

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE: DECEMBER 19, 2008

RE: APPLICATIONS FOR COMMITTEE OF ADJUSTMENT TO BE HEARD AT THE PUBLIC MEETING JANUARY 22, 2009

PURPOSE: TO ADVISE COUNCIL OF PLANNING APPLICATIONS

1. **B100/05/SS & B103/05/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited for Zavarella Construction Ltd., for lands described as Part Lot 9, Concession 1, north side of Highway No. 2, and Block 63, Plan 2M-1875, County of Brant, in the geographic Town of Paris, located at 166 King Edward Street, and Dundas Street West. The first application **B100/05** (Figure 1) is for a lot addition of a small triangular landlocked parcel of land with an area of 15 square metres to be added and become part/parcel of a new residential building lot with frontage on Dundas Street West. This new lot will have an approximate area of 622 square metres (Figure 3 - new lot). The second application **B103/05** (Figure 2) is for severance of a parcel of land having an area of 473 square metres to be added to the lands to the east, for a proposed condominium development via Planning Application CDM3/05. Related planning applications ZBA40/05, OPA-C05, CDM3/05, and SP16/05.
2. **B86/06/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for Raymond & Jeannette Borsuk, owners of Part of Lot 8, EMP, Range 1, County of Brant, geographic Township of Brantford, and located at 31 Burton Avenue. The applicant is proposing to create one new residential lot on the east side of Mt. Pleasant Road. Lot 2 will have an area of 0.21 hectares. The retained lands will contain an area of approximately 17 hectares. (Concurrent severance application B85/06 for Lot 1 was given provisional approval on Aug. 28, 2008.)
3. **B43/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Sam Miron, agent for Diane Kochendorfer, for lands described as Part Block 1, and Part Block 2, Kerr Tract, County of Brant, in the geographic Township of Brantford, and located at 180 Oakhill Drive. The applicant is proposing to sever a lot with an existing residence. The proposed lot to be severed will have a frontage of 48.5 metres along Oakhill Drive, and contain an area of 4257 square metres. The retained lands consist of approximately 3.0 hectares, and will remain vacant in the short term and may be redeveloped in the future for Village Residential uses.
4. **B44/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Snodgrass Consulting, agent for Toho Investments Inc., for lands described as Part Lot 10, East of Mount Pleasant, Range 1, County of Brant, in the geographic Township of Brantford, and located at 576 Mt. Pleasant Road. The applicant is proposing to sever a new building lot which will have a frontage of 40 metres on the east side of Mt. Pleasant Road and contain an area of 0.15 hectares to be used for residential purposes. The retained property will have a frontage of 24 metres and contain an area of 0.25 hectares.

5. **B45/08/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for Scott Wood, for lands described as Part Lot 8 & 9, Concession 6, County of Brant, in the geographic Township of Burford, and located at 35 Highway #53. The applicant is proposing to sever a 0.86-hectare parcel of land from a farm property owned by Gerda Poetz, as a lot line adjustment. The proposed severance will have a frontage of 102.63 metres along Harley Road, and be added to the adjoining property that is owned by Scott Wood. The retained farmland will contain an area of 14.83 hectares.

6. **B46/08/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from James & Norma MacDonald, for lands described as Part Lot 31 & Part Lot 32, River Range, County of Brant, in the geographic Township of Onondaga, and located at 382 & 390 Salt Springs Church Road. The applicant is proposing to sever a residential lot with an existing residence at 390 Salt Springs Church Road from the adjacent parcel at 382 Salt Springs Church Road. The properties inadvertently merged in title and the applicant is desirous to re-establish what was approved by the Onondaga Committee of Adjustment in 1969. The proposed lot to be severed has a frontage of 38.1 metres and contains an area of 0.22 hectares. The retained lands consist of 32.3 hectares, and will continue to be used for agricultural purposes.

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock,
Secretary-Treasurer
Committee of Adjustment

cc: Planning, Building, Public Works, Legal