

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE: JUNE 1, 2009

RE: COMMITTEE OF ADJUSTMENT MEETING HELD ON MAY 28, 2009

PURPOSE: TO ADVISE COUNCIL OF DECISIONS

1. **A4/09/CB** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Ivan Dickinson, Dickinson & Hicks Architects Inc., agent for Pentecostal Assemblies of Canada, Cedarview Evangelistic Centre, for lands described as Part of Part 1, RP 2R-793, Part of Lot 10, Concession 1, County of Brant, in the geographic Town of Paris, and located at 20 Cedar Street. The applicant is requesting a reduction of the side yard setback for a proposed addition to the existing building. The applicant is proposing a side yard of 7.9 metres, where Section 32(3)(d) of the bylaw requires 10.0 metres.

APPROVED

2. **A5/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Snodgrass Consulting, agent for Doris MacNeil, owner of lands described as Part of Lefferty Tract, County of Brant, in the geographic Township of Brantford, and located at 148 Cockshutt Road. The applicant is requesting a variance to recognize the location and size of an accessory structure on a recently approved Estate Residential lot (Submission No. B20/08). The applicant is proposing an area of 187 square metres for all accessory structures, where Section 3(1)(b) of the by-law permits a maximum area of 93.0 square metres.

APPROVED

3. **B12/09–B15/09/MD** IN THE MATTER OF Applications to the Committee of Adjustment for severance from Snodgrass Consulting, agent for Anna Lehmann for lands described as Part 1, RP 2R-6731, Part Lot 6, Concession 3, County of Brant, in the geographic Township of Brantford, and located at 385 Robinson Road. The applicant is proposing to create four new estate residential building lots. Lots 1, 2 & 3 will have frontages on the west side of Cleaver Road. Lot 1 (B12/09) will have a frontage of 54.5 metres and an area of 0.56 hectares. The existing accessory building will remain. Lot 2 (B13/09) will have a frontage of 46 metres and an area of 0.5 hectares. Lot 3 (B14/09) contains an existing residence and will have a frontage of 62 metres and an area of 0.53 hectares. Lot 4 (B15/09) will have a frontage of 60.9 metres on the north side of Robinson Road, and contain an area of 0.6 hectares. The 2.7-hectare retained lands are vacant.

APPROVED

4. **B16/09&B17/09/MD** IN THE MATTER OF Applications to the Committee of Adjustment for severance from Snodgrass Consulting, agent for Marina Bowman for lands described as Part Lot 3, Concession 5, County of Brant, in the geographic Township of Burford, and located at 44 Sixth Concession Road. The applicant is proposing to create two new residential building lots. The new lots will each have a frontage of 35 metres on the north side of Sixth Concession Road, and an area of 0.43 hectares. The retained lands contain an existing residence and shop building and will have an area of 0.69 hectares.

APPROVED

5. **B18/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Bob Stewart, agent for Bruce & Velda Cochrane for lands described as Part Lot 30, Concession 2, County of Brant, in the geographic Township of South Dumfries, and located at 197 Pinehurst Road. The applicant is proposing to sever approximately 18.6 hectares of existing farm land for future development, based on ongoing area studies. The retained lands, 0.4 hectares in size, contain the existing residence and a garage.

DEFERRED

6. **B19/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Brian Smith, Plansmith Planning, agent for Steve Charest, Applicant; and Darryl Chicoine, owner of lands described as Part of Sub Lot 3, Concession 4, East of Grand River, County of Brant, in the geographic Township of South Dumfries, and located at 357 East River Road. The Applicant is proposing to sever a 3.2-hectare parcel of land from the farm property that contains an existing residence and outbuildings. The remainder of the lands, 32.2 hectares, will be amalgamated with the home farm operation owned by Steve Charest at 452 West River Road. Both the home farm operation and the amalgamated farm lands will continue to be actively farmed for cash crops.

DEFERRED

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock, Secretary-Treasurer
Committee of Adjustment

cc: Planning
Public Works
Legal