



Committee of Adjustment Agenda

Date: Thursday, March 20, 2025
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

	Pages
1. Attendance	
2. Approval of Agenda	
3. Declaration of Pecuniary Interests	
4. Adoption of Minutes from Previous Meetings	3 - 10
5. Public Hearings	
5.1 <u>A2-25-LG - 539 Paris Road</u> <u>RECOMMENDATION</u>	11 - 28

THAT Application for Minor Variance **A2-25-LG** from Peter Graham, Applicant on behalf of Roger Kropf, Owner(s) of lands legally described as BRANTFORD CONCESSION 1 PART LOT 18 RP-2R8715 PARTS 2 AND 8, municipally known as 539 Paris Rd, Former Township of Brantford, County of Brant, seeking relief from Zoning By-law 61-16, Section 11, Table 11.2.1 to permit a street setback of 33 metres, whereas 50 metres is required to facilitate a future industrial development, **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.

PURPOSE:

The purpose of this report is to provide the Committee Members with information pertaining to the request and objection received for a variance pursuant to County of Brant Fence By-law 135-23. This report, along with attached Applicant / Appellant comments and presentation will be used as a base for the Committee to make a decision to approve, defer or refuse the fence variance application. As part of the decision, the Committee may add conditions which are considered appropriate to the nature of the application.

PROPOSAL:

The Applicant/Owners are requesting the following variance to the Fence By-law 135-23:

To permit a fence having a maximum height of 7.5 feet (2.28m) to be constructed along a portion of the south facing property line and fence having a maximum height of 8.5 feet (2.5m) along the west facing property line whereas a maximum fence height of 3 feet (0.91m) is permitted.

The Applicant/Owner are requesting the additional height due to the interpretation of the Fence By-law and nature of the lot configuration.

6. **Next Meeting**

7. **Adjournment**



Committee of Adjustment Minutes

Date: February 20, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Present: Brown, Emmott, Hamilton, Schmitt, Smith, Vamos, Panag

Staff: D. Namisniak, N. Campbell, R. Flores, L. Keen, L. Graham

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1. Attendance

2. Approval of Agenda

Moved by Member Schmitt
Seconded by Member Hamilton

That the agenda for the County of Brant Committee of Adjustment Meeting of February 20, 2025 be approved.

Carried

3. Declaration of Pecuniary Interests

No conflicts declared.

4. Adoption of Minutes from Previous Meetings

Moved by Member Panag
Seconded by Member Vamos

That the minutes of the January 16, 2025 meeting of the Committee of Adjustment be approved, as printed.

Carried

5. Public Hearings

5.1 A18-24-LK - 112 Dundas St W

Staff Presentation

- R. Flores, Junior Planner, presented minor variance application A18-24-LK for approval as outlined in the staff report.
- Member Hamilton inquired if the garage is included in the area coverage with the Additional Residential Unit (ARU) to which staff confirmed.
- Member Hamilton noted an error on Page 7 of the staff report, which referenced Rural Residential (RR) instead of Urban Residential (R2). Planner confirmed it was an oversight.

Applicant Presentation

- Jill Palmer, Owner, was present online and added that the ARU is intended for her son who has a life-long disability.
- Member Hamilton asked whether the proposed dwelling would have a separate sewer and water connection or be linked to the existing dwelling.
- Owner responded that she believes it will have a separate connection but is unsure at this stage.
- Planner confirmed that will be addressed at the building permit stage.

No public comments

Moved by Member Smith

Seconded by Member Schmitt

THAT Application for Minor Variance **A18-24-LK** from Jill Palmer, Owner of lands legally described as PLAN 581 LOT 49, municipally known as 112 Dundas Street West, Former Town of Paris, County of Brant, is seeking relief from Zoning By-law 61-16 to permit a maximum accessory structure height of 4.8 metres whereas 4.5 metres is permitted, and to recognize the existing street setback of 3.93 metres, whereas 4.5 metres is required, **BE APPROVED**.

AND 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.

Carried

5.2 B26-24-LK - 19 King St S

5.2.1 Addendum - B26-24-LK - Updated Report and Conditions List

Staff Presentation

- R. Flores presented consent application B26-24-LK for approval as outlined in the staff report.

- Member Hamilton questioned the difference between Conditions 2 and 6 and whether they can be combined.
- Mr. Namisniak, Manager of Development Planning, acknowledged the similarity in wording and noted one condition could be removed with staff recommending keeping Condition 2.

Agent/ Applicant Presentation

- Bob Phillips with J.H. Cohoon's Engineering, Agent on behalf of the Owner, was present online. Agent confirmed support for the planning staff report and acknowledged recent discussions with staff regarding the late addition of the hydrogeological study condition noting that they are in acceptance of the amended condition.
- Agent explained that the two landlocked parcels were originally created through a plan of subdivision. Intention was to transfer parcels to abutting owners; however, due to a lack of interest, the applicant is now seeking the lot line adjustment to establish formal frontage onto King Street.
- Member Hamilton noted that the severed lands are on a steep slope, requiring earthmoving. The agent confirmed that all necessary earthworks were included in the application and that engineering staff approved the proposed entrance location.
- Member Smith requested clarification on the hydrogeological study and whether the newly added condition was due to concerns with potable water or private septic.
- Agent responded that further evaluation determined additional work was needed but reiterated their commitment to compliance.
- Planner noted that the Director of Environmental Services noted that the initial water study was incomplete and did not fully demonstrate the site's capacity for private water and wastewater servicing, necessitating additional studies.

No public comments

Moved by Member Hamilton

Seconded by Member Panag

THAT Consent Application **B26-24-LK** from J.H Cohoon Engineering, Agent on behalf of Taylor Whiting and Lisa Whiting, Owners of lands legally described as Part Lot 6 Concession 1, Part 1 on 2R-4504, former Geographic Township of Oakland and municipally known as 19 King Street South, County of Brant, proposing a lot line adjustment of approximately 0.18 hectares (0.44 acres) to be added to landlocked Blocks 18 and 19, 2M-1845, known as benefiting lands **BE APPROVED**, subject to the attached conditions.

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

- The application will provide frontage for the landlocked blocks 18 & 19 to facilitate construction of one single detached dwelling.
- The application is consistent with the policies of the Provincial Planning Statement (2024).
- The application conforms with the policies of the County of Brant Official Plan (2023) and Zoning By-Law.

Carried

5.3 B27-24-LK - 290 Brant County Hwy #5

Staff Presentation

- L. Keen, Planner, presented consent application B27-24-LK for approval as outlined in the staff report.
- Member Smith sought confirmation whether the lands to be severed is the full length of the lot. Staff confirms.

Agent/ Applicant Presentation

- Bob Phillips with J.H. Cohoon Engineering Ltd., Agent on behalf of the Owner, was present online and added that the two lots are serviced through an easement for common access. A condition requires the easement to be modified between the two owners to ensure access is maintained.
- Member Smith inquired whether the easement is properly registered on title. The agent confirmed that it is and believes it can be modified. Member Smith emphasized the importance of ensuring proper registration for potential future owners.
- Member Vamos inquired if construction had commenced for the proposed structure. Agent confirmed that the foundation has been installed.
- Member Hamilton sought clarification on Condition 7 regarding the removal of a retaining wall. The agent explained that a small retaining wall currently crosses the new property line and will be rectified.
- Member Hamilton also inquired whether the foundation, now started, complies with zoning requirements. The agent confirmed that modifications were made to the application to ensure conformity with the zoning by-law.

Public Presentation

- Howard Hussey Jr., Owner of 292 Brant County Hwy #5 (Benefiting Lands) noted that he had thought appropriate permits and processes were in place by his father (Owner/ Applicant of this application).

Moved by Member Schmitt

Seconded by Member Panag

THAT Consent Application **B27-24-LK** from Cohoon Engineering Ltd on behalf of Howard Hussey, Owner of lands legally known as South Dumfries Concession 2 Part Lot 11 Registered Plan 2R4549 PT Parts 2 and 4, municipally known as 290 Brant County Highway 5, proposing a lot line adjustment to sever a 352.5 square metre strip of land from of the western property line to be added to the abutting property at 292 Brant County Highway 5, **BE APPROVED**, subject to the attached conditions.

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

- The application is in conformity 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.

Carried

5.4 B17-24-LK and A1-25-LK - 29 Sixth Concession Rd & 62 King St

Staff Presentation

- L. Keen, Planner, presented consent application B17-24-LK and minor variance application A1-25-LK for approval as outlined in the staff report.
- Member Hamilton inquired how they will access the lands. Staff was unsure and redirected to the Agent/ Applicant.

Agent Presentation

- Dave Aston from MHBC Planning, Agent on behalf of the Owner, was present online and responded to Member Hamilton's question clarifying that the land will be farmed by the same farmer as the surrounding agricultural lands and accessed through the abutting properties on either side.

No public comments

Moved by Member Smith

Seconded by Member Schmitt

THAT Consent Application **B17-24-LK** from MHBC Planning, Agent, on behalf of Ruie and William Greenwood, Owners of the lands legally described as Concession 6 Part Lot 2, in the Former Township of Burford, municipally known as 29 Sixth Concession Road, proposing to sever approximately 3.1 hectares from 29 Sixth Concession Road to the benefitting lands municipally known as 62 King Street, **BE APPROVED**, subject to the attached conditions.

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

- The consent application maintains the function of the existing residential and agricultural land uses.
- The application is in conformity with the policies of the Provincial Policy Statement;
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-law.

Carried

Moved by Member Smith

Seconded by Member Schmitt

THAT Minor Variance Application **A1-25-LK** from MHBC Planning, Agent, on behalf of Ruie and William Greenwood, Owners of the lands legally described as Concession 6 Part Lot 2, in the Former Township of Burford, municipally known as 29 Sixth Concession Road, seeking the following:

1. Relief under Planning Act, Section 45(1) to permit a lot area of 0.6 hectares for the proposed retained lands; and
2. Relief under Planning Act, Section 45(2) to permit the extension of a legal nonconforming use in recognition of the existing residential land uses.

BE APPROVED.

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

- The relief requested is considered minor in nature and is desirable for the appropriate function of the subject lands;
- The proposed minor variance is in keeping with the intent of the Official Plan and permits extension of the existing residential legal non-conforming condition of the site.

Carried

5.5 B25-24-LG - 354 Bishopsgate Rd

Staff Presentation

- L. Graham, Planner, presented consent application B25-24-LG for approval as outlined in the staff report.
- Member Smith inquired about the status of the conditionally approved file.
- Planner responded that the applicants are in the process of nearing completion.

Applicant Presentation

- Zach Hoffner with Paulsan Construction Inc., Applicant, was present and confirmed the purpose of the application is to correct the lot depth error and confirmed that the conditionally approved filed is nearly complete.
- Applicant noted two (2) Site Plan Control Applications are in process and cannot be finalized until this is resolved.
- No questions to the applicant.

No public comments

Moved by Member Hamilton

Seconded by Member Panag

THAT Application for Consent **B25-24-LG** from Paulsan Construction Inc. c/o Zach Hoffner, applicant on behalf of Paulsan Construction Inc. c/o Paul McCaig, Owner or lands legally described as CONCESSION 5 PART LOT 1, in the geographic Township of Burford, municipally known as 354 Bishopsgate Road, County of Brant, proposing a lot line adjustment, having an area of approximately 0.27 hectares (0.67 acres) to be severed from 354 Bishopsgate Road and consolidated with 356 Bishopsgate Road, **BE APPROVED**, subject to the attached conditions.

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

- The lot line adjustment is technical, minor in nature and compatible with surrounding land uses.
- The application is consistent with the policies of the Provincial Planning Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

Carried

5.6 B1-25-LG

Staff Presentation

- L. Graham, Planner, presented consent application B1-25-LG for approval as outlined in the staff report.
- Madame Chair Brown requested clarification about the holding provision on the land.
- Planner explained that through the subdivision agreement, all the blocks are under a holding provision and are required to go through the site plan control process and enter into a development agreement with the County to develop the lands. Planner confirmed no condition is required as the holding provision is already existing on the lands.

Agent/ Applicant Presentation

- James Webb from WEBB Planning Consultants Inc., Agent on behalf of the Owner, was present online to answer any questions from the Committee.
- No questions to the Agent.

No public comments

Moved by Member Panag

Seconded by Member Vamos

THAT Application for Consent **B1-25-LG** from WEBB Planning Consultants Inc. c/o James Webb, applicant on behalf of Greycan 13 Properties Inc. c/o Chris Serio, Owner or lands legally described as PLAN 2M1990 BLK 2, in the geographic Township of Brantford, County of Brant, proposing the creation of one (1) new industrial lot within the recently registered subdivision PS2-20-RC, **BE APPROVED**, subject to the attached conditions.

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

- The lot creation is compatible and consistent within the context of the existing development.
- Detailed design and technical review of the proposed Prestige Industrial parcel will be facilitated through Site Plan Control.
- The application is consistent with the policies of the Provincial Planning Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

Carried

6. Next Meeting

The next meeting is scheduled to be March 20, 2025, and will be a hybrid meeting starting at 6:00pm.

7. Adjournment

The meeting adjourned at 7:02 pm to meet again on March 20, 2025.

Moved by Member Schmitt
Seconded by Member Vamos

That the Committee of Adjustment meeting of February 20, 2025 be adjourned.

Carried

A handwritten signature in cursive script, appearing to read "Nicole Campbell", written in black ink.

Nicole Campbell, Secretary-Treasurer



COUNTY OF BRANT COMMITTEE OF ADJUSTMENT REPORT

DATE: March 20, 2025

REPORT NO: RPT-0103-25

TO: To the Chair and Members of the Committee of Adjustment

FROM: Lauren Graham, Planner

APPLICATION TYPE: Minor Variance Application

APPLICATION NO: A2-25-LG

LOCATION: 539 Paris Road

OWNER: Roger Kropf

APPLICANT: Peter Graham

SUBJECT: Request for a decision on a Minor Variance Application seeking relief from Zoning By-law 61-16.

RECOMMENDATION

THAT Application for Minor Variance **A2-25-LG** from Peter Graham, Applicant on behalf of Roger Kropf, Owner(s) of lands legally described as BRANTFORD CONCESSION 1 PART LOT 18 RP-2R8715 PARTS 2 AND 8, municipally known as 539 Paris Rd, Former Township of Brantford, County of Brant, seeking relief from Zoning By-law 61-16, Section 11, Table 11.2.1 to permit a street setback of 33 metres, whereas 50 metres is required to facilitate a future industrial development, **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*.

EXECUTIVE SUMMARY

Minor Variance Application **A2-25-LG** is requesting relief from Zoning By-law 61-16, Section 11, Table 11.2.1 to permit a street setback of 33 metres, whereas 50 metres is required to any property line abutting an arterial road, or collector road.

The applicant has provided a concept plan to demonstrate how the parcel will be able to accommodate future industrial development. Future development of the subject lands will be subject to technical review as part of a Site Plan Control Application.

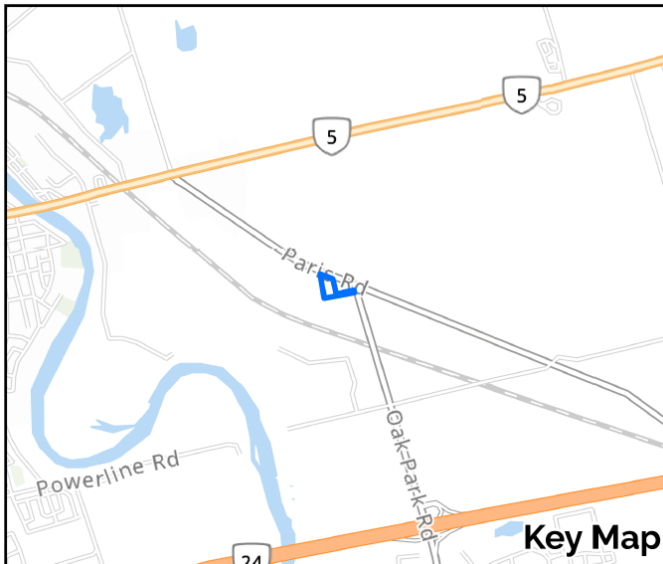
It is my professional opinion that the relief requested is considered minor in nature, is desirable for the appropriate development and use of the subject lands and the proposed variance is in keeping with the general intent of the Official Plan and Zoning By-Law 61-16 and therefore recommend that the Minor Variance Application **A2-25-LG** be **Approved**.

LOCATION / EXISTING CONDITIONS

The subject lands are located south of Paris Road and west of Oak Park Road, in the Urban Settlement Area of Paris.

LOCATION MAP
Application: A2-25-LG
539 Paris Road

AERIAL IMAGE
Application: A2-25-LG
539 Paris Road



The subject lands are irregular in shape, having a frontage of approximately 102.49 metres (336.27 feet), a depth of 183.45 metres (601.87 feet) and a total area of approximately 16,996.8 square metres (4.2 acres).

The subject lands contain a residential dwelling, barn and accessory structures, which will be demolished in order to facilitate future development.

The surrounding area consists of residential lands uses to the north, commercial land uses to the east and industrial land uses to the south west.

REPORT

Planning Act

Section 45 (1) of the *Planning Act* sets out criteria to be considered when reviewing Minor Variance Applications.

In reviewing the application staff analyzed the four tests as established in Section 45(1) of the *Planning Act* R.S.O 1990:

- (a) Shall be minor;
- (b) Shall be desirable for the appropriate development or land use of the land, building or structure;

- (c) Shall maintain the general intent and purpose of the Zoning By-Law; and
- (d) Shall maintain the general intent and purpose of the Official Plan.

Conformity with Provincial and Municipal Policies/Plans

Provincial Planning Statement, 2024

The *Provincial Planning Statement* (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be ‘consistent with’ policy statements issued under the *Planning Act*.

The following demonstrates consistency with the applicable policies of the Provincial Planning Statement (2024):

<i>Provincial Planning Statement – 2024</i>	<i>Planning Analysis</i>
<p><i>Section 2.8.1 of the Provincial Planning Statement advises Planning authorities shall promote economic development and competitiveness by:</i></p> <p><i>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</i></p>	<p><i>The minor variance will permit future development for lands designated for General Employment uses and zoned as Heavy Industrial with Site Specific provision (M3-28) within a settlement area.</i></p>
<p><i>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</i></p>	
<p><i>c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</i></p>	
<p><i>d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and</i></p>	<p><i>This application will allow for the intensification of employment uses within an area designated for employment uses.</i></p>
<p><i>e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</i></p>	<p><i>Future development will be subject to a Site Plan Control Application. Land use compatibility will be addressed through the Site Plan Control process.</i></p>
<p><i>Section 2.8.2 of the Provincial Planning Statement advises Planning authorities shall plan</i></p>	<p><i>The subject lands are connected to municipal water and septic system.</i></p>

<i>for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.</i>	<i>The extension of sewer services has been planned for this area of Paris, with construction between 2025-2026.</i>
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It is my professional opinion that the minor variance request is consistent with the policies of the Provincial Planning Statement.

County of Brant Official Plan 2023

The County of Brant Official Plan sets out the goals, objectives and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall ‘conform to’ the local Municipal Policies, including but not limited to the County of Brant Official Plan.

The Subject lands are designated as General Employment within the County of Brant Official Plan (2023) and located with the Urban Settlement Area of Paris.

The following demonstrates conformity with the applicable policies of the County of Brant Official Plan (2023):

<i>Official Plan (2023)</i>	<i>Planning Analysis</i>
<i>Part 3, Section 1.1 advises Employment Areas within the Urban System are clusters of economic activities that are generally industrial in nature and have existing or planned municipal water and/or wastewater servicing infrastructure.</i>	<i>The subject lands are located within the Urban Settlement Area of Paris and are serviced by municipal water, with future sewer connections.</i>
<i>Part 5, Section 7.2 advises the General Employment Designation is intended to accommodate employment uses that are largely industrial in nature and remain a crucial component of the County’s economy. The Employment designation applies to land that is comprised of or intended to be developed for a range of industrial uses and may include service commercial uses and related uses that directly service the employment area.</i>	<i>The subject lands are designated as General Employment. The minor variance is required to facilitate future industrial development.</i>
<i>Part 5, Section 6.8.2 advises arterial Roads are designed to move large volumes of traffic within and through the County of Brant. To preserve the traffic carrying capacity of these thoroughfares, individual access to these roads shall be limited. This policy may also apply to Collector Roads, or a portion thereof, where it is determined by the County for the prioritization of the flow of traffic and transportation.</i>	<i>Schedule E classifies Paris Road as an Urban Arterial Road.</i>

It is my professional opinion that the minor variance request conforms to the policies of the County of Brant Official Plan.

County of Brant Zoning By-Law 61-16

The subject lands at 539 Paris Road are zoned as Heavy Industrial with site specific provision (M3-28) within the County of Brant Zoning By-Law 61-16.

Section 11, Table 11.1.1 of the County of Brant Zoning By-Law identifies the permitted uses for lands zoned as Heavy Industrial.

The Site-Specific Provision (M3-28) permits in addition to the uses permitted in the Heavy Industrial (M3) Zone; the following shall also apply:

- A studio workshop shall be permitted.
- A studio workshop shall be defined as "shall mean a building or part of a building used to provide training workshops for arts and crafts and may include accessory retail space for the sale of art and craft supplies and may include overnight accommodation for a maximum of 5 bedrooms or suites for persons engaged in the training workshops.
- Cannabis Production and Processing, Chemical Pharmaceutical Industry, Dry Cleaning Establishment, and Propane Transfer Facility shall be prohibited.
- All other provisions of the Zoning By-law apply.

Heavy Industrial with Site Specific Provision (M3-28)	Required	Proposed
Lot Area, Minimum (sq. m)	1100	16,996.8 (existing)
Lot Frontage, Minimum (metres)	30.0	102.49 (existing)
Street Setback, Minimum (metres)	50.0 (to any property line abutting an arterial road, or collector road)	33.0
Interior Side Yard Setback, Minimum (metres)	3.0	8.0
Rear Yard Setback, Minimum (metres)	8.0	8.0
Lot Coverage, Maximum	60%	26%
Landscaped Open Space, Minimum	10%	>10%
Building Height Maximum, (metres)	12.0	8.0

- ***A reduced street setback is required to permit future industrial development.***
- ***Future development will be subject to a detailed technical review as part of a Site Plan Control Application.***
- ***All other requirements of the Zoning By-Law 61-16 are being satisfied.***

It is my professional opinion that the variance maintains the intent of the County of Brant Zoning By-Law 61-16.

Analysis of the Four Tests (Section 45(1) of the Planning Act R.S.O 1990)

Four Tests	Discussion – A2-25-LG
<p>That the general intent and purpose of the Official Plan is maintained.</p>	<p>539 Paris Road is designated as General Employment within the Urban Settlement Area of Paris under the County of Brant Official Plan (2023). The subject lands are serviced by municipal water and future sewage connections.</p> <p>The General Employment designation is intended to support industrial and employment-related land uses that contribute to economic development and job creation within the municipality. The proposed minor variance is required to facilitate the efficient use of employment lands while maintaining compatibility with the surrounding industrial and commercial land uses. As the proposal supports employment growth within a designated settlement area and aligns with the objectives of the Official Plan, it is my professional opinion that the variance maintains the general intent and purpose of the County of Brant Official Plan.</p>
<p>That the intent and purpose of the Zoning By-Law is maintained.</p>	<p>The subject lands are zoned Heavy Industrial with site specific provision (M3-28) within the Zoning By-law 61-16. The applicant is seeking relief from Section 11, Table 11.2.1 of the Zoning By-Law to permit a reduced street setback of 33 metres, whereas 50 metres is required to any property line abutting an arterial road. The intent of the 50 metre street setback is to ensure that the impact of the employment uses on adjacent uses is minimized, while establishing a uniform streetscape, maintaining adequate sightlines for safety, allowing space for potential road widening, and public infrastructure.</p> <p>The proposed reduction in setback aligns with the permitted employment uses and will not result in adverse impacts to adjacent properties or the streetscape. The variance does not compromise the intent of the zoning provisions, as the site will continue to function as an industrial property while meeting all other applicable zoning regulations. Future development will be subject to a detailed technical review as part of a Site Plan Control Application. In my professional opinion, the proposal maintains the general intent and purpose of the Zoning By-law 61-16.</p>
<p>That the variance is desirable for the appropriate development</p>	<p>The requested variance is desirable as it will facilitate the efficient use of designated employment lands, ensuring compatibility with the surrounding industrial and commercial</p>

and use of the land, building or structure	land uses. Due to the irregular lot fabric a reduced setback will allow for a more functional site layout while ensuring continued compliance with zoning performance standards. The relief requested is expected to support local economic growth and contribute to the long-term viability of the employment area. In my professional opinion, the variance is desirable for the appropriate development and use of the land.
That the requested variance is minor in nature.	<p>Determining whether or not a minor variance request is considered ‘minor’ is based on review of the merits of the application from both a qualitative and quantitative perspective. A variance may be considered “minor” where the scale of the request is marginal and the proposed relief will not result in a greater than minor adverse impact on adjacent properties, uses, or area.</p> <p>The requested reduction in the street setback from 50 metres to 33 metres is not anticipated to adversely impact adjacent properties, infrastructure, or the surrounding area. The site will maintain compliance with all other zoning regulations, ensuring orderly development. As future development will be subject to a Site Plan Control Application, additional technical review will ensure proper site planning and mitigation of any potential impacts. In my professional opinion, the variance is minor in nature, as it does not compromise the function of the site or surrounding area.</p>

INTERDEPARTMENTAL CONSIDERATIONS

Agency Comments	
Development Engineering	<ul style="list-style-type: none"> No comments.
Parks Capital Planning & Forestry	<ul style="list-style-type: none"> Parks Capital Planning & Forestry have no comments regarding this minor variance application.

PUBLIC CONSIDERATIONS

Notice of this Application, contact information and Public Hearing Date were circulated by mail on March 5, 2025, to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the *Planning Act* as required.

The posting of the Public Notice sign was completed on February 27, 2025, by the owner/applicant and the site visit was completed on March 5, 2025.

At the time of writing this report, no public comments have been received.

CONCLUSIONS AND RECOMMENDATIONS

Minor Variance Application **A2-25-LG** is requesting relief from Zoning By-law 61-16, Section 11, Table 11.2.1 to permit a street setback of 33 metres, whereas 50 metres is required to facilitate future industrial development.

The applicant has provided a concept plan to demonstrate how the parcel will be able to accommodate future industrial development. Future development of the subject lands will be subject to technical review as part of a Site Plan Control Application.

Review of this Minor Variance application has had regard for Section 45(1) of the *Planning Act* R.S.O 1990 and Planning analysis confirms that the requested relief meets the 'four tests'

- The Minor Variance request maintains the general intent and purpose of the Official Plan;
- The Minor Variance request maintains the general intent and purpose of the Zoning By-law;
- The Minor Variance request is desirable for the appropriate development or land use of the land, building or structure.
- The minor variance request is minor in nature.

Based on review of applicable planning policy and comments received as part of the technical and public circulation, it is my professional recommendation to the Committee of Adjustment that Minor Variance Application **A2-25-LG** be **Approved**.

Lauren Graham

Lauren Graham

Planner

Reviewed By: Dan Namisniak, BA, MCIP, RPP – Manager of Development Planning

ATTACHMENTS

1. Drawings
2. Zoning Mapping, Official Plan Mapping and Aerial Photo
3. Circulation Notice

COPY TO

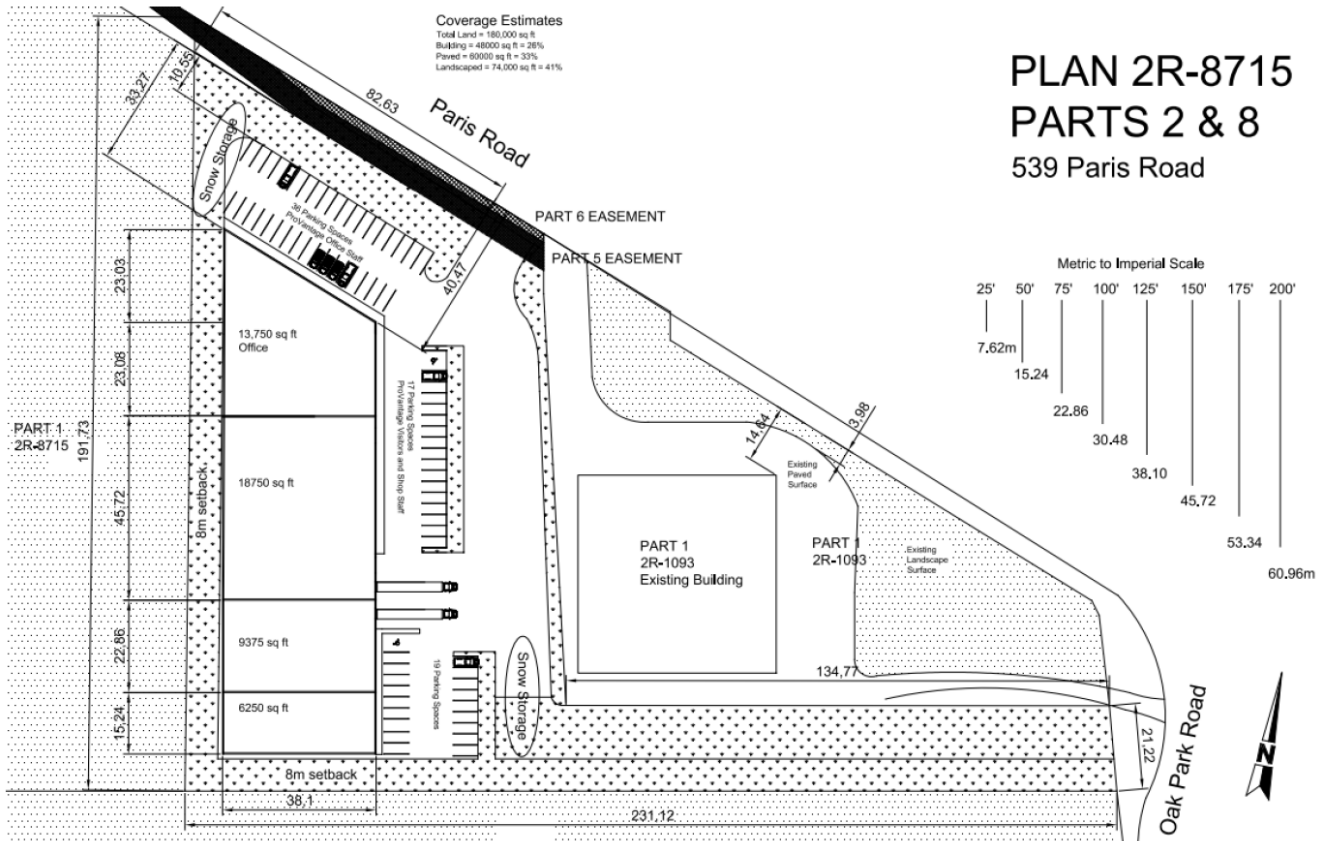
1. Jeremy Vink, Director of Planning
2. Applicant/Agent

FILE # A2-25-LG

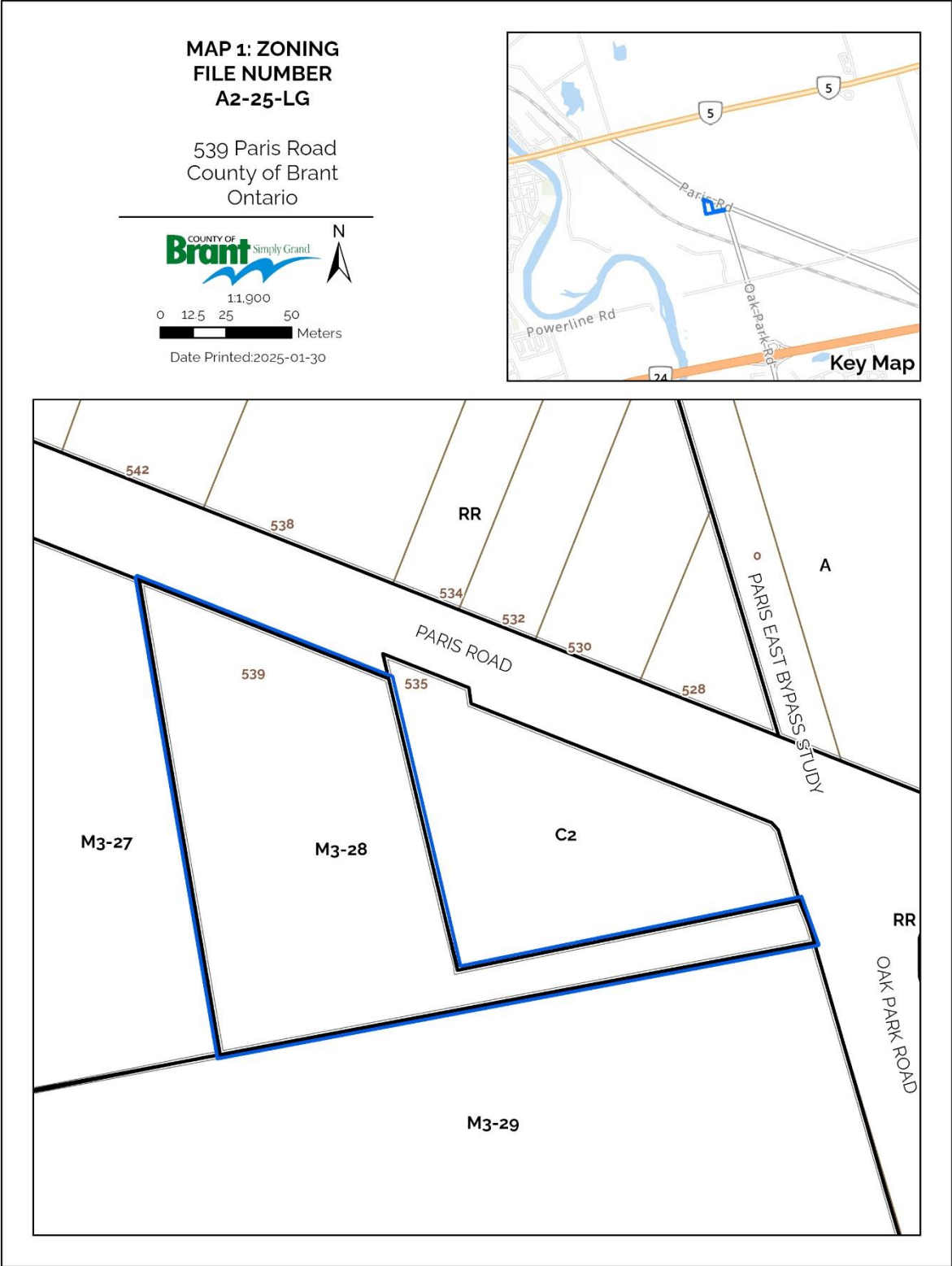
In adopting this report, is a bylaw or agreement required?

- | | |
|--|------|
| By-Law required | (No) |
| Agreement(s) or other documents to be signed by Mayor and /or Clerk | (No) |
| Is the necessary By-Law or agreement being sent concurrently to Council? | (No) |

Attachment 1 – Concept Plan



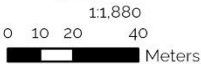
Attachment 2 – Zoning Map



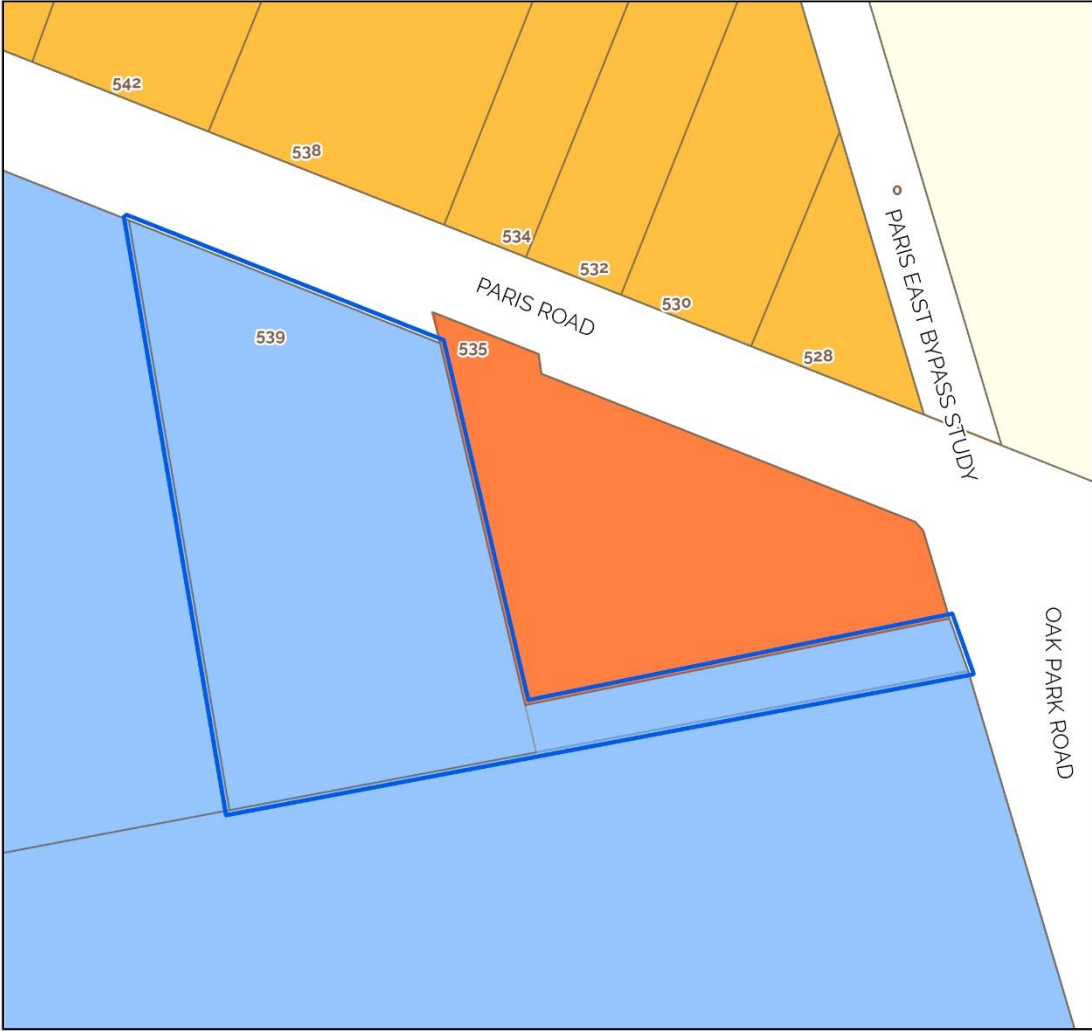
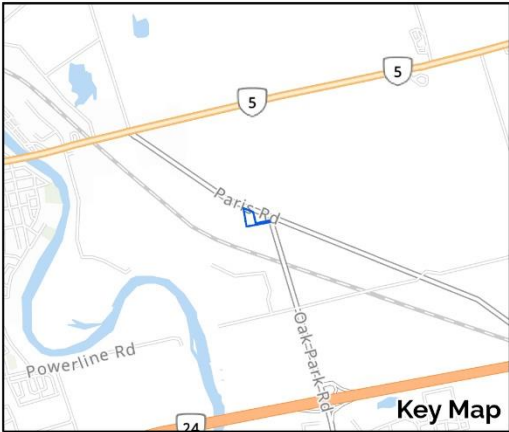
Attachment 3 – Official Plan Map

MAP 2: Official Plan
FILE NUMBER
A2-25-LG

539 Paris Road
County of Brant
Ontario



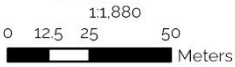
Date Printed: 2025-01-30



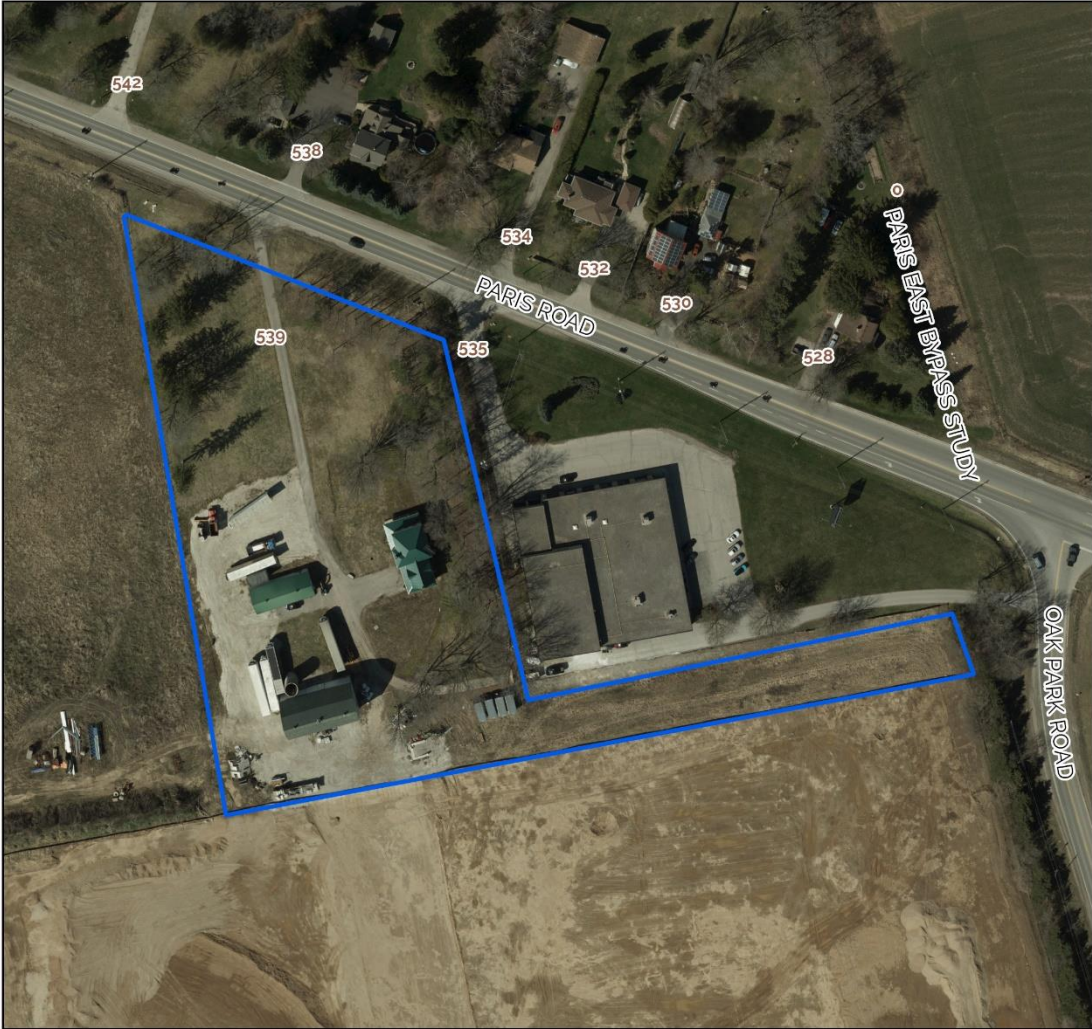
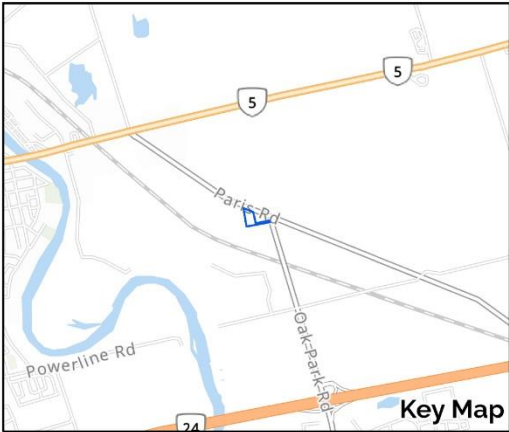
Attachment 4 – Aerial Imagery

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A2-25-LG

539 Paris Road
County of Brant
Ontario



Date Printed: 2025-01-30





NOTICE OF PUBLIC MEETING

- IT IS IMPORTANT TO NOTE THAT ANYONE HAS THE RIGHT TO MAKE AN APPLICATION TO AMEND A PLANNING DOCUMENT.
- ONCE AN APPLICATION HAS BEEN MADE, THE COUNTY OF BRANT IS BOUND BY THE PROVISIONS OF THE PLANNING ACT TO SEND NOTICE OF A PUBLIC MEETING.
 - THIS DOES NOT MEAN THE COUNTY OF BRANT EITHER SUPPORTS OR IS IN OPPOSITION TO THE PROPOSAL.
- THE PURPOSE OF THE PUBLIC MEETING IS TO HEAR THE VIEWS OF ALL THOSE CONCERNED.
- BASED ON ALL THE FACTS PRESENTED, THE COMMITTEE OF ADJUSTMENT WILL MAKE A DECISION ON THOSE MATTERS FOR WHICH THEY ARE RESPONSIBLE.

PLEASE NOTE:

IT IS REQUESTED THAT YOU PROVIDE ANY COMMENTS/ CONCERNS

ONE WEEK PRIOR TO THE MEETING

TO ALLOW YOUR COMMENTS/ CONCERNS TO BE DISTRIBUTED

TO THE MEMBERS OF THE COMMITTEE OF ADJUSTMENT.



Notice of Complete Committee of Adjustment Application and Public Meeting

Date: 2025-03-20

Time: 6:00 PM

Location: Council Chambers - 7 Broadway Street West, Paris
OR Meeting available on the County of Brant You Tube

Application Number and Address: A2-25-LG – 539 Paris Road

Details of Application:

Peter Graham, agent on behalf of Roger Kropf, applicant/ owner of BRANTFORD CONCESSION 1 PART LOT 18 RP-2R8715 PARTS 2 AND 8, County of Brant, in the geographic township of Brantford, located at 539 Paris Road is seeking relief from Section 11, Table 11.2.1 of the Zoning By-Law 61-16 to permit a street setback of 33 metres, whereas 50 metres is required to facilitate a future Industrial development.

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a “Complete Application” for the proposal described above in accordance with the Planning Act. A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above.

ANY PERSON may make written submissions. **Written submissions must be made to the Planning Division one week prior to the meeting at the address shown below.*

The Committee of Adjustment may review the proposal and any other material placed before it in order to make a decision on the proposal. If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to the Committee of Adjustment, c/o Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca

Where do I send written submissions?

To submit written feedback please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca

Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

Planner: Lauren Graham, Planner <lauren.graham@brant.ca>

To view the application and supporting documents, please contact the Planning Department, contact information mentioned above.

How do I appeal a Decision?

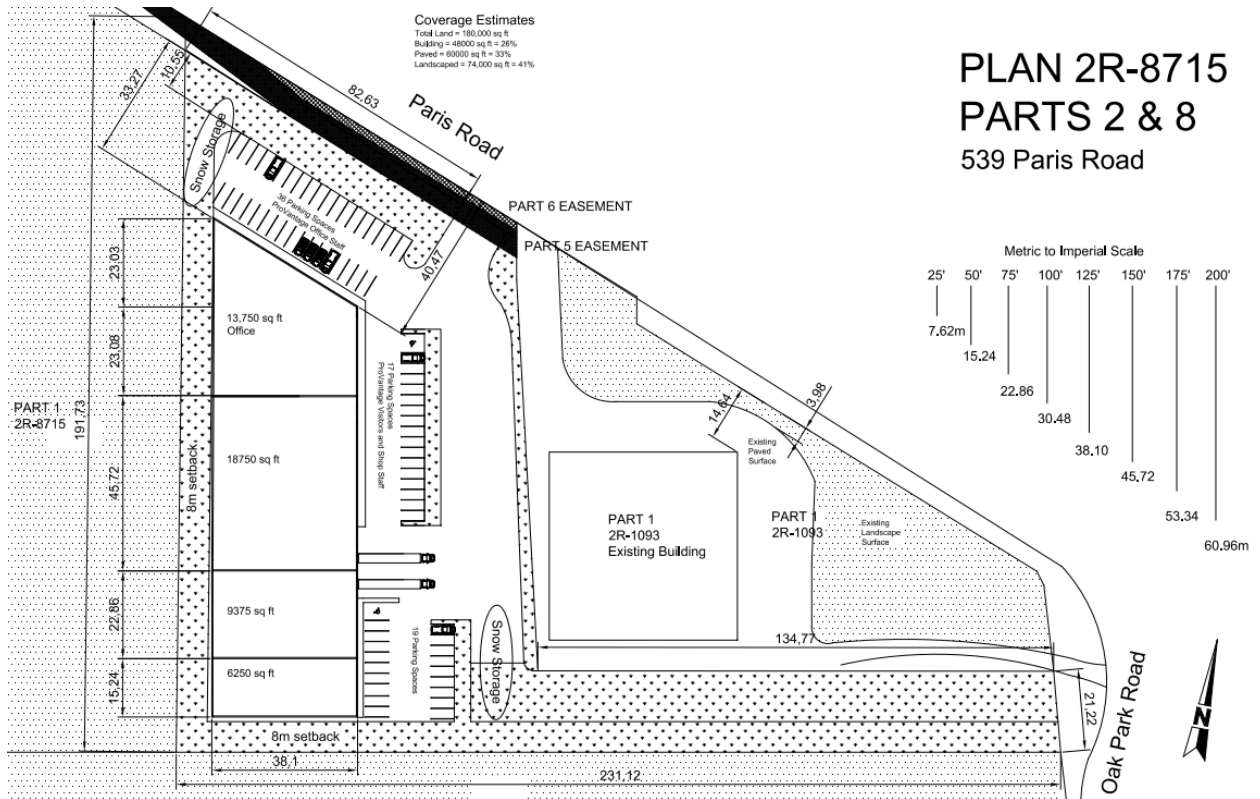
Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT).

To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal, you may file a notice of appeal with the Clerk or Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2, The appeal fees:

- of \$400 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
- In addition, a fee of \$280.00 payable to the “County of Brant” as per the County of Brant’s Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2.

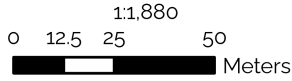
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*

Proposed site layout – PDF & CAD available

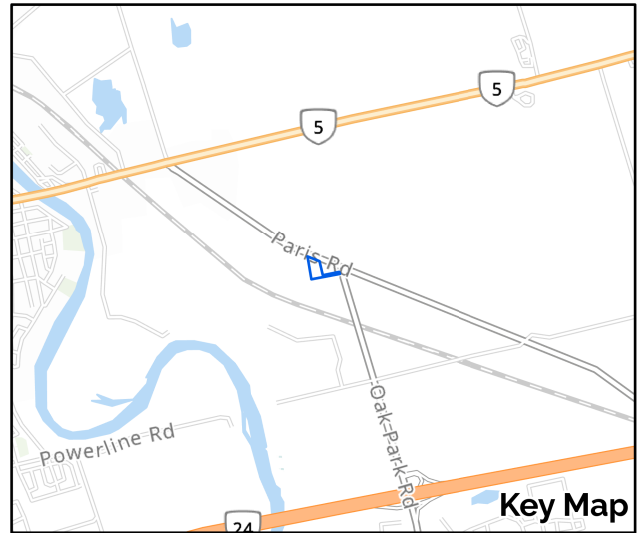


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A2-25-LG

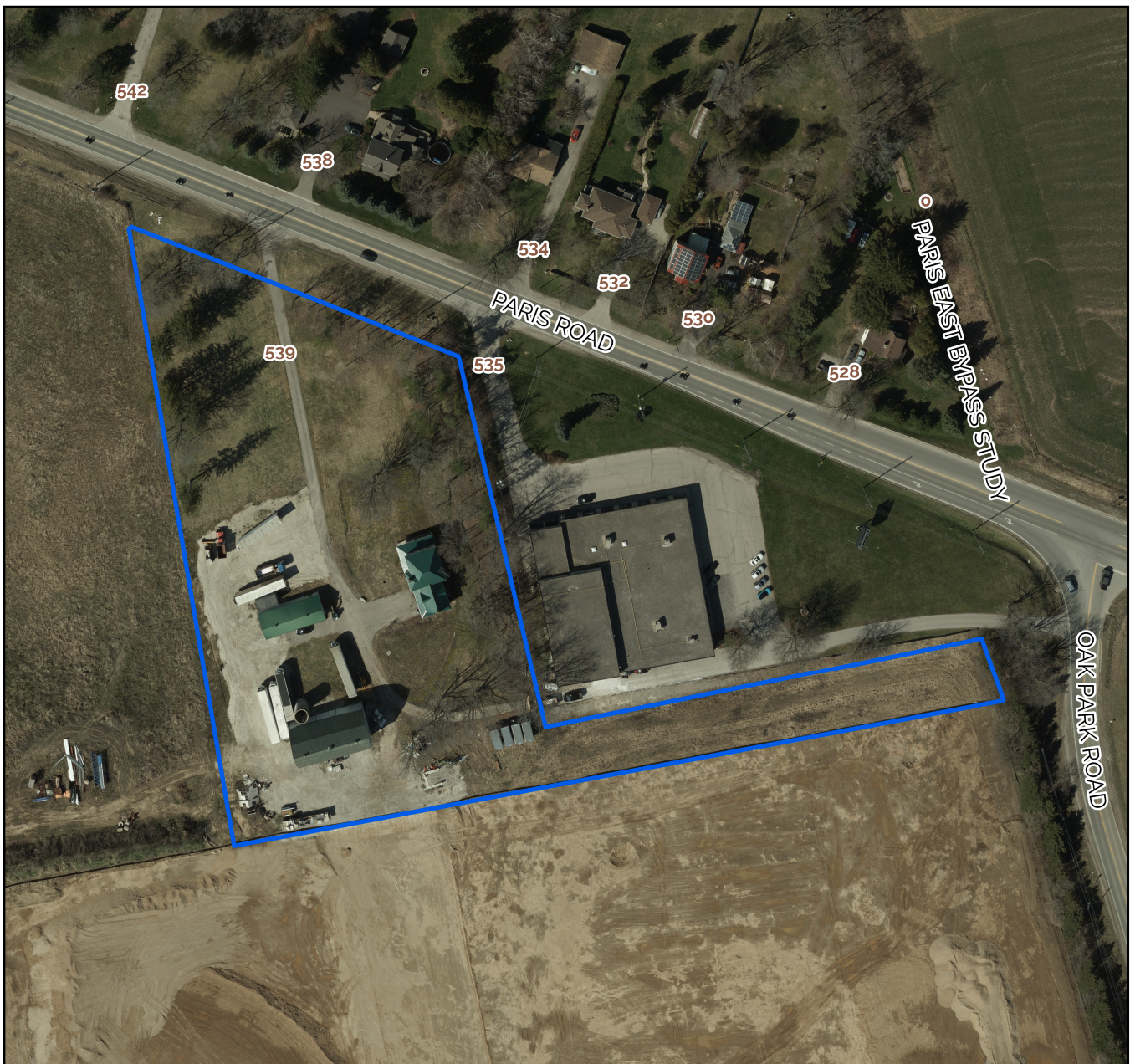
539 Paris Road
County of Brant
Ontario



Date Printed: 2025-01-30



Key Map



COMMITTEE OF ADJUSTMENT REPORT

DATE: March 20, 2025

REPORT NO: RPT - 104 - 25

TO: To the Chair and Members of the Committee of Adjustment

FROM: Logan Keen, Planner

APPLICATION TYPE: Minor Fence Variance Application

APPLICATION NO: FV5-24-LK

LOCATION: 180 Grand River St N, Paris

APPLICANT: Monique Price

APPELLANT: Julie O'Hara Murphy, 174 Grand River St N

SUBJECT: Request for a Decision on a Fence Variance Application pursuant to the County of Brant Fence By-law By-law 135-23

PURPOSE:

The purpose of this report is to provide the Committee Members with information pertaining to the request and objection received for a variance pursuant to County of Brant Fence By-law 135-23.

This report, along with attached Applicant / Appellant comments and presentation will be used as a base for the Committee to make a decision to approve, defer or refuse the fence variance application.

As part of the decision, the Committee may add conditions which are considered appropriate to the nature of the application.

PROPOSAL:

The Applicant/Owners are requesting the following variance to the Fence By-law 135-23:

- To permit a fence having a maximum height of 7.5 feet (2.28m) to be constructed along a portion of the south facing property line and fence having a maximum height of 8.5 feet (2.5m) along the west facing property line whereas a maximum fence height of 3 feet (0.91m) is permitted.

The Applicant/Owner are requesting the additional height due to the interpretation of the Fence By-law and nature of the lot configuration.



Figure 1: Lot configuration of “Front Yard” at 180 Grand River Street North

Section 2.9 of the Fence By-law-135-23 states that ““Front Yard” shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of the main building on the lot. For the purpose of this by-law the shortest lot line abutting the street is the front lot line.”

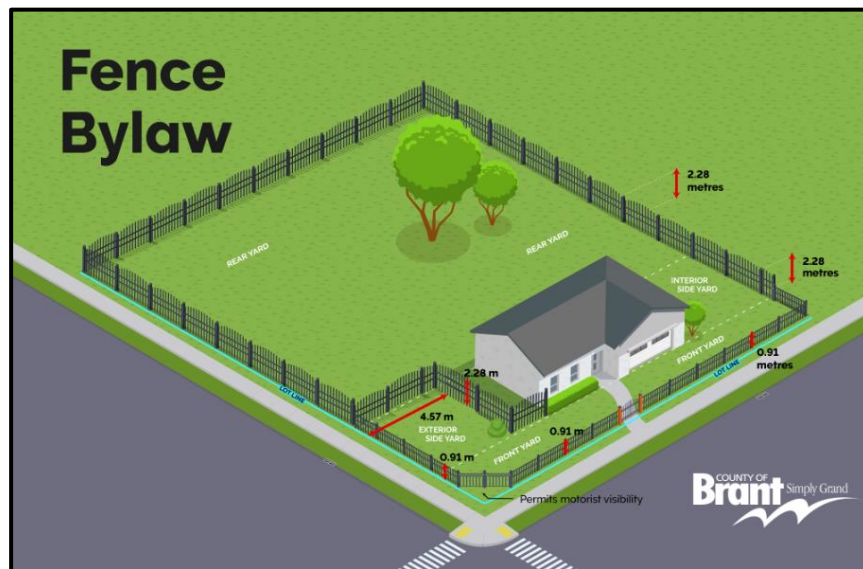


Figure 2: Fence By-law Property Fences Diagram

In this instance, the yard in question is considered to be the front yard thus restricting the height of the fence to 3 feet (0.9m)

A Notice of Objection to the fence variance has been received from the following neighboring properties:

- 174 Grand River Street N

Attached to this report is a copy of the Application for Fence Variance, site plan drawing of the proposed fence, copy of the Notice of Objections, Variance Circulation notice and Hearing Circulation Notice.

COMMENTS:

Fence variance application was circulated to Operations for their comments. Upon their review, it is understood that the fence as proposed does not have negative impacts on traffic safety and sightlines.

OBJECTION SUMMARY:

A Notice of Objection was received from the property owners at 174 Grand River Street North. The objection can be summarized as follows:

- Height is unnecessary and imposing;
- Interferes with light and air flow;
- Aesthetically unappealing.

The specifics of the objections and public comments are attached to this report.

SITE VISIT:

A site visit was taken by staff on February 11, 2025 to view the proposal.

LOCATION:

The subject lands are located at 180 Grand River Street North.

The subject lands are an irregular shaped parcel with approximately 6.5 metre (21.3 ft) frontage along Broadway Street East, approximately 80m (262 ft) along the south facing property line, approximately 25m (82 ft) along the east facing property line, 41m (134 ft) along the north facing property line and 17m (55 ft) along the west facing property line abutting 45 Broadway St. The area of the lands are approximately 1294.9 square metres (0.32 acres).

The subject lands are located in a residential area. This property abuts residential homes along Broadway Street East and Grand River Street North and has frontage along on Broadway Street East and Grand River Street North. Residential home boundaries are distinguished by the existing fences, and manicured yards.

PLANNING POLICY:

The subject lands are designated Neighborhoods within the County of Brant Official Plan (2023).

The subject lands are zoned Heritage Area, Residential Multiple Low Density (HA-RM1) in the County of Brant Zoning By-law 61-16.

PROCEDURE:

When an application for variance to the Fence By-law is received, the application is circulated to the appropriate County of Brant Staff for review. The review ensures that the proposed fence does not have any negative impacts on traffic safety, sightlines etc.

A notice of the variance request is circulated to all abutting properties which the proposed fence will share.

If a Notice of Objection is received within 14 days of notice circulation, an Objection Hearing is scheduled.

If a Notice of Appeal is received within 20 days of the decision being made, an Appeal Hearing is scheduled.

SUMMARY:

- An application for Fence Variance was received from the property owners at 180 Grand River Street North.
- To permit a fence having a maximum height of 7.5 feet (2.28m) to be constructed along a portion of the south facing property line and fence having a maximum height of 8.5 feet (2.5m) along the west facing property line whereas a maximum fence height of 3 feet (0.91m) is permitted.
- The Applicants/Owners are requesting the additional height due to the interpretation of the Fence By-law and nature of the lot configuration.
- The variance request was circulated to all abutting property owners and interested parties.
- A notice of Objection (see attached) was received from property owners at 174 Grand River Street North.
- Staff are requesting for a decision on the Fence Variance Application pursuant to the County of Brant Fence By-law 135-23, Section 5.
- Based on the information included in and attached to this report, the Committee can approve, defer or refuse the application.

Respectfully Submitted,



Logan Keen, Planner

ATTACHMENTS

1. Aerial Photo
2. Site Photos
3. Application for Fence Variance
4. Notice of Objection
5. Variance Circulation Notice
6. Hearing Circulation Notice

COPY TO

1. Logan Keen, Planner

2. Nicole Campbell, Planning Administrative Assistant/ Secretary Treasurer to the Committee of Adjustment
3. Amanada Paine, Supervisor of Enforcement and Regulatory Services
4. Dan Namisniak, Manager of Development Planning
5. Applicant/Agent/ Appellant

FILE # FV5/24/LK

In adopting this report, is a bylaw or agreement required?

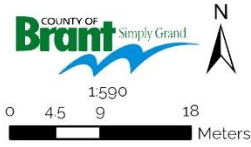
By-law required (No)

Agreement(s) or other documents to be signed by Mayor and /or Clerk (No)

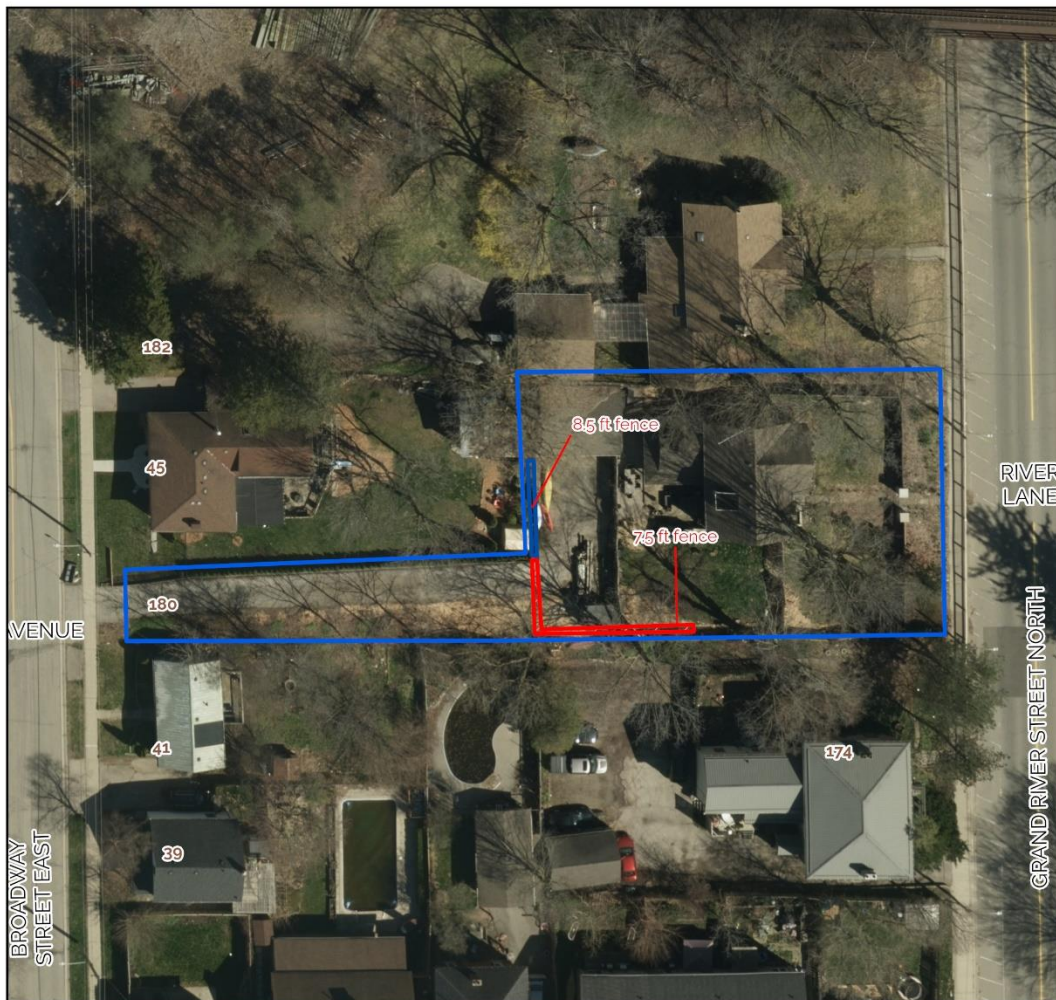
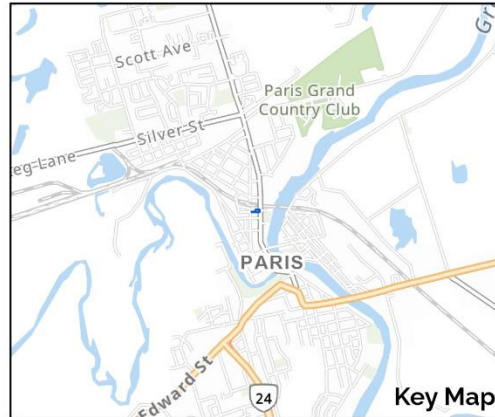
Is the necessary by-law or agreement being sent concurrently to Council? (No)

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
FV5-24-LK

180 Grand River St N
County of Brant
Ontario




Date Printed: 2025-01-20







variance Application is \$1047.00. This will be due upon review of your application.

Please review the following errors 

- **Maximum file upload size is 2MB**

Full address of property subject to the application: *

Owner Name: *

Telephone Number: *

Email: *



Brant.

- **The 2024 fee for a Fence Variance Application is \$1047.00. This will be due upon review of your application.**

Please review the following errors ✕

- **Please complete all fields**

Full address of property subject to the application: *

180 Grand River St North

Owner Name: *

Monique Price

Telephone Number: *

[Redacted]



Email: *

Is the person filling out this application the owner of the property? *

Yes

No

Fence Information

Is this a swimming pool enclosure? *

Yes

No

Height of fence: *

7-8.5'

Type of fence construction: *

Chain link, wood, iron gate, garden struct

Location of fence: *



webforms.brant.ca



Please outline the reasons for your fence variance application and why you cannot comply with the current by-law requirements: *

I would like a privacy screen at the west end to block my neighbours cameras and unsightly fence.
I have an iron entrance gate that is taller than 3'.
I require a fence that is taller than 3' to keep my dogs in the yard due to a deep ditch at the south/west corner that runs behind my sheds.
I may decide to install a pool in the future.

Applicant Acknowledgement, please check off all that apply: *

I solemnly declare that all statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and by virtue of the Canada Evidence Act.

I certify that I have written



Type of fence construction: *

Chain link, wood, iron gate, garden struct

Location of fence: *

It is on the west portion of my property a

Please provide a drawing of the proposed fence on the property including all dimensions, fence heights, property and sight lines. *

Browse...

Allowed extensions pdf, doc, docx, xls, xlsx, jpg, jpeg, gif, png, tif

Please outline the reasons for your fence variance application and why you cannot comply with the current by-law requirements: *

I would like a privacy screen at the west end to block my neighbours cameras and unsightly fence.
I have an iron entrance gate that is taller than 3'.
I require a fence that is taller than 3' to



Telephone Number: *

Email: *

Mailing Address: *

City/Town: *

Postal Code: *

Is the person filling out this application the owner of the property? *

Yes

No

Fence

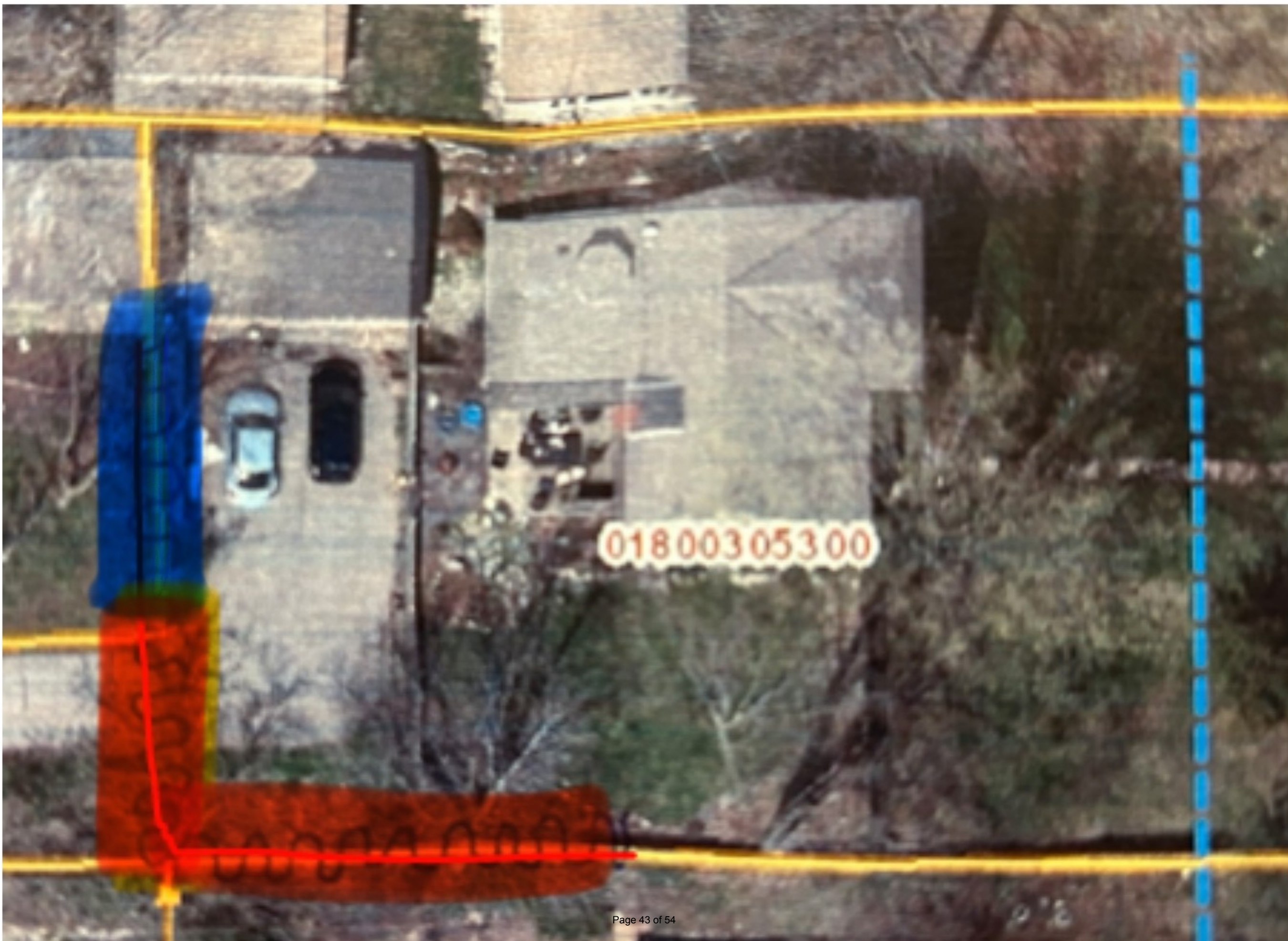


**Applicant Acknowledgement,
please check off all that apply: ***

- I solemnly declare that all statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and by virtue of the Canada Evidence Act.
- I certify that I have written authorization from the applicant to act as a representative with respect to this application on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Signature of Applicant: *





01800305300

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**INSTRUCTIONS FOR PREPARING AND SUBMITTING
NOTICE OF OBJECTION TO FENCE VARIANCE APPLICATION
FENCE BY-LAW NUMBER 135-23**

- Please print clearly.
- If you are represented by a solicitor the filing fee may be paid by a solicitor's general or trust account cheque.
- Professional representation is not required but please advise the Secretary-Treasurer of the Committee of Adjustment if you retain a representative after the submission of this form.
- Submit your completed Notice of Objection form by the filing deadline to the Development Planning Division, at 66 Grand River Street North, Paris, Ontario.
- Written notice of the date and time of the hearing will be sent to the address you have provided in this Notice of Objection.

RECEIVED

FEB 06 2025

COUNTY OF BRANT
Initials AS

County of Brant
519-442-6324
Email: planning@brant.ca



Development Services Division
66 Grand River Street North
Paris, ON N3L 2M2
www.brant.ca

**NOTICE OF OBJECTION – FENCE VARIANCE APPLICATION
PURSUANT TO S.8.5 FENCE BY-LAW 135-23**

Date Stamp – Application Rec'd by Municipality (Office Use Only)

**SUBMIT COMPLETED FORM TO THE DEVELOPMENT
PLANNING DIVISION AT THE ADDRESS INDICATED ABOVE**

Part 1: Location Information

Address and/or Legal Description of property subject to the objection:

174 GRAND RIVER ST IV

Part 2: Appellant Information (You must notify the County of any change of address or telephone number in writing)

First Name: JEANIE Last Name: O'HARA MURPHY
TRAGUE MURPHY

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)

Daytime Telephone #: [REDACTED] Alternate Telephone #: _____

Fax #: _____ E-mail Address: [REDACTED]
By providing an e-mail address you agree to receive communications from the County by e-mail.

Mailing Address: AS above
Street Address Apt/Suite/Unit # City/Town

Province _____ Country (if not Canada) _____ Postal Code _____
Signature of Appellant: [Signature] Date: Feb 3/05

Personal information requested on this form is collected under the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, as amended, and will be used for the purpose of processing your application. A copy of this application will be provided to persons that have the right to file an objection as set out in County of Brant By-law 135-23.

Part 3: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____

By providing an e-mail address you agree to receive communications from the County by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____
Street Address Apt/Suite/Unit # City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: [Handwritten Signature] Date: Aug 10 2015

Please note: If you are representing the applicant and are NOT a solicitor, please confirm that you have written authorization to act on behalf of the applicant by checking the box below.

I certify that I have written authorization from the applicant to act as a representative with respect to this application on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 4: Appeal Specific Information

1. Submission No. (as indicated on Notice) FV5-24-LK

2. Provide specific information about why you are objecting to the variance. If more space is required, please continue on the attached page.

(Please print)

We object as the height as an e canopy, imposing, interfere with light and air flow. Esthetically unappealing; looking & feeling like a compound. We consent to a 3 ft fence on the proposed line according to survey on along the current fence line of 30 years not disturb in the gardens/landscaping. A 4 ft fence is needed for a pool. This is not the case more than twice allowed here. It is extreme

Consultation with lawyer has occurred



Submission No. FV5-24-LK

COUNTY OF BRANT

NOTICE OF FENCE VARIANCE APPLICATION

COUNTY OF BRANT FENCE BY-LAW 135-23

IN THE MATTER OF AN APPLICATION FOR A VARIANCE TO COUNTY OF BRANT FENCE BY-LAW 135-23 from ***Monique Price*** for ***180 Grand River Street North, Paris, which is deemed a residential lot.*** The Applicant is requesting a variance to permit an **8.5 ft. (2.59 m) fence along the west facing property line and a 7.5 ft. (2.28m) fence along the west facing and south facing property line, whereas a 3 ft. (0.9m) fence is permitted.**

Pursuant to Section 8(5) of County of Brant Fence By-law 135-23, as amended, notice of the application is hereby given to every property owner that shares a common property boundary with the applicant along which the fence is located or is to be constructed.

Pursuant to Section 8(5) of County of Brant Fence By-law 135-23, if you wish to file an objection to this application, you must complete and file the Notice of Objection Form (attached) with the Development Planning Division, at the address below, within 14 days of receipt of this notice. Notice will be deemed to have been received by you, five (5) days after the date indicated below.

Where an objection is not received within the time indicated above, no further opportunity to file an objection will be granted, and a by-law to amend County of Brant Fence By-law 135-23 to permit the variance will be granted.

DATED this 21 day of January, 2025.

Development Planning Division

66 Grand River Street North

Paris, Ontario

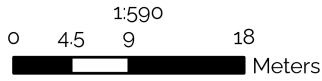
N3L 2M2

Tel: 519-449-2451 or (1-888-250-2297)

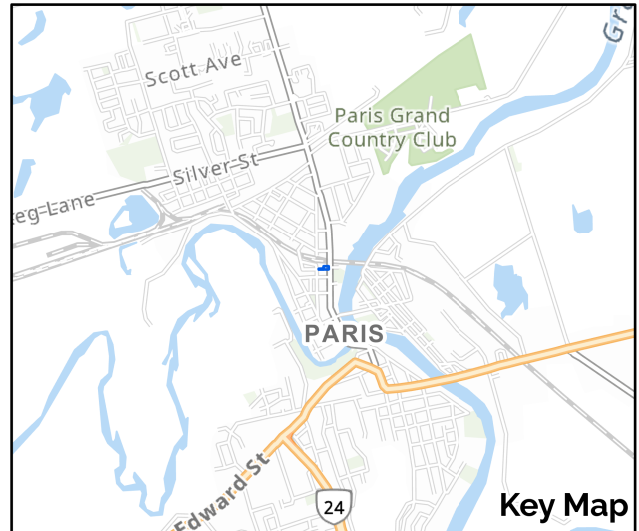
Email: planning@brant.ca

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
FV5-24-LK

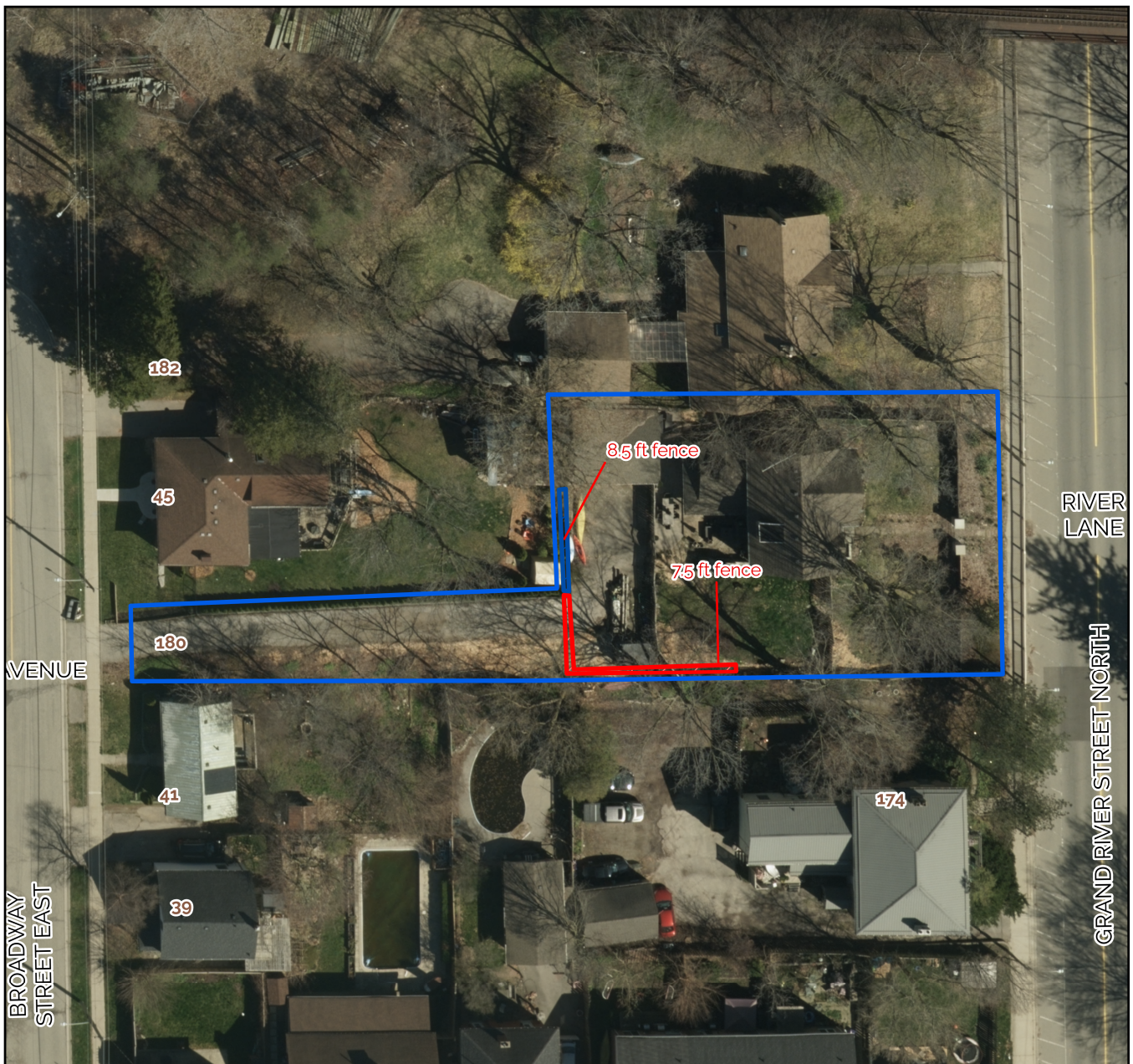
180 Grand River St N
County of Brant
Ontario



Date Printed: 2025-01-20



Key Map



**INSTRUCTIONS FOR PREPARING AND SUBMITTING
NOTICE OF OBJECTION TO FENCE VARIANCE APPLICATION
FENCE BY-LAW NUMBER 135-23**

- **Please print clearly.**
- **If you are represented by a solicitor the filing fee may be paid by a solicitor's general or trust account cheque.**
- **Professional representation is not required but please advise the Secretary-Treasurer of the Committee of Adjustment if you retain a representative after the submission of this form.**
- **Submit your completed Notice of Objection form by the filing deadline to the Development Planning Division, at 66 Grand River Street North, Paris, Ontario.**
- **Written notice of the date and time of the hearing will be sent to the address you have provided in this Notice of Objection.**

County of Brant
519-442-6324
Email: planning@brant.ca



Development Services Division
66 Grand River Street North
Paris, ON N3L 2M2
www.brant.ca

**NOTICE OF OBJECTION – FENCE VARIANCE APPLICATION
PURSUANT TO S.8.5 FENCE BY-LAW 135-23**

Date Stamp – Application Rec'd by Municipality (Office Use Only)

**SUBMIT COMPLETED FORM TO THE DEVELOPMENT
PLANNING DIVISION AT THE ADDRESS INDICATED ABOVE**

Part 1: Location Information

Address and/or Legal Description of property subject to the objection:

Part 2: Appellant Information (You must notify the County of any change of address or telephone number in writing)

First Name: _____ Last Name: _____

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____ E-mail Address: _____

By providing an e-mail address you agree to receive communications from the County by e-mail.

Mailing Address: _____
Street Address Apt/Suite/Unit # City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

Personal information requested on this form is collected under the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, as amended, and will be used for the purpose of processing your application. A copy of this application will be provided to persons that have the right to file an objection as set out in County of Brant By-law 135-23.

Part 3: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____

By providing an e-mail address you agree to receive communications from the County by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____

Street Address

Apt/Suite/Unit #

City/Town

Province

Country (if not Canada)

Postal Code

Signature of Appellant: _____ Date: _____

Please note: If you are representing the applicant and are NOT a solicitor, please confirm that you have written authorization to act on behalf of the applicant by checking the box below.

I certify that I have written authorization from the applicant to act as a representative with respect to this application on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 4: Appeal Specific Information

1. Submission No. (as indicated on Notice) _____

2. Provide specific information about why you are objecting to the variance. If more space is required, please continue on the attached page.

(Please print)



Submission No. FV5-24-LK

COUNTY OF BRANT

NOTICE OF HEARING

VARIANCE TO COUNTY OF BRANT FENCE BY-LAW 135-23

IN THE MATTER OF AN APPLICATION FOR FENCE VARIANCE TO COUNTY OF BRANT FENCE BY-LAW 135-23 from **Monique Price** for **180 Grand River Street North, Paris, which is deemed a residential lot**. The Applicant is requesting a variance to permit an **8.5 ft. (2.59 m) fence along the west facing property line and a 7.5 ft. (2.28m) fence along the west facing and south facing property line, whereas a 3 ft. (0.9m) fence is permitted.**

Whereas an objection has been received in accordance with the requirements of subsection 8.7 of County of Brant Fence By-law 135-23, as amended;

Now therefore, pursuant to Section 8.8 of the Fence By-law 135-23, as amended, notice is hereby given that the above noted application will be heard by the Committee of Adjustment on:

March 20, 2025, 6:00 PM
COUNCIL CHAMBERS ENTRANCE
7 BROADWAY STREET WEST, PARIS

This is a public hearing called for the purpose of hearing evidence in support of or in opposition to the above noted application. You may appear in person or be represented by an agent or counsel, at the address shown below. If you do not attend and are not represented at this hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings.

DATED this 5th day of March 2025

Secretary-Treasurer, Committee of Adjustment

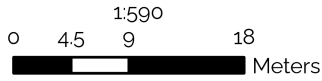
66 Grand River St. N. Paris ON N3L 2M2

Tel: 519-442-7268 ext. 3022

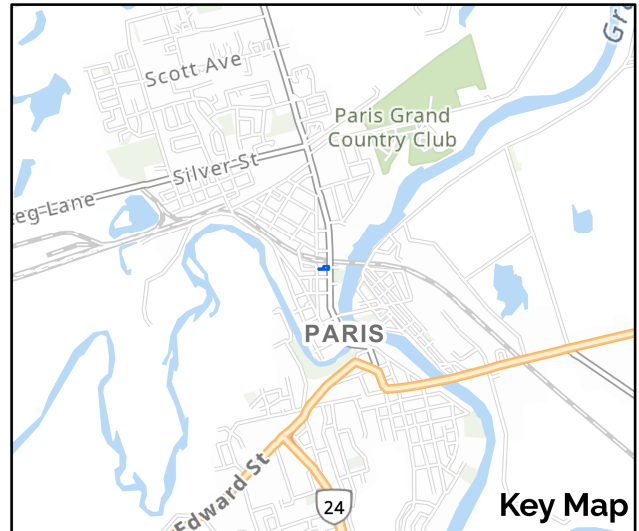
Fax 519-442-3461 email: Nicole.campbell@brant.ca

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
FV5-24-LK

180 Grand River St N
County of Brant
Ontario



Date Printed: 2025-01-20



Key Map

