

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL
FROM: PLANNING DIVISION
DATE: DECEMBER 1, 2008
RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON NOV. 27/08
PURPOSE: TO ADVISE COUNCIL OF DECISIONS

1. **A12/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Syed A. Qadri, agent for Muslim Girls School, with respect to lands described as Lots 98 & 99, Plan 727, County of Brant (geographic Township of Burford) and located at 6 Maple Ave. North. The applicant is requesting a variance to allow a private elementary school at this location, where By-law No. 110-01 only permits a public elementary school. Please note that the structural/physical aspects of the building and the property remains unchanged.

APPROVED

2. **B35-37/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from Snodgrass Consulting, agent for Ed & Dwyne Szombati, with respect to lands described as Parts 6 to 9, RP 2R-6509, Lot 5, Part of Park, Plan 53, geographic Township of Burford, County of Brant, and located on Highway 53. The applicant is proposing to create three residential lots on their landholding located between the Sixth Concession Road and Highway 53. Lot 1 (B35/08) and Lot 2 (B36/08) will each have a frontage of 64.6 metres on the north side of Highway 53 and contain an area of 0.32 hectares. Lot 3 (B37/08) will have a frontage of 73.1 metres on the south side of Sixth Concession Road and contain an area of 0.33 hectares. The retained lot will have a frontage of 75.8 metres on the south side of Sixth Concession Road and contain an area of 0.42 hectares, which is also a vacant building lot.

APPROVED

3. **B38/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from J. H. Cohoon Engineering Limited, agent for Don Plant, and Ivan Plant, with respect to lands described as Part 2, RP 2R-6186, Part Lot 10, and Part Lot 11, Concession 2, geographic Township of South Dumfries, County of Brant, and located at 266 & 284 Highway #5. The applicant is proposing to sever a residential parcel from the farm holding. The proposed lot to be severed will have a frontage of 47.84 metres along the south side of Highway #5, and contain an area of 0.53 hectares. The retained lands will contain an area of 37.46 hectares.

DEFERRED

4. **B39/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from Plansmith Consulting, agent for John Derus, with respect to lands described as Part Lot 46, Burtch Tract, geographic Township of Brantford, County of Brant, and located at 213 Cockshutt Road. The application is to provide for creation of an easement over an existing private water line connection affecting consent applications B50/07 and B51/07. The easement contains a total area of 0.29 hectares, and will be used for access across the provisionally severed lot (B51/07) and the retained lands.

APPROVED

5. **B40/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from Andy & Joyce Smith for Bow Park Farm Inc., with respect to lands described as Part Lots 2, 3, 4, 5 & 7, geographic Township of Brantford, County of Brant, and located at 101 Oxbow Road. The applicant is proposing to sever a parcel of land as a lot line adjustment. The proposed lot to be severed consists of a frontage of 30.48 metres and an area of approximately 4410 square metres, and will be conveyed and consolidated with adjacent lands to the north owned by Andy & Joyce Smith. The retained lands will contain an area of 108.4 hectares.

APPROVED

6. **B41/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from Snodgrass Consulting, agent for the applicant, Kate & Brian Hamilton, with respect to lands described as Part Lots 14 & 15, Concession 14, geographic Township of Burford, County of Brant, and located at 286 Burford-Delhi Townline Road. The applicant is proposing to sever a parcel of land as a lot line adjustment. The proposed lot to be severed consists of a frontage of 15 metres and an area of approximately 0.7 hectares, and will be added to the adjoining property that is owned by Kate & Brian Hamilton. The Van de Heuval lands to be retained will contain an area of 130 hectares.

APPROVED

7. **B42/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance received from Snodgrass Consulting, agent for Veronika Romvari-Pop, with respect to lands described as Part 1, Plan 2R-6365, Part Lot 7, EFC, Concession 2, geographic Township of Onondaga, County of Brant, and located at 241 Langford Church Road. The applicant is proposing to sever a lot at the intersection of Langford Church Road and McBay Road for estate residential purposes. The proposed lot will have a frontage of 122 metres along Langford Church Road, and contain an area of 1.1 hectares. The retained lands will have a frontage of 111 metres along Langford Church Road, and contain an area of 2.1 hectares.

APPROVED

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock, Secretary-Treasurer
Committee of Adjustment

cc: Planning
Public Works
Legal