



COMMITTEE OF ADJUSTMENT MINUTES

August 7, 2019

5:30 p.m.

Council Chambers, Brantford City Hall

Dan Namisniak in the Chair

1. ROLL CALL

Present: Dan Namisniak, Chris Szoke, Lee Rynar, Greg Kempa, Virginia Kershaw

Regrets: Tara Gaskin

2. DECLARATIONS OF CONFLICTS OF INTEREST

None

3. STATUTORY PUBLIC HEARINGS/PUBLIC MEETINGS

The procedure to be followed during the Committee of Adjustment Hearings was explained by Chair Namisniak. Proper notification of all applications had been given.

3.1 Applications – A23/2019 & B25/2019 – 233-235 Nelson Street – Deferral

The Committee was informed that the applicant has requested a deferral to the September meeting of the Committee of Adjustment.

Moved by Lee Rynar

Seconded by Chris Szoke

A. THAT Applications A23/2019 & B25/2019 BE DEFERRED to the September 18, 2019 meeting; and

B. THAT the reason(s) for deferral are as follows:

- The applicant cannot attend the hearing due to personal reasons.

Recorded vote on deferral of Item 3.1:

YES: Virginia Kershaw, Chris Szoke, Lee Rynar, Dan Namisniak, Greg Kempa – 5

NO: None – 0

The deferral of Item 3.1 carried unanimously on a recorded vote.

3.2 Application A24/2019 - 43 Janet Street (2019-485)

Applicant/Owner - Sacha and Beth Salama

Sacha and Beth Salama appeared before the Committee to provide an overview of the application. The purpose of the application is a garage to be used for personal use and the applicants are seeking relief from the Zoning By-law. In response to questioning the applicants informed the Committee that the additional height on the garage is for storage of household items. They also clarified that the space will not be used as a second dwelling unit.

Alexandra Mathers, Development Planner addressed the Committee and provided an overview of the Staff report. The application is to build

Alexandra Mathers, Development Planner addressed the Committee and provided an overview of the Staff Report. The application is to build an accessory building with loft for personal storage and recreational use. The application is considered minor in nature and there will be adequate open space on the lot. The application meets the required setbacks. The development is considered appropriate and does not have negative impacts on the surrounding neighbourhood. This application does not result in over intensification of the land. Mrs. Mathers informed the Committee that one member of the public contacted Staff regarding the application however was satisfied with the response from Staff.

Moved by Virginia Kershaw

Seconded by Greg Kempa

- A. THAT Application A24/2019 requesting relief from the City of Brantford Zoning By-law 160-90 to permit a maximum lot coverage of 12.13 % for all accessory buildings and structures whereas 10 % is required and to permit a height of 5.2 m at the most southerly portion (front elevation) of the proposed accessory building sloping to a height of 4.6 m at the most northerly portion (rear elevation) of the proposed accessory building, whereas 4.5 m is required BE APPROVED; and
- B. THAT the reason(s) for approval are as follows: the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-law, the relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and
- C. THAT pursuant to Section 45(8) – (8.2) of the Planning Act, R.S.O 1990, c.P.13, the following statement SHAL 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. 2019-485.”

Recorded vote on Item 3.2:

YES: Virginia Kershaw, Chris Szoke, Lee Rynar, Dan Namisniak, Greg Kempa – 5

NO: None – 0

Item 3.2 carried unanimously on a recorded vote.

4. PRESENTATIONS/DELEGATIONS

5. ITEMS FOR CONSIDERATION

6. CONSENT ITEMS

Moved by Greg Kempa

Seconded by Virginia Kershaw

THAT the following minutes BE APPROVED:

6.1 Committee of Adjustment - July 10, 2019

CARRIED

Recorded vote on Item 6.1:

Virginia Kershaw, Chris Szoke, Lee Rynar, Dan Namisniak, Greg Kempa – 5

NO: None – 0

Item 6.1 carried unanimously on a recorded vote.

7. RESOLUTIONS

8. NOTICES OF MOTION

9. ADJOURNMENT

The meeting adjourned at 5:47 p.m.

Dan Namisniak, Chair

J. Sippel, Council & Committee Services
Coordinator