



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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1. Attendance
2. Approval of Agenda
3. Declaration of Pecuniary Interests
4. Adoption of Minutes from Previous Meetings
5. Public Hearings

5.1 SV1-25-RF - 17 Washington Street
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

5.2 B3-25-LK - 49 River Road
Recommendation

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 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.

5.3 B12-25-PB - 612 Burtch Road
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.

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

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

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

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

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

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

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**