



Committee of Adjustment Agenda

Date: Thursday, June 19, 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 B9-25-AV - 81 Washington Street
Recommendation

THAT Consent Application from Mattheus Reniers on behalf of Luiz Pimentel, the owner of the lands legally described as PLAN 492, BLOCK 52, PART OF LOTS 2 AND 13, REFERENCE PLAN 2R-4614, PART 1, in the geographic former Town of Paris, municipally known as 81 Washington Street, County of Brant, proposing the creation of one (1) new residential lot with an area of 568.81 square metres (0.14 acres) and a frontage of 15 metres (49.24 feet), within the Primary Settlement Area and on municipal services, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B9-25-AV are as follows:

- The proposed lot creation is compatible and consistent within the context of the existing development ; and
- The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the County of Brant Official Plan (2023) and Zoning By-Law 61-16.

5.2 A6-25-RF - 60A Dundas Street West

Recommendation

THAT Application for Minor Variance from Vince Bucciachio, owner of the lands legally described as PLAN 492 BLK 41 PT LOTS 3, 4 & 17, RP 2R5497 PART 5, in the former Town of Paris and municipally known as 60A Dundas Street West, requesting relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16 to permit an increased maximum lot coverage for accessory structures of approximately 121 square metres, whereas 95 square metres is permitted, and to permit an increased height for an accessory structure of 5.4 metres, whereas 4.5 metres is permitted, **BE APPROVED** subject to conditions.

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

- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16; and
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

5.3 **A7-25-RF - 446 Ninth Concession Road**

Recommendation

THAT Application for Minor Variance from Matt Bond, Owner of the lands legally described as CONCESSION 8 PART LOT 22 REFERENCE PLAN 2R2676 PART 1, in the former Township of Burford and municipally known as 446 Ninth Concession Road, requesting relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16 to permit an increased maximum lot coverage for all accessory structures of 313.50 square metres, whereas 240 square metres is permitted, to facilitate a new detached garage, **BE APPROVED**.

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

- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16; and
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

5.4 **B8-25-AV - 54 Clarke Road**

Recommendation

THAT Consent Application from Kris Martin, on behalf of David L Rosebrugh owner of lands legally described as CONCESSION 1, PART OF LOT 18, REFERENCE PLAN 2R-6865, PARTS 1 TO 3, in the geographic former Township of South Dumfries, municipally known as 54 Clarke Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structures with an area of approximately 1 hectare (2.47 acres) and a frontage of approximately 99 meters (324.8 feet), **BE APPROVED** subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B8-25-AV are as follows:

- The existing farm dwelling is considered surplus to the needs of the farm operation, as a result of farm consolidation in the County of Brant with appropriate conditions included in order to ensure zoning compliance, conformity to the Official Plan and consistency with the Provincial Planning Statement.

5.5 **B10-25-AV - 358 West Quarter Townline Road**

Recommendation

THAT Consent Application from Jesse Kloefer the owner of lands legally described as CONCESSION 7, PART OF LOT 18, in the geographic former Township of Burford, municipally known as 358 West Quarter Townline Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structures with an area of approximately 0.52 hectares (1.28 acres) and a frontage of approximately 76 meters (249.3 feet), **BE APPROVED** subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B10-25-AV are as follows:

- The existing farm dwelling is considered surplus to the needs of the farm operation, as a result of farm consolidation in the County of Brant.
- The appropriate conditions have been included to ensure the subject lands are rezoned to A-9 to prohibit residential development on the retained lands; and
- The proposal is consistent with the Provincial Planning Statement (2024) and meets policies in the County of Brant Official Plan (2023) and Zoning By-law 61-16.

5.6 B33-23-LG & B34-23-LG - 303 Highway #5

Recommendation

THAT Consent Application B33-23-LG from The Angrish Group c/o R. Angrish, Agent on behalf of John Oliver and Linda Oliver, Owners of lands legally described as CONCESSION 3 PART LOT 12 RP 2R647 PART 1, in the geographic Township of South Dumfries, municipally known as 303 Highway #5, County of Brant, proposing the creation of a mutual access easement along the existing driveway to benefit 309 Highway #5, recommending the following change to conditions originally approved on February 15, 2024:

1. Removal of Condition #3 –The easement is required to establish the existing shared access with 309 Highway #5. The creation of the easement is technical in nature and has no impact or relation to the creation of the new lot.

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

- The change to conditions maintains the intent of the original decision granted by the Committee of Adjustment on February 15, 2024;
- The establishment of the access easements are technical, minor in nature and compatible with surrounding land uses;
- The application is consistent with the policies of Provincial Planning Statement; and
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

AND

THAT Application B34-23-LG from The Angrish Group c/o R. Angrish, Agent on behalf of Charles Tomblin, Owners of lands legally described as CONCESSION 3 PART LOT 12 RP 2R 2558 PART 2, in the geographic Township of South Dumfries, municipally known as 309 Highway #5, County of Brant, proposing the creation of an mutual access easement along the existing driveway to benefit 303 Highway #5, recommending the following change to conditions originally approved on February 15, 2024:

1. Removal of Condition #3 –The easement is required to establish the existing shared access with 303 Highway #5. As the creation of the easement is technical in nature and has no impact or relation to the creation of the new lot.

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

- The change to conditions maintains the intent of the original decision granted by the Committee of Adjustment on February 15, 2024;
- The establishment of the access easements are technical, minor in nature and compatible with surrounding land uses;
- The application is consistent with the policies of Provincial Planning Statement; and
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

6. Next Meeting

7. Adjournment