

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL
FROM: PLANNING DIVISION
DATE: MAY 23, 2008
RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON MAY 22/08
PURPOSE: TO ADVISE COUNCIL OF DECISIONS

1. **A4/08/CB** THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Robert Fowler for lands on Lot 71, Plan 1551, in the Village of St. George, County of Brant (geographic Township of South Dumfries), municipally known as 29 Austin Crescent. The applicant is requesting a variance for reduction of the side yard setback to allow the construction of a carport. The applicant is proposing a side yard of 0.5 m., where Section 8.(3)(d) of the By-law requires 1.5 m.

APPROVED

2. **A5/08/CB** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Jerry Benjamins for lands on Part Lot 9, West of Fairchild's Creek, Concession 2, County of Brant (geographic Township of Onondaga) and municipally known as 211 Old Onondaga Road East. The applicant proposes to remove and replace the existing attached garage and is requesting a variance for reduction of the side yard setback to allow the construction of a new garage and side entrance. The applicant is proposing a side yard of 1.5 m., where Section 12.(3)(d) of the By-law requires 4.0 m.

APPROVED

3. **A6/08/CB** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Rick Boyce, agent for Eva R. Boyce, owner of lands on Part Lot 14, Concession 14, County of Brant (geographic Twp of Burford) municipally known as 272 Burford-Delhi Townline Road. The application is for a variance to the front yard setback and an extension of the legal non-conforming use for a proposed addition to the existing house. The applicant is proposing a front yard setback of 7.9 m., where Section 3.(16)(b) of the By-law requires 10 m., therefore requesting a variance of 2.1 m.

APPROVED

4. **B6/08 – B10/08/MD** IN THE MATTER OF AN APPLICATION to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for 2063519 Ontario Inc., c/o George Moyer, owner of Pt Lot 10, WFC, Conc. 2, County of Brant, geographic Township of Onondaga, located on Old Onondaga Road East. The applicant is proposing to create 5 estate residential lots on the north side of Old Onondaga Rd E. Lots 4, 5, 6, 7 and 8 will each have a frontage of 60 m. and an area of 6000 m².

APPROVED

5. **B11/08/MD** IN THE MATTER OF AN APPLICATION to the Committee of Adjustment for severance from Snodgrass Consulting, agent for John Young & Sheila Jacobs, owners of Part Lots 20 & 21, Part of Kerr Tract, Concession 4, County of Brant, geographic Township of Brantford, municipally known as 243 Oakhill Drive. The applicant is proposing to sever a lot with an existing residence. The proposed lot to be severed has a frontage of 6.7 m. along Oakhill Drive, and a lot area of 2 ha. The balance of the landholding would have a frontage of 207 m. on Robinson Road and an area of 23.5 ha.

APPROVED

6. **B12/08/SS** IN THE MATTER OF AN APPLICATION to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd., agent for Paul Barber, for lands located on Lot 1, Plan 317, County of Brant, geographic Town of Paris, municipally known as 49 Catherine Street. The applicant is proposing to create a residential building lot. The proposed lot to be severed (Parcel A) has a frontage of 18.5 m., and a lot area of 465.2 m². The retained lot (Parcel B) contains an existing residence and will have a frontage of 20.93 m. and an area of 526.28 m².

TABLED

7. **B13/08 & B14/08/SS** IN THE MATTER OF AN APPLICATION to the Committee of Adjustment for severance from Edward Webber for lands located on Part of Lot 37, Concession 3, County of Brant, geographic Township of South Dumfries, municipally known as 991 Watts Pond Road. **(B13/08)** The application is for severance of a 40-hectare parcel of land owned by Edward and Davina Webber. The retained lands will consist of a surplus farm dwelling and an area of 1.2 ha. **(B14/08)** Concurrently, the applicant is proposing to sever the balance of the farmland for two lot additions to be conveyed and consolidated with the adjacent lands to the north. Parcel A will have an area of 19.04 ha. and will be added to lands owned by Spruce Avenue Farms Ltd. c/o Dean Sayles. Parcel B will have an area of 20.24 ha. and will be added to lands owned by E. J. Scott & Sons Farms Inc. c/o David Scott.

APPROVED

8. **B15/08, B4&5/07/SS** IN THE MATTER OF Applications to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd., agent for the applicant Glenwood Homes (Dico Spadafora), and Norma Duncan, owner of Pt Lot 12 & 13, Blk D, Plan 81, located at 54 Beverly Street East, and Tracey Hoover, owner of Pt Lot 11, Lot 1, Blk D, Plan 81, located at 22 Tolhurst Avenue in the County of Brant, geographic Township of South Dumfries. **Consent B4/07** – This application will create and sever a parcel having an area of 1.03 ha. This parcel will be assembled with other lands and may be used for future residential uses. The retained parcel contains a dwelling and has a frontage on Beverly Street East of 29 m and an overall area of 0.20 ha. The retained parcel will also continue to provide a vehicular right-of-way to the landlocked property at 52A Beverly Street E. **Consent B5/07** - This application will create an easement for the provision and transmission of underground services for future residential uses and will ensure that future deeds associated with its creation are not restrictive to the provision of water service only. This proposed easement will be concurrent with the existing right-of-way already registered on title of the retained parcel. **Consent B15/08** – This application will create and sever a parcel having a frontage of 10.04 m on Tolhurst Avenue and an overall area of 0.3081 ha. It will be amalgamated with the severed parcel created via Consent B4/07 thus creating a parcel of 1.338 ha that may be developed for future residential uses. The retained parcel, which contains a dwelling, will have 15.0 m frontage on Tolhurst Ave. and an overall area of 507m². **Note:** The sum of these applications, when finalized, will result in an assemblage of land in order to further develop the area for future low or medium density residential uses. A concept of a possible medium density residential townhouse development has been provided for information purposes only. Implementation of such a concept may require additional Planning Act applications such as Official Plan Amendment, Zoning By-law Amendment and Plan of Condominium or Subdivision.

APPROVED

9. **B16/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from John Forsyth for lands located on Part of Lot 17, Concession 17, Part of Augustus Jones Tract, municipally known as 560 Paris Road and 750 Governor's Road East, in the County of Brant, geographic Township of Brantford. The applicant is proposing to sever a lot with an existing residence. The proposed lot to be severed has a frontage of 51.54 m. along Paris Road, and a lot area of 0.4 ha. The balance of the landholding will have an area of 38 ha., and will be used for agricultural purposes.

APPROVED

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock
Secretary-Treasurer
Committee of Adjustment

cc: Planning, Building
Public Works, Legal