



November 6, 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: A27-2025
Related File Numbers: n/a
Address: 95 Dalhousie Street
Roll Number: 2906030001065000000
Agent / Applicant: Arcadis (Odete Gomes)
Owner: Trevor De Groot

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 95 Dalhousie Street. The purpose of the minor variance is to facilitate the construction of 3 residential units on the second story of the existing commercial building. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 4.74 of Zoning By-law 124-2024 to permit an apartment dwelling containing 3 dwelling units, whereas 4 or more dwelling units are otherwise required;
- Section 6.3 Table 6.3.12: To permit 0 m² of common amenity space, whereas a minimum of 15 m² is otherwise required; and
- Section 5.3 Table 5.3.b.4: To permit 0 parking spaces for the proposed residential units, whereas a minimum of 3 spaces is otherwise required.

Decision: **Approved**

Date: **November 5, 2025**

THAT minor variance application A27-2025 seeking relief from Section 4.74 of Zoning By-law 124-2024 to permit an apartment dwelling containing 3 dwelling units, whereas 4 or more dwelling units are otherwise required, BE APPROVED;

THAT minor variance application A27-2025 seeking relief from Section 6.3 Table 6.3.12 of Zoning By-law 124-2024 to permit 0 m² of common amenity space, whereas 15 m² are otherwise required, BE APPROVED;

THAT minor variance application A27-2025 seeking relief from Section 5.3 Table 5.3.b.4 of Zoning By-law 124-2024 to permit 0 parking spaces for the proposed residential units, whereas 3 are 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. 2025-530”.

**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**

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 **November 25, 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: A27-2025
95 Dalhousie Street



Legend
 Subject Land



Concept Plan

DALHOUSIE ST.
9.40

MIXED USE BUILDING
GFA: ±674 m²

BASEMENT
PARTIAL OPEN TO
GROUND FLOOR
AND
STORAGE/UTILITIES
±337 m²

GROUND FLOOR
COMMERCIAL
±337 m²

SECOND FLOOR
RESIDENTIAL
±337 m²
(3 UNITS)

9.40

EXISTING ALLEY

MARKET ST.

True North

CITY OF BRANTFORD ZONING BY-LAW No124-2024		
HISTORIC MAINSTREETS HM ZONE	REQUIRED MIXED USE BUILDING RESIDENTIAL USES	PROVIDED
MINIMUM LOT AREA	NR	±337m ²
MINIMUM LOT FRONTAGE	NR	9.40m
MINIMUM BUILDING HEIGHT	10.5m	2 STOREYS
MAXIMUM BUILDING HEIGHT	26m	
MINIMUM GROUND FLOOR HEIGHT	4.5m	4.5m
MINIMUM REAR YARD ABUTTING A RESIDENTIAL OR MIXED USE ZONE	7.5m	N/A
MINIMUM REAR YARD ABUTTING A NON-RESIDENTIAL ZONE	7.5m	0m
MINIMUM INTERIOR SIDE YARD WHERE THE MIXED USE BUILDING CONTAINS WINDOWS FACING THE INTERIOR SIDE YARD	5.5m	0m (B)
MINIMUM INTERIOR SIDE YARD ABUTTING ANY OTHER BUILDING	1.0m (B)	0m
MINIMUM EXTERIOR SIDE YARD	0m	N/A
MINIMUM COMMON AMENITY SPACE PER DWELLING UNIT (A)	5m ²	0%
MINIMUM LANDSCAPE OPEN SPACE	15%	0%

(A) A minimum of 50% of the common amenity space must be provided outdoor and a minimum of 25% must be indoor.
 (B) Unless buildings are touching, then a 0 m interior side yard setback is permitted.

PARKING REQUIREMENTS		
APARTMENT DWELLING UNIT IN A MIXED USE BUILDING IN THE UPPER DOWNTOWN (UD) ZONE, LOWER DOWNTOWN (LD) ZONE AND HISTORIC MAINSTREETS (HM) ZONE	0.7 SPACES PER UNIT PLUS 0.15 SPACES PER UNIT FOR VISITORS	0 SPACES

FOR INFORMATION ONLY

LAND USE SCHEDULE			
DESCRIPTION	AREA	# UNITS	
BASEMENT PARTIAL OPEN TO GROUND FLOOR AND STORAGE/UTILITIES	±337m ²	0	
GROUND FLOOR COMMERCIAL	±337m ²	3	
SECOND FLOOR RESIDENTIAL	±337m ²	3	
TOTAL	±1,011m²	3	

ARCADIS

880 James Street North, Suite 210
 Brantford, ON, N6C 1K6 Canada
 519-754-1515
 www.arcadis.com

CLIENT

PROJECT NAME: 95 DALHOUSIE ST., BRANTFORD, ON

DATE: 2025-04-29

DESIGNER: M. ROJAS

APPROVER: G. GOMES

PROJECT NO:

FIGURE NO: C1

REVISION: 0



November 6, 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: A28-2025
Related File Numbers: n/a
Address: 395 Park Road North
Roll Number: 2906030019400060000
Agent/Applicant: Bousfields Inc. (Rachel Nault)
Owner: 395 Park Holdings Inc. (Paul Kemper)

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 395 Park Road North. The purpose of the minor variance is to facilitate the construction of a 6-storey mixed use building with 163 residential units. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 5.3, Table 5.3.b.3 of Zoning By-law 124-2024 to permit a minimum parking rate of 1 space per unit plus 0.1 space per unit for visitors for the purpose of the dwelling units within a mixed use building, whereas 1 space per unit plus 0.15 space per unit for visitors is otherwise required;
- Section 5.15, Table 5.15.5 and Table 5.15.6 to permit a shared parking rate of 62% of the required parking spaces (minimum of 16 spaces) for the purpose of residential visitors and retail, personal service for all time periods, whereas 100% of spaces (26 spaces) would otherwise be required;
- Section 6.8 Table 6.8.5: To permit a minimum ground floor height of 3.6 m whereas 4.5 m is otherwise required;
- Section 6.8 Table 6.8.12: To permit a minimum landscaped open space of 28.8% whereas 30% is otherwise required.

Decision: **Approved**

Date: **November 5, 2025**

THAT minor variance application A28-2025 seeking relief from Section 5.3, Table 5.3.b.3 of Zoning By-law 124-2024 to permit a minimum parking rate of 1 space per unit plus 0.1 space per unit for visitors for the purpose of the dwelling units within a mixed use building, whereas 1 space per unit plus 0.15 space per unit for visitors is otherwise required, BE APPROVED;

THAT minor variance application A28-2025 seeking relief from Section 5.15, Table 5.15.5 and Table 5.15.6 to permit a shared parking rate of 62% of the required parking spaces (minimum of 16 spaces) for the purpose of residential visitors and retail, personal service for all time periods, whereas 100% of spaces (26 spaces) would otherwise be required, BE APPROVED;

THAT minor variance application A28-2025 seeking relief from Section 6.8, Table 6.8.5 to permit a minimum ground floor height of 3.6 m, whereas 4.5 m is otherwise required, BE APPROVED;

THAT minor variance application A28-2025 seeking relief from Section 6.8, Table 6.8.12 to permit a minimum landscaped open space of 28.8%, whereas 30% 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. 2025-563”.

OPPOSED - 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**

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 **November 25, 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)).

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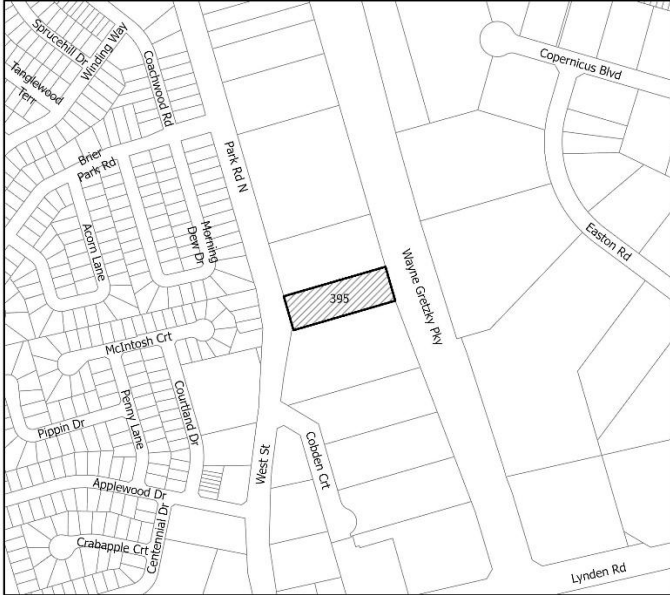
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

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

LOCATION MAP

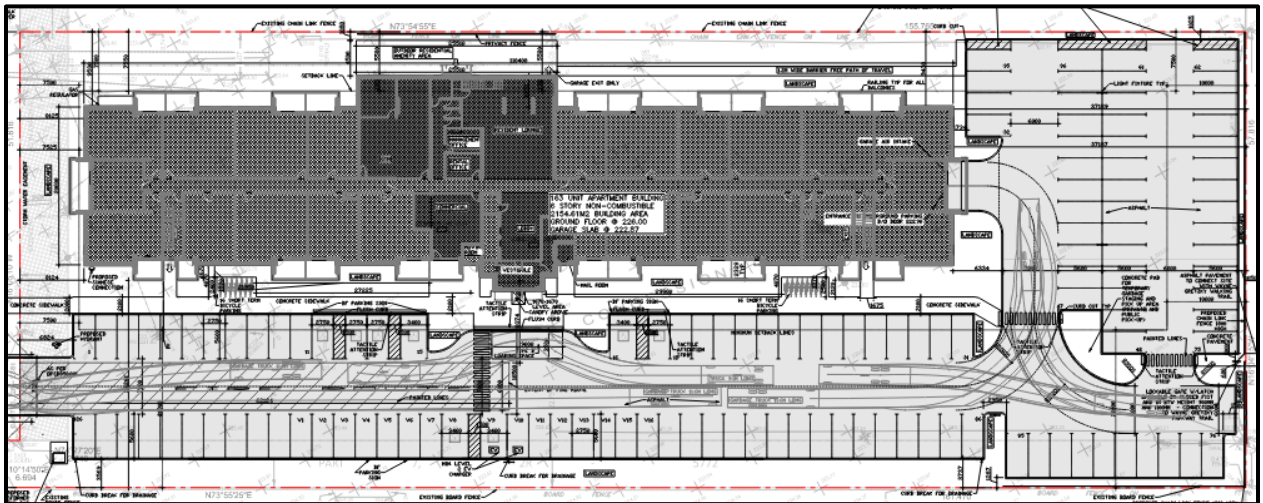
Application: A28-2025
395 Park Road North



Legend
[Hatched Box] Subject Land



Concept Plan





November 6, 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: A29-2025

Related File Numbers: n/a

Address: 85-99 Colborne Street West

Roll Number: 2906010007211100000

Agent/Applicant: Urban in Mind (Dorothy Yeung)

Owner: Second Colborne Holdings Inc. (Angelo Abbruzzese)

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 85-99 Colborne Street West. The purpose of the application is to facilitate the development of two commercial buildings. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 6.8 Table 6.8.7 to permit a minimum rear yard of 4.4 m, whereas a minimum of 7.5 m is otherwise required;
- Section 3.24 Table 3.24.8 to permit a minimum exterior side yard of 0.5 m for the proposed canopy, whereas a minimum of 3.0 m is otherwise required;
- Section 3.35 c) to permit the waste and recyclable storage area without screening, whereas an opaque fence and/or wall of a minimum height equal to the height of the waste recyclable storage area, or a buffer is otherwise required;
- Section 3.35 d) to permit the waste and recyclable storage area without being enclosed, whereas a secured enclosure is otherwise required; and
- Section 3.35 f) to permit the waste and recyclable storage area without protective bollards, whereas protective bollards with shields and reflective bands are otherwise required.

Decision: **Approved**

Date: **November 5, 2025**

THAT minor variance application A29-2025 seeking relief from Section 6.8 Table 6.8.7 of Zoning By-law 124-2024 to permit a minimum rear yard of 4.4 m, whereas 7.5 m is otherwise required, BE APPROVED;

THAT minor variance application A29-2025 seeking relief from Section 3.24 Table 3.24.8 of Zoning By-law 124-2024 to permit a canopy projection that is no less than 0.5 m to a lot line, whereas 3 m is otherwise required, BE APPROVED;

THAT minor variance application A29-2025 seeking relief from Section 3.35 c), d) and f) of Zoning By-law 124-2024 to permit the proposed waste and recyclable storage area without screening, enclosure, and protective bollards, whereas these features are 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. 2025-540”.

**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**

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 **November 25, 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?

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

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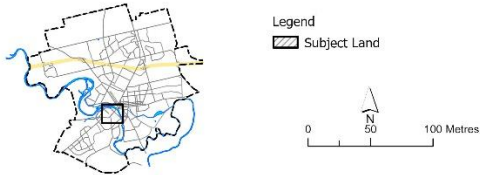
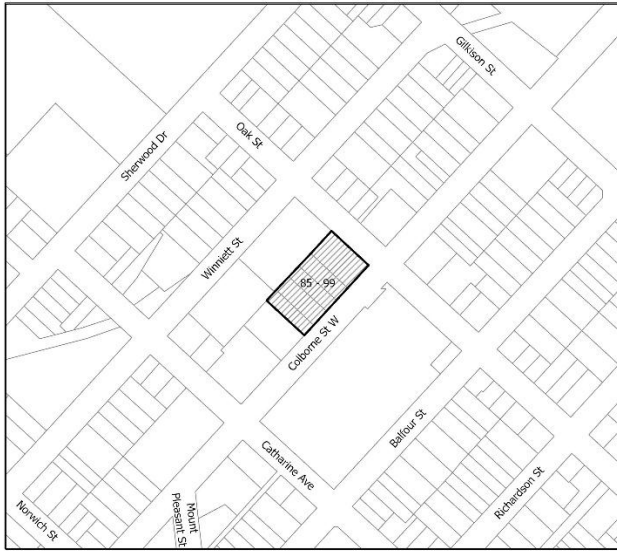
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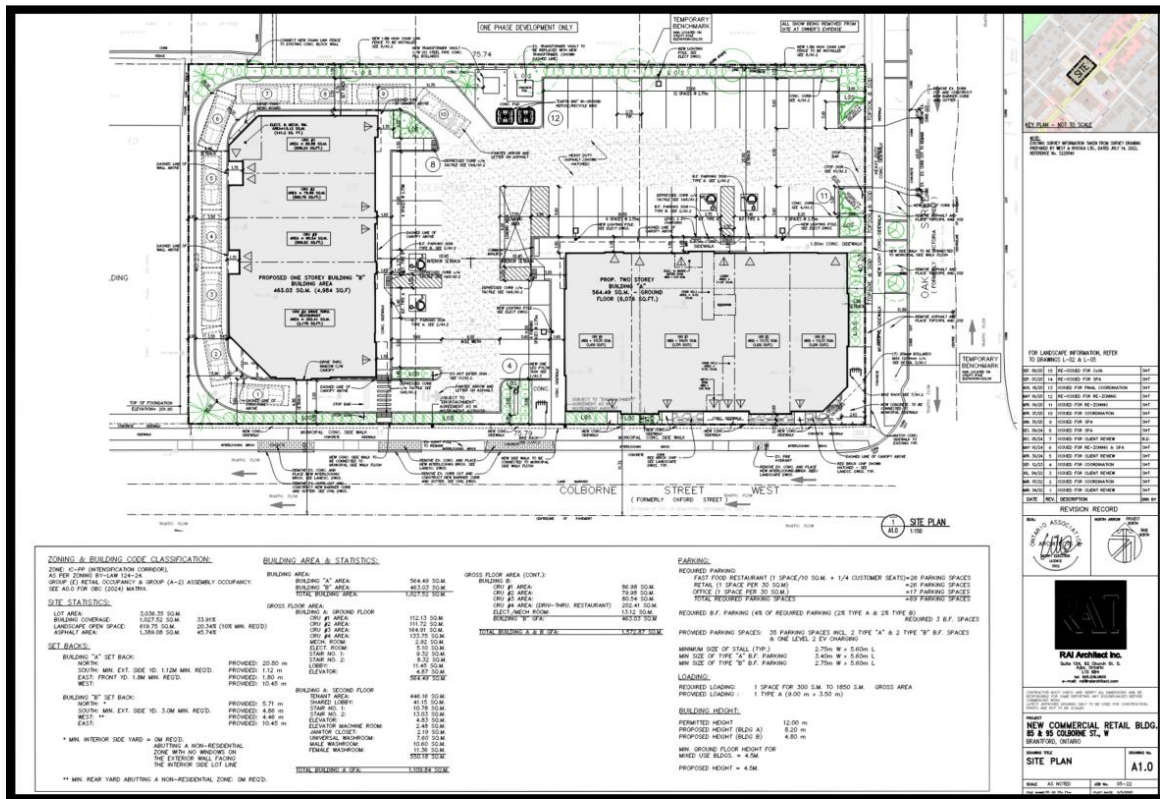
Questions or Information:

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

LOCATION MAP
 Application: A29-2025
 85-99 Colborne Street West



Concept Plan





November 6, 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: A30-2025
Related File Numbers: n/a
Address: 205-211 Mt. Pleasant Street
Roll Number: 2906010020365000000
Applicant/Owner: Cachet Homes (Marcus Gagliardi)

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 205-211 Mount Pleasant Road. The purpose of the minor variance is to facilitate the construction of 6 model homes. The applicant is requesting relief from the following section(s) of Zoning By-law 124-24:

- Section 3.21: To permit the construction of six (6) model homes on individual lots with draft approved plan of subdivision, whereas subdivision registration would otherwise be required

Decision: **Approved**

Date: **November 5, 2025**

THAT minor variance application A30-2025 seeking relief from Section 3.21 to permit the construction of up to six (6) model homes on a single lot with a draft approved plan of subdivision, whereas a registered plan of subdivision would otherwise be 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 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 2025-565.”

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

Certification

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



K. Pongracz, Secretary-Treasurer

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

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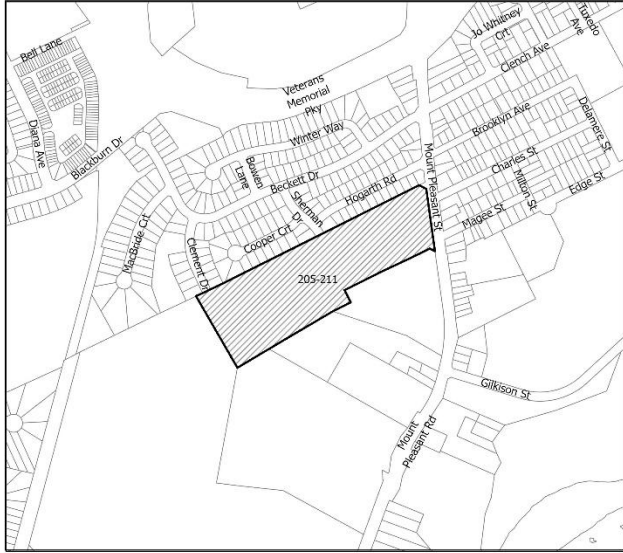
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

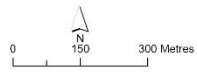
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A30-2025
205-211 Mount Pleasant Road



Legend
Subject Land



Concept Plan





November 6, 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: B18-2025
Related File Numbers: n/a
Address: 248-250 Colborne Street West
Roll Number: 2906010010191000000
Agent/Applicant/Owner: Energy - Greener Minds Property (Lee Hiscock)

In the matter of an application for consent made under Section 53 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent application was received for the subject lands and the adjacent lands municipally addressed as 248 and 250 Colborne Street West. The purpose of the application is to facilitate a boundary adjustment between the subject lands and the adjacent lands. A portion of the rear yard of 250 Colborne Street West is proposed to be severed and conveyed to the adjacent lands to provide additional parking spaces. The severed lot is proposed to have a lot area of 320.02 m². The retained lot is proposed to have a lot area of 435.97 m².

Decision: **Provisional Approval**

Date: **November 5, 2025**

THAT consent application B18-2025 to sever a parcel of land having a lot area of 320.02 m² from 250 Colborne Street West and to convey it to 248 Colborne Street West, BE APPROVED, subject to the following conditions;

1. Receipt of a registered Reference Plan showing the severed and retained parcels.
2. Receipt of confirmation that all taxes are paid up to date.
3. Receipt of confirmation that the applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*).
4. Receipt of acknowledgement that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land, free and clear of any encumbrances, being the subject of this consent.
5. Receipt of an undertaking from the Solicitor acting in the transfer confirming that the severed parcel will be merged in title with the adjacent property and that a copy of the registered application to consolidate be provided to the City.
6. Receipt of confirmation from the Manager of Building Services or his/her designate, indicating that a Parking Layout has been submitted and reviewed and found to be in full compliance with Zoning By-law 124-24 regulations.

7. Receipt of confirmation from the Manager of Development Planning or his/her designate, indicating that screening has been provided and maintained to mitigate potential visual and noise impacts on adjacent residential zones or residential uses.
8. 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.).
9. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **November 6, 2027**, after which time the consent will lapse.

THAT the reasons for approval of the consent application are as follows: the proposed consent has regard for the matters under Section 51(24) of the Planning Act and Staff are satisfied that the proposed development is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in conformity with the general intent and policies of the Official Plan and Zoning By-law; and,

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

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 5.2 of Report No. 2025-534”.

**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**

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 **November 26, 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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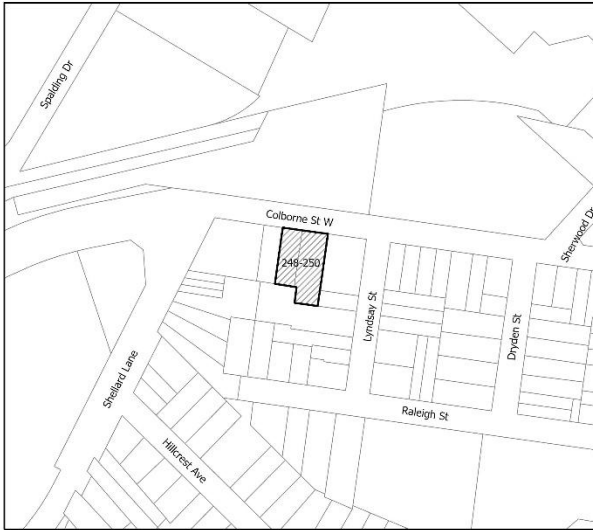
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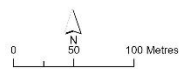
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LOCATION MAP

Application: B18-2025
 248 and 250 Colborne Street West



Legend
 Subject Land



Concept Plan

