

**REPORT TO:** THE MAYOR AND MEMBERS OF COUNCIL  
**FROM:** PLANNING DIVISION  
**DATE:** OCTOBER 6, 2008  
**RE:** APPLICATIONS FOR COMMITTEE OF ADJUSTMENT TO BE  
HEARD AT THE PUBLIC MEETING OCTOBER 23, 2008  
**PURPOSE:** TO ADVISE COUNCIL OF PLANNING APPLICATIONS

1. **A11/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Zavarella Construction Ltd., agent for Thomas Spector, for lands described as Part Lots 53 & A, Concession 3, and Part 3, Plan 2R-6930, County of Brant (geographic Township of Brantford) and located at 212 Jerseyville Road. The applicant is requesting a variance to allow for construction of an oversized accessory building that will exceed the maximum lot coverage and height requirement. The applicant is proposing an area of 105m<sup>2</sup> for all accessory structures, and a height of 6.5m where By-law 110-01 permits a maximum area of 93.0 m<sup>2</sup> and a maximum height of 4.5m.
2. **B33&34/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from J. H. Cohoon Engineering Limited, agent for the Estate of Richard D. Buchanan, with respect to lands described as Part Lot 14, Concession 4, geographic Township of South Dumfries, County of Brant, and located at 364 McLean School Road. The applicant is proposing a severance and creation of rights-of-way and easement to allow the existing CKPC transmission tower located on McLean School Road to be separated from the balance of the property. (B33/08) The lot to be severed will contain an area of 0.903 ha upon which the radio transmission tower and support structures are located and strips of land over which is located the support guy wires for the tower. The retained parcel, which contains the existing dwelling, will be an area of 18.95 ha. (B34/08) The applicant proposes to create a 6.0 m right-of-way and utility service easement over the retained lands in favour of the severed lands for vehicular and utility access to the transmission facility, and a 6.0 m right-of-way over the severed lot in favour of the retained parcel to ensure access for residents to lands south of the tower.
3. **B17&18/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Waterous, Holden, Amey, Hitchon LLP – James A. Hitchon, agent for Antoli (Tony) & Zofia Szeksztello, with respect to lands described as Part of Lot 53 and Part of Lot A, Concession 3, geographic Township of Brantford, County of Brant, and located at 194 Jerseyville Road. The applicant is proposing to create two estate residential lots with frontages of 40m along Jerseyville Road. (B17/08) Lot 8 will have an area of 1.213 hectares. (B18/07) Lot 9 will have an area of 1.125 hectares. Lots 1 to 7 are previous severances of B59-62/05, and B28-30/07. (Concurrent zoning application - ZBA19/08).
4. **B32/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from R. E. F. & Janice Eddy, with respect to lands described as Pt 1 & 2, RP 2R-1426, Pt Lots 21 & 22, Concession 1, geographic Twp. of South Dumfries, County of Brant, and located at 71 Kitchen School Rd. The applicant is proposing to sever a parcel of vacant agricultural land having an area of 55.1 ha. The retained lands will have a frontage of 300m along Kitchen School Road, and consist of an area of 4.3 ha, an existing residence and three accessory structures related to agricultural use.

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock,  
Secretary-Treasurer  
Committee of Adjustment

cc: Planning & Building, Public Works, Legal