



## Committee of Adjustment Agenda

**Date:** Thursday, May 15, 2025

**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 A5-25-PB - 10 Markel Drive  
**RECOMMENDATION**

THAT Minor Variance Application received from Zelinka Priamo Ltd., Agent and Applicant, Maverick Development, on behalf of Kingwood Rest Acres Commercial Limited, Owner of lands legally described as PLAN 2M1973 BLOCK 1, County of Brant, in the geographic Township of Paris, municipally known as 10 Markel Drive seeking the following relief from Zoning By-Law 61-16 to facilitate commercial development of the subject lands **be APPROVED:**

1. To permit a minimum street setback of 2.5 metres and 3.0 metres for a portion of Building A & B where 6.0 metres is required (Section 10.2.1);
2. To permit a maximum driveway width of approximately 14.50 m for the Hutchings Road access, whereas the maximum driveway width is 10 m (Section 5.7.2);
3. To permit 195 parking spaces, whereas a minimum of 208 parking spaces is required (Section 5.12.1); and
4. To permit the use of 10 required parking spaces for temporary snow storage (Section 5.1.d).

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

- a. The application meets all four tests under Section 45 (1) of the Planning Act;
- b. The proposed development conforms with the County of Brant Official Plan (2023), is consistent with the Provincial Planning Statement (2024), and generally complies with the intent of Zoning By-Law 61-16.
- c. Technical justification has been provided to support functional site operations and ensure minimal impact to the surrounding context;
- d. The relief accommodates site constraints without undermining urban design or infrastructure objectives.

5.2 A4-25-PB - Lauderdale Subdivision

**RECOMMENDATION**

THAT Minor Variance Application **A4-25-PB**, from The Angrish Group c/o Ruchika Angrish, Agent on behalf of, Haggerty Homes Inc. Owner of lands legally described as BRANTFORD CONCESSION 4 PART LOT 17 REFERENCE PLAN 2R8414 PART 3, in the geographic Township of Brantford, County of Brant, and municipally located at Willowdale Street and Dalewood Ave, seeking relief from Zoning By-Law 61-16, Section 9, to permit a reduced street setback of 5.10 metres where a minimum of 7.5 metres is required along the external side yard abutting the future extension of Willowdale Street, specifically lots identified as 11, 22, 23, 32 within the Draft Plan Approved Lauderdale/ Summit Estates Subdivision, **BE APPROVED**.

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

1. The application satisfies all four tests under Section 45 (1) of the Planning Act, R.S.O. 1990:
  - a. The variance is minor in nature and does not result in adverse impacts on adjacent properties.
  - b. It is desirable and appropriate for the development of the land, improving site functionality and  
enhancing streetscape character through built form continuity.
2. The proposed development conforms with the County of Brant Official Plan (2023), is consistent with the Provincial Planning Statement (2024), and generally complies with the intent of Zoning By-Law 61-16.

5.3 B81-A39-A40-22-LG - 347 Sixth Concession Road

**RECOMMENDATION**

THAT Application for Consent **B81-22-LG** from Pavel and Angela Gerassime, Owners of lands legally described as BURFORD CONCESSION 6 PART LOT 17, in the geographic Township of Burford, municipally known as 347 Sixth Concession Road, County of Brant, proposing a lot line adjustment, having an area of approximately 0.10 Hectares (0.25 acres) to be severed from 347 Sixth Concession Road and conveyed to 335 Sixth Concession Road, **BE APPROVED**.

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

- The lot line adjustment is technical, minor in nature and compatible with surrounding land uses bringing the existing residential parcel lot area into greater compliance with Zoning By-Law 61-16.

- The proposal does not result in the creation of a new agricultural lot.
- The applications are consistent with the policies of Provincial Planning Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan (2012) and Zoning By-Law 61-16.

AND

That Application for Minor Variance **A39-22-LG** from Pavel and Angela Gerassime, Owners of lands legally described as BURFORD CONCESSION 6 PART LOT 17, in the geographic Township of Burford, municipally known as 347 Sixth Concession Road, County of Brant, proposing to recognize the reduced area of the existing legal non-complying lot being 28.30 hectares (69.92 acres), as a result of related lot line adjustment application B81-22-LG, **BE APPROVED**.

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

- The proposed variance 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.

AND

That Application for Minor Variance **A40-22-LG** from Pavel and Angela Gerassime, Applicants on behalf of Devon and Katelyn Budgell, Owners of lands legally described as CONCESSION 6 PART LOT 17, in the geographic Township of Burford, municipally known as 335 Sixth Concession Road, County of Brant, proposing to recognize the modified area of the existing legal non-complying lot being 1,740.15 square metres (0.43 acres), as a result of related lot line adjustment application B81-22-LG, **BE APPROVED**.

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

- The proposed variance 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 B5-25-RF - 490 Brant Road **RECOMMENDATION**

THAT Consent Application **B5-25-RF** from Rene Veldhuizen applicant on behalf of Bart Veldhuizen, Owner of lands legally described as PLAN 659 PT LOTS 1 AND 2 RP 2R4000 PART 2 RP 2R6853 PART 2, and municipally known as 490 Brant County Road 18, is proposing to sever for the creation of one (1) new industrial lot with a frontage of 53.50 meters along Ewart Drive, depth of 114.78 meters and an area of approximately 0.61 hectares with the retained parcel maintaining a frontage of approximately 116.82 meters along Brant County Road 18 and 81.51 meters on Ewart Drive, with a depth of 114.78 meters and area of 1.03 hectares, **BE APPROVED**, subject to the attached conditions.

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

- The lot creation is compatible and consistent within the context of existing

development.

- 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 61-16.

**6. Next Meeting**

**7. Adjournment**