



September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A18-2026

Related File Numbers: n/a

Address: 251 Stanley Street

Roll Number: 2906030005293050000

Agent: Bob Philips (J. H. Cohoon Engineering)

Applicant/

Owner: Mazher Latif

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 251 Stanley Street. The purpose of the application is to facilitate the construction of a stacked townhouse development on the subject lands. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- Section 7.7 Table 7.7.1.9: To permit a building height of 8.10 m for a stacked townhouse dwelling whereas 10.5 m is otherwise the required minimum
- Section 7.7 Table 7.7.1.11 To permit a landscaped open space of 25.6% whereas 30 % is otherwise the required minimum.

The subject lands are designated “**Residential**” in the Official Plan and zoned “**Residential Mid Rise (RMR)**” in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **September 9, 2026**

THAT minor variance application A18-2026 seeking relief from Section 7.7 Table 7.7.1.9 of Zoning By-law 124-2024 to permit a minimum building height of 8.10 m for a stacked townhouse dwellings whereas 10.5 m is otherwise the required minimum height BE APPROVED;

THAT minor variance application A18-2026 seeking relief from Section 7.7 Table 7.7.1.11 of Zoning By-law 124-2024 to permit a minimum landscaped open space of 25.6% whereas a minimum of 30 % is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the

Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) 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 5.2 of Report No. 2026-396”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by A. Patel,
Member**

by T. Cupoli, Member - ABSENT

A. Alagic, Member - ABSENT

**Electronically signed by V. Kershaw,
Member**

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal stroke extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 30, 2026 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

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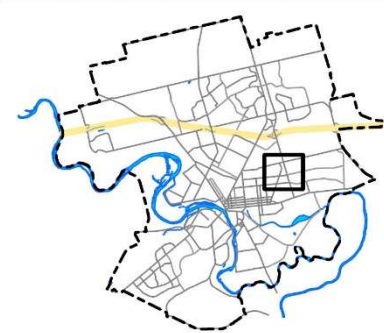
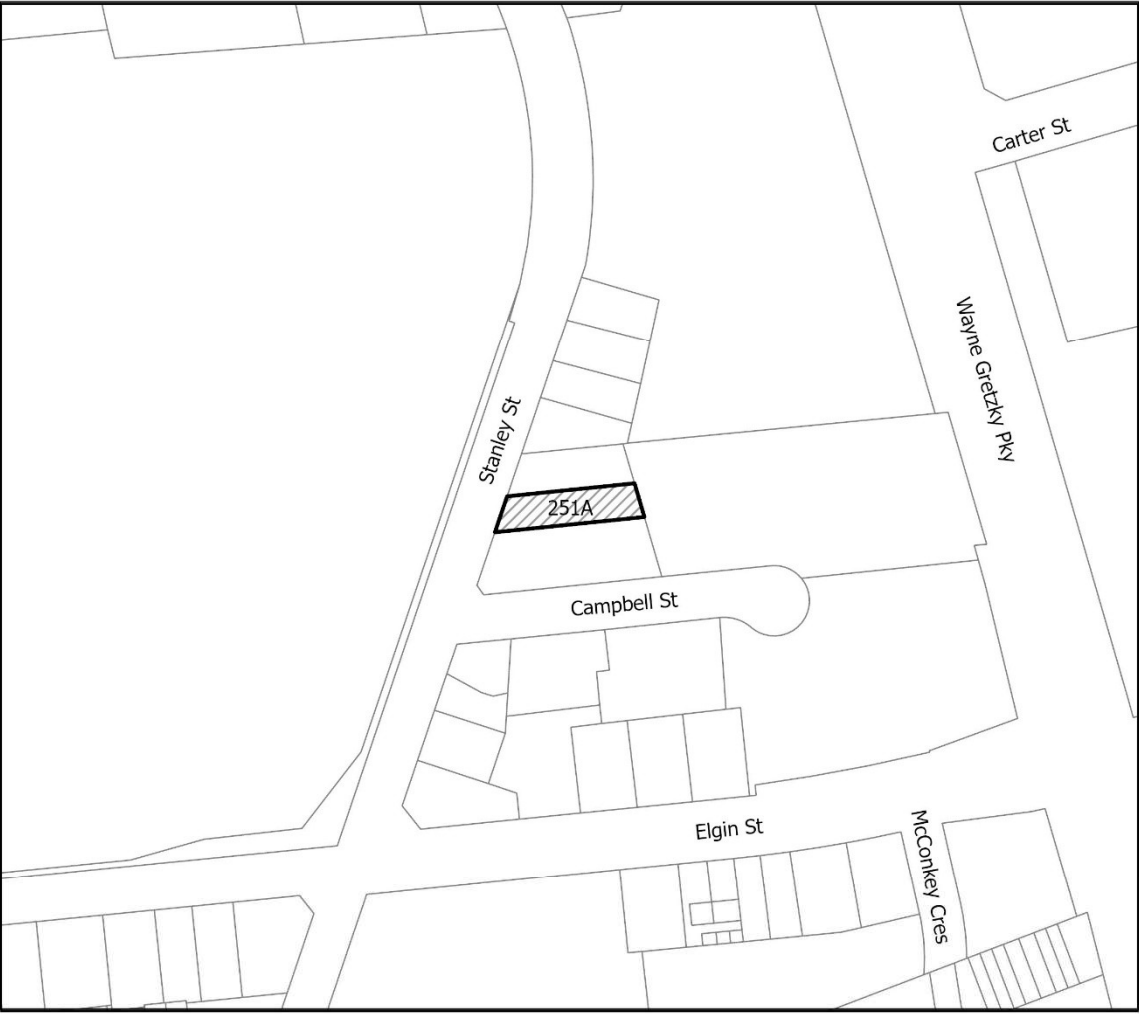
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

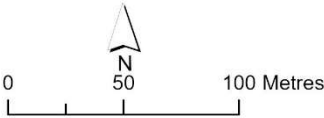
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A18-2026
251 Stanley Street



Legend
Subject Land





September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A30-2026
Related File Numbers: n/a
Address: 50 King George
Roll Number: 2906030013132000000
Agent: Genesis Media Group
Applicant: Outdoor Media Billboard
Owner: 9665064 Canada Inc.

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed 50 King George Road. The purpose of the minor variance is to construct a 10.5 m digital billboard sign facing King George Road on the western driveway of the property. The applicant is requesting relief from the following section(s) of The City of Brantford Municipal Code Chapter 478:

- Section 478 Schedule A 1.1. – to permit a billboard sign on a lot on the east side of King George Road (between Charring Cross Street and Highway No. 403) in an Intensification Corridor – Pedestrian Prominent (IC-PP) zone, whereas a billboard sign is only permitted on a lot zoned C8 (General Commercial Zone).
- Section 478.14.6 – to permit a minimum front lot line setback of 6.3 m, where 9 m is otherwise required to any lot line.

The subject lands are designated “**Intensification Corridor**” in the Official Plan and zoned “**Intensification Corridor – Pedestrian Prominent (IC-PP)**” in Zoning By-law 124-2024.

Decision: **REFUSED**

Date: **September 9, 2026**

THAT minor variance application A30-2026 seeking relief from Chapter 478 Section 14.6 of the City of Brantford Municipal Code to permit a minimum lot line setback of 6.3 m, whereas a minimum of 9 m is otherwise required BE REFUSED;

THAT the reasons for the refusal of the minor variance application are as follows: the proposed variance application is not in keeping with the general intent and purpose of the Official Plan and Chapter 478 of the Municipal Code (Sign By-law), the relief requested is not considered minor in nature, and is not desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) 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 5.2 of Report No. 2026-395”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by A. Patel,
Member**

T. Cupoli, Member - ABSENT

A. Alagic, Member - ABSENT

**Electronically signed by V. Kershaw,
Member**

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal flourish extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 30, at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

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E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

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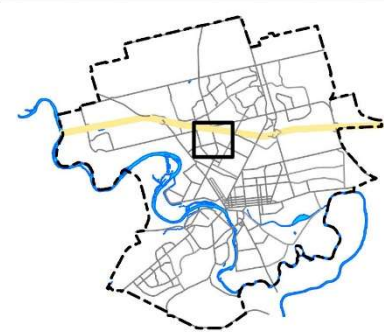
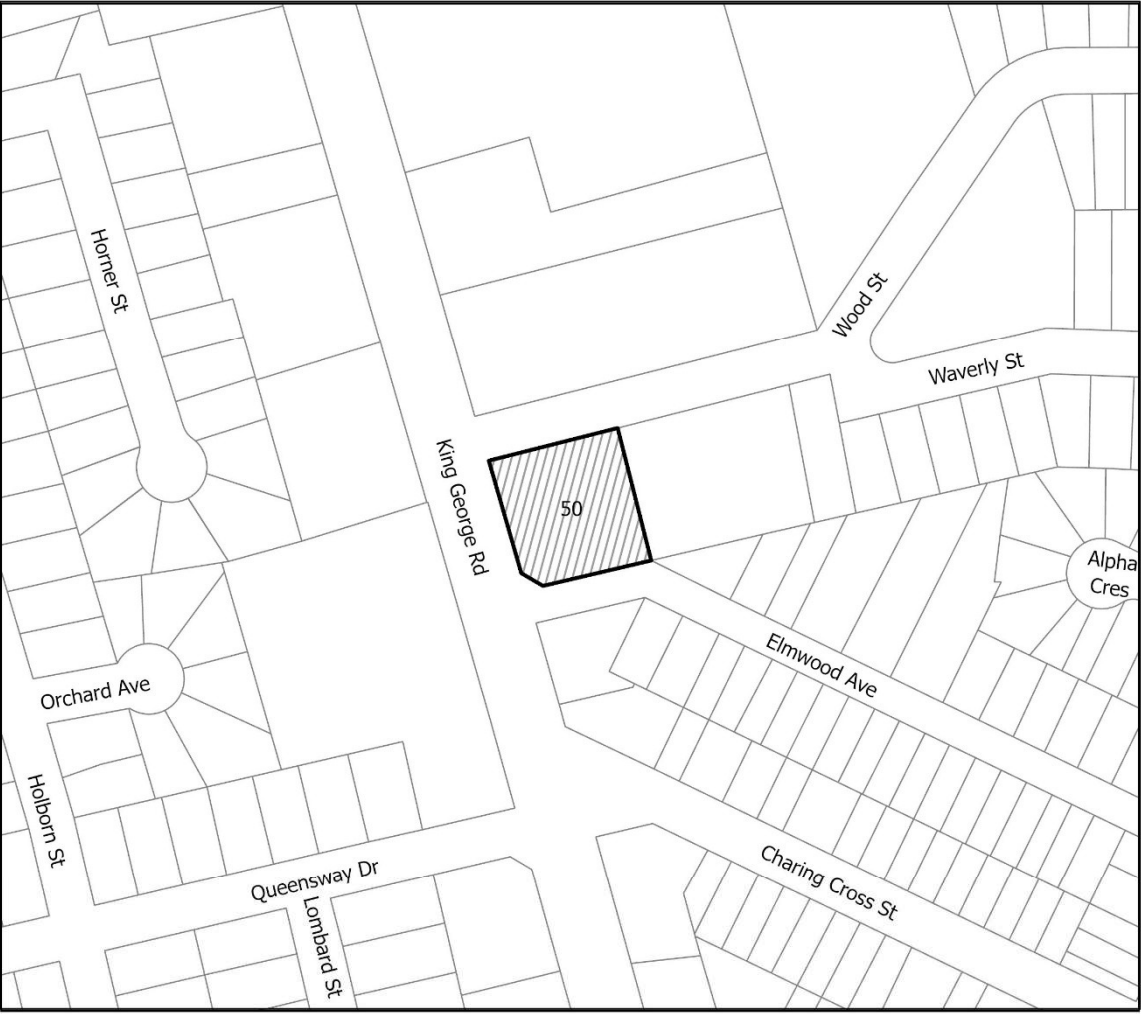
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

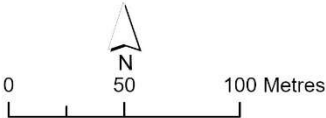
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A30-2026
50 King George Road



Legend
Subject Land





September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A32-2026
Related File Numbers: n/a
Address: 331 Erie Avenue
Roll Number: 2906050007530000000
Applicant: King Homes Inc.
Owner: Euan Zhang

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance application was received for the lands municipally addressed as 331 Erie Avenue. The purpose of the minor variance is to expand a legal non-conforming use (triplex) by constructing new exterior decks and steps in the rear yard. The specific relief is requested through Section 45(2) of the Planning Act R.S.O. 1990, and Section 2.12 b) of Zoning By-law 124-2024.

The subject lands are designated “**Intensification Corridor**” in the Official Plan and zoned “**Intensification Corridor (IC)**” in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **September 9, 2026**

THAT minor variance application A32-2026 seeking relief from Section 2.12 b), Zoning By-law 124-2024 to permit up to a 30 m² expansion of the existing legal nonconforming triplex in the form of a deck in the rear yard, whereas no enlargement of legal non-conforming uses is otherwise required, BE APPROVED conditional upon the Owner/Applicant providing a Stormwater Management Brief prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate;

THAT the reasons for the approval of the minor variance application are as follows: the proposed application is desirable for the appropriate development and use of the land, and that the application will not result in undue adverse impacts on surrounding properties.

THAT pursuant to 45(8) – (8.2) 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 5.2 of Report No. 2026-393”.

Electronically signed by G. Kempa,
Chair/Member
Electronically signed by M. Bodnar,
Member

T. Cupoli, Member - ABSENT

A. Alagic, Member - ABSENT

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Simpson,
Member

Electronically signed by A. Patel,
Member

Certification

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Paul Clarke, Secretary-Treasurer

Additional Information

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Appeal Deadline

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End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

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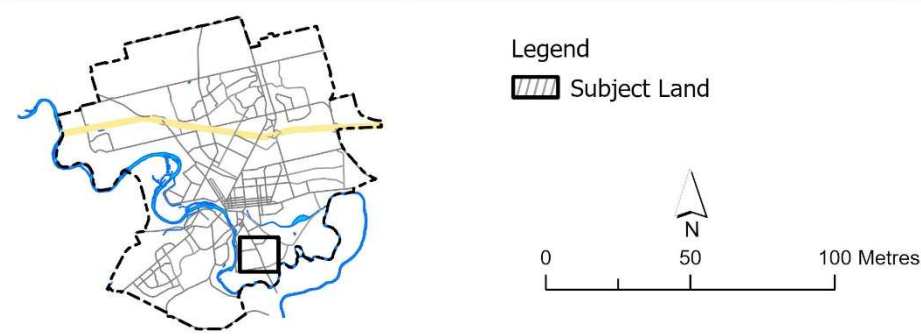
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- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A32-2026
331 Erie Avenue





September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A34-2026
Related File Numbers: SPC-01-2025
Address: 968 - 970 Colborne Street
Roll Number: 2906040015117000000
Agent: Peter De Iulio
Applicant: Peter De Iulio
Owner: The Hart Group Inc. (Greg Hart)

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Minor Variance Application has been received for the lands municipally addressed as 968 - 970 Colborne St. The purpose of this application is to facilitate the construction of a 6-storey apartment building with 52 units. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024:

- **Table 6.8.9** to permit a side yard of 1.9 m, whereas a minimum of 5.5 m is otherwise permitted.
- **Table 5.3.b.3** to permit a parking standard of 0.86 spaces per unit (50 spaces total), whereas a minimum of 1.15 spaces per unit (60 spaces total) is otherwise required.
- **Table 6.8.11** to permit a common amenity space of 3.5 m² per unit (187 m² total), whereas 5 m² per unit (260 m² total) is otherwise required, provided a minimum landscape open space of 22% is maintained.

Decision: **APPROVED**

Date: **September 30, 2026**

THAT minor variance application A34-2026 seeking relief from Table 6.8.9 of the Zoning By-law 124-2024 to permit a side yard of 1.9 m, whereas a minimum of 5.5 m is otherwise required BE APPROVED;

THAT minor variance application A34-2026 seeking relief from Table 6.8.11 of the Zoning By-law 124-2024 to permit a common amenity space of 3.5 m² per unit, whereas a minimum of 5 m² is otherwise required BE APPROVED, conditional upon a minimum landscape open space of 22% being provided;

THAT minor variance application A34-2026 seeking relief from Table 5.3.b.3 of the Zoning By-law 124-2024 to permit a parking rate of 0.86 spaces per unit plus 0.10

spaces for visitors, whereas a minimum of 1.0 space per unit plus 0.15 spaces for visitors is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to 45(8) – (8.2) 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 5.2 of Report No. 2026-400”.

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by A. Patel,
Member**

T. Cupoli, Member – ABSENT

A. Alagic, Member – ABSENT

**Electronically signed by V. Kershaw,
Member**

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Additional Information

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Appeal Deadline

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End of Decision

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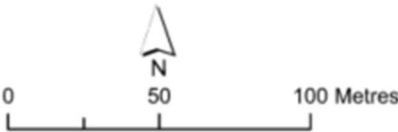
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: A34-2026
968 and 970 Colborne Street



Legend
[Hatched Box] Subject Land





September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET – BRANTFORD, ON, N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: A41-2026
Related File Numbers: B17-2026
Address: 205-213 King George
Roll Number: 2906020014356000000 / 2906020014357000000
Agent: J.H. Cohoon Engineering
Applicant: George Lou Kamiris
Owner: George Lou Kamiris

In the matter of an application for variance made under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 205 and 213 King George Road. The purpose of the application is to facilitate a lot line adjustment between 205 and 213 King George Road. A 674 m² portion of the side yard of 213 is proposed to be severed and conveyed to 205 King George. The applicant is requesting relief from the following section(s) of Zoning By-law 124-2024 to facilitate the proposal:

Section 5.8 iii Table 5.8 a 1: To permit an access aisle of 4m on each lot, for a total access aisle width of 8m spanning both lots, whereas 6m per lot is otherwise required.

Section 6.8 Table 6.8.9: To permit a minimum interior side yard of 4.7 m where as 5.5 m is otherwise required

The subject lands are designated “**Intensification Corridor**” in the Official Plan and zoned “**Intensification Corridor – Pedestrian Prominent**” in Zoning By-law 124-2024.

Decision: **APPROVED**

Date: **September 9, 2026**

THAT minor variance application A41-2026 seeking relief from Section 5.8 Table 5.8.a.1 to permit a minimum access aisle width of 4.0 m on each lot to access parking spaces on a 90- degree angle, whereas a minimum access aisle width of 6.0 m is otherwise required BE APPROVED;

THAT minor variance application A41-2026 seeking relief from Section 6.8 Table 6.8.9 to permit a minimum interior side yard of 4.7 m for non-residential uses, whereas 5.5 m is otherwise required BE APPROVED;

THAT the reasons for the approval of the minor variance application are as follows: the proposed variance application is in keeping with the general intent and purpose of the Official Plan and Zoning By-law, the relief requested is considered minor in nature, and desirable for the appropriate development of the subject lands; and,

THAT pursuant to Section 45(8) – (8.2) 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 5.2 of report 2026-397.”

**Electronically signed by G. Kempa,
Chair/Member**

**Electronically signed by M. Simpson,
Member**

**Electronically signed by M. Bodnar,
Member**

**Electronically signed by A. Patel,
Member**

T. Cupoli, Member - ABSENT

A. Alagic, Member - ABSENT

**Electronically signed by V. Kershaw,
Member**

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in black ink, appearing to read "Paul Clarke", with a long horizontal flourish extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca.

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **September 30 at 4:30 p.m.**

End of Decision

APPEAL INFORMATION – MINOR VARIANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 45(12) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 45(12) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body that has an interest in the matter” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 45(12) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 45(12) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 45(12) appeals must include:

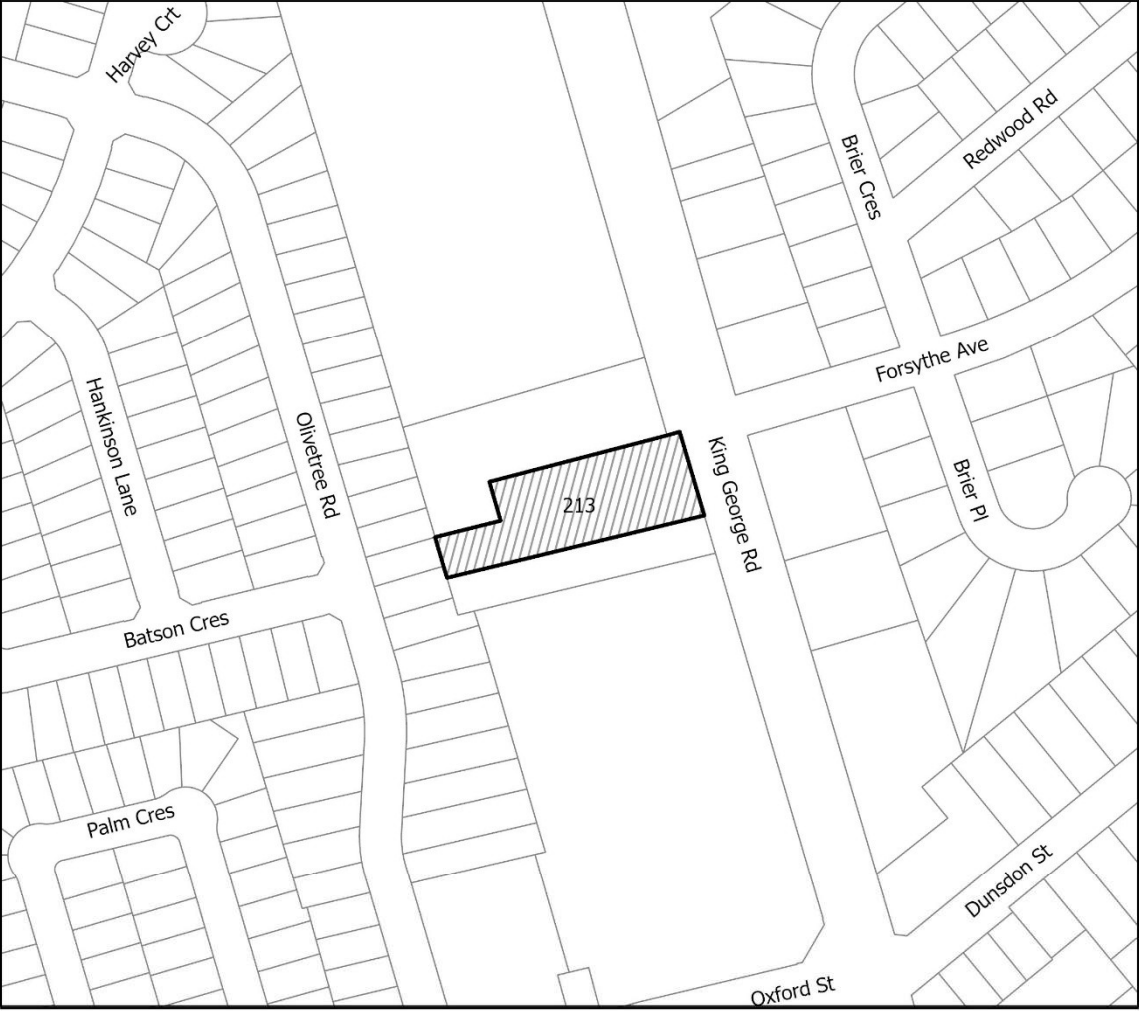
- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

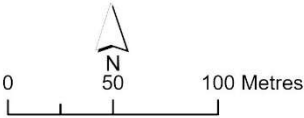
Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: B17-2026
213 King George



Legend
Subject Land





September 10, 2026

THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL – 58 DALHOUSIE STREET - BRANTFORD – ON N3T 2J2
TELEPHONE 519-759-4150

COMMITTEE OF ADJUSTMENT
DECISION OF THE COMMITTEE

File Number: B17-2026
Related File Numbers: A41-2026
Address: 205-213 King George
Roll Number: 2906020014356000000 / 2906020014357000000
Agent: Robert Philips (J.H. Cohoon Engineering)
Applicant: George Lou Kamiris
Owner: George Lou Kamiris

In the matter of an application for consent made under Section 53 of the *Planning Act*, R.S.O. 1990, Chapter 13 as amended:

Proposal:

A Consent and Minor Variance Application has been received for the lands municipally addressed as 205 and 213 King George Road. The purpose of the application is to facilitate a lot line adjustment between 205 and 213 King George Road. A 674 m² portion of the side yard of 213 is proposed to be severed and conveyed to 205 King George.

Decision: PROVISIONAL APPROVAL

Date: September 9, 2026

THAT Consent application B17/2026 requesting to sever a parcel of land from the subject property municipally addressed as 213 King George Street, to be conveyed to 205 King George BE APPROVED subject to the following conditions;

1. Receipt of confirmation that the decision to approve Application File No. A41-2026 is final and binding and is in full force and effect.
2. Receipt of a registered reference plan showing the severed and retained parcel and any applicable easements
3. Receipt of confirmation that all taxes are paid up to date;
4. Receipt of confirmation that the applicant has submitted 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 acknowledgement 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, free and clear of any encumbrances, being the subject of this consent.

6. Receipt of an undertaking from the Solicitor acting in the transfer confirming that the severed parcel will be merged in title with the adjacent property and that a copy of the registered application to consolidate be provided to the City
7. Receipt of an undertaking provided from the applicant's solicitor confirming that all applicable easements will be registered on title for the properties;
8. That the above conditions be fulfilled and the Certificate of Consent be issued on or before **September 10, 2028**, after which time the consent will lapse.

THAT the reasons for approval of B17-2026 are as follows: the proposed consent has regard for the matters under Section 51(24) of the *Planning Act* and Staff are 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 and policies of the Official Plan and Zoning By-law; and,

THAT pursuant to Sections 45(8) – (8.2) and Sections 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 5.2 of Report No. 2026-397”.

Electronically signed by G. Kempa,
Chair/Member

Electronically signed by V. Kershaw,
Member

Electronically signed by M. Bodnar,
Member

Electronically signed by M. Simpson,
Member

T. Cupoli, Member - ABSENT

Electronically signed by A. Patel,
Member

A. Alagic, Member - ABSENT

Certification

I hereby certify that this is a true copy of the original document

A handwritten signature in dark ink, appearing to read "Paul Clarke", with a long horizontal flourish extending to the right.

Paul Clarke, Secretary-Treasurer

Additional Information

If you require additional information regarding the application, please contact Secretary-Treasurer, Committee of Adjustment, (519)759-4150 CofA@brantford.ca .

Appeal Deadline

The last date for filing a notice of appeal to the Ontario Land Tribunal of this Decision is **October 1, 2026 at 4:30 p.m.**

END OF DECISION

APPEAL INFORMATION – CONSENTS/SEVERANCES

1. Who may file an appeal of the Decision of the Committee of Adjustment or Consent Authority?

Please note neighbours and other interested parties not defined are no longer eligible to file Planning Act Section 53(19) appeals. See [Bill 23, More Homes Built Faster Act, 2022](#) for more information.

Planning Act Section 53(19) appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

2. When must an appeal be received to be considered?

Planning Act Section 53(19) appeals must be received no later than the end of business on the last date of appeal listed on the Notice of Decision. The last date of appeal is 20 days from the date of the giving of Notice of the Decision. Please see Notice of Decision for exact date and time.

3. Where must the appeal be filed to be considered?

Planning Act Section 53(19) appeals must be received in one of the following formats:

Hardcopy: At City Hall and addressed to the Secretary-Treasurer of the Committee of Adjustment, Brantford City Hall, 58 Dalhousie Street, Brantford ON N3T 2J2. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of second-hand mailing will be time barred and of no effect.

Electronic copy: By email delivered to cofa@brantford.ca. Do not address appeals to any other departments or locations. Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly addressed emails will be time barred and of no effect. If the information submitted will include large file sizes not able to be sent in one email, please contact cofa@brantford.ca in advance to request a file sharing link.

E-file Portal: By filing an appeal through the OLT E-file Portal at <https://olt.gov.on.ca/e-file-service/> to **Brantford (City) – Secretary-Treasurer**” (select appropriate approval body as outlined on the Notice of Decision) (first-time users will need to register for a My Ontario Account). Appeals received by the office of the Committee of Adjustment after the last date of appeal because of incorrectly chosen approval authority will be time barred and of no effect.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of appeal, the appeal must be filed with one of the other two options. Appeals received after the date of appeal because of one of the methods being unavailable will be time barred and of no effect.

4. What information must be submitted for the appeal to be considered?

Planning Act Section 53(19) appeals must include:

- Notice of appeal, the Ontario Land Tribunal (OLT) Appeal Form - this can be found by contacting Committee of Adjustment staff at Brantford City Hall, 58 Dalhousie Street Brantford ON N3T 2J2 or at the OLT website <https://olt.gov.on.ca/forms-submissions/>, a cover letter, etc. may also be submitted if there is not sufficient room in the form;
- Filing fee: The appeal fee of \$400.00 can be paid online through e-file or by certified cheque/money order payable to the Minister of Finance, Province of Ontario.
- All other information as required by the Appeal Form.

Questions or Information:

Contact Committee of Adjustment Staff (cofa@brantford.ca)

LOCATION MAP

Application: B17-2026 & A41-2026
205-213 King George Road



Legend
Subject Land

