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**Date** November 14, 2019 **Report No.** 2019-725

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

**From** Alexandra Mathers  
Development Planner

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## 1.0 Type of Report

Committee of Adjustment Decision Regarding Consent Application

## 2.0 Topic

<b>APPLICATION NO.</b>	B33/2019 & B34/2019
<b>AGENT</b>	Robert Panko
<b>APPLICANTS/OWNERS</b>	Robert Panko & Margaret Boutilier and Jozsef Penzvalto
<b>LOCATION</b>	2 Conklin Crescent and 159 Tollgate Road

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## 3.0 Recommendation

- A. THAT Application B34/2019 to sever a parcel of land from the south side of the lands municipally addressed as 159 Tollgate Road, having an area of 217 m<sup>2</sup> be added as a lot boundary adjustment to 2 Conklin Crescent and retaining a parcel of land with an area of 558 m<sup>2</sup> BE APPROVED, subject to the conditions attached in **Appendix A1** of Report No. 2019-725; and
- B. THAT Application B33/2019 to sever a parcel of land from the south side of the lands municipally addressed as 2 Conklin Crescent, having an area of 370 m<sup>2</sup> and retain a parcel of land having a minimum lot area of 520 m<sup>2</sup>

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BE APPROVED, subject to the conditions attached in **Appendix A2** of Report No. 2019-725.

C. 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, conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement; and,

D. 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 submission received from the public before the decision was made in relation to this planning matter, as discussed in Section 6.2 of Report 2019-725.”*

#### 4.0 Purpose and Description of Applications

A total of two consent applications have been received for the lands municipally addressed as 2 Conklin Crescent and 159 Tollgate Road. The subject lands abut one another. A location map and draft survey plan are attached as **Appendices B** and **C**. The applicants are proposing to sever the rear portions of their properties in order to create a lot with frontage along Conklin Crescent for the purpose of constructing a single detached dwelling. In order to do so, the proposed severed parcel (Part 3) of Application B34/2019 will be added as a lot boundary adjustment to 2 Conklin Crescent (see **Appendix C**). Consent Application B33/2019 will then create the new lot in its entirety. The existing single detached dwellings at 2 Conklin Crescent and 159 Tollgate Road will remain on the retained lots.

The proposed lot dimensions are detailed as follows:

	<b>Lands to be severed and added to Part 2 of application B33/2019 (Part 3)</b>	<b>Lands to be retained (159 Tollgate Road- Part 4)</b>	<b>Lands to be severed (Part 2)</b>	<b>Lands to be retained (2 Conklin Cres – Part 1)</b>
Width	14.32 m	18.29 m	19.76 m	19.41 m
Depth:	Varies – 17.71 and 18.29	Varies - 35.76 m and 31.62 m	Varies – 38.5 m and 23.5 m	Varies – 27.38 m and 31.62 m
Area:	217 m <sup>2</sup>	559 m <sup>2</sup>	370 m <sup>2</sup>	520 m <sup>2</sup> (minimum)

## 5.0 Site Features

The subject lands are located on the south side of Tollgate Road at the southwest corner of Conklin Crescent. Each property currently contains a single detached dwelling on the lot. This residential neighbourhood is made up of mainly single detached dwellings which are located to the north and south, and a variety of uses including apartments, as well as commercial uses such as 'Tito's Pizza', 'Sonia's Variety' and 'Tim Hortons' are located further along Tollgate Road and at the corner Paris Road. An aerial photo and site photos are attached as **Appendices D** and **E**.

## 6.0 Input from Other Sources

### 6.1 Technical Comments

The applications were circulated to all applicable departments and agencies. No adverse comments or objections were received from the commenting departments and agencies.

Transportation and Parking Services has requested a road widening along the Tollgate Road frontages in order to achieve the ultimate 26 m right-of-way as indicated on Schedule 5-2 of the Official Plan, as well as a 7.5 m daylight triangle with 0.3 m reserves at the corner of Conklin Crescent and Tollgate Road.

If approved, Development Engineering has requested a grading and servicing plan for all parcels in order to review the drainage of the retained and severed lots, and will require any changes to the grading and servicing for the retained parcels be completed prior to the Certificate of

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Official being issued. A Site Alteration permit will be required in order to facilitate this requirement. It is therefore recommended that as a condition of approval, the applicant be required to provide a full grading plan for the retained and severed parcels. Development Engineering is also requesting a tree inventory plan in regards to the trees on the proposed severed parcel which will be required at Site Plan Control, which is further discussed in Section 7.4 of this Report.

Detailed comments from the Building and Engineering Department are attached as **Appendices F** and **G**.

## **6.2 Public Response**

Notice of public hearing was issued by personal mail (42 notices) and by posting two signs on the property at 2 Conklin Crescent and one at 159 Tollgate Road. The public notice and plan illustrating the notification area is attached as **Appendices H**. As of the date of the preparation of this Report, Planning Staff have received one phone call from a member of the public requesting information on what is proposed for the severed parcel. Planning Staff responded and advised that the applicant is proposing a single detached dwelling for the severed parcel.

## **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, with no response received to date.

# **7.0 Planning Staff Comments and Conclusion**

## **7.1 Provincial Policy Context**

Applications B33/2019 and B34/2019 were reviewed in the context of Provincial Policy, including the Provincial Policy Statement (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 depend on wisely managing change and promoting efficient land use and development patterns. The Growth Plan outlines 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 are of the opinion that the proposed consent applications are consistent with the direction set out in the PPS and conforms to the Growth Plan.

## **7.2 City of Brantford Official Plan**

The subject lands are designated “Residential Area – Low Density” in the City’s Official Plan (**Appendix J**). The “Residential Area – Low Density” designation permits a variety of low density dwelling types including single detached, semi-detached, duplex and triplex dwellings at a density range generally not exceeding 30 units per hectare. Planning Staff are of the opinion that the consent applications conforms with the policies of the Official Plan.

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

All of the subject lands are zoned “Residential Type 1A (R1A) Zone” in Zoning By-law 160-90 (**Appendix K**). Single detached dwellings are a permitted use in the R1A Zone. Lots within this Zone are required to have a minimum lot area of 550 m<sup>2</sup> and a minimum lot width of 18 m. As mentioned in Section 6.1 of this Report, a daylight triangle and right-of-way conveyance is required by the City. If these applications are approved, this will result in the retained parcel at 2 Conklin Crescent having a reduced lot width, lot area and front yard. This would not require an application for minor variance as Section 3.1.5 of the Zoning By-law recognizes these reductions in the event of land conveyance to the City. The proposed consent application meets the requirements 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. Part VI of the *Planning Act* (Sections 50-57) regulate the subdivision of land, and Section 53 specifically addresses consent applications. Subsection 53(12) refers back to subsection 51(24) which 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, regards the dimensions and shapes of the proposed lots, and the adequacy of utilities and municipal services. Section 18.9.2 of the Official Plan also lists criteria for consent applications including if the severance is for the purpose of

creating an infill lot, that no extension or improvement of municipal services are required, and that the lot must have frontage on a public road.

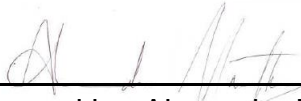
The consent applications are for the purpose of creating a new residential lot within an existing residential neighbourhood. The proposed lot areas and widths are consistent with lot areas and widths within the neighbourhood and are similar to lots adjacent to the site along Tollgate Road and Conklin Crescent. The proposed consent applications will create one lot with frontage onto Conklin Crescent, and the two retained lots will continue to have frontage on Tollgate Road.

The City of Brantford By-law 90-2018 provides that any development on a lot created by a decision of the Committee of Adjustment is subject to Site Plan Control. The Site Plan Control process will provide the City with an opportunity to review the functionality of the site, the building placement, protection of street trees, and grading of the site to ensure it meets the requirements of the City's policies and to ensure compatibility and integration with the neighbourhood. The proposed severed parcel once merged will be required to go through the Site Plan Control process.

Planning Staff have given regard for 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 the Section 51(24) of the *Planning Act* and conforms to the Official Plan.

## 7.5 Conclusion

A site inspection was completed on October 28, 2019. Upon completion of this visit and review of all relevant policies, Planning Staff are supportive of the applications. The proposal will 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. Planning Staff recommend that Applications B33/2019 and B34/2019 be approved, subject to the attached conditions in **Appendices A1** and **A2** of this Report.



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Prepared by: Alexandra Mathers  
Development Planner  
Prepared on: November 7, 2019



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

## Appendix A1

### Conditions of Consent – B34/2019

#### Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the retained and severed lands
2. ☒ Receipt of confirmation that all taxes are paid up to date;
3. ☒ Receipt of confirmation from the Manager of Development Engineering confirming their requirements have been satisfied regarding the receipt and approval of a comprehensive grading plan addressing surface water drainage from both the severed and retained lands;
4. ☒ Receipt of confirmation from the Engineering Department indicating that their requirements have been satisfied concerning grading and servicing for the retained lands;
5. ☒ Receipt of confirmation from the Engineering Department indicating that civic addresses have been assigned to the severed parcel;
6. ☒ Receipt of confirmation that the lands to be severed and retained lots have been, independently serviced with water and sanitary sewer service by the owner, to the satisfaction of the General Manager of Engineering and Operational Services. The Owner, at their expense, will be required to provide a detailed servicing plan of the retained lot for review, comment and approval prior to commencing servicing installations. The Owner will be required to indicate the size, material and location of the proposed water and sanitary service on the servicing plan;
7. ☒ Receipt of confirmation that a 1.9 m road widening strip along Tollgate Road, 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);
8. ☒ Receipt of confirmation from the Solicitor acting in the transfer that the severed parcel is merged in title with the adjacent property, and the parcel resulting from Consent Application B33/2019 and that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance of the separate parcels;
9. ☒ That the above conditions be fulfilled and the Certificate of Official be issued on or before November 14, 2020, after which time the consent will lapse.



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## Appendix A2

### Conditions of Consent – B34/2019

Subject to the following conditions:

1. ☒ Receipt of a registered reference plan showing the retained and severed lands
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 deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*);
5. ☒ Receipt of confirmation from the Manager of Development Engineering confirming their requirements have been satisfied regarding the receipt and approval of a comprehensive grading plan addressing surface water drainage from both the severed and retained lands;
6. ☒ Receipt of confirmation that the lands to be severed and retained lots have been, independently serviced with water and sanitary sewer service by the owner, to the satisfaction of the General Manager of Engineering and Operational Services. The Owner, at their expense, will be required to provide a detailed servicing plan of the retained lot for review, comment and approval prior to commencing servicing installations. The Owner will be required to indicate the size, material and location of the proposed water and sanitary service on the servicing plan;
7. ☒ Receipt of confirmation from the Engineering Department indicating that civic address has been assigned to the severed parcel;
8. ☒ 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;
9. ☒ Receipt of confirmation that the required 7.5 metre daylight corner with 0.3 metre reserve has been dedicated to the City, to the satisfaction of the General Manager of Public Works Commission;
10. ☒ Receipt of confirmation that a 1.9 m road widening strip along Tollgate Road, 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);

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11. ☒ 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;
  12. ☒ That the above conditions be fulfilled and the Certificate of Official be issued on or before November 14, 2020, after which time the consent will lapse.

## Appendix B – Location Map

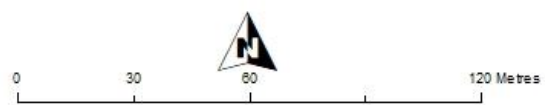
### LOCATION MAP

Application: B33/2019 & B34/2019  
2 Conklin Crescent & 159 Tollgate Road

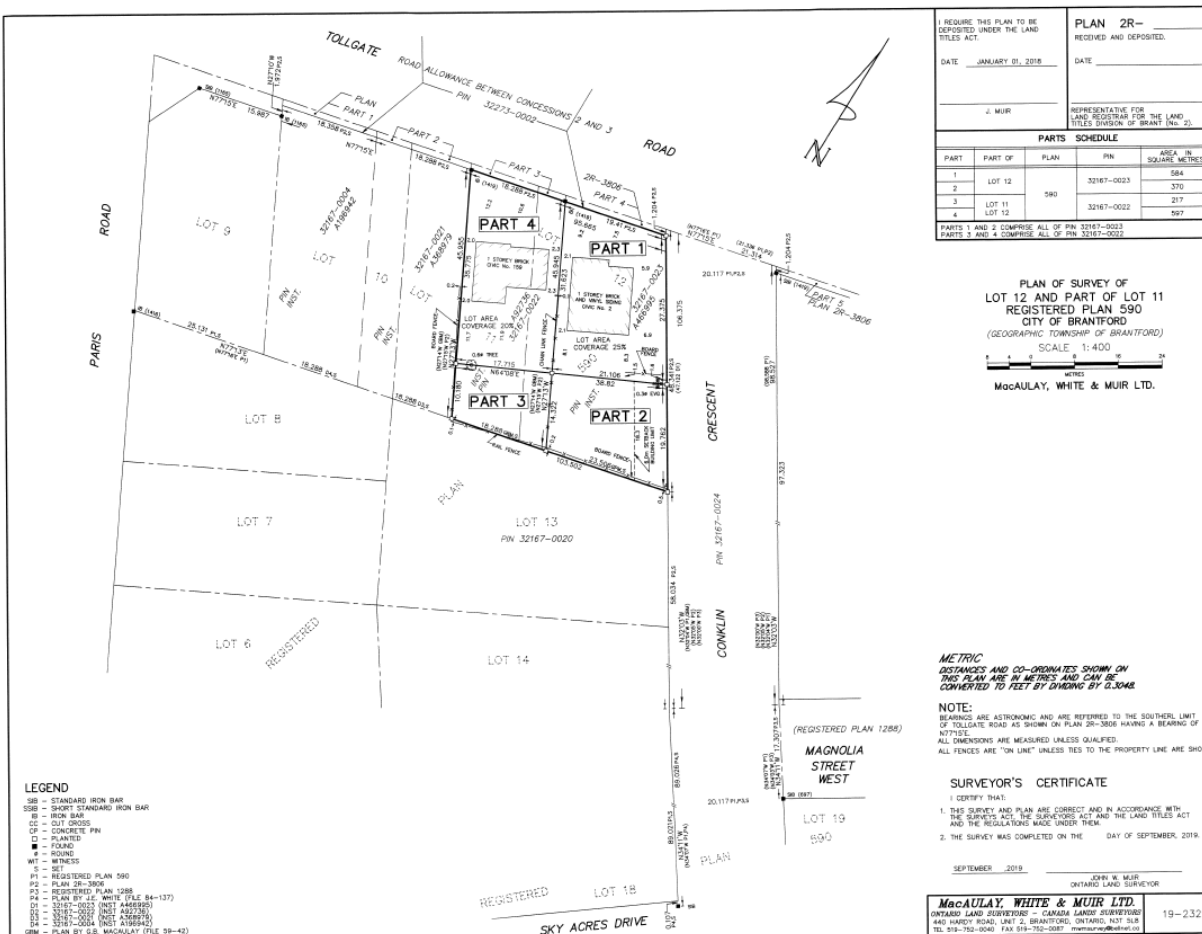


#### Legend

 SUBJECT LAND



## Appendix C – Draft Survey Plan




## Appendix D – Aerial Photograph

### AERIAL PHOTO

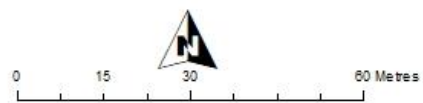
Application: B33/2019 & B34/2019  
2 Conklin Crescent & 159 Tollgate Road



#### Legend

 Subject Land

Aerial Photo from Spring 2017





## Appendix E – Site Photographs



Photo 1& 2: Image of existing single detached dwelling at 2 Conklin Crescent (top) and at 159 Tollgate Road (bottom)



## Appendix F – Building Department Comments



### BUILDING DEPARTMENT

#### PRELIMINARY REPORT TO PLANNING

<input checked="" 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> ..... B33-2019 & B34-2019

**SITE:** 159 Tollgate Road & 2 Conklin Cres.

**TO PERMIT:** Severed lot

**APPLICANT:** Robert Panko

**COMMENTS:**

BYLAW: 160-90      ZONE: R1A

There are no active permits or orders against this property.

This proposal appears to comply with the development regulations for the noted zone.

Any proposed construction on the retained or severed parcel will require that a building permit be applied for and approved through this department. A condition of the approval shall be to comply with the Zoning By-law for both the severed and retained parcels.

Development charges may be applicable to any new development.

There are no objections to this proposed severance.

Russ Thomson, MAATO, CBCC, CPSO  
Chief Building Official

October 21, 2019  
Date

## Appendix G – Engineering Comments

No. B33/2019 & B34/2019

### COMMITTEE OF ADJUSTMENT APPLICATION ENGINEERING SERVICES STAFF REPORT

HEARING DATE: OCTOBER 18, 2019  
NAME OF APPLICANT: Robert Panko  
OWNER: Robert Panko (2 Conklin Cres) and Jozsef Penzualto (159 Tollgate Rd)  
ADDRESS: 159 Tollgate Road and 2 Conklin Crescent  
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:

##### 1. TRAFFIC/PARKING

1. A road widening should be conveyed to public roadway that aligns with the previous widenings taken along the south side of Toll Gate Rd (eg. at the frontage of 165 Toll Gate Rd). This measurement is approximately 1.9m. This will achieve the ultimate Tollgate Rd right-of-way width of 26m identified in the City's Official Plan.
2. A daylight triangle measuring 7.5m is to be conveyed to public roadway at the north-east corner of the property of 2 Conklin Cres (nearest the intersection of Toll Gate Rd at Conklin Cres). Accompanying 0.3m reserves should also be conveyed. See the City's Site Plan Manual for further detail.
3. As per the provided draft reference plan, Part 3 should be joined with Part 2 in order to maintain legal roadway frontage.
4. It should be noted that, with the addition of a lot fronting Conklin Cres, there may be impact to available on-street parking.

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

##### 2. TRANSIT SERVICES

- Transit has no issues.

E. VANDERMADE  
MANAGER OF TRANSIT



## Appendix G – Engineering Comments Continued

No. B33/2019 & B34/2019

COMMITTEE OF ADJUSTMENT APPLICATION  
ENGINEERING SERVICES STAFF REPORT

HEARING DATE: OCTOBER 18, 2019  
NAME OF APPLICANT: Robert Panko  
OWNER: Robert Panko (2 Conklin Cres) and Jozsef Penzualto (159 Tollgate Rd)  
ADDRESS: 159 Tollgate Road and 2 Conklin Crescent  
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 severance application and associated documents—as prepared by Robert Panko—on behalf of Environmental Service and have no objections; however, I would like to offer the following water comments for consideration:

1. City records indicate 2 Conklin Crescent is serviced by 19 mm Copper from 150 mm Asbestos Cement (AC) watermain. The service appears to be 4.9 m left of right from the corner of the dwelling;
2. City records indicate the proposed severed parcels can be serviced from the 150 mm AC watermain in Conklin Crescent;
3. The Owner will be required to provide a detailed servicing plan of the severed lot for review, comment and approval prior to commencing any installations;
4. The Owner will be required to indicate the size, material and location of the proposed water service on the servicing plan; ensure separations to sewers and sewer services are in accordance with MECF procedure F-6-1. The severed parcel must be serviced within its frontage from the 150 mm AC watermain in Conklin Crescent. The minimum permitted service size is 25 mm;
5. Any section of the 150 mm AC watermain exposed during construction, including all points where a service crosses or connects to the AC main, shall be replaced with Polyvinylchloride pipe. Any section of watermain placed on fill shall have joints restrained for the full width of the fill area;
6. Indicate the extent of watermain reconstruction on plan; The City will complete the inspection of the watermain reconstruction work. The Owner will be required
7. Only one (1) service will be permitted to each property;
8. The Owner will be required to obtain a Street Excavation Permit prior to commencing any work within the City's road right-of-way;
9. 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 watermain;
10. Development on the severed parcel must be metered during construction and the Owner will be required to pay the current fee per cubic metre for the quantity of water used; and
11. All materials and construction methods must comply with the latest version of the City's Linear Design & Construction Manual and Ontario Building Code.

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

## Appendix G – Engineering Comments Continued

No. B33/2019 & B34/2019

COMMITTEE OF ADJUSTMENT APPLICATION  
ENGINEERING SERVICES STAFF REPORT

HEARING DATE: OCTOBER 18, 2019  
NAME OF APPLICANT: Robert Panko  
OWNER: Robert Panko (2 Conklin Cres) and Jozsef Penzualto (159 Tollgate Rd)  
ADDRESS: 159 Tollgate Road and 2 Conklin Crescent  
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:

4. DEVELOPMENT ENGINEERING

1. Site Plan Control will be required for any proposed new development.
2. A full grading plan for the retained and severed parcels will be required to be submitted and approved by the Manager of Development Engineering.
3. A servicing plan for the severed parcel(s) will be required.
4. Any required grading and/or servicing works on the retained parcels shall be completed as a condition of the severance.
5. A tree inventory plan will be required showing the City owned trees if they are proposed to be removed or protected.
6. 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
7. The Owner will be required to send in a letter to request a Municipal Number be assigned to the severed property(s).
8. 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.
9. An application for Wastewater Allocation may be required for any proposed additional wastewater generation as per City of Brantford Wastewater Allocation Policy.
10. A Driveway Permit will be required for any new proposed driveways.
11. A Road Cut Permit will be required for any proposed excavation within the municipally owned road.
12. A Road Occupancy Permit will be required for any proposed work within the municipally owned road.
13. A Sanitary Lateral Connection Permit will be required for any proposed sanitary service connections.

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

October 25, 2019  
DATE

  
I. HANS, P. ENG., PMP  
DIRECTOR, ENGINEERING SERVICES  
PUBLIC WORKS COMMISSION

## Appendix H – Area of Public Notification

### AREA OF PUBLIC NOTIFICATION

Application: B33/2019 & B34/2019

2 Conklin Crescent & 159 Tollgate Road



#### Legend

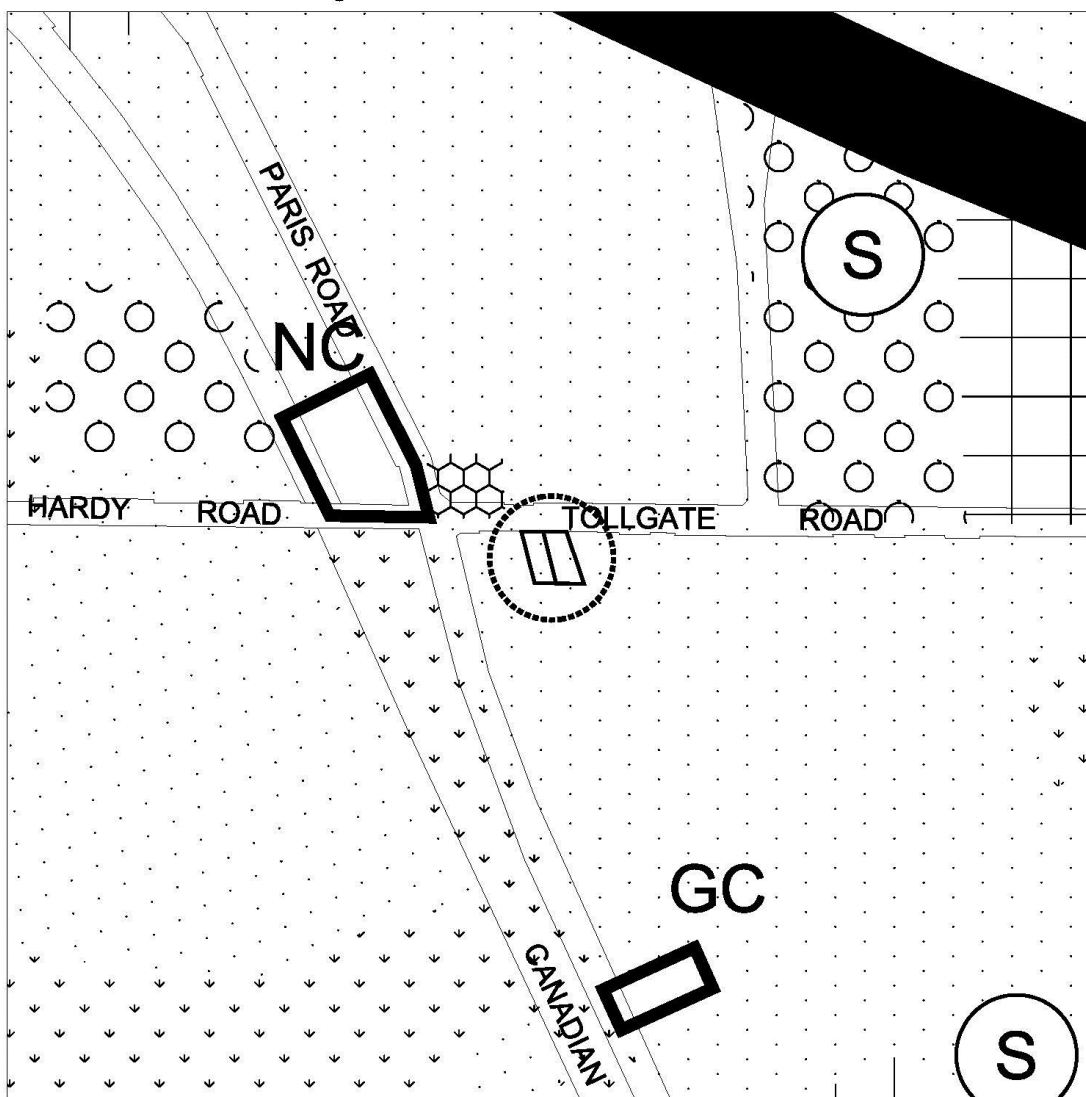
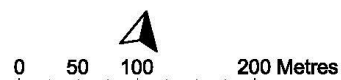
-  Subject Land
-  Notified Properties
-  60 m Buffer from Subject Land



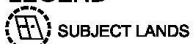
## Appendix I – Official Plan

### OFFICIAL PLAN

Application: B33/2019 & B34/2019  
2 Conklin Crescent & 159 Tollgate Road



#### LEGEND



- 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 COMMERCIAL AREA
- COMMUNITY CENTRE COMMERCIAL AREA
- GENERAL COMMERCIAL AREA
- MIXED COMMERCIAL RESIDENTIAL AREA
- DISTRICT CENTRE COMMERCIAL AREA
- NEIGHBOURHOOD CENTRE COMMERCIAL AREA
- HIGHWAY COMMERCIAL AREA
- 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 J – Zoning

### ZONING

Application: B33/2019 & B34/2019  
2 Conklin Crescent & 159 Tollgate Road



#### Legend

-  Subject Land
-  Zone Boundary

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

- R1A Residential Type 1A (18 metre)
- R1B Residential Type 1B (15 metre)
- RHD Residential High Density
- OS1 Open Space Type 1
- 3 Exception Number

