



## Committee of Adjustment Agenda

**Date:** Thursday, July 18, 2024

**Time:** 6:00 p.m.

**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email [accessibility@brant.ca](mailto:accessibility@brant.ca)

---

1. Attendance
2. Approval of Agenda
3. Declaration of Pecuniary Interests
4. Adoption of Minutes from Previous Meetings
5. Public Hearings
  - 5.1 A9-24-HH-DeLeye-29 Broadview Dr

### RECOMMENDATION

THAT Application for Minor Variance A9-24-HH from Michael and Kayla DeLeye, owner(s) of lands legally described as PLAN 1686 LOT 24, municipally known as 29 Broadview Drive, Geographic Township of Burford, County of Brant, BE APPROVED subject to the attached conditions.

The applicants are proposing to construct a 167.23 m<sup>2</sup> (1800.05 ft<sup>2</sup>) for an accessory structure that will be used for personal storage and storage of vehicles. The applicants are requesting relief from Zoning By-Law 61-16, Section 4, Table 4.4.1 – for variances to the rear yard and interior side yard setback and maximum accessory structure lot coverage. The applicant is also requesting relief for the purpose of increased structure height.

The following summarizes all variances being sought by the applicant:

- To permit a reduced rear yard setback of 1.2 metres, whereas 1.5 metres is required.
- To permit a reduced interior yard setback of 1.2 metres, whereas 1.5 metres is required.
- To permit an increased maximum height of 5.4 metres, whereas 5 metres is required.
- To permit an increase in the maximum total lot coverage of 178.38 sq.m, whereas 140 metres is required.

THAT the reason(s) for approval are as follows:

- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject lands;
- The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The proposed variance meets the four tests of the Planning Act.

## 5.2 B5-24-DN-Bishopsgate & Colborne St W-Shadeview

### RECOMMENDATION

THAT **Consent Application B5-24-DN** from JHC Engineering Agent, on behalf of Applicant UTOVA Enterprises Inc on behalf of 1000399788 Ontario Ltd c/o K. Spierenburg Owner of BRANTFORD CONCESSION 5 PART LOTS 1 AND 2, County of Brant, in the geographic former township of Brantford, located at 1318 Colborne Street West proposing the creation of one (1) new industrial lot within the Light Industrial (M2) zone having a frontage of 106 metres, depth of 240 metres and area of 1 hectare (2.65 acres), **BE APPROVED, subject to the attached conditions.**

THAT the reason(s) for the approval of Consent Application B5-24-DN are as follows:

- The lot creation will facilitate additional development opportunity for employment land uses, compatible with the context of the surrounding area.
- The application is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

## 5.3 B26-23-SL & A11-24-KD-Henderson-369 Scenic Drive

### RECOMMENDATION

THAT **Consent Application B26-23-SL** from Arcadis c/o D. Stewart, Agent on behalf of C. Henderson, Applicant on behalf of M. Kaye & E. Hilson, Owners of land legally described as CONCESSION 4 PART LOT 14, municipally known as 369 Scenic Drive, Geographic Township of South Dumfries, County of Brant, proposing a severance for the creation of one (1) new residential building lot within Rural Residential (RR) zone having a frontage along

Scenic Drive 35 metres and area of approximately 0.67 ha (1.65 acres), **BE APPROVED**  
***subject to the attached conditions.***

THAT the reason(s) for the approval of Consent Application B26-23-SL are as follows:

- The proposal prioritizes the protection and enhancement of the Natural Heritage System while facilitating compatible development of a permitted land use, in accordance with recommendations determined by the completion of the Environmental Impact Study (EIS).
- The application is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

AND

THAT **Minor Variance Application A11-24-KD** from Arcadis c/o D. Stewart, Agent on behalf of C. Henderson, Applicant on behalf of M. Kaye & E. Hilson, Owners of land legally described as CONCESSION 4 PART LOT 14, municipally known as 369 Scenic Drive, Geographic Township of South Dumfries, County of Brant, requesting to permit a reduced minimum lot frontage of 35 metres, where a minimum of 40 metres is required in the Rural Residential (RR) zone to facilitate related Consent Application B26-23-SL, **BE APPROVED**.

THAT the reason(s) for the approval of Minor Variance Application A11-24-KD are as follows:

- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject lands;
- The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The proposed variance meets the four tests of the *Planning Act*.

#### 5.4 A10-24-HH-Goslin-164 Hwy 53

### RECOMMENDATION

THAT Application for Minor Variance A10-24-HH from Matt Goslin, Owner of lands legally described as PLAN 53B PART PARK LOT 5 REGISTERED PLAN 2R6509 PART 6, municipally known as 164 Highway 53, Former Geographic Township of Burford is seeking relief from Section 4, Table 4.4.1 of the County of Brant Zoning By-Law 61-16 for an increase in lot coverage for an accessory structure. The applicant has proposed an increased lot coverage of 158 m<sup>2</sup> (1700.7 ft<sup>2</sup>), exceeding the permitted 140 m<sup>2</sup> (1500 ft<sup>2</sup>) for accessory structures. It is recommended that the application BE APPROVED.

THAT the reason(s) for approval are as follows:

- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject lands;
- The proposed variance is in keeping with the general intent of the Official Plan and

Zoning By-Law 61-16;

- The proposed variance meets the four tests of the Planning Act.

5.5 A8-24-JA-Abi Rached -14 Cornwell Rd

**RECOMMENDATION**

THAT Application for Minor Variance A8-24-JA from Miled Abi-Rached and Dounia Zahra, Owners of lands legally described as RANGE 1 NHR PT LOT 7 RP 2R6501 PART 1, municipally known as 14 Cornwell Road, Geographic Township of Brantford, County of Brant,

seeking relief from Zoning By-law 61-16, Section 4, Subsection 4.5 b(x)(4) to permit a setback of 51.5 metres (169 feet) whereas, 40 metres (131.23 feet) is required from the primary dwelling unit to facilitate the construction of a proposed detached additional residential unit, BE APPROVED.

THAT the reason(s) for approval are as follows:

- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject lands;
- The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The proposed variance meets the four tests of the Planning Act.

6. **Next Meeting**

7. **Adjournment**