

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE : SEPTEMBER 3, 2008

RE: APPLICATIONS FOR COMMITTEE OF ADJUSTMENT TO BE
HEARD AT THE PUBLIC MEETING SEPTEMBER 25, 2008

PURPOSE: TO ADVISE COUNCIL OF PLANNING APPLICATIONS

1. **A10/08/CB** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from J. H. Cohoon Engineering Limited for Starlite Homes, owner of lands on Block 137, Plan 1804, County of Brant (geographic Township of South Dumfries) and municipally known as 249 St. George Road. The site is zoned Agricultural Restrictive (AR). The applicant is requesting a variance to allow a storage building as an extension of the legal non-conforming use, and for a variance to the side yard setback of 9.05 metres where Section (6)(3)(d) of the By-law requires 15 metres, therefore requesting a variance of 5.95 metres.
2. **B26/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for Harold John Edgar, owner of land on Part Lots 11 & 12, Concession 1, County of Brant (geographic Township of Brantford), and municipally known as 239 Mile Hill Road. The applicant is proposing to sever the existing dwelling from the farm holding and demolish the existing barn. The severed lot will have a frontage of 119.3 metres along Mile Hill Road, and an area of 0.538 hectares. The retained lands will have an area of 21.7 hectares and will continue to be used for agricultural purposes until such time as a plan of subdivision is submitted and approved in the future.
3. **B27/08 – B30/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Snodgrass Consulting, agent for Prolific Estates Ltd. c/o Brian Slaman, owner of lands on Part Lot 4, Concession 11, County of Brant, geographic Township of Burford, and municipally known as 165 Maple Avenue South. The applicant is proposing to sever four parcels of land to create three new residential building lots and a lot line adjustment. Parcel 1 (B27/08) and Parcel 2 (B28/08) each have a frontage of 35 metres and an area of 3,066 square metres. Parcel 3 (B29/08) has a frontage of 38 metres and contains an area of 3,344 square metres. Parcel 4 (B30/08) contains an area of 706 square metres and will be conveyed as a lot line adjustment to the abutting Fairfield United Church. The retained lands will have an area of 39 hectares and will continue to be used for farm related purposes.
4. **B31/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering, agent for Alexandra & Pietro Gdyczynski, owners of land on Part Lots 7 & 8, Range 2, EMP, and Part 3, RP 2R-6908, County of Brant, geographic Township of Brantford, and municipally known as 293 Cockshutt Road. The applicant is proposing to create an estate residential lot with a frontage of 40 metres along Cockshutt Road, and an area of 0.4 hectares. The retained lands will have a frontage of 103.5 metres and an area of 2.34 hectares.

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock
Secretary-Treasurer
Committee of Adjustment

cc: Planning & Building, Public Works, Legal