



Committee of Adjustment Agenda

Date: Thursday, July 17, 2025

Time: 6:00 p.m.

Location: Council Chambers

7 Broadway Street West

Paris, ON

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5.1 <u>SV1-25-RF - 17 Washington Street</u> <u>Recommendation</u>	15 - 30
<p>That application for a Sign Minor Variance SV1-25-RF from Diocese of Hamilton c/o Rev. Joseph Okoko, Owner of the lands legally described as PLAN 109 LOT 8 PART LOTS 9 AND 10 SOUTH MAIN STREET LOT 9 NORTH QUEEN ST, in the former town of Paris and municipally known as 17 Washington St, is requesting relief from Sign By-law 121-08 to permit an LED Sign, whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage, BE APPROVED subject to conditions.</p> <p>That the reason(s) for approval are as follows:</p> <ul style="list-style-type: none">• The proposed variance is considered appropriate use of the subject lands, bringing the the LED sign into compliance in a manner consistent with previously approved LED signage in the County	
5.2 <u>B3-25-LK - 49 River Road</u> <u>Recommendation</u>	31 - 50

That Consent Application B3-25-LK from Bob Phillips, JH Cohoon Engineering, Agent on behalf of Renzo and Lenuta Tonietto, Owner(s) of lands legally known as TRACT BURTCH PART LOT 86 REFERENCE PLAN 2R-3708 PART 1, County of Brant, in the former Township of Brantford, municipally known as 49 River Road, County of Brant, proposing the severance to facilitate the future construction of one (1) new residential dwelling in accordance with development standards of the Rural Residential (RR) with special exception 63 and 64 (RR-63) and (RR-64) zone, **BE APPROVED**, subject to the attached conditions.

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

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

5.3 B12-25-PB - 612 Burtch Road
Recommendation

51 - 70

That Consent Application B12-25-PB from 1407839 Ontario Inc. c/o Manuel Azevedo, Owner of lands legally described as Part Lot 5, Range 1 West of Mount Pleasant Road, Part 1 of 2R5676, in the geographic former Township of Brantford, municipally known as 612 Burtch Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structure on a parcel having a minimum 30 metres of frontage and minimum area of 0.4 hectares (0.99 ac), **BE APPROVED**, subject to the attached conditions.

That the reason(s) for the approval of Consent Application B12-25-PB are as follows:

- The existing farm dwelling is considered surplus to the needs of the farm operation as a result of ongoing farm consolidation by a bona fide farmer who owns and operates multiple agricultural properties within the County of Brant and adjacent municipalities.
- The appropriate conditions have been included to ensure the retained agricultural lands are rezoned to Agricultural A-9 to prohibit future residential development, in accordance with the County of Brant Official Plan.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2024), and complies with the intent and regulations of Zoning By-law 61-16.

5.4 B11-25-AV - 43 Old Greenfield Road
Recommendation

71 - 100

That Consent Application B11-25-AV from Ruchika Angrish, Agent on behalf of William & Jean Emmott, Owners of lands legally described as TRACT BURTCH, PART OF LOT 86, in the geographic former Township of Brantford, municipally known as 43 Old Greenfield Road, County of Brant, proposing to sever a surplus farm dwelling with an area of approximately 0.84 hectares (2.1 acres) and a frontage of approximately 37.9 meters (124.34 feet), **BE**

APPROVED subject to the attached conditions.

That the reason(s) for the approval of Consent Application B11-25-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 ; and
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with the intent of Zoning By-Law 61-16, subject to a subsequent planning act application to address the deficient interior side yard setback for the existing storage building on the retained lands.

5.5 A8-25-AV - 363 Burt Road
Recommendation

101 - 124

That Application for Minor Variance A8-25-AV, submitted by Kevin Blok, Owner of the lands legally described as CONCESSION 4, PART LOT 5, and municipally known as 363 Burt Road, in the Former Township of South Dumfries, County of Brant, seeking relief from Section 4, Table 4.4.1 of Zoning By-law 61-16 to permit accessory structure lot coverage of 7.6%, whereas a maximum of 5% is permitted in this zone, **BE APPROVED** subject to the condition attached to this report.

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 (2023) and Zoning By-Law 61-16;
- The proposed variance meets the four tests of the Planning Act.

5.6 A10-25-RF - 160 Oakland Road
Recommendation

125 - 148

That Application for Minor Variance A10-25-RF, from Peter Van Brugge, Owner of the lands legally described as CONCESSION 2 PART LOT 6, in the former Township of Oakland and municipally known as 160 Oakland Road, requesting relief from Zoning By-Law 61-16, Section 4, to permit an increased maximum lot coverage of 194 square metres for all accessory structures, whereas a maximum of 140 square metres is permitted, to permit a maximum accessory structure height of 5.8 metres, whereas the maximum permitted height is 5 metres, and to permit an Additional Residential Unit on private services on a lot having an area of 0.36 hectares, whereas a minimum of 0.40 hectares is required, **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;
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

5.7 A3-25-LK - 30 Woodslee Avenue

149 - 176

Recommendation

That Application for Minor Variance A3-25-LK, from Bastien Langevin, Owner of the lands legally described as SOUTH DUMFRIES CONCESSION 2, PART LOT 30 AND REFERENCE PLAN 2R687 PART 1, in the former Town of Paris and municipally known as 30 Woodslee Avenue, requesting relief from Zoning By-Law 61-16, Section 5.12, Table 5.12.1 to permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required, and Section 11, Table 11.2 to permit an increased building height of 18.0 metres to accommodate the construction of a third silo, whereas the maximum permitted height is 12.0 metres, **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;
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

5.8 A9-25-RF - 233 Oakland Road

177 - 206

Recommendation

That Application for Minor Variance A9-25-RF, from James Scorgie, Owner of the lands legally described as CONCESSION 1 PART LOT 2, in the former Township of Oakland and municipally known as 233 Oakland Road, requesting relief from Zoning By-Law 61-16, Section 4, Table 4.4.1 to permit an increased maximum lot coverage for all accessory structures of 228 square metres (16%), whereas 72 square metres is permitted based on 5% of the existing lot area of 0.14 hectares (0.36 acres), and to recognize the reduced side yard setback for the existing, garage, garage addition and covered patio of 1.4 metres, **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;
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

6. Other Business

6.1 County-Initiated Official Plan Amendment Proposal - OP3-25-BK

207 - 222

That OPA3-25-BK, which was presented to Council on July 8, 2025, be

received as information to the Committee of Adjustment.

7. **Next Meeting**
8. **Adjournment**



Committee of Adjustment Minutes

Date: June 19, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Regrets: Smith

Staff: D. Namisniak, N. Campbell, A. Veshkini, R. Flores

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1. Attendance

2. Approval of Agenda

Moved by Member Emmott
Seconded by Member Schmitt

That the agenda for the County of Brant Committee of Adjustment Meeting of June 19, 2025 be approved.

Carried

3. Declaration of Pecuniary Interests

Member Schmitt declared an indirect pecuniary interest with respect to item 5.5 application B10-25-AV - 358 West Quarter Townline Road and will refrain from participating in any discussion or voting on the matter.

4. Adoption of Minutes from Previous Meetings

Moved by Member Panag
Seconded by Member Hamilton

That the minutes of the May 15, 2025 meeting of the Committee of Adjustment be approved, as printed.

Carried

4.1 Addendum - Minutes from May 15, 2025 Committee of Adjustment Meeting

5. Public Hearings

5.1 B9-25-AV - 81 Washington Street

Staff Presentation

- Afsoon Veshkini, Junior Planner, presented consent application B9-25-AV for approval as outlined in the staff report.
- Member Hamilton inquired whether shrubbery near the proposed driveway is covered under the tree acknowledgement. Planner confirms, noting the Arborist Report includes protection recommendations during demolition/ construction including a certified arborist's follow-up one year post-demolition.
- Member Vamos sought clarification on public notice requirements. D. Namisniak, Manager of Development Planning, confirmed public notices are circulated to all property owners within a 60 metres radius of the subject land, in accordance with the Planning Act.
- Member Hamilton questioned how Condition 5 will be implemented or enforced. D. Namisniak explained that it allows staff to review detailed building design which may lead to future implementations based on the review.
- In response to Chair Brown's question, Planner confirmed that tree preservation for all future development will be addressed through Condition 7 and reviewed at the building permit stage.
- Chair Brown sought confirmation that significant heritage trees would not be impacted. Planner confirmed noting the proposed lot is located at least 10 metres from the significant woodland boundary.

Agent/ Applicant Presentation

- Matt Reniers of Matt Reniers & Associates, Agent on behalf of the Owner, was present to answer any questions from Committee.
- Member Vamos asked whether any trees have been planted or removed since the Arborist Report. Agent confirmed no changes.
- Chair Brown inquired about the size of the proposed new driveway. D. Namisniak, explained that the Owner must demonstrate space for two vehicles, which will be reviewed through the entrance permit process by the County's Operations Division. He also outlined applicable setback requirements.

Public Comments

- Troy Draper of 76 Washington Street was present in person to raise concerns and seek further clarification. T. Draper expressed concerns regarding increased development in the area, traffic and parking issues, and sought information on construction timelines.
- T. Draper also raised questions about the recent Four Units As-of-Right Policy and possible increase in Additional Residential Units (ARUs), and inquired on a possible park. D. Namisniak responded noting that through the application circulation process, the Parks & Recreation Department identified a potential opportunity to acquire a small strip of land for future

trail preservation. Also clarifying that The Four Units As-of-Right Policy applies to lots within the urban boundary, provided all zoning requirements are met. Not all properties will qualify.

- Allan Oldroyd of 79 Washington was present in person and raised the following concerns: potential negative impact on property value, environmental and water drainage issues, structural risk to his home due to construction in close proximity, privacy concerns, dust, noise, and general disruption during construction, and increased parking demand and traffic impacts.

Moved by Member Hamilton
Seconded by Member Emmott

THAT Consent Application B9-25-AV from Mattheus Reniers on behalf of Luiz Pimentel, 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.

AND 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.

Carried

5.1.1 Addendum - Public Comments

5.1.2 Addendum – Public Comments Received Before Meeting

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

Staff Presentation

- Roxana Flores, Junior Planner, presented minor variance application A6-25-RF for approval as outlined in the staff report.
- Member Emmott sought confirmation if the building has already been built. Planner confirmed.
- Member Hamilton inquired if anything else has been built on the property without permit? Applicant/ Agent to respond.

Agent/ Applicant Presentation

- Paul Emerson, Agent on behalf of Owner, and Vincent Bucciachio, Owner, were present.

- Owner noted he believed the property was within the permitted lot coverage and confirmed the pool was installed with a permit. D. Namisniak added that additional structures, which may not have required permits, could contribute to the lot coverage calculation.
- Member Vamos raised concern that if no building permit was obtained, the County did not inspect the structure. Chair Brown noted the condition requiring a building permit from the County.

No Public Comments

Moved by Member Panag

Seconded by Member Hamilton

THAT Application for Minor Variance A6-25-RF 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.

AND 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.

Carried

5.3 A7-25-RF - 446 Ninth Concession Road

Staff Presentation

- Roxana Flores, Junior Planner, presented minor variance application A7-25-RF for approval as outlined in the staff report.

Agent/ Applicant Presentation

- Joel Koutsinaal on behalf of Owner, was present to answer any questions from Committee.
- Member Hamilton asked whether the large trees in front of the proposed structure will be impacted. Applicant confirmed they will not.
- Member Vamos inquired whether the existing frame garage would be removed. Applicant confirmed to remain.

No Public Comments

Moved by Member Emmott

Seconded by Member Schmitt

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**.

AND 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.

Carried

5.4 B8-25-AV - 54 Clarke Road

Staff Presentation

- Afsoon Veshkini, Junior Planner, presented consent application B8-25-AV for approval as outlined in the staff report.
- Member Hamilton asked what would happen if the required OPA and ZBA are not approved or obtained. Planner confirmed the consent cannot proceed and no new lot created.
- Member Emmott questioned the need for Conditions 6 and 7 relating to Rural Fire Fighting and Parkland Dedication Fees, as the retained lands are to be consolidated with the abutting parcel. D. Namisniak clarified that the fire fighting fees may be removed if Committee wishes to as no additional lot is being created; however parkland fees are still required pursuant to the Parkland Dedication By-law.
- Member Hamilton inquired about implications if the retained lands are not purchased or consolidated. Planner confirmed that consolidation is required as per Condition 9, and the consent cannot be completed if all conditions are not met.
- Member Vamos noted a previous severance from 1975. It was clarified that the Official Plan policy states no prior severances granted after 1999.

Agent/ Applicant Presentation

- David Rosebrugh, Owner of 54 Clarke Road was present to answer any questions from Committee.
- Member Hamilton inquired if Owner is satisfied with all the conditions. Owner confirms.

No Public Comments

Moved by Member Schmitt
Seconded by Member Panag

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, with the removal of Condition 7.

AND 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.

Carried

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

Member Schmitt declared an indirect pecuniary interest with respect to application B10-25-AV - 358 West Quarter Townline Road and refrained from participating in any discussion or voting.

Staff Presentation

- Afsoon Veshkini, Junior Planner, presented consent application B10-25-AV for approval as outlined in the staff report.

Applicant/ Owner Presentation

- Jesse Kloefer, Owner, was present to answer any questions from Committee.
- No questions to Applicant.

No Public Comments

Moved by Member Emmott
Seconded by Member Panag

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.

AND 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 re-zoned 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.

Carried

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

Staff Presentation

- Dan Namisniak, Manager of Development Planning, presented the Change of Conditions Request for consent applications B33-23-LG and B34-23-LG for approval as outlined in the staff report.

Applicant/ Owner Presentation

- Ruchika Angrish with The Angrish Group, Agent on behalf of the Owner, was present to answer any questions from Committee.
- No questions to the Agent.

No Public Comments

Moved by Member Hamilton

Seconded by Member Schmitt

THAT Changes of Conditions for 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, Removal of Condition #3, **be approved.**

AND 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.

Carried

Moved by Member Hamilton

Seconded by Member Panag

THAT Changes of Conditions for Consent Application B34-23-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, Removal of Condition #3, **be approved.**

AND 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.

Carried

6. Next Meeting

The next meeting is scheduled to be July 17, 2025, and will be a hybrid meeting starting at 6:00pm.

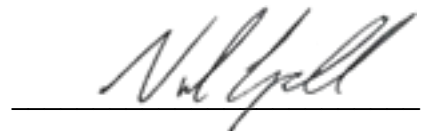
7. Adjournment

The meeting adjourned at 7:50PM to meet again on July 17, 2025.

Moved by Member Emmott
Seconded by Member Vamos

That the Committee of Adjustment meeting of June 19, 2025 be adjourned.

Carried



Nicole Campbell Secretary-Treasurer



Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0263 - 25

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Sign Variance Application
Application No: SV1-25-RF
Location: 17 Washington Street, Paris
Agent / Applicant: Gerry Paxton, Chairman of Sacred Heart Church
Owner: Diocese of Hamilton c/o Rev. Joseph Okoko
Subject: Request for a decision on a Sign Variance Application.

Recommendation

That application for a Sign Minor Variance **SV1-25-RF** from Diocese of Hamilton c/o Rev. Joseph Okoko, Owner of the lands legally described as PLAN 109 LOT 8 PART LOTS 9 AND 10 SOUTH MAIN STREET LOT 9 NORTH QUEEN ST, in the former town of Paris and municipally known as 17 Washington St, is requesting relief from Sign By-law 121-08 to permit an LED Sign, whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage, **BE APPROVED** subject to conditions.

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

- The proposed variance is considered appropriate use of the subject lands, bringing the the LED sign into compliance in a manner consistent with previously approved LED signage in the County;

Financial Considerations

None

Executive Summary

Sacred Heart Church, is seeking a minor variance of the County of Brant Sign By-law 121-08 at 17 Washington Street proposing to permit an existing LED sign to be located near the building, at the corner of Washington St & Main Street. The application will bring this type of sign into compliance whereas the Sign By-Law only stipulates for electronic messaging, which does not include LED signage.

It is intended that the new LED sign replace the previous illuminated ground sign using the same posts and location.

This planning analysis focuses on literature reviews of applicable policy in consultation with internal departments, an inspection of the subject lands and surrounding neighbourhood, as

well as discussions with the Applicant. Comments from internal departments and external agencies have confirmed that they have no operational concerns with the sign.

The recommendation for approval includes conditions to regulate the signs operation to mitigate potential nuisance caused by the emitted light. This includes prescribed timing and brightness levels during daytime and night display.

The proposed variance is appropriate, given Staff's intention to undertake a comprehensive review of the County of Brant Sign By-Law. Originally approved in 2008, the By-Law has not seen a significant update since, and therefore may not reflect current signage standards and trends. Staff are pleased to inform Committee that the Sign By-Law Review will be initiated in the coming year as part of the Policy Planning Work Plan.

Should this Application be approved, Staff could move forward in processing the Sign Permit Application for one (1) LED sign. As the Sign By-Law 121-08 is a legislative document of the *Municipal Act (2001)* any Variances approved for signage are not subject to appeal and any Decision of Committee would come into force and effect once the Decision has been written.

This report recommends that the application be approved based on consideration of the rational provided by Staff as outlined within this report.

Background

The existing LED sign was brought to Planning's attention following a complaint received by By-Law Enforcement from a neighboring property regarding light from the sign shining into a residential living space during evening hours. As a result, it was determined that the LED sign is not permitted and requires a site specific variance application. In response to this concern, a Building Permit will be required and included as a condition of approval.

Through an Applicant request made as a delegation to Council, the fee for this application has been waived. If Committee should choose to approve this Application, the Applicant will be responsible for any Sign Permits required from the County.

Location / Existing Conditions

The subject property is located within the Settlement Area of Paris, north of Queen Street, south of Main Street, east of Dumfries Street and west of Washington Street. It is civically known as 17 Washington Street (Sacred Heart Church). The subject lands are designated Open Space and are being used as such.

The subject lands are mostly surrounded by Residential uses with one Institutional property zoned N2 to the north.

The subject lands are irregular in shape and have a frontage of approximately 40.0 m (132 ft) along Washington Street and an area of approximately 0.37 hectares (0.90 acres).

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Brant County 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.

Schedule 'A' Land Use Designation: **Community Node**

Settlement Area: **Primary Urban Settlement Area of Paris**

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

- *The proposal aligns with the intent of the Community Node designation as the church functions as a public service facility and community gathering space, which are key components of these areas. Community Nodes are intended to bring people together through a mix of uses and accessible public spaces. The proposed LED sign supports the church by sharing information about services and events, and supports the designation by promoting visibility, engagement, and a vibrant public space. (OP, Part 5, Section 1.3)*

As the Sign By-Law (By-Law 121-08) was passed under the Municipal Act and implements the County of Brant Official Plan, the Committee of Adjustment has the authority to grant variances through the Sign By-Law Variance Application process. This authority is supported by Sections 6.8 and 6.14 of the Official Plan, which allows the Committee to consider variances to By-Laws, including the Sign By-Law, in accordance with the Planning Act.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: **Site-Specific Open Space with Heritage Classification (HA-OS1-12)**

All other requirements of the Zoning By-Law 61-16 are being satisfied, and the proposed sign variance application is in conformity with the existing development on these lands.

Sign By-Law 121-08 (As Amended By By-law 168-09):

Currently, the County of Brant Sign By-Law 121-08 does not permit electronic message display (LED) signs unless written confirmation is provided by County staff indicating no concerns regarding visibility or interference with traffic signs or signals. However, the County has previously approved signs with special provisions, including LED ground signs, under the same by-law.

Staff note that the existing non-complying LED sign has been reviewed under Section 4, Subsection 4.4 of Sign By-law 121-08, and can confirm that there are no concerns from internal departments or external agencies regarding the LED sign, provided the recommended conditions are met.

The table below outlines key details of the existing non-complying LED sign, including sign face area, height, and setbacks, for the Committee's reference.

Location	Number of Signs	Street Setbacks (to the sidewalk)	Electronic (LED) Sign Face Area	Existing Sign Height
17 Washington Street	1	3.56 m (11.67 ft) from Main St. 5.28 m (17.33 ft) from Washington St.	1.0 m ² (1,575.0 in ²)	2.0 m (77.0 in)

Interdepartmental Considerations

Department / Agency Comments
<p>Development Engineering</p> <ul style="list-style-type: none"> DED have no objections to the sign variance application, however, other responding agencies (i.e. operations department), might have interest and comment on the following item below: Part of the existing Illuminated sign encroaches into the Main Street right-of-way, an encroachment easement may be required.
<p>Policy</p> <ul style="list-style-type: none"> Policy does not have any comments regarding this application at this time.
<p>Environmental Planning</p> <ul style="list-style-type: none"> Environmental Planning has no comments.
<p>Operations – Roads Department</p> <p>Further to our conversation, it is my understanding that the location of the proposed LED sign has replaced the existing sign already located on private property. Although I have no objection to their request regarding the LED sign for the above noted address provided that the sign adheres to the following conditions:</p> <ol style="list-style-type: none"> The LED sign will not flash, scroll or shake in any manner such that the LED information is stationary for approximately 60 seconds. The LED sign located on private property is typically at least 3.0 meters from our right of way. If the LED light is a concern with residents in the area shining into their homes, the light must be deactivated, (turned off), during the evening and all through the night.
<p>Fire</p> <ul style="list-style-type: none"> The fire department has no objections at this point.
<p>Grandbridge Energy</p> <ul style="list-style-type: none"> GrandBridge Energy Inc. has no objection to the proposed ground-mounted illuminated sign seeking relief from by-law 121-08. Only one primary service per property is permitted, if a meter is required for this sign, a service layout is required.

- Must maintain ESA minimum clearances between any proposed building, lighting, signs etc. and existing electrical equipment.

The following Departments/ Commenting Agencies were included on the technical circulation of this application with no comments received:

- Building
- Community Services Department
- Brant Heritage Committee
- Operations
- Canada Post
- Enbridge Gas Inc.
- Mississaugas of the Credit First Nation (MCFN)

Public Considerations

Notice of this Application, Contact information and Public Hearing Date were circulated by mail on July 2, 2025 to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the Planning Act as required.

A site visit along with the posting of the Public Notice sign was completed on July 2, 2024.

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

Conclusions and Recommendations

In reviewing the application, staff analyzed the application regarding Section 9.7 *Variances* of the Sign By-Law:

- a) Special circumstances or conditions applying to the property, building or use referred to in the application;
 - ***The ground sign on the property was installed before the current Sign By-law (as noted by the applicant) and was recently replaced to include LED messaging. It remains in the original location, using the original posts.***
- b) Whether strict application of the provisions of this by-law in the context of the special circumstances applying to the property, building or use, would result in practical difficulties or unnecessary and unusual hardship for the applicant, inconsistent with the general intent and purpose of this by-law;
 - ***Enforcing full compliance would require removal or relocation of a sign structure that has been there for a long time. Given that the sign remains in its original location with mitigation measures in place, strict application would impose unnecessary hardship without providing any meaningful benefit.***

c) Whether such special circumstances or conditions are preexisting and not created by the owner or applicant; and,

- ***The ground sign's location and structural elements are preexisting. The applicant simply updated the sign to include LED messaging without altering its footprint.***

d) Whether the sign that is subject of the amendment, variance, or exemption will alter the essential character of the area.

- ***The sign is consistent in form and location with the previous sign. With automatic shut-off and reduced brightness, it is not expected to impact the character of the surrounding area.***

The variance being requested is to allow one (1) existing LED ground sign located on the subject lands, fronting Washington Street. The applicant confirmed in their justification letter that the sign will be turned off from 9:00pm to 6:00am via timer. Brightness will also be adjusted to reduce impacts on neighbouring properties. These have been included as conditions for approval.

Internal departments and external agencies have indicated no concerns with the existing non-complying LED sign and have

Comments from the Development Engineering Division (DED) indicate that the illuminated sign encroaches into the Main Street right-of-way and that an encroachment easement may be required. However, the applicant noted that the illuminated sign was simply replaced using the same posts and location as the previous sign. This would indicate that an easement may not be necessary.

In response to Operations' comment that LED signs on private property are typically setback a minimum of 3.0 metres from the right-of-way, the applicant noted that the existing illuminated sign remains in its original location with adequate setbacks. As such, the sign location would be considered legal non-complying.

As the Sign By-law is pending a comprehensive update, and given past approvals for similar LED signs with special provisions, staff is of the opinion that the request aligns with the general intent of the Sign By-law. The existing sign will be required to obtain a Sign Permit as a condition of approval. Staff have no concerns regarding impact on adjacent properties and is recommending approval of the variance application subject to conditions.

Prepared by:



Roxana Flores

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map

4. Aerial Map
5. Sketch Showing Sign Location
6. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # SV1-25-RF

By-law and/or Agreement

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)

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. That the following conditions be satisfied with to the satisfaction of the County of Brant:

17 Washington Street

LED Ground Sign

Notwithstanding any provision of this by-law to the contrary, an LED ground sign located wholly on private property known as 17 Washington Street, shall also be permitted, subject to the following;

- i. Maximum Sign Face Area 1.0 m² with LED;
- ii. Maximum Height of 2 m;
- iii. Maximum one (1) ground sign on the property, within the existing location as approved;
- iv. The brightness level shall be adjusted to reflect appropriate day and night use (including daylight savings) to ensure no nuisance to surrounding residents and traffic, the satisfaction of the County of Brant.
- v. Hours of operation 6:00 a.m. until 9:00 p.m.;
- vi. The LED sign will not flash, scroll or shake in any manner such that the LED information is stationary for approximately 60 seconds.
- vii. There shall be no commercial or videos/movies permitted to be run on the sign.
- viii. Third party advertising shall not be permitted.

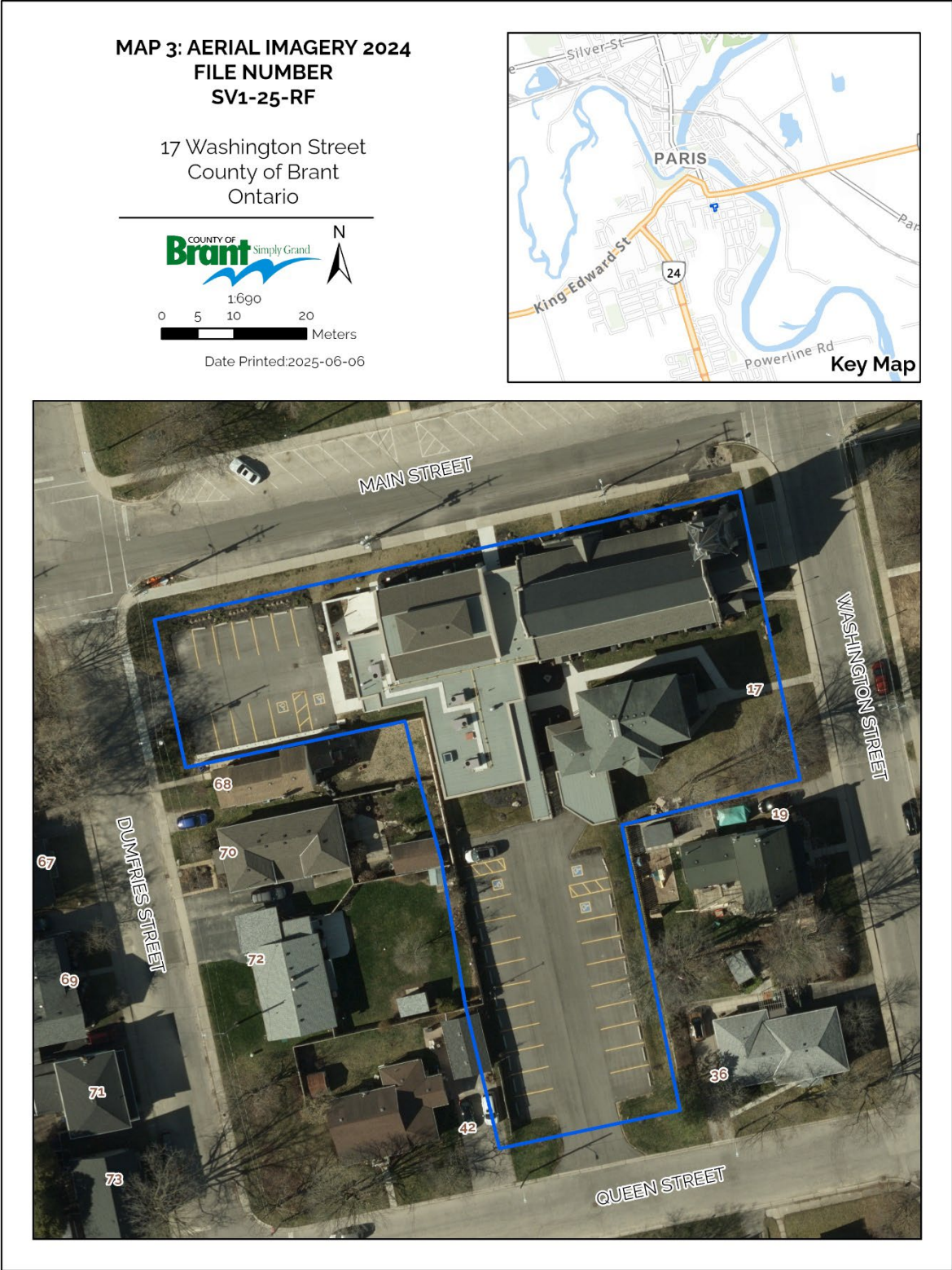
All other requirements of the By-law shall apply.

2. That the Owner/Applicant demonstrate confirmation from the Building Division that a sign permit, as required has been obtained, to the satisfaction of the County of Brant.
3. That the above conditions be satisfied within two years of the date of the decision, to the satisfaction of the County of Brant, otherwise the approval shall lapse.

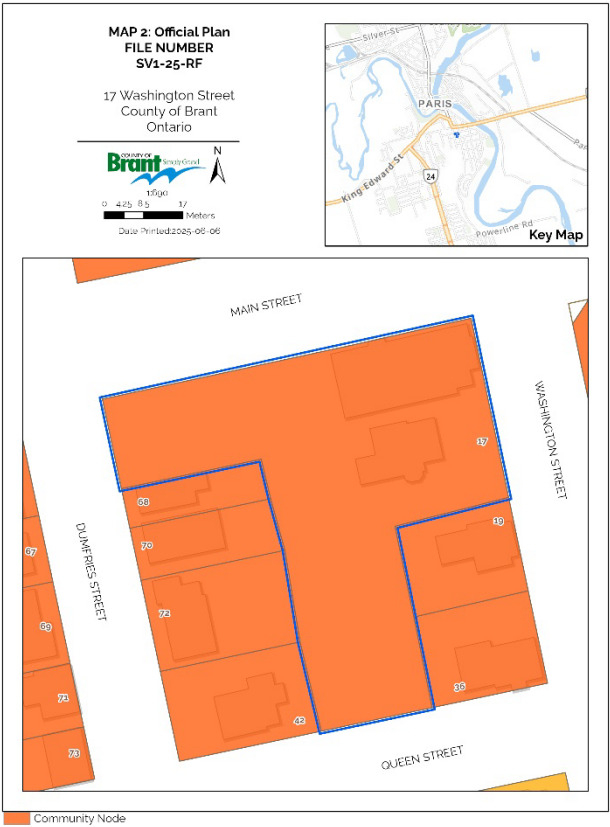
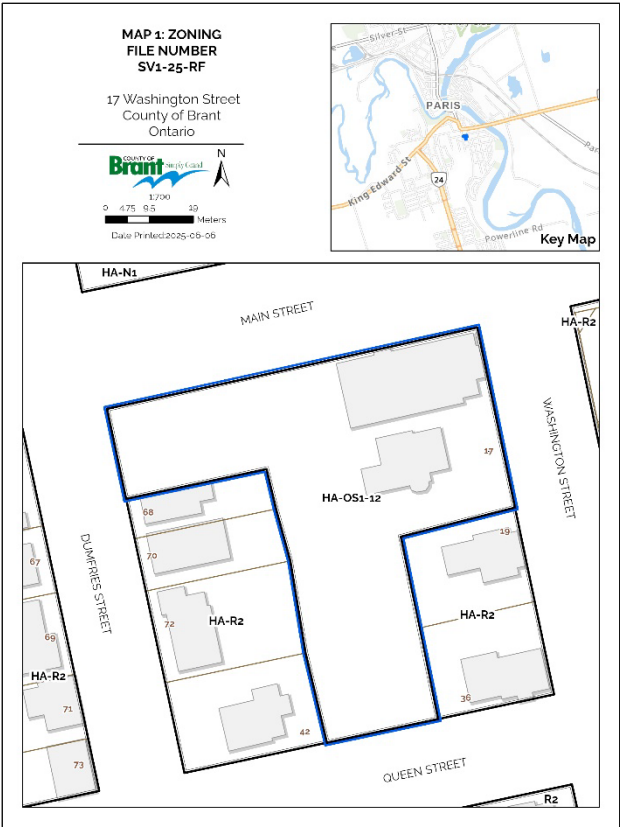
Attachment 2 – Site Photos



Attachment 3



Attachment 4





Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	Thursday, July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Sign Variance
Application No:	SV1-25-RF
Location:	17 Washington Street
Agent / Applicant:	Gerry Paxton, Chairman of Sacred Heart Church
Owner:	Diocese of Hamilton c/o Rev. Joseph Okoko
This application is seeking: relief from Sign By-law 121-08 to permit a ground-mounted illuminated sign.	

Planner: Roxana Flores, Junior Planner, 519-442-7268 Ext. 3065, <roxana.flores@brant.ca>

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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 location/ contact noted above.

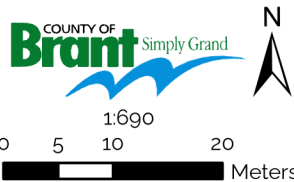
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

** 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.*

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
SV1-25-RF

17 Washington Street
County of Brant
Ontario



Date Printed: 2025-06-06



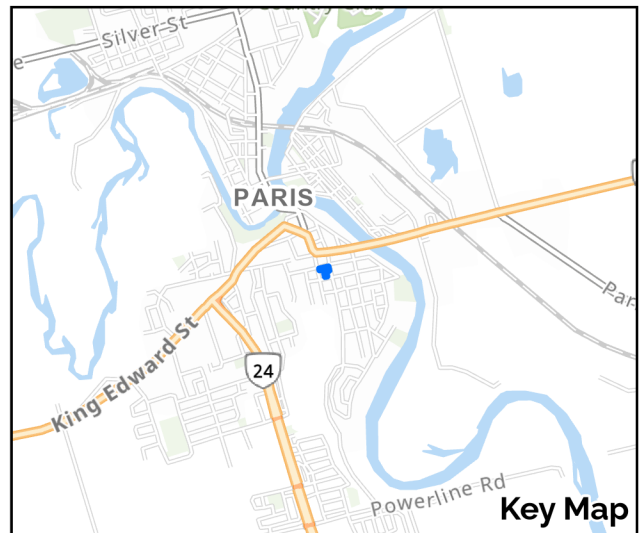
MAP 4: DETAILED MAP
FILE NUMBER
SV1-25-RF

17 Washington Street
County of Brant
Ontario

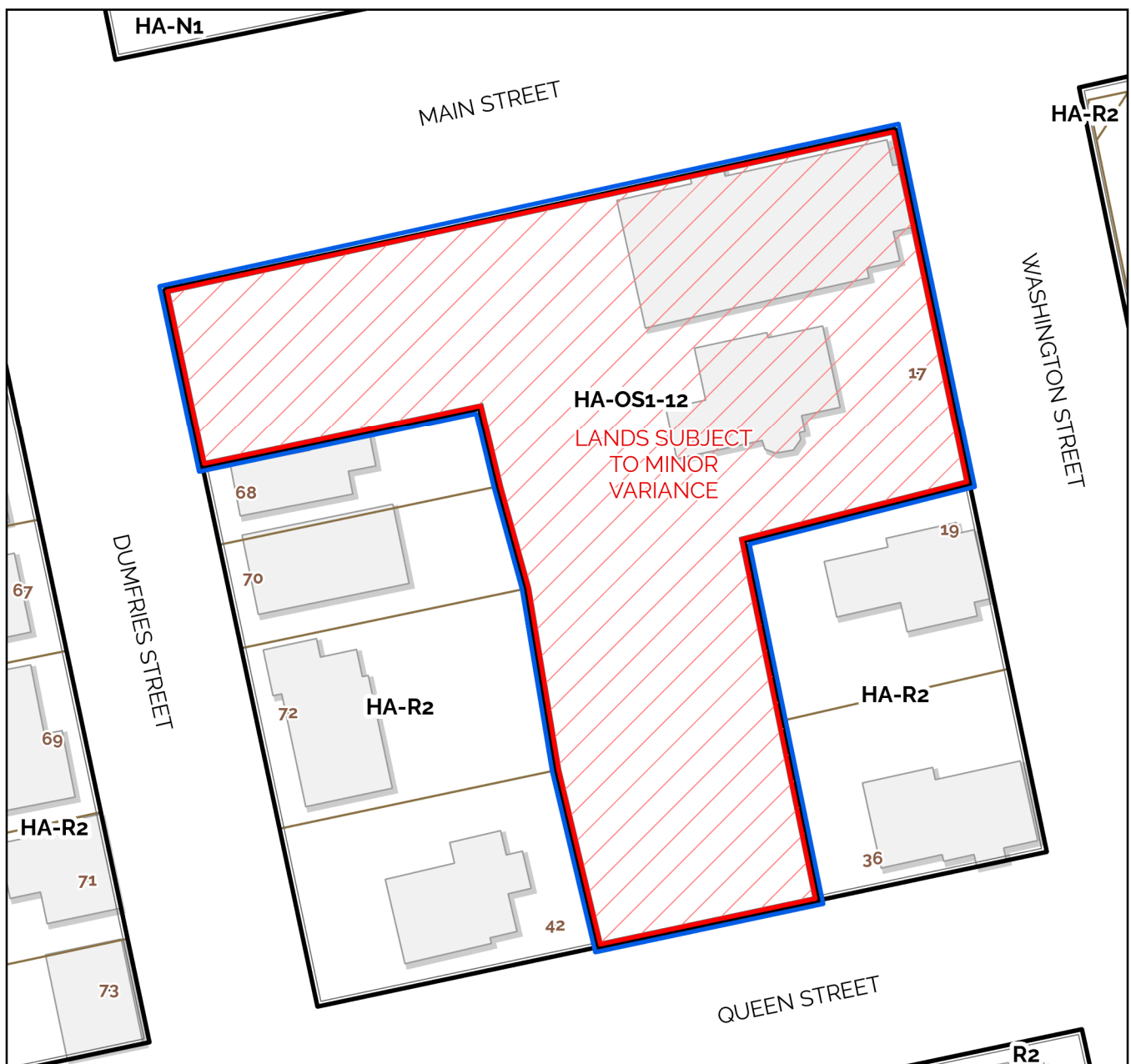


0 4.75 9.5 19
Meters

Date Printed: 2025-06-06



Key Map





Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0259 - 25

To: The Chair and Members of the Committee of Adjustment
From: Logan Keen, Planner
Application Type: Consent
Application No: B3-25-LK
Location: 49 River Road
Agent / Applicant: Bob Phillips, JH Cohoon Engineering
Owner: Renzo and Lenuta Tonietto
Subject: Request for Decision

Recommendation

THAT Consent Application B3-25-LK from Bob Phillips, JH Cohoon Engineering, on behalf of Renzo and Lenuta Tonietto, Owner(s) of lands legally knowns as TRACT BURTCH PART LOT 86 REFERENCE PLAN 2R-3708 PART 1, County of Brant, in the former Township of Brantford, municipally known as 49 River Road, County of Brant, proposing the severance to facilitate the future construction of one (1) new residential dwelling in accordance with development standards of the Rural Residential (RR) with special exception 63 and 64 (RR-63) and (RR-64) zone. **BE APPROVED, subject to the attached conditions.**

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

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

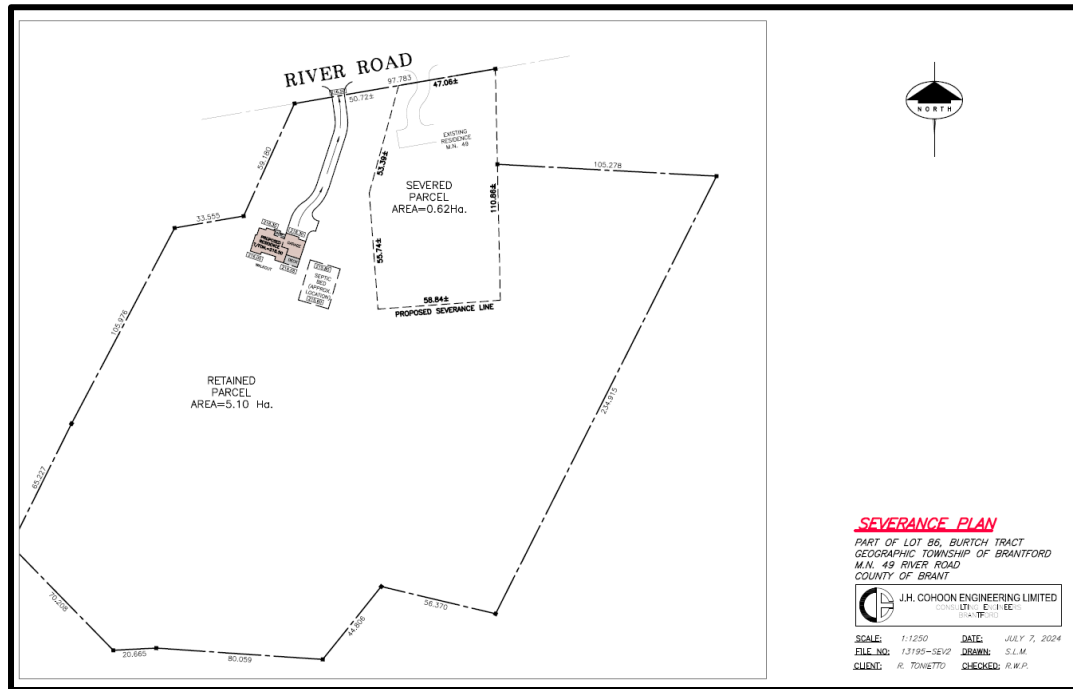
Executive Summary

Consent Application B3-25-LK is proposing to sever the existing dwelling located at 49 River Road resulting in the creation of one (1) new lot. The severance is to facilitate the future construction of one (1) new residential dwelling in accordance with development standards of the Rural Residential (RR) with special exception 63 and 64 (RR-63) and (RR-64) zone.

The lands were subject to an approved rezoning application, ZBA20-24-DN, which rezoned the subject lands from Agricultural (A) to Rural Residential Special Exception (RR-63) and Rural Residential Special Exception (RR-64).

Detailed review of the proposed new lot development will be completed as part of the building permit review process (access, grading, drainage, zoning, servicing, etc.)

Figure 1: Proposed Severance Sketch



The planning analysis focuses on review of applicable policy (i.e. Planning Act, Provincial Planning Statement (2024), County of Brant Official Plan (2012), and Zoning By-Law 61-16, consultation with departments and discussions with both the agent/public. As outlined in this report, I am of the opinion the proposal represents good planning and therefore recommend that application **B3-25-LK** be **Approved**, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located on the south side of River Road, east of Cockshutt Road, and west of Newport Road. The subject lands currently have one (1) single detached residential dwelling and one (1) accessory structure. The property is serviced through well and septic.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Planning Act

Section 2(a-s) of the *Planning Act* outlines matters of provincial interest that decision making bodies shall have regard for.

- The Application has regards for:
 - o Section 2(p) the appropriate location of growth and development.

Section 51(24) of the *Planning Act* sets out criteria to be considered when reviewing consent applications.

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 PPS (2024):

<i>Provincial Planning Statement (2024)</i>	<i>Planning Analysis</i>
Section 2.1.4 and Section 2.2 speaks to providing an appropriate range and mix of housing and densities.	<i>The proposed severance will increase the usability of the lot and support the future construction of residential dwelling types.</i>
Section 2.6.1 c) Rural Lands in Municipalities outlines the permitted uses which includes residential development, including lot creation where site conditions are suitable for the provision of appropriate sewage and water services;	<i>The proposed severance will support the future construction of one (1) new residential dwelling and facilitate appropriate sewage and water services.</i>
Section 2.6.3 of the Provincial Planning Statement states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.	<i>The proposal to sever for the creation of one (1) new residential lot does not include the expansion of any services and will be privately serviced.</i>
Section 2.6.5 of the Provincial Planning Statement speaks to new land uses, including the creation of lots, shall comply with the minimum distance separations formulae.	<i>The proposal to rezone the lands with the intent of sever for the creation of one (1) new residential lot is in compliance with the Minimum Distance Separation requirements.</i>

It is my professional opinion that the request is consistent with the policies of the Provincial Planning Statement (2024).

County of Brant Official Plan (2012)

Due to the transition policies of the County of Brant Official Plan (2023) and this application being subsequent to the previously approved rezoning application ZBA20-24-DN, this consent application is being reviewed under the County of Brant Official Plan (2012).

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.

<i>County of Brant Official Plan (2012)</i>	<i>Planning Analysis</i>
--	---------------------------------

<p>Section 2.2.3.3 a) states that the designation of a rural residential designation can accommodate a limited amount of growth and development and development, subject to criteria including:</p> <ul style="list-style-type: none"> i. the proposed development is subject to the policies of Section 3.7 of this Plan; ii. the proposed development represents infill development or minor rounding out; iii. the proposed development has access to potable water, and such supply does not adversely affect adjoining properties; iv. a servicing feasibility study has been completed in accordance with the Ministry of the Environment guidelines which demonstrates that the proposal's impact on ground and surface water shall be within acceptable limits; v. the proposed servicing shall be appropriate for the proposed densities and land uses; vi. the pattern of new development shall be logical in the context of existing development; vii. the proposed development complies with the Minimum Distance Separation Formulae; viii. the proposed development is compatible with existing development; and ix. each lot proposed shall include a comprehensive drainage and lot grading plan demonstrating no adverse impacts on surrounding properties and a satisfactory outlet for stormwater. 	<p><i>The development is in accordance with the policies of Section 3.7 of the Official Plan, as discussed below. The proposed severance represents infill development. The proposed severance is compatible with the existing surrounding land uses given the previously approved rezoning application which permitted single detached dwellings as a permitted use in accordance with the surrounding low density residential land uses.</i></p>
<p>Section 3.7.1 outlines the intent of the Rural Residential designation to recognize existing concentrations of large lot residential</p>	<p><i>The proposed severance looks to continue the existing use and the future construction of one (1) new residential</i></p>

development in order to prevent scattered land consumption, inefficient use of existing infrastructure and non-farm development in the Agriculture designation.	<i>dwelling in conformity with the Rural Residential designation.</i>
Section 3.7.3 (b) states that development shall occur on private systems in accordance with private servicing requirements in Section 5.2 of this Plan.	<i>The subject lands will be and currently are privately serviced.</i>

It is my professional opinion that the proposal is consistent with the applicable policies outlined in the County of Brant Official Plan (2012).

Zoning By-Law 61-16

Section 9, Table 9.2.1 of the County of Brant Zoning By-Law 61-16 advises the required development standards for lands zoned as Rural Residential (RR). The following analysis applies to the lands subject to the rezoning. It has been noted that all lands will conform to the required provisions. This will be reviewed again at the building permit stage to ensure conformity.

Rural Residential	Required	RR-63 (Severed Lands)	RR-64 (Retained Lands)
Lot Area, Min	4000 sq.m	6,200 sq.m (0.62 ha)	51,000 sq.m (5.1 ha)
Lot Frontage, Min	40.0 m	Subject to RR zone requirements	
Street Setback, Min	20.0 m		
Interior Side Yard Setback, Min	5.0 m		
Rear Yard Setback, Min	15.0 m		
Lot Coverage, Max	30%		
Landscaped Open Space, Min	30%		
Building Height, Max	10.5 m		

It is noted in the submitted planning justification report that all proposed consent applications will result in lots that conform to the applicable by-law provision. It is my professional opinion that the proposal is consistent with the applicable policies outlined in the County of Brant Zoning By-Law 61-16.

Interdepartmental Considerations

The following comments were received from various internal and external agencies/departments as part of the circulation of the application:

Department/Agency	Comments
Environmental Planning	The subject lands contain a watercourse, woodlands, valleylands, and a wetland at the rear of the property which are zoned Natural Heritage. The applicant is advised that should any building permit be proposed within 120 m of a wetland or watercourse, that staff will review the proposal as per O. Reg. 254/23 Prescribed Areas – Section 41 of the Act and as per the County's Site Plan Control By-Law.
GIS Analyst	That the applicant provides CAD drawing or GIS files with line work to import into database. That a civic address will be required for the retained parcel, this can be requested at the County of Brants Civic Address Requesting Form .
Parks Capital Planning & Forestry	Cash-in-lieu of Parkland Dedication: Cash-in-lieu of parkland for the amount of \$6016 (2025 value) is required for the creation of one new residential lot. As per Section 3.1 and Section 3.2 of the County of Brant Parkland Dedication By-law - The County requires the payment of money as cash-in-lieu payment for an amount calculated as follows: c) Six thousand and sixteen dollars (\$6016, 2025 value) or as amended as per the County of Brant Fees By-Law, per lot created through consent, including but not limited to farm splits and surplus farm dwelling severances. The payment required shall be paid to the County: c) Prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.
Canada Post	Please be advised that Canada Post does not have any comments on this application for severance and creation of 1 lot. The customer should contact our Customer Service line at 1-800-267-1177 to register for mail delivery before they install their rural mailbox for delivery. Should this application change or you have any questions or concerns, please feel free to contact me.
GrandBridge Energy	GrandBridge Energy Inc. has no objection to the proposed severance.

	<p>The new proposed residential building will require a service layout. The design drawing must include the location of all electrical equipment. Show existing and proposed grades at all electrical equipment including the meter base.</p> <p>The Owner is fully responsible for all costs associated with the relocation, upgrade or relocation of any existing electrical equipment.</p>
Six Nations of the Grand River (SNGR)	No further comments from SNGR archaeology at this time.

Public Considerations

Notice of the July 17, 2025 public meeting for this application was provided by regular mail on July 2, 2025 to all property owners within 125 metres of the subject lands for the purposes of providing public input on the development of the lands. A site visit along with the posting of the Public Notice sign was completed on July 1, 2025

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

Conclusions and Recommendations

Consent Application B3-25-LK is proposing a severance on the subject lands located at 49 River Road to facilitate the future construction of one (1) new residential dwelling in accordance with development standards of the Rural Residential with special exception 63 (RR-63) and Rural Residential with special exception 64 (RR-64) zones.

The planning analysis has had regard for *Section 51(24) of the Planning Act* and focuses on literature reviews of applicable policy (i.e. *PPS, County of Brant Official Plan (2012), and Zoning By-Law*), consultation with departments, an inspection of the surrounding area and discussion with the applicant and public.

It is my professional recommendation that the Consent Application **B3-25-LK** be **Approved**, subject to the attached conditions.

Prepared by: Logan Keen



Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Aerial Detail Map
6. Severance Sketch
7. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # B3-25-LK

By-law and/or Agreement

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

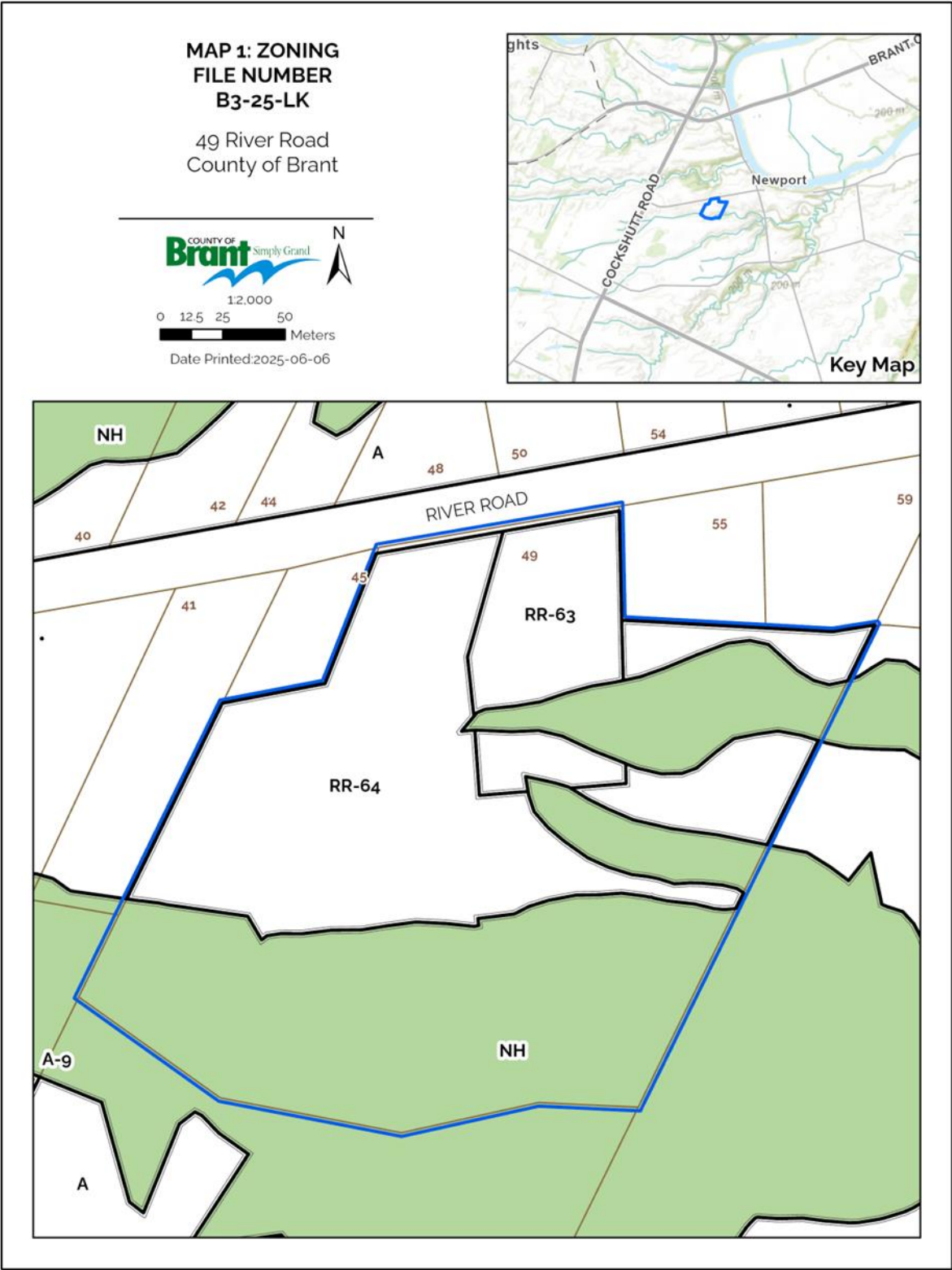
Applicant: Bob Phillips, JH Cohoon Engineering

File No: B3-25-LK

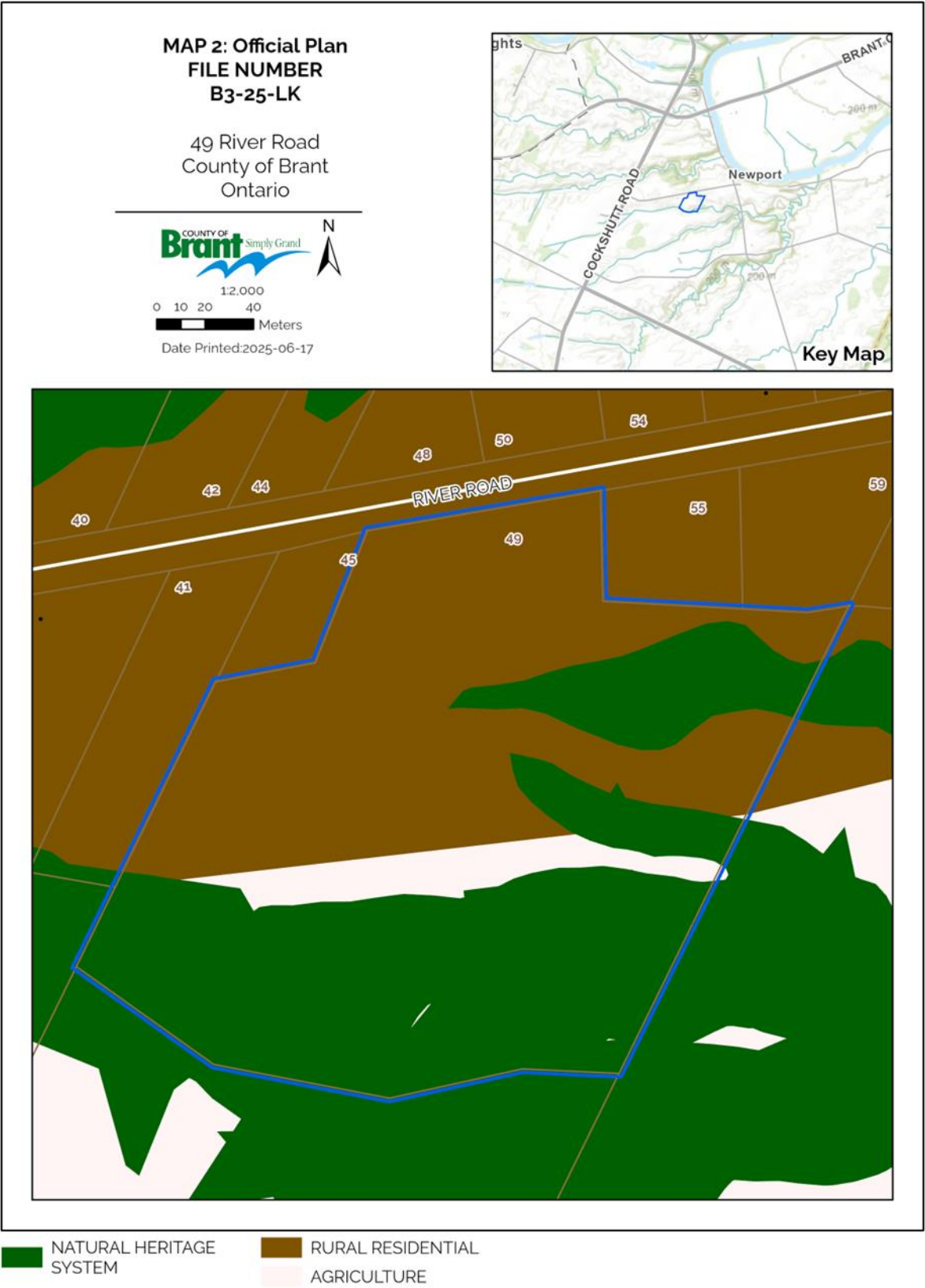
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy a Draft Reference Plan for the retained lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
3. That the Applicant provide proof/copy of draft approved civic addressing for the Severed and Retained lands issued by the Planning Division to the satisfaction of the County of Brant.
4. That the Owner/ Applicant provide Parkland dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, per new lot, to be paid to the County of Brant in accordance with Parkland Dedication By-Law 21-2022, Section 3.1 and 3.2 to the satisfaction of the County of Brant.
5. That the Applicants provide proof that \$600.00, per new building lot, in monies for firefighting purposes has been submitted to the County of Brant, or some other method acceptable to the Fire Department if required, prior to the stamping of the deeds.
6. That the \$345 Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
7. That the Applicants provide draft transfer documents with legal descriptions of the severed lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
8. That the Applicant's lawyer shall prepare and register all the necessary documents following review and approval by the County Solicitor, and immediately following the registration, the Applicant's lawyer shall provide a certificate satisfactory to the County Solicitor that the registrations have been completed properly and in accordance with the approvals provided.
9. That the above conditions must be fulfilled and the Document for Conveyance be presented to the Consent Authority for stamping within two years of the date of the written decision, sent by the Secretary-Treasurer pursuant to Section 53(17) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

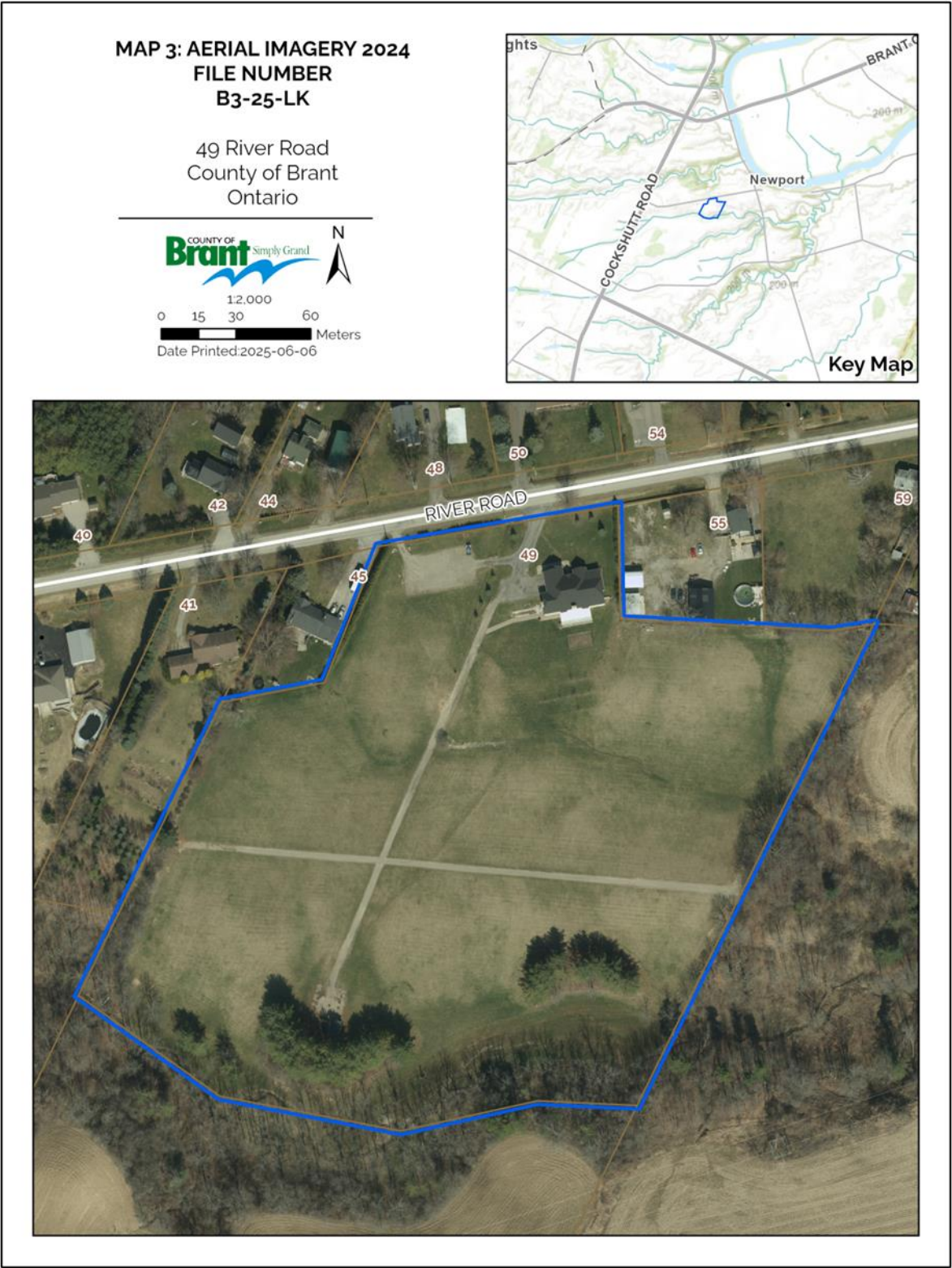
Attachment 2 – Zoning Map



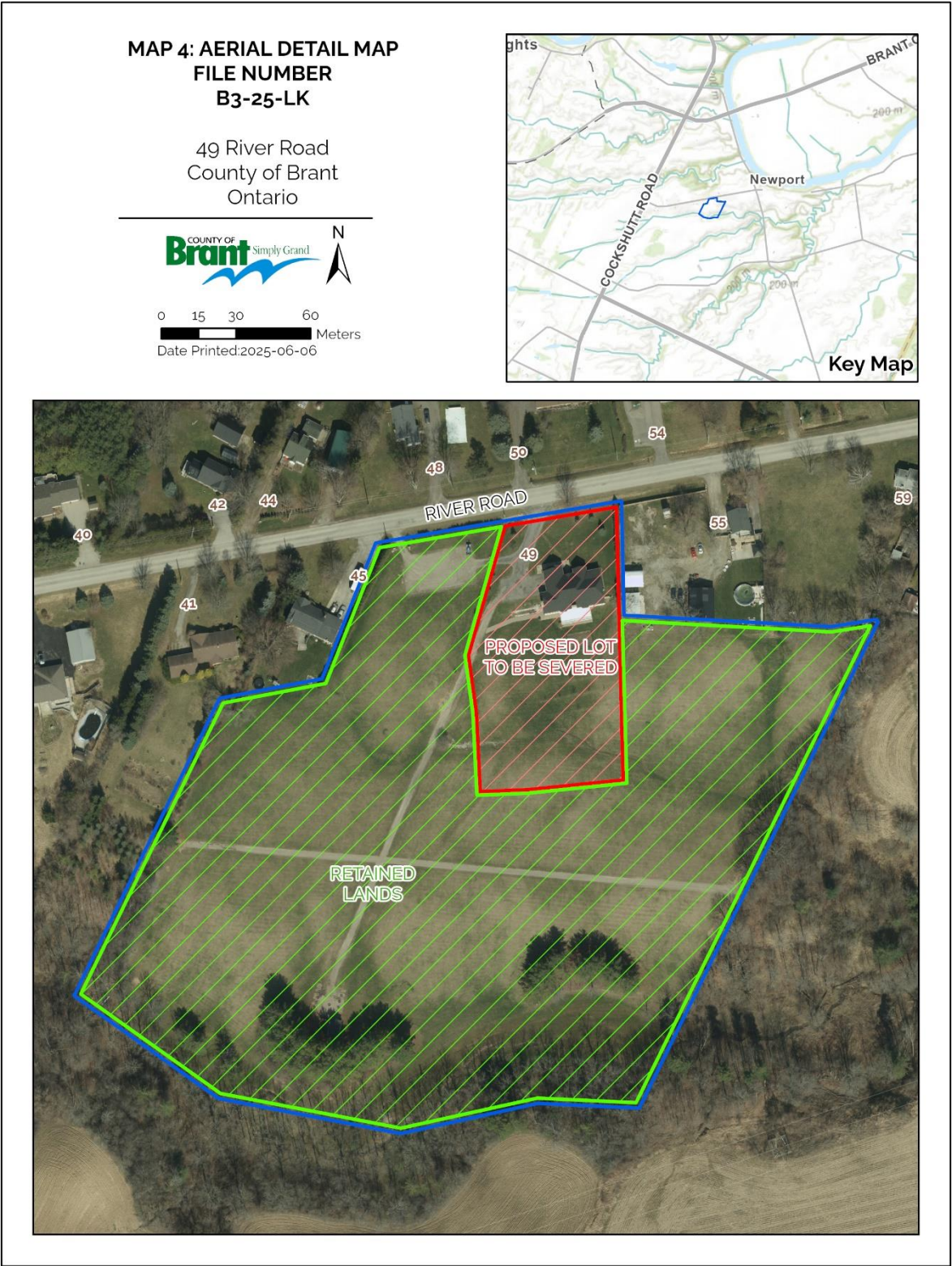
Attachment 3 – Official Plan Map



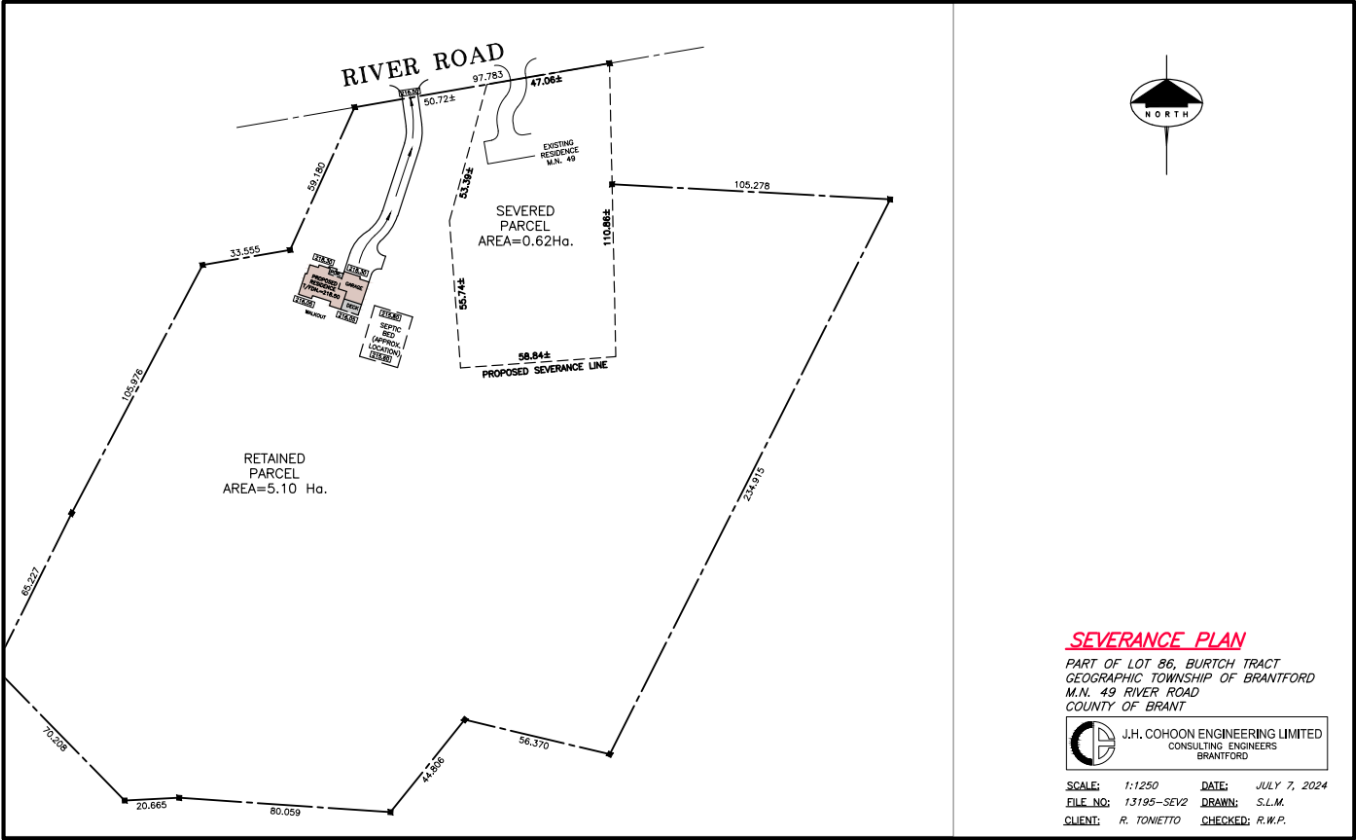
Attachment 4 – Aerial map



Attachment 5 – Aerial Detail Map



Attachment 6 – Severance Sketch



Attachment 7 – Site Photos







Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	Thursday, July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Consent (Severance)
Application No:	B3-25-LK
Location:	49 River Road
Agent / Applicant:	J.H. Cohoon Engineering Ltd c/o Bob Phillips
Owner:	Renzo and Lenuta Tonietto

This application proposes: **the consent to sever the existing residential dwelling and associated services on the property for the creation of one (1) new residential lot to align with the previously approved rezoning application ZBA20-24-DN.**

Planner: Logan Keen, Planner, 519-442-7268 Ext. 3061<logan.keen@brant.ca>

To view the application and supporting documents, please contact the Planning Department, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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.

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The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
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In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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 location/ contact noted above.

Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

** 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.*

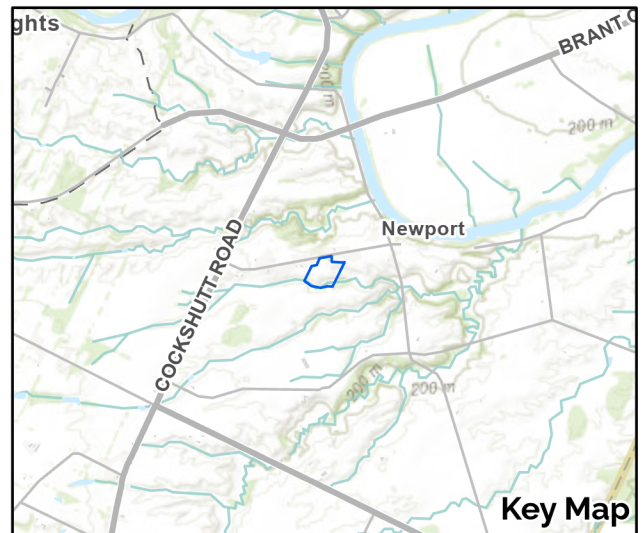
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B3-25-LK

49 River Road
County of Brant
Ontario

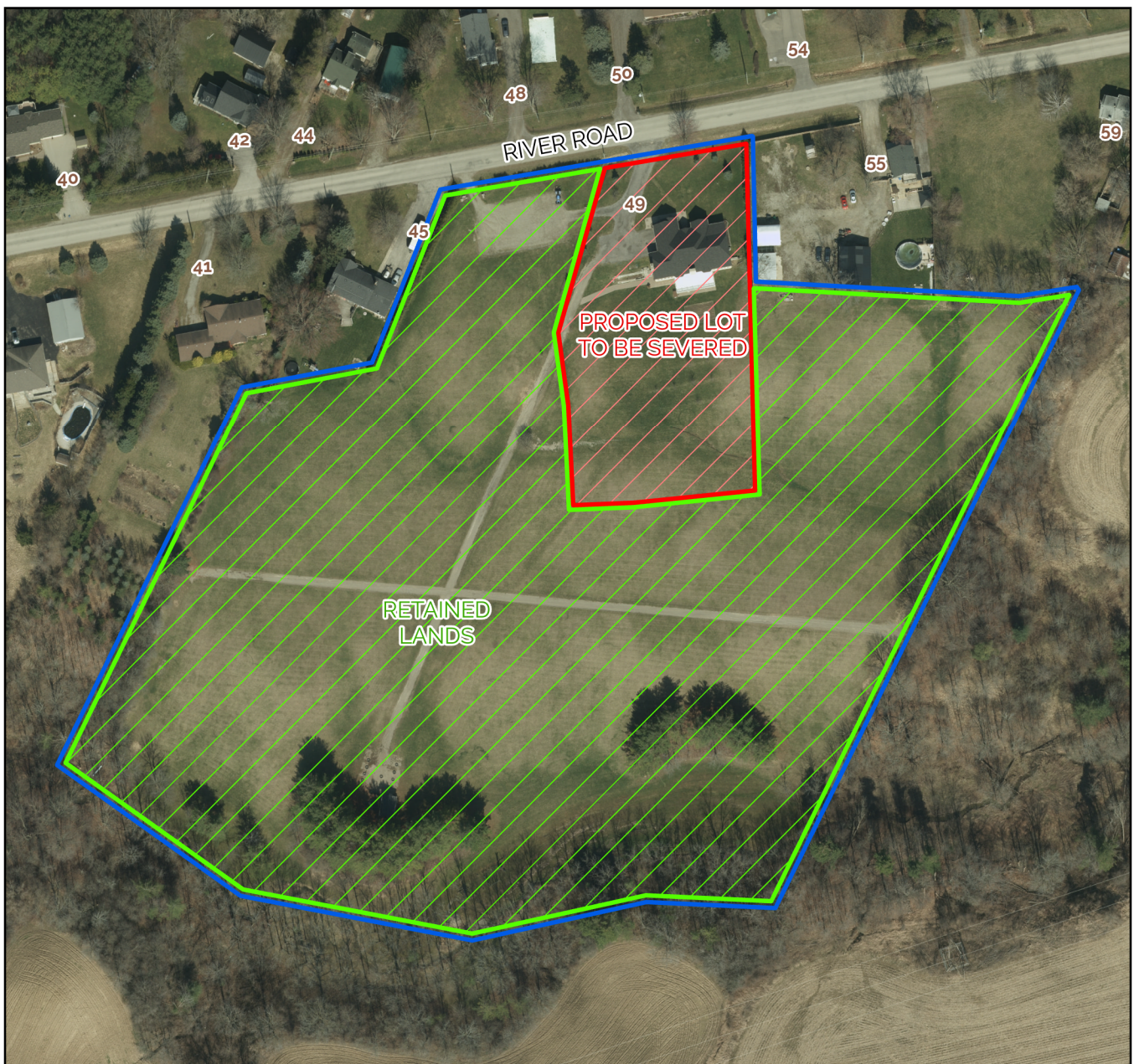


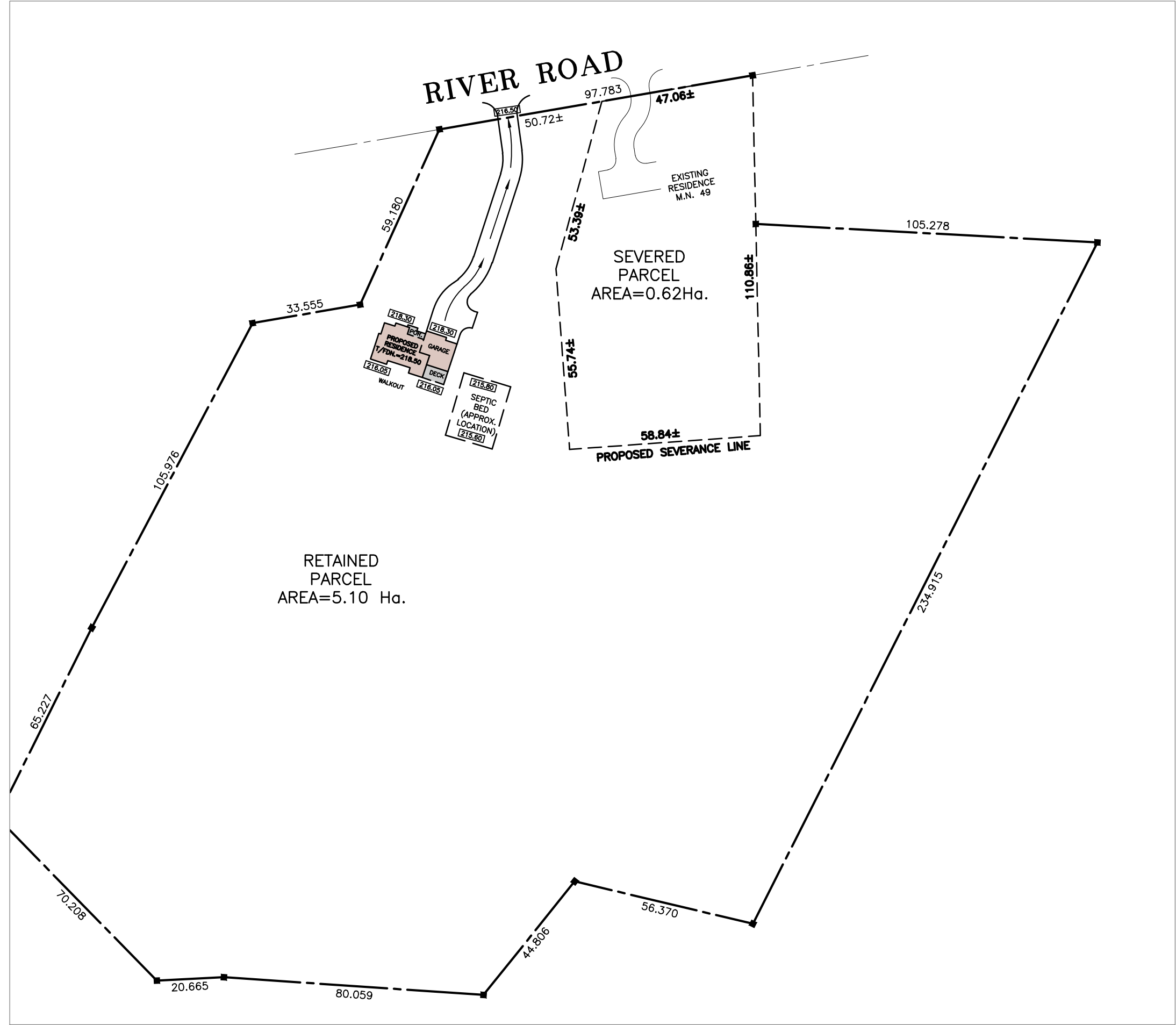
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Meters

Date Printed: 2025-06-06



Key Map





SEVERANCE PLAN

PART OF LOT 86, BURTCH TRACT
GEOGRAPHIC TOWNSHIP OF BRANTFORD
M.N. 49 RIVER ROAD
COUNTY OF BRANT



J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
BRANTFORD

SCALE: 1:1250 DATE: JULY 7, 2024
FILE NO: 13195-SEV2 DRAWN: S.L.M.
CLIENT: R. TONETTO CHECKED: R.W.P.



Committee of Adjustment Report

Date: July 09, 2025

Report No: RPT-0260-25

To: The Chair and Members of the Committee of Adjustment
From: Piere Bordeaux, Planner
Application Type: Consent (Surplus Farm Dwelling Severance)
Application No: B12-25-PB
Location: 612 Burtch Road
Agent / Applicant: The Angrish Group, Ruchika Angrish
Owner: Manuel and Deolinda Azevedo
Subject: Request for a decision on a consent application to sever a surplus farm dwelling.

Recommendation

THAT Consent Application B12-25-PB from 1407839 Ontario Inc. c/o Manuel Azevedo, owner of lands legally described as Part Lot 5, Range 1 West of Mount Pleasant Road, Part 1 of 2R5676, in the geographic former Township of Brantford, municipally known as 612 Burtch Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structure on a parcel having a minimum 30 metres of frontage and minimum area of 0.4 hectares (0.99 ac), **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B12-25-PB are as follows:

- The existing farm dwelling is considered surplus to the needs of the farm operation as a result of ongoing farm consolidation by a bona fide farmer who owns and operates multiple agricultural properties within the County of Brant and adjacent municipalities.
- The appropriate conditions have been included to ensure the retained agricultural lands are rezoned to Agricultural A-9 to prohibit future residential development, in accordance with the County of Brant Official Plan.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2024), and complies with the intent and regulations of Zoning By-law 61-16.

Executive Summary

Consent Application B12-25-PB proposes to sever a surplus farm dwelling from the existing farm parcel as outlined in the recommendation.

If the severance is approved, the retained lands shall be rezoned from Agricultural (A) to Agricultural with a Special Exception (A-9). This zoning change will prohibit any future residential development on the retained parcel and will provide relief from the minimum side yard setback requirement, reducing it from 15 metres to 4.7 metres to accommodate the existing structure.

Planning staff have reviewed the proposed Consent Application in the context of applicable planning policy, including the Planning Act, the Provincial Planning Statement (2024), the County of Brant Official Plan (2024), and Zoning By-law 61-16, as well as comments received from internal departments, the applicant, and the public.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B12-25-PB **BE APPROVED**, subject to the conditions outlined herein.

Site Description and Context

The subject lands are located on the south side of Burtch Road, between Pleasant Ridge Road and Barnes Farm Road, west of the village of Mount Pleasant, within the geographic former Township of Brantford, in the County of Brant. The lands are situated outside of any designated Settlement Area boundaries.

The property is municipally known as 612 Burtch Road and legally described as Part Lot 5, Range 1 West of Mount Pleasant Road, Part 1 of 2R5676. The parcel has approximately 750.61 metres (2,462 feet) of frontage along Burtch Road and a total lot area of approximately 29.21 hectares (72.18 acres). The lands are regular in shape and are currently used for agricultural purposes.

The property contains one single detached dwelling and a detached garage, both of which are located within the proposed severed parcel. The retained lands include several agricultural structures and will continue to be actively farmed. The natural heritage features, including a watercourse, floodplain, and wetlands, are located on the eastern portion of the property and will remain with the retained lands.

The surrounding area is predominantly agricultural, with scattered rural residential uses. The subject lands are privately serviced by a well and septic system, which will remain with the severed parcel.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Planning Act

Section 53 (12) of the Planning Act requires that consent applications be evaluated using the criteria outlined in Section 51 (24), with necessary modifications. These criteria include considerations such as conformity with official plans, suitability of the land for the proposed use, and the protection of natural resources and agricultural lands.

The proposed consent to sever a surplus farm dwelling conforms to the Planning Act by supporting the long-term protection of agricultural lands and ensuring that no new residential development will occur on the retained parcel, which will continue to be used for farming purposes.

Provincial Planning Statement (PPS) – 2024

The PPS (2024) provides policy direction on matters of provincial interest, including the protection of prime agricultural areas and the promotion of efficient land use patterns.

Section 4.3.2 – Agricultural System Approach

The subject lands are part of a continuous agricultural land base. The retained parcel (approximately 28.8 ha) will remain in active agricultural use, consistent with the PPS objective of maintaining and enhancing the agri-food network.

Section 4.3.3.1 – Lot Creation in Prime Agricultural Areas

The proposed severance meets the criteria for a surplus farm dwelling severance:

Policy Reference	Requirement	Planning Analysis
4.3.3.1(a)	Lot limited to minimum size needed	The severed parcel is approximately 0.4 ha (0.99 acres), accommodating only the existing dwelling, garage, and private services.
4.3.3.1(b)	Appropriate sewage and water services	The severed parcel is serviced by a private well and septic system, both of which are fully contained within the severed lot.
4.3.3.1(c)	Prohibit new dwellings on retained lands	A Zoning By-law Amendment is proposed to rezone the retained lands to Agricultural A-9, prohibiting future residential development.

The proposal is consistent with the PPS (2024), as it supports the protection of agricultural lands and meets the criteria for surplus farm dwelling severances.

County of Brant Official Plan (2024)

The subject lands are designated Agriculture and Natural Heritage System in the County of Brant Official Plan. The proposal conforms to the policies under Section 2.3.7 to 2.3.11, which govern surplus farm dwelling severances:

Policy Planning Analysis

2.3.7	The dwelling is surplus due to farm consolidation. The applicant owns and operates multiple farms in the County and resides elsewhere.
2.3.7	No prior residential severances have occurred since January 1, 1999.
2.3.7	The retained lands (28.8 ha) exceed the 19-ha minimum for consolidation.
2.3.7	The dwelling was constructed in 1952 and is habitable.
2.3.7	The applicant is a bona fide farmer and owns additional farm parcels.
2.3.10	A Zoning By-law Amendment will prohibit future dwellings on the retained lands.
2.3.11	The severed and retained parcels are regular in shape and consistent with surrounding lot fabric.

The proposal conforms to the County of Brant Official Plan (2024) and supports the long-term viability of agricultural operations.

Zoning By-law 61-16 Analysis – 612 Burtch Road

The subject lands are zoned Agricultural (A) and Natural Heritage (NH) under the County of Brant Zoning By-law 61-16. The proposed severance of a surplus farm dwelling and associated garage generally complies with the zoning provisions, with one noted deficiency.

Zoning Compliance Summary

Zoning Provision	Required (A Zone)	Provided	Compliant
<i>Lot Area (Retained)</i>	40.0 ha	28.8 ha	(per OP 2.3.1)
<i>Lot Frontage (Retained)</i>	150.0 m	672.0 m	Complies
<i>Lot Area (Severed)</i>	Min. to accommodate use	0.4 ha	Complies
<i>Lot Frontage (Severed)</i>	20.0 m (min.)	66.73 m	Complies
<i>Side Yard Setback (Primary Agricultural Structure)</i>	15.0 m	4.7 m	Deficient

Identified Deficiency

- The structure located 4.7 metres from the side lot line is a primary structure (the existing agricultural storage). This structure is located on the severed parcel.
- Under Zoning By-law 61-16, the minimum required side yard setback for a primary structure in the Agricultural (A) Zone is 15.0 metres.
- This results in a non-compliance that must be addressed through a Zoning By-law Amendment. A zoning by law amendment application number ZBA12-25-PB is concurrent with this application.

Zoning By-law Amendment

To address zoning compliance:

- The retained lands will be rezoned from Agricultural (A) to Agricultural with Special Exception (A-9) to prohibit future residential development.
- A site-specific zoning provision will also be included to recognize the reduced side yard setback for the existing primary structure on the severed parcel.

Environmental Planning Feedback

Staff do not support the proposed lot configuration because it involves creating a new lot within the minimum 30-meter vegetation protection zone of a wetland, which is part of the Natural Heritage System. No Environmental Impact Study (EIS) was approved, despite being required.

The subject property includes sensitive environmental features such as wetlands, significant woodlands, a cold-water stream, and a floodplain. According to Section 2.10 of the Natural Heritage System policies, new lot creation is generally prohibited unless for conservation purposes.

Recommendations:

- Reduce the proposed lot frontage to maximise setback to the Natural Heritage System.
- As a condition of approval, rezone the 30-meter buffer west of the wetland as NH1 (Natural Heritage Vegetation Protection Zone), excluding existing buildings and the driveway.
- Agricultural activities like crop growing are allowed in NH1, but no new buildings or structures are permitted.

GRCA Comments and Natural Hazard Considerations

The subject lands contain natural heritage features, including a watercourse, floodplain, and wetlands located on the eastern portion of the property. These features are regulated under Ontario Regulation 41/24, administered by the Grand River Conservation Authority (GRCA).

As part of the circulation for Zoning By-law Amendment Application ZBA12-25-PB and Consent Application B12-25-PB, the GRCA provided the following comments (dated June 22, 2025):

- No objection to the proposed Zoning By-law Amendment.
- No objection to the proposed Consent Application.
- The GRCA understands that agricultural uses on the retained parcel will continue, and no additional development is proposed.
- GRCA staff do not anticipate any impacts on the adjacent natural hazard features as a result of the application.
- The application is classified as a minor zoning by-law amendment, and the applicant will be invoiced \$465 in accordance with the GRCA's 2023–2025 fee schedule.

These comments confirm that the proposed severance and zoning amendment are consistent with GRCA policies and will not negatively impact regulated natural features.

Development Engineering Feedback

- Burtch Road is classified as a Rural Collector Road with right-of-way width of 20-45 metres as noted in the County's Official Plan. A road widening, being Part 4, 2R-4681, will be required to be conveyed to the County to meet the minimum width as per the Official Plan. Therefore, the Burtch Road right-of-way is consistent with the right of way width to the east. The Road Widening is required for future road maintenance and improvements (i.e. ditching, etc.).
- Be advised that compensation for road widening / daylighting lands, surveying fees, and registration is only applicable along the frontage of the retained lands provided the portion of retained lands being conveyed to the County are zoned "Agricultural" at the time of submission of the draft reference plan. If the lands are zoned anything other than "Agricultural", the County will not provide compensation for road widening / daylighting lands, surveying fees, and registration costs. Compensation (if applicable) for road widening / daylighting lands, surveying fees and registration will be determined as per County Policy DVS-2002-05.
- Overhead hydro lines cross through the retained and severed lands. An easement may be required. Hydro authority to provide additional comments.
- The location of an existing well was not identified in the submission. If the existing well is not within the severed parcel, an easement may be required.

Conclusions and Recommendations

The proposed consent to sever a surplus farm dwelling at 612 Burtch Road, along with the associated Zoning By-law Amendment, has been reviewed in the context of the applicable planning framework, including the Planning Act, the Provincial Planning Statement (2024), the County of Brant Official Plan (2024), and Zoning By-law 61-16.

Planning staff acknowledge that the proposed lot configuration currently encroaches into the minimum 30-metre vegetation protection zone associated with the wetland, which is a key feature of the Natural Heritage System. In accordance with Section 2.10.6 of the County of Brant Official Plan, the creation of new lots within the Natural Heritage System is not permitted unless for conservation purposes. To maintain consistency with these policies and minimize environmental impact, it is recommended that the proposed lot lines be adjusted to

fully exclude the 30-metre vegetation protection zone from the severed parcel. This adjustment will ensure compliance with the Official Plan and eliminate the need for an Environmental Impact Study (EIS), as no development will occur within the protected area.

The application:

- Is consistent with the Provincial Planning Statement (2024) by supporting the long-term protection of agricultural lands and enabling farm consolidation;
- Conforms to the County of Brant Official Plan (2024) policies for surplus farm dwelling severances in prime agricultural areas;
- Complies with the general intent of Zoning By-law 61-16, with a minor deficiency in the side yard setback for the existing primary structure on the severed parcel, which will be addressed through a site-specific zoning provision;
- Has received no objections from the Grand River Conservation Authority (GRCA), which confirmed that the proposal will not impact adjacent natural hazard features.

A Zoning By-law Amendment is proposed to:

- Rezone the retained lands from Agricultural (A) to Agricultural with Special Exception (A-9) to prohibit future residential development; and
- Recognize the reduced side yard setback for the existing primary structure on the severed parcel.

Recommendation:

It is recommended that Consent Application B12-25-PB and Zoning By-law Amendment Application ZBA12-25-PB be approved, subject to the conditions outlined by County staff, including the implementation of the proposed zoning changes.

Prepared by:

Piere Bordeaux, Planner

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Severance Sketch
6. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

- 3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
- 4. Committee of Adjustment
- 5. Applicant/Agent

File # B12-25-PB

By-law and/or Agreement

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- Conditions of Approval

Applicant: The Angrish Group, Ruchika Angrish

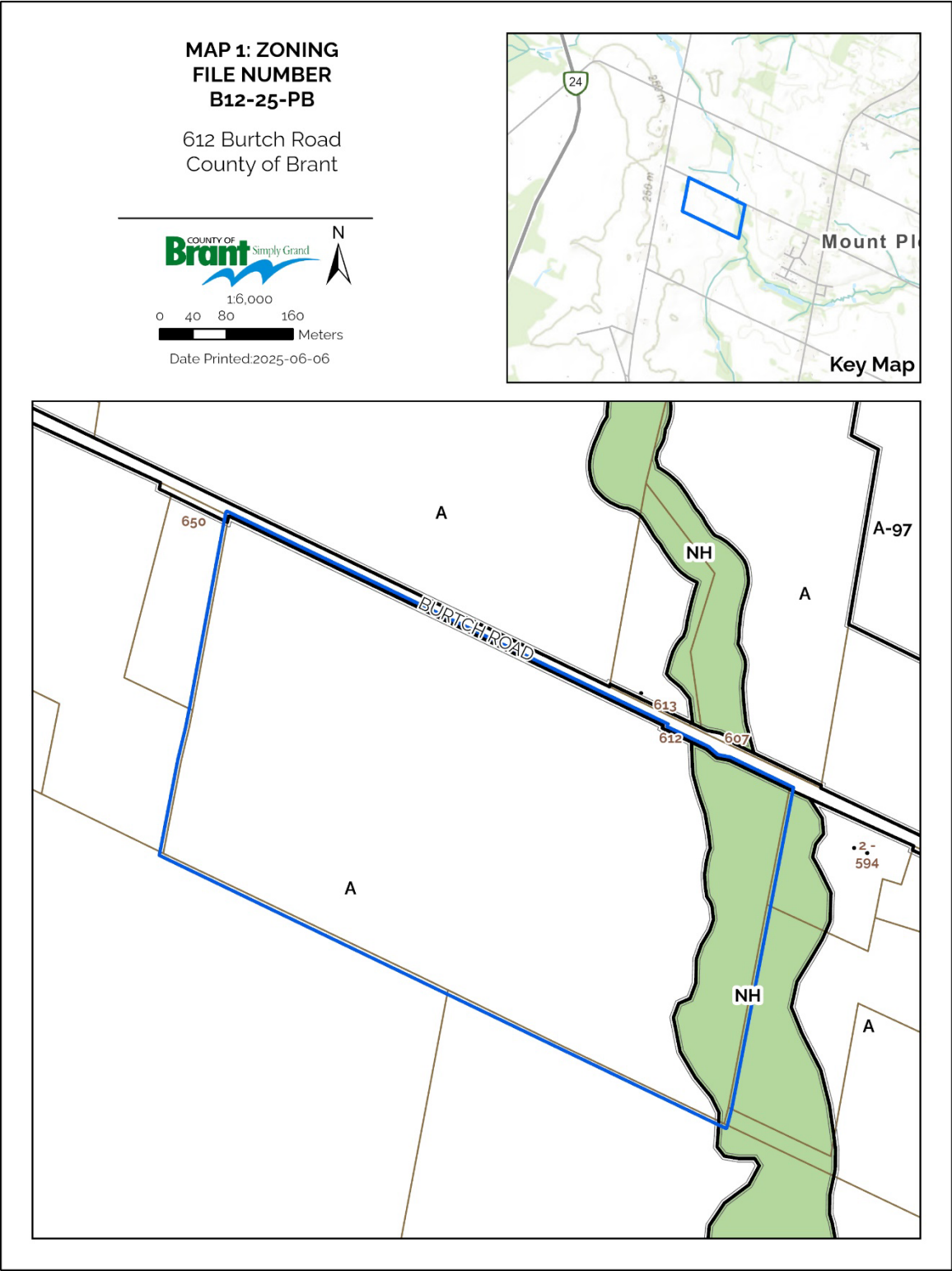
File No: B12-25-PB

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

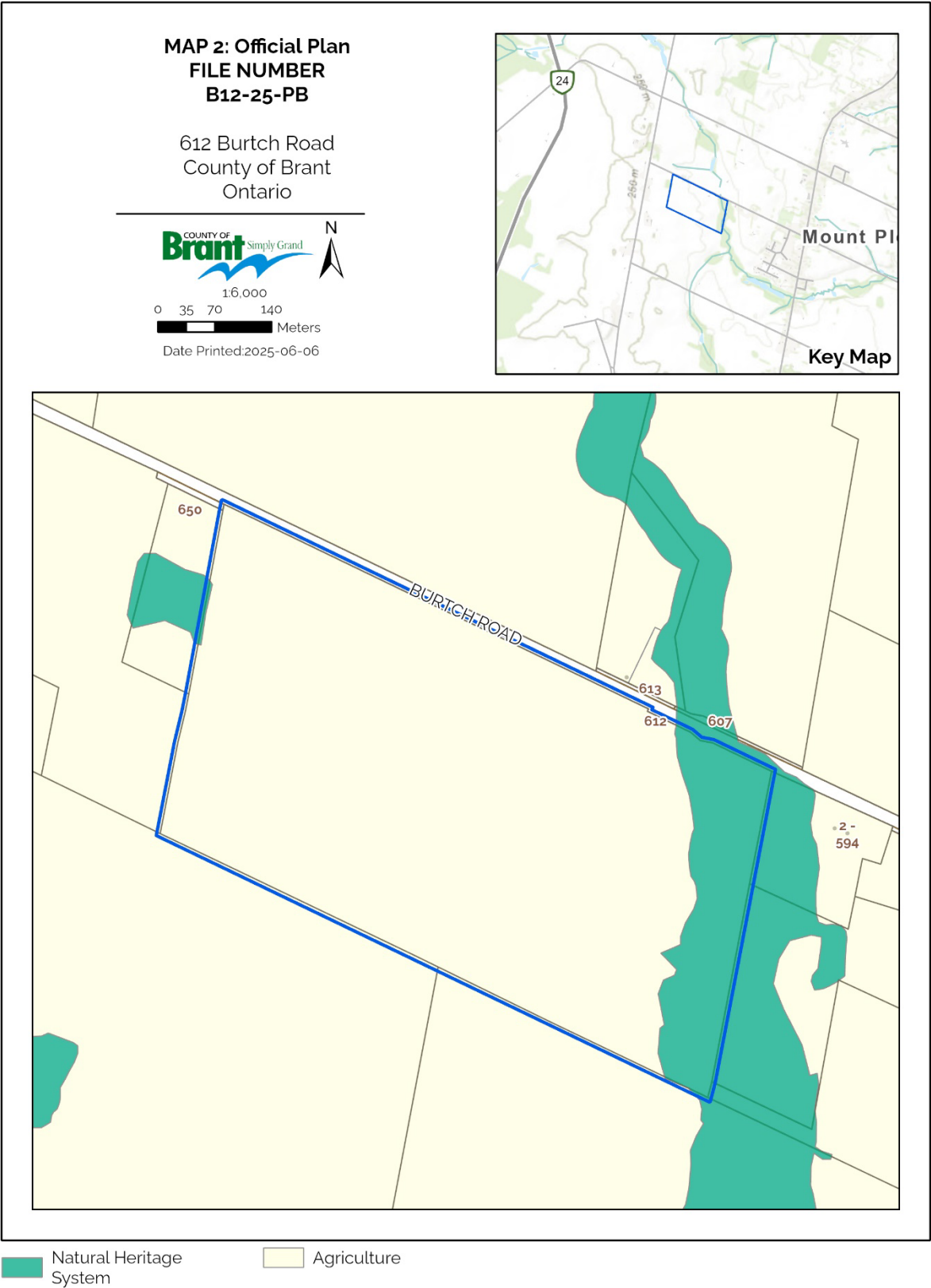
1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy a Draft Reference Plan for the severed lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
 - a. That the draft reference plan also be utilized to identify the location of the existing well, confirmation of building setbacks, area and frontage.
 - b. A road widening, being Part 4, 2R-4681, will be required to be conveyed to the County to meet the minimum width as per the Official Plan.
3. That the Applicant(s) provide proof/copy of draft approved civic addressing for the Severed and Retained lands issued by the Planning Division to the satisfaction of the County of Brant.
4. That the Applicant/Owner provide proof/copy of draft approved entrance locations for the Retained farm lands in accordance with the County of Brant Entrance By-Law, issued by the Operations Division to the satisfaction of the County of Brant.
5. That the following conditions identified by the Senior Environmental Planner are completed to the satisfaction of the County of Brant:
 - a. The lot configuration must be reduced to the greatest extent possible, to maintain the intent of the Natural Heritage System policies;
 - b. That lands within 30 m of the west side of the wetland on the entirety of the subject lands be zoned NH1 (Natural Heritage Vegetation Protection Zone).
6. That the following subsequent Planning Act Application be received, deemed complete and approved with no appeals:
 - a. To rezone the retained lands to Agricultural with a Special Exception (A-9), to prohibit a dwelling unit as a permitted use;
 - b. To permit a reduced side yard setback to the existing agricultural structure on the retained lands; and
 - c. That lands within 30 m of the west side of the wetland on the entirety of the subject lands be zoned NH1 (Natural Heritage Vegetation Protection Zone).
 - d. That any further Planning Applications required to satisfy the conditions of approval must be received and deemed complete a minimum of four (4) months prior to the lapsing of the Consent.

7. That the Owner/ Applicant(s) provide Parkland dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, per new lot, to be paid to the County of Brant in accordance with Parkland Dedication By-Law 21-2022, Section 3.1 and 3.2 to the satisfaction of the County of Brant.
8. That the Applicant(s) provide proof that \$600.00 in monies for firefighting purposes has been submitted to the County of Brant, or some other method acceptable to the Fire Department if required, prior to the stamping of the deeds.
9. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
10. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
11. That the Applicant's lawyer shall prepare and register all the necessary documents following review and approval by the County Solicitor, and immediately following the registration, the Applicant's lawyer shall provide a certificate satisfactory to the County Solicitor that the registrations have been completed properly and in accordance with the approvals provided.
12. That the above conditions must be fulfilled and the Document for Conveyance be presented to the Consent Authority for stamping within two years of the date of the written decision, sent by the Secretary-Treasurer pursuant to Section 53(17) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

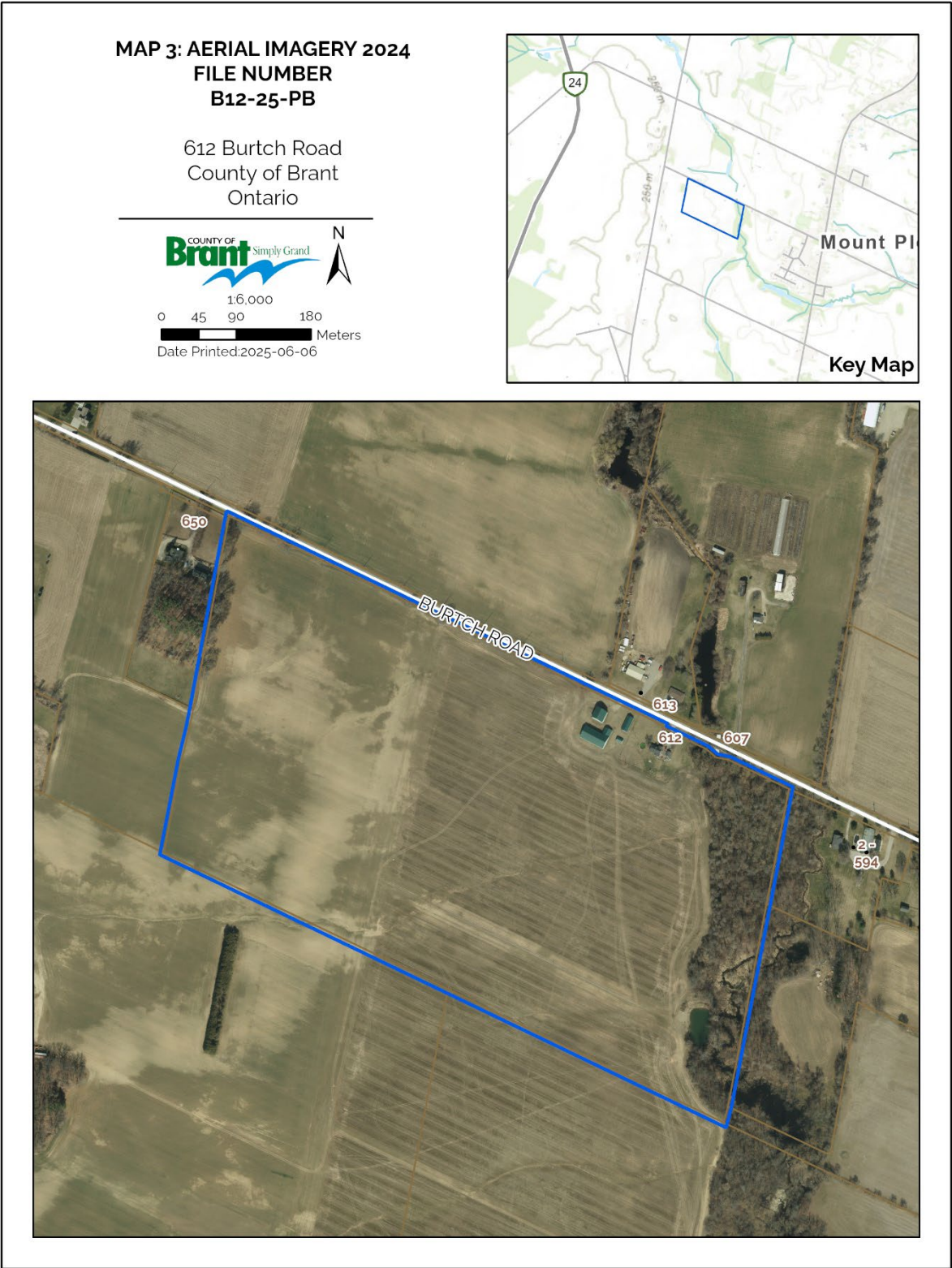
Attachment 2 – Zoning Map



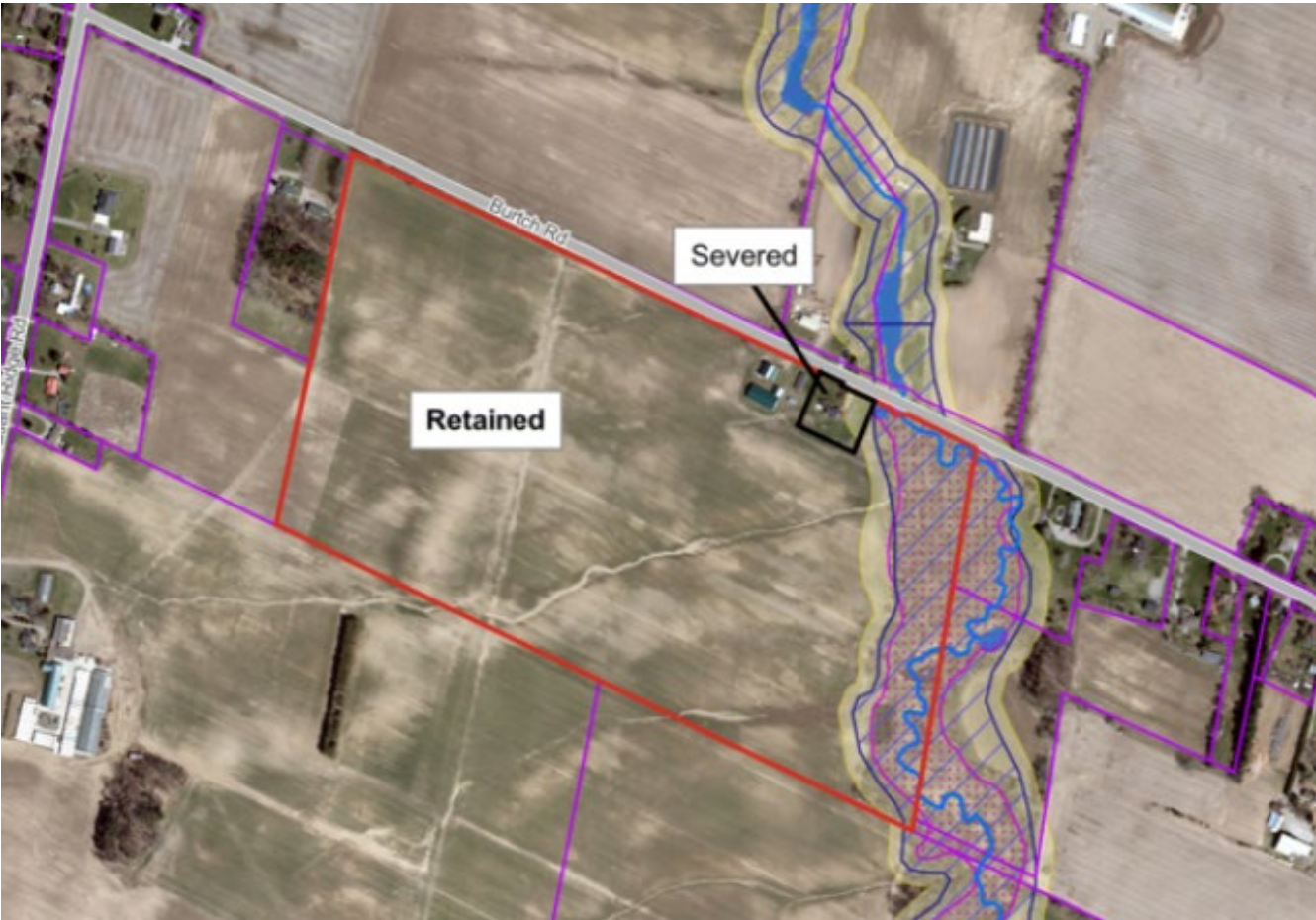
Attachment 3 – Official Plan Map



Attachment 4 – Aerial Map



Attachment 5- Severance Sketch



Attachment 6- Site Photos





Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	Thursday, July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Consent – Surplus Farm Dwelling
Application No:	B12-25-PB
Location:	612 Burtch Road
Agent / Applicant:	The Angrish Group c/o Ruchika Angrish
Owner:	Manuel and Deolinda Azevedo

This application proposes: **to sever off a surplus farm dwelling of an area of approximately 1 acre.**

Note: A Zoning By-law Amendment application to rezone from Agriculture (A) to (A-9) to restrict any development of a residential dwelling on the retained lot as a result of the consent severance has been submitted concurrently.

Planner: Piere Bordeaux, Planner, <piere.bordeaux@brant.ca>

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

Where do I send written submissions?

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519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

How can we find out the Decision?

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Who can appeal a Decision?

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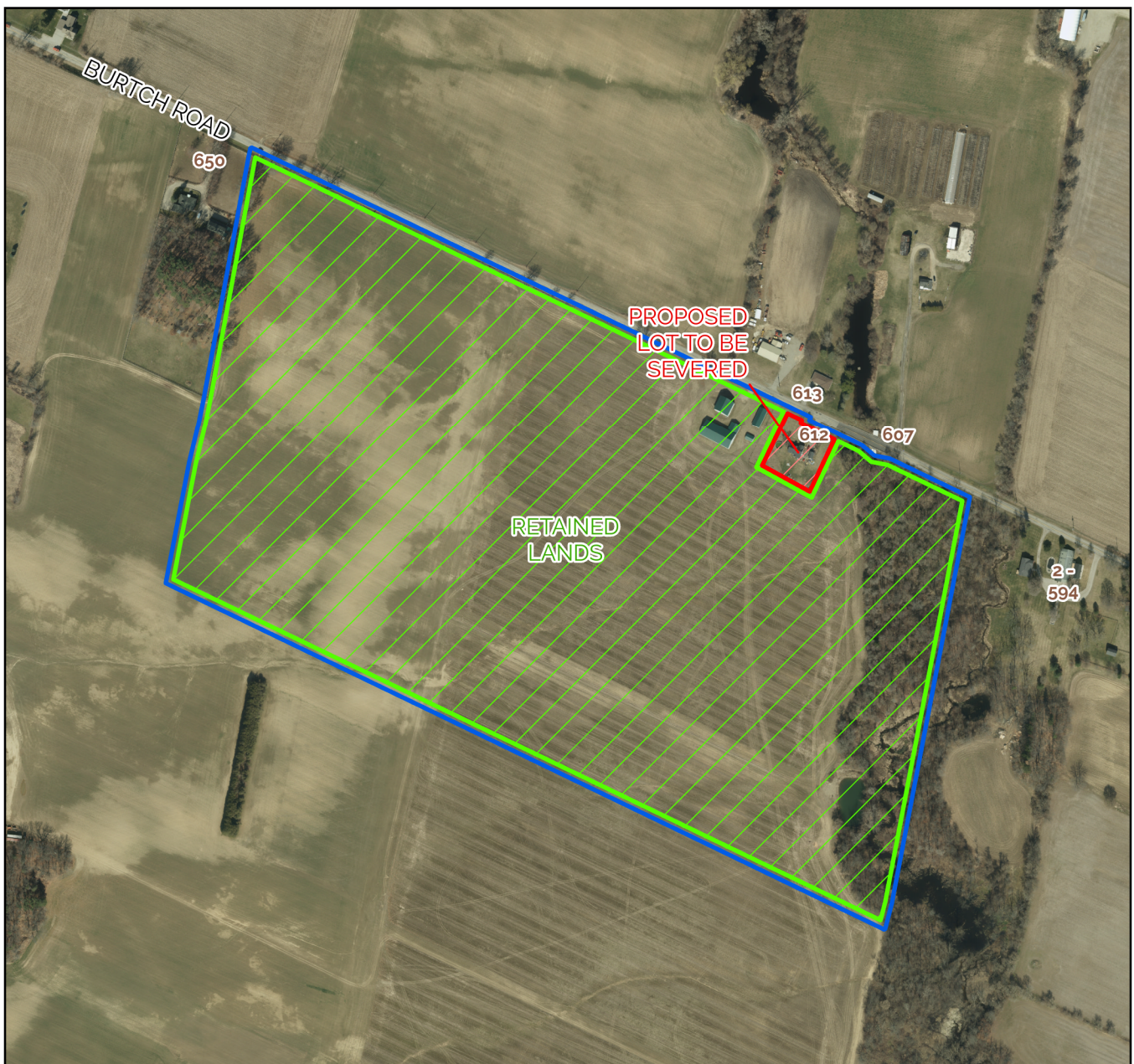
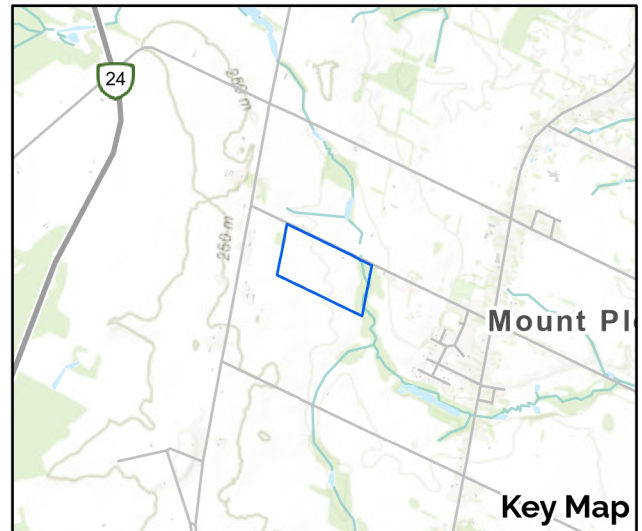
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B12-25-PB

612 Burtch Road
County of Brant
Ontario



0 45 90 180
Meters

Date Printed: 2025-06-06





Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT – 0257 – 25

To: The Chair and Members of the Committee of Adjustment
From: Afsoon Veshkini, Junior Planner
Application Type: Consent (Surplus Farm Dwelling Severance)
Application No: B11-25-AV
Location: 43 Old Greenfield Road
Agent / Applicant: Ruchika Angrish (The Angrish Group)
Owner: William & Jean Emmott
Subject: Request for a decision on a consent application to sever a surplus farm dwelling.

Recommendation

THAT Consent Application B11-25-AV from Ruchika Angrish the agent on behalf of William & Jean Emmott the owners of lands legally described as TRACT BURTCH, PART OF LOT 86, in the geographic former Township of Brantford, municipally known as 43 Old Greenfield Road, County of Brant, proposing to sever a surplus farm dwelling with an area of approximately 0.84 hectares (2.1 acres) and a frontage of approximately 37.9 meters (124.34 feet), BE APPROVED subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B11-25-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 ; and
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with the intent of Zoning By-Law 61-16, subject to a subsequent planning act application to address the deficient interior side yard setback for the existing storage building on the retained lands.

Executive Summary

Consent Application B11-25-AV proposes to sever a surplus farm dwelling from the existing farm parcel at 43 Old Greenfield Road with the remaining lands being consolidated with the abutting farm parcel at 65 Old Greenfield Road.

Agricultural (A) Zone	Proposed Severed Lands (<i>Surplus Dwelling</i>)	Proposed Retained Lands	Proposed Total Retained Lands (<i>After Consolidation</i>)	
Lot Area	0.84 ha (2.1 ac)	5.57 ha (13.76 ac)	30 ha (74.1 ac)	
Lot Frontage	37.9 m (124.34 ft)	195.59 m (641.7 ft)	615 m (2017 ft)	340 m (1115 ft)

The retained lands, approximately 5.57 hectares (13.76 acres) in size, are proposed to be consolidated with the abutting agricultural property, legally described as TRACT BURTC, PART LOT 43, PART LOT 84, and PART LOT 85, and municipally known as 65 Old Greenfield Road. This adjacent property, under the same ownership, comprises approximately 24.43 hectares (60.37 acres) with frontages of approximately 420 meters on Old Greenfield Road and 340 meters on Sour Springs Road. Upon consolidation, the resulting farm parcel would be approximately 30 hectares (74.1 acres) in size, with 615 meters of frontage along Old Greenfield Road.

Staff have reviewed the proposed Consent Application with applicable planning policy (i.e., Planning Act, Provincial Planning Statement (2024), County of Brant Official Plan (2023) and Zoning By-Law 61-16) in review of any comments received from relevant departments, the applicant, and members of the public.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B11-25-AV BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located south of Old Greenfield Road, north of Sour Springs Road, east of Cockshutt Road, and west of Newport Road. The lands are situated outside of the Settlement Boundaries, within the geographic former Township of Brantford in the County of Brant.

The lands municipally known as 43 Old Greenfield Road have approximately 233.5 meters (766 feet) of frontage along Old Greenfield Road and a total lot area of approximately 6.41 hectares (15.84 acres). A local watercourse traverses the northwestern portion of the property and contains Cold Water Fish Habitat. The parcel is regular in shape and contains one residential dwelling, one accessory structure, and one pavilion. The existing dwelling will be located on the severed parcel. The accessory structure (shed) will be removed to facilitate the severance, while the framed pavilion (an agricultural building) will be retained with the farm parcel. The proposed retained lands are currently being actively farmed.

The benefiting parcel at 65 Old Greenfield Road, owned by the same owners (William and Jean Emmott), has approximately 420 meters of frontage on Old Greenfield Road and a total area of approximately 24.43 hectares (60.37 acres). It also has approximately 340 meters of frontage on Sour Springs Road. The lands are actively farmed and contain one detached residential dwelling and several accessory structures related to agricultural use. There is no livestock operation on the property. The lands contain Significant Woodlands, Significant Valley Lands, and a watercourse that traverses the eastern portion of the property.

The surrounding area is primarily characterized by agricultural land uses to the north, east, south, and west. The subject lands are currently serviced by a private well and a septic system.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

- Planning Act

Section 53(12) of the Planning Act states that, in considering whether a provisional consent is to be given, the approval authority shall have regard to the same criteria as set out in Section 51(24), with necessary modifications. As such, Section 51(24) sets out the applicable criteria to be considered when reviewing consent (severance) applications.

- Provincial Planning Statement (PPS) – 2024

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development, forming the foundation for regulating the use and development of land in Ontario. In accordance with Section 3 of the Planning Act, all decisions affecting planning matters must be 'consistent with' the Provincial Planning Statement.

Section 4.3.2 specifies that planning authorities shall use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

- **The proposed severance is consistent with Section 4.3.2 of the PPS (2024). The retained agricultural lands, approximately 5.57 hectares in size, are to be merged with the abutting 24.43-hectare agricultural parcel at 65 Old Greenfield Road, under the same ownership. This consolidation supports ongoing agricultural operations, promotes the efficient use of agricultural resources, and reinforces the geographic and functional continuity of the agricultural system in accordance with provincial guidance.**

Section 4.3.3.1 specifies that lot creation in prime agricultural areas is discouraged and may only be permitted for a residence surplus to an agricultural operation as a result of farm consolidation, provided that:

Policy Reference	Policy Requirement	Planning Analysis
4.3.3.1 (a)	The new lot is limited to the minimum size required to accommodate the use.	The proposed severed lot is approximately 0.84 hectares (2.1 acres) in size and contains only the existing surplus dwelling and private services, reflecting the minimum area necessary to accommodate the residential use.
4.3.3.1(b)	The lot is serviced with appropriate sewage and water services.	The proposed severed lot is privately serviced with an existing well and septic system, fulfilling the requirement for appropriate sewage and water services.
4.3.3.1(c)	New dwellings and additional residential units are prohibited on the remnant parcel of farmland created by the severance.	The retained lands are proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling. This ensures that no new residential lot is created and complies with the policy that prohibits new dwellings or ARUs on remnant farmland.

Section 8.0 defines a “residence surplus to an agricultural operation” as “one existing habitable detached dwelling, including any associated additional residential units, that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).”

- **In line with Section 8.0 of the PPS (2024), the surplus dwelling qualifies as one rendered unnecessary due to farm consolidation, as the owner will be operating the resulting 30-hectare farm parcel as a single farm unit. The application is consistent with the PPS and supports the long-term protection and efficient use of agricultural land.**

It is my professional opinion that Consent Application B11-25-AV is consistent with the Provincial Planning Statement (2024), as it facilitates the severance of a surplus farm dwelling resulting from farm consolidation, limits residential lot creation in a prime agricultural area, and supports the long-term protection, viability, and continuity of the agricultural land base.

- 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’ local municipal policies, including but not limited to the County of Brant Official Plan.

- **The subject lands, municipally known as 43 Old Greenfield Road, are designated Agriculture on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Agriculture.**

The following analysis outlines how Consent Application B11-25-AV conforms to the applicable policies under Section 2.3.7 to section 2.3.11 of the County of Brant Official Plan (2023), which governs consents within agricultural areas, including severances for surplus farm dwellings:

Policy 2.3.7 of the Official Plan	Planning Analysis
The residence surplus to the farming operation is the direct result of a farm consolidation where the farming operation is merged with a contiguous farming operation in which no new lot is created or located within the County or an adjacent municipality;	The existing dwelling at 43 Old Greenfield Road is surplus to the farm operation due to consolidation with the adjacent agricultural parcel at 65 Old Greenfield Road. The resulting farm parcel will total approximately 30 hectares and be operated as a single farm unit.
No prior severance has been granted for residential purposes from the lands containing the surplus residence since January 1, 1999, as demonstrated through land registry records, deeds, and/or a survey.	No residential severances have been granted from the subject lands since 1999, satisfying this requirement.
The lands to be consolidated as part of the farming operation have a minimum lot size of 19 hectares, unless proposed to be merged with an abutting farming operation;	The retained lands (5.57 ha) will be consolidated with the abutting 24.43 ha farm parcel, creating a total of approximately 30 ha, which meets the intent of this policy.
The residence surplus to the farming operation was built at least 15 years ago or has replaced a residential dwelling that was built at least 15 years ago;	The residence was built in the 1970s and thus exceeds the required 15-year timeframe.
The residence surplus to the farming operation must be considered a habitable residential dwelling that meets building code requirements for occupancy;	The residence is habitable and meets building code requirements for occupancy.
The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming	The lands are already under the same ownership by a bona fide farming operation, meeting this requirement.

operator prior to the application for consent or there is a legally binding agreement of purchase and sale.	
Accommodation of the surplus residence, accessory residential buildings and structures, existing access, and water and wastewater services;	The proposed 0.84 ha lot includes the dwelling (with one accessory structure to be removed), existing driveway, private well, and septic system.
That the proposal will comply with the Minimum Distance Separation Formulae. More specifically: Where the existing surplus residence to be severed and a livestock facility or anerobic digester are located on separate lots prior to the consent, Minimum Distance Separation Formulae I is not required.	No livestock facility is on the same lot; MDS I compliance is met.
The severed lot containing the residence shall have a minimum lot area of 0.4 hectares and a maximum lot area of 1 hectare based on:	The proposed severed lot is 0.84 ha, within the required range.
Minimum lot frontage of 20 meters, measured from the front of the lot to the rear of the lot;	The proposed severed lot has approximately 37.9 meters of frontage, exceeding the minimum requirement.
Safe and direct access to a public road, maintained year round, to the satisfaction of the County;	The severed lot has direct access to Old Greenfield Road, a maintained public road.
Compatibility with surrounding established lot fabric	The proposed lot is regular in shape and reflects the surrounding rural lotting pattern.
Location within proximity to an existing building cluster; and Minimization of agricultural land consumption.	The proposed severed lot is located in proximity to an existing building cluster and has been sized to accommodate the dwelling, private services, and access, while minimizing the consumption of agricultural land. Although the lot could have been slightly reduced in size by shifting the rear boundary closer to the dwelling, the proposed configuration remains within the acceptable range and avoids unnecessary fragmentation. The lot

	size is considered appropriate given the physical features on site, including the existing tree line and maintained yard area, and generally aligns with the intent to preserve agricultural lands while accommodating surplus farm dwellings.
The lands containing the residence surplus to the farming operation have been owned by a bona fide farming operator for at least three years, as demonstrated through land titles and a farm business registration number;	The owner has operated the lands as part of a larger farming operation for several years. The lands are actively farmed and to be retained under the same farm unit.

- **The proposal satisfies the criteria under Section 2.3.7 of the Official Plan for surplus farm dwelling severances.**

Policies 2.3.8 to 2.3.11	Policy Requirement	Planning Analysis
2.3.8	Farmer must own and operate the farm and have a farm business registration.	The applicant meets these criteria and has provided proof of farm business registration.
	Farmer must own other farm properties and a separate residence.	The owners are multi-generational farmers who own and operate multiple farm parcels across County of Brant and reside at a separate location, satisfying this requirement.
	Ownership can include sole proprietors, corporations, or partnerships with registration.	
2.3.9	Lands rented to others do not qualify the owner as a bona fide farmer.	The owner operates multiple farm parcels, satisfying this requirement.
2.3.10	New residential dwellings must be prohibited on retained lands via by-law.	The retained lands are proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling, and no new lot is created.
2.3.11	Severances for irregular or flag-shaped lots are not supported.	The proposed severed lot is regular in shape, and meeting the lot configuration requirements under this policy.

- The proposal conforms to Policies 2.3.8 to 2.3.11 of the County of Brant Official Plan (2023), as the owners are bona fide farmers with a valid farm business registration number, operate multiple farm parcels while residing off-site, the retained lands are to be rezoned to prohibit future residential development, and the severed lot meets all applicable size, shape, and access requirements.

It is my professional opinion that Consent Application B11-25-AV conforms to the County of Brant Official Plan (2023), as it meets the criteria for surplus farm dwelling severances and supports the continued agricultural use and consolidation of farmland.

- Zoning By-Law 61-16

The subject lands, known as 43 Old Greenfield Road, are zoned as Agriculture (A) in accordance with Schedule 'A' of the County of Brant Zoning By-Law 61-16, as updated through the March 2024 Office Consolidation.

Section 6, Table 6.1.1 of the County of Brant Zoning By-Law identifies the permitted uses for lands zoned as Agricultural (A). Permitted uses include but are not limited to the following:

- Agricultural Use
- Dwelling, Single-Detached

Section 6, Table 6.2.1 of the County of Brant Zoning By-Law 61-16 advises the zoning requirements for each permitted building type for lands zoned as Agricultural (A).

Agricultural (A) Zone	Required, All Other Uses	Retained Lands (after consolidation)	Required, Single Detached Dwelling	Severed Lands (Surplus Dwelling)
Lot Area, Min (ha)	40.0	30*	40.0	0.84
Lot Frontage, Min (m)	150.0	580	150.0	37.9*
Street Setback, Min (m)	25.0	> 26	10.0	>40
Interior Side Yard Setback, Min (m)	15.0	> 200	4.0	>30
Rear Yard Setback, Min (m)	15.0	>200	10.0	>40
Lot Coverage, Max	30%	< 1%	30%	<20%
Landscaped Open Space, Min	30%	>40%	30%	>40%

Building Height, Max (m)	10.0 m	<10	10.0	<10
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** The required frontage and lot area for a single detached dwelling and Agricultural uses in the A Zone are 150 meters and 40 hectares, respectively. The severed lot has a frontage of 37.90 meters and an area of approximately 0.84 hectares. The retained lands, after consolidation, will have an area of approximately 30 hectares. However, in accordance with Section 4.29(b) of the Zoning By-law, where the severed and retained lands each have a minimum frontage of 20.0 meters, the lot shall be deemed to comply with the requirements of the By-law with respect to both lot frontage and lot area.*

The pavilion, located on the retained lands (farm parcel), will be used for hay and crop storage and will remain with the retained lands as a building used for agricultural purposes. Based on the definition of "accessory structure" in the County of Brant Zoning By-Law 61-16, the existing pavilion—used for the storage of agricultural products—is not considered an accessory structure.

The By-Law defines residential accessory structures as buildings such as private garages, workshops, pool houses, sheds, or similar, which are not intended for human habitation unless otherwise permitted. It further states that farm machine sheds, agricultural storage buildings, and buildings used for harbouring animals are deemed principal buildings for the purpose of the By-Law. Therefore, the pavilion is considered a principal agricultural building.

Agricultural (A) Zone	Required	Existing Pavilion on the retained land
Lot coverage, Maximum (%)	40	< 30%
Lot Frontage, Minimum (m)	150	615
Street Setback, Minimum (m)	25.0	> 40
Interior side yard setback, Minimum (m)	15 .0	6.88
		>50
Rear yard setback, Minimum (m)	15.0	>100
Structure height, Maximum (m)	10.0	< 5

- **The pavilion on the retained farm parcel will be used for hay and crop storage and complies with all Agricultural (A) Zone standards, except for a deficiency in one interior side yard setback (6.88 m vs. 15 m), which will require a minor variance application.**

Section 4.29 of the County of Brant Zoning By-Law 61-16 specifies development criteria for Surplus Farm Dwellings. The following demonstrates conformity with sections 3.6 and 4.29 of the Zoning By-Law.

Section 3.6 and 4.29 of Zoning By-Law 61-16		Planning Analysis
3.6	This section defines Farm Consolidation to mean the acquisition of additional farm parcels to be operated as one farm operation within the Province of Ontario.	The retained lands (approx. 5.57 ha) will be merged with an abutting 24.43 ha agricultural parcel, forming a consolidated 30 ha farm operation under the same ownership.
	This section defines Farm Operation to mean lands that are assessed as farmland and have a valid Farm Business Registration Number (FBRN) or an official letter of exemption from Agricorp, for the purpose of on-site agricultural uses, but does not include cannabis production and processing.	The owner holds a valid FBRN and is a bona fide farmer actively operating multiple agricultural parcels, thus qualifying as a Farm Operation.
4.29 (a)	It states the severed lands shall be limited to an appropriate size to accommodate private onsite servicing, being generally less than 0.6 ha in size.	The proposed severed parcel is 0.84 ha. The size is justified by the natural tree line defining the rear boundary and ensuring all private services remain fully contained on-site.
4.29 (b)	It states that where the severed and retained lands have a minimum 20.0 metre frontage, then said lot shall be deemed to comply with the requirements of this By-Law with respect to the required lot area and lot frontage.	The severed lot has a frontage of 37.9 meters, and the retained lands have a frontage of 195.59 meters. Both exceed the minimum requirement of 20.0 meters and are therefore deemed compliant.
4.29 (c)	This policy states the dwelling on the severed lands shall only be considered surplus to the farming operation if it was constructed a minimum of 15 years prior to the date the application for the surplus farm dwelling consent is received.	The existing dwelling was built in the 1970s, satisfying this requirement.

4.29(d)	It states the dwelling must be considered habitable at the time of application, as may be determined by the local municipal Chief Building Official.	The dwelling is confirmed to be habitable and meets Building Code requirements.
4.29 (e)	This section states that Minimum Distance Separation Guidelines shall apply to the severed lands as a Type B land use;	The Minimum Distance Separation Formulae is not required per Implementation Guideline #9 in the Ontario Ministry of Agriculture, Food and Rural Affairs Publication 853, which states where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. An MDS I Report completed by Soil Solutions Plus confirms no MDS setbacks are required, as the dwelling and nearby livestock facilities are on separate lots pre-consent.
4.29 (f)	It states that for any retained lands, being the lands containing the farming operation, a Special Exception Agricultural Zoning shall be applied to the lands on 'Schedule A' of this ByLaw and such amendment to 'Schedule A' shall be made as part of the granted consent without further notice being required provided the requirements of the Planning Act are met said special exception shall be applied to prohibit a dwelling unit on the retained lands and, provided there is a minimum of 20.0m of frontage, and applied to grant relief required under Section 6.2 for minimum lot area and lot frontage.	The retained lands are proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling, ensuring no new residential lot is created and aligning with policies that prohibit new dwellings on remnant farmland.

- The proposal conforms to Sections 3.6 and 4.29 of the Zoning By-Law. The severed lot accommodates existing private services, the dwelling meets age and habitability requirements, and no MDS setbacks are triggered.

It is my professional opinion that the proposal conforms to the intent of the County of Brant Zoning By-Law 61-16, subject to a subsequent minor variance to address the interior side yard setback deficiency. The subject lands are zoned Agriculture (A) and meet the criteria for a surplus farm dwelling severance under Sections 3.6 and 4.29. The severed lot accommodates existing private services, the dwelling is both habitable and constructed prior to 1970, and no MDS setbacks are required. The retained lands, which include an existing pavilion for hay and crop storage, are proposed to be merged with the abutting farm parcel, ensuring no new residential lot is created and satisfying Section 4.29(f). The pavilion complies with Agricultural (A) Zone standards outlined in Section 6, Table 6.2.1, except for a deficient interior side yard setback (6.88 m vs. 15 m), which will require a minor variance application.

Interdepartmental Considerations

- Fire Department (County of Brant):
 - No Comments
- Geographic Information Systems Analyst (County of Brant):
 - That the applicant provides CAD drawing or GIS files with line work to import into database.
- Parks Capital Planning & Forestry (County of Brant):
 - Cash-in-lieu of parkland for the amount of \$6016 is required for the for the purpose of a surplus farm dwelling severance.

Parkland Dedication:

As per Section 3.1 and Section 3.2 of the County of Brant Parkland Dedication By-law - The County requires the payment of money as cash-in-lieu payment for an amount calculated as follows:

- c) Six thousand and sixteen dollars (\$6016, 2025 value) or as amended as per the County of Brant Fees By-Law, per lot created through consent, including but not limited to farm splits and surplus farm dwelling severances.

The payment required shall be paid to the County:

- c) Prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.

- Development Engineering Division (County of Brant): No comments.
- Operations Division (County of Brant): No comments.
- Grand River Conservation Authority (GRCA): No comments.
- Canada Post: No comments.
- GrandBridge Energy: No objections.

- Hydro One: No comments.

As part of the circulation, comments were not received from the following:

- Building Division (County of Brant)
- Policy Planning Division (County of Brant)
- Six Nations
- Mississauga's of the Credit First Nation

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on July 2, 2025, to all property owners within 60 meters of the subject lands, in accordance with Section 45(5) of the Planning Act. A Public Notice sign was posted on the property on June 30, 2025. A site visit was conducted on June 26, 2025.

At the time of writing this report, no inquiries/concerns or objections have been received from members of the public.

Conclusions and Recommendations

Consent Application B11-25-AV proposes to sever a surplus farm dwelling from the property municipally known as 43 Old Greenfield Road. The retained lands are proposed to be consolidated with the abutting agricultural parcel at 65 Old Greenfield Road, under the same ownership, resulting in a contiguous 30-hectare farm operation. The application is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and generally complies with the intent of Zoning By-Law 61-16, including the criteria for surplus farm dwelling severances, subject to a subsequent Planning Act application (minor variance) to address the interior side yard setback for the existing pavilion.

The proposal supports the long-term protection and viability of agricultural lands and represents sound land use planning. It is recommended that Consent Application B11-25-AV be approved, subject to the conditions outlined in this report.

Prepared by:



Afsoon Veshkini, Junior Planner

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Severance Sketch
6. Survey
7. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # B11-25-AV

By-law and/or Agreement

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

Applicant: Ruchika Angrish (The Angrish Group)

File No: B11-25-AV

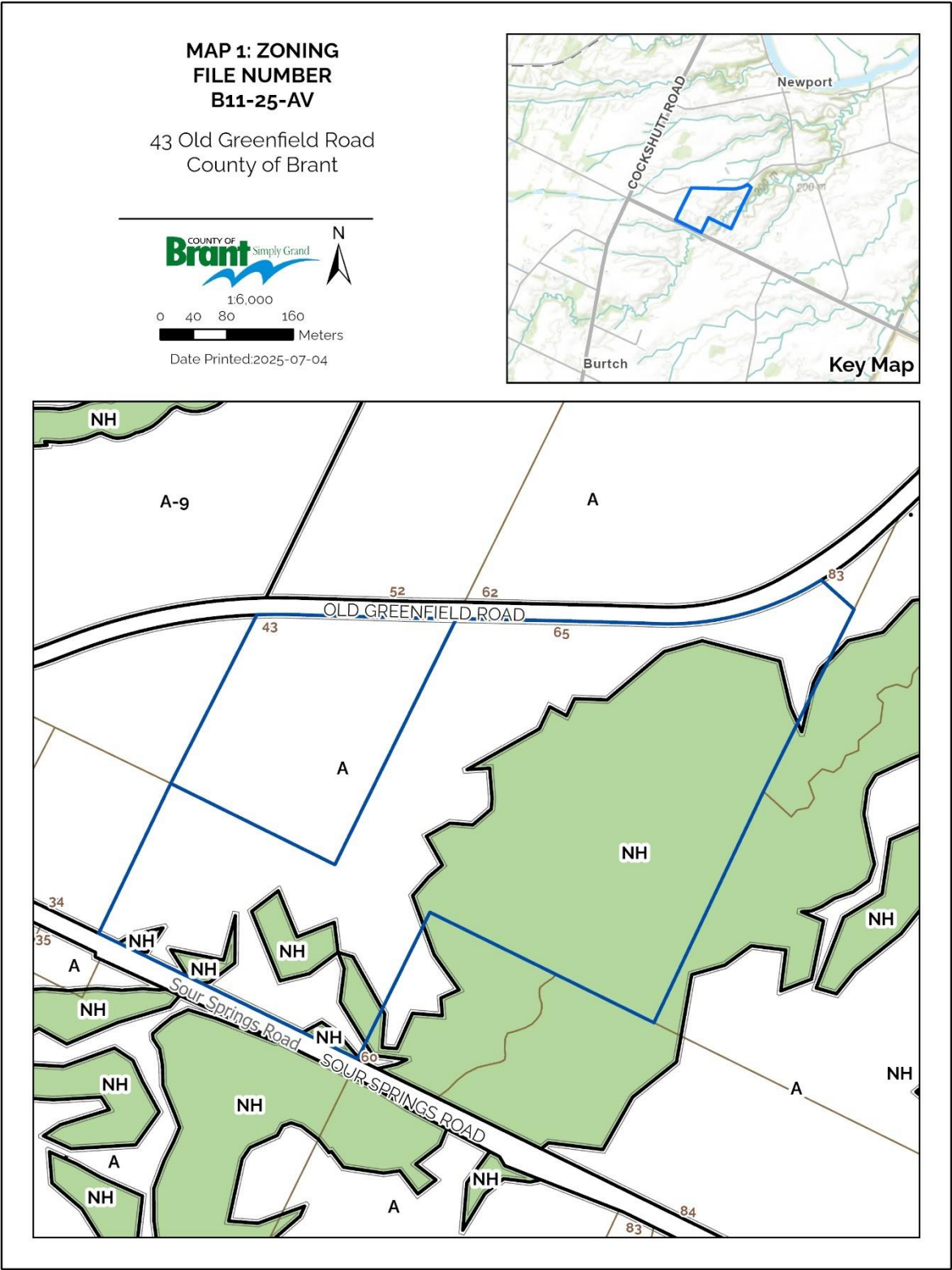
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy a Draft Reference Plan for the retained lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
3. That a subsequent Planning Act Application be received, deemed complete, and approved with no appeals.
 - a. The purpose of the application shall be to seek relief from Section 6, Table 6.2.1 of the County of Brant Zoning By-law 61-16 to permit a reduced interior side yard setback of approximately 6.5 meters (whereas 15.0 meters is required) for the existing agricultural building (framed pavilion) to be located on the proposed retained lands.
 - b. Any further Planning Act Applications required to satisfy the conditions of approval must be received and deemed complete a minimum of four (4) months prior to the lapsing of the Consent.
4. That the Owner/ Applicant provide Parkland Dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, for the surplus dwelling parcel, to be paid to the County of Brant in accordance with Parkland Dedication By-Law 21-2022, Section 3.1 and 3.2 to the satisfaction of the County of Brant.
5. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
6. That the retained parcel becomes part and parcel of the abutting lands presently legally described TRACT BURTCH, PART LOT 43, PART LOT 84, and PART LOT 85, municipally known as 65 Old Greenfield Road, and that the Applicant's Solicitor undertakes to register an Application Consolidation Parcels to ensure the consolidation and proof of same to the Secretary-Treasurer, Committee of Adjustment.
7. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
8. That the Applicant's lawyer shall prepare and register all the necessary documents following review and approval by the County Solicitor, and immediately following the registration, the Applicant's lawyer shall provide a certificate satisfactory to the County

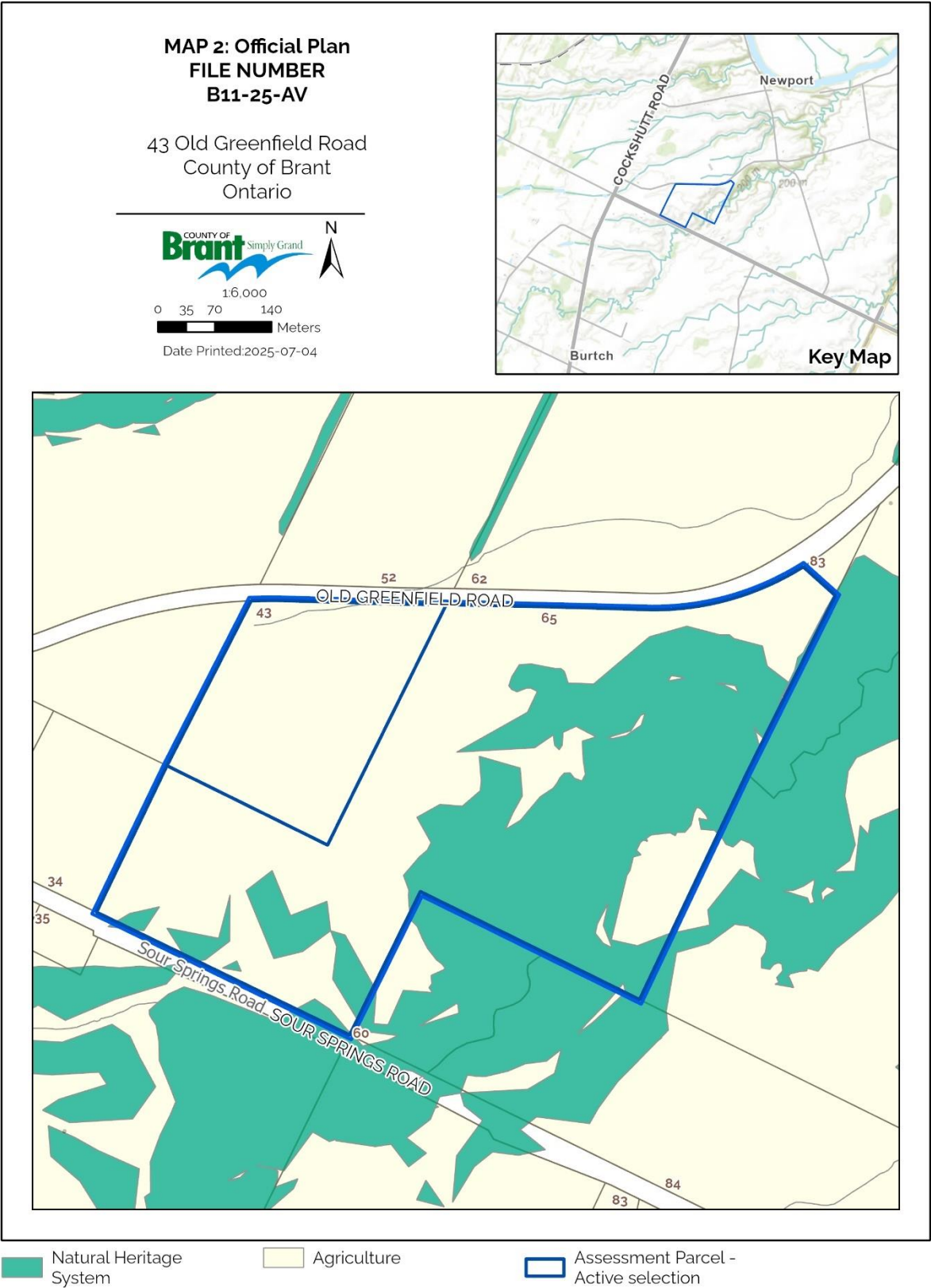
Solicitor that the registrations have been completed properly and in accordance with the approvals provided.

9. That the above conditions must be fulfilled and the Document for Conveyance be presented to the Consent Authority for stamping within two years of the date of the written decision, sent by the Secretary-Treasurer pursuant to Section 53(17) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

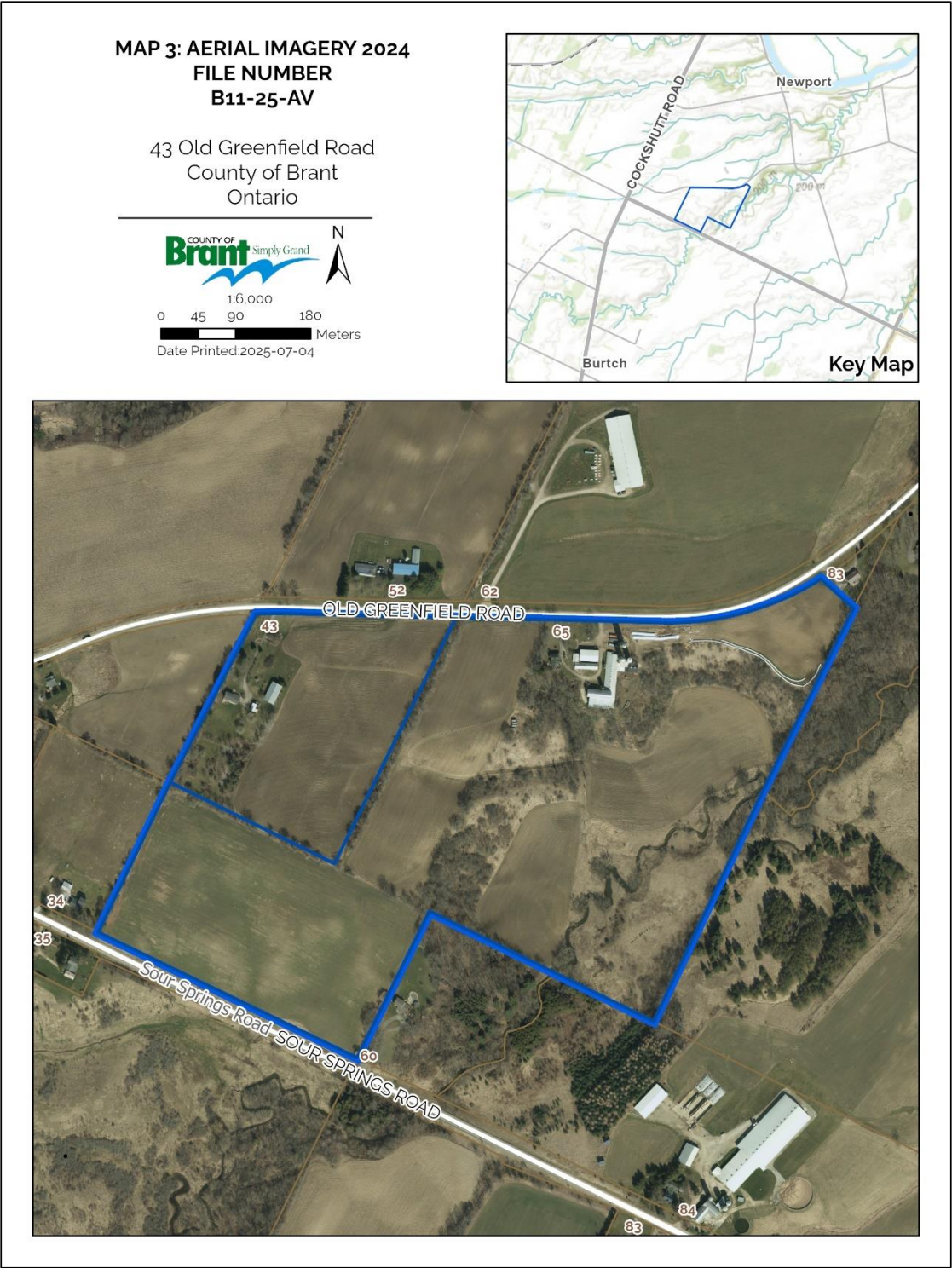
Attachment 2 – Zoning Map



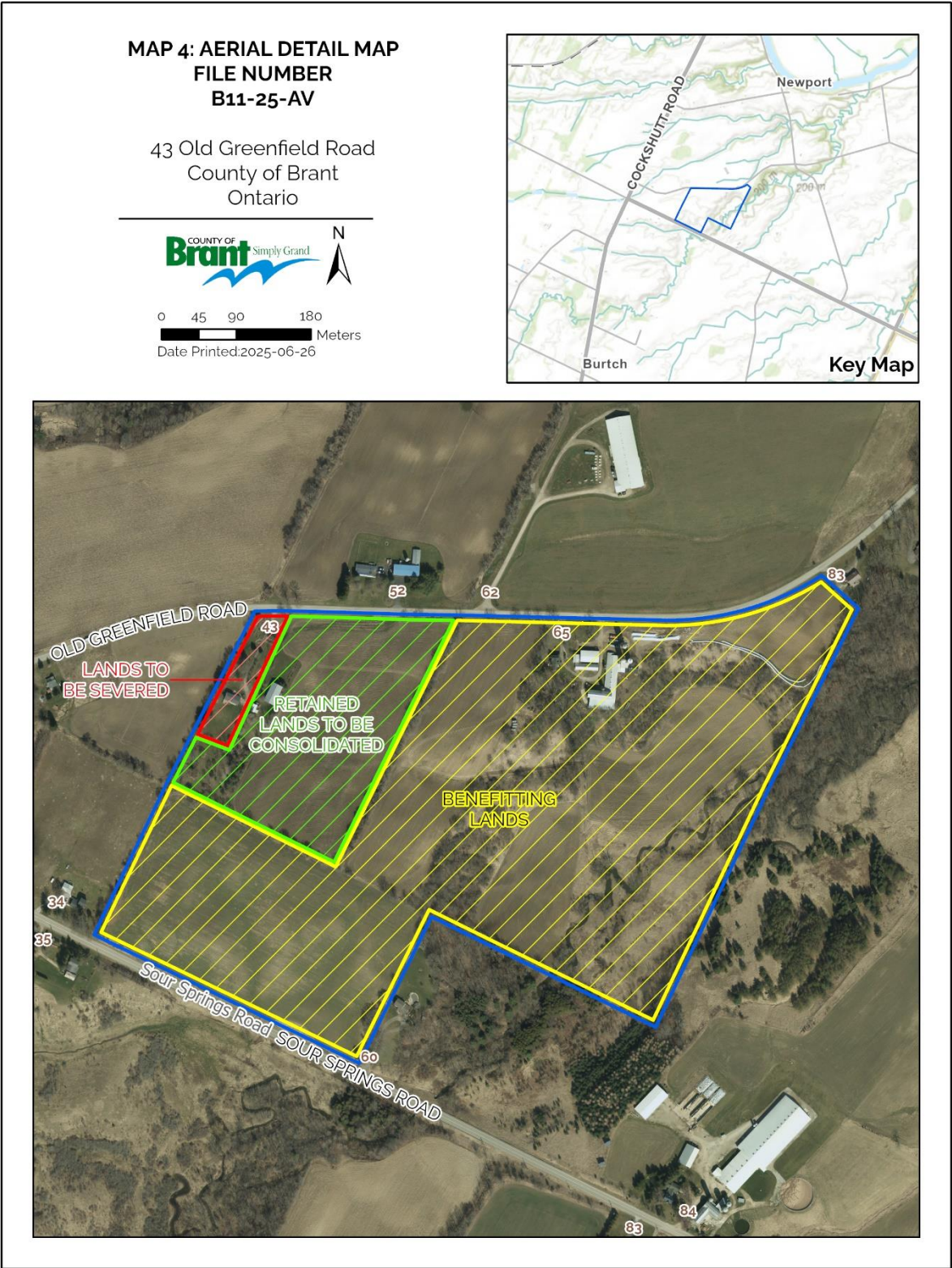
Attachment 3 – Official Plan Map



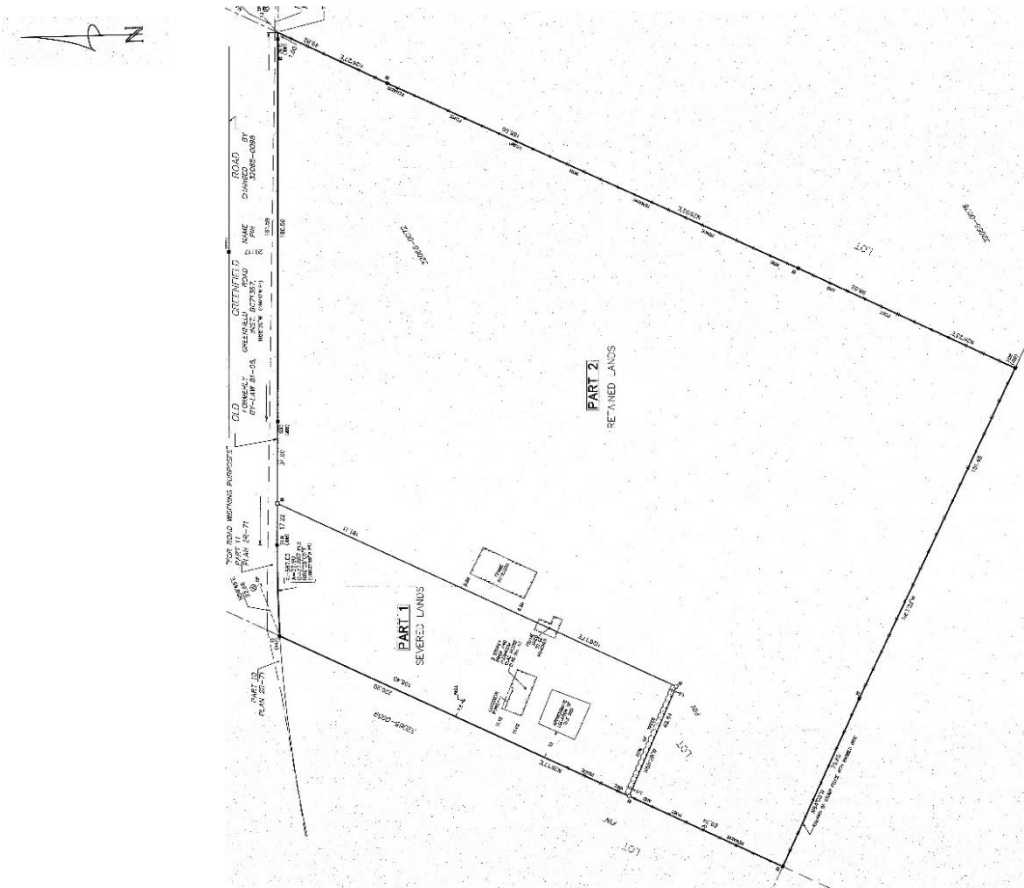
Attachment 4 – Aerial Map



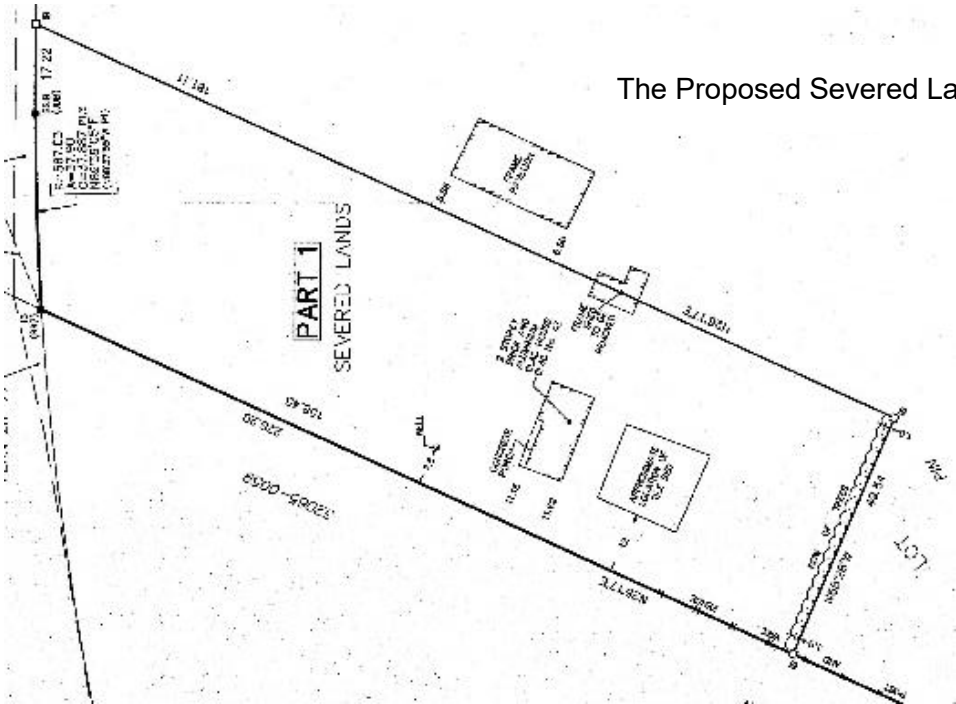
Attachment 5 – Severance Sketch



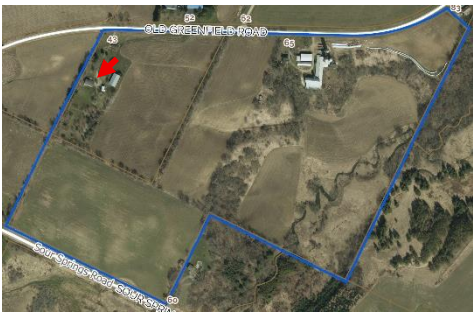
The Subject Land



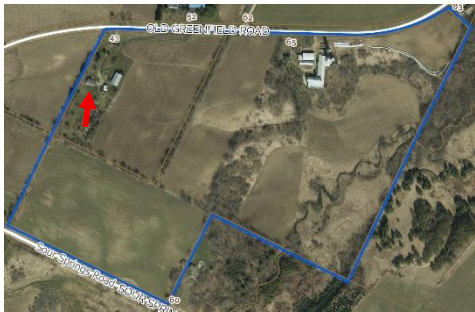
The Proposed Severed Land

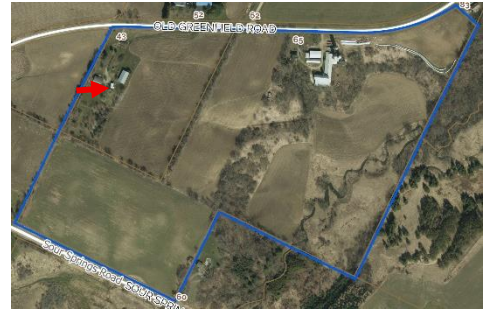


Attachment 7– Site Photos

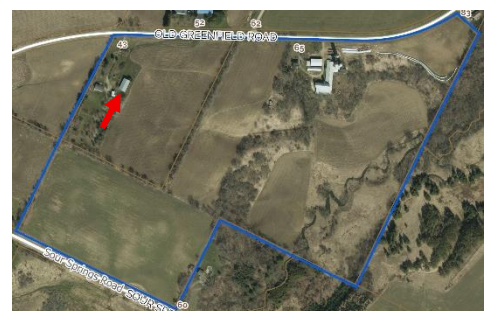
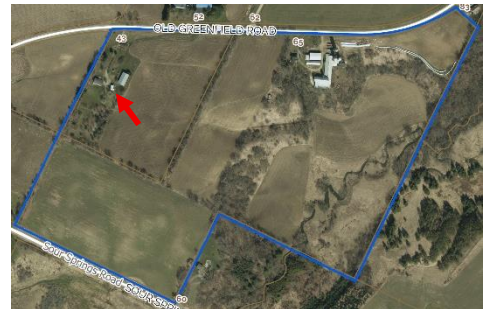


Surplus dwelling

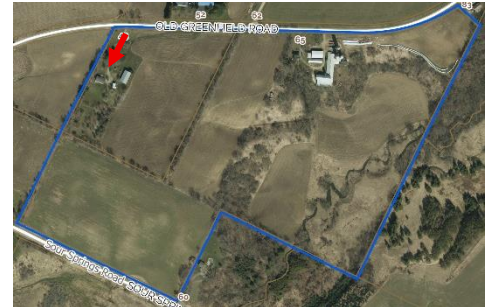
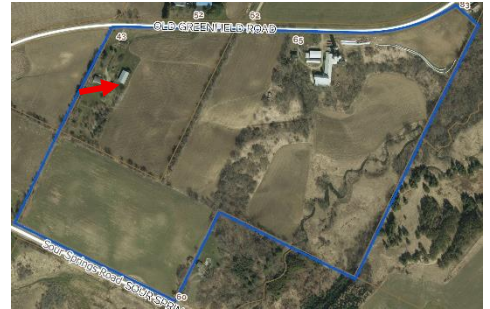




Accessory structure to be removed



Pavilion to be maintained on the retained land (farm)



Driveway (surplus dwelling)



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Consent
Application No:	PLCON2025035
Location:	43 OLD GREENFIELD ROAD
Agent / Applicant:	Ruchika Angrish/Ruchika Angrish (The Angrish Group)
Owner:	William Emmott

This application proposes: The severance of a surplus farm dwelling from the agricultural property located at 43 Old Greenfield Road. The retained agricultural lands will be merged with the adjacent farm at 65 Old Greenfield Road, which is owned by the same operator. The proposed severed parcel (surplus farm dwelling) will have a frontage of approximately 37.9 m on Old Greenfield Road and an area of 0.842 hectares (2.1 acres). The retained lands will have a frontage of approximately 195.59 m and an area of 5.572 hectares (13.77 acres), which will be merged with the neighbouring farm property, resulting in a total farm parcel size of approximately 30 hectares.

Planner: Afsoon Veshkini , Junior Planner, 519-442-7268 Ext. , Afsoon.Veshkini@brant.ca

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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 location/ contact noted above.

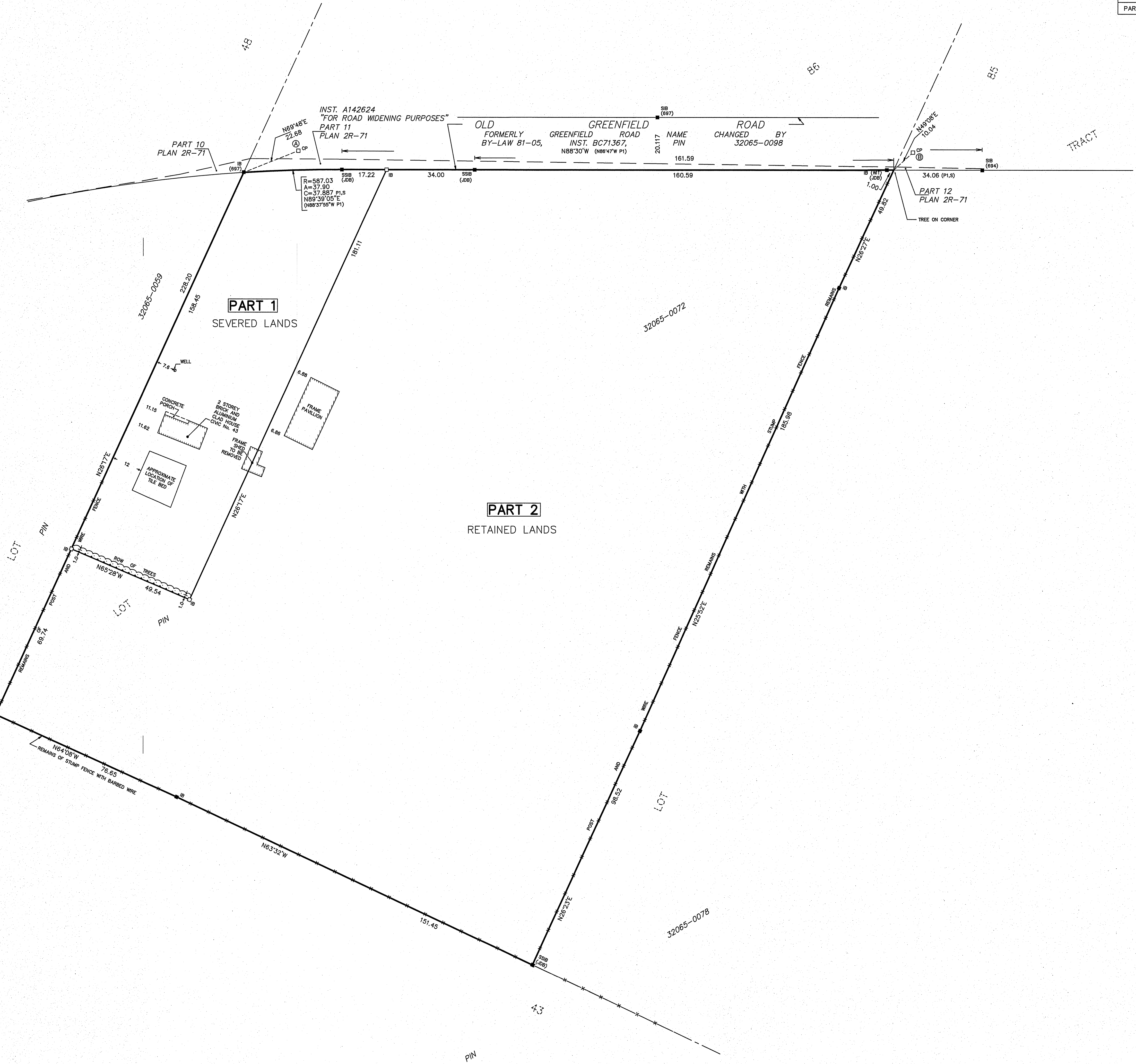
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

** 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.*

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE				
PART	LOT	TRACT	PIN	AREA IN HECTARES
1	PART OF 86	BURTCH	32065-0072	0.842
2				5.572
PARTS 1 AND 2 COMPRISE ALL OF PIN 32065-0072.				



PLAN OF SURVEY OF
PART OF LOT 86
BURTCH TRACT
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)
COUNTY OF BRANT
SCALE 1:750

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:750

MacAULAY, WHITE & MUIR LTD.

NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B
BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999517.
ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.
ALL PINS ARE (LT) UNLESS NOTED (R).
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.REG. 525/91.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
A	4770058.32	560988.36
B	4770051.70	561225.20

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N88°24'W 237.01.

AREA OF PART 1 = 8424 SQ.M.
AREA OF BUILDINGS = 139 SQ.M.
LOT AREA COVERAGE = 1.7%

LEGEND
SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
PB - PLASTIC BAR
CP - CONCRETE PIN
P - PLANTED
■ - FOUND, (JDB) UNLESS NOTED
○ - ROUND
WIT - WITNESS
S - SET
JDB - J.D. BARNES LIMITED
697 - G.B. MACAULAY O.L.S.
P1 - PLAN 2R-71

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 17th DAY OF MARCH, 2025.

MARCH 31, 2025

JOHN W. MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

MacAulay, White & Muir Ltd.
A Wholly Owned Subsidiary of J.D. Barnes Limited
440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8
T: (519) 752-0040 www.jdbarnes.com

DRAWN: CCS
CHECKED: JM
Ref. No. 25-50-085-00

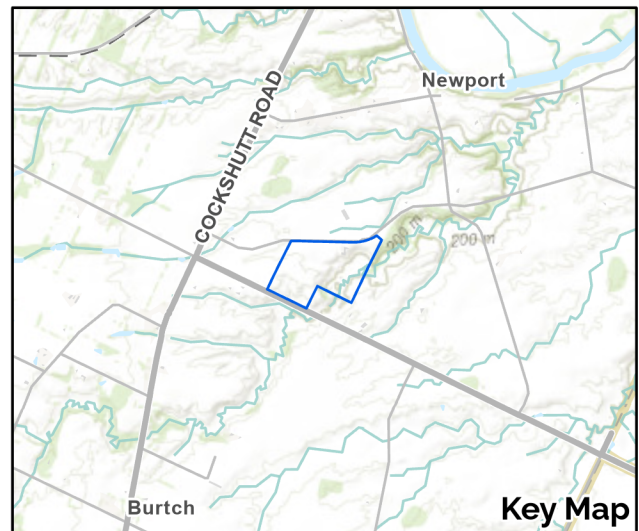
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B11-25-AV

43 Old Greenfield Road
 County of Brant
 Ontario

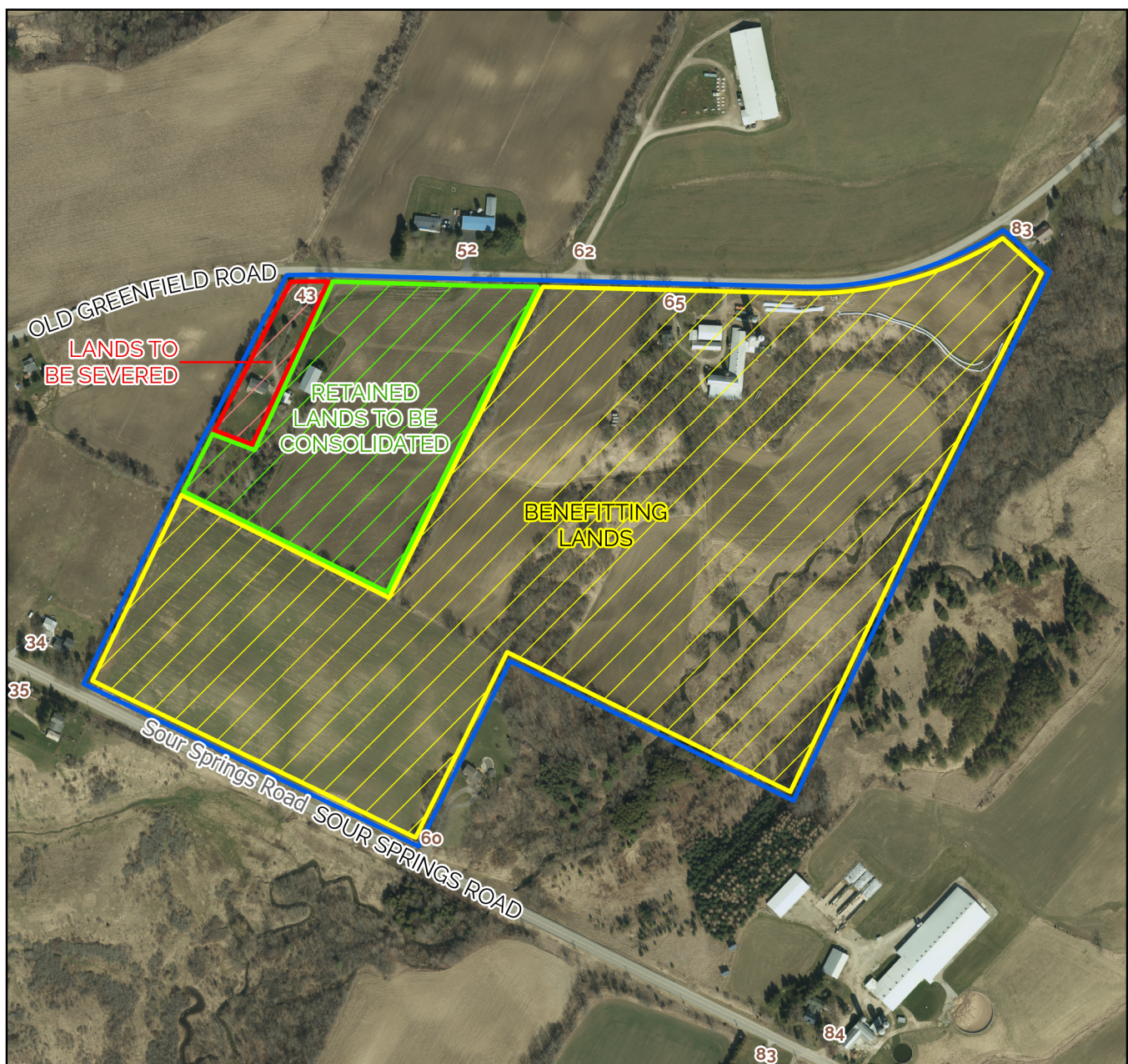


0 45 90 180
 Meters

Date Printed: 2025-06-26



Key Map





Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT – 0285– 25

To: The Chair and Members of the Committee of Adjustment
From: Afsoon Veshkini, Junior Planner
Application Type: Minor Variance Application
Application No: A8-25-AV
Location: 363 Burt Road
Agent / Applicant: Kevin Blok
Owner: Kevin Blok
Subject: Request for a decision on a Minor Variance Application seeking relief from Zoning By-law 61-16.

Recommendation

THAT Application for **Minor Variance A8-25-AV**, submitted by Kevin Blok, owner of the lands legally described as CONCESSION 4, PART LOT 5, and municipally known as 363 Burt Road, in the Former Township of South Dumfries, County of Brant, seeking relief from Section 4, Table 4.4.1 of Zoning By-law 61-16 to permit accessory structure lot coverage of 7.6%, whereas a maximum of 5% is permitted in this zone, **BE APPROVED** subject to the condition attached to this report.

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 (2023) and Zoning By-Law 61-16;
- The proposed variance meets the four tests of the Planning Act.

Executive Summary

Minor Variance Application A8-25-AV seeks relief from Section 4, Table 4.4.1 of Zoning By-law 61-16 to permit a maximum lot coverage of 7.6% for accessory structures, whereas the By-law permits a maximum of 5% in the Agricultural (A) Zone. The requested variance is to accommodate a proposed detached storage building of approximately 140 square meters and an existing shed of 17.6 square meters, resulting in a total accessory structure coverage of 157.6 square meters, or 7.6% of the 2,068.7 square meter lot.

It is my professional opinion that the relief requested through Minor Variance Application A8-25-AV is minor in nature, is desirable for the appropriate development and use of the subject lands and is in keeping with the general intent and purpose of both the County of Brant Official Plan (2023) and Zoning By-Law 61-16. Furthermore, the application meets the four tests of a

minor variance as outlined in the Planning Act. Therefore, I recommend that Minor Variance Application A8-25-AV be approved subject to the attached conditions.

Location / Existing Conditions

The subject lands are located west of Burt Road, south of McLean School Road, east of St. George Road, and north of Howell Road, and are situated outside the settlement boundary of St. George. The property is regular in shape, with a frontage of approximately 42.61 meters (139.8 feet) and a total area of approximately 2,068.7 square meters (0.51 acres).

The subject lands contain a residential dwelling with a footprint of approximately 128.8 square meters, a shed of approximately 17.6 square meters, and have two existing entrances from Burt Road. A temporary fabric structure currently exists on the property and is intended to be removed. There is no pond or swimming pool on the subject property, despite some aerial imagery potentially suggesting otherwise.

The property is serviced by a private well and septic system. The site features a slope and includes natural heritage features, such as Significant Valley Lands. A watercourse setback is located along the western edge of the property.

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

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

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.

Matters of Provincial Interest

Section 2(a-s) of the Planning Act outlines matters of provincial interest that decision making bodies shall have regard for. This application has regard for:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development;

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):

PPS Policy	Policy Direction	Planning Analysis
2.6 Rural Lands in Municipalities: 2.6.3	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.	The proposal does not require the uneconomical extension of infrastructure, consistent with Section 2.6.3, and represents a modest intensification of an existing rural residential use.
5.2 Natural Hazards: 5.2.2(b)	Development should generally be located outside of hazardous lands adjacent to rivers, streams, and small inland lake systems that are subject to flooding or erosion hazards.	The proposed structure is located outside of the regulated setback from the watercourse and is not situated within a floodplain or erosion hazard area. As such, it is consistent with the policy direction to avoid natural hazards.

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Planning Statement for the following reasons:

- The proposal is located on rural lands and represents an appropriate form of residential development that is compatible with the surrounding land use and character.
- The proposed accessory structure utilizes existing private services (well and septic), avoiding the need for expansion of municipal infrastructure.
- The subject lands have direct access from Burt Road, a municipally maintained local road, ensuring safe and appropriate access.
- The proposed structure is outside of any identified natural hazard areas and does not encroach on the regulated watercourse setback, minimizing potential risk to public safety.

Based on the analysis provided in this report, it is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Planning Statement (2024).

Brant County 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.

Schedule 'A' Land Use Designation: Countryside and Natural Heritage System

Settlement Area: Outside of Settlement Areas

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

- The subject lands are primarily designated as Countryside, where residential uses on existing lots of record, along with accessory structures are permitted. The proposal for a detached storage building supports the continued rural residential use of the lot and is consistent with Section 2.2 – Countryside Designation.
- A portion of the site contains Natural Heritage System features, including Significant Valleylands, and there is a watercourse located west of the property, outside the property boundary. A minimum setback of 15 metres from the edge of the watercourse is required. The proposed structure is located more than 18 metres from the water course and is therefore outside of the regulated erosion hazard area. As such, the application conforms with the policies of Section 3.1 – Natural Hazards of the Official Plan.
- The requested minor variance to increase the maximum permitted lot coverage for accessory structures from 5% to 7.6% is minor, maintains compatibility with the surrounding rural character, and does not impact the intent of the Countryside designation.

Based on the analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: Agriculture (A) and Natural Heritage (NH)

The following table outlines the applicable zoning regulations under Table 4.4.1 – Accessory Use Regulations of Zoning By-Law 61-16 as they pertain to the Agriculture (A) zone.

Regulation	Required (A Zone)	Proposed
Maximum Lot Coverage	5% of the total lot area	7.6% (does not comply)
Minimum Street Setback	10.0 m	16.0 m
Minimum Interior Yard Setback	3.0 m	3.0 m
		30.70 m
Minimum Rear Yard Setback	3.0 m	18.46 m

Maximum Building Height	7.0 m	< 4.71m
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The proposed storage building is located in close proximity to a warm-water watercourse. In accordance with Section 4.34.3 of the County of Brant Zoning By-law 61-16, no building or structure shall be constructed closer than 15 metres to a warm-water watercourse. Based on the submitted plans, the proposed building maintains a setback of more than 18 metres from the watercourse, thereby complying with this requirement.

Based on the analysis of the ‘Four Tests’ as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation complies to the policies 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)

Relief Request: Lot coverage max for accessory structures

Zoning Standard: 5 % (103.43 m²)

Relief Requested: 7.6 % (157.6 m²) consisting of a proposed detached storage building (140 m²) and an existing shed (17.6 m²).

Does the application conform to the general intent and purpose of the Official Plan?

The subject lands are primarily designated Countryside in the County of Brant Official Plan (2023), which supports residential uses on existing lots of record, along with accessory structures that are compatible with rural character. The Official Plan aims to protect agricultural and rural areas while accommodating appropriate residential development that supports the long-term viability and livability of the countryside.

The proposed accessory structure (a 140 m² detached storage building) is intended for personal storage use in association with the existing residential dwelling and is compatible with the function and character of the property and surrounding area. Additionally, the structure is located outside of the Natural Heritage System and more than 18 metres from the watercourse, meeting and exceeding the required 15-metre minimum setback under Section 3.1 – Natural Hazards.

The requested increase in accessory structure lot coverage from 5% to 7.6% does not alter the land use designation, does not remove agricultural land from production, and does not interfere with natural features or hazard areas.

Conclusion: The application maintains the general intent and purpose of the Official Plan

Does the application conform to the general intent and purpose of the Zoning By-law?

The subject lands are primarily zoned Agriculture (A) in Zoning By-law 61-16, which permits accessory structures as a secondary use to a principal residential dwelling. Section 4, Table 4.4.1 establishes a maximum accessory structure lot coverage of 5% of the total lot area,

intended to prevent overdevelopment, maintain adequate open space, and preserve rural character.

While the proposal exceeds the maximum permitted coverage (7.6% proposed vs. 5% permitted), the structure fully complies with all other zoning regulations, including:

- Front yard setback: 16.0 m (minimum required: 10.0 m)
- Interior side yard setback: 3.0 m (complies)
- Rear yard setback: 18.46 m (minimum required: 3.0 m)
- Height: Less than 4.71 m (maximum permitted: 7.0 m)

As per Section 4.34.3 of the Zoning By-law, no building or structure shall be constructed closer than 15 metres to such features. The proposed building maintains a setback of more than 18 metres from the watercourse, thereby meeting this requirement. A permit has been issued by the Grand River Conservation Authority (GRCA), and the GRCA has indicated no objections to the proposed development.

The lot is over 0.5 acres in size (2,068.7 m²), and the increase in lot coverage represents a total increase of 54.17 m² above the by-law maximum. Adequate open space is maintained, and the structure is appropriately sited to limit visual and spatial impact on adjacent lands. The variance does not undermine the intent of the zoning regulation, which is to ensure compatible, appropriately scaled rural development.

Conclusion: The relief requested maintains the general intent and purpose of the Zoning By-law.

Is the application desirable for the appropriate development or use of the land?

The proposed storage building will support the ongoing rural residential use of the subject lands and provide functional enclosed storage space for the property owner. The structure is appropriately scaled relative to the dwelling and property size and does not negatively impact topography, or rural character.

The surrounding land uses consist of rural residential to the north and agricultural to the east, west, and south. The proposed storage building is set back from all lot lines, screened by existing vegetation, and will not result in adverse impacts such as shadowing, noise, or loss of privacy. While trees are located in proximity to the proposed works, potential impacts can be mitigated through protective measures, and the applicant has been advised to consult with an ISA Certified Arborist to ensure tree health is preserved.

The structure is located outside of natural heritage features, and all servicing (private well and septic) is in place. The development will not require new or expanded infrastructure and supports the continued use of the lot for low-density rural residential purposes.

Conclusion: The relief requested is desirable for the appropriate development and use of the land.

Is the application minor in nature?

The increase from 5% to 7.6% lot coverage represents a 2.6% deviation, or approximately 54.17 m² of additional accessory structure space. Given the overall size of the lot and the

compliance with all other performance standards, this increase is not expected to generate any adverse effects on the surrounding lands or community.

The proposed storage building is located away from neighbouring properties, meets all required setbacks, and is well below the maximum permitted height. There are no anticipated impacts to drainage, privacy, or visibility, and no concerns have been raised through public consultation at the time of this report.

While technically exceeding the by-law standard, the variance is quantitatively small and qualitatively low-impact, making it minor both in scale and in effect.

Conclusion: The relief requested is minor in nature.

The requested variance satisfies all four tests under Section 45 (1) of the Planning Act. The variance maintains the general intent and purpose of the County's Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature when considered in context.

Interdepartmental Considerations

The following documents were prepared and submitted for technical review as part of the submission of this application:

1. Minor Variance Application
2. Cover Letter
3. Grading Plan
4. Designer Information
5. GRCA Permit
6. Building Drawings

The following comments were received from various internal and external agencies/departments as part of the circulation of this application:

Department / Agency Comments

Development Engineering

- Subject lands are within GRCA Regulation Limit.
- The proposed Light Duty Silt Fence Barrier shown on Site Development Plan DWG No:17395-1 needs to be updated as per County of Brant practices to Heavy-Duty Silt Fence Barrier, as per OPSD 219.130.
- Add downspout locations, door and riser locations on Site Development Plan DWG No:17395-1.
- Add TF, USF and BF if present, on Site Development Plan DWG No:17395-1.
- Sight lines were checked across the frontages of the two driveways and found to be satisfactory looking north controlled by intersection stop sign, and unsatisfactory looking southerly direction. The north driveway entrance and south driveway entrance are deficient by 30m and 10m respectively looking southerly direction due to vertical alignment of Burt Road.
- Was an Approved Public Works permit obtained for the construction of the latest northern driveway entrance? ODR to provide additional comments.

- The Entrance By-Law 123-24 only provisions for a maximum of one (1) entrance for residential and farm properties. ODR to provide additional comments.
- As per the Development and Engineering Standards the maximum allowable width for rural residential driveway entrance is 3.5m-8.0m.
- The north property line of the Subject Lands is required to be verified. The verification can be completed by a certified Ontario Land Surveyor to address the proposed new setbacks for the proposed storage building to ensure that compliance is adhered to before, construction begins.

Fire

- No comments.

Operations

- The entrance to service the proposed building is unpermitted (appears to have been constructed between Spring 2024 and now) and does not meet the current County Development and Engineering Standards and Entrance By-law. The entrance and 200mm culvert shall be removed from the road allowance to the satisfaction of the County. Access to the proposed building shall be accommodated from the existing historic southern entrance.

GrandBridge Energy

- We do not service this property.

Source Water Protection

- 363 Burt Road is located within an Intake Protection Zone 3 (IPZ-3) with an associated vulnerability score of 5. Significant drinking water threats are not possible in this area. As such, the Grand River Source Protection Plan does not apply and no further action is required to ensure Clean Water Act compliance.

Parks Capital Planning & Forestry

The applicant acknowledges and agrees that:

- They have been provided with a copy of the County of Brant Tree Protection Guide which is also available on the County website;
- Trees in proximity the proposed works may be injured due to root damage or mechanical damage from potential excavation, and that root damage may create stability issues or cause tree decline/death. It is the owner's responsibility to contact an ISA Certified Arborist to assess trees within proximity of the proposed works during the planning stage, and to ensure that Tree Protection Zone fencing be installed to prevent damage.
- It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the *Migratory Birds Convention Act* and the *Endangered Species Act*.
- It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the *Ontario Forestry Act*, including the removal of Boundary Trees that exist along property lines.

Grand River Conservation Authority (GRCA)

- The GRCA has no objection to the proposed minor variance application.

The following Departments/ Commenting Agencies were included on the technical circulation of this application with no comments received:

- Building
- Hydro One
- Environmental Planning
- Six Nations
- Mississaugas of the Credit First Nation (MCFN)

Public Considerations

Notice of this Application, Contact information and Public Hearing Date were circulated by mail on July 2, 2025 to all property owners within 60 meters of the subject lands in accordance with Section 45(5) of the Planning Act as required.

A site visit was conducted on June 26, 2025, and the Public Notice sign was posted on June 30, 2025.

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

Conclusions and Recommendations

This report has been prepared in response to Minor Variance Application A8-25-AV, which seeks relief from Section 4, Table 4.4.1 of Zoning By-law 61-16 to permit a maximum accessory structure lot coverage of 7.6%, whereas 5% is permitted in the Agriculture (A) Zone. The variance is required to permit the construction of a proposed detached storage building of approximately 140 square meters, in addition to an existing 17.6 square meter shed, resulting in a total of 157.6 square meters, or 7.6% of the 2,068.7 square meter lot.

The application has been reviewed for consistency with the Planning Act, Provincial Planning Statement (2024), the County of Brant Official Plan (2023), and Zoning By-law 61-16, and has been found to satisfy the four tests of a minor variance.

A GRCA permit has been issued, and the GRCA has no objections. Comments from Development Engineering and Operations identified a number of technical concerns to be addressed through applicable permits and coordination with County staff. Notably, an unpermitted northern entrance was constructed without approval and must be removed in accordance with County standards. Access to the proposed storage building must be provided through the existing southern entrance. In addition, a certified survey is required to verify the north property line, and tree protection measures must be followed. The applicant is responsible for consulting an ISA Certified Arborist where trees are located in proximity to the proposed works, as outlined by Parks and Forestry staff. No public comments were received as of the date of this report.

It is the professional opinion of staff that the requested variance is minor in nature, desirable and appropriate for the development of the subject lands, and maintains the general intent and purpose of the County of Brant Official Plan and Zoning By-law 61-16.

Staff recommend that Minor Variance Application A8-25-AV be approved, subject to the attached condition, with the understanding that the applicant will coordinate with County staff

to address all outstanding technical matters — including tree protection and property line verification — through the appropriate permitting processes prior to the issuance of a Building Permit.

Prepared by:



Afsoon Veshkini, Junior Planner

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Aerial Detailed Map
6. Site Plan
7. Proposed Building Drawings
8. Site Photos
9. Circulation Notice (included as part of Agenda Package)

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # A8-25-AV

By-law and/or Agreement

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 – Conditions of Approval

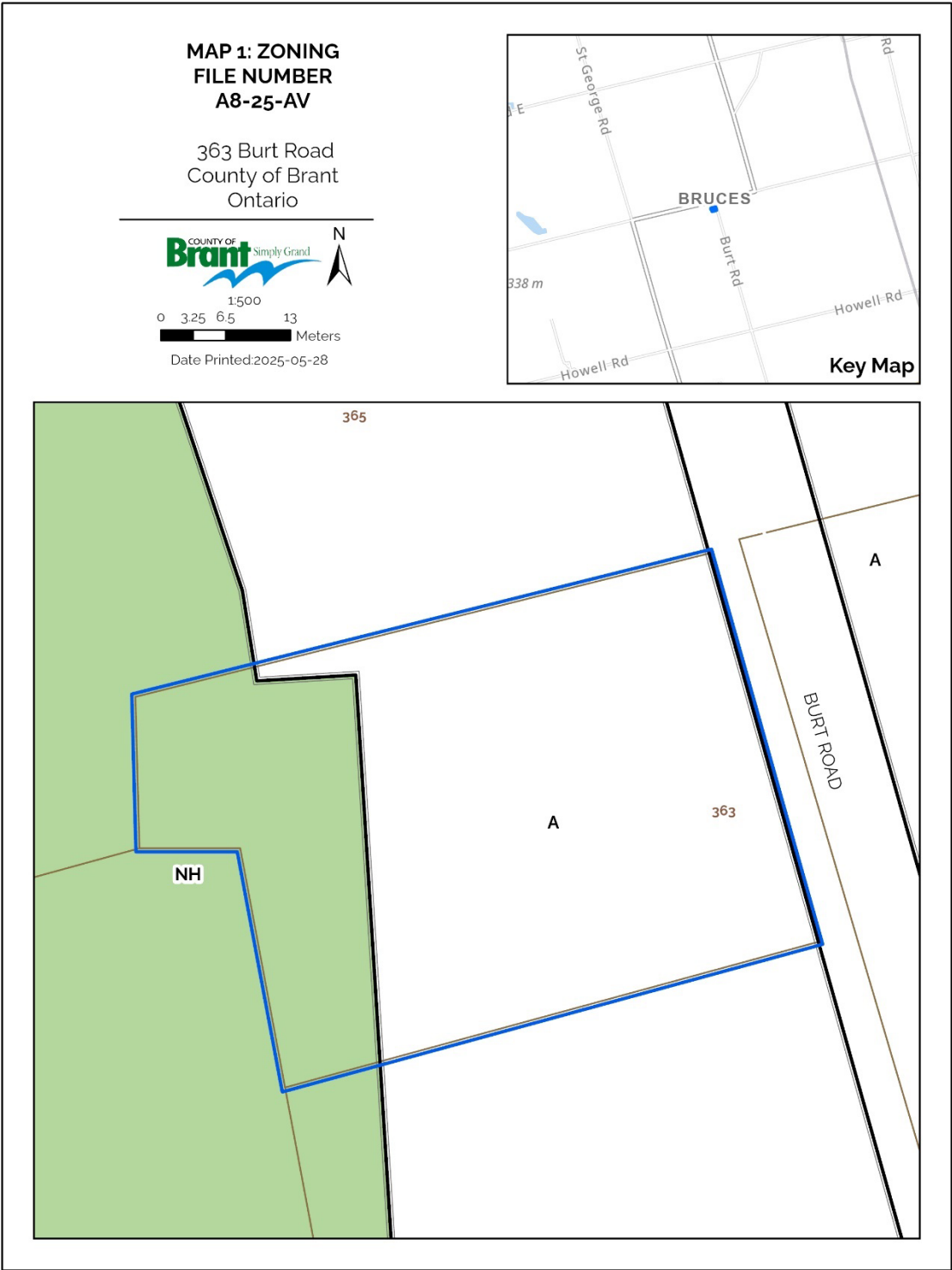
Applicant: Kevin Blok

File No: A8-25-AV

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. That the relief granted as result of this Minor Variance Application A8-25-AV come into full force and effect following fulfillment of the below conditions to the satisfaction of the County of Brant.
2. That the Applicant demonstrate removal of the secondary, northern entrance and associated culvert from the municipal road allowance to the satisfaction of the Operations Division, and that access to the proposed accessory structure be provided exclusively from the existing southern entrance, in accordance with County Entrance By-law 123-24.
3. That the Applicant provide written confirmation demonstrating an understanding, acknowledgment and agreeance with the comments included within this staff report received from Parks & Forestry Division identifying responsibilities related to any tree removal required as part of the site alteration and construction of the proposed accessory structure.
4. That the above conditions be satisfied within two years of the date of the decision, with confirmation sent by the Secretary-Treasurer pursuant to 45 (1) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

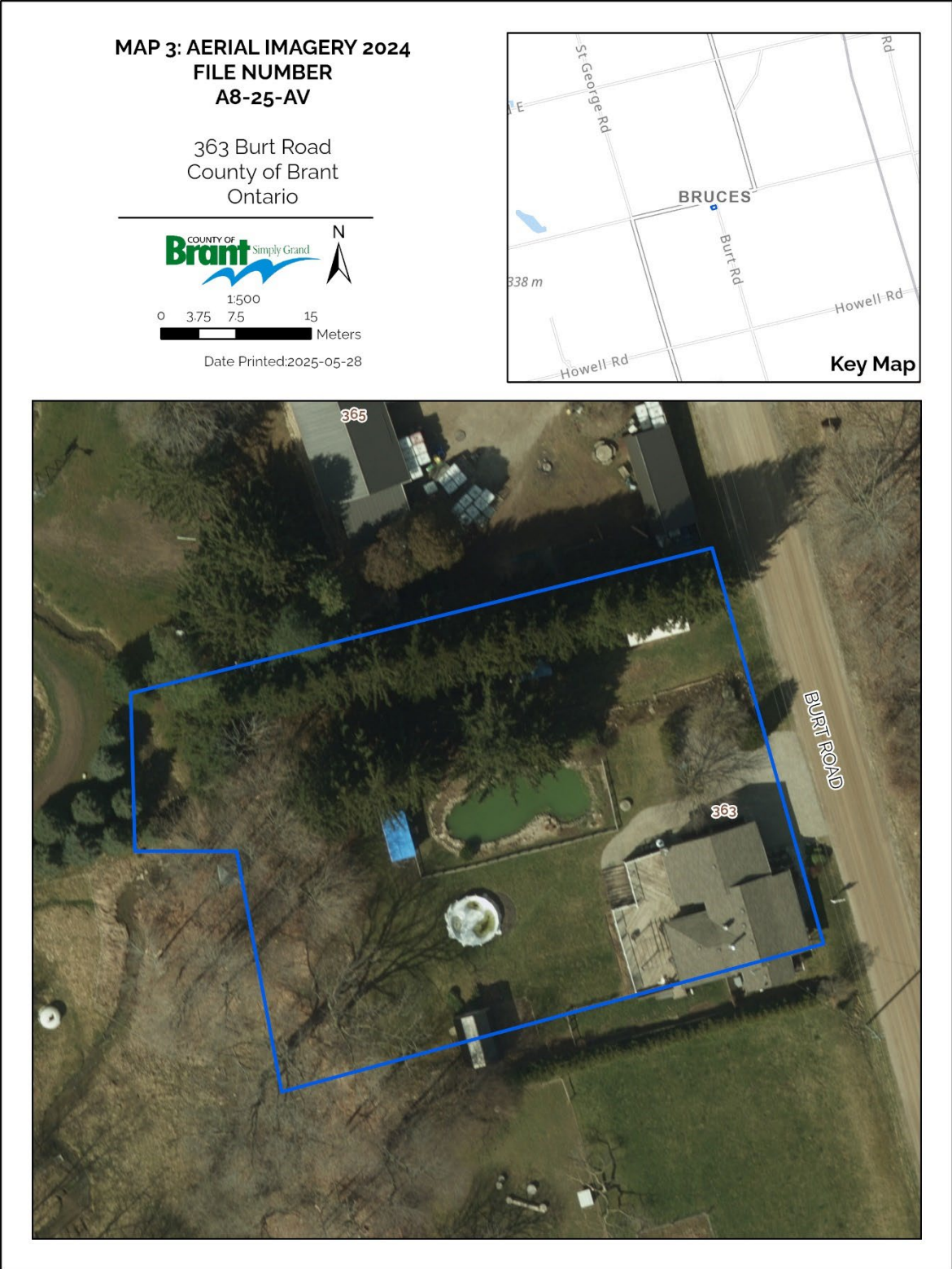
Attachment 2 - Zoning Map



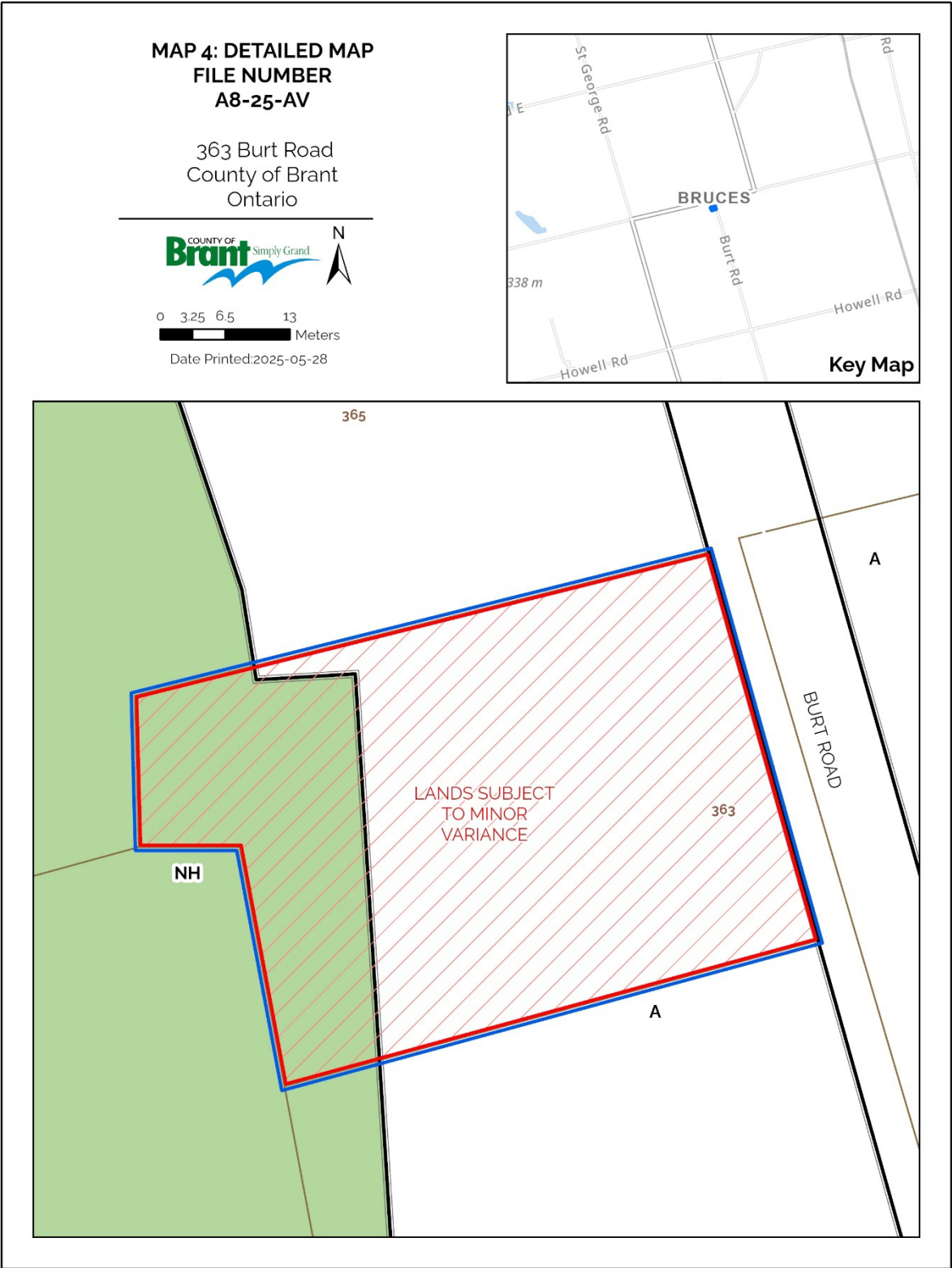
Attachment 3 - Official Plan Map



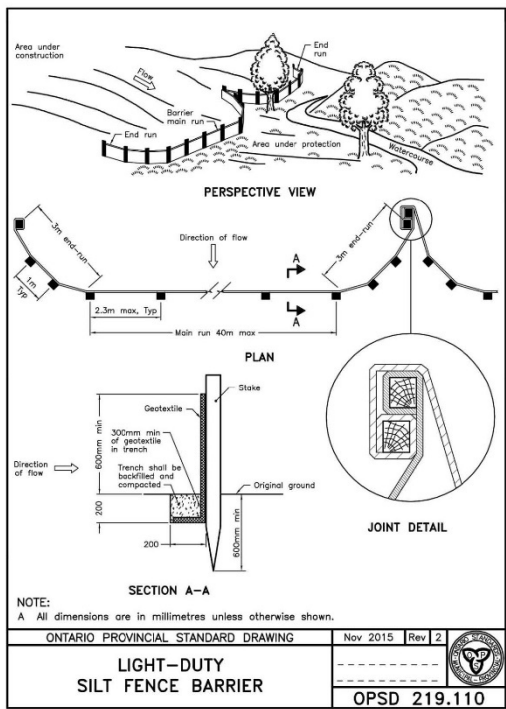
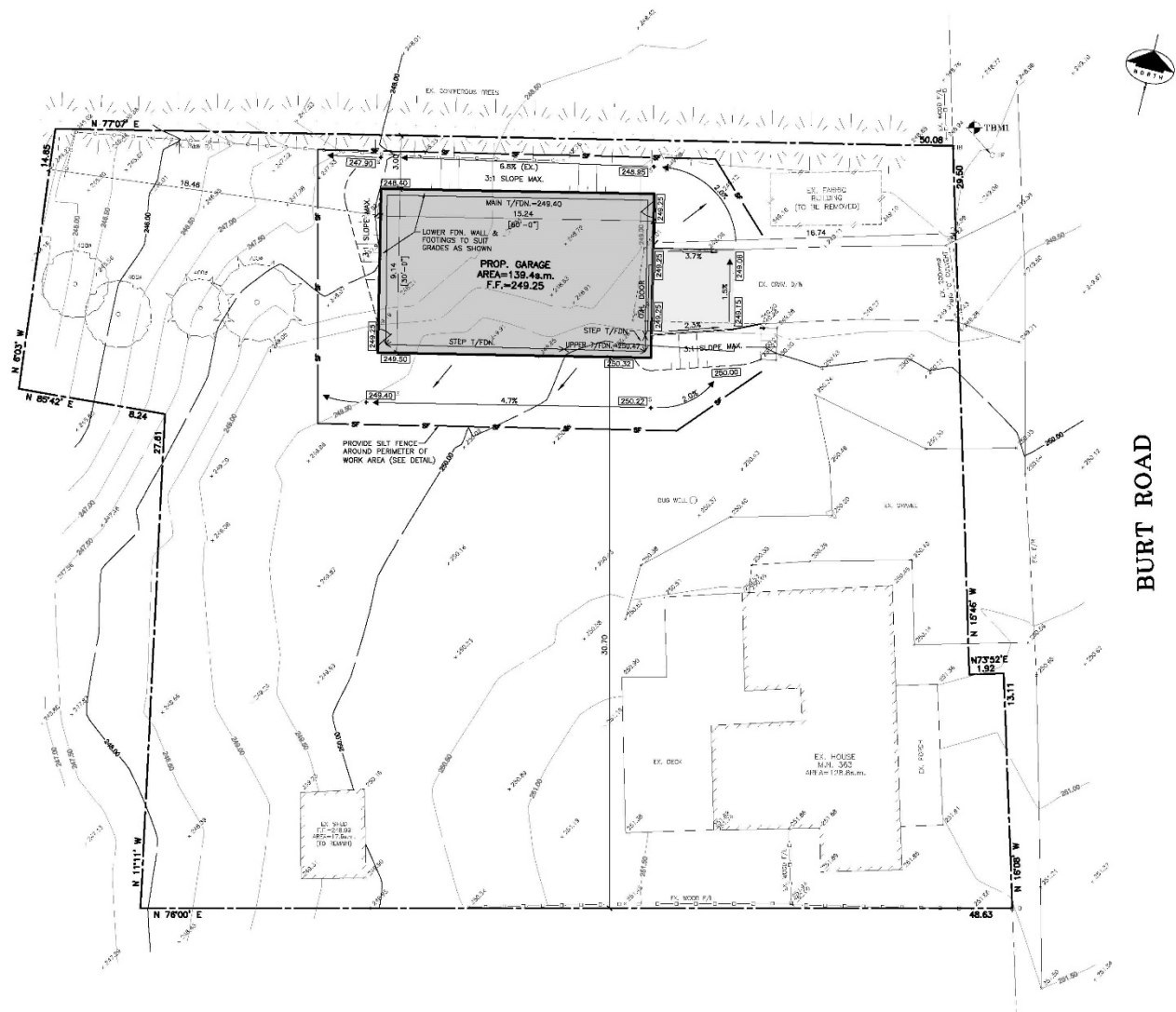
Attachment 4 - Aerial Map



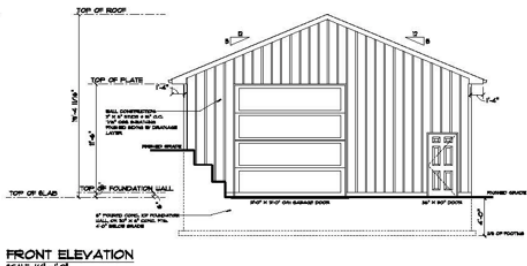
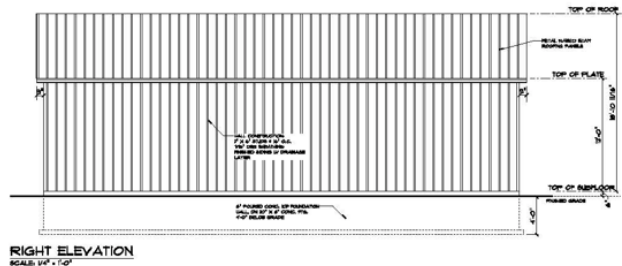
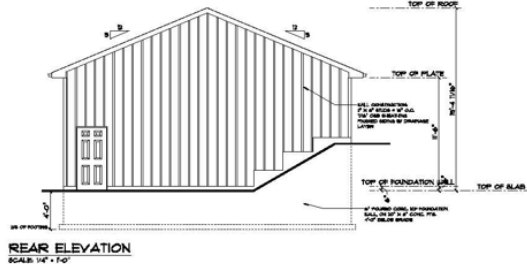
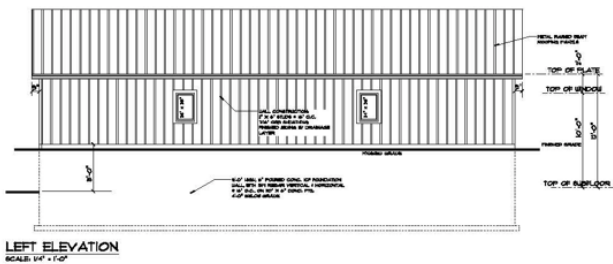
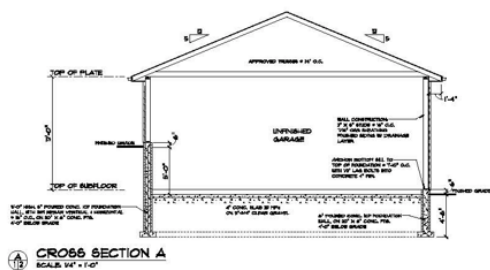
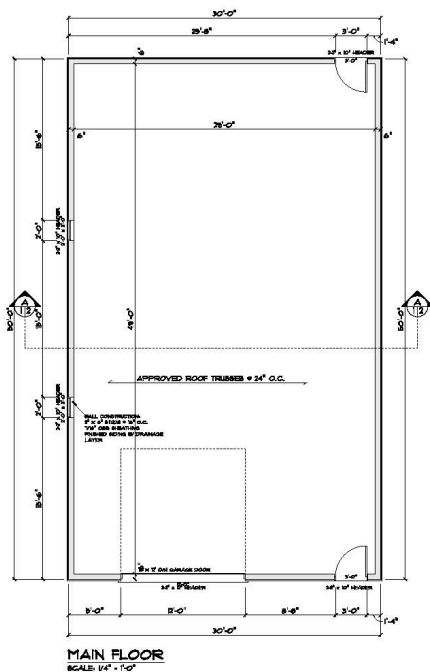
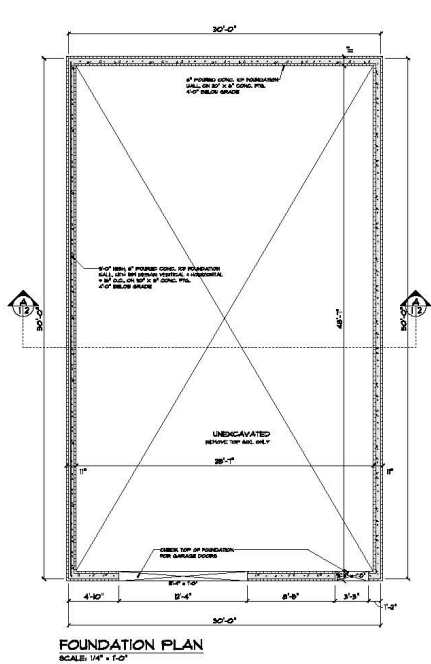
Attachment 5 – Aerial Detailed Map



Attachment 6 - Site Plan



Attachment 7- Proposed Building Drawings



Attachment 8 - Site Photos



View of Existing Dwelling from Burt Road



View of Both Entrances from Burt Road
(Temporary Fabric Structure Visible)



The Main Entrance (First Entrance)



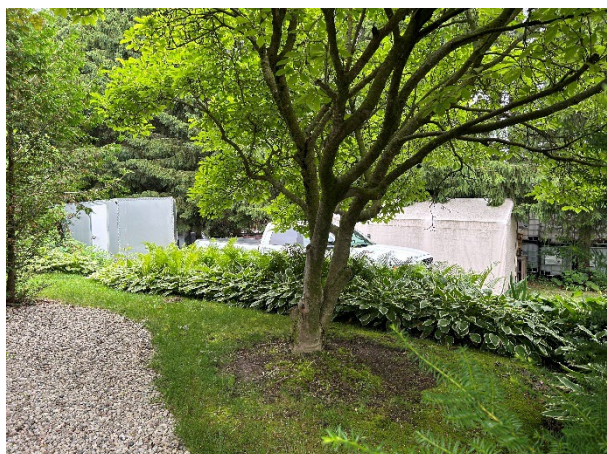
The Second Entrance (Must Be Removed)



View Looking North from Burt Road



View from Rear Yard Facing the Existing
Dwelling



View from Main Driveway Toward
Secondary Driveway and Temporary Fabric
Structure Showing Slope (and Grade
Difference)



The Rear Yard



Location of the Proposed Accessory
Structure



The Existing Shed

Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A8-25-AV
Location:	363 BURT ROAD
Agent / Applicant:	Kevin Blok
Owner:	Kevin Blok

This application proposes: **To seek relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16 to permit 7.6% lot coverage for accessory structures, whereas a maximum of 5% is permitted. The proposal is for a detached garage of approximately 139.4 m² (1,500 ft²) to be used for storage.**

Planner: Afsoon Veshkini , Junior Planner, 519-442-7268 x 3014, Afsoon.Veshkini@brant.ca

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

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- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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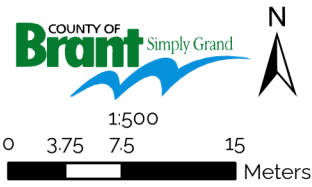
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

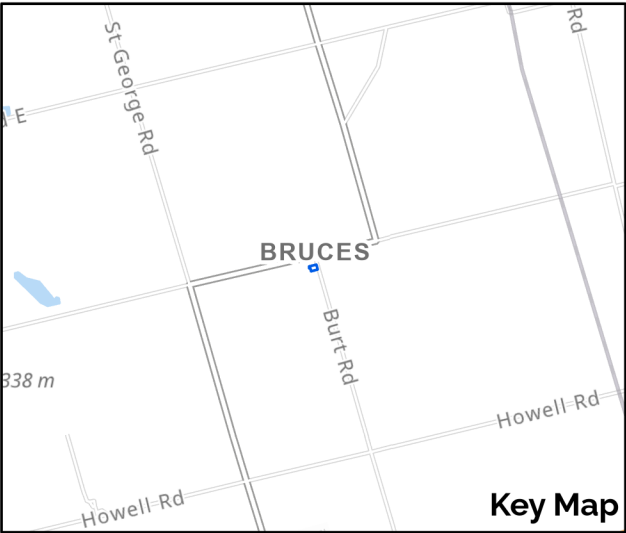
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation 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.*

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A8-25-AV

363 Burt Road
County of Brant
Ontario



Date Printed:2025-05-28



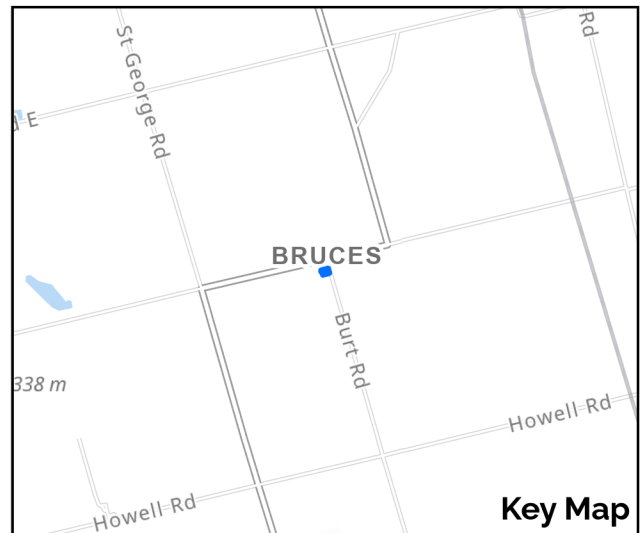
MAP 4: DETAILED MAP
FILE NUMBER
A8-25-AV

363 Burt Road
County of Brant
Ontario

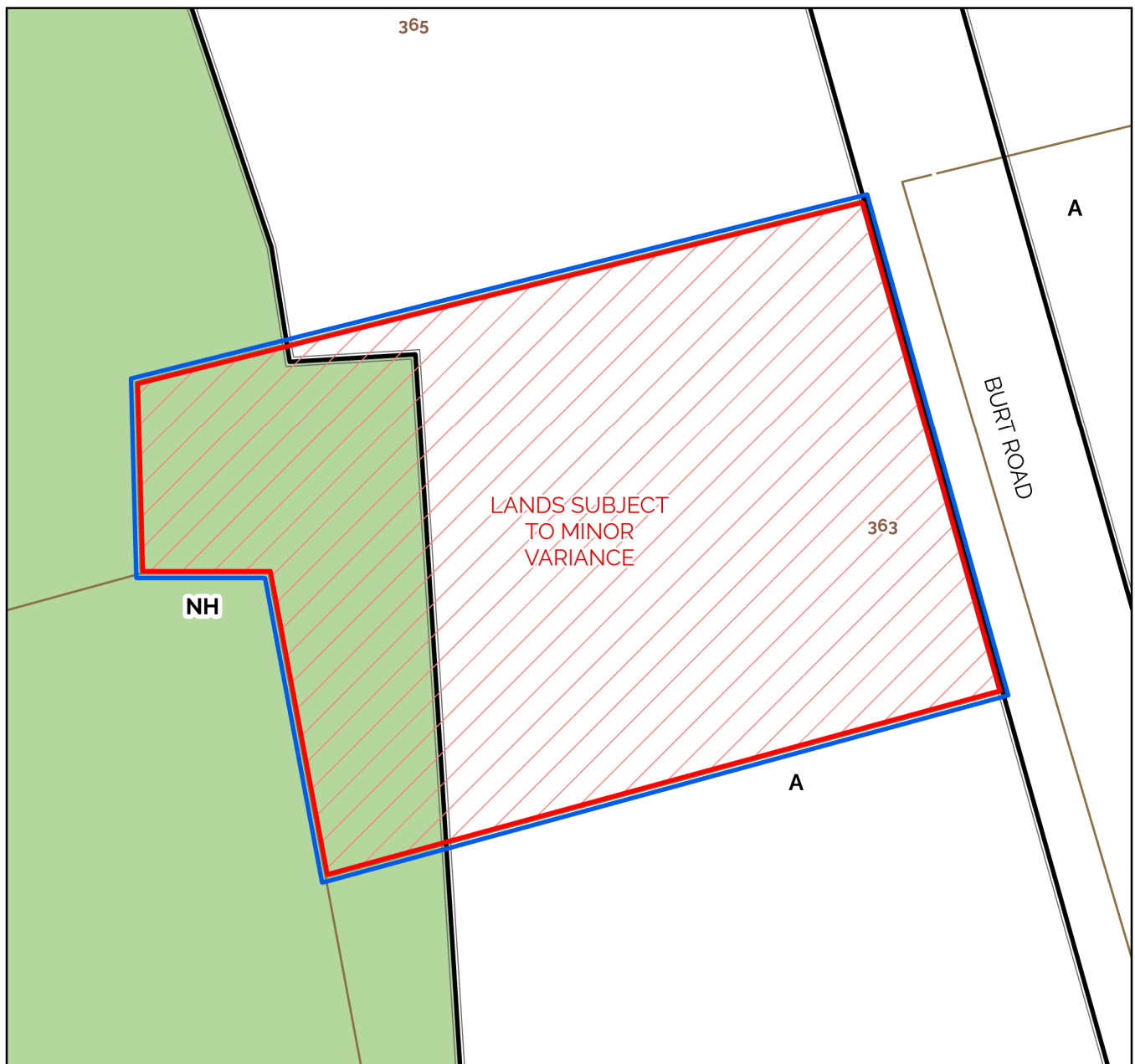


0 3.25 6.5 13
Meters

Date Printed: 2025-05-28



Key Map



Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0261 - 25

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Minor Variance Applications
Application No: A10-25-RF
Location: 160 Oakland Road, Oakland
Agent / Applicant: Peter Van Brugge
Owner: Peter & Krista Van Brugge
Subject: Request for a decision on a Minor Variance Application seeking relief from Section 4, of Zoning By-Law 61-16.

That Application for Minor Variance **A10-25-RF**, from Peter Van Brugge, Owner of the lands legally described as CONCESSION 2 PART LOT 6, in the former Township of Oakland and municipally known as 160 Oakland Road, requesting relief from Zoning By-Law 61-16, Section 4, to permit an increased maximum lot coverage of 194 square metres for all accessory structures, whereas a maximum of 140 square metres is permitted, to permit a maximum accessory structure height of 5.8 metres, whereas the maximum permitted height is 5 metres, and to permit an Additional Residential Unit on private services on a lot having an area of 0.36 hectares, whereas a minimum of 0.40 hectares is required, **BE APPROVED**.

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

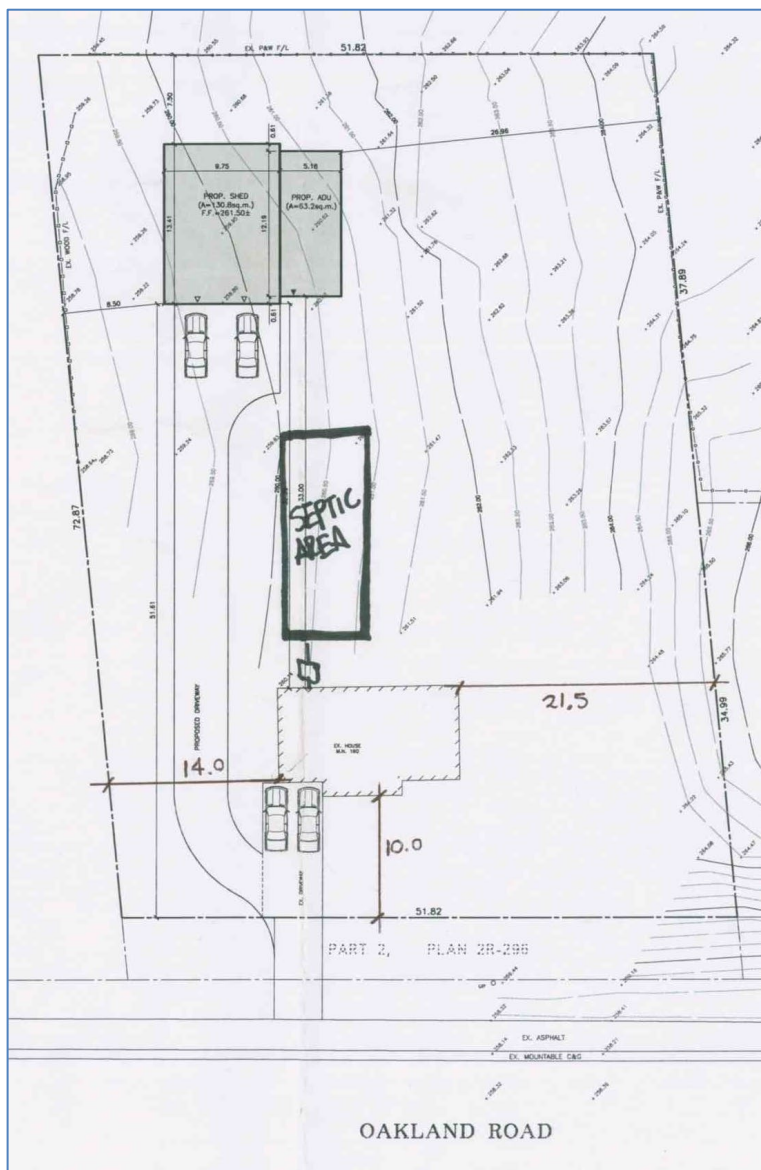
- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The proposed variances meet the four tests of Section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

Executive Summary

Minor Variance Application **A10-25-RF**, requesting relief from the following provisions of Zoning By-law 61-16 to facilitate the construction of an accessory structure to contain an attached Additional Residential Unit (ARU)

1. Section 4, Table 4.4.1
 - Increased lot coverage of 194 m² for all accessory structures, whereas a maximum of 140 m² is permitted; and
 - An accessory structure height of 5.8 metres, whereas the maximum permitted height is 5 metres; and
2. Section 4.5 b) for a reduced lot area of 0.375 hectares, whereas a minimum of 0.40 hectares is required to permit an Additional Residential Unit (ARU) on private services.

Figure 1: Proposed Drawing



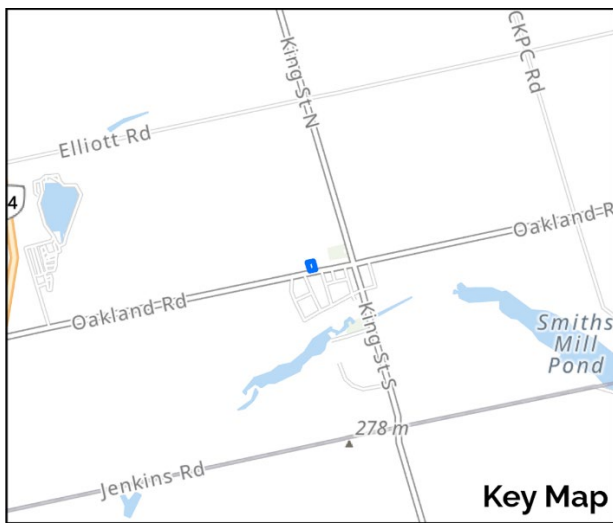
Staff have reviewed the request with applicable planning policy (i.e., Official Plan and Zoning By-Law) in review of any comments received from relevant departments, the applicant, and the members of the public.

For the reasons outlined in this report, it is my professional recommendation that the proposed Minor Variance Application A10-25-RF is appropriate and meets the four tests of a minor variance as required by the *Planning Act* and be **APPROVED**.

Location/ Existing Conditions

The subject lands are located within a Settlement Area, north of Oakland Road, south of Elliot Road, east of Highway 24, and west of King Street. The subject lands are mostly surrounded by residential, agricultural and some employment and commercial uses.

LOCATION MAP
Application: A10-25-RF
160 Oakland Rd



AERIAL IMAGE
Application: A10-25-RF
160 Oakland Rd



The subject lands have a frontage of approximately 51.32 metres (168.37 ft) along Oakland Road, and an area of approximately 0.375 hectares (0.93 acres).

The subject lands contain a single detached dwelling and is privately serviced. The structure pictured at the rear of the property has been removed.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

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.

Consistency and/or Conformity with Provincial and/or 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.

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Policy Statement for the following reasons:

- Provincial Planning Statement encourages land use patterns in settlement areas that efficiently use land, optimize existing and support infrastructure, and promote active transportation. The subject lands, designated Village Developed Area, are within a Settlement Area and align with this policy. The proposed accessory structure with attached Additional Residential Unit efficiently use the land and supports the residential use with existing infrastructure.
(Chapter 2, Section 2.3.1.)
- The proposed accessory structure with an attached ARU in a rural area uses existing private well and septic services, supported by a Pump Test Assessment confirming capacity and no negative impacts. This aligns with Provincial policies allowing individual on-site services where municipal systems aren't available, ensuring environmental protection and sustainability. Stormwater management will also address runoff to protect surrounding properties.
(Chapter 3, Section 3.6)

Brant County 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.

Schedule 'A' Land Use Designation: **Village Developed Area**

Settlement Area: **Rural Settlement Area of Oakland**

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

- The proposal conforms with the intent of the Village Developed Area designation, which permits residential uses, supports the inclusion of accessory structures and Additional Residential Units.
(OP, Part 5, Section 1.4)*
- The proposal conforms to the intent of policies supporting Additional Residential Units and meets the applicable regulations within Settlement Areas. As indicated by the applicant and demonstrated in the submitted site plan, the unit is appropriately sized, situated on a suitable site, will be serviced through the principal dwelling, accessed via the municipal right-of-way, and the principal dwelling will continue to occupy the largest building envelope on the lot.
(OP, Part 5, Section 1.9)*

Based analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: **Suburban Residential (SR)**

The following tables outline how the proposed development conforms to the applicable provisions of the County of Brant Zoning By-law 61-16, as they relate to accessory structures and Additional Residential Units.

Suburban Residential (SR) Section 4, Table 4.4.1	Required	Proposed Accessory Structure with attached ARU
Lot Coverage, max for accessory structures	The lesser of 15% of the total lot area or 140 m ²	194 m ² (5.2%)
Street Setback, min (m)	6.0 m	51.61

Interior side yard and rear yard setback, min (m)	1.2 m	8.5 m
Structure Height, max for accessory structures	5.0 m	5.8 m
Total lot coverage, max	30 %	8.64 %

Suburban Residential (SR) Section 4.5	Required	Proposed Accessory Structure with attached ARU
Minimum Lot size for ARUs	0.4 ha	0.375 ha
Parking Spaces	1	2

Suburban Residential (SR) Section 4.5	Existing Dwelling	Proposed Accessory Structure with attached ARU
The primary dwelling unit shall be considered whichever dwelling unit has the greatest gross floor area.	260 m ² (2798.62 f ² including basement)	194 m ² (2088.20 f ²)

- ***Any additional structures proposed in the future may be subject to further Minor Variance Applications.***
- ***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)

Relief Request #1: Lot coverage max for accessory structures

Zoning Standard: 140 m²

Relief Requested: 194 m² (5.2%)

Test 1 – Intent of the Official Plan:

The subject property at 160 Oakland Road is designated Village Developed Area within a Settlement Area under the County of Brant Official Plan (2023), which supports low-impact, mixed-use development that enhances livability and sustainability in rural village communities. The proposed accessory structure with Additional Residential Unit (ARU) is subordinate to the main dwelling, supports the existing residential use, and aligns with this

designation by contributing to housing diversity, promoting long-term sustainability, and reinforcing the rural built form.

The owner has submitted a well report and pump test, meeting the requirements of a complete application under the Official Plan. The proposed accessory structure with an ARU will share the existing well and septic system with the primary dwelling and will be accessed via the existing municipal road and driveway, with no new entrance proposed onto the urban residential collector road. As such, the proposal is considered low impact with respect to transportation and does not raise concerns related to access management or traffic flow.

The increase in the lot coverage for accessory structures does not have negative impacts on surrounding residential properties. The structure is appropriately set back and situated to minimize visibility and impact, maintaining compatibility with its rural context.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The subject property is currently zoned Suburban Residential (SR), and the proposed increase in lot coverage for accessory structures maintains the intent of the Zoning By-Law by ensuring the accessory structure with an ARU remains secondary to the primary dwelling. This increase accommodates the lack of a garage or additional storage for the principal dwelling and supports the provision of additional housing.

The increase in lot coverage will not impact the agricultural operations at the rear of the property, and the overall development remains compatible with the surrounding area.

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The proposed increase in maximum lot coverage for accessory structures is desirable for the development and use of the property, as it allows for functional use of the space without negatively impacting the surrounding other lands. Given the existing house layout and grading, adding a garage as an addition to the main dwelling would not be practical or desirable.

The property is well separated from neighboring uses, with the structure positioned in the rear yard to minimize both visual and functional impacts. The structure is compatible with the rural residential character of the area and supports the property's intended use within the rural designation.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The proposed increase in accessory structure lot coverage is minor, with total lot coverage remaining approximately 8.64%, well below the 30% maximum permitted for all structures in the Suburban Residential zone. The structure will clearly remain accessory to the primary use.

The proposed increase in accessory lot coverage is considered minor in nature, both in scale and impact.

Relief Request #2: Height max for accessory structures

Zoning Standard: 140 m²

Relief Requested: 194 m² (5.2%)

Test 1 – Intent of the Official Plan:

The proposed height of 5.8 meters, slightly above the 5.0-meter limit, aligns with the Official Plan's intent to maintain the character and scale of the Village Developed Area. The modest increase supports functional needs while preserving the rural residential character and minimizing impacts on neighboring properties.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The proposed accessory structure height of 5.8 meters exceeds the maximum permitted height of 5.0 meters by 0.8 meters. However, this modest increase is considered to maintain the intent of the zoning by-law because the additional height will not negatively impact adjacent properties in terms of privacy, shadowing, or sightlines.

The structure will remain subordinate to the primary dwelling, thereby preserving the intended hierarchy between principal and accessory buildings.

Additionally, the increased height will not compromise the rural residential character of the area. Overall, the variance supports the purpose of the zoning provisions by enabling reasonable use of the property while maintaining compatibility with the surrounding community.

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The modest increase in height to 5.8 meters is desirable as it will not detract from the character of the area. As noted by the owner/applicant, the additional height allows for a more aesthetically pleasing roof profile for the larger building while maintaining a single-storey design. The structure will be compatible with surrounding properties and will support the continued use and enjoyment of the property.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The requested increase in height to 5.8 meters is minor in nature, providing functional benefits such as a more pleasing roof profile while maintaining a single-storey design. This slight variance does not detract from the area's character, remains compatible with surrounding properties, and supports the continued use of the property.

The proposed increase in height is considered minor in nature, both in scale and impact.

Relief Request #3: Minimum Lot size for ARUs

Zoning Standard: 0.4 ha

Relief Requested: 0.375 ha

Test 1 – Intent of the Official Plan:

The proposed minimum lot size of 0.375 hectares, while below the minimum of the 0.4-hectare requirement, is still consistent with the intent of the Official Plan, as the slight reduction will still allow efficient use of the land while maintaining the rural character and scale for the area.

This minor variance will not compromise the provision of adequate servicing, open space, or compatibility with surrounding properties, thereby supporting the sustainable and development principles set out in the Plan.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The proposed minimum lot size of 0.375 hectares, slightly less than the 0.4-hectare requirement, aligns with the intent of the zoning by-law by maintaining the lot's suitability for residential use without compromising the property's function or compatibility with surrounding lands.

This minor reduction supports efficient land use while ensuring adequate space for servicing, setbacks, and the proposed accessory structure, thereby preserving the rural character and orderly development the zoning provisions seek to protect.

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The slight reduction in minimum lot size to 0.375 hectares is desirable as it still allows for effective use of the property without impacting the surrounding area. It will maintain sufficient space for servicing, landscaping, and the proposed accessory structure while preserving the rural character and compatibility with neighboring properties.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The minor reduction in minimum lot size to 0.375 hectares is minor in nature, as it does not significantly affect the property's functionality, servicing, or compatibility with surrounding uses. The change maintains the intended rural character and does not compromise zoning objectives.

The proposed increase in height is considered minor in nature, both in scale and impact.

Conclusion

The requested variance satisfies all four tests under Section 45 (1) of the Planning Act. The variance maintains the general intent and purpose of the County's Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature when considered in context.

Interdepartmental Considerations

Agency Comments

Development
Engineering
Department

- As per the Site Development Plan by J. H. Cohoon Engineering Ltd. submitted with the application and Development Engineering's staff Site Inspection, the direction of storm water flows from east to west with a 5.5m+- elevation change. Flows should not be directed to neighboring private properties. A Grading Plan will be required to be submitted through the Building Permit process.
- The proposed ADU will require water and sanitary services, it will be reviewed at the building permit stage.
- Note any new entrances or modifications to existing entrances require an approved Public Works Permit.

	<ul style="list-style-type: none"> The north and west limits of the Subject Lands are required to be verified. The verification can be completed by a certified Ontario Land Surveyor to address the proposed setbacks for the ADU structure and shed.
Policy Planning	<p>Policy Staff have no concerns with the proposed minor variance. The proposal aligns with the Village Developed Area designation, which permits additional residential units, and supports the Official Plan's housing goals (Part 5, Section 1.8) by encouraging a diverse mix of housing types and tenures.</p> <ul style="list-style-type: none"> The only note staff have in accordance with Part 5, Section 1.9.10 is that the proposed detached shed and ARU shall be considered the principal dwelling due to its larger building envelope. As a result, the existing principal dwelling is will need to be classified as the ARU on the property. In accordance with Part 5, Section 1.9.2 and 1.9.6, the applicant demonstrates that the proposed detached ARU and shed is on a suitably sized lot with sufficient private servicing (well and septic). Per Section 1.9.5, its location, massing, and design shall be compatible with the existing home and surrounding neighbourhood. The applicant has also demonstrated compliance with minimum setbacks from nearby livestock facilities, consistent with the direction to focus rural development in villages to reduce land use conflicts.
Environmental Planning	<ul style="list-style-type: none"> Environmental Planning has no comments on the proposed minor variances.
Building Department	<ul style="list-style-type: none"> A Building Permit is required to be issued by the Building Division prior to construction of any buildings or structures. Development charges & fees are applicable to this development in accordance with the Development Charges By-Law and interest may be charged as per the Development Charges Interest Rate Policy. <p>For additional information about the Building Permits and/or Development Charges & Fees please contact richard.weidhaas@brant.ca</p>
Operations Department	<ul style="list-style-type: none"> The Pump Test Assessment as submitted by the applicant asserts that the well can sustain 2gpm, satisfying the D.5.5 per capita pumping requirements with the addition of the ARU. Adequate capacity of the onsite septic system shall be confirmed by the Building Department.

Fire Department	<ul style="list-style-type: none"> The fire department has no comments on this proposed variance at this time.
Canada Post	<ul style="list-style-type: none"> Please be advised that Canada Post does not have any comments on this application. If the ADU requires separate mail delivery, then Canada Post will need a unit # or separate civic address to separate the mail. The customer will need to register for mail delivery at the Scotland Post Office as well.

No Comments from the Following:

- Enbridge Gas Inc.
- Hydro One
- Six Nations
- Mississaugas of the Credit First Nation (MCFN)

Public Considerations

Notice of this Application, contact information and Public Hearing Date were circulated by mail on July 2, 2025 to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the *Planning Act* as required.

A site visit and the posting of the Public Notice sign was completed on July 2, 2025.

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

Conclusions and Recommendations

Minor Variance Application A10-25-RF requests relief from Zoning By-law 61-16 to permit: (1) increased total accessory structure lot coverage of 194 m², whereas 140 m² is permitted; (2) an accessory structure height of 5.8 metres, whereas 5.0 metres is permitted; and (3) a reduced lot area of 0.375 hectares, whereas 0.40 hectares is required to allow an Additional Residential Unit (ARU) on private services.

The proposal seeks to permit increased accessory structure lot coverage and height, along with a reduced lot area, to accommodate a shed with an attached Additional Residential Unit (ARU). The development is compatible with the existing built form and rural character of the area. A Pump Test Assessment submitted by the applicant confirms that the existing well can support the ARU, with no anticipated impacts on surrounding residential or agricultural uses. Adequate capacity of the onsite septic system is to be confirmed by the Building Department.

According to Policy Planning comments, the proposed detached accessory structure with an ARU was initially interpreted as the principal dwelling, as the applicant had not indicated that the existing house includes a basement with the same floor area as the main level. This would have required the existing dwelling to be classified as the ARU. However, the applicant has

since confirmed by email that the existing primary dwelling does include a full basement, making it larger in total floor area than the proposed accessory structure. As a result, and in accordance with Part 5, Section 1.9.10 of the Official Plan, the detached accessory structure with an ARU does not need to be considered the principal dwelling.

A grading plan will be required to ensure stormwater is directed away from adjacent private properties. Any new entrances or modifications to the existing entrances will require a Public Works Permit approved by the County.

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':

- (a) The request is considered minor;
- (b) The request is desirable for the appropriate development or land use of the land, building or structure;
- (c) The request maintains the general intent and purpose of the Zoning By-Law; and
- (d) The request maintains the general intent and purpose of the Official Plan.

Based on this review, it is my professional recommendation that Minor Variance Application **A10-25-RF BE APPROVED.**

Prepared by:



Roxana Flores

Attachments

- 1. Zoning Map
- 2. Official Plan Map
- 3. Aerial Map
- 4. Site Plan
- 5. Site Photos

Reviewed By

- 1. Dan Namisniak, Manager of Development Planning
- 2. Jeremy Vink, Director of Planning

Copied To

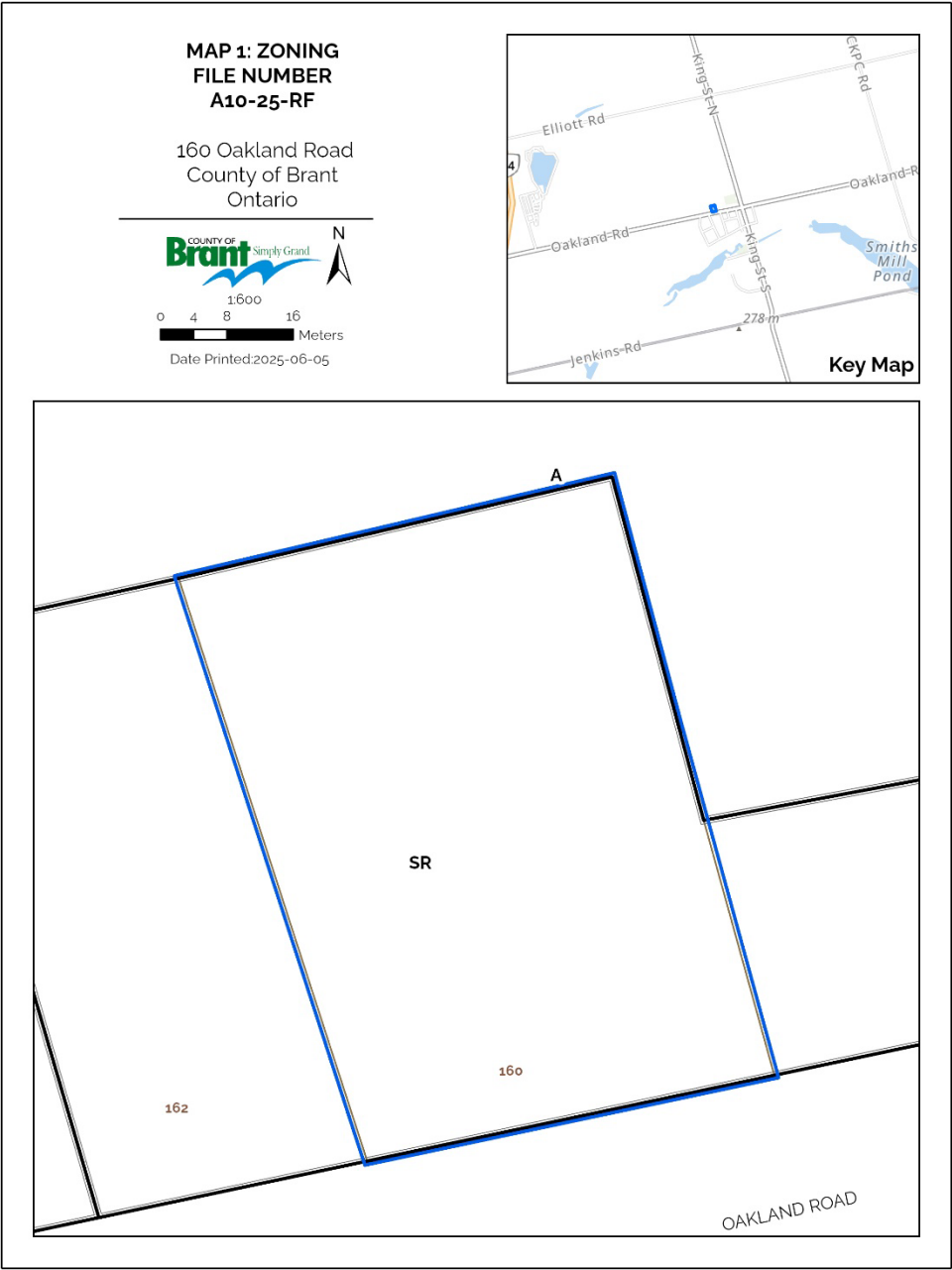
3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # A10-25-RF

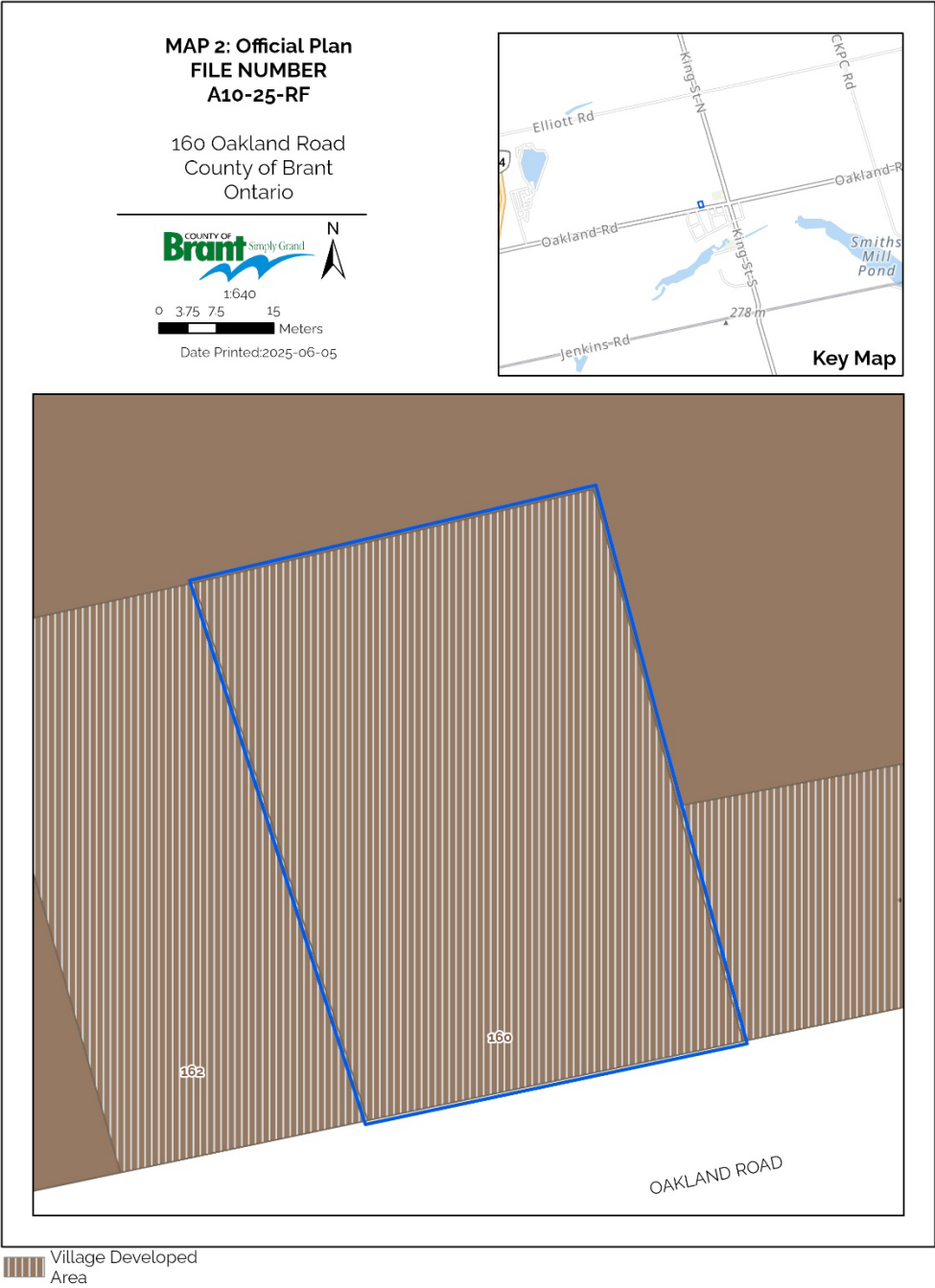
By-law and/or Agreement

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)

Attachent 1 – Zoning Map



Attachment 2 – Official Plan Map



Attachment 3 – Aerial Map



[illegible]

Attachment 5 – Site Photos



Front-facing (west) view from the right side of the property.



Front-facing (east) view from the left side of the property.



Front view (north) of the property at the entrance.



Rear view (South) of existing dwelling.



Rear yard view facing north of the property.

Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A10-25-RF
Location:	160 OAKLAND ROAD
Agent / Applicant:	Peter & Krista VAN BRUGGE
Owner:	Peter & Krista VAN BRUGGE

This application is seeking: **relief from the following provisions of Zoning By-law 61-16 to facilitate a shed with an attached Additional Residential Unit (ARU):**

- 1) Section 4.4, Table 4.4.1**
 - **Increased lot coverage of 194 m² for all accessory structures, whereas a maximum of 140 m² is permitted; and**
 - **An accessory structure height of 5.8 metres, whereas the maximum permitted height is 5 metres, and;**
- 2) Section 4.5 b.) - Reduced lot area of 0.375 ha, whereas a minimum of 0.40 ha is required to permit an Additional Residential Unit (ARU) on private services.**

Planner: Roxana Flores, Junior Planner, 519.442.7268 x 3065, roxana.flores@brant.ca

To view the application and supporting documents, please contact the Planning Department, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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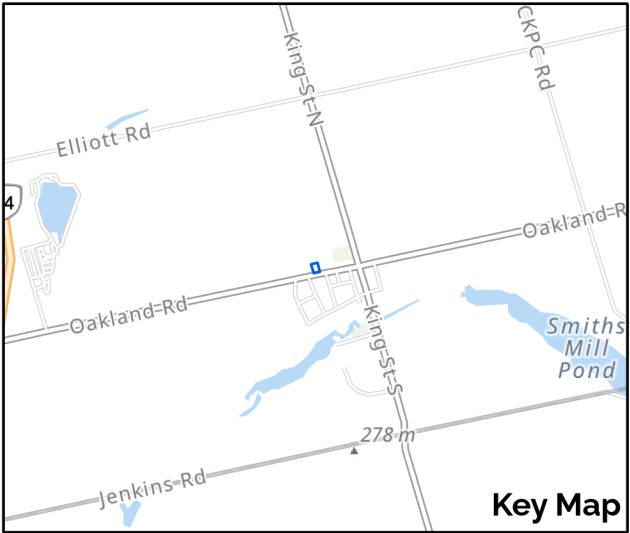
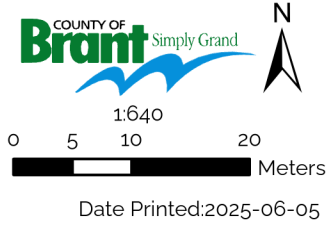
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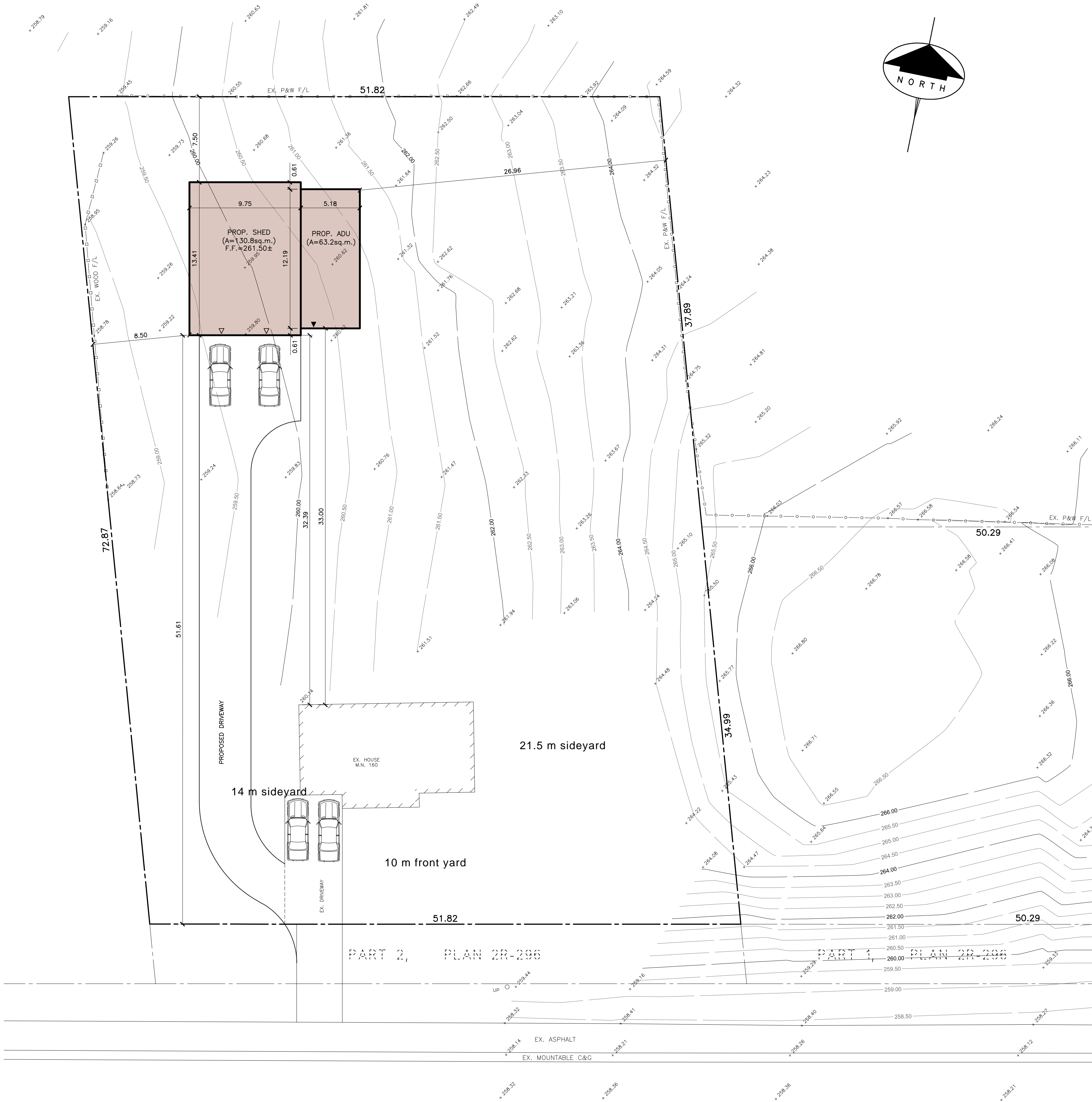
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A10-25-RF

160 Oakland Road
County of Brant
Ontario



SITE STATISTICS - ACCESSORY			
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	SR	SR	✓
LOT AREA (sq. m.)	3757.88	4000 MIN.*	X
LOT FRONTAGE (m)	51.82	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	EX. HOUSE=128.94; PROP. ADU=63.2 PROP. SHED=130.8 TOTAL=322.9	N/A	✓
ACCESSORY FLOOR AREA (sq. m.)	PROP. ADU=63.2 PROP. SHED=130.8 TOTAL=194.0	140.0sq.m MAX.	X
LOT COVERAGE (TOTAL)	7.9%	30.0%	✓
STREET SETBACK (m)	51.61	7.50	✓
REAR YARD (m)	7.50	1.50 MIN.	✓
SIDE YARD (m)	8.50 & 26.96	1.50 MIN.	✓
NUMBER OF PARKING SPACES	4	4**	✓
PERCENTAGE OF LOT LANDSCAPED	-	30% MIN.	✓
BUILDING HEIGHT (m)	PROP. SHED = 5.8 PROP. ADU = ?	5.00 MAX. 5.00 MAX.	X -

* ADU - LOT AREA MIN. 0.40 ha (w/ PRIVATE WELL & SEPTIC SERVICES)
** CALCULATION IS BASED ON 2 PARKING SPACE PER DWELLING UNIT



LEGEND:

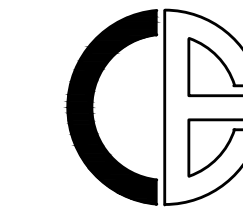
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 258.24m (GEO)
NAIL IN HYDRO POLE ON THE SOUTH SIDE OF OAKLAND ROAD AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
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**J.H. COHOON
ENGINEERING
LIMITED**
CONSULTING ENGINEERS

440 HARDY ROAD UNIT #1 BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:

**PROPOSED
SHED & ADU
M.N. 160
OAKLAND ROAD
COUNTY OF BRANT**

CLIENT:

PETER & KRISTA VanBRUGGE

**SITE DEVELOPMENT
PLAN**

DESIGN:	R.W.P.	SCALE:	1:200
DRAWN:	K.P.B.	JOB No:	17339
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	17339-1
DATE:	MAR. 28/25		



Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0262 - 25

To: The Chair and Members of the Committee of Adjustment

From: Roxana Flores, Junior Planner

Application Type: Minor Variance Applications

Application No: A3-25-LK

Location: 30 Woodslee Avenue, Paris

Agent / Applicant: SIERRA CONSTRUCTION c/o Jeff Johnston

Owner: HOLDING SOPREMA CANADA INC c/o Bastien Langevin

Subject: Request for a decision on a Minor Variance Application seeking relief from Section 4, of Zoning By-Law 61-16.

That Application for Minor Variance **A3-25-LK**, from Bastien Langevin, Owner of the lands legally described as SOUTH DUMFRIES CONCESSION 2, PART LOT 30 AND REFERENCE PLAN 2R687 PART 1, in the former Town of Paris and municipally known as 30 Woodslee Avenue, requesting relief from Zoning By-Law 61-16, Section 5.12, Table 5.12.1 to permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required, and Section 11, Table 11.2 to permit an increased building height of 18.0 metres to accommodate the construction of a third silo, whereas the maximum permitted height is 12.0 metres, **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;
- The proposed variances meet the four tests of Section 45 (1) of the *Planning Act*.

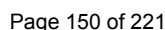
Executive Summary

Minor Variance Application **A3-25-LK**, is requesting relief from the following provisions of Zoning By-law 61-16:

1. To permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required (*Section 5.12, Table 5.12.1*); and
2. To permit an increased building height of 18.0 metres for a proposed silo, whereas a maximum height of 12.0 metres is permitted (*Section 11, Table 11.2*).

The subject lands are located within a settlement area and are designated General Employment and zoned as Light Industrial (M2).

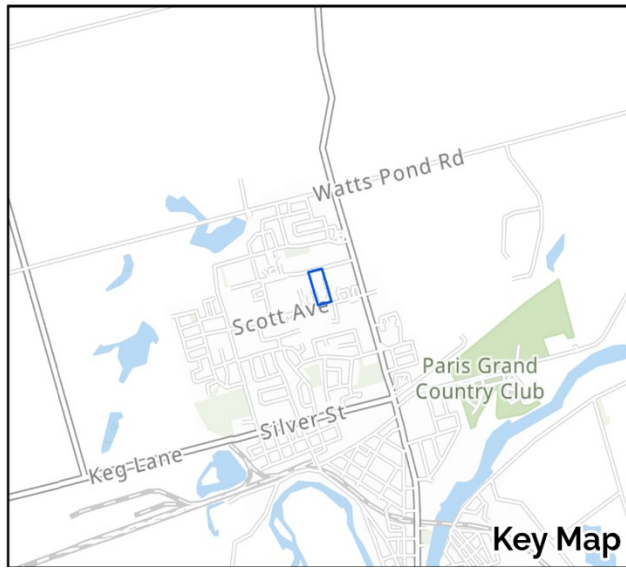
Figure 1: Proposed Drawing



Location/ Existing Conditions

The subject lands are located within a Settlement Area, north of Scott Avenue, south of Woodslee Avenue, east of Lee Avenue, and west of Grand River Street North. The subject lands are mostly surrounded by industrial uses.

LOCATION MAP
Application: A3-25-LK
30 Woodslee Ave



AERIAL IMAGE
Application: A3-25-LK
30 Woodslee Ave



The subject lands have a frontage of approximately 111.43 metres (365.58 ft) along Oakland Road, a depth of 256.53m (841.63 ft), and an area of approximately 2.84 hectares (7.01 acres).

The subject property contains an industrial building, is municipally serviced, and includes two existing silos approved under Building Permit #960082.

Upon a site visit to the property, it was observed that some of the parking spaces are being used for product storage, which conflicts with the Zoning By-Law that prohibits any use from obstructing required parking or loading spaces. Additionally, as per the Site Plan Agreement dated September 5, 1995, the Owner at the time agreed that all on-site vehicular parking would be established and demarcated in accordance with Schedule 'A' of the agreement, which requires all parking to be in designated areas only, with no storage or parking permitted elsewhere on-site. A condition will be added to address this requirement.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

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.

Consistency and/or Conformity with Provincial and/or 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.

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Policy Statement for the following reasons:

- Provincial Planning Statement encourages land use patterns in settlement areas that efficiently use land, optimize existing and support infrastructure, and promote active transportation. The subject lands, designated General Employment, are within a Settlement Area and align with this policy. The proposed silo and decrease in parking will support the use of the property.
(Chapter 2, Section 2.3.1.)
- Policy 2.8.1 encourages a diversified economic base and the maintenance of suitable sites for employment uses, including the expansion or modification of existing industrial facilities. Policy 2.8.2 focuses on protecting employment areas for current and future uses and ensuring that necessary infrastructure supports these needs, allowing for adjustments such as parking reductions to accommodate operational requirements. These policies support the proposal by recognizing the importance of adapting employment sites for efficient operations while maintaining their long-term economic viability, justifying the reduction in parking to facilitate the silo installation.

(Chapter 2, Section 2.8)

- The proposed silo and associated parking reduction are consistent with Section 3.5 of the Provincial Planning Statement, which promotes land use compatibility and the long-term viability of industrial operations. The site is designated General Employment and zoned Light Industrial, and the proposal supports ongoing industrial activity without introducing sensitive land uses. The parking reduction is necessary to accommodate the silo's concrete base and does not impact overall site function or compatibility with surrounding uses. The proposal aligns with provincial direction to protect and enhance major facilities while minimizing potential land use conflicts.
(Chapter 3, Section 3.5)

Brant County 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.

Schedule 'A' Land Use Designation: **General Employment**

Settlement Area: **Primary Settlement Area of Paris**

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

- *The proposed silo and parking reduction align with Section 3.5 of the Official Plan, as nearby residential uses are over 200 metres away and the nearest park is about 140 metres away, minimizing potential impacts. The changes support the long-term viability of the industrial use without introducing sensitive uses or compatibility concerns.
(OP, Part 3, Section 3.5)*
- *The proposal aligns with the intent of the General Employment designation by supporting the protection and long-term use of Employment Areas, while promoting economic growth and accommodating operational needs. The proposed silo supports ongoing industrial activity, and the reduced parking is a minor adjustment that enables more efficient use of the site without impacting overall functionality.
(OP, Part 4, Section 10.0)*

Based analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: **Light Industrial (M2)**

The following tables outline how the proposed development conforms to the applicable provisions County of Brant Zoning By-law 61-16:

Light Industrial (M2) Section 5.12, Table 5.12.1	Required Parking Spaces	Proposed Parking Spaces
Parking Spaces	161	150

Light Industrial (M2) Section 11, Table 11.2	Required	Proposed
Building Height Maximum, (metres).	12 m	Approx. 18 m

- ***Any future proposals to further reduce or increase parking may require additional Minor Variance applications.***
- ***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)

Relief Request #1: Parking Reduction

Required: 161 Parking Spaces

Relief Requested: Reduction of 11 spaces, for a total of 150 parking spaces

Test 1 – Intent of the Official Plan:

The subject lands are designated General Employment under the County of Brant Official Plan (2023), and the requested parking reduction aligns with the intent and purpose of the Plan by maintaining the existing industrial use without impacting nearby sensitive uses. The reduction supports efficient land use by utilizing underused parking spaces to accommodate a new silo, thereby supporting continued industrial operations without affecting employment opportunities, as the full parking capacity is not typically required.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:
The subject property is zoned Light Industrial (M2), and the proposed reduction in parking maintains the existing industrial use. The remaining parking supply is sufficient to meet current demand without causing congestion or spillover into adjacent areas as indicated in the justification letter. The reduction also enables the installation of a new silo to support site operations, aligning with the zoning’s intent to accommodate functional industrial development while maintaining compatibility with the surrounding area.
The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:
The parking reduction is desirable as it improves operational productivity by using excess space and enabling the construction of the proposed silo to support daily operations. The existing industrial uses are permitted, and parking demand is lower due to rotating shifts. As noted in the Justification letter, the reduction will not create parking shortages or negatively impact nearby land uses or the environment.
The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:
The reduction in parking is considered minor in nature because it involves a small decrease of only 11 spaces from the originally required 161, representing a less than 7% reduction. Additionally, the existing parking supply exceeds daily demand due to rotating employee shifts, meaning that not all spaces are used at the same time. This slight decrease will not lead to parking shortages, congestion, or overflow onto adjacent properties. Furthermore, the reduction supports operational needs without changing the existing land use or impacting the surrounding environment, confirming that the variance is minor and appropriate.
The proposed increase in accessory lot coverage is considered minor in nature.

Relief Request #2: Increased Building Height Maximum to Accommodate Silo

Zoning Standard: 12 m

Relief Requested: 18 m

Test 1 – Intent of the Official Plan:
The proposed increase in silo height aligns with the intent of the Official Plan by supporting the continued viability and efficient operation of the industrial use within the General Employment designation. The Official Plan emphasizes protecting and preserving employment areas for current and future uses while promoting economic development and

allowing necessary infrastructure improvements. As the increased height is needed to accommodate operational requirements and does not negatively impact surrounding land uses or conflict with land use compatibility policies, it supports the Official Plan's goals of fostering economic growth and maintaining functional employment areas.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The zoning permits industrial operations and associated structures, and the height increase will support the efficient functioning of the existing industrial facility without changing its primary use. The proposal maintains compatibility with surrounding industrial land uses by not creating negative impacts, and it aligns with the by-law's purpose of allowing practical and orderly industrial development

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The proposed increase in silo height is desirable as it supports ongoing industrial operations by meeting the technical requirements of the new production process. It allows the facility to operate more efficiently without changing the nature of the use or harming the surrounding area. The silo's design, with most equipment at the base and only a small part visible at the top, is practical and fits well with the site, maintaining land use compatibility and benefiting both the site and the community.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The silo will occupy a very small footprint and will be located at the rear of the building, as far from public streets as possible. It will be visually unobtrusive and situated within a context entirely dedicated to industrial uses. Similar equipment—such as water towers, telecommunications structures, and other silos—can be found throughout the immediate area. Most equipment is at the base, with only a small part visible above, minimizing visual impact and ensuring compatibility with the site's industrial character. The applicant also confirmed that the silo will be painted to match the existing building and that all installation and safety standards will be fully met.

The proposed increase in height is considered minor in nature, both in scale and impact.

Conclusion

The requested variance satisfies all four tests under Section 45 (1) of the Planning Act. The variance maintains the general intent and purpose of the County's Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature when considered in context.

Interdepartmental Considerations

Agency Comments	
Development Engineering Department	<ul style="list-style-type: none">DED has no comments to the requested parking and height variance of the minor variance application.
Policy Planning	<ul style="list-style-type: none">Policy has no comments or concerns at this time regarding the requested variances for parking or the proposed silo on this property.The Official Plan in its current state is broader in scope than simply setting height limits in specific areas. Since the proposal aligns with the intent of supporting employment growth in this area, and the surrounding lands are also designated General Employment, Policy will not be providing further comments at this time.
Environmental Planning	<ul style="list-style-type: none">Environmental Planning has no comments on the proposed minor variances.
Building Department	<ul style="list-style-type: none">A Building Permit is required to be issued by the Building Division prior to construction of any buildings or structures.Development charges & fees are applicable to this development in accordance with the Development Charges By-Law and interest may be charged as per the Development Charges Interest Rate Policy. <p>For additional information about the Building Permits and/or Development Charges & Fees please contact richard.weidhaas@brant.ca</p>
Operations Department	<ul style="list-style-type: none">No comments or concerns from Operations on this minor variance circulation.
Fire Department	<ul style="list-style-type: none">The fire route proposed change is going to impact the proper distances from the hydrant to the fire route to the Siamese connection. The change will make it so that the distance from the fire hydrant to the fire truck will be greater than 45 m and then it will be greater than 45m from the truck to the Siamese connection.

	<ul style="list-style-type: none"> Is this the correct existing fire route? The fire route appears that it should be down the south side of the building.
Source Water Protection	<ul style="list-style-type: none"> This property is partially located within a Wellhead Protection Area C (WHPA-C) for the Paris Water Supply, with an associated vulnerability score of 8. The storage and handling of dense non-aqueous phase liquids (DNAPLs) would be considered a threat if it is occurring at this property. No threats are presently associated with the Minor Variance application. However, as the Applicant continues through the process and requires other municipal approvals (Site Plan Approval, Building Permit, etc.), the Applicant will be required to submit the Section 59 Restricted Land Use Screening Form with their application for Risk Management Office Review. If DNAPLs are present or proposed at the property, a Risk Management Plan is required to be negotiated with the Risk Management Office to address that threat. Alterations and additions to the stormwater sewer, as shown on the Site Servicing Plan dated December 20, 2024, could create a Transport Pathway depending on the depth of excavation required. Transport Pathways are human-made conditions of land that increase the rate or volume of water flowing to an intake pipe or wellhead for a municipal drinking water system, thereby increasing its vulnerability. Municipalities are required to report new and altered Transport Pathways pursuant to Ontario Regulation 287/07, Section 27 (3)(4). <i>Please find our full comments in the attached source protection review letter.</i>
GrandBridge Energy	<ul style="list-style-type: none"> GrandBridge Energy Inc. has no objection to the proposed minor variance for relief for reduce parking and building height. Must maintain ESA minimum clearances between any proposed building, lighting, signs etc. and existing electrical equipment.

No Comments from the Following:

- Hydro One
- Six Nations
- Mississaugas of the Credit First Nation (MCFN)

Public Considerations

Notice of this Application, contact information and Public Hearing Date were circulated by mail on July 2, 2025 to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the *Planning Act* as required.

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A site visit and the posting of the Public Notice sign was completed on July 2, 2025.

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

Conclusions and Recommendations

Minor Variance Application A3-25-LK requests relief from Zoning By-law 61-16 To permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required; and to permit an increased building height of 18.0 metres for a proposed silo, whereas a maximum height of 12.0 metres is permitted.

The proposal seeks to permit a reduction in parking spaces and an increase in maximum height to accommodate a proposed silo on an industrial-zoned property, supporting a new production process for a new product. The requested variances are compatible with the existing built form and industrial character of the area, with no anticipated impacts on surrounding uses as noted by the applicant. The use of the site will remain industrial, and final development details, including the site plan for the silo, will be subject to further review by the Building Department.

As part of the Building Permit or related approvals, the applicant must submit a Section 59 Restricted Land Use Screening Form for review by the Risk Management Office. If Dense Non-Aqueous Phase Liquids (DNAPLs) are present or proposed on the property, a Risk Management Plan will need to be developed and agreed upon with the Risk Management Office to address this potential threat.

As per the Fire Department comments, the applicant is to confirm the correct existing hydrant.

Source Water Protection notes that alterations or additions to the stormwater sewer, as shown in the Site Servicing Plan dated December 20, 2024, may create a Transport Pathway depending on excavation depth. Such pathways can increase the flow of water to municipal drinking water intakes or wellheads, raising their vulnerability. Municipalities are required to report any new or altered Transport Pathways under Ontario Regulation 287/07, Section 27 (3)(4).

Grandbridge Energy notes that all proposed buildings, lighting, signs, and other structures must maintain the minimum clearance distances from existing electrical equipment as required by the Electrical Safety Authority (ESA) to ensure safety and compliance.

A site visit found some parking spaces used for product storage, which does not comply with the Zoning By-Law and the 1995 Site Plan Agreement. A condition will be added to address this.

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':

- (a) The request is considered minor;
- (b) The request is desirable for the appropriate development or land use of the land, building or structure;
- (c) The request maintains the general intent and purpose of the Zoning By-Law; and
- (d) The request maintains the general intent and purpose of the Official Plan.

Based on this review, it is my professional recommendation that Minor Variance Application **A3-25-LK BE APPROVED.**

Prepared by:



Roxana Flores

Attachments

- 1. Conditions of Approval
- 2. Zoning Map
- 3. Official Plan Map
- 4. Aerial Map
- 5. Site Plan
- 6. Silo Renderings
- 7. Site Photos

Reviewed By

- 1. Dan Namisniak, Manager of Development Planning
- 2. Jeremy Vink, Director of Planning

Copied To

- 3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
- 4. Committee of Adjustment
- 5. Applicant/Agent

File # A3-25-LK

By-law and/or Agreement

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)

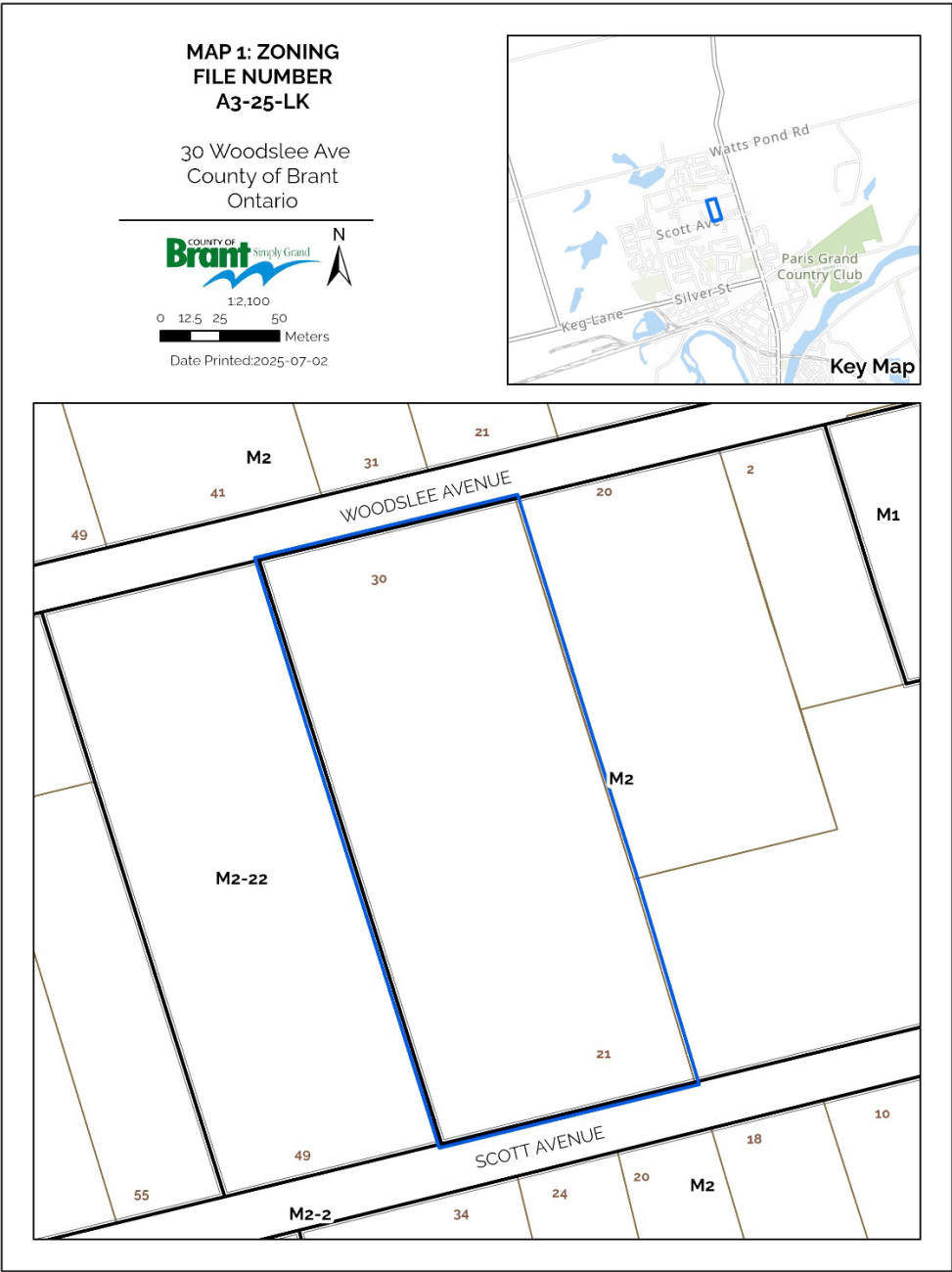
Attachment 1 – Conditions of Approval

Applicant: HOLDING SOPREMA CANADA INC c/o Bastien Langevin **File No:** A3-25-LK

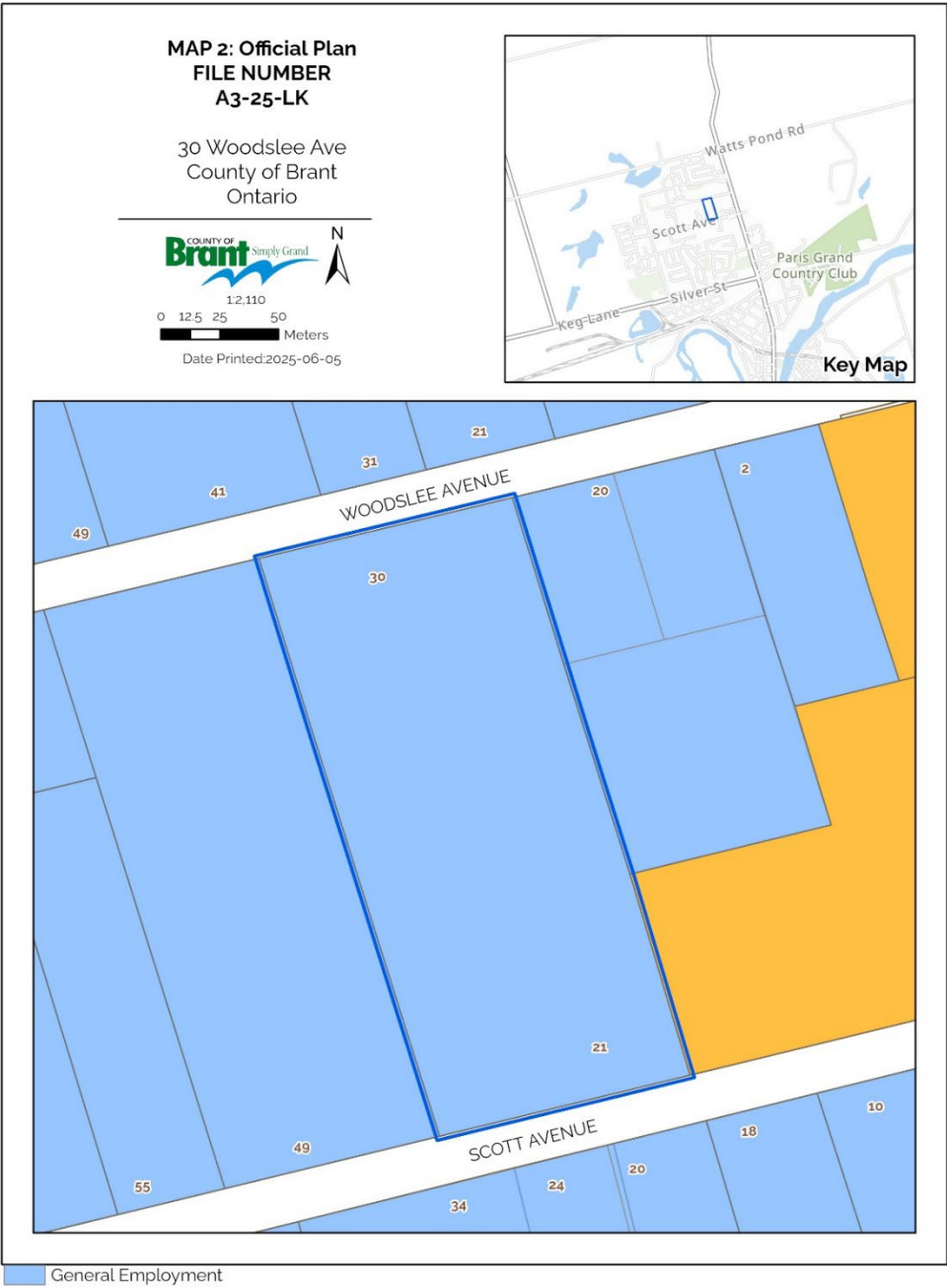
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. That the following conditions identified by the Source Water Protection are completed to the satisfaction of the County of Brant:
 - a) The Owner/Applicant submit a Section 59 Restricted Land Use Screening Form for review by the Risk Management Office.
 - b) If Dense Non-Aqueous Phase Liquids (DNAPLs) are identified or proposed on the property, the applicant must develop and implement a Risk Management Plan in agreement with the Risk Management Office to mitigate the associated risks.
2. That confirmation be received that comments from the Fire Department have been addressed and satisfied as required.
3. That the comments and conditions from Grandbridge Energy are understood, agreed to and satisfied, specifically:
 - a) That Owner/Applicant ensure that all proposed buildings, lighting, signs, and other structures maintain the minimum clearance distances from existing electrical equipment as required by the Electrical Safety Authority (ESA) for safety and compliance.
4. That the Owner/Applicant provide confirmation that all products stored in required parking spaces have been removed to comply with applicable zoning regulations and Site Plan Agreement.
5. That the above conditions be satisfied within two years of the date of the decision, with confirmation sent by the Secretary-Treasurer pursuant to 45 (1) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

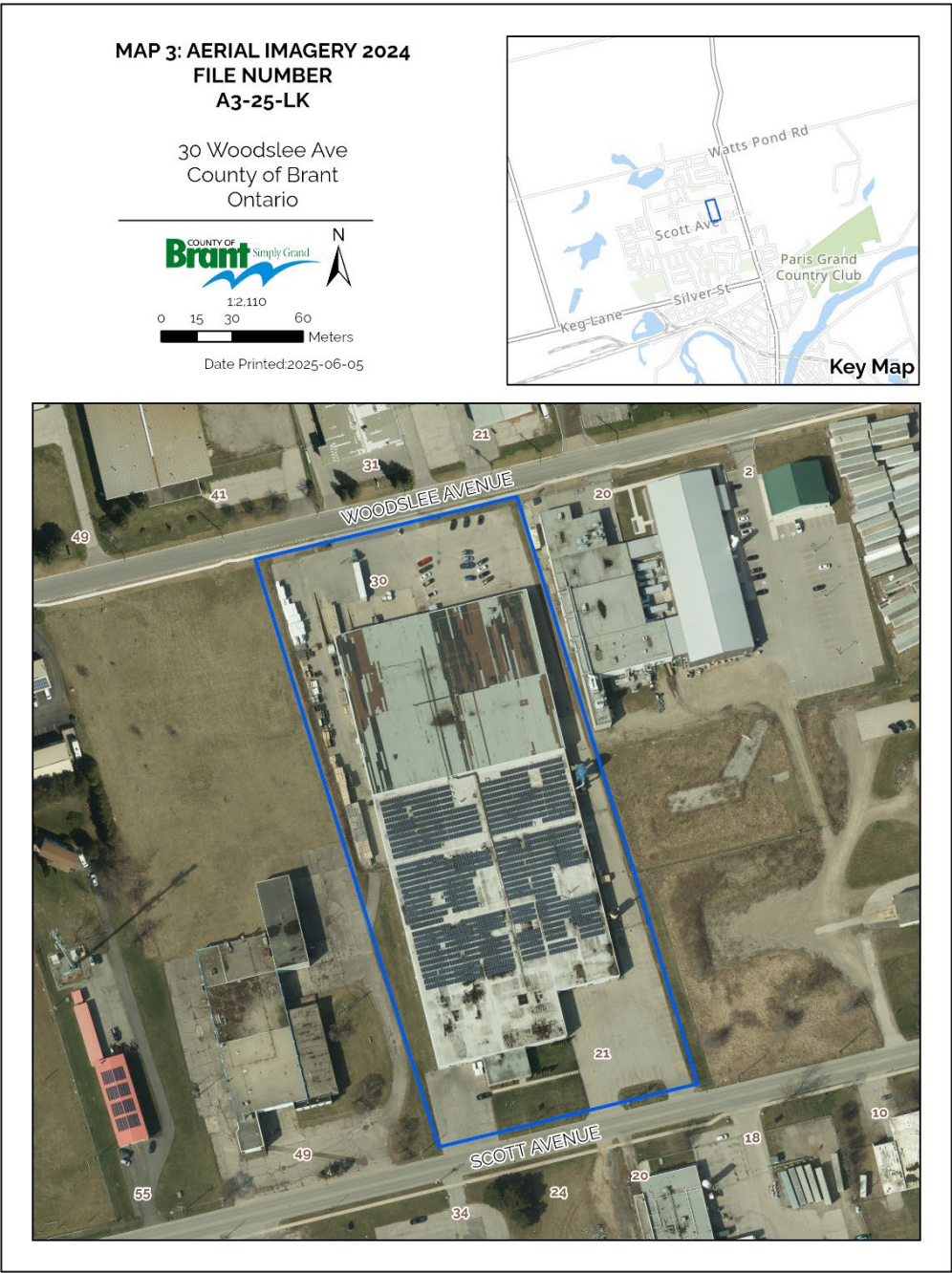
Attachent 1 – Zoning Map



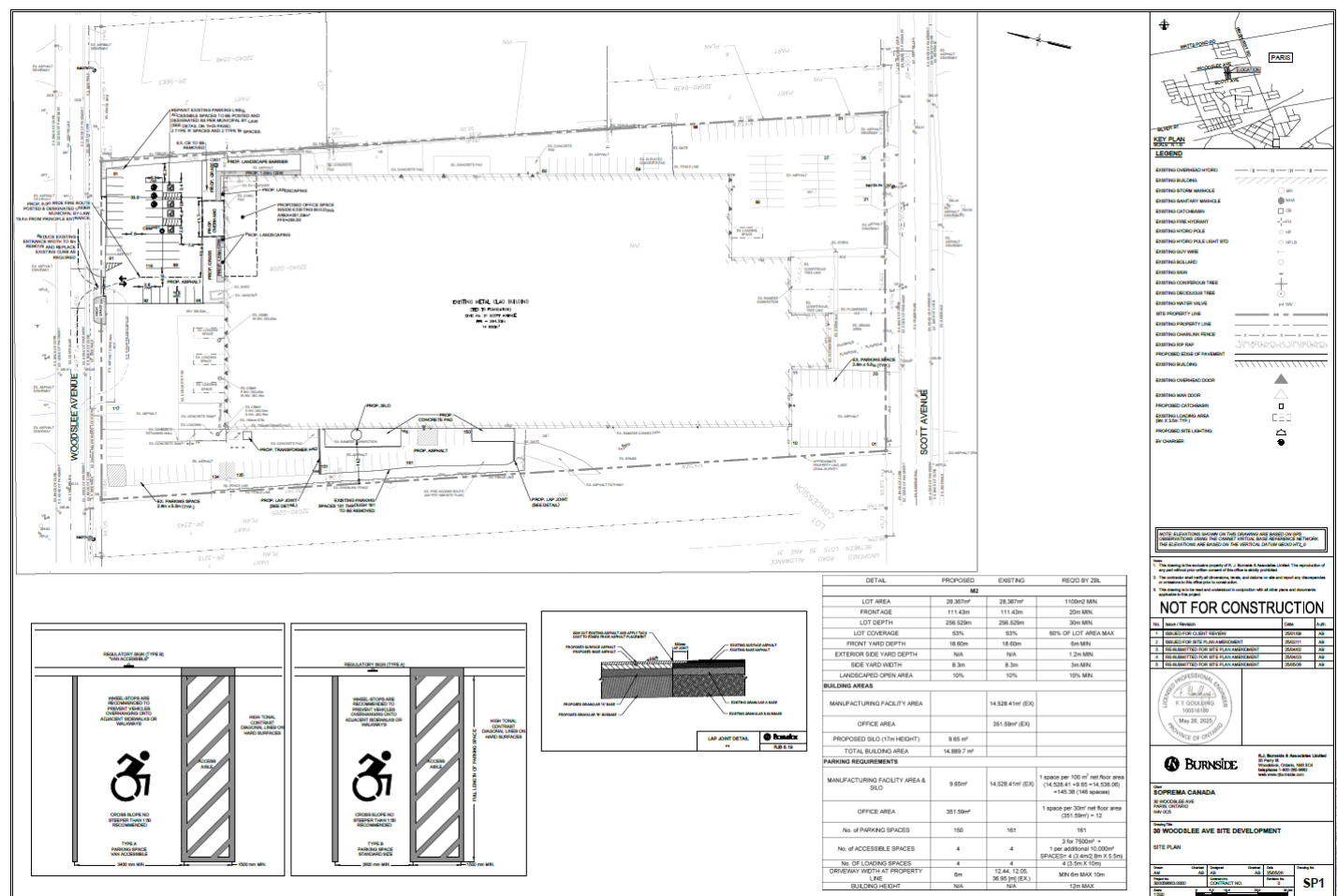
Attachment 2 – Official Plan Map



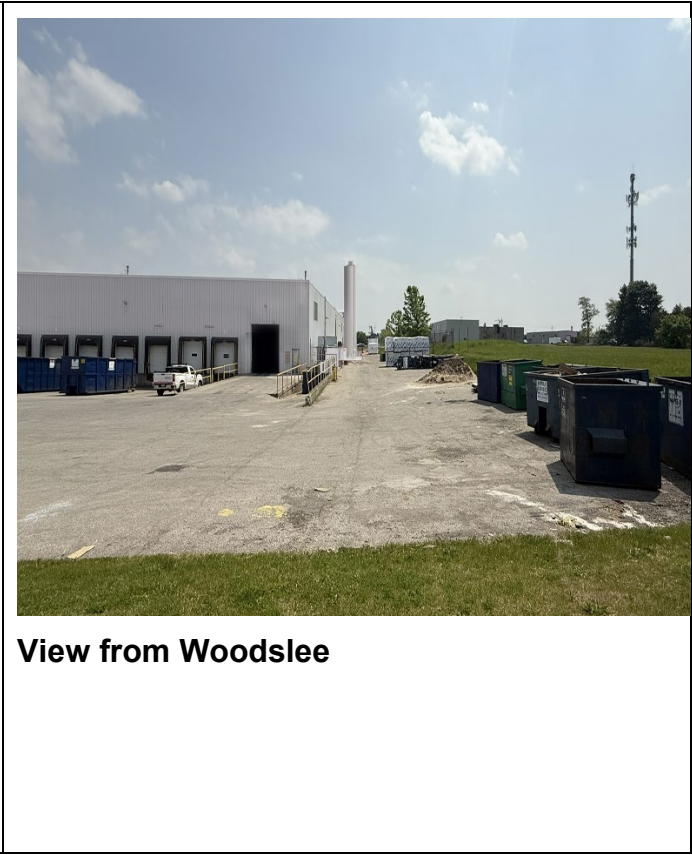
Attachment 3 – Aerial Map



Attachment 4 – Site Plan



Attachment 5 – Silo Renderings





View from Scott Ave.

Attachment 6 – Site Photos



Rear view facing (south) from Woodslee Ave.



Rear-facing (south- west) view from the left side of the property.



Rear view facing (south-east) of the property on Scott Ave.



Front view facing (north-west) of the property on Scott Ave.



Front view facing (north-east) of the property on Scott Ave..



Existing silos on property.



Close up of existing silos.



Product being stored on property.

View toward the rear left side (west) of the property.	
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Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	Thursday, July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A3-25-LK
Location:	30 Woodslee Avenue
Agent / Applicant:	Sierra Construction c/o Jeff Johnston
Owner:	Holding Soprema Canada Inc. c/o Bastien Langevin

This application is seeking: **relief from the following provisions of Zoning By-law 61-16 to reduce parking spaces in order to facilitate a silo:**

1. **Section 5.12, Table 5.12.1 – to permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required; and**
2. **Section 11, Table 11.2 – to permit an increased building height of 18.0 metres for a new proposed silo, whereas a maximum height of 12.0 metres is permitted.**

Planner: Roxana Flores, Junior Planner, 519-442-7268 Ext. 3065, <roxana.flores@brant.ca>

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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 location/ contact noted above.

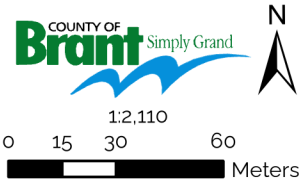
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

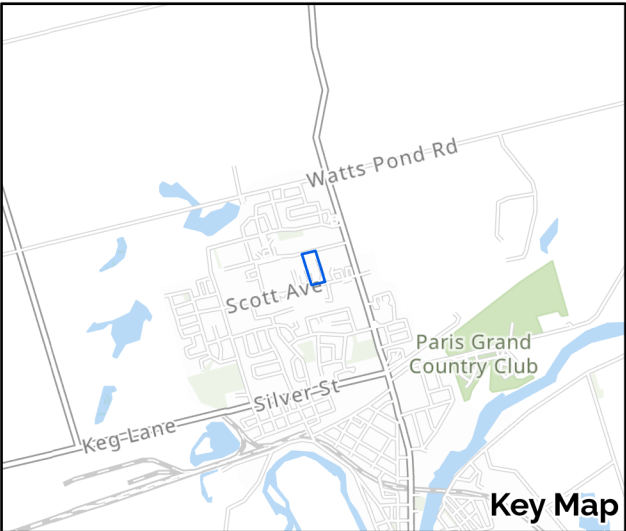
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation 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.*

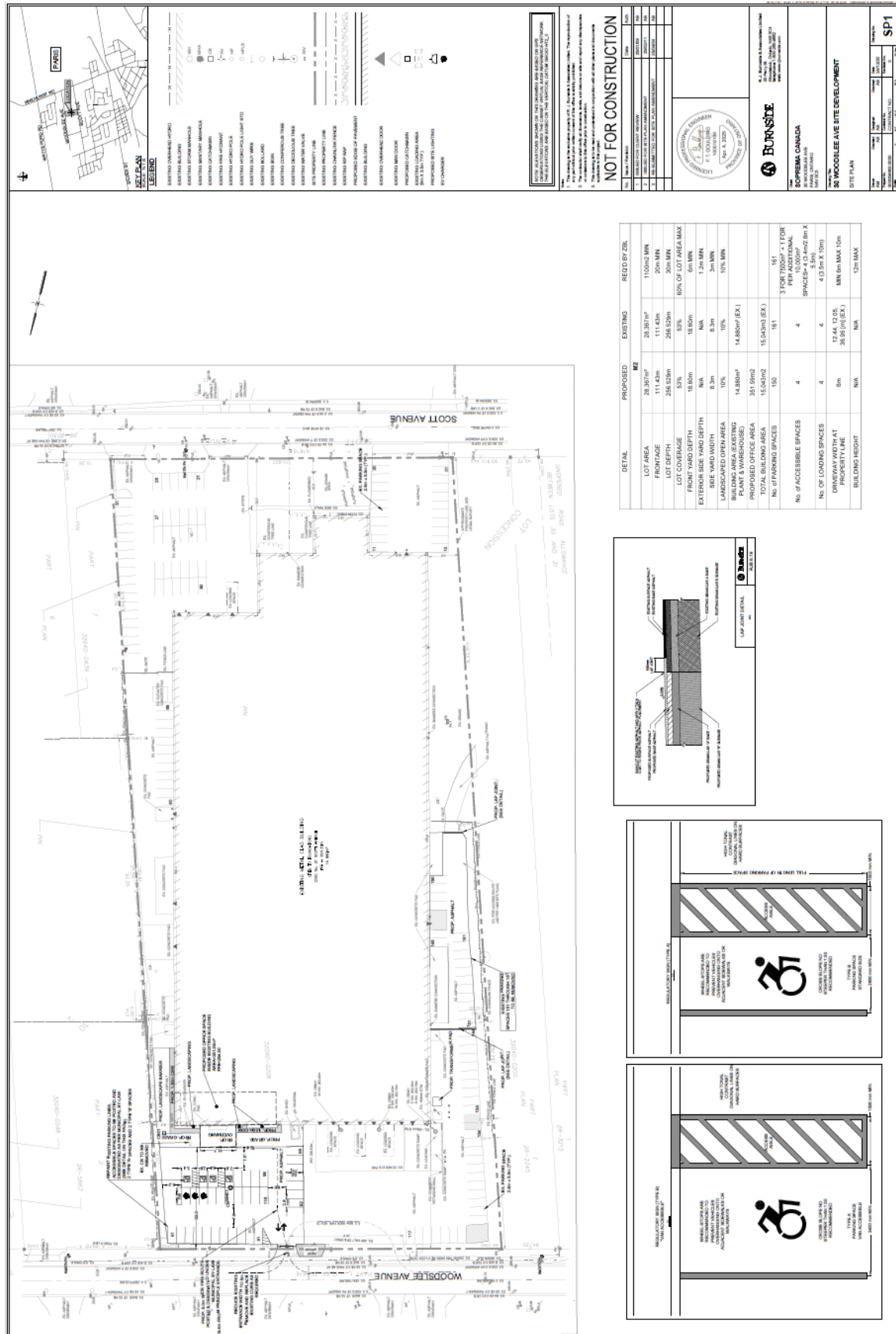
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A3-25-LK

30 Woodslee Ave
County of Brant
Ontario



Date Printed:2025-06-05







Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0264 - 25

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Minor Variance Application
Application No: A9-25-RF
Location: 233 Oakland Road, Scotland
Agent / Applicant: n/a
Owner: James Scorgie
Subject: Request for a decision on a Minor Variance Application seeking relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16.

That Application for Minor Variance **A9-25-RF**, from James Scorgie, Owner of the lands legally described as CONCESSION 1 PART LOT 2, in the former Township of Oakland and municipally known as 233 Oakland Road, requesting relief from Zoning By-Law 61-16, Section 4, Table 4.4.1 to permit an increased maximum lot coverage for all accessory structures of 228 square metres (16%), whereas 72 square metres is permitted based on 5% of the existing lot area of 0.14 hectares (0.36 acres), and to recognize the reduced side yard setback for the existing, garage, garage addition and covered patio of 1.4 metres, **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;
- The proposed variances meet the four tests of Section 45 (1) of the *Planning Act*.

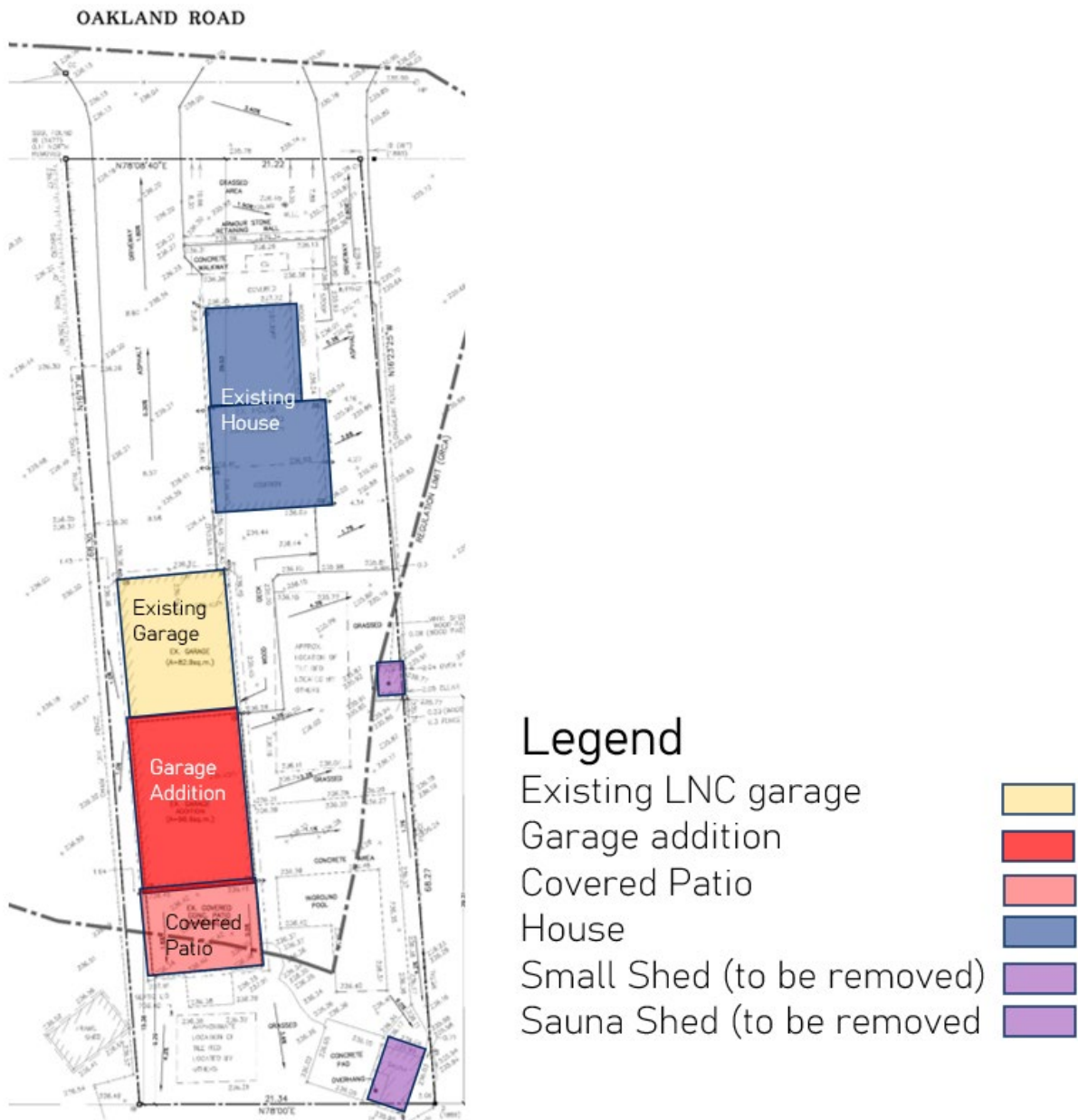
Executive Summary

Minor Variance Application **A9-25-RF**, requesting relief from Section 4, Table 4.4.1 of the County of Brant Zoning By-Law 61-16 to permit the following:

1. An increased maximum lot coverage for all accessory structures of 228 square metres (16%), whereas 72 square metres is permitted based on 5% of the existing lot area of 0.14 hectares (0.36 acres); and
2. To recognize the reduced side yard setback for the existing, garage, garage addition and covered patio of 1.4 metres.

The application is required in order to bring the existing non-complying accessory structure into compliance, which resulted in the total accessory lot coverage to exceed the maximum permitted.

Figure 1: Survey of Subject Lands



Staff have reviewed the request with applicable planning policy (i.e., Official Plan and Zoning By-Law) in review of any comments received from relevant departments, the applicant, and the members of the public.

For the reasons outlined in this report, it is my professional recommendation that the proposed Minor Variance Application A9-25-RF to permit an increased maximum lot coverage for all accessory structures and reduced interior side yard setback is appropriate and meet the four tests of a minor variance as required by the *Planning Act* and be **APPROVED** subject to conditions.

Location/ Existing Conditions

The subject lands are located within a Settlement Area, north of Jenkins Road, south of Oakland Road, and east of Highway 24. The subject lands are mostly surrounded by residential, agricultural and natural heritage uses.

LOCATION MAP
Application: A9-25-RF
233 Oakland Rd



AERIAL IMAGE
Application: A9-25-RF
233 Oakland Rd



The subject lands have a frontage of approximately 21.22 metres (69.62 ft) along Oakland Road and has an area of approximately 0.14 hectares (0.36 acres).

The subject lands contain a single detached dwelling, a pool, small shed, sauna shed, and a detached garage with an addition and a canopy. for the purpose of calculating accessory structure area, the pool is not included. The property is privately serviced.

Existing Conditions							
Agricultural (A)	Required	Existing Garage	Addition to Garage	Covered patio to Garage	Sauna (To be removed)	Small Shed (To be removed)	Meets Requirement
Lot Coverage, max for Accessories	5% of total area (72.4 m ²)	82.9 m ²	96.6 m ²	48.3 m ²	10.4 m ²	4.4 m ²	No 16.75% or 242.60 m ²
Interior side yard and rear yard setback, min (m)	3	legal non-complying	1.64m	1.64m & 9.29m	Over property line	0.71m	No
Total Lot Coverage Maximum	30%	-	-	-	To Be Removed	To Be Removed	No 31.0%

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

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:

- Shall be minor;
- Shall be desirable for the appropriate development or land use of the land, building or structure;
- Shall maintain the general intent and purpose of the Zoning By-Law; and
- Shall maintain the general intent and purpose of the Official Plan.

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.

Page 4 of 26

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Policy Statement for the following reasons:

- Provincial Planning Statement encourages land use patterns in settlement areas that efficiently use land, support infrastructure, and promote active transportation. The subject lands, designated Village Developed Area within a Settlement Area and align with this policy. The non-complying accessory structure supports the residential use and existing infrastructure without requiring additional services.
(Chapter 3, Section 2.3.1)
- The Provincial Planning Statement supports strengthening rural character by focusing growth and development within rural settlement areas. It encourages planning authorities to consider locally appropriate rural characteristics, the scale of development, and suitable service levels. The proposal to bring the non-complying accessory structure into compliance aligns with these principles in accordance with policy 2.3 of the Provincial Planning Statement.
(Chapter 2, Section 2.5)

Brant County 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.

Schedule 'A' Land Use Designation: **Village Developed Area and Natural Heritage System**

Settlement Area: Rural **Settlement Area of Scotland**

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

Based analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: **Agricultural (A)**

The following table outlines how the proposed development conforms to the applicable provisions of Section 4, Table 4.4.1 of the County of Brant Zoning By-law 61-16, as they relate to accessory structures.

Proposed Conditions					
Agricultural (A)	Required	Existing Garage	Non-Complying Addition Garage	Covered patio to Garage	Meets Requirement
Lot Coverage, max	5% of total area (72.4 m ²)	82.9 m ²	96.6 m ²	48.3 m ²	No 15.75% or 227.8 m ²
Street Setback, min (m)	10.0m	29.53m	29.53	29.53	Yes
Interior side yard and rear yard setback, min (m)	3.0m	legal non-complying	1.64m	1.64m & 9.29m	Yes
Structure height, max (m)	7.0m	7.0m	7.0m	7.0m	Yes
Lot Coverage Maximum	30%				Yes 29.98%

- **The addition to the garage and the covered patio of 145 m² result in a total accessory lot coverage increase. The existing garage of 82.8 m² is legal non-complying.**
- **Any additional structures proposed in the future may be subject to further Minor Variance Applications.**
- **All other requirements of the Zoning By-Law 61-16 are being satisfied.**

Based analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation complies to the policies 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)

Relief Request: Lot coverage max for accessory structures

Zoning Standard: 5 % (72.4 m²)

Relief Requested: 16 % (228 m²)

Test 1 – Intent of the Official Plan:

The subject property is designated Village Developed Area and is within a Settlement Area under the County of Brant Official Plan (2023). This designation is intended to facilitate low-impact, mixed-use development that supports the livability and long-term sustainability of rural village communities while managing residential growth appropriately.

The proposed accessory structure by use is subordinate to the main dwelling and supports the existing residential use on the property. As such, it aligns with the intended function of

the Village Developed Area designation by enhancing the flexibility and functionality of residential properties and contributing to a diverse rural built form.

The accessory structure does not place any additional demand on the private services, and there is no change proposed to the existing main access onto the rural arterial road. As such, the proposal is considered low impact in terms of servicing and transportation, and does not raise concerns related to access management or traffic flow.

There are no negative impacts on surrounding residential properties, agricultural lands, or designated natural heritage features. The structure is appropriately set back and situated to minimize visibility and impact, maintaining compatibility with its rural context.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The subject property is currently zoned Agricultural (A) under the County of Brant Zoning By-law. However, it is designated Village Developed Area in the County of Brant Official Plan (2023). A future zoning update to Rural Residential is anticipated to reflect the residential use of the property and ensure consistency with the Official Plan.

An accessory structure is permitted in the Agricultural (A) zone as part of a residential use. Although the existing non-complying structure exceeds the maximum permitted area of 72.4 m² (based on 5% of the lot area), the non-complying structure—measuring 227.8 m², including a 48.3 m² roofed patio—remains subordinate to the principal dwelling and continues to function as an accessory use, consistent with the intent of the Zoning By-law.

Other rural residential zones also permit larger accessory buildings and heights:

- **SR-3:** 186 m² (7.6 m height)
- **RH-4:** 160.5 m² (7.6 m height)

The non-complying structure has a height that remains within the current 7.0 m height limit of the Agricultural (A) zone, and has a traditional shape and elongated form, with visual screening from a hedgerow and fencing.

The 1.64 metre side yard setback does not impact visibility triangles, is sufficiently separated from drainage features (which is at least 0.6 metres from any lot line) and does not affect neighbouring uses. The setback is also comparable to typical urban standards.

The structure remains within the overall lot coverage limit, supports the permitted residential use, and does not conflict with nearby agricultural activity.

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The proposed increase in maximum lot coverage for accessory structures is desirable as it supports the existing residential use in a rural area context where larger lots typically can accommodate more accessory structures for functional use of space.

The non-complying accessory structure serves practical purposes, including garage use, recreational space, and seasonal roofed patio space. It remains clearly subordinate to the main dwelling, enhancing livability and value of the property. It is well integrated into the site, with existing landscaping providing visual screening from neighbouring properties. The adjacent residential property is large and wraps around the rear yard of the subject lands, further limiting visibility of the structure from other properties.

The building materials, roofline, and general appearance are in keeping with the existing built form and do not take away from the visual character of the neighbourhood.

The placement of the structure on the lot also minimizes visual impact from the street, where it looks like a typical residential garage in scale and appearance.

There are no servicing or access impacts, and the development aligns with the area's built form and character, therefore making the proposal desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

Although the proposal seeks relief from the maximum lot coverage for accessory structures, the overall site coverage remains within the total lot coverage allowed for the property at 29.98%, whereas 30% is permitted.

The structure's height and use remain compliant with the Zoning By-law, and the visual and functional impact is minimal due to screening and lot size.

The structure's side yard setback of 1.4 metres still provides adequate spacing between structures for access, maintenance, privacy, and fire safety. While slightly reduced, it is more in line with typical residential zoning standards. All other setbacks meet the current requirements of the Zoning By-law.

There are no negative impacts on adjacent properties, infrastructure, or environmental features related to the non-complying structure.

The proposed increase in accessory lot coverage is considered minor in nature, both in scale and impact.

Relief Request: To Recognize to recognize the reduced side yard setback for the garage addition and covered patio

Zoning Standard: 3.0 m

Relief Requested: 1.4 m

Test 1 – Intent of the Official Plan:

The Official Plan permits residential, and accessory uses and encourages compatibility with surrounding properties. The reduced side yard setback of 1.4 metres for the non-complying garage addition and covered patio to a legal non-complying accessory structure is minor and maintains adequate separation. The proposal does not impact on the character of the neighbourhood or function and is consistent with the general intent of the Official Plan.

Test 2 – Intent of the Zoning By-law:

The intent of the side yard setback requirement is to ensure adequate spacing between structures for access, maintenance, privacy, and fire safety. Although a setback of 1.4 metres is proposed where 3.0 metres is required in the Agricultural Zone, it continues to provide sufficient separation from adjacent properties and drainage features. The reduced setback does not negatively impact neighbouring uses and remains comparable to typical urban development standards.

The requested relief is consistent with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The small reduction in the side yard setback supports the continued residential use of the property without negatively impacting neighbouring properties. The proposal poses no servicing or access concerns, and is compatible with the surrounding built form and character, making it a desirable form of development.

Additionally, the abutting property owner at 231 Oakland has provided a letter confirming they are aware of and agree to the existing drainage from 233 Oakland that flows onto and through their property.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The variance is minor in nature because the setback has existed at 1.4 metres for some time without causing any negative impacts to adjacent properties or the neighbourhood, nor does it affect the use, function, appearance, or character of the area.

The request to recognize a side yard setback of 1.4 metres is minor in nature.

Section 45 (1) 'Four Tests' - Conclusion

The requested variance satisfies all four tests under Section 45 (1) of the Planning Act. The variance maintains the general intent and purpose of the County's Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature when considered in context.

Interdepartmental Considerations

The following documents were prepared and submitted for technical review as part of the submission of this application:

1. Minor Variance Application
2. Justification Letter
3. Site Development Plan and Grading prepared by J.H. Cohoon Engineering
4. Legal Survey prepared by MacAulay, White & Muir Ltd.
5. Accessory Structure (Garage) Floor Plan

The following comments were received from various internal and external agencies/departments as part of the circulation of this application:

Department/Agency Comments	
Development Engineering Division	<p>DED have no comments to the above noted minor variance, however, other responding agencies (i.e. Operations department, GRCA, etc.) might have interest and comment on the following items below:</p> <ul style="list-style-type: none">• A Grading Plan dated May 30, 2025 was approved on the subject lands by the County. The County did receive a letter accepting the drainage on to the neighbor's property at Mun. #231 Oakland Road.• Various structures and fencing encroach into neighbouring properties.• The Entrance By-Law 123-24 provisions for a maximum of one (1) entrance for residential and farm properties. The current site has 2 driveways.• Subject lands are within GRCA Regulation Limit.
Policy Planning, Environmental Planning	<p>The County Good Forestry By-Law regulates tree removal in woodlots that are 0.2 ha or greater. Tree removal occurred in the south part of the property. The intent of the By-Law is to prevent clear cutting.</p> <p>The Official Plan does not permit development or site alteration in the</p>

Natural Heritage System, except for permitted uses. The Natural Heritage System on and adjacent to the subject lands consists of the following:

- Wetlands plus a minimum vegetation protection zone of 30 m
- Woodlands plus a minimum vegetation protection zone of 10 m
- Natural areas of significance to Indigenous communities (consultation is required with Six Nations and Mississaugas of the Credit First Nation to determine this).

Based on a comparison of aerial imagery, significant alteration has occurred in the south end of the property including the removal of trees.

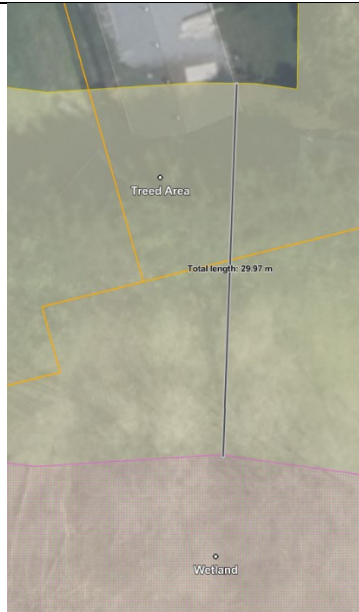
2024 Aerial:



2020-2022 Aerials:



The 30 m setback from the wetland is illustrated below:



While development and site alteration may be considered in the Natural Heritage System with respect to legally existing use, it must be demonstrated that:

- The impact on the Natural Heritage System has been minimized and mitigated (*it is the opinion of staff that this was not achieved as buildings, structures and site alteration occurred in most of the 30 m wetland buffer*).
- No building, structure, use, access, servicing or associated site alteration will be in or within 30 m of a wetland (*based on GRCA mapping of the wetland, it is the opinion of staff that this criterion was not achieved*).
- New non-habitable accessory structures and uses will be in an existing building cluster (*it is the opinion of staff that alternative options could have been used for the building and associated uses*).
- Where feasible and sufficient land is available, an expansion, alteration, replacement, accessory structure or use, conversion and associated site alteration shall be located outside of key natural heritage features (*it is the opinion of staff that this criterion was not met with respect to the woodland*).

As the woodland has been removed, a proper assessment of the feature which existed is not likely feasible.

An Environmental Impact Study was not submitted to demonstrate that the proposed development meets the intent of the Official Plan and is consistent with natural heritage policies in the Provincial Planning Statement.

Part 5, Section 2.10.19 of the Official Plan contains the following policy, to address features which were removed:

2.10.19 Unauthorized illegal acts that have resulted in a reduction in the area, form and/or function of features in the Natural Heritage System whether previously evaluated or not, including but not limited to acts such as tree injury or destruction and alteration to a wetland or stream, will not be recognized as a legally existing use. In such cases, the lands will not be removed from the Natural Heritage System. Restoration of the area shall be required to the satisfaction of the County and any agency having jurisdiction. If the unauthorized illegal act is carried out prior to and/or in conjunction with a development application, restoration will be required prior to, or as a condition of, approval of infrastructure, development or site alteration.

Part 5, Section 4.3.3 of the Official Plan contains the following policies on required compensation:

- For individual trees that are removed, the larger the diameter at breast height of the tree removed, the greater number of replacement trees should be required. The table below has been provided as a guideline whereby replacement trees would not be required for dead, dying or hazardous trees, and buckthorn or other trees considered to be a noxious weed.

mply Grand Plan | October 2024

Page | 5-114

A Simply Grand 

Size of tree to be destroyed or injured	Number of Replacement Trees
< 10 cm diameter at breast height	None required.
10 to 29 cm diameter at breast height	2
30 to 39 cm diameter at breast height	3
40 to 49 cm diameter at breast height	4
50 to 59 cm diameter at breast height	5
> 60 cm diameter at breast height	6 + 1 replacement tree per every 10 cm of diameter removed

At a minimum a 2:1 replacement ratio will be required to be planted on site and where this cannot be achieved cash-in-lieu will be required in accordance with the County Fees and Charges By-Law. Tools such as street imagery and aerial imagery may be used to estimate the number, size and aerial extent of trees removed to determine offsetting requirements.

Restoration of the area is required prior to approval of the Minor Variance and the County must have a means of ensuring the restoration remains in place (e.g. site plan control).

Prior to approval of the Minor Variance, staff require the following:

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	<ul style="list-style-type: none"> • A Scoped Environmental Impact Study, the Terms of Reference to be approved by the County. Discussions and a site visit must be arranged with the applicant's environmental consultant and environmental planning staff, prior to submission of the study. The study must include a restoration and compensation plan as per Official Plan policies. It must also provide recommendations on how any restoration on the subject lands will be implemented and stay in place (e.g. site plan agreement). • Completion of restoration on the subject lands and any cash-in-lieu to compensate for tree removal, as per the approved Environmental Impact Study and the County Fees and Charges By-Law. • A Site Plan may be required as a condition of approval to ensure there are no negative impacts on the wetland to the south and that restoration remains in place.
Building Department	<ul style="list-style-type: none"> • A Building Permit is required to be issued by the Building Division prior to construction of any buildings or structures. • Development charges & fees are applicable to this development in accordance with the Development Charges By-Law and interest may be charged as per the Development Charges Interest Rate Policy. <p>For additional information about the Building Permits and/or Development Charges & Fees please contact richard.weidhaas@brant.ca</p>
Operations	<ul style="list-style-type: none"> • The secondary entrance was constructed between Apr 2021 and Spring 2022 (per aerial photos and Google Streetview). • The secondary entrance asphalt encroaches upon the neighboring property's road frontage. • This entrance has not received an approved permit from the County of Brant and is not permitted as per the current Entrance By-law.
Grand River Conservation Authority	<p>Grand River Conservation Authority (GRCA) staff have reviewed the above-noted minor variance application requesting an increased lot coverage for accessory structures.</p> <p>Recommendation</p> <ul style="list-style-type: none"> • The GRCA has no objection to the proposed minor variance application. <p>GRCA Comments</p> <ul style="list-style-type: none"> • GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24, and as a

	<p>public body under the <i>Planning Act</i> as per our CA Board approved policies.</p> <ul style="list-style-type: none"> • Information currently available at this office indicates that a portion of the subject property is within the regulated allowance adjacent to floodplain and a wetland. A copy of GRCA's resource mapping is attached. • Due to the presence of the features noted above, a portion of the property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24. • It is understood that the minor variance application requests relief from the accessory structure lot coverage provisions of the Zoning By-law to recognize a detached accessory structure. GRCA recently approved Permit #70-25 for the structure and the plans circulated with this application are consistent with the above-noted permit. As such, the GRCA has no objection to the minor variance application. • Consistent with GRCA's approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$300.00 for GRCA's review of this application. <p>Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.</p>
Fire Department	<ul style="list-style-type: none"> • The fire department has no objections to this proposal at this time.
Ministry of Transportation	<p>Thank you for circulating MTO with the subject MV to accommodate an addition to a residential property.</p> <ul style="list-style-type: none"> • The property is located within the MTO permit control area. However, a permit is not required for an addition to a residential building that is not located closer to the provincial highway. Further MTO review/permits are not required.

No Comments from the Following:

- Hydro One
- Enbridge Gas Inc
- Six Nations
- Mississaugas of the Credit First Nation

Public Considerations

Notice of this Application, contact information and Public Hearing Date were circulated by mail on July 2, 2025, to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the *Planning Act* as required.

A site visit and along with the posting of the Public Notice sign was completed on July 3, 2025.

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

Conclusions and Recommendations

Minor Variance Application **A9-25-RF** is seeking relief from Zoning By-Law 61-16 Section 4, Table 4.4.1 to permit an increased maximum lot coverage for all accessory structures of 228 (16%) square metres, whereas 72 square metres is permitted based on 5% of the existing lot area of 0.14 hectares (0.36 acres), and to recognize the reduced side yard setback for the existing, garage, garage addition and covered patio of 1.4 metres required to bring the existing non-complying accessory structure into compliance.

Environmental Planning comments are still under review at the time of writing this report. As a result, a condition requiring a site visit and further discussion with the owner has been included as part of approval.

Based on comments from other departments, recommended conditions include obtaining Building Permits for the existing accessory structure and pool (subject to zoning and safety requirements), securing an Entrance Permit for the second driveway, and permanently removing the small shed and sauna/shed with confirmation provided to County staff.

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':

- (a) The request is considered minor in nature, both in scale and impact, with no anticipated negative effects on adjacent uses, infrastructure;
- (b) The request is desirable for the appropriate development and continued use of the land, in keeping with rural village character and compatible with surrounding properties;
- (c) The request maintains the general intent and purpose of the Zoning By-Law by supporting a permitted residential accessory use that remains clearly subordinate to the main dwelling; and
- (d) The request maintains the general intent and purpose of the Official Plan which supports low-impact, flexible residential development in Village Developed Areas.

Based on this review, it is my professional recommendation that Minor Variance Application **A9-25-RF BE APPROVED**, subject to conditions.

Prepared by:

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Roxana Flores

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Site Plan Drawing
6. Garage Floor Plan
7. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # A9-25-RF

By-law and/or Agreement

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)

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Attachment 1 – Conditions of Approval

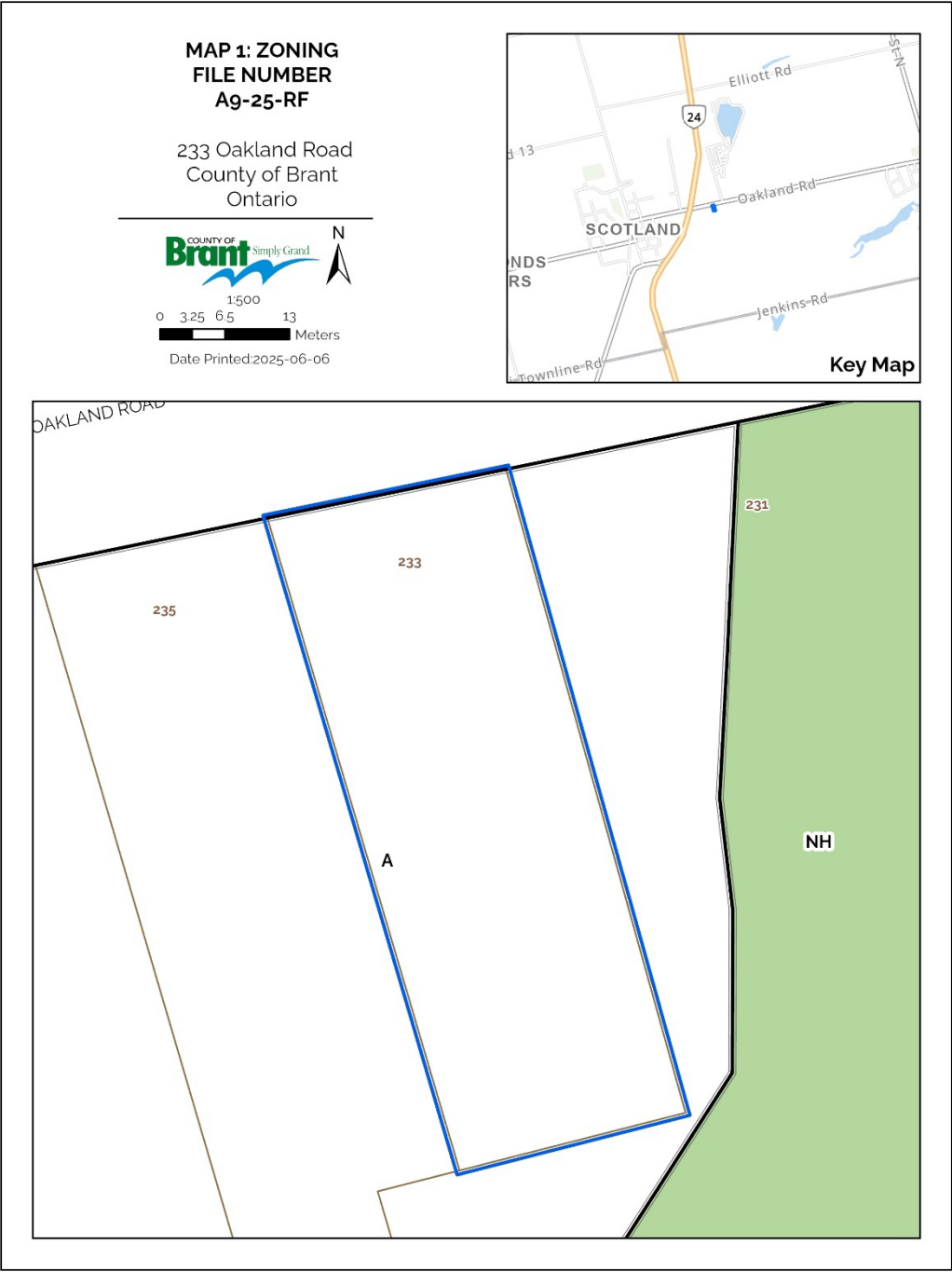
Applicant: James Scorgie

File No: A9-25-RF

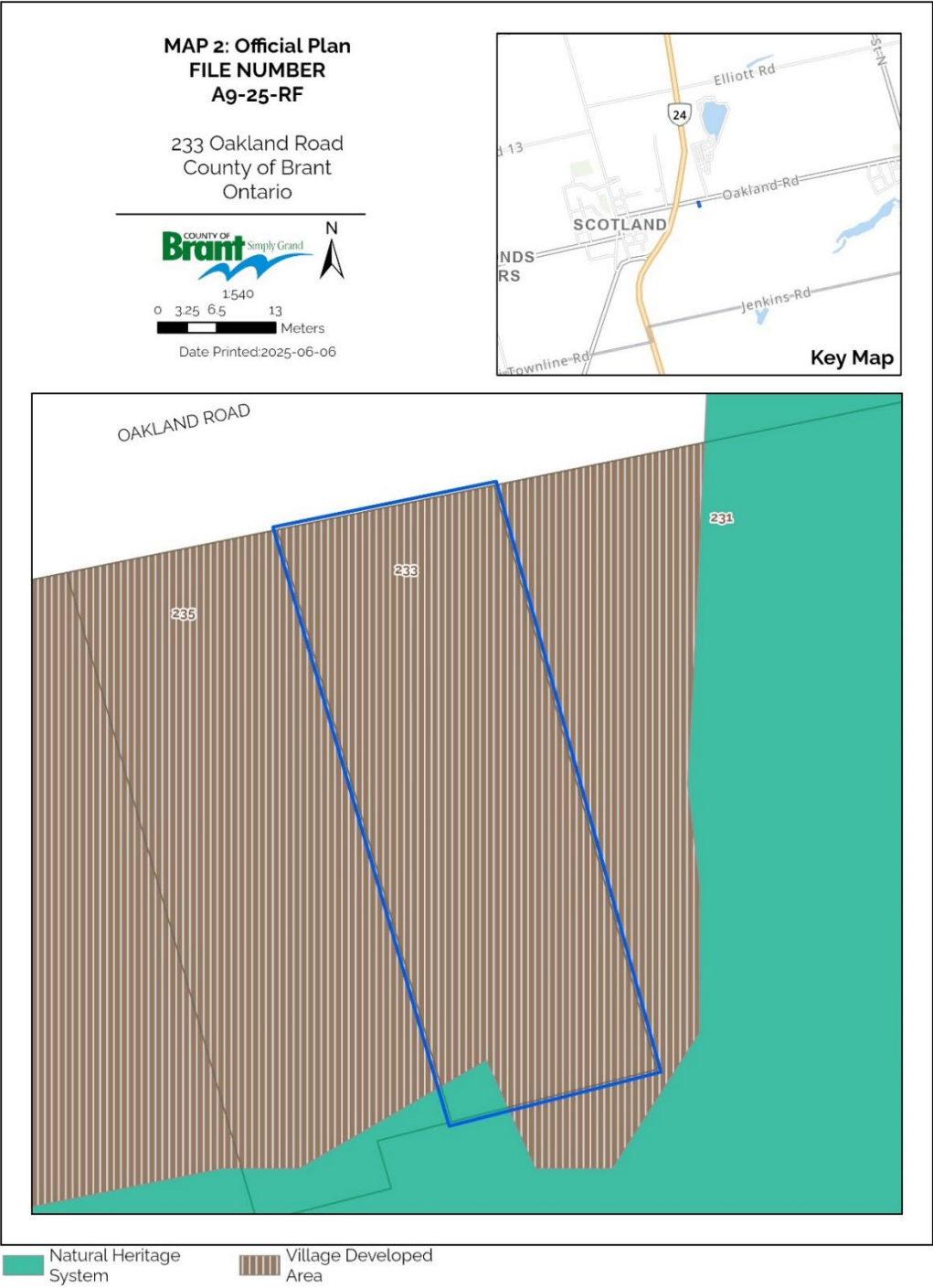
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. That the Applicant/Owner provide confirmation from the Operations Division that the required entrance permit for the secondary access has been obtained, to the satisfaction of the County of Brant.
2. That a site visit be completed by Environmental Planning to assess the potential impact to the adjacent natural heritage feature and consideration of mitigation measures for future protection.
3. That the Owner/Applicant demonstrate confirmation from the Building Division that building permits, as required have been obtained, to the satisfaction of the County of Brant.
4. That the Owner/Applicant provide confirmation that all other detached structures have been removed to ensure compliance with the applicable zoning regulations.
5. That the above conditions be satisfied within two years of the date of the decision, with confirmation sent by the Secretary-Treasurer pursuant to 45 (1) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

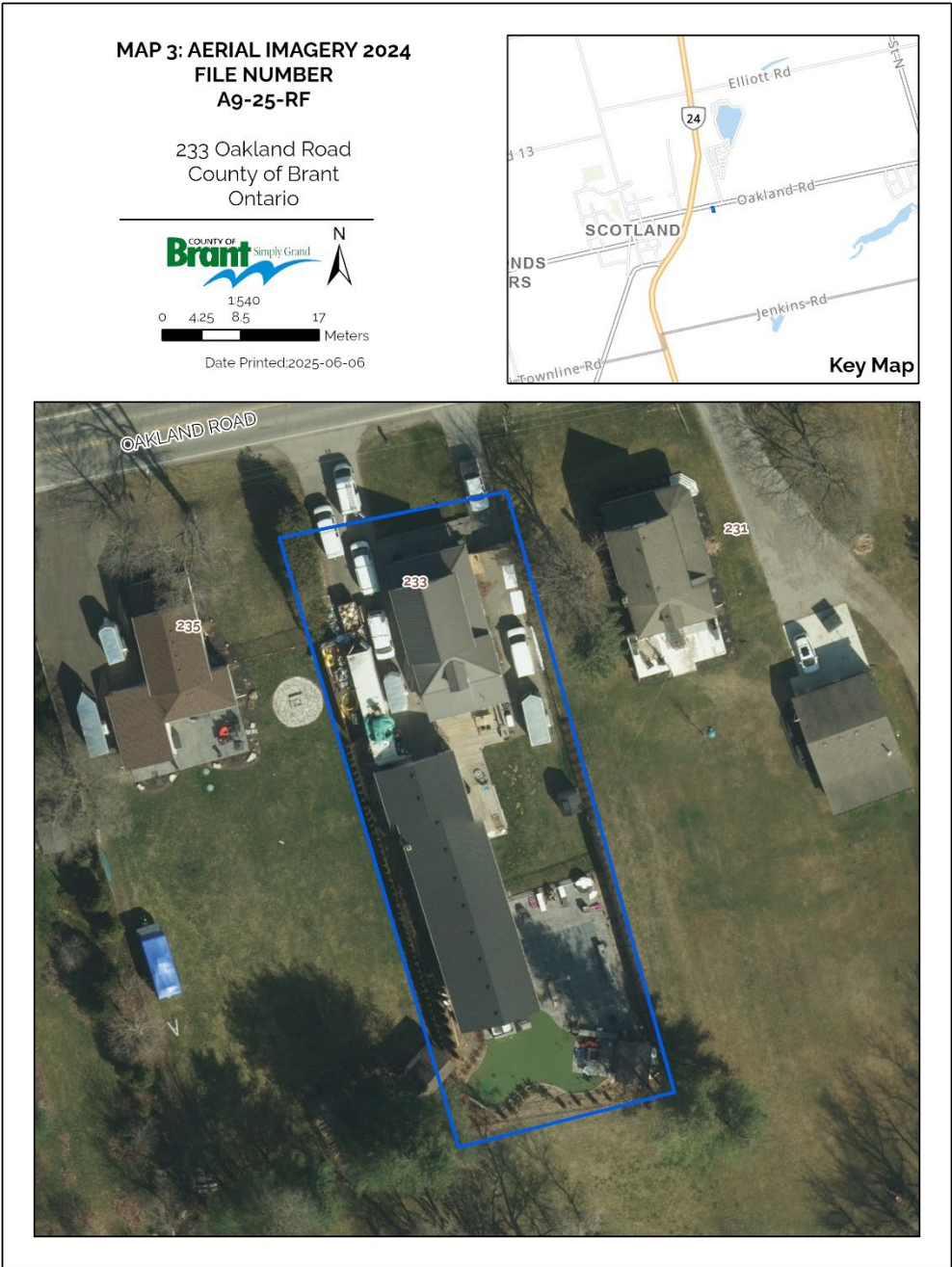
Attachent 1 – Zoning Map



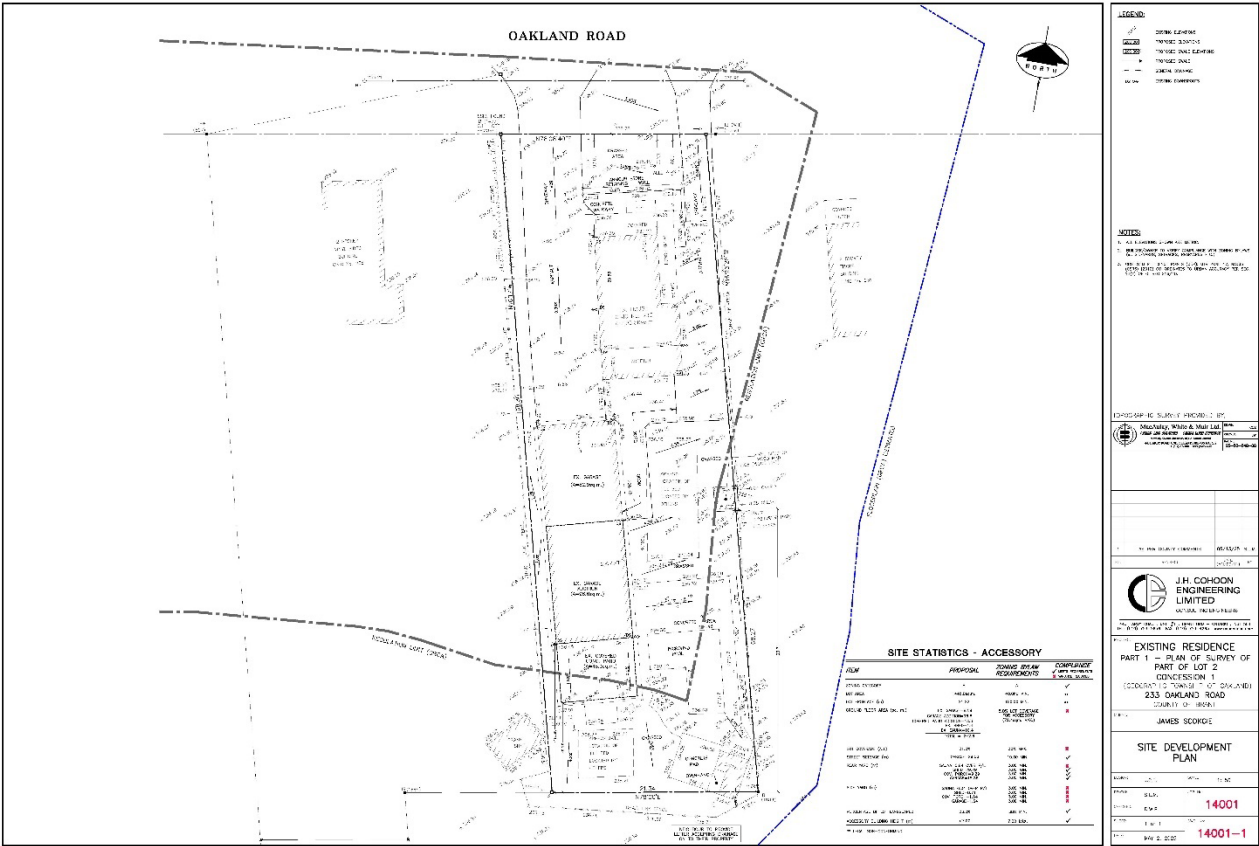
Attachment 2 – Official Plan Map



Attachment 3 – Aerial Map



Attachment 4 – Site Plan



[illegible]

Attachment 6 – Site Photos



Front-facing (south) view of the property at entrance.



Front-facing (east) view from the left side of the property.



Front-facing (west) view from the right side of the property.



Inside of the existing legal non-conforming garage.



Inside non-complying addition to the existing garage.



Rear-facing (north) view of roofed patio that is part of the non-complying garage.



Standing at the rear yard view facing south-east. Sauna shed to be removed.



Standing at the rear yard view facing south-east. Natural Heritage portion.



Standing at the rear yard view facing south-east. Sauna on the right of picture.



Standing at the rear yard view facing north-west.

Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A9-25-RF
Location:	233 OAKLAND ROAD
Agent / Applicant:	James Scorgie
Owner:	James Scorgie

This application is **seeking relief from Zoning By-law 61-16, Section 4.4, Table 4.4.1 to permit an increased lot coverage of 227.8 m² for all accessory structures, whereas a maximum of 72.4 m² is permitted based on 5% of existing lot area of 0.14 hectares (0.36 acres). The structure is intended for personal use accessory to the primary residential use.**

Planner: Roxana Flores, Junior Planner, 519-442-7268 Ext. 3065, roxana.flores@brant.ca

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

How can we find out the Decision?

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 location/ contact noted above.

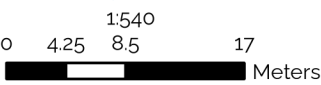
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

** 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.*

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A9-25-RF

233 Oakland Road
County of Brant
Ontario

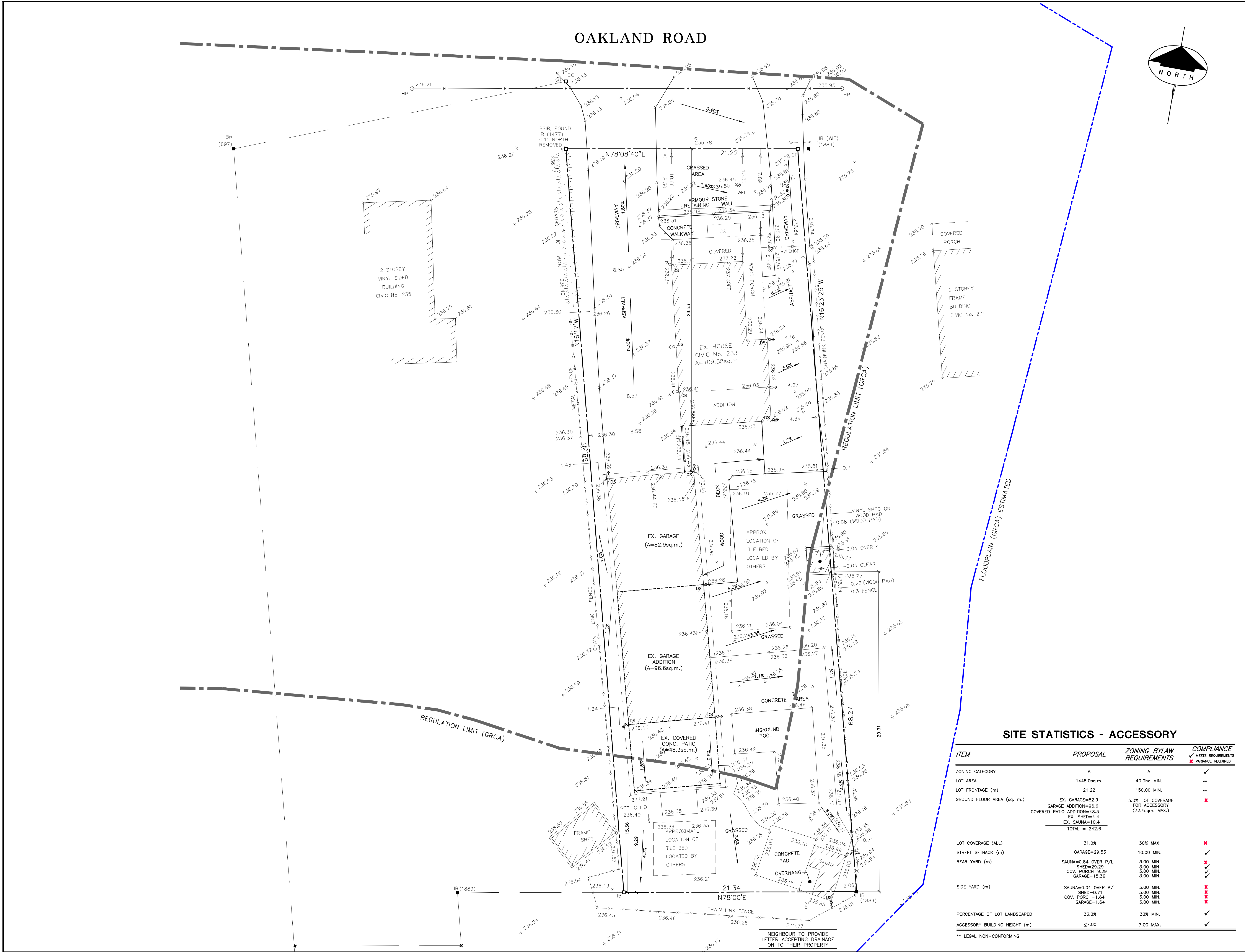


Date Printed: 2025-06-06



Key Map





- LEGEND:**
- EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE ELEVATIONS
 - PROPOSED SWALE
 - GENERAL DRAINAGE
 - EXISTING DOWNSPOUTS
- NOTES:**
- ALL ELEVATIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)
 - OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010) CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

TOPOGRAPHIC SURVEY PROVIDED BY:

MacAulay, White & Muir Ltd. CS

ONARIO LAND SURVEYORS - CANADA LAND SURVEYORS

A Wholly Owned Subsidiary of J.D. Irving Limited

480 HARDY ROAD, UNIT 3, BRANTFORD, ON N3T 5L8

T: (519) 753-2656 F: (519) 753-4263 www.mawm.com

Ref. No. 25-50-048-00

1	AS PER COUNTY COMMENTS	05/13/25	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY

J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8

TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

PROJECT: EXISTING RESIDENCE

PART 1 - PLAN OF SURVEY OF

PART OF LOT 2

CONCESSION 1

(GEOGRAPHIC TOWNSHIP OF OAKLAND)

233 OAKLAND ROAD

COUNTY OF BRANT

CLIENT: JAMES SCKOGIE

SITE DEVELOPMENT PLAN

DESIGN: J.C.T.	SCALE: 1:150
DRAWN: S.L.M.	JOB No: 14001
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 14001-1
DATE: MAY 2, 2025	

SITE STATISTICS - ACCESSORY

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS ✗ VARIANCE REQUIRED
ZONING CATEGORY	A	A	✓
LOT AREA	1448.0sq.m.	40.0ha MIN.	✓
LOT FRONTAGE (m)	21.22	150.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	EX. GARAGE=82.9 GARAGE ADDITION=96.6 COVERED PATIO ADDITION=48.3 EX. SHED=4.4 EX. SAUNA=10.4 TOTAL = 242.6	5.0% LOT COVERAGE FOR ACCESSORY (72.4sqm. MAX.)	✗
LOT COVERAGE (ALL)	31.0%	30% MAX.	✗
STREET SETBACK (m)	GARAGE=29.53	10.00 MIN.	✓
REAR YARD (m)	SAUNA=0.84 OVER P/L SHED=29.29 COV. PORCH=9.29 GARAGE=15.36	3.00 MIN. 3.00 MIN. 3.00 MIN.	✗ ✓ ✓
SIDE YARD (m)	SAUNA=0.04 OVER P/L SHED=0.71 COV. PORCH=1.64 GARAGE=1.64	3.00 MIN. 3.00 MIN. 3.00 MIN.	✗ ✗ ✗
PERCENTAGE OF LOT LANDSCAPED	33.0%	30% MIN.	✓
ACCESSORY BUILDING HEIGHT (m)	≤7.00	7.00 MAX.	✓
** LEGAL NON-CONFORMING			



Proposed Official Plan Amendment

Municipally Initiated Changes

Report RPT-0243-25
Brandon Kortleve, Manager of Policy Planning

County of Brant Council
July 8, 2025

What is this About?

The County of Brant is proposing a series of changes to A *Simply Grand Plan*, 2023, as an amendment initiated under Section 17 of the *Planning Act*.

The project is divided into 3 phases that reflect significance in terms of potential impact and collecting meaningful engagement.

We are here 

- 1 Technical Alignment & Clarification
- 2 Policy Refinement & Implementation Support
- 3 Strategic Direction & Growth Management



Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Proposed changes are intended for discussion and feedback. All content is subject to change based on input and collaboration.

PPS 2024 Alignment

Ensure consistency with current provincial policy framework and remove references to repealed legislation.



Example of Glossary Updates:

- Agricultural System
- Energy Storage
- Public Service Facilities
- Removing Growth Plan language from housing and natural areas

Public Consultation & Delegated Authority



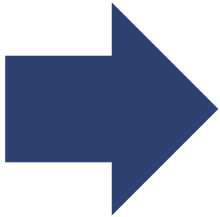
Staff are **seeking input** on possible alternative approaches that would go beyond *Planning Act* requirements. Policies would specify the classification based on technical complexity, Official Plan alignment, and potential community impact. The following is a **possible method** to classify and delegate applications:

Minor Applications (Director Approval)	Intermediate Applications (Director Approval)	Major Applications (Council Approval)
<ul style="list-style-type: none"> • Minor Variance • Standard Consent • Minor Site Plan • Minor Zoning By-Law Amendment (A-g, Temporary use extension) • Site Plan Amendment • Part Lot Control 	<ul style="list-style-type: none"> • Detailed Consent • Standard Site Plan • Uncontested Standard Zoning By-Law Amendment • Plan of Subdivision (Employment Area only) 	<ul style="list-style-type: none"> • Contested Standard Zoning By-law Amendment • Plan of Subdivision (Community Area Only) • Plan of Condominium • Official Plan Amendment

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Stage	Current <i>Planning Act</i> Process
Application Review	Review within 30 days; incomplete applications rejected.
Notice of Complete Application	Mailed to properties within 60m or 120m (varies by application type), Sign posted on-site
Public Meeting	Required at least 20 days after notice.



Possible Alternatives
<p>No studies/reports: reviewed in 15 days.</p> <p>With studies/reports: reviewed in 30 days.</p> <p>All applications classified as Minor, Intermediate, or Major.</p>
<p>Minor: 60 m mailing radius, website notice, on-site sign.</p> <p>Intermediate: 120 m radius, website notice, on-site sign.</p> <p>Major: 240 m radius, website notice, newspaper publication, large on-site sign.</p>
<p>Minor: 21 day commenting period from date of notice. No meeting.</p> <p>Major: 35 day commenting period from date of notice. No meeting if uncontested. Public meeting required for contested applications.</p>

Stage	Current <i>Planning Act</i> Process	Possible Alternatives
Decision	Council decides within 90–120 days (varies by application type).	Minor: Director, within 30 days. Intermediate: Director, within 60 days. Major: Council, within 120 days
Notice of Decision	Sent within 15 days to interested parties.	Posted on website on day of decision.
Appeal Period	20-day appeal window; decision final if no appeal.	Same appeal period; Decision final if unchallenged.

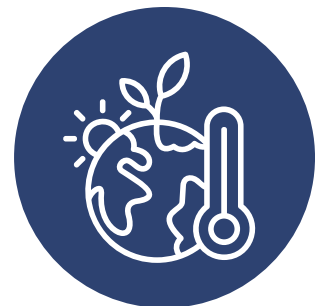


Mobile Homes Communities

- **Dwelling:** A prefabricated building constructed to Canadians Standards Association, equipped with full residential facilities, and intended for use as a year-round dwelling unit.
- **Mobile Home Community:** A parcel of land with communal roads, designed to accommodate multiple mobile homes for rent or lease, and may include recreational and limited commercial facilities for residents.

Consistency & Corporate Directions

Incorporate the directions of various approved studies, strategies and corporate policies, such as:



Climate Action Plan (2025)

- Review and refine *Protecting What We Value and How We Green*



Arts, Culture and Heritage Strategy (2024)

- Refine *Cultural Heritage Conservation* policies in Part 5, Section 2.17

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025



Home-Based...

Businesses

Create compatible economic activity in **residential** areas:

- Shall not exceed 20% of lot area.
- Shall not generate negative impacts on surroundings.

Industries

Create compatible economic activity in **rural** areas:

- Shall not exceed 25% of lot area or 1 hectare.
- Limited to avoid negative impacts on surroundings.



Housing Needs & Targets

Adding minimum housing targets for housing **types and tenures**:

- 245 total housing units constructed per year
- 70 affordable units constructed per year
- 85 rental units constructed per year

County Total Targets by 2035:

- Low-density: 85%
- Medium-density: 8%
- High-density: 7%
-

Cap on Single Detached Dwellings:

No more than 50% of a new development

Affordable Housing

Revise definition to align with Provincial definition, includes income-based and market-based affordability thresholds consistent with the Housing Needs Assessment.

- Important when determining eligibility for Provincial exemptions (e.g., Development Charge exemptions), as well as access to funding and grant programs.





Agricultural Consents

Minor Boundary Adjustments

PPS: Lot additions in prime ag. areas for legal and technical reasons, including minor boundary adjustments.

OPA: Define and limit such adjustments to a cumulative area of 0.5 hectares to protect long-term viability of the prime agricultural area

Surplus Farm Dwellings

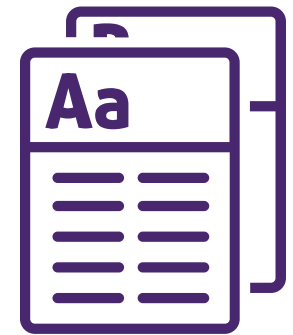
PPS: Additional residential units in surplus farm dwelling severances.

OPA: Only when farm merge with adjoining operation. No new lots without dwellings, one dwelling with the main farm and one dwelling on its own lot. Balances housing with agricultural priorities.

Natural Heritage (NH) System



Mapping: Refinement to remove Growth Plan and match updated information.



PPS Terminology: Key NH features and key hydrologic features to use one term 'natural heritage features and areas'



Vegetation Buffers: Reduce the protection zone for woodlands outside of settlement areas from 30 m to 10 m. Schedules to reflect protection zones.

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Share your Feedback



www.engagebrant.ca/OPHousekeeping



Policy@brant.ca



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



(519)-442-7268 or 1-(226)-387-9360



(519)-442-3461

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Recommendation

That Report RPT-0243-25
be received as
information.



Proposed changes are intended for discussion and feedback to inform a future recommendation for approval.

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025