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Date July 6, 2022 **Report No.** 2022-485

To Chair and Members
City of Brantford Committee of Adjustment

From Nicole Goodbrand, MA, RPP, MCIP
Senior Development Planner

1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent

2.0 Topic

APPLICATION NO.	B23-2022, B24-2022, B25-2022, B26-2022, B27-2022, B28-2022, & B29-2022
AGENT	MHBC Planning (Dave Aston)
APPLICANT/OWNER	Granite Property Nominee Inc. c/o Frank Tozzi
LOCATION	2, 4, 6, 8 & 10 Bowery Road and 50, 54 & 58 Wright Street

3.0 Recommendation

- A. THAT application B23/2022 for a lot addition (boundary adjustment) to merge Block 7 with Block 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A1** to Report 2022-485; and
- B. THAT application B24/2022 for a lot addition (boundary adjustment) to merge Block 6 with Blocks 7 and 8 as shown on the submitted Draft Reference Plan (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A2** to Report 2022-485; and

-
- C. THAT application B25/2022 for a lot addition (boundary adjustment) to merge Block 5 with Blocks 6, 7 and 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A3** to Report 2022-485; and
 - D. THAT application B26/2022 for a lot addition (boundary adjustment) to merge Block 4 with Blocks 5, 6, 7 and 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A4** to Report 2022-485; and
 - E. THAT application B27/2022 for a lot addition (boundary adjustment) to merge Block 3 with Blocks 4, 5, 6, 7 and 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A5** to Report 2022-485; and
 - F. THAT application B28/2022 for a lot addition (boundary adjustment) to merge Block 2 with Blocks 3, 4, 5, 6, 7 and 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A6** to Report 2022-485; and
 - G. THAT application B29/2022 for a lot addition (boundary adjustment) to merge Block 1 with Blocks 2, 3, 5, 6, 7 and 8 as shown on Registered Plan 2M-1962 (see **Appendix B**), BE APPROVED, subject to the conditions attached as **Appendix A7** to Report 2022-485; and
 - H. THAT the reason(s) for approval of applications B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, and B29/2022 are as follows: having regard for the matters under Section 51(24) of the *Planning Act*, Staff is satisfied that the proposed consent applications are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The applications are in conformity with the general intent of the policies of the Official Plan and Zoning By-law 160-90 and are consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; and
 - I. THAT pursuant to Section 53(17) - (18.2) of the *Planning Act*, R.S.O 1990, c.P. 13, the following statement SHALL BE INCLUDED in the Notices of Decision:

“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report No. 2022-485.”

4.0 Purpose and Description of Applications

For Committee's information, these lands were the subject of applications to amend Zoning By-law 160-90 and for Plan of Subdivision in 2011 (File Nos. PZ-17-11 and 29T-11505). In 2014, Council approved the applications; the subdivision was granted draft plan approval and Zoning By-law 160-90 was amended through By-law 127-2014 to facilitate the development of the lands for industrial uses. Council's Decisions (dated September 29, 2014) were appealed to the Ontario Municipal Board (OMB), which subsequently upheld Council's Decisions as stated in the OMB Order dated December 2, 2015. In light of the OMB Decision, approval of the Draft Plan of Subdivision was set to expire on December 2, 2019.

In August of 2019, redline revision was completed to update the conditions through an Official Plan Amendment and a Zoning By-law Amendment and Draft Plan of Subdivision amendment (29T-1850, OP-06-18 & PZ-07-18), which Council approved. The subject lands were ultimately registered as Plan 2M-1962 on April 13, 2021.

Since registration, there has been a change in ownership of the subject lands as well as a change in the market. The new owners intend to develop the lands with a larger industrial facility to reflect the market demand. To facilitate the proposed development, a Zoning By-law Amendment application (PZ-13-22) has been submitted and seven (7) consent applications (which are the subject of this report) have been received for the lands referred to as Blocks 1-8 on Plan 2M-1962, municipally addressed as 2, 4, 6, 8 & 10 Bowery Road and 50, 54 & 58 Wright Road. Location map is attached as **Appendix C**. The applicant is proposing to establish new lot boundary lines and combine 8 blocks into 1 larger development block, with a total area of approximately 91,453 sq. m., (Development Blocks 1 as shown on the overall consent sketch (**Appendix D**)) through 7 boundary adjustments as shown in the table below:

<i>Application No.</i>	<i>Purpose</i>
B23/2022	Merge Block 7 to Block 8 on Plan 2M-1962;
B24/2022	Merge Block 6 to Blocks 7 and 8 on Plan 2M-1962

B25/2022	Merge Block 5 to Blocks 6, 7 and 8 on Plan 2M-1962
B26/2022	Merge Block 4 to Blocks 5, 6, 7, and 8 on Plan 2M-1962;
B27/2022	Merge Block 3 to Blocks 4, 5, 6, 7, and 8 on Plan 2M-1962
B28/2022	Merge Block 2 to Blocks 3, 4, 5, 6, 7, and 8 on Plan 2M-1962
B29/2022	Merge Block 1 to Blocks 2, 3, 4, 5, 6, 7, and 8 on Plan 2M-1962.

5.0 Site Features

The subject lands are located in a business park in the northwest part of Brantford, north of the Grand River and south of Hardy Road. The subject lands are located south of Oak Park Road between Bowery Road and Wright Street. The subject lands are currently vacant and are undergoing preliminary site grading works.

The lands to the west are occupied by the newly constructed Hershey's factory (on the west side of Bowery Road) and additional vacant land to the north, which is also planned to house another large development block for industrial purposes. An aerial photo and a site photograph of the subject lands are attached as **Appendices E and F**.

6.0 Input from Other Sources

6.1 Technical Comments

The applications were circulated to all applicable departments and agencies. No adverse comments were received. Development Engineering requested several standard conditions including: the receipt of the Municipal Numbering Assignment Request Form and associated fee, receipt of the deposited reference plan showing the severed and retained parcels of land, and receipt of the Wastewater Allocation Request Form has been submitted and approved. Additionally, all standard permits will be required. Detailed comments from the Engineering Department are

attached as **Appendix G**, while Transportation comments are provided in **Appendix H**.

The above mentioned conditions have been included as part of the conditions in **Appendix A** should the Committee approve these applications. All technical comments will be addressed through Site Plan Control.

6.2 Public Response

Notice of public hearing was issued by personal mail (4 notices) and by posting a total of 3 signs on-site (1 sign for each street frontage). A plan illustrating the notification area is attached as **Appendix I**. At the time of writing of this Report, no responses have been received from members of the public.

6.3 Grand River Notification

Notice of public meeting was issued to representatives of the Six Nations of the Grand River and the Mississaugas of the Credit First Nation. At the time of writing of this report, no formal response was received from Six Nations of the Grand River or the Mississaugas of the Credit First Nation.

7.0 Planning Staff Comments and Conclusion

7.1 Provincial Policy Context

Applications B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, and B29/2022 were reviewed in the context of Provincial Policy, including the Provincial Policy Statement (2020) (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (August 2020). These policies set the standard to which provincial and local interests, policies and goals are implemented. The PPS outlines that Ontario's long term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and development patterns. The Growth Plan outlines the principals that provide the basis for guiding decisions in the Greater Golden Horseshoe on how land is developed, resources are managed and protected, and public dollars are invested. Planning Staff is of the opinion that the consent applications are consistent with the direction set out in the PPS and conform to the Growth Plan.

7.2 City of Brantford Official Plan (Envisioning Our City: 2051)

The subject lands are designated “General Employment” on Schedule 3 of the City of Brantford’s the Official Plan (see **Appendix J**). The “General Employment” designation permits a full range of employment uses, including industrial, manufacturing and/or research and development facilities, warehousing and distribution centres, licensed mineral resource extraction operations, automobile service centres and repair shops, ancillary offices and uses and outside storage. The subject applications’ conformity to the policies set out in the Official Plan is discussed further in Section 7.4 of this Report.

7.3 City of Brantford Zoning By-law 160-90

The subject lands are zoned “General Industrial - Exception 55 Zone (M2-55)” in Zoning By-law 160-90 (see **Appendix K**). The M2-55 Zone permits a wide range of industrial uses, including but not limited to industrial malls, manufacturing uses, wholesale, research uses, accessory general offices, accessory uses, service industries, and transportation terminals. The lands are also subject to an active Zoning By-law Amendment application (PZ-13-22) to permit the following amendments to the current M2-55 zoning: the removal of references to Pits and Quarries, asphalt plant, and agricultural uses; the reduction to the parking rate for manufacturing uses from 1.0 parking space per 100 sq. m of Gross Floor Area (GFA) to 1.0 parking space per 150 sq. m. of GFA; the removal of a restriction on open storage for lots that are adjacent to Open Space Zones. This Zoning By-law Amendment is to be heard by the Committee of the Whole on July 14, 2022. In regard to the subject application, the proposed development blocks will comply with all requirements of Zoning By-law 160-90. The compliance of the future development will be ensured through the Site Plan Control process.

7.4 Planning Analysis

The *Planning Act* sets the standard to which provincial and local interests, policies and goals are implemented. Section 51 (24) of the *Planning Act* lists the criteria that the Committee of Adjustment must have regard for when considering a consent application for approval. These criteria include: if the plan conforms to the Official Plan, the dimensions and shapes of the proposed lot, and the adequacy of utilities and municipal services.

Applications B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022 and B29/2022 seek to create a 91, 463 m² lot through consecutive lot additions (boundary adjustments). The consolidated lands can adequately accommodate the proposed industrial use and will have direct access onto Bowery Road and Wright Street. In keeping with Section 2.2(a), Principle 10 of the Official Plan, these boundary adjustment applications for lot consolidation embody a flexible approach to economic development by adapting to changing trends to ensure diversity of employment opportunities for its residents. Further, as per Section 5.4(a), the proposed consent applications facilitate the use of lands within an Employment Area while providing a suitable site for development that is responsive to the needs of the economy.

Site Plan approval is required for the subject lands and an application, SPC-29-2022, has been submitted in that regard. The Site Plan Control process will provide the City and the Ward Councillors with an opportunity to review the functionality of the site, the placement of building(s), the driveway locations, loading spaces, parking areas, planting strip and the overall design of the proposed facility to ensure its compatibility and integration within the neighbourhood.

Planning Staff have given regard to Section 51(24) of the *Planning Act* and are satisfied that the applications are desirable and compatible with the surrounding area and will not result in any adverse impacts on surrounding properties. All matters have been addressed through the fulfillment of the Draft Plan of Subdivision conditions, and registration of the Plan.

7.5 Conclusion

A site inspection was completed on June 6, 2022, including an analysis of the immediate area. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of applications. The proposals are consistent with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. Having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is satisfied that the consent applications are desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The consolidated blocks maximize the usable employment lands and potential GFA of the proposed future buildings by eliminating the interior side yard setbacks that would have been required in between each block. This

reclaimed space amounts to more than 6,250.0 m² (0.63 ha), which provides the potential for additional jobs to Brantford's economy. This provides an economic benefit without negative impacts on neighbouring properties.

Planning Staff recommend that applications B05/2022, B06/2022, B07/2022, B08/2022, B09/2022, B10/2022, B11/2022, B12/2022, B13/2022 and B14/2022 be approved, subject to the attached conditions in **Appendices A1, A2, A3, A4, A5, A6, and A7**, respectively, of this Report.



Prepared by: Nicole Goodbrand, MA,
MCIP, RPP
Senior Development Planner
Prepared on: June 29, 2022



Reviewed by: Joe Muto MCIP, RPP
Manager of Development Planning

Appendix A - Conditions of Consent

Appendix A1 - Conditions of Consent – B23/2022

Subject to the following conditions:

1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
1. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
2. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
3. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 7 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
4. ☒ Receipt of confirmation that all taxes are paid up to date.
5. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
6. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A2 - Conditions of Consent – B24/2022

Subject to the following conditions:

5. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
6. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
7. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
8. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
7. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
8. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
1. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 6 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
2. ☒ Receipt of confirmation that all taxes are paid up to date.
3. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
4. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A3 - Conditions of Consent – B25/2022

Subject to the following conditions:

1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
9. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
10. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
11. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 5 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 6,7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
12. ☒ Receipt of confirmation that all taxes are paid up to date.
13. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
14. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A4 - Conditions of Consent – B26/2022

Subject to the following conditions:

1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
15. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
16. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
1. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
2. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 4 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 5, 6, 7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
3. ☒ Receipt of confirmation that all taxes are paid up to date.
4. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
5. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A5 - Conditions of Consent – B27/2022

Subject to the following conditions:

1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
6. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
7. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
8. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 3 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 4, 5, 6, 7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
9. ☒ Receipt of confirmation that all taxes are paid up to date.
10. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
11. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A6 - Conditions of Consent – B28/2022

Subject to the following conditions:

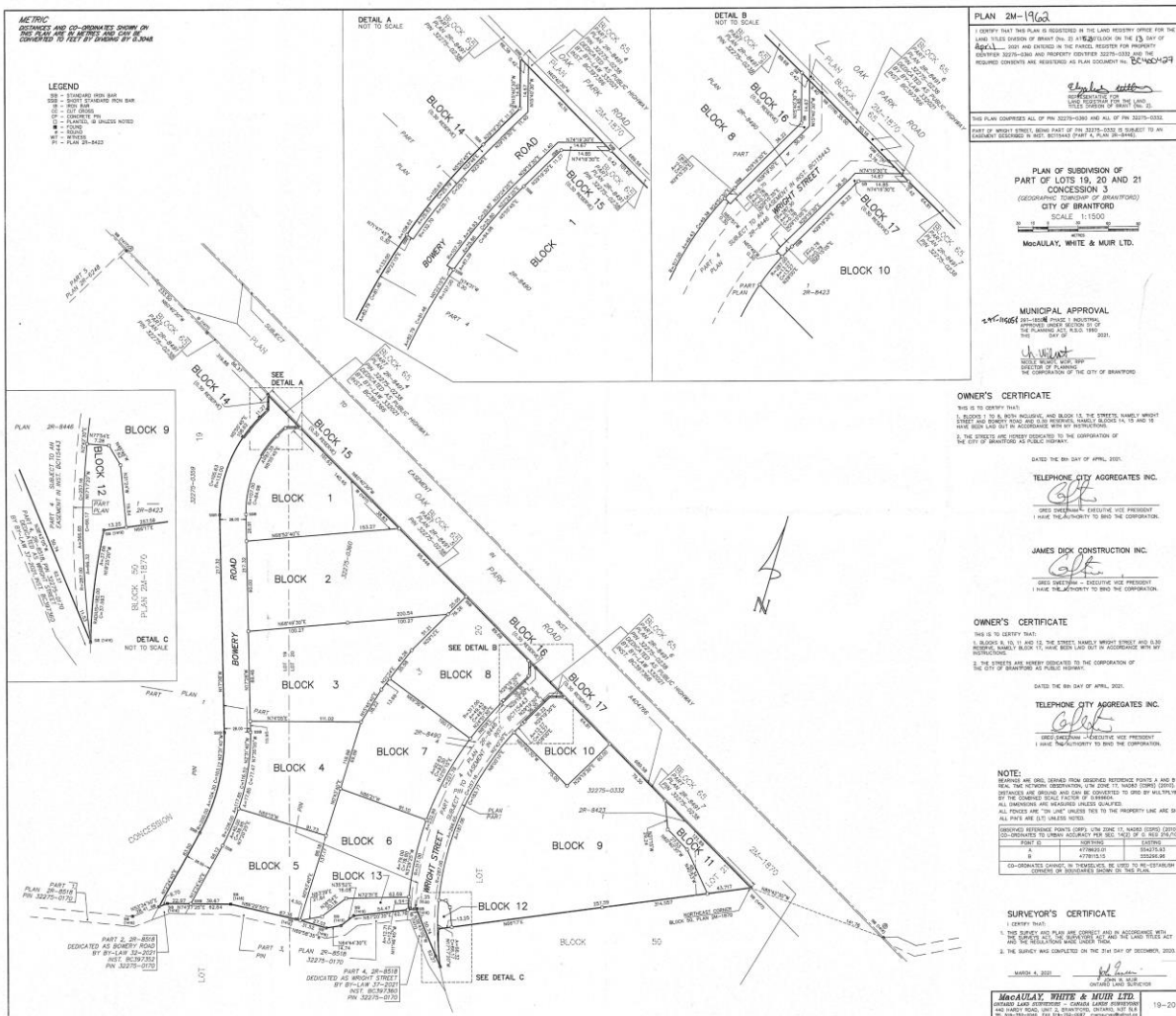
1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
5. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
6. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
7. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 2 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 3, 4, 5, 6, 7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
8. ☒ Receipt of confirmation that all taxes are paid up to date.
9. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
10. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

Appendix A7 - Conditions of Consent – B29/2022

Subject to the following conditions:

1. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
2. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
3. ☒ Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
4. ☒ The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
5. ☒ The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards
6. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied.
7. ☒ A letter of undertaking from the Solicitor acting in the transfer confirming that Block 1 (as shown on Registered Plan 2M-1962) will be merged in title with the Block 1, 2, 3, 4, 5, 6, 7 and 8 (as shown on Registered Plan 2M-1962) and that Section 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of the separate parcels.
8. ☒ Receipt of confirmation that all taxes are paid up to date.
9. ☒ Receipt of confirmation that the Applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (Upon registration a final copy of the Transfer deed shall be provided to the City).
10. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before July 6, 2024, after which time the consent will lapse.

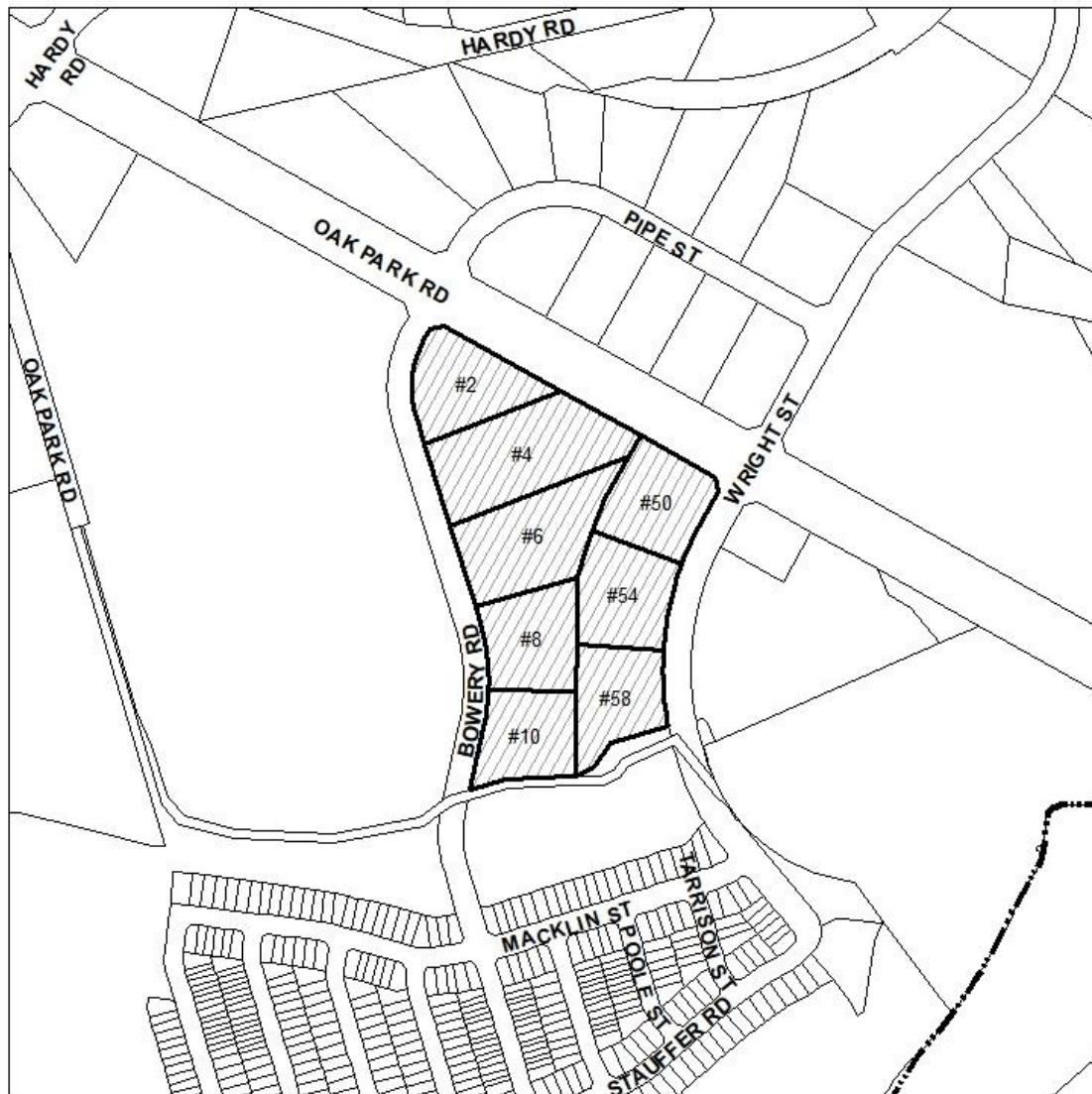
Appendix B – Registered Plan 2M-1962




Appendix C – Location Map

LOCATION MAP

Application: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
2, 4, 6, 8, 10 Bowery Road & 50, 54, 58 Wright Street



Legend

 SUBJECT LANDS



Appendix D – Consent Sketch




Appendix E – Aerial Photographs

AERIAL PHOTO

Application: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
2, 4, 6, 8, 10 Bowery Road & 50, 54, 58 Wright Street



Legend

 Subject Lands

Aerial Photo from spring 2021



Appendix F - Site Photographs



Figure 1. View facing south from Oak Park Road of the Subject lands

Appendix G – Development Engineering Comments

Location: 2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street
App. #: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
Date: June, 2022
Reviewer: Emily Tunncliffe

Committee of Adjustment

Development Engineering Severance & Minor Variance Application Comments

Conditions

- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
- Receipt of confirmation from the Manager of Development Engineering or his/her designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the consolidated parcel has been submitted.
- The properties (2, 4, 6, 8 & 10 Bowery Road & 50, 54 & 58 Wright Street) are located within an unassumed subdivision. The Owner/applicant shall provide satisfactory notification to the developer/builder (letter or email) of the Parcel Consolidation and proposed work to the property in question and provide a copy of the notification to the City's Development Engineering Department.
- The Owner/Applicant shall provide proof to the satisfaction of the Manager of Development Engineering or his/her designate that and storm and sanitary services installed under the Telephone City Business Park West Subdivision which are not required to service the created consolidated parcel of land will be removed and/or abandoned in accordance with City Standards.

General Information

- A Site Alteration Permit will be required for any changes/modifications made to the site as defined by the Site Alteration By-Law 28-2011. This Permit is administered by the Cities Development Engineering Department.
- A Right of Way Activity Permit will be required for any access/driveway activity, any proposed excavation activity within the Right of Way and any occupancy activity within the Right of Way. This Permit is administered by the Cities Operational Services Department.
- A Sanitary Lateral Connection Permit will be required for any proposed sanitary service connections. This Permit is administered by the Cities Development Engineering Department.
- A Water Connection Permit will be required for any proposed water service connections. This Permit is administered by the Cities Environmental Services Department.

Appendix H – Transportation Engineering Comments



Date:	June, 2022
From:	Sivana Younan, Transportation Reviewer – Planning & Development Engineering
RE:	B23 to B29-2022 - 2-10 Bowery Road & 50-58 Wright Street

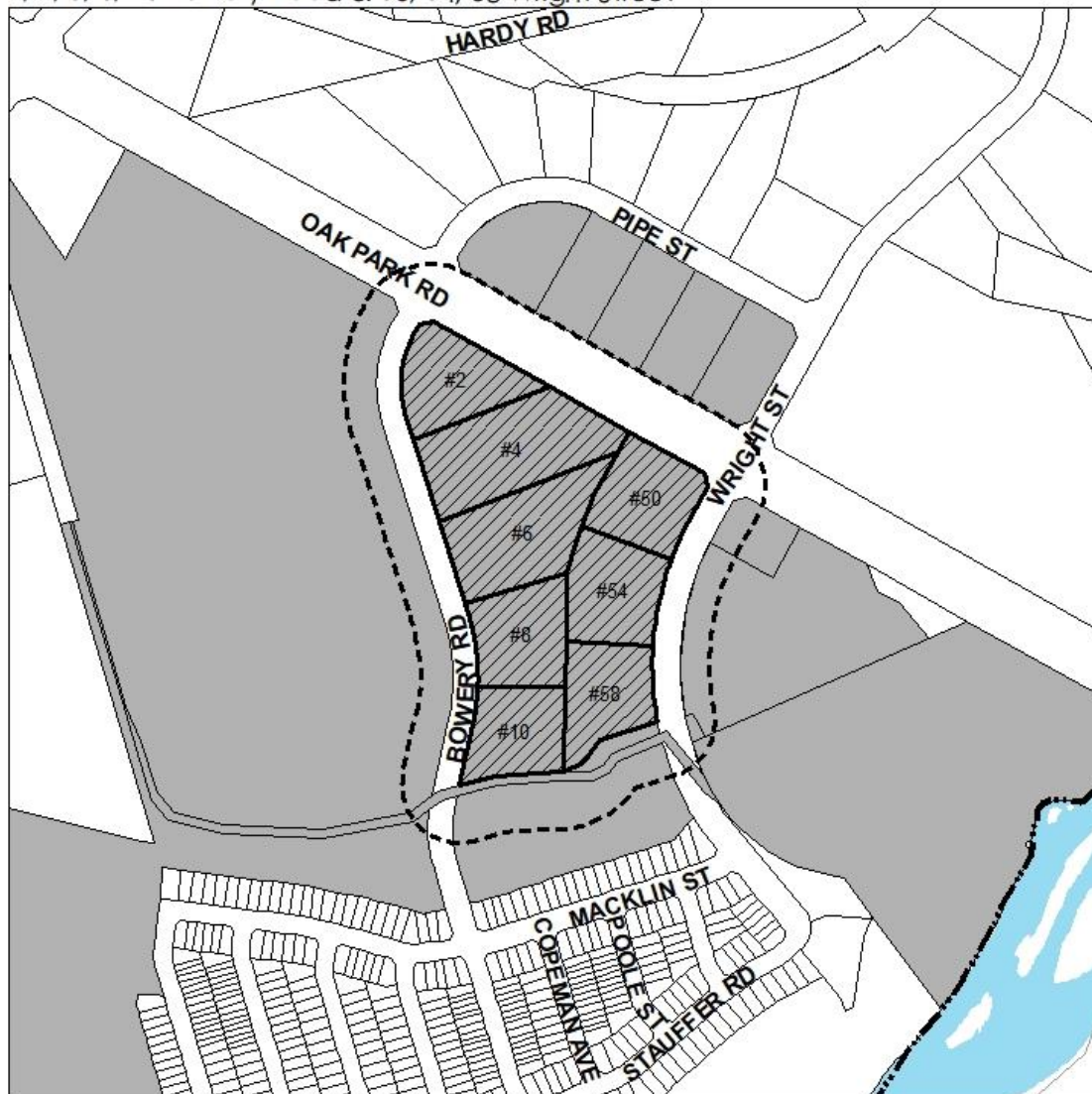
A. Transportation Comments

1. No further comments.

Appendix I – Area of Notification

AREA OF PUBLIC NOTIFICATION

Application: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
2, 4, 6, 8, 10 Bowery Road & 50, 54, 58 Wright Street



Legend

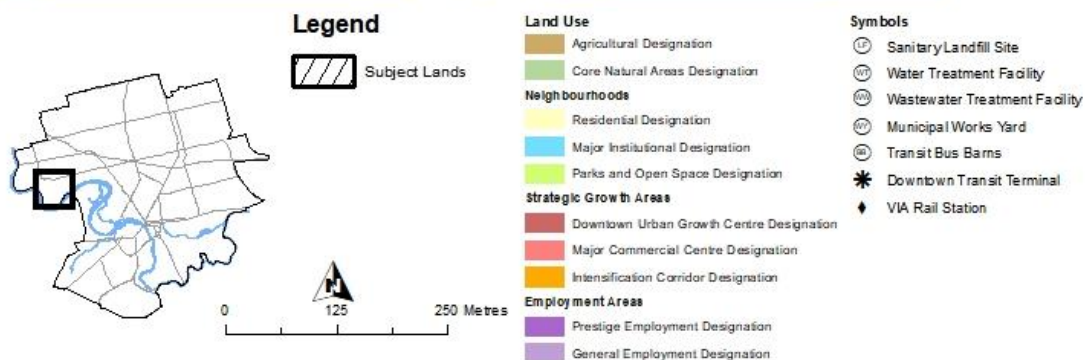
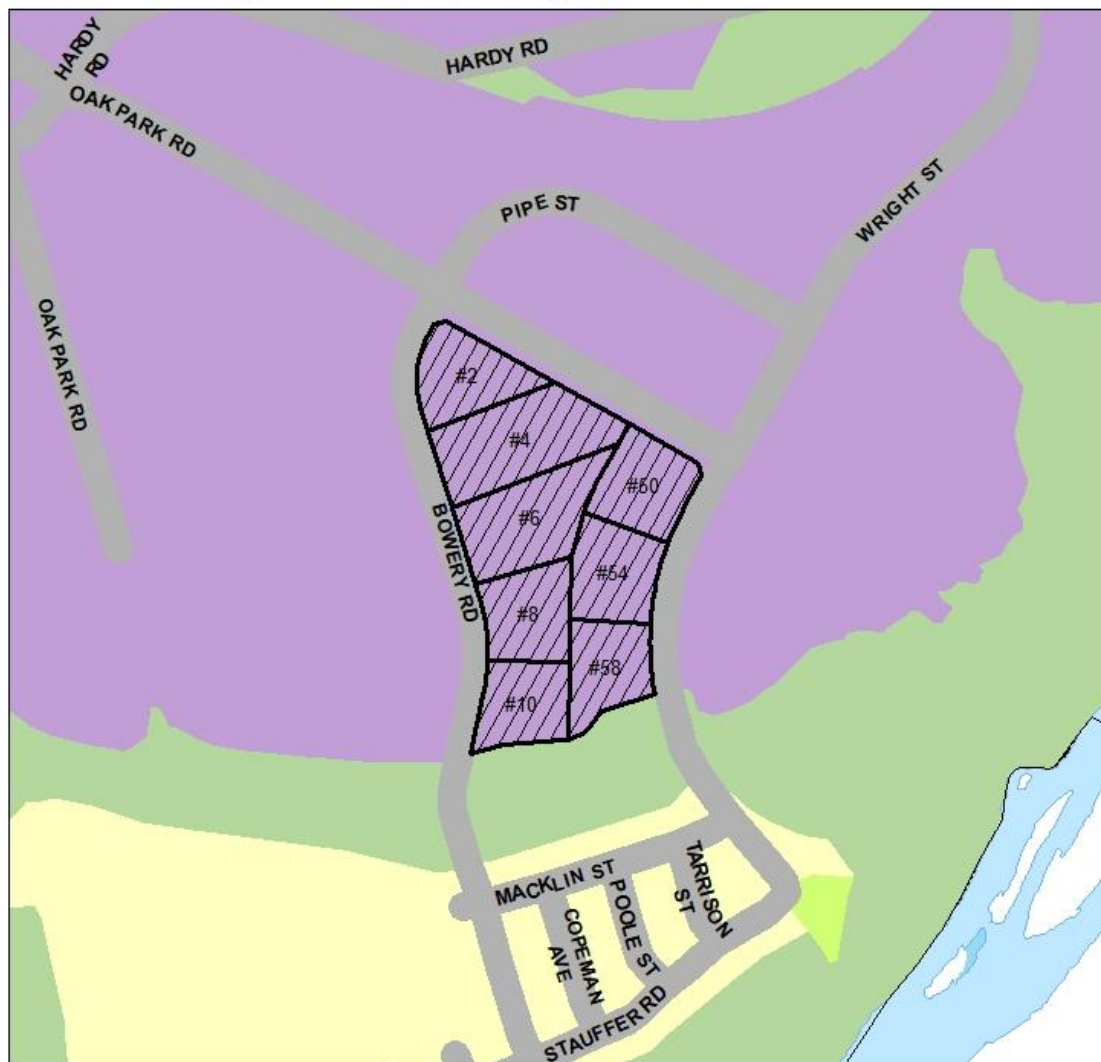
-  Subject Lands
-  Notified Properties
-  60 m Buffer from Subject Land



Appendix J – Official Plan Map

OFFICIAL PLAN EXCERPT MAP

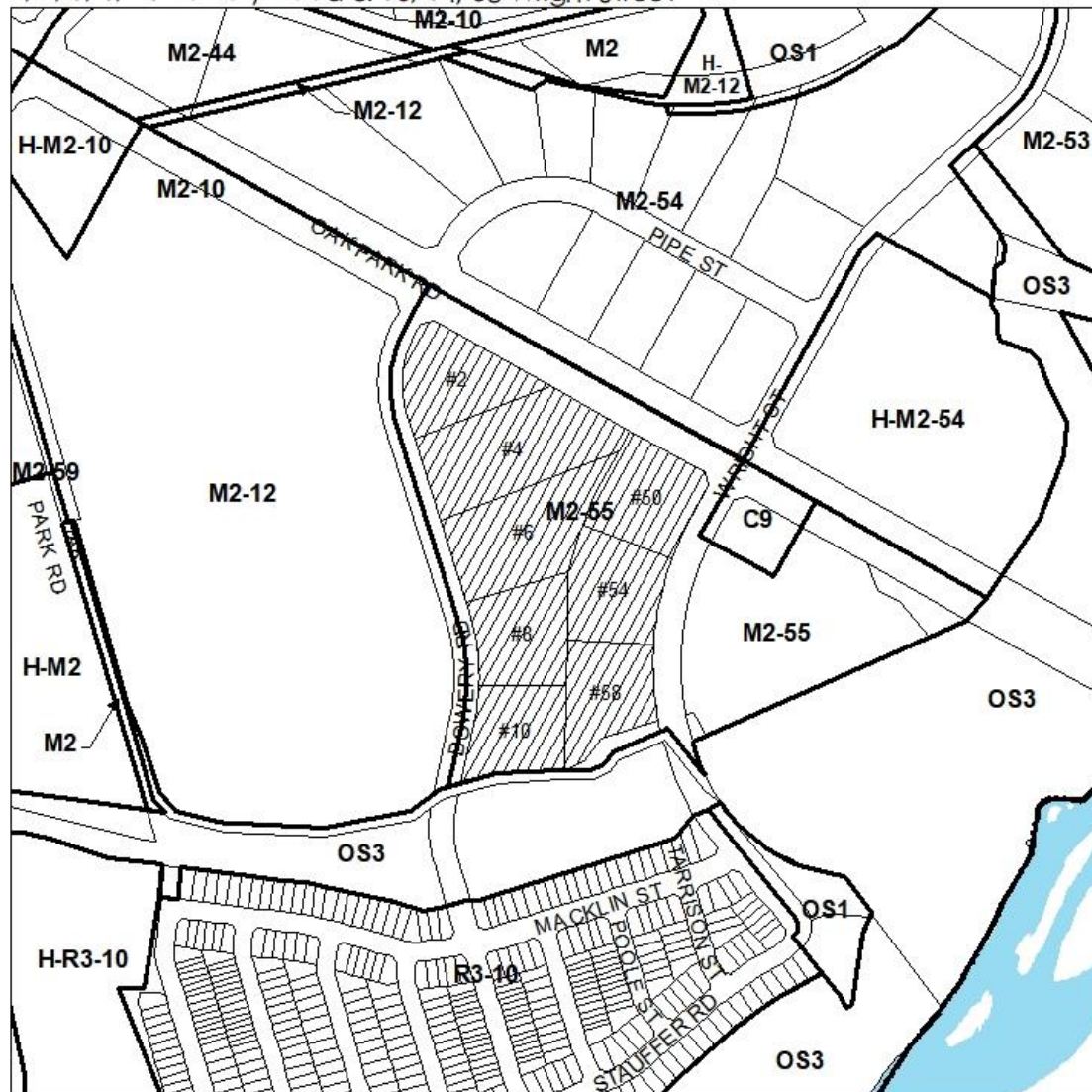
Application: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
2, 4, 6, 8, 10 Bowery Road & 50, 54, 58 Wright Street



Appendix K – Zoning Map

ZONING

Application: B23/2022, B24/2022, B25/2022, B26/2022, B27/2022, B28/2022, B29/2022
2, 4, 6, 8, 10 Bowery Road & 50, 54, 58 Wright Street



Legend

- Subject Lands
- Zone Boundary



ZONING (Bylaw 160-90) and County of Brant(61-16)

- R3 Residential Type 3
- C9 Neighborhood Centre Commercial
- M2 General Industrial
- OS1 Open Space Type 1
- OS3 Open Space Restricted
- H Holding Provision
- # Exception Number