



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

Date: March 27, 2019

To: Chair and Members of the Committee of Adjustment

From: Sean House
Planner, Development Planning

Re: Consent and Minor Variance Applications B10/2019, B11/2019 and A10/2019 – 1 and 3 Spring Lane and 46 Jarvis Street

Two consent applications and a minor variance application have been received for the lands municipally addressed as 1 and 3 Spring Lane and 46 Jarvis Street. These properties have recently merged and the applicant is proposing to sever the land into three new parcels for the purposes of constructing a single detached dwelling and 2 blocks of 3 street townhouse dwellings for a total 7 dwelling units.

After circulating the applications to the public, an additional minor variance was identified that was not previously applied for. The *Planning Act* requires that the public be notified a minimum of ten days prior to the Committee of Adjustment hearing for a minor variance application. As the ten days' notice period had passed, the applicant is not able to amend their application to include the newly identified variance, and would be required to submit an amended application. To avoid an additional application, the applicant has requested deferral.

Attached to this memo is a letter from the Owner's Agent requesting deferral of the consent and minor variance applications until they have an opportunity to amend their application and provide the required public notice pursuant to the *Planning Act*. Planning Staff recommend the following:

- A. THAT Applications B10/2019, B11/2019 and A10/2019 BE DEFERRED; and
- B. THAT the reason(s) for deferral are as follows:
 - To allow the applicant to amend their application to include the newly identified variance and provide the required public notice

Prepared by:

A handwritten signature in blue ink that reads "Sean House".

Prepared On: March 21, 2019
Prepared By: Sean House,
Development Planner

Reviewed By:

A handwritten signature in blue ink that reads "Joe Muto".

Joe Muto, MCIP, RPP
Manager of Current Planning

From: [R.W. Phillips](#)
To: [Sean House](#); ["Andrew Neill"](#)
Cc: [Joe Muto](#)
Subject: RE: Spring Lane and Jarvis Street Committee of Adjustment Application
Date: Thursday, March 21, 2019 8:40:49 AM

Hi Sean

We will summarize the impacts but we do need the comments from Engineering to review to understand the impacts of their comments

We are ok with the deferral at this point though

B

Bob Phillips
Project Engineer
J H Cohoon Engineering Limited
440 Hardy Road, Unit 1
Brantford, Ontario
N3T 5L8

(519) 753 2656

(519) 753 4263

rphillips@cohooneng.com