



Committee of Adjustment Agenda

Date: Thursday, October 17, 2024
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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1. Attendance
2. Approval of Agenda
3. Declaration of Pecuniary Interests
4. Adoption of Minutes from Previous Meetings
5. Public Hearings
 - 5.1 SV2-24-LK-GEDSB-231 Grand River St N

RECOMMENDATION

That Application **SV2-24-LK** from Chris Hackett, Gould Signs, and Terry Korchak, GEDSB of lands described as PLAN 492 BLOCK 23 LOT 2 TO LOT 4 LOT 12 PART LOT 1 CONCESSION PART LOT 29 in the County of Brant, **BE APPROVED**.

The Applicant, Gould Signs, is seeking a minor variance of the County of Brant Sign By-law 121-08 at 231 Grand River Street North. Gould Signs is proposing to remove the existing ground sign and replace it with a new ground sign that includes an LED signage whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage.

- 5.2 B13-24-KD-Vicano-197 Pinehurst Rd

RECOMMENDATION

THAT Application for Consent **B13-24-KD** from Vicano Development Limited c/o Yaw Yawson, Owner of lands legally described as SOUTH DUMFRIES CON 2 PT LOT 30 RP

2R7950 PT PART 1 RP 2R8605 PART 2; County of Brant and municipally known as 197 Pinehurst Road to facilitate the lease extension over the lands in excess of 21 years for their existing tenant, McDonald's Restaurant of Canada Limited, to continue operation **BE APPROVED**, subject to the attached conditions:

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

- The proposed land lease extension will facilitate the existing restaurant to continue operating.
- 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 B14-24-KD-Brookfield- 104 Oak Ave

RECOMMENDATION

THAT Application for Consent **B14-24-KD** from Bob Stewart, Pinevest Homes on behalf of Aidan Dekkema, Brookfield Residential of lands legally described as SOUTH DUMFRIES CONCESSION 2 PART LOT 32 PLAN 2M1947 BLOCK 107 RP 2R8949 PARTS 1 AND 2, located at 104 Oak Avenue, Paris, County of Brant, proposing to facilitate a severance of a property in two existing plans of Subdivision to create two parcels from one existing block, **BE APPROVED**, subject to the attached conditions

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

- The application is in conformity 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 with the general intent of the policies of the Official Plan and Zoning By-Law.
- The lot creation is compatible and consistent within the context of the existing development.

5.4 B15-24-ES-Martin - 405 Third Concession Rd

RECOMMENDATION

THAT Consent Application **B15-24-ES** from Trevor Hawkins, Agents, on behalf of 1778206 Ontario Inc./ Kris Martin, Owner of lands legally known as CONCESION 3 PART LOT 19 municipally known as 405 Third Concession Rd, within the Former Township of Burford, County of Brant, proposing to sever a surplus dwelling with an area of approximately 0.745 hectares (1.84 acres) and a frontage of approximately 12.4 metres (40.68 feet) along Third Concession Rd, with the retained lands having an area of approximately 32.86 hectares (81.20 acres). **BE APPROVED**, subject to the attached conditions.

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

- 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, specifically for surplus farm dwelling.

5.5 B16-24-LK-3 & 33 Salt Springs Rd

RECOMMENDATION

THAT Consent Application **B16-24-LK** from J.H. Cohoon Engineering Ltd., agent on behalf of Edward Robert Mueller, applicant, and David Reginald Glass, Owner of lands legally described as PLAN 210 MARTINS BEND PT BLKS C, K & L, in the Former Township of Onondaga, and municipally known as 33 Salt Springs Church Road, proposing a lot line adjustment of approximately 642 square metres to accommodate the existing driveway located at 3 Salt Springs Church Road, known as adjoining lands, **BE DEFERRED** to allow the applicant the opportunity to revise the application to address the comments from the Development Engineering Department.

6. **Next Meeting**

7. **Adjournment**