

REPORT TO: THE MAYOR AND MEMBERS OF COUNCIL

FROM: PLANNING DIVISION

DATE: DECEMBER 3, 2009

RE: APPLICATIONS FOR COMMITTEE OF ADJUSTMENT TO BE HEARD AT THE PUBLIC MEETING DECEMBER 17, 2009

PURPOSE: TO ADVISE COUNCIL OF PLANNING APPLICATIONS

1. **A14/09/CJ** IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Andrew Tarr for lands described as Lot 36, Plan 639, County of Brant, in the geographic Town of Paris, and located at 8 Riverview Terrace. The application is for a variance to the height requirement of a proposed accessory structure. The applicant is requesting a height of 5.48 metres, where Section 3(1)(c) of the By-law permits a maximum height of 4.5 metres for accessory structures.
2. **B30-34/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Brian Smith, agent for Brian & Dianne Jarvie, owner of lands described as Part Sub. Lot 2, Concession 3, County of Brant, in the geographic Township of South Dumfries, and located at 251 East River Road. The applicant is proposing to sever four new estate residential lots, and one easement to maintain an existing access to the well pump house serving the dwelling on the retained lands. Severed lots 1, 2, 3 & 4 will have areas of 0.617 hectares, 0.601 hectares, 0.647 hectares, and 0.675 hectares, respectively. The retained lands contain an existing residence and garage.
3. **B36/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Frank & Julia Riga, for lands described as Part Lot 2, Concession 5, County of Brant, geographic Township of South Dumfries, and located at 407 East River Road. The applicant is proposing to sever a parcel of land as a lot line adjustment. The parcel to be severed will have an area of 10.1 hectares and will be added to lands to the north owned by Ida Pearson. The retained lands contain an existing residence, accessory structures related to agriculture use, and an area of 4.85 hectares.
4. **B37/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Reg Smith, agent for Shermandale Farms Limited, for lands described as Part Lot 62, River Range, Part Lots 16 & 17, EFC, Concession 3, located at 140 Middleport Road, County of Brant, in the geographic Township of Onondaga. The applicant is proposing to sever a lot containing an existing residence surplus to a farm operation, and accessory structure. The proposed lot will have a frontage of 6 metres along Middleport Road and an area of 6432 square metres. The retained parcel consists of 31.2 hectares.
5. **B39/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Snodgrass Consulting for Bob & Barb Gillies, for lands described as Part Lots 29 & 30, Concession 6, County of Brant, geographic Township of South Dumfries, and located at 769 Drumbo Road. The applicant is proposing to sever 48 hectares of the existing 57.5 hectare landholding and add it to adjoining farm lands which are owned by Harry & Nancy Emmott, 764 Brant-Waterloo Road. The retained lands will contain an area of 9.3 hectares, and will continue to be used for residential hobby farm and bush land purposes.

6. **B40-44/09/SS** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Cohoon Engineering, agent for Philip DeMunck, for lands described as Part Lots 2 & 3, Part of Douglas Tract, Concession 4, County of Brant, in the geographic Township of Brantford, located at 31 Henderson Road. The applicant is proposing to create 5 estate residential lots on the northwest corner of Henderson Road and Mill Street. The proposed lots will range in areas from 0.6 hectares to 0.9 hectares. The retained parcel consists of 24.8 hectares and will continue to be used for farm purposes.

7. **B45/09/MD** IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Snodgrass Consulting, agent for 925512 Ontario Inc. c/o Cindy Martin, for lands described as Part Lot 2, Concession 7, located on King Street, Burford. The applicant is proposing to sever a parcel of land for a lot line adjustment. The severed parcel will have an area of 372 square metres to be added to the rear of the adjoining lands which are owned by Karl Ficzere, 33 King Street, Burford. The retained lands will contain an area of 18.2 hectares.

RECOMMENDATION: Receive and File.

Respectfully submitted,

Susan Beacock
Secretary-Treasurer
Committee of Adjustment

cc: Planning, Building, Public Works, Legal