

**REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL**

**FROM: PLANNING DIVISION**

**DATE: MARCH 27, 2009**

**RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON MAR. 26/09**

**PURPOSE: TO ADVISE COUNCIL OF DECISIONS**

1. **A1/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from David Roe, agent for Chary Produce Ltd., with respect to lands described as Part of Parts 1 and 2, RP 2R-5230, Part of Lots 7 to 9, Concession 1, County of Brant (geographic Township of Oakland) and located at 16 King Street South. The application is for a variance to the side yard setback to allow construction of a proposed 12m x 22m addition to the existing barn. The applicant is proposing a 8.0 metre side yard where Section 6(3)(d)(iii) of the By-law requires 15.0 metres, therefore requesting a variance of 7.0 metres.

**APPROVED**

2. **A2/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Steve Lecours, with respect to lands described as Part of Lot 13, Concession 2, County of Brant (geographic Township of South Dumfries) and located at 328 Blue Lake Road. The applicant is requesting a variance to allow for construction of a garage that will exceed the maximum lot coverage and height requirement. The applicant is proposing an area of 123 square metres for all accessory structures, and a height of 6.1 metres, where Section 3.1(b) permits a maximum area of 93.0 square metres, and Section 3.1(c) permits a maximum height of 4.5 metres.

**APPROVED**

3. **B2-5/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd. for Dan and Kim White for lands described as Part 2, RP 2R-1894, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 33 Cedar Street. The applicants are proposing to sever four residential lots each with a frontage of 18.3 metres along the west side of Cedar Street. Lots 1 to 3 (B2/09, B3/09 & B4/09) will each contain an area of 1015 square metres, and Lot 4 (B5/09) will contain an area of 640.5 square metres. The retained lot will have frontage of 23.42 metres, an area of 1673.7 square metres, and support an existing house and garage.

**TABLED**

4. **B12-15/05/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd. for Rob & Lauri Avery for lands described as Parts 1, 2, & 3, RP 2R-4213, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 49 Cedar Street. Previously submitted severance applications for Lots 1 to 4 (B12-15/05) were tabled in November 2005, and have been amended by reducing the lot area, and creating an additional lot - Lot 5 (B6/09). The applicants are proposing to sever five residential lots each with a frontage of approximately 19 metres along the west side of Cedar Street. The proposed lots will each contain an approximate area of 2236 square metres. The retained lot will have a frontage of 22.63 metres, an area of 2614 square metres, and support an existing house.

**APPROVED**

5. **B6/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Ltd. for Rob & Lauri Avery for lands described as Parts 1, 2, & 3, RP 2R-4213, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 49 Cedar Street. Previously submitted severance applications for Lots 1 to 4 (B12-15/05) were tabled in November 2005, and have been amended by reducing the lot area, and creating an additional lot - Lot 5 (B6/09). The applicants are proposing to sever five residential lots each with a frontage of approximately 19 metres along the west side of Cedar Street. The proposed lots will each contain an approximate area of 2236 square metres. The retained lot will have a frontage of 22.63 metres, an area of 2614 square metres, and support an existing house.

**TABLED**

6. **B7&8/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Plansmith Consulting, agent for King & Benton Development Corp. for lands described as Part 1, RP 2R-6855, Part Lot 17, Concession 2, County of Brant, in the geographic Township of Brantford, and located at 792 Powerline Road. The applicants are proposing to sever two industrial lots located on the south side of Powerline Road, west of Oak Park Road. Lot 2 (B7/09) will have a frontage of 54.39 metres and an area of 0.663 hectares. Lot 3 (B8/09) will have a frontage of 50.0 metres and an area of 0.651 hectares. Lot 1 is the retained parcel and contains an existing industrial building.

**APPROVED**

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock, Secretary-Treasurer  
Committee of Adjustment

cc: Planning & Building  
Public Works  
Legal