severed and retained parcel).
- Section 7.4 Table 7.4.1.1, Zoning By-law 124-2024 to permit a lot frontage of 9m, whereas a minimum of 18 m is otherwise required

Decision: Provisional Approval

Date: March 4, 2026

THAT consent application B06-2026 to sever a parcel of land from 72 Evelyn Street, having a frontage of 9 m and a lot area of 200.25 m², and to retain a parcel of land having a frontage of 9 m and a lot area of 200.25 m², BE APPROVED, subject to the following conditions;

1. Receipt of confirmation that the decision to approve Minor Variance Application A08-2026 is final and binding and is in full force and effect.
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 the deposited reference plan showing the severed and retained parcels of land inclusive of any existing and/or proposed/required instruments on the property (i.e. Easements, Right of Way's, etc.) has been received.

5. 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.
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 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.
8. 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.
9. 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.
10. 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.
11. That the above conditions be fulfilled and the Certificate of Consent be issued on or before March 5, 2028, after which time the consent will lapse.

THAT the reasons for approval of B06-2026 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 6.2 of Report No. 2026-124”.

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

OPPOSED - 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



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 **March 25, 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.

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- All other information as required by the Appeal Form.


Questions or Information:

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

LOCATION MAP

Application: B06-2026 & A08-2026
72 Evelyn Street



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