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**Date** March 27, 2019 **Report No.** 2019-196

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

**From** Brynne O'Neill  
Development Planner

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## 1.0 Type of Report

Committee of Adjustment Decision Regarding Applications for Consent

## 2.0 Topic

|                           |   |
|---------------------------|---|
| <b>APPLICATION NO(S).</b> | B06/2019 & B13/2019                             |
| <b>AGENT/APPLICANT</b>    | Carolyn Johnson, Underwood Ion & Johnson<br>Law |
| <b>OWNER</b>              | John K. Rose Enterprises Inc.                   |
| <b>LOCATION</b>           | 335, 339 & 342 St. Paul Avenue                  |

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## 3.0 Recommendation

- A. THAT Applications B06/2019 & B13/2019 to sever two parcels of land from the lands municipally addressed as 335, 339 & 341 St. Paul Avenue, both having lot areas of approximately 1093 m<sup>2</sup>, and to retain a parcel of land having a lot area of 980.9 m<sup>2</sup> BE APPROVED, subject to the conditions attached in **Appendix A**;
- B. THAT the reason(s) for approval are as follows:
- Having regard for the matters under Section 51 (24) of the *Planning Act*, Staff is satisfied that the proposed development 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 18.9 (Official Plan) respecting the creation of lots within the City of Brantford and 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. 2019-196”.*

#### 4.0 Purpose and Description of Applications

Two consent applications have been received for the lands municipally addressed as 335, 339 & 341 St. Paul Avenue. A location map and a conceptual site plan illustrating the proposed development are attached as **Appendices B & C**. The applicant is proposing to reestablish two lots, addressed as 339 & 341 St. Paul Ave as they were merged in title with the gas station property (335 St. Paul Avenue) as a result of being under the same ownership. The application proposes to sever the properties to their previous lot configuration. The dimensions of the proposed properties are as follows:

|        | 335 St. Paul Ave    | 339 St. Paul Ave    | 341 St. Paul Ave    |
|--------|---------------------|---------------------|---------------------|
| Width: | 24.4m               | 12.2m               | 12.2m               |
| Depth: | 40.2m               | 86m                 | 86m                 |
| Area:  | 980.9m <sup>2</sup> | 1,049m <sup>2</sup> | 1,049m <sup>2</sup> |

#### 5.0 Site Features

The subject lands are located on the southeast corner of St. Paul Avenue and Dundas Street. An aerial photo, site photographs, and a land use map are attached as **Appendices D, E and F**. The lands currently have a total area of approximately 3,167 m<sup>2</sup>. The lands municipally known as 335 St. Paul Avenue contains an automobile service station. There are two single detached dwellings located on the lands at 339 & 341 St. Paul Avenue.

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The property is located in an area of St. Paul Avenue that has a mix of commercial, institutional and residential uses. The northwest side of St. Paul Avenue is entirely residential, while the southeast side is zoned for commercial and institutional uses. There are several existing single detached dwellings located to the east of the subject lands further along Dundas Street there are a variety of residential uses.

## **6.0 Input from Other Sources**

### **6.1 Technical Comments**

These applications were circulated to all applicable departments and agencies. Public Works Environmental Services Staff has advised that the lands located at 335 St. Paul Avenue currently has two water connections; one of which is unused. The City's standard requirement in development proposals is to request that the unused service be removed to the satisfaction of the General Manager, Public Works Commission. Planning Staff are not in agreement with this request for several reasons. First, no development is being proposed as part of the applications and therefore should not be subject to requirements that are typically imposed on developments. Secondly, the second service is located on the retained gas station parcel. It is Planning Staff's practice not to impose conditions on the retained parcel in consent applications and it is an existing lot of record. Finally, the consent applications are reestablishing previous lot lines and formalizing an existing situation., Therefore, Planning Staff has not included this as a condition of approval. Detailed comments from the Building and Engineering Department are attached as **Appendices G and H**.

### **6.2 Public Response**

Notice of public hearing was issued by personal mail (53 notices) and by posting a sign on-site. Attached as **Appendix I** is a plan illustrating the circulation area. Planning Staff have not received any written or verbal submissions at the time of writing this Report.

### **6.3 Grand River Notification**

Notice of the public meeting 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.

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

### **7.1 Planning Act, R.S.O 1990**

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 criteria that Staff must have regard for when considering a consent application for approval. Planning Staff have given regard for 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 adverse impacts on surrounding properties. Specifically, the proposals conform to the Official Plan, there are adequate utilities and services, and the dimensions and shapes of the proposed severed and retained lots are appropriate.

Planning Staff are of the opinion that the subject consent application is consistent with Section 51 (24) of the *Planning Act*.

### **7.2 Provincial Policy Statement (2014)**

The subject consent applications have been reviewed with respect to the policies contained in the Provincial Policy Statement (PPS). The PPS is issued under the authority of Section 3 of the *Planning Act*, which requires that planning decisions “shall be consistent with” policy statements issued under the Act.

Planning Staff are of the opinion that these applications are consistent with the policies in the PPS.

### **7.3 Places to Grow – Growth Plan for the Greater Golden Horseshoe (2017)**

The subject consent applications have been reviewed with respect to the policies contained in the Growth Plan for the Greater Golden Horseshoe (Growth Plan). Section 1.2.1 of the Growth Plan outlines the principle that provide the basis for guiding decision in the Greater Golden Horseshoe on how land is developed, resources are managed and protected and public capital is invested. The proposed consent applications are consistent with these policies. Planning Staff are of the opinion that the proposed consent applications meet the policies of the Growth Plan.

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Planning Staff are of the opinion that the proposed development conforms to the Growth Plan.

## 7.4 City of Brantford Official Plan

The subject lands are designated “General Commercial” in the City’s Official Plan (**Appendix K**). This designation permits a variety of uses, which does not include single detached dwellings. Since the dwellings currently exist, they are permitted to remain.

Section 18.9.2 of the City’s Official Plan states that: “*Applications for consents will only be granted where:*

*.1 “The severance is for the purpose of infilling within existing development;*

The property is already developed as three properties, and the severance applications allow for individual ownership between the three properties

*.2 It is clearly not necessary in the public interest that a plan of subdivision be registered;*

No subdivision is required.

*.3 The lot can be adequately serviced by roads, sanitary sewage disposal, water supply, and storm drainage facilities;*

The lots front onto public right-of-ways (St. Paul Avenue and Dundas Street for the corner lot). There is separate water and sanitary connections to all three lots already and therefore adequately serviced.

*.4 No extension, improvement or assumption of municipal services is required;*

All municipal services are existing and will not require further extension.

*.5 The lot will have frontage on an improved public road, and access will not result in traffic hazards;*

The accesses to the lots already exist, and therefore will not change the existing traffic situation along St. Paul Avenue.

*.6 The lot will not restrict the ultimate development of adjacent lands;*

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The development on the lots is already existing. For this reason the severances do not further restrict any development potential of the property or adjacent properties.

*.7 The size and shape of the lot conforms to the Zoning By-law, and is appropriate to the use proposed and compatible with adjacent lots; and*

No variances are required for the proposed lots. The size and shape of the lots are similar to other lots in the area, and there will be no impact on adjacent properties.

*.8 The consent complies with all relevant provisions of this Official Plan.”*

The consents comply with the relevant provisions of the Official Plan.

The consent applications allow for the reestablishment of lot lines that were already in existence prior to the merging on title of the lands. The buildings on the property were constructed when these lot lines still existed, and therefore, visually the lots already look like three lots. Reestablishing the former lots will not have a visual impact on the surrounding neighbourhood as there will be no changes on the lots as a result of the consent applications.

The proposed severed lots and retained lot are consistent with the range of shapes and sizes of existing lots in the neighbourhood. Planning Staff are of the opinion that the proposed consent applications conform with the policies of the Official Plan and therefore the intent of the Official Plan is maintained.

## **7.5 City of Brantford Zoning By-law 160-90**

The lands municipally known as 335 St. Paul Avenue are zoned “Automobile Service Commercial (C6) Zone” in Zoning By-law 160-90. The existing gas bar and service station are a permitted uses. The lands to be severed at 339 & 341 St. Paul Avenue are zoned General Commercial (C8) Zone. Single detached dwellings are not permitted uses in the C8 Zone; however, the dwellings currently exist and therefore considered acceptable. All the proposed severed and retained lots will meet the required zoning regulations within the Zoning By-law.

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## 7.6 Site Plan Control

Any development on a lot created by a decision of the Committee of Adjustment is subject to Site Plan Control in accordance with By-law No. 90-2018. However, since both severed lots already contain single detached dwellings, the requirement for Site Plan Control will be waived, apart from any future development proposal.

## 7.7 Conclusion

A site inspection was completed on March 13 2019. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the applications. The proposed lot areas and widths are consistent with lot areas and widths within the neighbourhood, and are similar to lots adjacent to the site on both sides of St. Paul Avenue. The property already visually looks like three properties, and therefore there will be no visual impacts to the surrounding neighbourhood. The creation of the new lots will simply allow for separate ownership between the lots.

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 proposal continues to contribute to a broad range of housing options in Brantford in accordance with the applicable planning policy framework in the PPS, Growth Plan, and Official Plan. The application is also consistent with the Consent policies of Section 18.9.2 of the Official Plan.

Planning Staff recommend that Application Nos. B06/2019 & B13/2019 be approved, subject to the attached conditions.



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Prepared on: March 21 2019  
Written by: Brynne O'Neill, MCIP RPP  
Development Planner



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

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**APPENDIX A**  
**Conditions of Consent –B06/2019**

Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the severed parcel and retained parcel;
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 deeds for each lot for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
5. ☐ Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent;
6. ☐ Receipt of confirmation from the Solicitor acting in the transfer that the severed parcel is merged in title with the adjacent property and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
7. ☐ Receipt of confirmation that the Zoning By-law Amendment is in full force and effect;
8. ☐ Receipt of confirmation that the necessary amendment to the approved Draft Plan of Subdivision has been approved;
9. ☐ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
10. ☐ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
11. ☐ Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels;
12. ☐ 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;



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13. ☐ Receipt of confirmation that the 0.3 m reserves have been lifted at the owner's cost to the satisfaction of the General Manager of Public Works Commission;
  14. ☐ Receipt of confirmation that the unused water service connection has been removed to the satisfaction of the General Manager of Public Works Commission.
  15. ☐ Receipt of confirmation that a road widening strip, as required by the Engineering Department, has been conveyed to the City, at no cost to the municipality, with any costs regarding the transfer being borne by the Applicant(s);
  16. ☐ Receipt of confirmation from the General Manager of Public Works Commission confirming their requirements have been satisfied regarding the receipt and approval of a lot grading plan addressing surface water drainage from both the severed and retained lands;
  17. ☐ Receipt of confirmation that survey evidence has been submitted showing that the dwellings and any accessory buildings or structures located on the severed and retained parcel comply with the requirements of the Zoning By-law to the satisfaction of the Chief Building Official;
  18. ☐ Receipt of confirmation that elevation drawings and calculations are provided to the Chief Building Official verifying that the spatial separations requirements of the Ontario Building Code are met relative to the severance line;
  19. ☐ Receipt of confirmation that the Grand River Conservation Authority requirements have been met;
  20. ☐ Receipt of confirmation that the Ministry of Transportation requirements have been met;
  21. ☐ Receipt of confirmation that the existing single detached dwelling and any other existing buildings located on the retained and severed parcels is demolished or otherwise removed to the satisfaction of the Chief Building Official;
  22. ☐ Receipt of confirmation that the Owner has entered into a Site Plan Control Agreement for the retained lands with the City;
  23. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before March 27, 2020, after which time the consent will lapse.

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**APPENDIX A1**  
**Conditions of Consent – B13/2019**

Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the severed parcel and retained parcel;
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 deeds for each lot for review (Upon registration a final copy of the Transfer deed shall be provided to the City);
5. ☐ Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent;
6. ☐ Receipt of confirmation from the Solicitor acting in the transfer that the severed parcel is merged in title with the adjacent property and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
7. ☐ Receipt of confirmation that the Zoning By-law Amendment is in full force and effect;
8. ☐ Receipt of confirmation that the necessary amendment to the approved Draft Plan of Subdivision has been approved;
9. ☐ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied;
10. ☐ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning the driveway location;
11. ☐ Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed and retained parcels;
12. ☐ 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;

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13. ☐ Receipt of confirmation that the 0.3 m reserves have been lifted at the owner's cost to the satisfaction of the General Manager of Public Works Commission;
  14. ☐ Receipt of confirmation that a road widening strip, as required by the Engineering Department, has been conveyed to the City, at no cost to the municipality, with any costs regarding the transfer being borne by the Applicant(s);
  15. ☐ Receipt of confirmation from the General Manager of Public Works Commission confirming their requirements have been satisfied regarding the receipt and approval of a lot grading plan addressing surface water drainage from both the severed and retained lands;
  16. ☐ Receipt of confirmation that survey evidence has been submitted showing that the dwellings and any accessory buildings or structures located on the severed and retained parcel comply with the requirements of the Zoning By-law to the satisfaction of the Chief Building Official;
  17. ☐ Receipt of confirmation that elevation drawings and calculations are provided to the Chief Building Official verifying that the spatial separations requirements of the Ontario Building Code are met relative to the severance line;
  18. ☐ Receipt of confirmation that the Grand River Conservation Authority requirements have been met;
  19. ☐ Receipt of confirmation that the Ministry of Transportation requirements have been met;
  20. ☐ Receipt of confirmation that the existing single detached dwelling and any other existing buildings located on the retained and severed parcels is demolished or otherwise removed to the satisfaction of the Chief Building Official;
  21. ☐ Receipt of confirmation that the Owner has entered into a Site Plan Control Agreement for the retained lands with the City;
  22. ☒ That the above conditions be fulfilled and the Certificate of Consent be issued on or before March 27, 2020, after which time the consent will lapse.


**APPENDIX B**  
**Location Map**

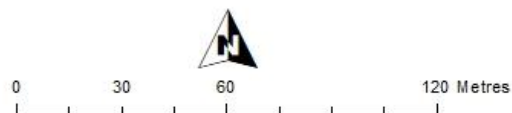
**LOCATION MAP**

Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



**Legend**

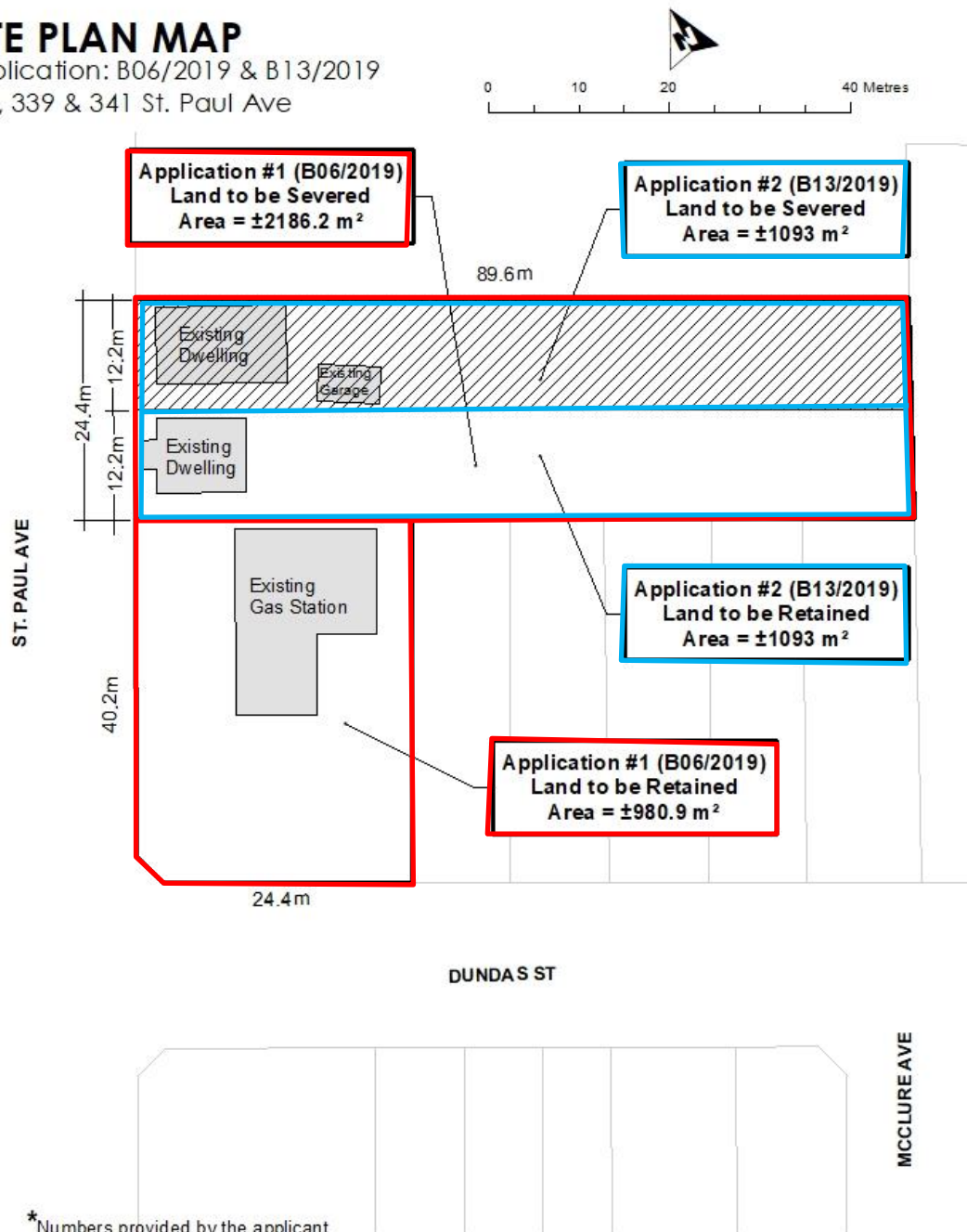
 Subject Property



**APPENDIX C**  
**Concept Site Plan**

**SITE PLAN MAP**

Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



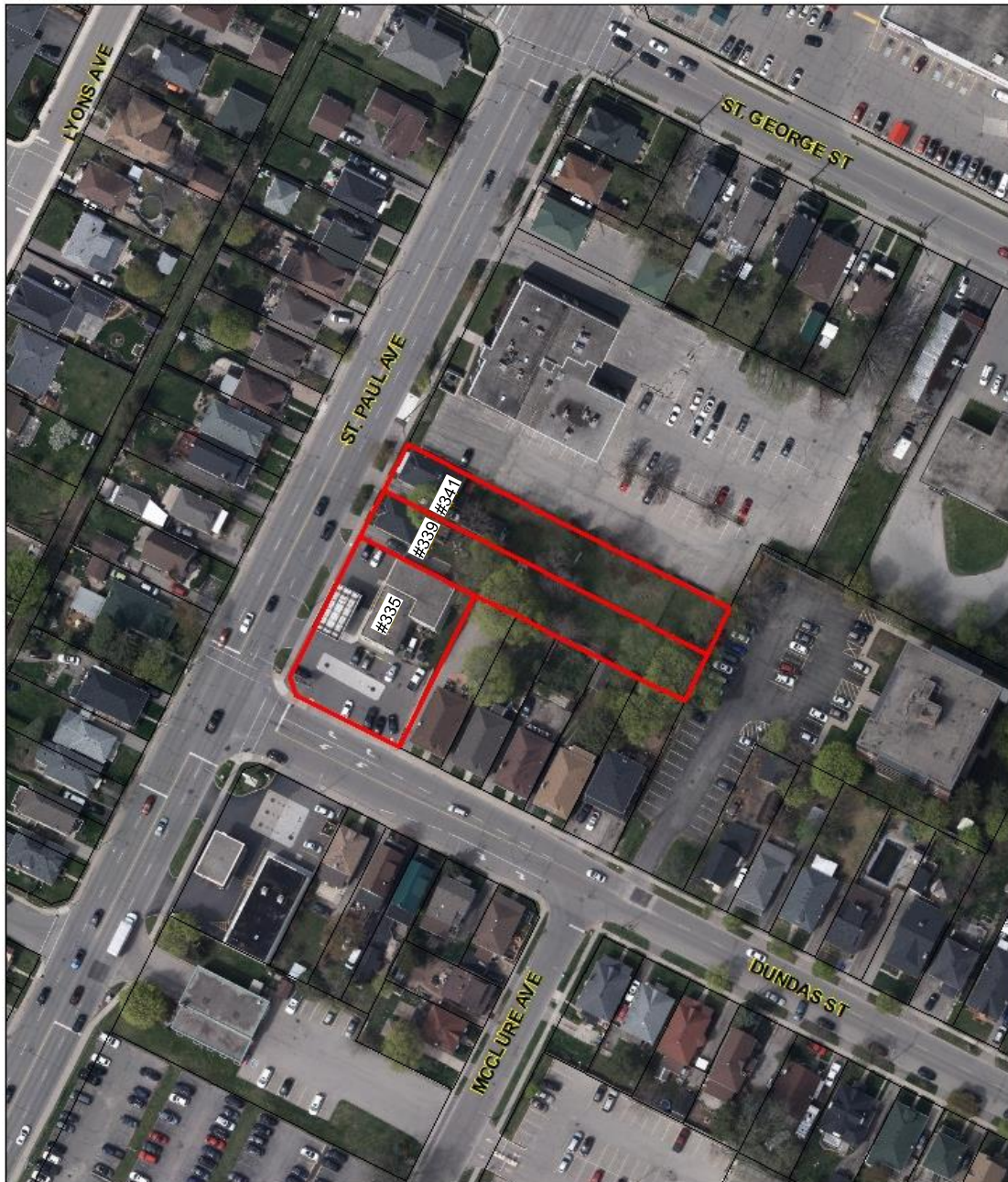
\*Numbers provided by the applicant  
\*Drawing is not to the scale




**APPENDIX D**  
**Aerial Photo**

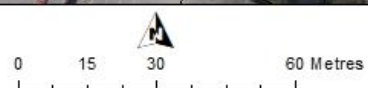
**AERIAL PHOTO (2017)**

Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



**LEGEND**

 Subject Property



**APPENDIX E**  
**Site Photos**



Figure 1: 339 & 341 St. Paul Avenue



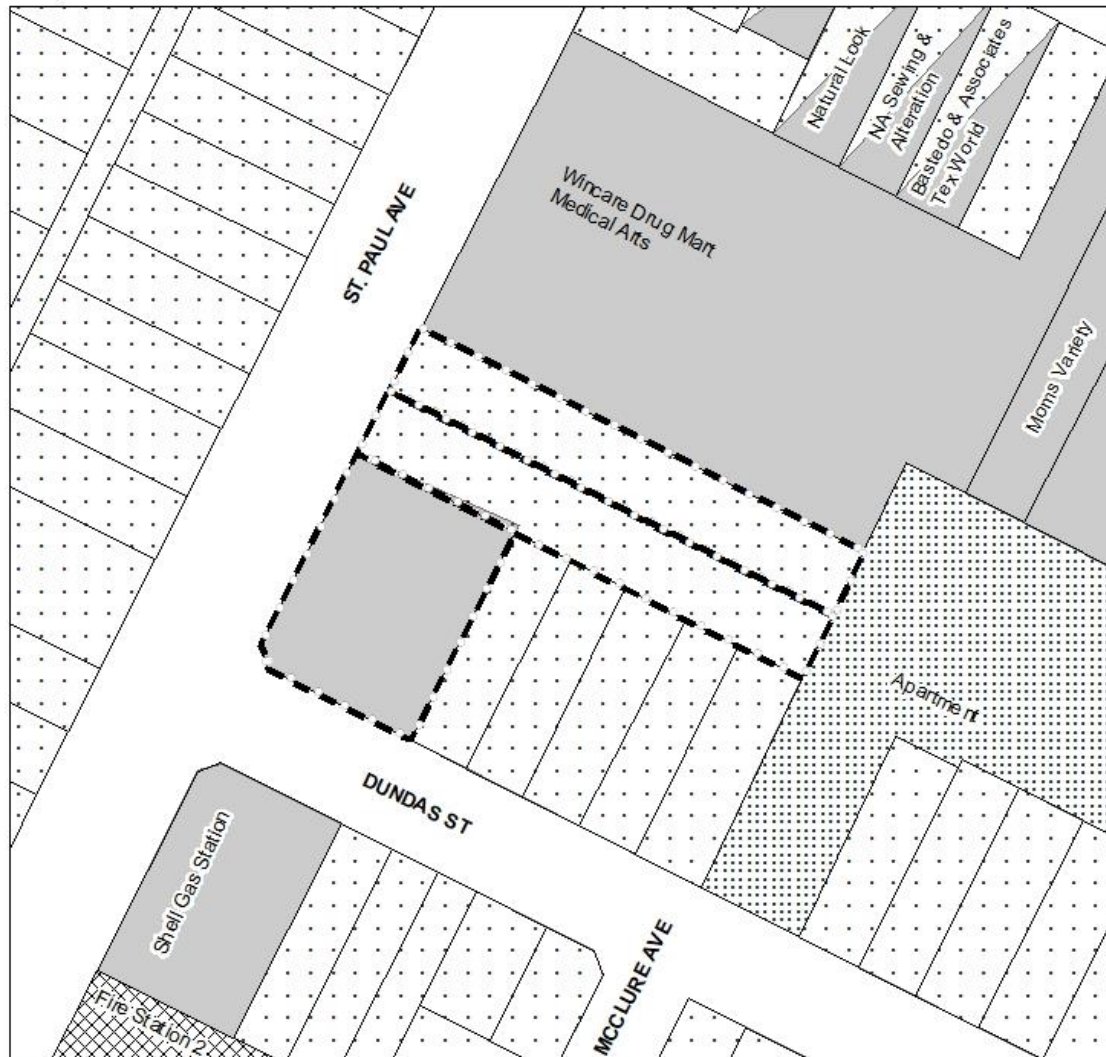
Figure 2: Gas Bar located at 335 St. Paul Avenue



## APPENDIX F Existing Land Uses

### LAND USE

Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



#### LEGEND

- Subject Property
- RESIDENTIAL - Low Density (1 to 3 units)
- RESIDENTIAL - Medium Density (4 units & up to 3 storey high)
- RESIDENTIAL - High Density (4 storey or higher)
- INSTITUTIONAL
- COMMERCIAL
- INDUSTRIAL
- PARK
- VACANT/ AGRICULTURAL

Note : 2 or more assessed residential Units are indicated





**APPENDIX G**  
**Building Department Comments**



**BUILDING  
DEPARTMENT**

**PRELIMINARY REPORT TO PLANNING**

|  |   |
|--|---|
| <input type="checkbox"/> MINOR VARIANCE                | <input checked="" type="checkbox"/> SEVERANCE       |
| <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION     | <input type="checkbox"/> ZONING BYLAW AMENDMENT     |
| <input type="checkbox"/> OFFICIAL PLAN AMENDMENT       | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM  |
| <input type="checkbox"/> RENTAL HOUSING PROTECTION ACT | <input type="checkbox"/> SITE PLAN CONTROL APPROVAL |

APPLICATION / SUBMISSION N<sup>o</sup> ..... **B06-2019 & B13-2019**

**SITE:** 335, 339, 341 St Paul Ave  
**TO PERMIT:** Severance  
**APPLICANT:** Underwood, Ion, Johnson Law

**COMMENTS:**

**BYLAW:** 160-90 **ZONE:** C8

There are no active permits or orders against these properties.

There are no objections to this proposed severance.

A handwritten signature in black ink, appearing to read "Russ Thomson".

Russ Thomson, MAATO, CBCO, CPSO  
Chief Building Official

March 1, 2019  
Date

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## APPENDIX H Engineering Department Comments

No. B06-2019 & B13-2019

### COMMITTEE OF ADJUSTMENT APPLICATION ENGINEERING SERVICES STAFF REPORT

HEARING DATE: FEBRUARY 28, 2019  
NAME OF APPLICANT / AGENT: Underwood, Ion & Johnson Law  
OWNER: John K. Rose Enterprises Inc.  
ADDRESS: 335, 339, 341 St. Paul Avenue  
NATURE OF APPLICATION: Consent Applications

#### ENGINEERING DEPARTMENT REQUIREMENTS:

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- |    |  |   |     |                          |    |                          |
|----|--|---|-----|--------------------------|----|--------------------------|
| 1. | Land required for road widening purposes   | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 2. | Ingress and Egress satisfactory            | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 3. | Off-street parking satisfactory            | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. | Sanitary sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 5. | Storm sewers available and satisfactory    | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 6. | Water Service available and satisfactory   | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

#### COMMENTS OR REMARKS:

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1. TRAFFIC/PARKING

- No transportation comments for this application.

T. KU, P.ENG., PTOE  
MANAGER, TRANSPORTATION AND PARKING SERVICES

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2. TRANSIT SERVICES

- No issues.

E. VANDERMADE  
MANAGER OF TRANSIT

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No. B06-2019 & B13-2019

COMMITTEE OF ADJUSTMENT APPLICATION  
ENGINEERING SERVICES STAFF REPORT

HEARING DATE: FEBRUARY 28, 2019  
NAME OF APPLICANT / AGENT: Underwood, Ion & Johnson Law  
OWNER: John K. Rose Enterprises Inc.  
ADDRESS: 335, 339, 341 St. Paul Avenue  
NATURE OF APPLICATION: Consent Applications

ENGINEERING DEPARTMENT REQUIREMENTS:

|    |  |   |     |                          |    |                          |
|----|--|---|-----|--------------------------|----|--------------------------|
| 1. | Land required for road widening purposes   | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 2. | Ingress and Egress satisfactory            | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 3. | Off-street parking satisfactory            | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. | Sanitary sewers available and satisfactory | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 5. | Storm sewers available and satisfactory    | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 6. | Water Service available and satisfactory   | - | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

COMMENTS OR REMARKS:

3. WATER

I reviewed the consent application and site plan map on behalf of Environmental Services, and have the following conditions:

1. City records indicate #337 and #339 Dundas Street properties are both serviced with 19mm copper water services. #335 St. Paul Ave is serviced with a 19mm copper water service from Dundas St side. Another 19mm copper water service exist within the flankage on Dundas St for the previous #167 Dundas St property from main to the property and currently not in use. Only one water service is permitted per property. The Owner must remove the existing "not used" water service at main and remove the curb stop.
2. The Owner must apply for a Water Service Connection permit to facilitate the removal of the existing unused water service and pay the applicable fees and submit the required deposit for the removal. The deposit will be retained until the existing water service has been removed. The Owner must apply to Customer Service to have the deposit returned.
3. All materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code.
4. The Owner will be required to obtain a Street Excavation Permits.


J. SPAGNUOLO, C.E.T.  
SENIOR PROJECT MANAGER

4. DEVELOPMENT ENGINEERING

1. A reference plan should be submitted showing the severed and retained parcels of land.
2. Site Plan Control will be required for any proposed new development.
3. 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.
4. 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 City of Brantford.
5. An application for Wastewater Allocation may be required for any proposed additional wastewater generation as per City of Brantford Wastewater Allocation Policy.
6. A Driveway Permit will be required for any new proposed driveways.
7. A Road Cut Permit will be required for any proposed excavation within the municipally owned road.
8. A Road Occupancy Permit will be required for any proposed work within the municipally owned road.
9. A Sanitary Lateral Connection Permit will be required for any proposed sanitary service connections.

G. PEEVER, P. ENG.,  
MANAGER, DEVELOPMENT ENGINEERING

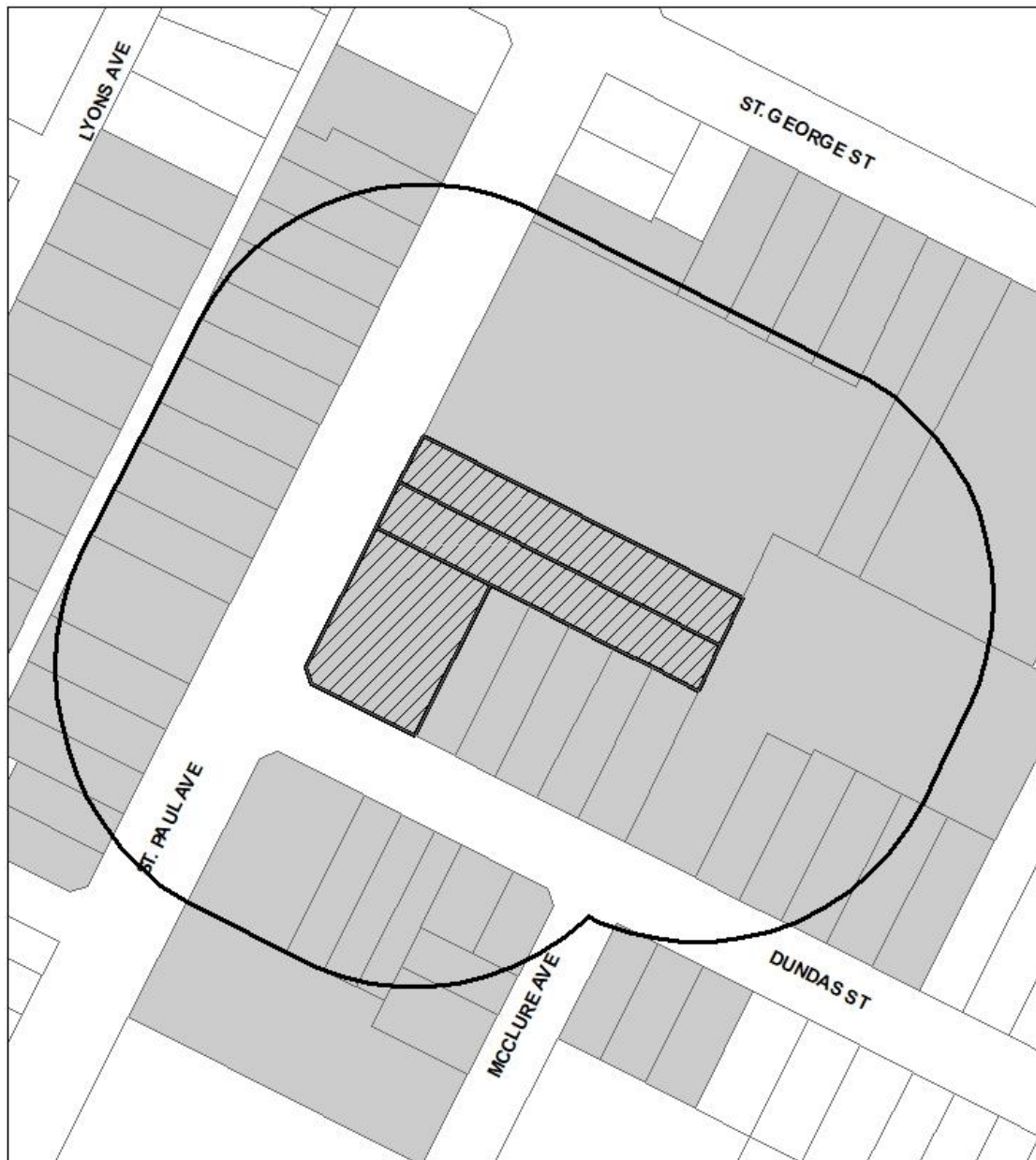
March 15, 2019  
DATE

  
R. LOUKES, P. ENG.,  
DIRECTOR, ENGINEERING SERVICES  
PUBLIC WORKS COMMISSION

**APPENDIX I**  
**Notification Area**

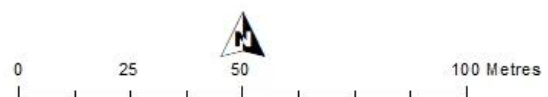
**AREA OF PUBLIC NOTIFICATION**

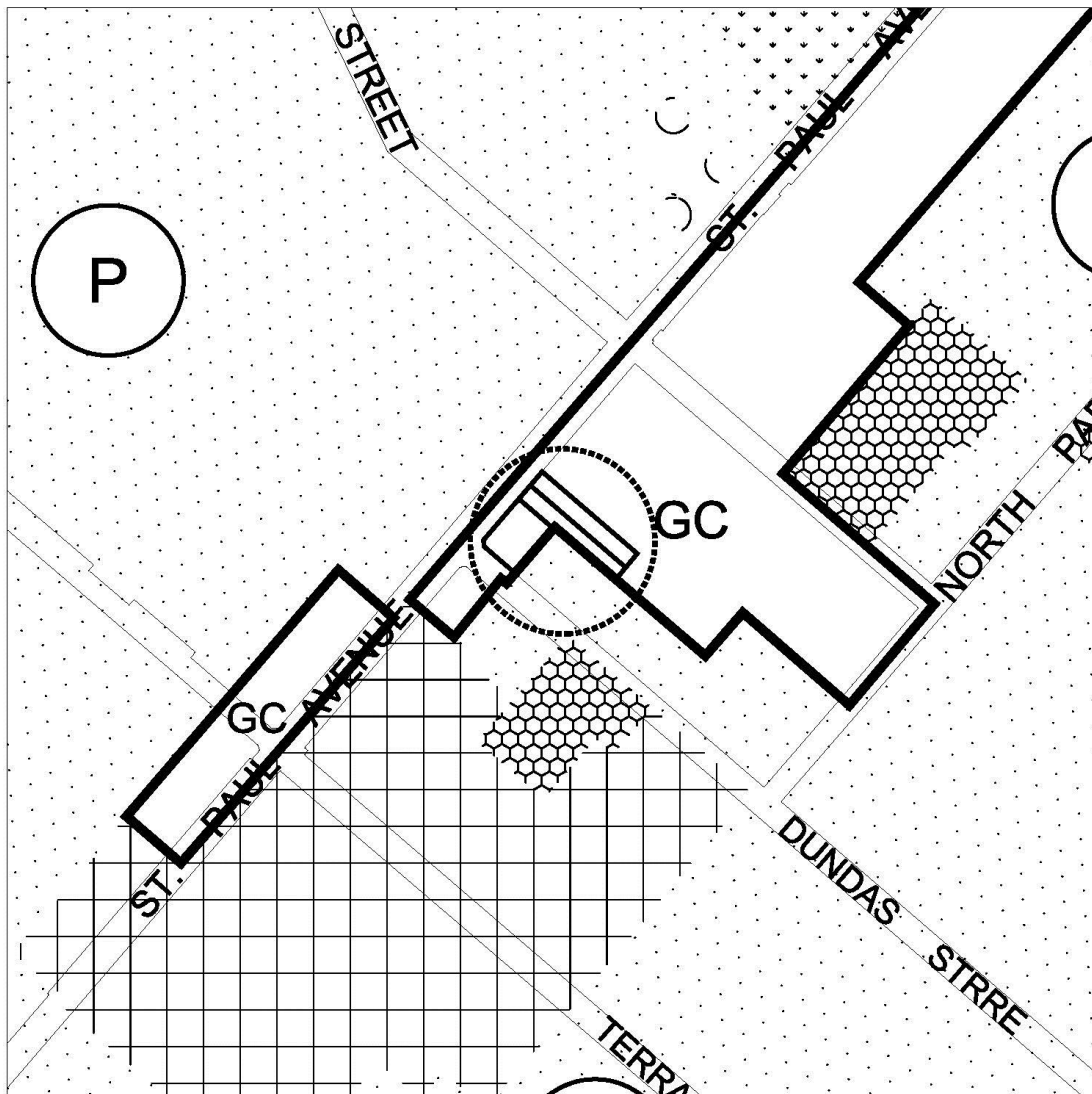
Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



**LEGEND**

- 60m RADIUS from Subject Property
- ▨ Subject Property
- Notified Properties












## LEGEND



## SUBJECT LAND

- |  |                                  |
|--|----------------------------------|
|  | LOW DENSITY RESIDENTIAL AREA     |
|  | MEDIUM DENSITY RESIDENTIAL AREA  |
|  | HIGH DENSITY RESIDENTIAL AREA    |
|  | GENERAL INDUSTRIAL AREA          |
|  | MIXED INDUSTRIAL COMMERCIAL AREA |
|  | BUSINESS PARK AREA               |
|  | MAJOR INSTITUTIONAL              |
|  | MAJOR OPEN SPACE                 |

- |      |                                      |
|------|--------------------------------------|
| CORE | CORE COMMERCIAL AREA                 |
| CC   | COMMUNITY CENTRE COMMERCIAL AREA     |
| GC   | GENERAL COMMERCIAL AREA              |
| MCR  | MIXED COMMERCIAL RESIDENTIAL AREA    |
| DC   | DISTRICT CENTRE COMMERCIAL AREA      |
| NC   | NEIGHBOURHOOD CENTRE COMMERCIAL AREA |
| HC   | HIGHWAY COMMERCIAL AREA              |
| NFC  | NEW FORMAT COMMERCIAL AREA           |

-  CEMETERY  
 ELEMENTARY SCHOOL  
 FREEWAY  
 LONG TERM CORRIDOR PROTECTION  
 SPECIALIZED PARK and OPEN SPACE  
 COMMUNITY PARK and OPEN SPACE  
 NEIGHBOURHOOD PARK and OPEN SPACE



**APPENDIX K**  
**Zoning**

**ZONING BY-LAW**

Application: B06/2019 & B13/2019  
335, 339 & 341 St. Paul Ave



**LEGEND**

Subject Property

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

ZONE BOUNDARY

R1C RESIDENTIAL Type 1C (12 metre)

RC RESIDENTIAL CONVERSION

RHD RESIDENTIAL HIGH DENSITY

I1 INSTITUTIONAL SERVICE

C6 AUTOMOBILE SERVICE COMMERCIAL

C8 GENERAL COMMERCIAL

-3 Exception Number

