



Alternative formats and communication supports available upon request. Please contact accessibility@brantford.ca or 519-759-4150 for assistance.

**Date** July 6, 2022 **Report No.** 2022-480

**To** Chair and Members  
City of Brantford Committee of Adjustment

**From** Michelle LeDressay  
Policy Planner

---

## 1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent

## 2.0 Topic

<b>APPLICATION NO.</b>	B19/2022
<b>OWNER</b>	Noranheim Holdings Corp
<b>AGENT/APPLICANT</b>	Khaled Isleem
<b>LOCATION</b>	110 Gilkison Street

---

## 3.0 Recommendation

- A. THAT Application B19/2022 to sever a parcel of land from the north side of the lands municipally addressed as 110 Gilkison Street, having a lot area of 235 m<sup>2</sup> and to retain a parcel of land having a lot area of 258 m<sup>2</sup> BE APPROVED, subject to the conditions attached in **Appendix A** of Report No. 2022-480, and.
- B. THAT the reason(s) for approval area as follow:
- Having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is satisfied that the proposed consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The application is in

conformity with the general intent of the policies of the Official Plan and Zoning By-law, specifically Section 9.3 (g - i) of the Official Plan respecting consent applications within the City of Brantford and is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement; and

- C. 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 Notice 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. 2022-480”*

#### 4.0 Purpose and Description of Application

A consent application has been received for the property municipally addressed as 110 Gilkison Street. A location map and a conceptual site plan illustrating the severance line are attached as **Appendices B and C**.

The semi-detached dwelling units are currently under construction and close to completion. Once severed, the applicant is proposing to create a new residential lot which will recognize separate ownership of the semi-detached dwelling (divided vertically by common wall) so that each dwelling unit can be conveyed separately. The proposed lot dimensions are detailed below:

	<b><i>Lands to be Severed (Part 1)</i></b>	<b><i>Lands to be Retained (Part 2)</i></b>
Lot Frontage	7.23m	7.343m
Lot Depth	+/- 33.68m	+/- 33.68m
Lot Area	235m <sup>2</sup>	258m <sup>2</sup>

#### 5.0 Site Features

The subject lands are located on Gilkison Street, south of Fordview Court and east of the Grand River and Gilkison Trails, and have an area of approximately 500 m<sup>2</sup>. The lands are occupied by a semi-detached dwelling that is nearing completion each with an attached garage and three storeys in height. The

---

subject lands are surrounded by single detached dwellings. An aerial photo and photographs of the subject lands are attached as **Appendices D and E**.

## **6.0 Input from Other Sources**

### **6.1 Technical Comments**

This application was circulated to all applicable departments and agencies and no objections were received. Detailed comments from the Development Engineering Department, Transportation Department and the Grand River Conservation Authority (GRCA) are attached as **Appendices F, G and H**. The GRCA is supportive of the development and of the proposed consent application.

### **6.2 Public Response**

Notice of public hearing was issued by personal mail (22 notices) and by posting a sign on-site. Attached as **Appendix I** is a plan illustrating the circulation area. No objections were received at the time of writing this Report.

### **6.3 Grand River Notification**

Notice of the consent application was issued to representatives of the Six Nations of the Grand River and the Mississaugas of the Credit First Nation, with no response received to date.

## **7.0 Planning Staff Comments and Conclusion**

### **7.1 Provincial Policy Context**

Application B19/2022 was 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). 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 proposed consent application is consistent with the direction set out in the PPS and conforms to the Growth Plan.

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

The subject lands are designated “Residential” on Schedule 3 of the City of Brantford Official Plan (see **Appendix J**). This designation permits a full range of residential dwelling types and accessory buildings, including single detached and semi-detached dwellings, as well as supporting land uses intended to serve local residents. The subject application conforms to the policies set out in the Official Plan, which 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 “Floodplain Residential Conversion Zone” (F-RC) in Zoning By-law 160-90 (see **Appendix K**). The RC Zone permits a range of dwellings and accessory buildings. The proposed severed and retained lots meet these requirements and the other provisions of the Zoning By-law.

## **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. Section 9.3 (g – i) of the Official Plan also lists criteria for consent applications, including if the severance is for the purpose of infilling, if no extension or improvement of municipal services are required and if the lot will have frontage on a public road.

The proposed consent application is for the purpose of creating a new residential lot within an existing residential neighbourhood. Both the severed and retained parcels will have frontage on a municipal roadway and meet the minimum lot area requirements of the Zoning By-law. The creation of this new lot will not restrict the development of any adjacent property. Any redevelopment of this site will be subject to all City requirements, including Site Plan Control.

Planning Staff have given regard to Section 51(24) of the *Planning Act* and are satisfied that the application is desirable and compatible with the surrounding area and will not result in any adverse impacts on surrounding properties. Planning Staff are of the opinion that the subject consent application is

---

consistent with Section 51 (24) of the *Planning Act* and conforms to the Official Plan and therefore should be approved.

## 7.5 Conclusion

A site inspection was completed on June 15th, 2022. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the applications. Having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is satisfied that the consent application is desirable and compatible with the surrounding area and will not result in adverse impacts on surrounding properties. The proposal will contribute to broad range of housing options in Brantford in accordance with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. Ontario is experiencing a housing crisis and the Province's newly formed Housing Affordability Task Force released a report in January 2022 which identified intensification within existing built-up areas of municipalities as one of the most important residential housing priorities. The creation of this additional building lot aligns with this direction. Planning Staff recommend that application B19/2022 be approved



---

Prepared by:  
Michelle LeDressay, MSc  
Policy Planner  
Prepared on June 29, 2022



---

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

---

## Appendix A – Conditions of Consent

### Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the lands subject to the long term lease;
2. ☒ Receipt of payment for cash-in-lieu of parkland. (Payment for cash-in-lieu of parkland is to be based on an opinion of value for the lands in accordance with City of Brantford By-law 50-2018)
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 Lease for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
5. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
6. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
7. ☒ Receipt of confirmation that the lands to be severed and retained have been, or will be, independently serviced with water and sanitary sewer service by the owner, to the satisfaction of the General Manager of Engineering and Operational Services;
8. ☒ 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 – Location Map

### LOCATION MAP

Application: B19/2022  
110 Gilkison Street



#### Legend

 SUBJECT LAND



[illegible]

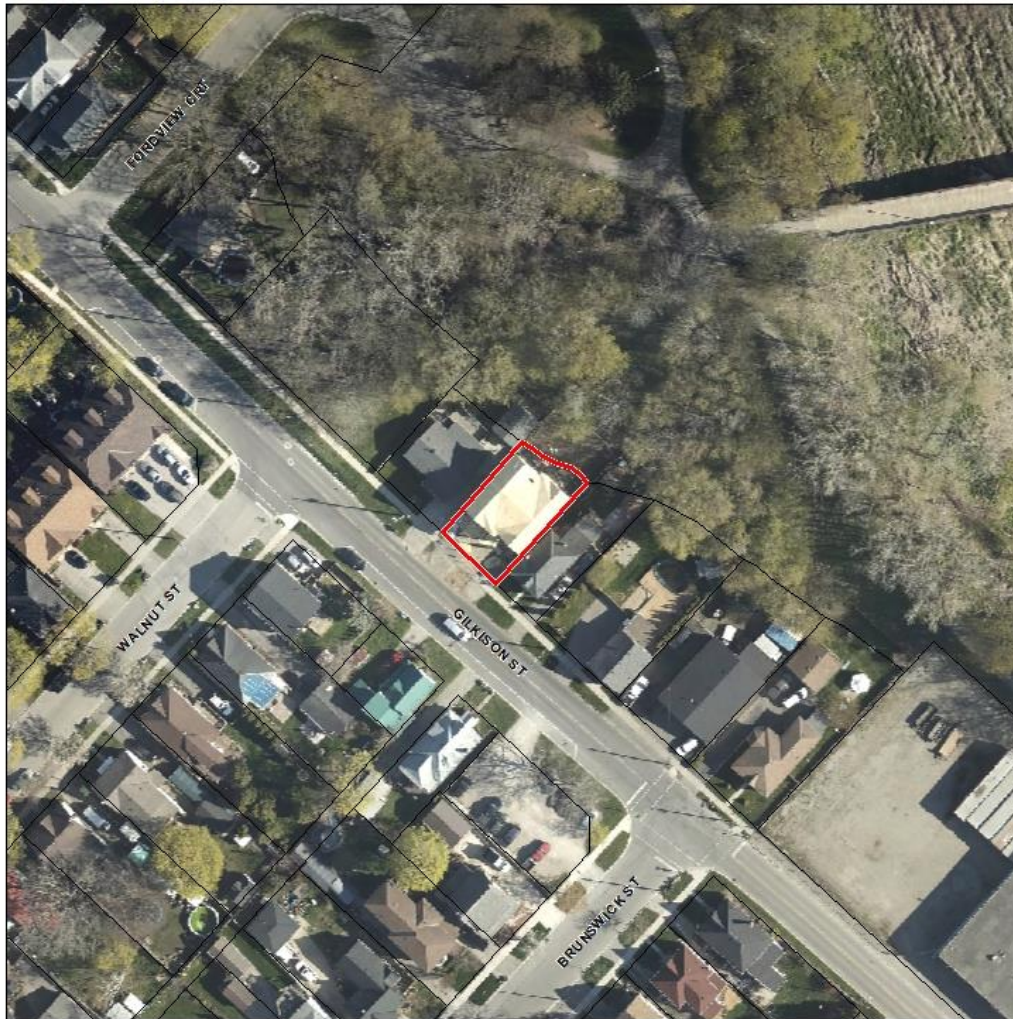


## Appendix D – Aerial Photo


### AERIAL PHOTO

Application: B19/2022

110 Gilkison Street



#### Legend

 Subject Land

Aerial Photo from spring 2021



## Appendix E – Site Photos



**Photo 1 – View of the subject lands from Gilkison Street**

---

## Appendix F – Development Engineering Comments



June 15<sup>th</sup>, 2022

Environmental Services

Attention: Michelle LeDressay, Planner

**RE: B19-2022 & A22-2022—110 Gilkison Street— Consent Applications**

I reviewed the subject noted applications and associated documents—as prepared by Khaled Isleem—on behalf of Environmental Services and have the following conditions:

1. City records indicate the subject parcel is currently not serviced; however, water service is available from the 150 mm PVC watermain in Gilkison Street;
2. Each proposed semi-detached unit must be serviced individually from the 150 mm PVC in Gilkison Street within each units respective frontage;
3. The minimum water servicing size is 25 mm; Service lateral must be an approved product from the City of Brantford's Design and Construction Manuals: Approved Products list; Indicate material type on the drawings;
4. Minimum cover of water service is 1.85m;
5. Placing curb stops in driveways should be avoided;
6. Indicate the location of the water meter on the drawing. The water service must be brought to grade immediately after passing under the footing and the water meter placed in this location. The meter must installed horizontally in accordance with the City's Standard DWG W-100;
7. Please provide dimensions to show horizontal separation from watermains to sewers and location of watermains, service laterals and hydrant leads. Separations shall be in accordance with MECP Procedure F-6-1;
8. The Owner will be required to obtain a Water Service Connection Permit and pay all applicable fees prior to commencing any work to connect the new water service; the City will complete the inspection of all connections to City watermains;
9. The Owner will be required to obtain a Street Excavation Permit prior to commencing any work within the City's road right-of-way;



10. The development must be metered during construction and the Owner will be required to pay the current fee per cubic meter for the quantity of water used;

11. All materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code;

On behalf of Environmental Services—Solid Waste, I would like to offer the following solid waste management conditions:

12. The property developer or owner is required to contact the Solid Waste Department to request the start of waste collection service upon occupancy;

13. For curbside recyclables collection by the City's curbside contractor, blue totes must be placed at curbside by 7:00 am on collection day by residents or on-site representative. In addition, materials set out at curbside must meet all requirements of Chapter 440 of the Municipal Code; and

14. The developer or property owner is responsible for the management of all waste and recyclables materials during construction.

Sincerely,

Andrew Drinkwater  
Environmental Services Technologist  
[Adrinkwater@brantford.ca](mailto:Adrinkwater@brantford.ca)

---

## Appendix G – Transportation Comments



<b>Date:</b>	June, 2022
<b>From:</b>	Sivana Younan, Transportation Reviewer – Planning & Development Engineering
<b>RE:</b>	B19-2022 & A22-2022 - 110 Gilkison Street

---

### A. Transportation Comments

1. Ensure both properties have a driveway access along Gilkison Street.
2. Driveway design is to adhere to the City of Brantford's Site Plan Manual/Linear Design and Construction Manual.
3. All work proposed within the road allowance for the purpose of constructing, altering, or extending a driveway approach will require the contractor to obtain a Driveway Permit Application from the City of Brantford.
4. Any work proposed within the road allowance will require the contractor to obtain a temporary road/lane closure permit and adhere to the guidelines provided in Book 7 of the Ontario Traffic Manual.
5. Any existing driveway and curb cut that will not be utilized by the proposed driveways shall be restored to proper boulevard and curb.

---

## Appendix H – Grand River Conservation Authority

---



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1E 5W6  
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

June 15, 2022

via email

GRCA File: B19-2022 – 110 Gilkison Street

Michelle Le Dressay  
City of Brantford  
58 Dalhousie Street  
Brantford, ON N3T 2J2

Dear Ms. Le Dressay,

**Re: Consent Application B19/2022**  
110 Gilkison Street, City of Brantford  
Noranheim Holdings Corp.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application.

**Recommendation**

The Grand River Conservation Authority (GRCA) has no objection to the proposed application.

**GRCA Comments**

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with the City of Brantford and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property is entirely within the floodplain of the Grand River. This reach of floodplain is within Special Policy Area 1 outlined in the City of Brantford Official Plan. Please be advised that any development on this property must conform to the City of Brantford and GRCA Special Policy Area policies.

Due to the presence of the above-noted features, the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.


[The GRCA has issued Permit #80/20 for the semi-detached dwellings and it is our understanding that the applicant proposes to sever the lot to create separate ownership for each dwelling unit. The GRCA has no objection to the approval of the proposed severance application.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the City consider the applicable policies in their review of this application.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a minor consent and the applicant will be invoiced in the amount of \$445.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2231 or [lwarnier@grandriver.ca](mailto:lwarnier@grandriver.ca).

Sincerely,



Laura Warner  
Resource Planner  
Grand River Conservation Authority  
LW/ah

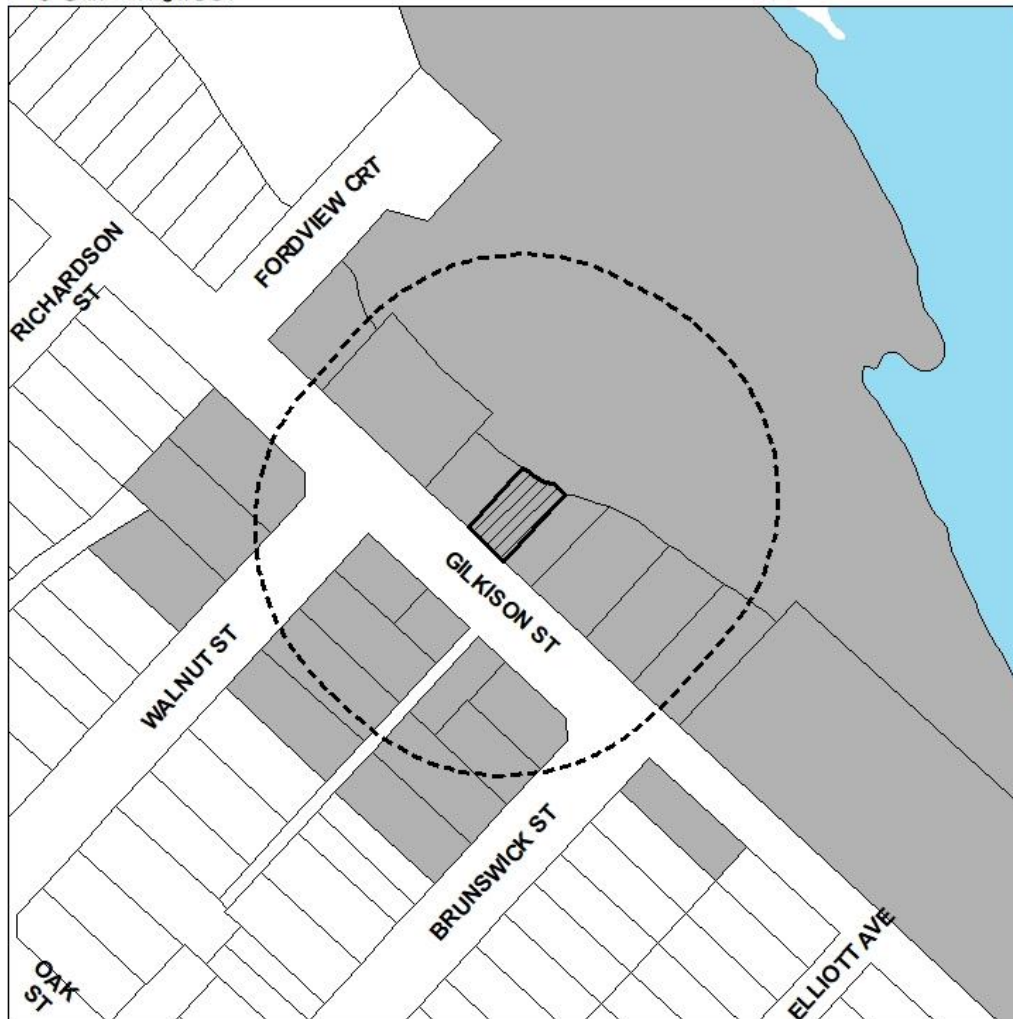
Enclosed: GRCA Mapping

Copy: Noranheim Holdings Corp. (via email)  
Khaled Isleem (via email)

## Appendix I – Notification Map

### AREA OF PUBLIC NOTIFICATION

Application: B19/2022  
110 Gilkison Street



#### Legend

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

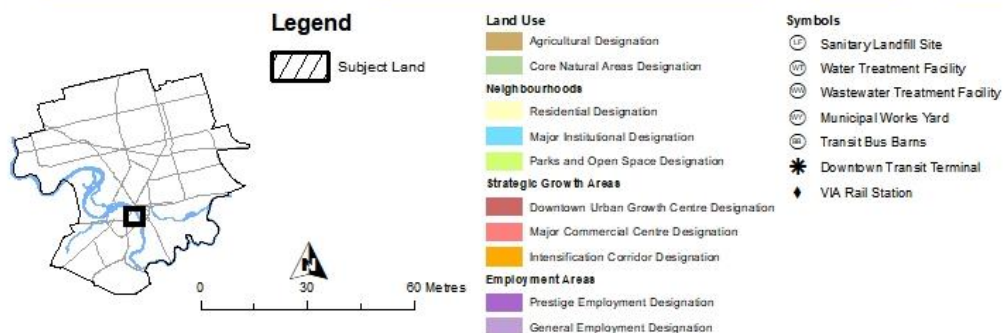
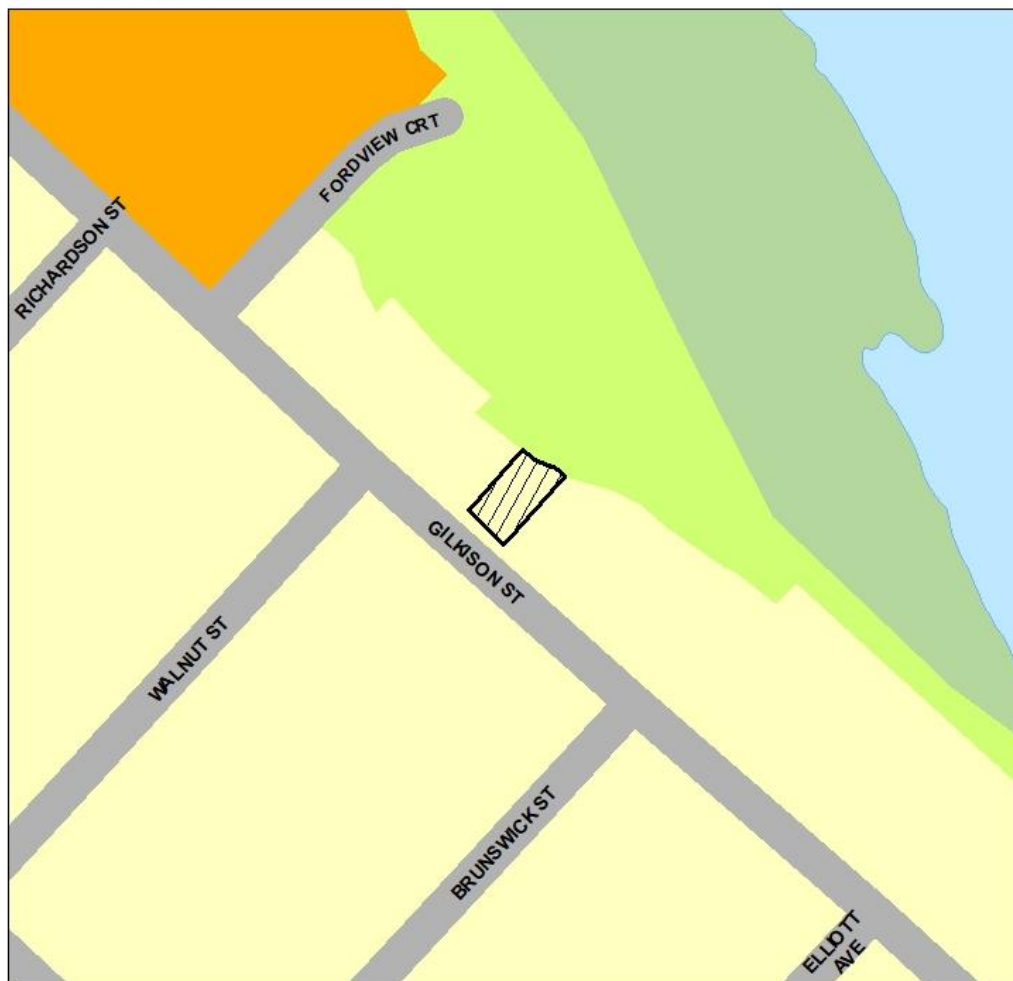




## Appendix J – Official Plan

### OFFICIAL PLAN EXCERPT MAP

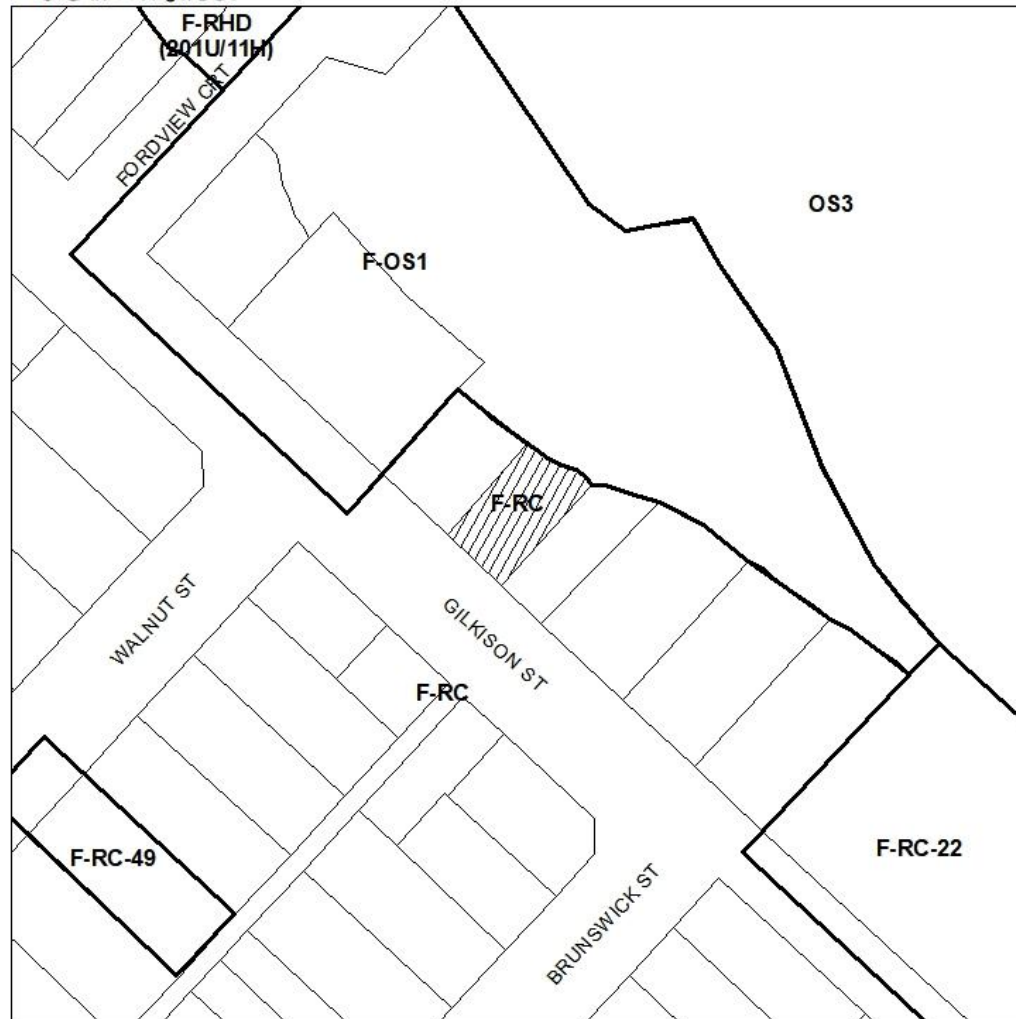
Application: B19/2022  
110 Gilkison Street





## Appendix K – Zoning Map

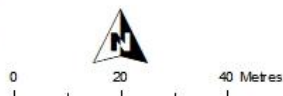
### ZONING

Application: B19/2022  
110 Gilkison Street



#### Legend

-  Subject Land
-  Zone Boundary



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

- RC Residential Conversion
- RHD Residential High Density
- OS1 Open Space Type 1
- OS3 Open Space Restricted
- F Floodplain Provision
- # Exception Number