



September 4, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A16-2025

Related File Numbers: n/a

Address: 968 - 970 Colborne Street

Roll Number: 2906040015117000000

Agent: Peter De Iulio

Applicant: Jesse Wilson

Owner: 2703361 Ontario Inc. (Houmesh Ramkissoon)

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 has been received for the lands municipally addressed as 968 - 970 Colborne Street. The purpose of the application is to facilitate the construction of a mixed-use building with 39 affordable units. The applicant is seeking relief from the following section(s) of the Zoning By-law 124-2024:

- Table 6.8 (6.) - to permit a front yard of 2.32 m, whereas 3 m is otherwise required.
- Table 3.24 (8.) - to permit a canopy projection to be 1.94 m from the lot line, whereas a minimum of 3 m is otherwise required
- Table 6.8 (12.) - to permit a landscape open space of 16.6%, whereas 30% is otherwise required
- Table 5.16 (2.) - to permit 1 loading space, whereas 2 loading spaces are otherwise required
- Section 5.20 b) - to permit a two-way access aisle for loading spaces to be 6 m wide, whereas 7 m is otherwise required

Decision: **Approved**

Date: **September 3, 2025**

THAT minor variance application A16-2025 seeking relief from Section 3.24, Table 3.24.8. of Zoning By-law 124-2024 to permit a canopy projection that is 1.9 m from a lot line, whereas a canopy projection that is no closer than 3 m to a lot line is otherwise permitted, BE APPROVED;

THAT minor variance application A16-2025 seeking relief from Section 5.16, Table 5.16.2. of Zoning By-law 124-2024 to permit 1 loading space, whereas 2 loading spaces are otherwise required, BE APPROVED;

THAT minor variance application A16-2025 seeking relief from Section 5.20.b of Zoning By-law 124-2024 to permit a two-way access aisle of 6 m, whereas 7 m is otherwise required, BE APPROVED;

THAT minor variance application A16-2025 seeking relief from Section 6.8, Table 6.8.6. of Zoning By-law 124-2024 to permit a minimum front yard setback of 2.3 m, whereas 3 m is otherwise required, BE APPROVED;

THAT minor variance application A16-2025 seeking relief from Section 6.8, Table 6.8.12. of Zoning By-law 124-2024 to permit a minimum landscape open space of 16%, whereas 30% m is otherwise required, BE APPROVED;

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

THAT pursuant to 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision: “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2025-359”.

ABSENT - G. Kempa, Chair/Member

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

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

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

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

**Electronically signed by A. Patel,
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 **September 23, 2025 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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

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

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

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

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

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

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

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

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

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

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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.

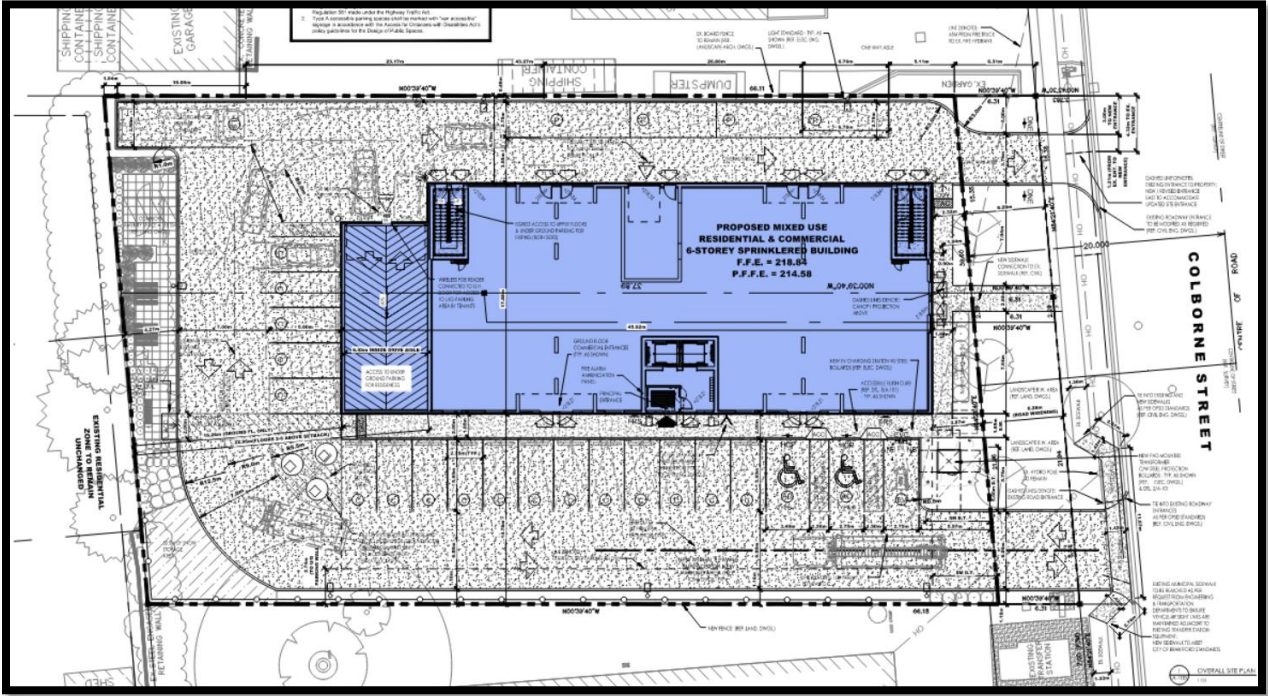
Questions or Information:

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

LOCATION MAP
Application: A16-2025
968, 970 Colborne Street



Concept Plan





September 4, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A21-2025
Related File Numbers: n/a
Address: 1 Lombard Street
Roll Number: 2906020011207000000
Agent/Applicant: Ruchika Angrish
Owner: Eugene Piekosz

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 were received for the lands municipally addressed as **1 Lombard Street**. The purpose of the application is to sever 1 new residential lot. The severed lot is proposed to have a lot width of 20.5 m and lot area of 453.7 m². The retained lot is proposed to have a lot width of 22.1 m and lot area of 555.2 m². To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4.1. Table 7.4.1 Provision 2 – to permit a minimum lot area of 453.7 m² on the severed lot, whereas a minimum lot area of 550 m² is otherwise required.

Decision: **Approved**

Date: **September 3, 2025**

THAT minor variance application A21-2025 seeking relief from Section 7.4.1 Table 7.4.1.2 of Zoning By-law 124-2024 to permit a minimum lot area of 453.7 m², whereas 550 m² 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 5.2 of Report No. 2025-442”.

ABSENT - G. Kempa, Chair/Member

OPPOSED - M. Bodnar, Member

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

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

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

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

Certification

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

A handwritten signature in black ink, appearing to read 'K. Pongracz', written in a cursive style.

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 **September 23, 2025 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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

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

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

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

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

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

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

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

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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:

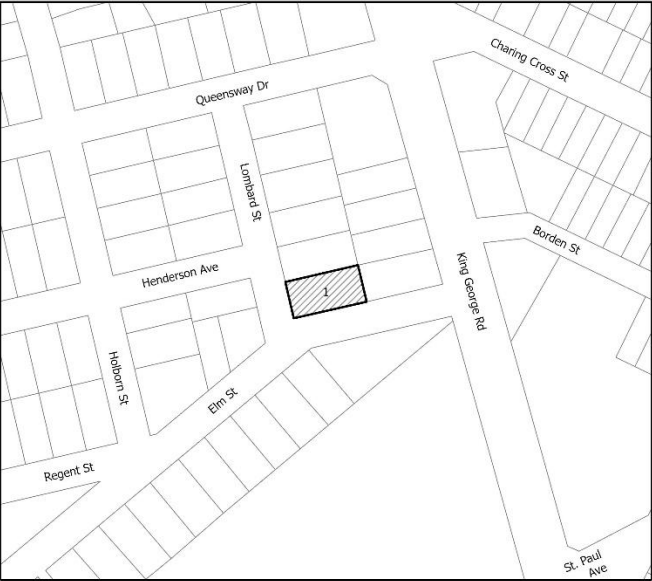
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted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

Application: B15-2025 & A21-2025
1 Lombard Street



Legend
Subject Land



Concept Plan





September 5, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A22-2025

Related File Numbers: n/a

Address: 72 Evelyn Street

Roll Number: 2906030015208000000

Agent/Applicant: J.H. Cohoon Engineering Ltd.

Owner: Mayberry Homes (Mike Quattrociocchi)

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 72 Evelyn Street (property severed from 64 Sandra Street by application B26-2024).

The applicant is proposing to construct a semi-detached dwelling on the property, and to facilitate the development, the applicant is requesting the following relief from Zoning Bylaw 124-24:

- Section 7.4.1, Table 7.4.1 Provision 3 - to permit a lot coverage of 44.5%, whereas 35% is permitted;
- Section 7.4.1, Table 7.4.1 Provision 5 – A rear yard of 4.06m, whereas a rear yard of 7.5m is otherwise required.

Decision: **Provisional Approval**

Date: **September 3, 2025**

THAT minor variance application A22-2025 seeking relief from Section 7.4.1, Table 7.4.1.3 of Zoning By-law 124-2024 to permit a maximum lot coverage of 44.5%, whereas a maximum of 35% is otherwise permitted, BE APPROVED subject to the following condition:

- i) THAT as a condition of approval, the applicant must address the requirements of Development Engineering with respect to Storm Water Management (SWM) calculations; and,

THAT minor variance application A22-2025 seeking relief from Section 7.4.1, Table 7.4.1.5 of Zoning By-law 124-2024 to permit a minimum rear yard of 4.06 m, whereas a minimum of 7.5 m is otherwise required, BE APPROVED, subject to the following condition:

- i) THAT as a condition of approval, the applicant must address the requirements of Development Engineering with respect to Storm Water Management (SWM) calculations.

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

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

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2025-464”.

ABSENT - G. Kempa, Chair/Member

Electronically signed by M. Bodnar, Member

Electronically signed by T. Cupoli, Member

Electronically signed by V. Kershaw, Member

**OPPOSED - M. Simpson
Acting Chair, Member**

Electronically signed by A. Patel, 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 **September 23, 2025 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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

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

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

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

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

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

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

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

Planning Act Section 45(12) appeals must include:

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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)

Application: A22-2025
72 Evelyn (formerly 64 Sandra Street)





September 4, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A23-2025
Related File Numbers: n/a
Address: 5 Douglas Avenue
Roll Number: 2906010005417000000
Agent: Ruchika Angrish
Applicant: Rob Coleman
Owner: Lo Chong Wang

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 5 Douglas Avenue. The purpose of the application is to recognize existing legal non-complying conditions that were triggered to come up to conformity due to an addition onto the existing single detached dwelling. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4.1, Table 7.4.1 Provision 7 to permit a minimum exterior side yard of 3.64 m whereas a minimum of 4.5 m is otherwise required.

Decision: **Approved**

Date: **September 3, 2025**

THAT minor variance application A23-2025 seeking relief from Section 7.4.1, Table 7.4.1.7 of Zoning By-law 124-2024 to permit a minimum exterior side yard of 3.6 m, whereas 4.5 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 5.2 of Report No. 2025-441”.

ABSENT - G. Kempa, Chair/Member

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

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

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

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

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

Certification

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

A handwritten signature in black ink, appearing to read 'K. Pongracz', written in a cursive style.

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 **September 23, 2025 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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

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

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

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

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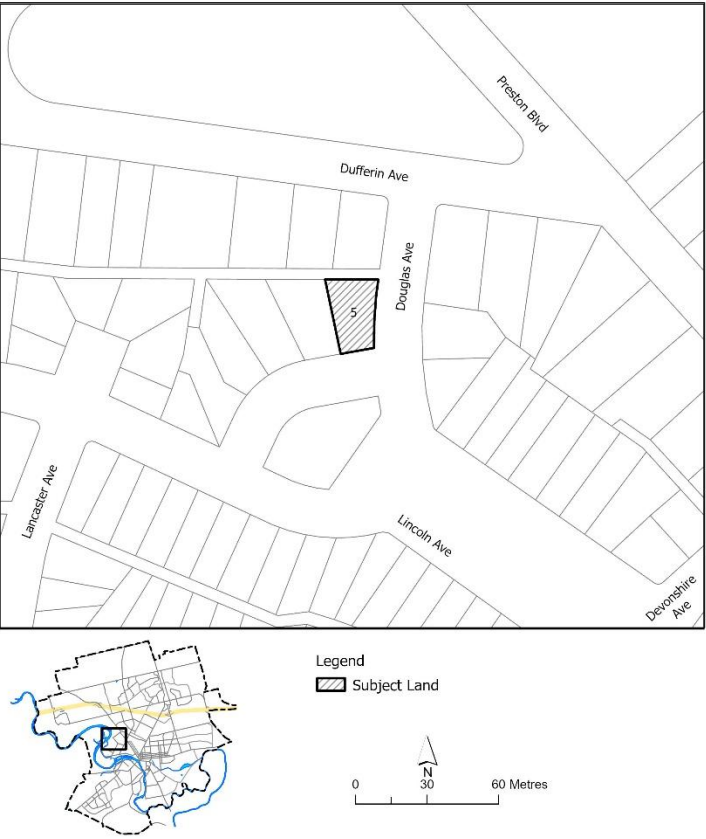
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

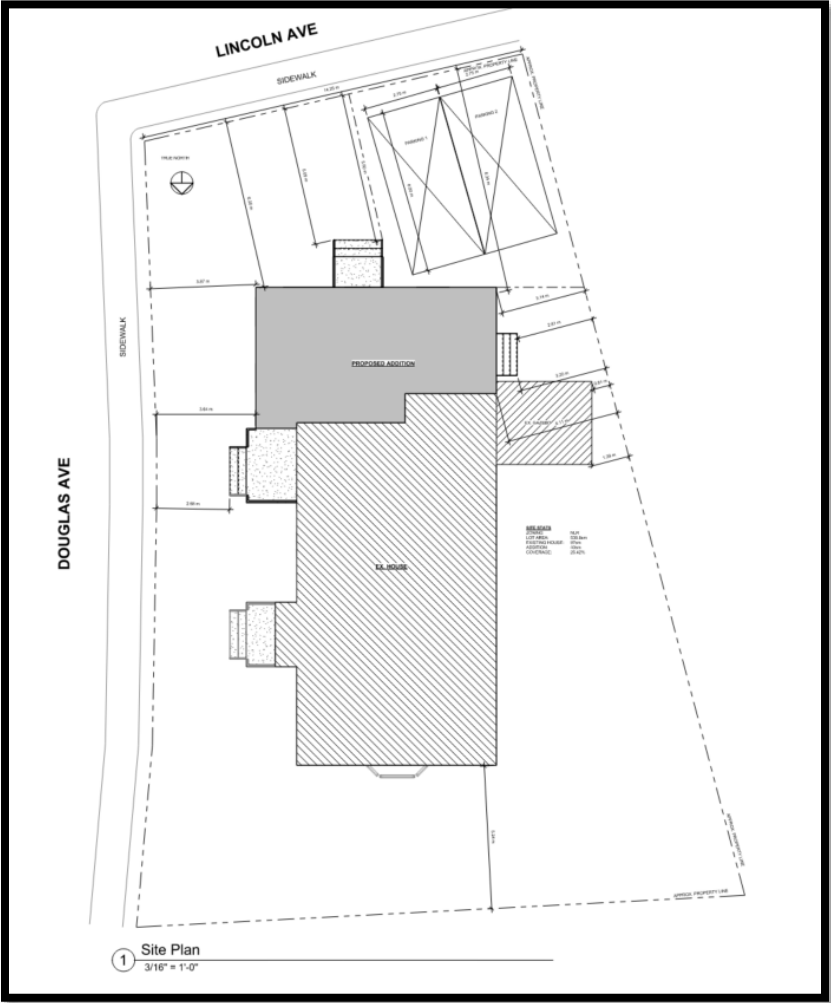
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A23-2025
5 Douglas Avenue



Concept Plan





September 4, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A24-2025
Related File Numbers: n/a
Address: 84 Lynden Road
Roll Number: 2906030007082000000
Agent/Agent/Owner: NADG (Giordana Sita)

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 84 Lynden Road. The subject Minor Variance Application is to facilitate the proposed development of a three-storey, climate controlled self-storage facility with a total GFA of approximately 9,470 m².

The following variances to By-law 124-2024 are being requested to accommodate the development proposal:

- Section 6.6.3 MCC-1 Lynden Park Mall 84 Lynden Road: to permit a parking rate of 1 space per 400m² of gross floor area for the purpose of a public storage warehouse and ancillary office and retail uses, whereas 4 spaces per 100m² of gross floor area is otherwise required.
- Section 5.21 b ii: to permit 1 Type A and 2 Type B loading spaces for a public storage warehouse, whereas 3 Type A spaces would otherwise be required
- Section 5.14 a: To permit 0% electric vehicle charging stations for the public storage warehouse and ancillary office and retail uses, whereas 1% would otherwise be required
- Section 5.7 i: to permit tandem parking spaces up to a maximum of 50% of required parking spaces for a public storage warehouse, where tandem parking would not otherwise be permitted

Decision: **Approved**

Date: **September 3, 2025**

THAT minor variance application A24-2025 seeking relief from Section 5.7.i to permit tandem parking spaces for a public storage warehouse up to a maximum of 50% of the required off-street parking spaces, whereas tandem parking would not otherwise be permitted, be APPROVED;

THAT minor variance application A24-2025 seeking relief from Section 5.14.a to permit 0% electric vehicle charging stations for the purpose of a public storage warehouse

containing ancillary office and ancillary retail spaces, whereas 1% would otherwise be required, be APPROVED;

THAT minor variance application A24-2025 seeking relief from Section 5.21.b.ii of Zoning By-law 124-2024 to permit 1 Type A, and 2 Type B loading spaces for a public storage warehouse, whereas 3 Type A spaces would otherwise be required, BE APPROVED;

THAT minor variance application A24-2025 seeking relief from Section 6.6.3.1 of Zoning By-law 124-2024 to permit a parking rate of 1 space per 400 m² of gross floor area for the purpose of a public storage warehouse containing ancillary office and ancillary retail spaces, whereas 4 spaces per 100 m² of gross floor area 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 5.2 of Report No. 2025-465”.

ABSENT - G. Kempa, Chair/Member

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

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

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

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

**Electronically signed by A. Patel,
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 **September 23, 2025 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

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

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

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

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

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

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

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

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

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

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

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

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

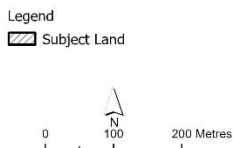
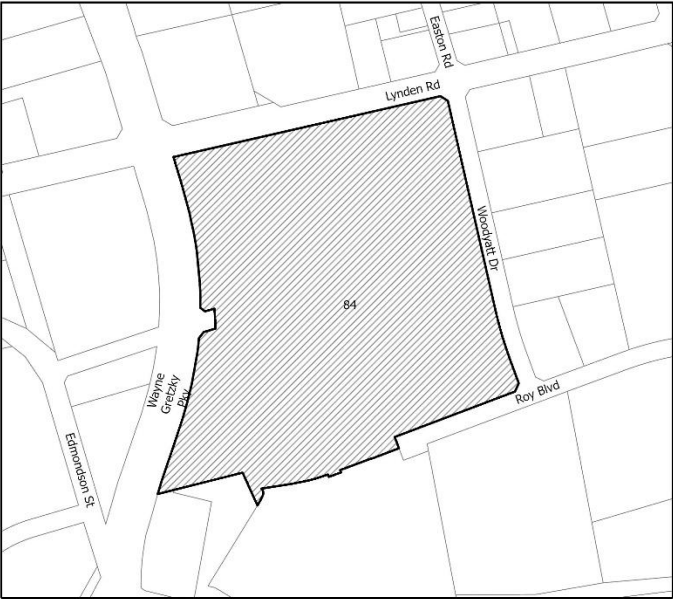
Planning Act Section 45(12) appeals must include:

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

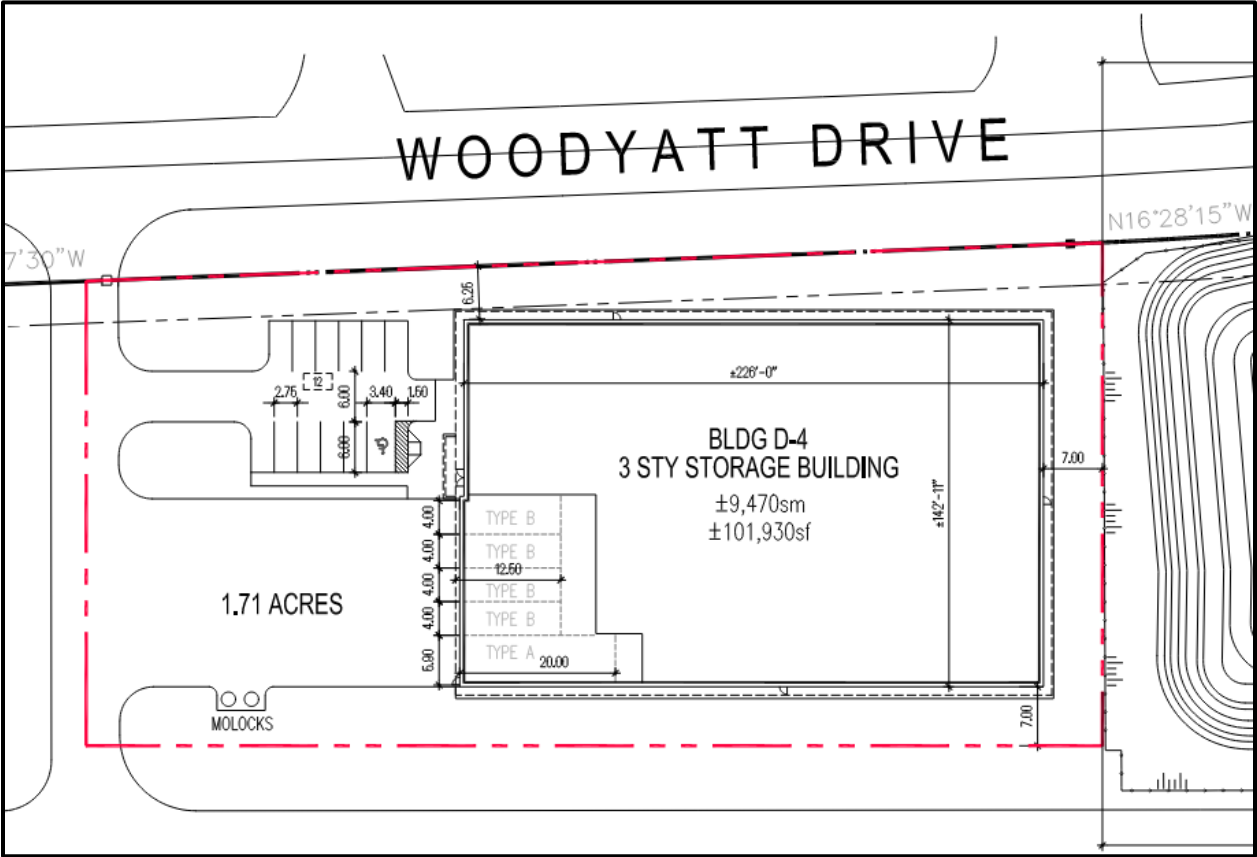
Questions or Information:

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

LOCATION MAP
Application: A24-2025
84 Lynden Road - parking and loading



Concept Plan





September 4, 2025

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

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B15-2025
Related File Numbers: A21-2025
Address: 1 Lombard Street
Roll Number: 2906020011207000000
Agent/Applicant: Ruchika Angrish
Owner: Eugene Piekosz

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 were received for the lands municipally addressed as 1 Lombard Street. The purpose of the application is to sever 1 new residential lot. The severed lot is proposed to have a lot width of 20.5 m and lot area of 453.7 m². The retained lot is proposed to have a lot width of 22.1 m and lot area of 555.2 m². To facilitate the development, the applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.4.1. Table 7.4.1 Provision 2 – to permit a minimum lot area of 453.7 m² on the severed lot, whereas a minimum lot area of 550 m² is otherwise required.

Decision: **Provisional Approval**

Date: **September 3, 2025**

THAT consent application B15-2025 to sever a parcel of land from 1 Lombard Street, having a frontage of 20.5 m and a lot area of 453.7 m², and to retain a parcel of land having a frontage of 22 m and a lot area of 555.2 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 and confirmation that Minor Variance Application A21-2025 receives final and binding approval and is in full force and effect;
3. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
4. Receipt of confirmation that all taxes are paid up to date.
5. Receipt of confirmation that the applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*).
6. Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.

7. 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.
8. 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.
9. 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.
10. 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 (Sidewalk Extensions, 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.
11. 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. The Owner/Applicant also must demonstrate that stormwater management can be implemented for the site without impacting adjacent neighboring properties. (i.e. Stormwater connection from the rear, LID options implemented, etc.).
12. The Owner/Applicant must provide an Arborist Report and a Tree Protection Plan (TPP) prepared by a qualified Arborist for the Right-of-Way Trees located along Elm Street. The Arborist Report must provide an assessment of the health and condition of existing trees, identify all retention and removals, and recommend protection measures and replanting opportunities as required; the report shall inform the TPP protection measures which shall include any applicable tree protection fencing, root excavation pruning and root compaction mitigation in lieu of on-site works, all to the satisfaction of the Manager of Development Engineering or his/her designate.
13. Receipt of confirmation that all existing buildings and structures located on the retained and severed parcels are demolished or otherwise removed as required to comply with Zoning By-law 124-2024, to the satisfaction of the Manager of Development Planning or their designate.
14. Receipt of confirmation that the Owner/Applicant obtains a Right of Way Activity Permit, to the satisfaction of the City's Operational Services Department.
15. The Owner/Applicant shall prepare and submit a Stage 1 Archaeological Study in accordance with the Province of Ontario's Standards and Guidelines for Consultant Archaeologists, and shall provide the City with copies of all archaeological assessment reports and associated materials, including Ministry Letters indicating that the relevant archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, that demonstrate that the subject area has no further cultural heritage value or interest in respect to archaeological resources, and that no further archaeological assessment is required.
16. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **September 4, 2027**, after which time the consent will lapse.

THAT the reasons for approval of the consent application are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act and Staff are satisfied that the proposed development is desirable and compatible with the

surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning By-law; and,

THAT pursuant to Section 53(17) – (18.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2025-442”.

ABSENT - G. Kempa, Chair/Member

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

OPPOSED - M. Bodnar, Member

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

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

**Electronically signed by A. Patel,
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 **September 24, 2025 at 4:30 p.m.**

END OF DECISION

APPEAL INFORMATION – CONSENTS/SEVERANCES

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

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

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

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

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

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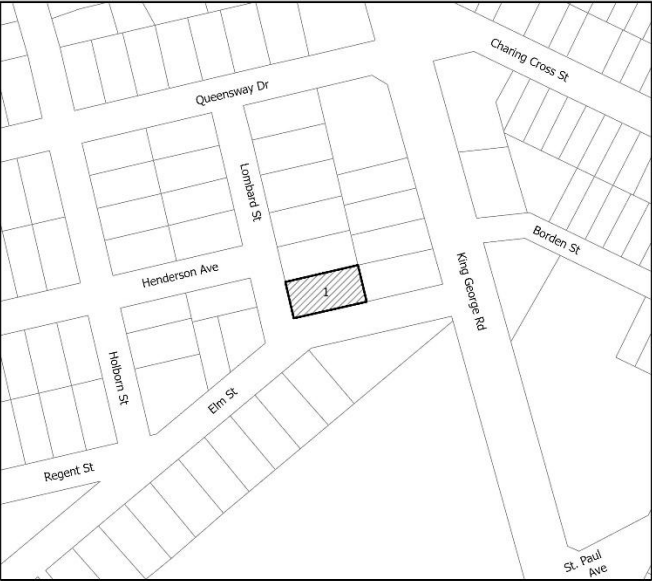
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

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

LOCATION MAP

Application: B15-2025 & A21-2025
1 Lombard Street



Legend
Subject Land



Concept Plan

