



Committee of Adjustment Agenda

Date: Thursday, April 16, 2026
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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5.1 <u>B2-26-LK - 169-197 Pottruff Road</u> <u>Recommendation</u>	11 - 33

THAT Consent Application **B2-26-LK** from Brooke Burlock of Zelinka Priamo Ltd, Agent on behalf of 214Carson Co. c/o Steve Little, Owner of the lands legally described as CON PT LOT 13 RP 2R22 PART 1, in the former geographic Township of Brantford, County of Brant, and municipally known as 169 Pottruff Road, proposing to sever the subject lands into two (2) parcels with the severed lands resulting in a minimum lot area of 1.63 hectares with approximately 93.5 metres of frontage and the retained lands resulting in a minimum lot area of 5.5 hectares with approximately 463.5 metres of frontage along Pottruff Road, **BE APPROVED**, subject to the attached conditions.

THAT the reasons for the approval are as follows:

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

5.2 B32-25-RF - 14 Queen Street
Recommendation

33 - 56

THAT Consent Application **B32-25-RF** from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to sever for the creation of one (1) new residential lot having a minimum frontage of 8.0 metres along Queen Street and a minimum lot area of 345.0 square metres, **BE APPROVED**, subject to the attached conditions.

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

- The lot creation is compatible with the surrounding lot fabric and consistent with the existing pattern of development;
- The minimum lot area and frontage for the proposed severed lands is to be established through Zoning By-law Amendment Application ZB24-25-RF;
- Municipal water and wastewater services are available on the property, supporting lot creation and future development; and
- The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the County of Brant Official Plan (2023) and Zoning By-Law 61-16.

5.3 B3-26-LK - 40 & 50 Markel Drive
Recommendation

57 - 76

THAT Consent Application **B3-26-LK** from Ethan Cleugh, GSP Group on behalf of Sanjit Sodhi, Owner of the lands legally described as PLAN 2M1973 BLOCK 7 AND PLAN 2M1973 BLOCK 6, in the geographic former Town of Paris, municipally known as 40 Markel Drive and 50 Markel Drive, County of Brant, proposing the consolidation of Block 6 and Block 7 within Registered Plan of Subdivision 2M-1973 into one lot resulting in a lot area of approximately 0.8 hectares and a frontage of approximately 86 metres, within the Primary Settlement Area of Paris, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B3-26-LK are as follows:

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

5.4 B30-25-RF - 75 Highway 53
Recommendation

77 - 101

THAT Consent Application **B30-25-RF** from MHBC c/o Trevor Hawkins, agent on behalf of 1778206 ONTARIO INC c/o Kris Martin, owner of the lands legally described as CONCESSION 6 PART LOT 10 in the Geographic Former Township of Burford, County of Brant, municipally known as 75 Highway 53 proposing to re-establish the parcels by reverting the parcels back to their original lot lines, as the parcels inadvertently merged on title, **BE APPROVED**

subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B30-25-RF are as follows:

- The request is legal and technical in nature to allow for the correction of title as a result of inadvertent merger.
- The re-establishment of parcels will maintain agricultural uses and protect natural heritage features.
- The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the County of Brant Official Plan (2023) and Zoning By-Law 61-16.

5.5 B1-26-RF - 327 West Quarter Townline Road

101 - 122

Recommendation

THAT Consent Application **B1-26-RF** from Gary Overbeek, Owner of the lands legally described as CONCESSION 7 PART LOT 19 REGISTERED PLAN 2R6388 PART 1 in the geographic former Township of Burford, County of Brant, municipally known as 327 West Quarter Townline Road, proposing a minor lot boundary adjustment to transfer a parcel of land having a frontage of approximately 4.6 metres (15 feet) along West Quarter Townline Road, and an area of 0.06 hectares (0.15 acres) from the property legally described as CONCESSION 7 PART LOT 19, roll number 292001101030500, to be severed and conveyed to the abutting parcel at 327 West Quarter Townline Road, **BE APPROVED**, subject to the attached conditions.

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

- The boundary adjustment is minor, compatible and consistent within the context of existing land uses, and technical in nature;
- 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.

6. Other Business

6.1 Community Planning Permit System (CPPS) - Update

An update to Committee of the Community Planning Permit System (CPPS)

7. Next Meeting

8. Adjournment



Committee of Adjustment Minutes

Date: March 12, 2026
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Regrets: Emmott

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

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1. Attendance

2. Approval of Agenda

N. Campbell, Secretary Treasurer, requested the addition of an item under Other Business respecting an update to a previously heard application.

Moved by Member Schmitt
Seconded by Member Panag

That the agenda for the County of Brant Committee of Adjustment meeting of March 12, 2026 be approved as amended.

Carried

3. Declaration of Pecuniary Interests

None

4. Adoption of Minutes from Previous Meetings

Moved by Member Hamilton
Seconded by Member Schmitt

That the minutes of the February 19, 2026 meeting of the Committee of Adjustment be approved, as printed.

Carried

5. Public Hearings

5.1 A26-25-AV - 350 Pleasant Ridge Road

Staff Presentation

- A. Veshkini, Planner, presented minor variance application A26-25-AV for approval as outlined in the staff report
- Member Vamos inquired whether the existing well would interfere with access to the proposed garage entrance. Planner stated the well is not located within the driveway. Staff confirmed the well must remain accessible for maintenance and servicing and will be reviewed further at the building permit stage

Agent/ Applicant Presentation

- Ruchika Angrish with The Angrish Group, Agent on behalf the Owner, was present to respond to questions from Committee
- Member Hamilton raised concerns regarding potential well contamination and inquired about protection measures. Agent advised visible barriers and protection will be implemented. Staff noted that while no specific setback regulations apply, appropriate protection measures will be addressed at building permit stage
- Member Vamos inquired about the 1.9m encroachment to the north and whether the neighboring property owner had concerns. Agent confirmed no comments or concerns were received from neighboring properties
- Madame Chair Brown inquired whether the addition could be relocated to the south side of the dwelling. Agent advised this would hinder access to the existing detached garage at the read, which will continue to be used for vehicle parking

No Public Comments

Moved by Member Hamilton
Seconded by Member Schmitt

THAT Application for Minor Variance **A26-25-AV**, submitted by The Angrish Group, Agent on behalf of Joseph Azevedo, Owner of the lands legally described as Range 1, West of Mount Pleasant, Part of Lot 4, and municipally known as 350 Pleasant Ridge Road, in the Former Township of Brantford, County of Brant, seeking relief from Section 6, Table 6.2.1 of Zoning By-law 61-16, to permit a to permit a minimum interior side yard setback of 2.10 meters on the northern interior side lot line for a proposed addition to the existing attached garage, **BE APPROVED**.

AND THAT the reasons 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 land,
- The proposed variance is in keeping with the general intent and purpose of the Official Plan (2023) and Zoning By-law 61-16; and
- The proposed variance satisfies the four tests of the Planning Act.

Carried

5.2 B33-25-AV - 63 Mclean School Road

Staff Presentation

- A. Veshkini, Planner, presented consent application B33-25-AV for approval as outlined in the staff report
- Member Hamilton noted no requirement for Rural FF Fees and questioned consistency with similar applications. Planner noted no new services are proposed; therefore, no fee is required. Staff acknowledged the inconsistency and advised that, if preferred, a condition could be added to consult and confirm whether the fee is applicable
- Member Smith sought confirmation whether Owner owns other farmlands in area. Planner confirmed
- Member Smith noted the removal and relocation of the small shed and recommended to include via added condition
- Committee Members discussed the proposed fencing condition, raising concerns regarding its exact location and implementation. Questions raised as to whether the fence would follow the property line or be adjusted and 'zig-zagged' to avoid impacting existing trees, noting trees exist on both sides of the property line. Planner clarified that the intent of the condition is to protect the natural heritage features and trees, and that the fence location and design will be established to maintain this intent without requiring tree removal. Agent to address further

Agent/ Applicant Presentation

- Chelsea Brooks with MHBC Planning, Agent on behalf the Owner, was present to respond to questions from Committee
- With respect to fencing, Agent added that an existing fence is present along the eastern boundary, and the proposed fencing will be installed along the northern boundary to minimize impacts on existing trees. Agent added that a defined fence line is present and that repairs or maintenance will be undertaken as needed
- Madame Chair Brown inquired about the undersized farm parcel. Planner advised the retained parcel meets the 19ha minimum under the OP; therefore, no ZBA is required
- Member Hamilton inquired about the public comment received regarding potential future livestock operations. Staff confirmed the comment reflects notice of potential future farm activity, which would be subject to applicable regulations at that time
- Madame Chair Brown inquired about the purpose of the narrow strip of land and potential farm access. Planner advised the configuration is required to protect the Natural Heritage (NH) feature, as OP policies prohibit severance through NH-designated lands

No Public Comments

Moved by Member Smith

Seconded by Member Panag

That Consent Application **B33-25-AV**, received from Trevor Hawkins, MHBC, Agent on behalf of the Owner, Kris Martin, for lands legally described as Concession 5, Part of Lot 3, Registered Plan 2R-3974, Part 7, in the Geographic Former Township of

South Dumfries and municipally known as 63 McLean School Road, County of Brant, to sever a surplus farm dwelling with an area of approximately 0.63 hectares (1.56 acres) and 91 meters (298.5 feet) of frontage on McLean School Road, **BE APPROVED**, subject to the conditions as amended.

AND THAT the reasons for approval are as follows:

- The existing dwelling is surplus to the needs of the farming operation as a result of farm consolidation within the County of Brant.
- Appropriate conditions have been included to protect agricultural lands and natural heritage features and to address technical agency requirements, including the rezoning of the retained parcel to prohibit future residential development.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with Zoning By-law 61-16.

Carried

5.2.1 Public Comments Received

5.3 B34-25-RF - 343 Blue Lake Road

Staff Presentation

- R. Flores, Planner, presented consent application B34-25-AV for approval as outlined in the staff report
- Member Hamilton requested clarification on Condition 4 regarding the required road widening. Planner advised the condition requires a road widening along the frontage and included clarification on compensation along frontage of the retained parcel
- Madame Chair Brown referenced the previous ZBA application being zoned as A-184 and inquired how it compares to A-9 zoning. Planner confirmed the previous approval recognized frontage deficiencies and included provisions similar to A-9 zoning, including prohibiting a new dwelling
- Madame Chair Brown inquired about Condition 5 regarding removal of interconnecting lanes and whether a new access is proposed. Planner advised existing separate entrance to farm parcel and one to the severed parcel, adding that the condition ensures internal connections are removed so the parcels function independently
- Madame Chair Brown noted the location of the rear lot line and inquired if this was to meet minimum lot size requirements. Planner confirmed the proposed severed parcel reflects the minimum required lot area

Moved by Member Panag

Seconded by Member Schmitt

THAT Consent Application **B34-25-RF**, submitted by MHBC c/o Trevor Hawkins, Agent on behalf of the Owner, 1778206 Ontario Inc c/o Kris Martin, for the lands legally described as CONCESSION 3 PART LOT 13 PART LOT 14 REFERENCE

PLAN 2R6826 PARTS 1 TO 3 SUBJECT TO EASEMENT in the Geographic Former Township of South Dumfries, County of Brant, and municipally known as 343 Blue Lake Road, proposing to sever a surplus farm dwelling with a minimum frontage of 51 metres on Blue Lake Road, and an area of 0.4 hectares (1 acres), and the retained lot having a minimum frontage of 135 metres and an area of 56 hectares (138 acres), **BE APPROVED**, subject to the conditions attached to this report.

AND THAT the reasons for approval are as follows:

- The existing farm is surplus to the needs of the farming operation as a result of farm consolidation within the County of Brant; and
- The retained parcel was rezoned through approved Zoning By-law Amendment Application ZBA7-22-SL to prohibit the construction of a residential dwelling.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with the Zoning By-Law 61-16.

Carried

6. Other Business

6.1 Notice of Appeal - A27-25-LK (77 Tom Brown Dr)

N. Campbell, Secretary Treasurer, advised committee that a notice of appeal has been received from the applicant with respect to Committee's decision for minor variance application A27-25-LK - 77 Tom Brown Drive.

7. Next Meeting

The next meeting is scheduled for April 16, 2026 and will be a hybrid meeting starting at 6:00pm.

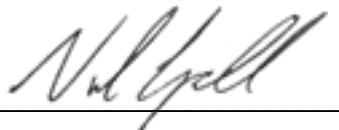
8. Adjournment

The meeting adjourned at 7:15PM to meet again on April 16, 2026.

Moved by Member Hamilton
Seconded by Member Vamos

That the Committee of Adjustment meeting of March 12, 2026 be adjourned.

Carried



Nicole Campbell, Secretary-Treasurer



Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT – 0128 – 26

To: The Chair and Members of the Committee of Adjustment
From: Logan Keen, Planner
Application Type: Consent Application
Application No: B2-26-LK
Location: 169 Pottruff Road, Paris
Agent / Applicant: Brooke Burlock c/o Zelinka Priamo Ltd
Owner: 214Carson Co. c/o Steve Little
Subject: Request for a decision on a Consent Application to create one (1) new lot.

Recommendation

THAT **Consent Application B2-26-LK** from Brooke Burlock of Zelinka Priamo Ltd, Agent on behalf of 214Carson Co. c/o Steve Little, Owner of the lands legally described as CON PT LOT 13 RP 2R22 PART 1, in the former geographic Township of Brantford, County of Brant, and municipally known as 169 Pottruff Road, proposing to sever the subject lands into two (2) parcels with the severed lands resulting in a minimum lot area of 1.63 hectares with approximately 93.5 metres of frontage and the retained lands resulting in a minimum lot area of 5.5 hectares with approximately 463.5 metres of frontage along Pottruff Road, **BE APPROVED, subject to the attached conditions.**

THAT the reasons for the approval of Consent Application B2-26-LK are as follows:

- a. The proposed lot creation is compatible with the surrounding lot fabric and consistent with the existing pattern of development; and,
- b. 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.

Executive Summary

Consent Application B2-26-LK proposes to sever the subject into (2) new parcels within the Settlement Area of Paris in order to facilitate the development of the subject lands through a future Site Plan Control application.

The lands were recently rezoned under ZBA21-25-LK from Agricultural (A) to Light Industrial with site specific provisions (M2-46). This application is proposed in order to facilitate the development of the subject lands through a future Site Plan Control application.

Any future development on the severed and retained lot will be subject to zoning compliance review through the Site Plan Control process or Building permit process.

Staff have reviewed the proposed consent in the context of applicable planning policy, including the Planning Act, the Provincial Planning Statement (2024), the County of Brant Official Plan (2023), and the Zoning By-Law 61-16, together with comments received from relevant departments, agencies, the applicant, and members of the public.

Based on the analysis contained in this report, it is the professional opinion of staff that Consent Application B2-26-LK BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands municipally known as 169 Pottruff Road are located on the east side of Pottruff Road, north of Bethel Road within the Settlement Area of Paris. The lands are designated as Prestige Employment within the County of Brant Official Plan (2023) and zoned as Light Industrial with site specifics (M2-46), Agricultural (A) and Natural Heritage (NH) within the County of Brant Zoning By-Law 61-16.



The lot area is approximately 7.4 hectares with approximately 416 metres of frontage along Pottruff Road. The subject lands currently consist of one single detached residential dwelling and two associated farming buildings.

The lands are surrounded by sparsely situated residential homes to the south and west, aggregate operations to the north and east, and planned industrial lands to the west. The subject lands are currently not serviced.

Background

The lands to be severed were recently rezoned under ZBA21-25-LK from Agricultural (A) to Light Industrial with site specific provisions (M2-46). This application is required in order to facilitate the development of the subject lands through a future Site Plan Control application.

The subject lands were brought into the Settlement Area of Paris as part of the adoption of the County of Brant Official Plan by the Province in October, 2025. The County received a request from the property owner of 169 Pottruff Road to be added to the Settlement Area for employment uses and as part of the Municipal Comprehensive Review (MCR) which was ultimately approved by Council of May 30, 2023.

In order to help facilitate the development of the subject lands, only the northern portion of the land has zoning approval for development. As such, this consent application will allow for the orderly transfer of lands required to implement the development. 214Carson's client is in the process of acquiring the parcel located at 197 Pottruff and the future severed lands which will result in their consolidation on title.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Planning Act

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

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:

- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (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.

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

Provincial Planning Statement (2024)	Planning Analysis
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Section 2.3.1 – Settlement Areas shall be the focus of growth and development.	<i>The subject lands are located within the Settlement Area of Paris.</i>
Section 2.8.1 & 2.8.2 – Planning Authorities shall promote economic development and preserve employment areas for current and future uses.	<i>The subject lands will result in a future site plan application to develop commercial uses on site.</i>
Section 2.3.1.3 – Planning authorities shall support intensification and redevelopment to achieve complete communities.	The proposed lot creation represents a modest form of infill development that contributes to the local employment base.
Section 3.6 – Planning for sewage and water services shall ensure such services are sustainable, and feasible.	The Applicant is working with the County through the Site Plan Control process to ensure servicing is in place to facilitate the development of the lands.
Section 4.1 – Natural heritage systems shall be protected.	The application does not propose impacts to natural heritage features or hazards.

It is my professional opinion that the request 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: Prestige Employment

Settlement Area: Settlement Area of Paris

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

County of Brant Official Plan (2023)	Policy Analysis
Part 3, Section 2.4 outlines the intent of the Prestige Employment designation where they are designed to support major economic activity.	<i>The subject lands are intended to be development as an industrial use through a concurrent site plan application is accordance with the Prestige Employment designation.</i>

Part 5, Section 7.3 speaks to the permitted uses within the Prestige Employment designation including industrial, production, and manufacturing.	<i>The intended development of the subject lands are aligned with the permitted uses in the Prestige Employment designation.</i>
Part 5, Section 3.5 ensures land use compatibility between the subject lands and adjacent properties.	<i>The subject lands are compatible with the surrounding industrial land uses to the north, east and west.</i>

Therefore, it is my professional opinion that Consent Application conforms to the policies of the County of Brant Official Plan (2023).

Zoning By-Law 61-16:

Schedule ‘A’ Zone Classification: Light Industrial (M2-46)

The proposed new lot will be entirely located within the M2-46 zone. This site-specific zoning was recently approved through ZBA19-25-LK in March 2026.

Any future development on the severed and retained lot will be subject to zoning compliance review through the Site Plan Control process or Building permit process.

The proposed lot configuration demonstrates zoning compliance and is summarized below:

M2-46	Required	Proposed Severed Lands (new)	Proposed Retained Lands	Compliance
Lot Area (square meter)	1,100 m ²	16,300 m ²	57,900m ²	Yes
Lot Frontage (meter)	20.0 m	93.51 m	463.63 m	Yes

It is my professional planning opinion that the proposed severed and retained lots comply with the applicable provisions of the County of Brant Zoning By-Law 61-16, including minimum lot area and frontage requirement.

Interdepartmental Considerations

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

1. Completed Application Form
2. Cover Letter
3. Site Plan/Concept Plan
4. Severance Sketch

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	<p>Additional technical input regarding the required storm water management, grading, geotechnical, sanitary & water servicing and traffic will be provided through application for Site Plan Control, which is required for the development of the subject lands.</p> <p>A legal survey is required to outline the new lot boundaries, as well as identify any easements, encroachments, and road allowance width along the Pottruff Road frontage. A draft Survey is to be completed by a certified Ontario Land Surveyor and is to be provided to the County for approval prior to depositing.</p> <p>A road widening of 3.01m is required along the entire frontage of the subject lands (severed and retained) and is consistent with what was required of the development west of the subject lands (2M-1990). Pottruff Road is classified as an Urban Employment Local Road per schedule E-B of the Official Plan (2023). Compensation (if applicable) for road widening / daylighting lands, surveying fees and registration will be determined as per County Policy DVS-2002-05 Land Dedication as a Condition of Planning Applications at the time of submission of a draft reference plan for County review, following the establishment of Conditions of Consent.</p> <p>A 0.3m reserve will need to be established, offset from the widening limits and onto private property along the southern-most 20 meters of Pottruff Road frontage of the severed lands due to insufficient sightlines (communicated through Pre-Consultation Meeting and Re-Zoning Applications), to the satisfaction of the County.</p>
Parks Capital Planning & Forestry	No comments.
Grand River Conservation Authority	No comments.
GrandBridge Energy	No comments or objections.
Canada Post	Please be advised that these 2 new Industrial buildings will require a rural mailbox to be installed at the road for mail delivery. The customers can call our Customer Service line at 1-800-267-1177 to register for mail delivery.

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on April 1, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on March 31, 2026 and the Public Notice sign was posted on the property on March 25, 2026.

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

Conclusions and Recommendations

Consent Application B2-26-LK proposes to sever the subject lands into two (2) parcels with the severed lands resulting in a lot area of 1.63 hectares with approximately 93.51 metres of frontage and the retained lands resulting in a lot area of 5.79 hectares with approximately 463.63 metres of frontage along Pottruff Road.

The proposed lot conforms to the applicable policies of the Planning Act, are consistent with the Provincial Planning Statement (2024), conform to the County of Brant Official Plan (2023), and meet the provisions of Zoning By-law 61-16.

The subject lands to be severed are designated Prestige Employment, and zoned Light Industrial with site specifics (M2-46) the retained lands remain zoned Agricultural (A) with site specific provisions.

Any future development will be subject to zoning compliance, detailed design, and technical review through the Site Plan Control process. Interdepartmental and agency comments have been considered, and conditions of approval have been recommended where appropriate.

Therefore, it is recommended that Consent Application B2-26-LK be approved, subject to the attached conditions.

Prepared by:



Logan Keen, Planner

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Aerial Detail Map
6. Severance Sketch
7. Site Plan
8. 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 # B2-26-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: Brooke Burlock, Zelinka Priamo Ltd

File No: B2-26-LK

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

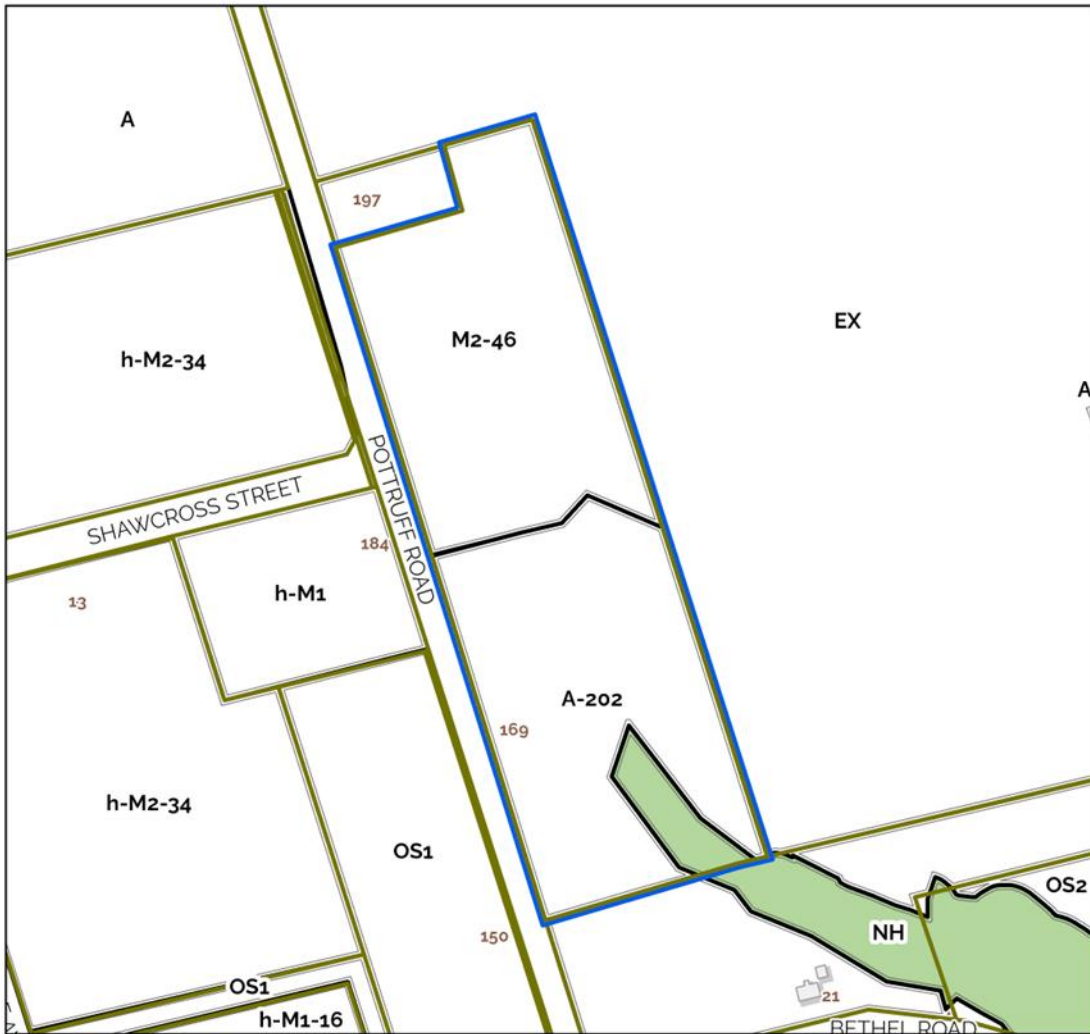
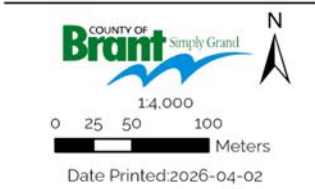
1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy of a Draft Reference Plan for the severed lands completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e., registration of the deeds in the appropriate Registry Office). The draft reference plan shall include the following as outlined further by Development Engineering:
 - a) Road widening of 3.01m is required along the entire frontage of the subject lands (severed and retained)
 - b) 0.3m reserve will need to be established, offset from the widening limits and onto private property along the southern-most 20 meters of Pottruff Road frontage of the severed lands due to insufficient sightlines.
3. That the road widening and reserve noted in Condition #2 be conveyed to the County free and clear of any encumbrances to the satisfaction of Development Engineering Services.
4. 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.
5. That a Cash-in-lieu of parkland payment be provided for each new building lot at a rate of two percent (2%) of the Gross Land Area appraised value for commercial or industrial land uses in accordance with By-Law 31-2022 prior to the release of each executed Certificate of Official.
6. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
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

**MAP 1: ZONING
FILE NUMBER
B2-26-LK**

169 Pottruff Road
County of Brant



Attachment 3 - Official Plan Map

**MAP 2: Official Plan
FILE NUMBER
B2-26-LK**

169 Pottruff Road
County of Brant
Ontario

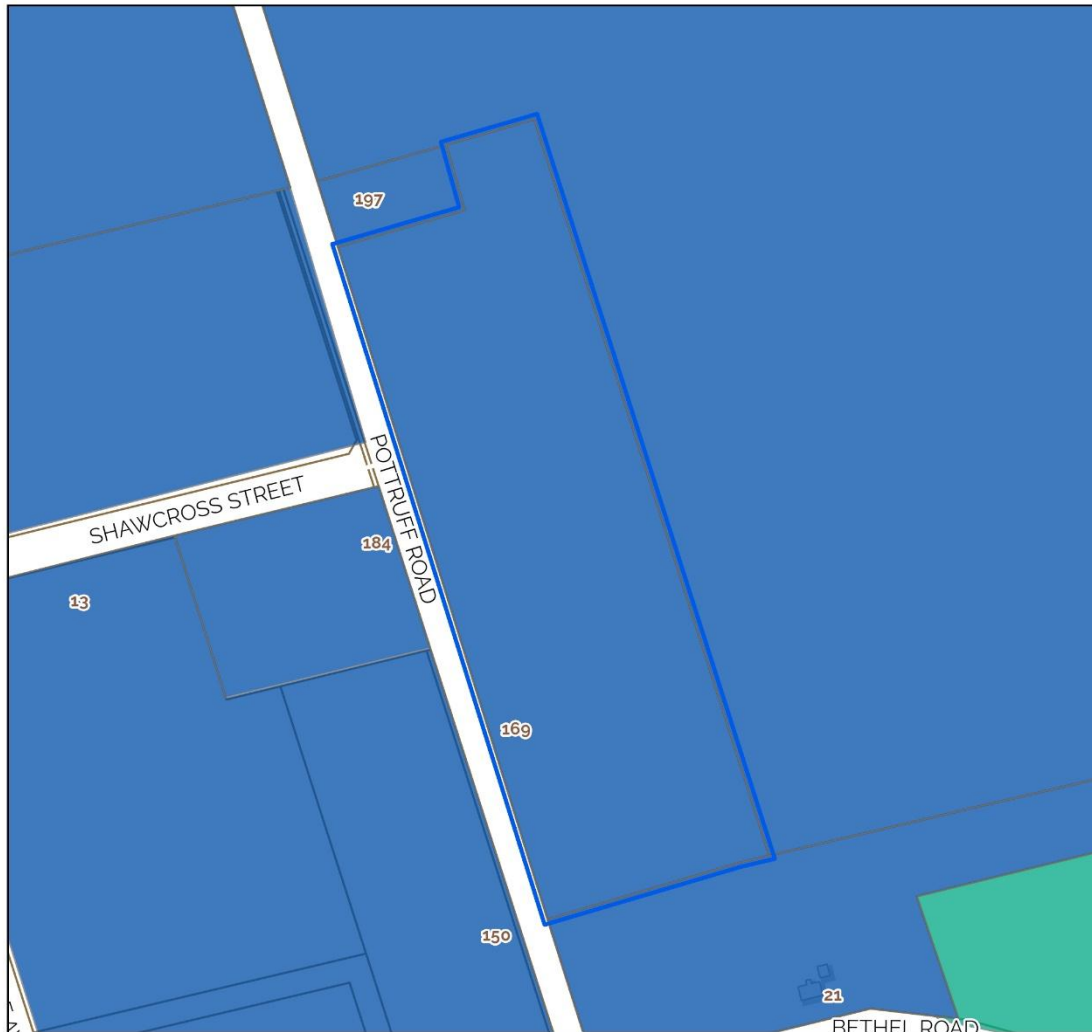


14,000
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Meters

Date Printed: 2026-04-02



Key Map

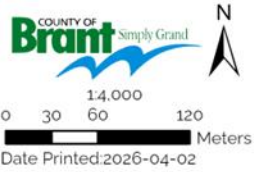


 Prestige Employment  Natural Heritage System

Attachment 4 – Aerial Map

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B2-26-LK

169 Pottruff Road
County of Brant
Ontario



Attachment 5 – Aerial Detail Map

MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B2-26-LK

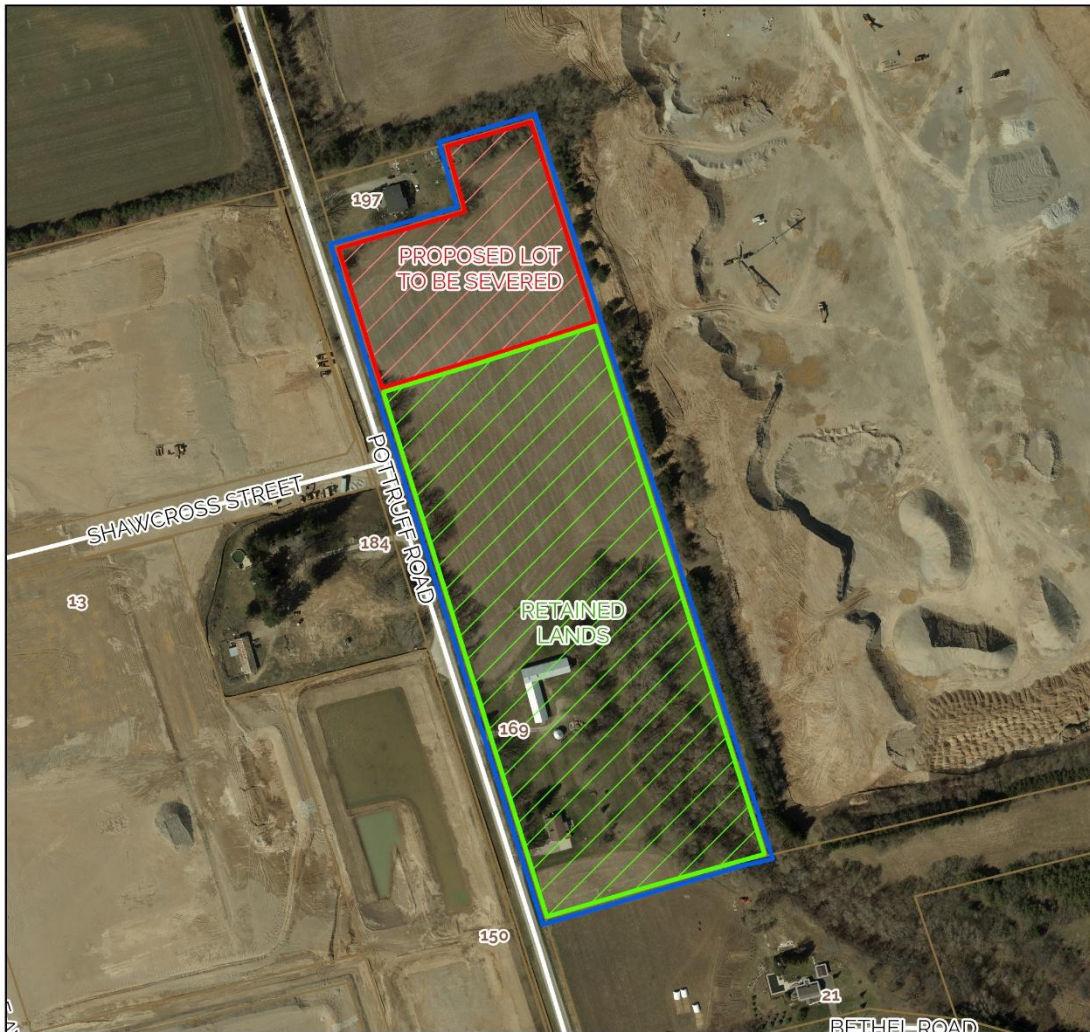
169 Pottruff Road
County of Brant
Ontario



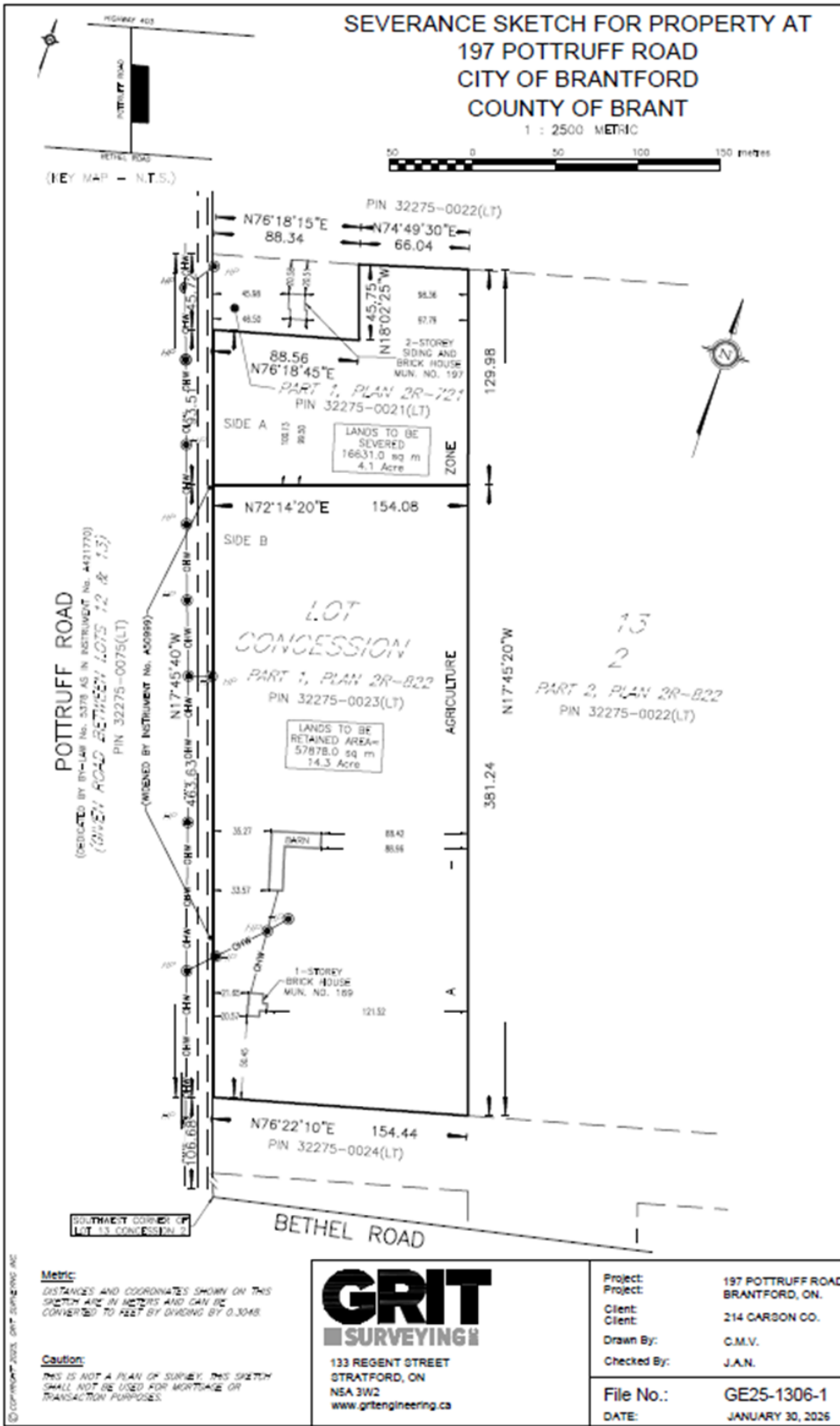
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Meters
Date Printed: 2026-04-02



Key Map



Attachment 6 – Severance Sketch



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Metric:
DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Caution:
THIS IS NOT A PLAN OF SURVEY. THIS SKETCH SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GRIT SURVEYING

133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritengineering.ca

Project:	197 POTTRUFF ROAD, BRANTFORD, ON.
Client:	214 CARSON CO.
Drawn By:	C.M.V.
Checked By:	J.A.N.
File No.:	GE25-1306-1
DATE:	JANUARY 30, 2025

Attachment 8 - Site Photos







Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
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:	B2-26-LK
Location:	169 POTTRUFF ROAD
Agent / Applicant:	Brooke Burlock, Zelinka Priamo Ltd/214Carson Co c/o Steve Little
Owner:	214Carson Co c/o Steve Little

This application proposes: to sever the subject lands into two (2) parcels. The severed lands will have an approximate area of 1.63 hectares with a lot frontage of approximately 93.5 metres along Pottruff Road while the retained lands will have an approximate area of 5.79 hectares with a lot frontage of 463 metres along Pottruff Road.

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.

- 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
B2-26-LK

169 Pottruff Road
County of Brant
Ontario



1:4,000

0 30 60 120

Meters

Date Printed: 2026-02-27



Key Map

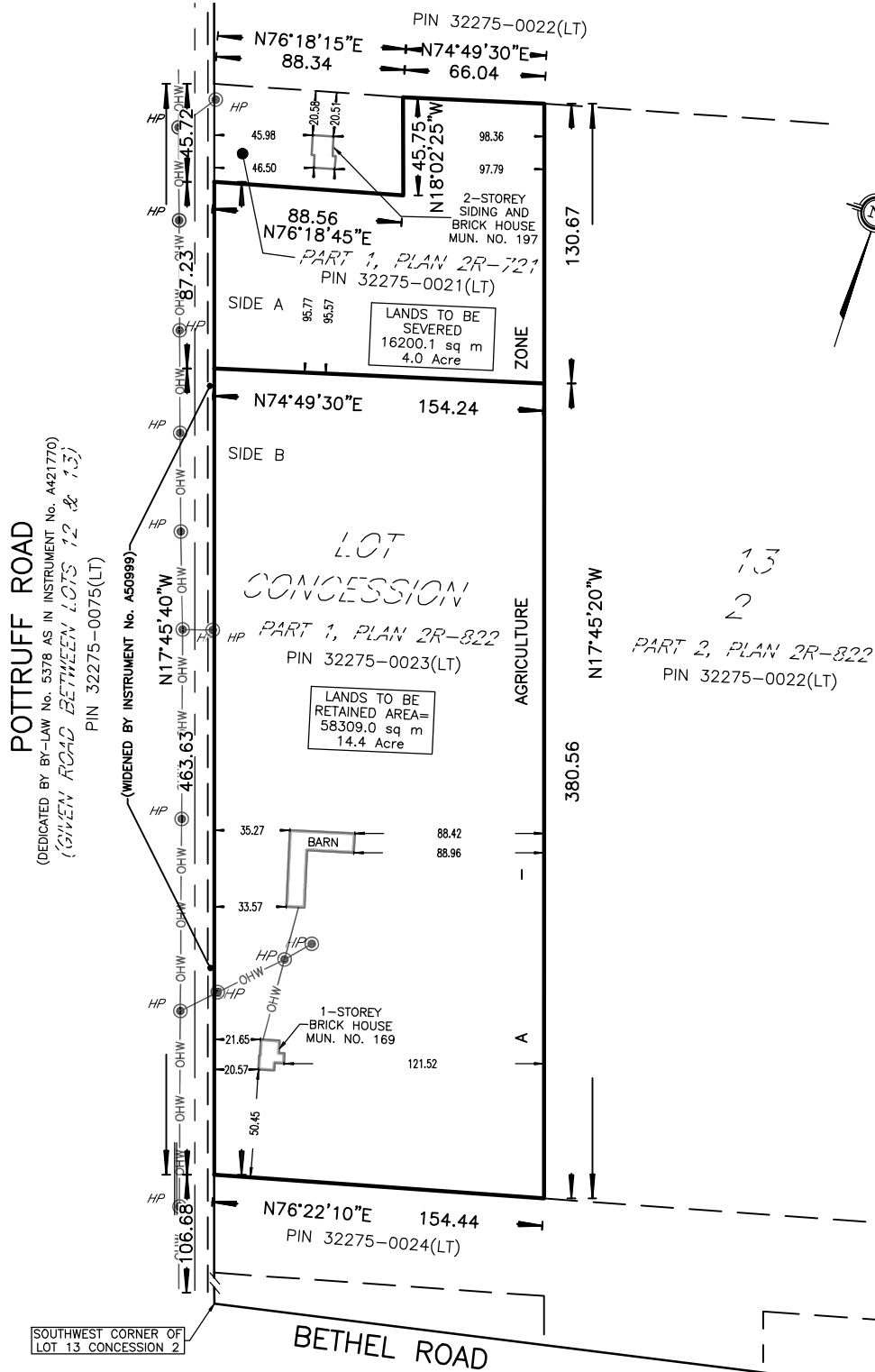


SEVERANCE SKETCH FOR PROPERTY AT
197 POTTRUFF ROAD
CITY OF BRANTFORD
COUNTY OF BRANT

1 : 2500 METRIC



(KEY MAP - N.T.S.)



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Metric:
DISTANCES AND COORDINATES SHOWN ON THIS SKETCH ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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133 REGENT STREET
STRATFORD, ON
N5A 3W2
www.gritysurveying.ca

Project: 197 POTTRUFF ROAD
BRANTFORD, ON.
Client: 214 CARSON CO.
Client:
Drawn By: C.M.V.
Checked By: J.A.N.

File No.: GE25-1306-1

DATE: NOVEMBER 21, 2025



Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT - 0070 - 26

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Consent Application
Application No: B32-25-RF
Location: 14 Queen Street, Paris
Agent / Applicant: G. Douglas Valle Limited c/o Scott Puillandre
Owner: Derek Fowler
Subject: Request for a decision on a Consent Application to create one (1) new residential lot within the settlement area of Paris.

Recommendation

THAT Consent Application **B32-25-RF** from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to sever for the creation of one (1) new residential lot having a minimum frontage of 8.0 metres along Queen Street and a minimum lot area of 345.0 square metres, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B32-25-RF are as follows:

- The lot creation is compatible with the surrounding lot fabric and consistent with the existing pattern of development;
- The minimum lot area and frontage for the proposed severed lands is to be established through Zoning By-law Amendment Application ZB24-25-RF;
- Municipal water and wastewater services are available on the property, supporting lot creation and future 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.

Executive Summary

Consent Application B32-25-RF proposes the creation of one (1) residential lot as infill development within the Primary Settlement Area of Paris, municipally known as 14 Queen Street. The severed parcel is proposed to have a frontage of approximately 8.6 metres along Queen Street and an area of 345.0 square metres (3,713.55 square feet). The retained

parcel will maintain frontage of approximately 16.5 metres along Queen Street and an area of 648 square metres (6,975 square feet).

	Required (R2)	Required (R2-45)*	Proposed Severed Lot (R2-45)	Retained Lot (R2)
Lot Frontage	15.0 m	8.0 m (26.24 ft)	8.0 m (26.24 ft)	16.5 m (37.4 ft)
Total Lot Area	450.0 sq. m.	345.0 sq. m. (3,713.55 sq. ft)	345.0 sq. m. (3,713.55 sq. ft)	648 sq. m. (6,975 sq. ft)

**A related Zoning By-Law Amendment (ZBA24-25-RF) has been submitted concurrent with this application to establish a site-specific provision with the Residential Singles and Semis zone (R2-45) to permit a reduced minimum lot size and frontage in order to facilitate this consent application. At the time of writing this report, the amendment has been recommended for approval by staff and is expected to be considered by Council for decision on April 14, 2026, ahead of the Committee of Adjustment meeting on April 16, 2026.*

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 and have been incorporated as conditions of approval where appropriate.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B32-25-RF BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are legally described as PLAN 492 BLOCK 45 LOT M, in the former Geographic Township of Paris, County of Brant, are located north of Queen Street and situated within the Primary Settlement Area boundaries of Paris.

The Subject lands currently have one (1) single detached dwelling and a detached accessory structure with a frontage of approximately 25.15 metres (82.51 feet), and an area of 1,000 square metres (11,764 square feet). The subject lands have frontage along Queen Street and used for residential purposes.

Surrounding land uses consists of low density residential.

The Urban Settlement Area of Paris is currently serviced by municipal water, sanitary and storm infrastructure.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Planning Act

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

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:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that, (i) is well-designed,

Provincial Planning Statement (PPS) – 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:

- The subject lands are located within the Primary Urban Settlement area of Paris. The proposed creation of a residential lot will facilitate infill development for a single detached dwelling and contribute to attainable housing. (Policy 2.1 & 2.2)
- The proposal is located within a Settlement Area where growth and development are directed and intensification is supported. Future development will make efficient use of land and optimize existing infrastructure, as shown on the concept plan. (Policy 2.3)
- The Primary Settlement Area of Paris contains full municipal services (water, sanitary, storm), which can accommodate intensification through infill development. A site plan, Grading plan and storm water management measures will be added as condition of approval. (Policy 3.6)

County of Brant Official Plan (2023)

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

Schedule 'A' Land Use Designation: **Neighbourhoods**

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:

- For the purpose of demonstrating conformity to the County of Brant Official Plan, Planning Staff are satisfied and agree with the analysis provided in the Planning Justification Report (G. Douglas Valle Limited, dated December 8, 2025) prepared by Scott Puillandre, Registered Professional Planner (RPP).
- The subject lands are located within the Primary Urban Settlement Area of Paris which is intended to accommodate the majority of residential growth. (Part 3, Section 1.1 & Part 4 Section 4.2)
- The proposal conforms to the Neighbourhoods land designation by supporting intensification and enabling future development of a single detached dwelling. (Part 5, Section 1.3).
- Located within Paris' Built-Up Area, the proposal would create a new residential lot as compatible infill, respecting neighbourhood character, contributing to housing variety, utilizing municipal services, and supporting complete communities. (Part 4, Section 6.0).
- The proposed severed lot is expected to be fully serviced municipally. (Part 5, Section 5.2)
- Future development on the lot will be reviewed through the building permit process to ensure compliance with design and built form policies, maintaining compatibility with adjacent development and conforming to the County's Urban Design Guidelines. (Part 5, Section 1.8 & 1.15)

Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that the proposed creation of one (1) new residential lot as infill conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16

Schedule 'A' Zone Classification: Residential Singles and Semis with site-specific (R2-45)

The following table outlines how the proposed severance conforms to the applicable provisions of Section 8, Table 8.2.1 of County of Brant Zoning By-law 61-16 as they relate to Residential Singles and Semis (R2) zoning.

<i>Development Standards – Residential Singles & Semis (R2)</i>	Required (R2)	Required (R2-45)*	Proposed Severed Lot	Proposed Retained Lands
<i>Lot Area, Minimum</i>	450 m ²	345.0 m ²	345 m ²	648 m ²
<i>Lot Frontage, Minimum</i>	15.0 m	8.0 m	8.65 m	16.5 m
<i>Street Setback, to the attached garage, Minimum</i>	6.0 m	-	6.0 m	-

<i>Street Setback, to habitable portion of the dwelling, Minimum</i>	4.5 m**	-	+ 6.0 m	2.1 m (Legal non-conforming)
<i>Interior Side Yard Setback, Minimum</i>	1.2 m	-	1.2 m	1.2 m
<i>Rear Yard Setback, Minimum</i>	1.2 m	-	1.2 m	1.3 m
<i>Lot Coverage, Maximum</i>	40%	-	36%	35 %
<i>Landscaped Open Space, Minimum</i>	30%	-	52%	32 %
<i>Building Height, Maximum</i>	10.5 m	-	10.5 m	10.5 m

**A related Zoning By-Law Amendment (ZBA24-25-RF) has been submitted concurrent with this application to establish a site-specific provision with the Residential Singles and Semis zone (R2-45) to permit a reduced minimum lot size and frontage in order to facilitate this consent application. At the time of writing this report, the amendment has been recommended for approval by staff and is expected to be considered by Council for decision on April 14, 2026, ahead of the Committee of Adjustment meeting on April 16, 2026.*

*** Provided the minimum width of the driveway shall be 5.6m*

Both the proposed severed and retained lots are located entirely within the R2 zone. The retained lot will contain the existing single detached dwelling and detached accessory structure. The severed lot will be developed with a future single detached dwelling. Although the proposed severed lot is smaller in size, the concept plan demonstrates that a single detached dwelling can be accommodated without overdevelopment, reduced setbacks, or increased height. All other zoning requirements are met.

- *Any future development, including the construction of a single detached dwelling on the severed lot, will be subject to zoning compliance review through the building permit process.*

Based analysis of the criteria outlined in Section 51(24) 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.

Interdepartmental Considerations

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

1. One (1) Zoning By-Law Amendment Application Completed and signed
2. One (1) Consent Application Completed and signed

3. **Planning Justification Report (PJR)** by G. Douglas Vallee Limited c/o Scott Puillandre dated December 8, 2025
4. **Storm Water Management Brief (SWM)** by G. Douglas Vallee Limited c/o Sarah Freeman and John Iezzi dated November 24, 2025
5. Revised **Conceptual Site Plan** prepared by DJ Design dated January 28, 2026
6. **Conceptual Architectural Drawings** prepared by DJ Design dated January 23, 2026
7. **Stage 1 & 2 Archaeological Assessment** prepared by ACC Archaeological Consultants Canada c/o Kristy O’Neal, dated October 22, 2025
8. Pre-consultation Meeting Minutes dated July 11, 2025

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	<ul style="list-style-type: none"> • A legal Survey is required to demonstrate the new property boundaries. Survey to be completed by a certified Ontario Land Surveyor, and is to be provided to the County for approval prior to depositing. • Supporting Stormwater Management and Lot Grading Design provided to date were found to be generally acceptable; revisions to both items will be required prior to being incorporated into the Development Agreement noted below. • A Site Development Plan and Agreement will be required (including a Mutual Drainage Agreement and site servicing). The Site Development Plan including Stormwater Management Report, servicing and grading design (including any retaining walls) will be required to be submitted as to confirm that the development will not have a negative impact on the subject lot or the abutting properties. The plan will require conformance with the County of Brant Development and Engineering Standards Section 10 “Lot Grading --Severances, Individual Site Plans, Miscellaneous • An Approved Public Works Permit is required prior to any construction within the Municipal Road Allowance • A full road restoration of Queen Street will be required to the satisfaction of the County from curb to curb the extent of the service laterals (water & sanitary) of the Subject Lands for any additional servicing required for the proposed single detached dwelling. • Any damage done to the County right of way during construction will be required to be restored to the satisfaction of the County.
Policy Planning	<ul style="list-style-type: none"> • No comments.
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.

	<ul style="list-style-type: none"> • 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. • For additional information about the Building Permits and/or Development Charges & Fees please contact richard.weidhaas@brant.ca
Parks	<p><u>Cash-in-lieu of Parkland Dedication:</u></p> <p>Cash-in-lieu of parkland for the amount of \$6016 (2025 value, 2026 value forthcoming) is required for the creation of one new residential lot.</p> <p>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:</p> <p>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.</p> <p>The payment required shall be paid to the County:</p> <p>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.</p>
Forestry	<p>A tree protection zone shall be installed around the municipally owned tree at the front of the lot as outlined in the County's Technical Tree Guidelines. Once installed, the County shall be notified for inspection.</p> <p>The applicant acknowledges and agrees that:</p> <ul style="list-style-type: none"> • They have been provided with a copy of the County of Brant Technical Tree Guidelines 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.
Fire Department	<ul style="list-style-type: none"> The fire department has no concerns at this time.
Six Nations	<p>Haldimand Tract and 1701 Nanfan Treaty Preamble</p> <p>Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR.</p> <p>The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982.</p> <p>These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent</p> <p>Bird and Light Friendly Design</p> <ul style="list-style-type: none"> SNGREC requests that the building is designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas. Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design: https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf SNGREC requests commitment to explore and implement thorough bird and light friendly practices at this phase of the application. <p>Landscaping</p> <ul style="list-style-type: none"> SNGREC requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided. Non-native species are less ecologically beneficial, and some non-native species can become invasive even after decades of seeming fine.

	<ul style="list-style-type: none"> • SNGREC requires an opportunity to review any landscape plant lists before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase’s capacity allows. • SNGREC requires that the proponent commits to these actions during this phase of the application.
GrandBridge Energy Inc	<p>GrandBridge Energy Inc. has no objection.</p> <p>Minimum ESA clearance requirements must be maintained between any proposed structures (including buildings, lighting, signage, etc.) and existing electrical infrastructure during construction/demolition.</p> <p>A service layout submission will be required for both properties separately for the metering changes and connections. The submission form is available on our website in the Contractors and Developers hub. The owner will need to contact Customer Care to set up an account for the new property prior to metering. The last page of this document has more information on the metering specifications.</p> <p>The Owner shall be fully responsible for all costs incurred in the removal, upgrade, or relocation of any existing electrical infrastructure if required.</p> <p>Existing hydro poles may not be suitable to accommodate the proposed service. The Owner/Applicant shall be fully responsible for all costs associated with the installation of a new service point, if required.</p>
Canada Post	<p>Please be advised that Canada Post does not have any comments on this application for a single dwelling. This dwelling will have door to door service for mail delivery. Customer should contact our Customer Service line at 1-800-267-1177 to register for mail delivery.</p>

As part of the circulation, we have not yet received any comments from the following departments:

- Mississaugas 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 April 1, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on February 3, 2026, and the Public Notice sign was posted on the property on March 22, 2025.

Public comments received as part of the previous Council Statutory Public Information Meeting (February 10, 2026), have been summarized below:

- 24 Ball Street – S. Darling
- 15 Queen St – K. Roughley

Comment Summary:

Public comments raised concerns regarding the scale and placement of the future residential development, and its potential impacts on neighbouring yards, including reduced sunlight, privacy, and outdoor enjoyment. Comments also noted possible effects on parking, the intended use of the accessory structures, and overall neighbourhood character.

These concerns have been addressed through the relevant sections of this report, including the proposed lot size and scale of development, setbacks, parking, conceptual plan, and compliance with zoning and Official Plan policies. The accessory structure on the retained parcel will be reviewed through the building permit process. Overall, the proposal demonstrates compatibility with the surrounding area and alignment with the objectives for infill development.

Public comments received as part of the Council Recommendation Meeting on April 14, 2026, are summarized below:

- 17 Queen Street – W & P Jay

Public concerns regarding lot size, parking, and trees were raised. These matters have been addressed in the relevant sections of this report, including considerations of lot size, the conceptual plan, and tree preservation, which will be appropriately managed through consent conditions.

Conclusions and Recommendations

The purpose of Consent Application B32-25-RF is to create one (1) new residential lot within the Paris Primary Settlement Area. The proposed severed and retained lots conform to the applicable policies of the Planning Act, are consistent with the Provincial Planning Statement (2024), conform to the County of Brant Official Plan (2023), and meet the provisions of Zoning By-law 61-16.

The subject lands are designated Neighbourhood, supporting intensification through infill. Through the concurrent Zoning By-Law Amendment (ZBA24-25-RF), the proposed residential lot would meet the minimum requirements for lot creation within the Residential Singles and Semis (R2) zone. The amendment provides a special exception ‘- 45’ establishing a minimum lot area of 345 m² and minimum lot frontage of 8 m. At the time of writing this report, the Zoning By-Law Amendment has been recommended for approval by staff and is expected to be considered by Council prior to the committee meeting.

The proposed minimum lot area and frontage are compatible with the surrounding lot pattern and support the visual character of the street. While the lot is small, the concept plan demonstrates that a two-storey single detached dwelling can be accommodated within the building area, with adequate spacing between buildings, appropriate coverage, sufficient landscaped open space, proper access, and two parking spaces, thereby representing suitable infill development.

The proposed severed lot will be connected to municipal water and sewer services, with stormwater management measures implemented.

A Stage 1 and 2 Archaeological Assessment was completed by ACC Archeological Consultants Canada in support of this application. The study concluded that no further archaeological assessment or mitigation is required.

It is recommended that the applicant incorporate Six Nations' recommendations for bird- and light-friendly design and landscaping, and address Grandbridge Energy conditions regarding ESA clearance and service layout.

Any future development will be subject to zoning compliance, detailed design, and technical review through the building permit process. Interdepartmental and agency comments have been considered, and conditions of approval have been included but not limited to:

- Submission of a Site Development Plan, Grading Plan and overall Lot Drainage Plan, and any supporting materials to demonstrate compliance.
- A tree protection zone to be installed around the municipally owned tree at the front of the lot.

It is my professional opinion that the request is appropriate and represents good planning and therefore it is recommended that Consent Application **B32-25-RF** be approved, subject to the attached conditions.

Prepared by: Roxana Flores, Junior Planner



Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Aerial Detail Map
6. Draft Survey
7. Preliminary Grading Plan
8. 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 # **B32-25-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)

Attachment 1

Applicant: Derek Fowler

File No: B32-25-RF

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

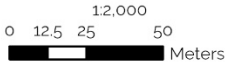
1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant/Owner provide an updated legal survey prepared by a licensed surveyor, to be reviewed by the County of Brant which includes the following:
 - a) That the survey be required to identify property boundaries of the proposed severed and retained parcels.
3. That the Applicant/Owner enter into a Development Agreement and associated Mutual Drainage/ Service Agreement with the County of Brant, to be registered on title of the severed and retained lands, as required to address comments received as part of the technical review of this development proposal:
 - a) That the Development Agreement shall be for the purposes of referencing and implementing Engineering Standards related to access, servicing, drainage and grading, specifically the acceptance of a final Site Development Plan including Storm Water Management Report, Overall Lot Drainage Plan (including any retaining walls), and supporting materials as required, prepared by a Professional Engineer, to the County of Brant to the satisfaction of Development Planning and Development Engineering.
 - b) That the final accepted documents incorporate a holistic engineering design as per County of Brant Development and Engineering Standards, established easements and demonstrate that the development will not have a negative impact on the subject lot or the abutting properties.
 - c) That the accepted drawings demonstrate that overall development remains compatible with the surrounding area.
 - d) That securities in the amount of \$5,000, plus applicable registration fees be provided by the Applicant/Owner prior to registration of the agreement to be held by the County of Brant until such time that the terms of the agreement have been satisfied.
 - e) The Applicant is responsible for all related legal and registration fees including the County's Special Agreement fee that will be based on the County's fee By-Law as required.
4. That the Applicant/Owner provide proof/copy of draft proposed civic addressing for the Severed lands issued by the Development Planning Division to the satisfaction of the County of Brant.
5. That the Applicant/Owner provide proof of draft-approved entrance location for the severed lot, in accordance with the County of Brant Entrance By-law, as confirmed by the Operations Division and to the satisfaction of the County of Brant.

6. That the Owner/ Applicant(s) install a tree protection zone around the municipally owned tree at the front of the property in accordance with the County of Brant Technical Tree Guidelines. The County shall be notified for inspection once the tree protection zone is installed.
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 current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
9. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Certified Legal Survey prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
10. 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.
11. 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.

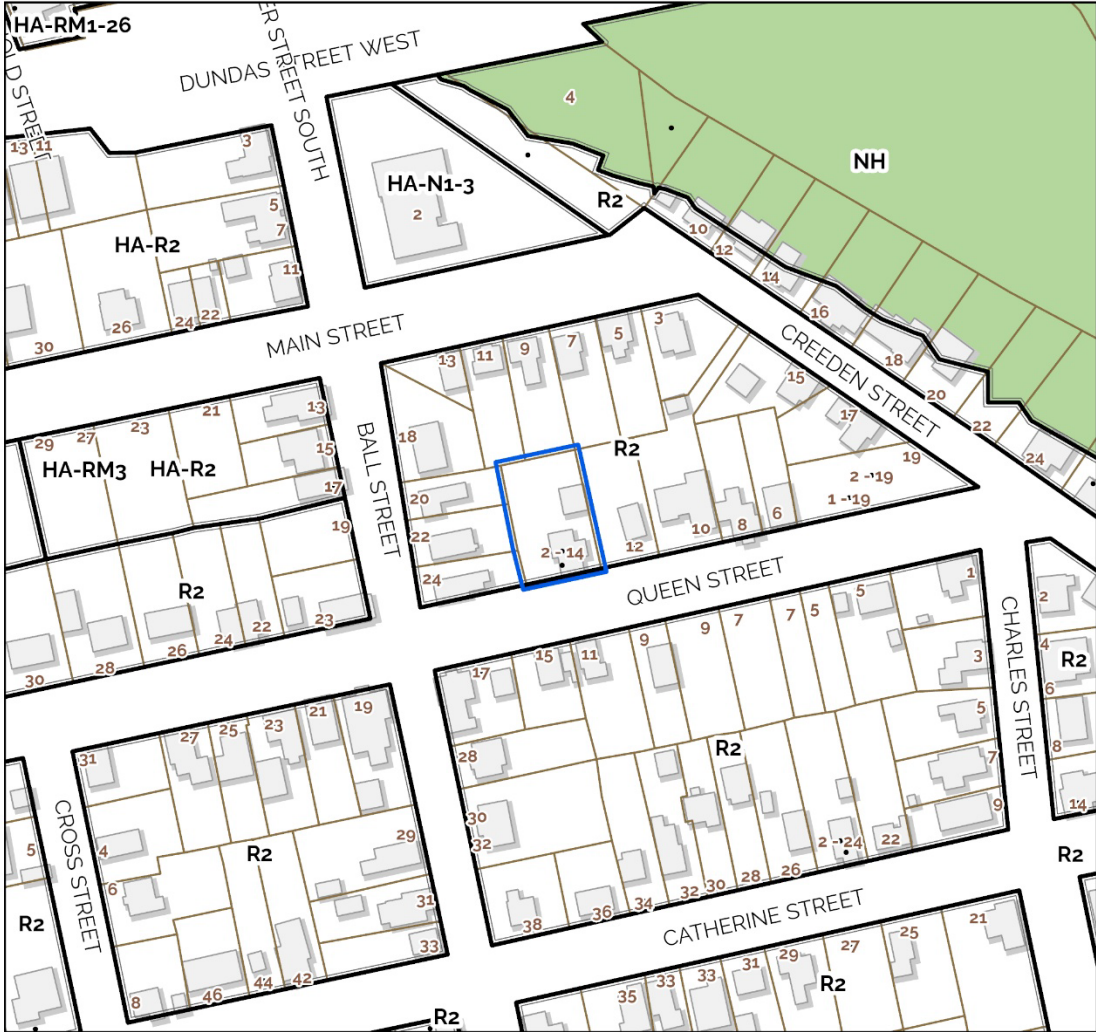
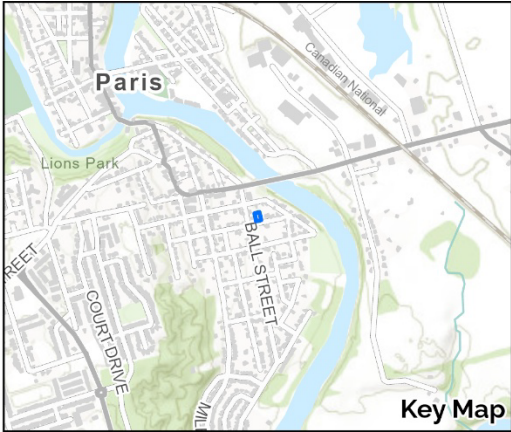
Attachment 2 – Zoning Map

**MAP 1: ZONING
FILE NUMBER
ZBA24-25-RF**

14 Queen Stret
County of Brant
Ontario



Date Printed: 2026-01-13



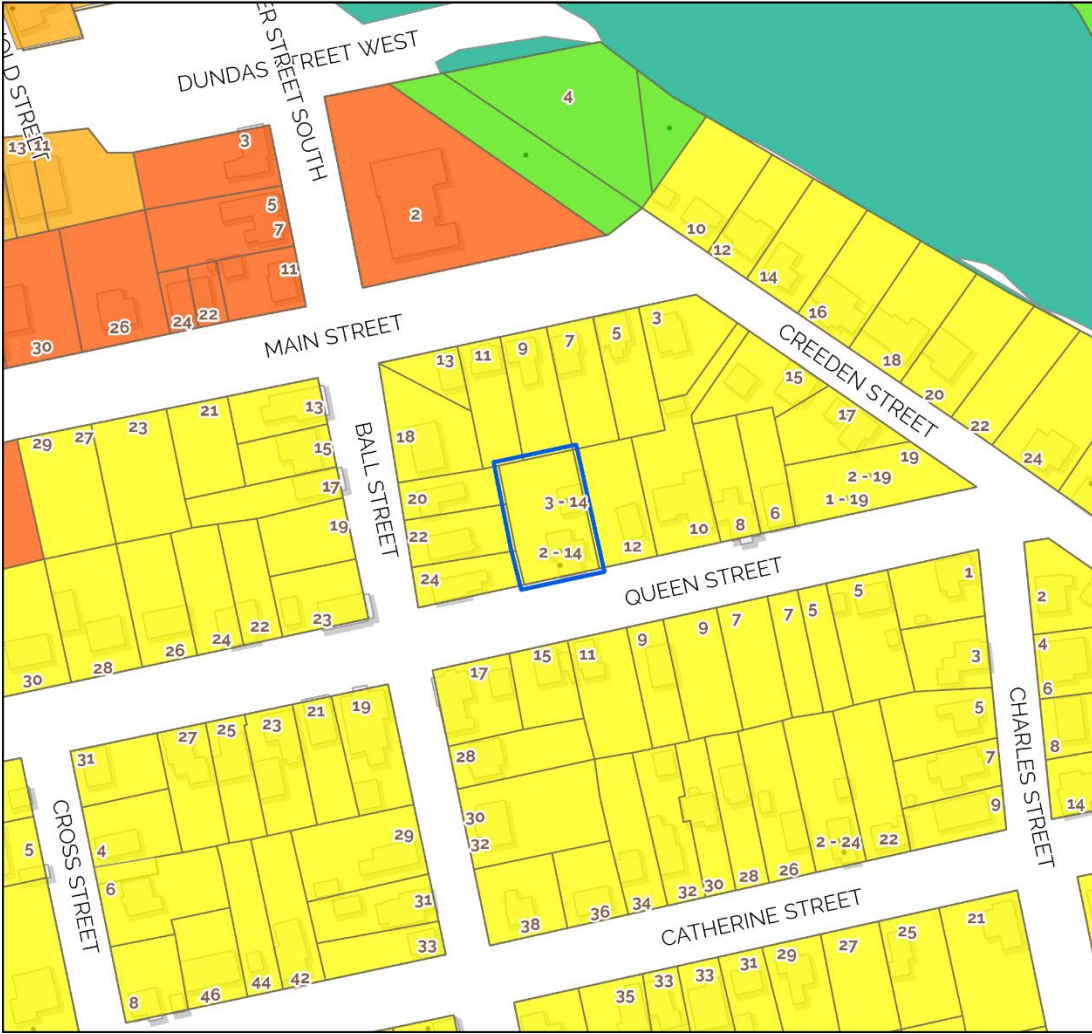
Attachment 3 – Official Plan Map

**MAP 2: Official Plan
FILE NUMBER
B32-25-RF**

14 Queen Street
County of Brant
Ontario



Date Printed: 2026-04-02

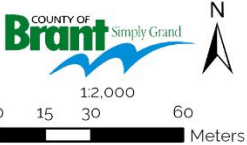


Neighbourhoods

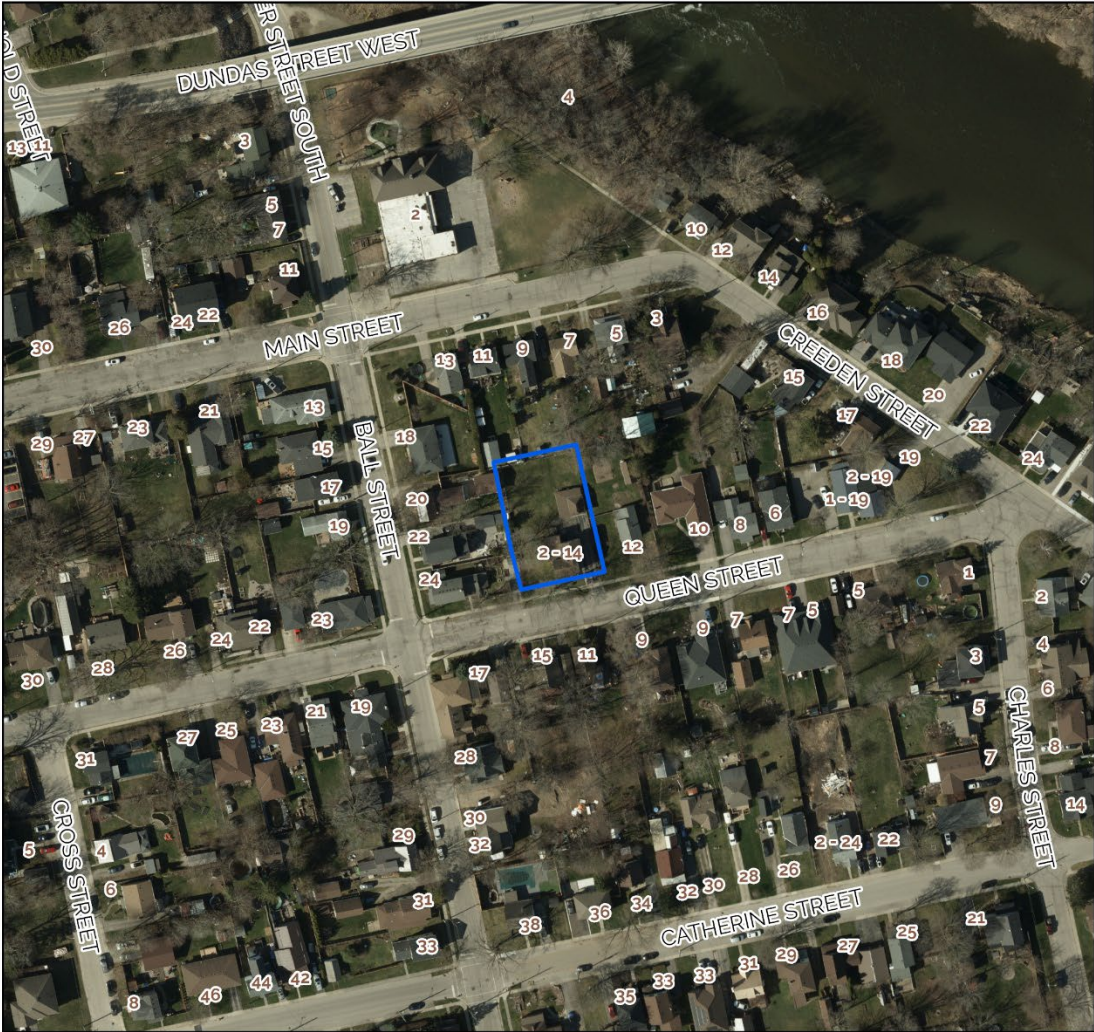
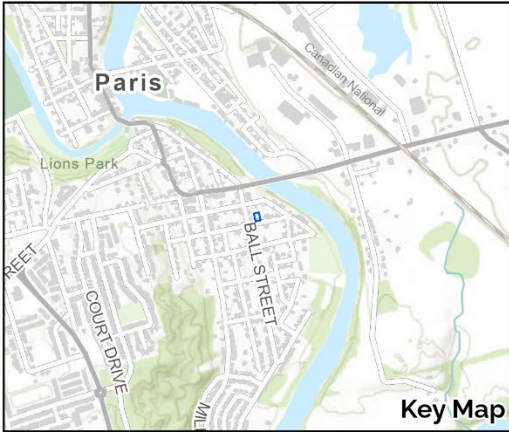
Attachment 4 -Aerial Map

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA24-25-RF

14 Queen Stret
 County of Brant
 Ontario



Date Printed:2026-01-13



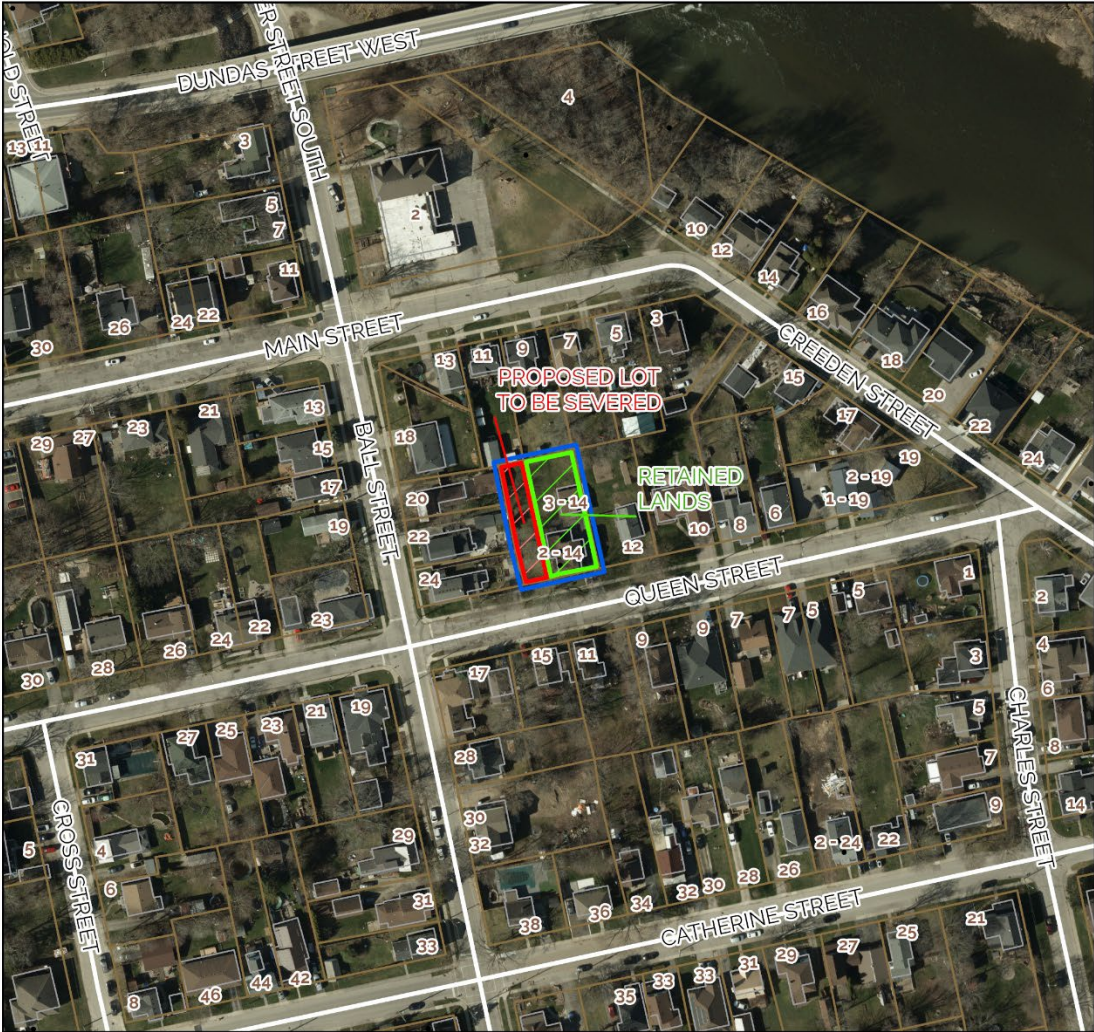
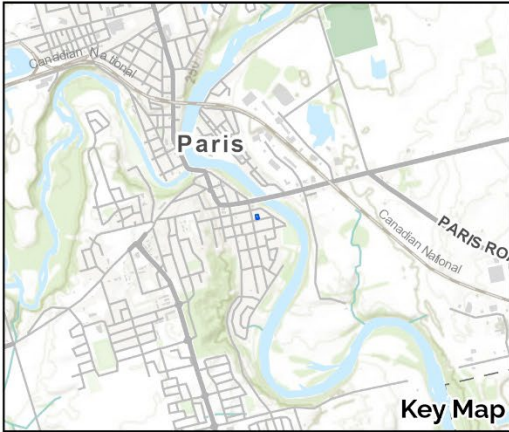
Attachment 5 – Aerial Detail Map

**MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B32-25-RF**

14 Queen Street
County of Brant
Ontario



0 15 30 60
Meters
Date Printed: 2026-04-02



Attachment 7 - Site Photos



Front-facing (north) view on Queen Street.



Front-facing (east) view on Queen Street.



Front-facing (west) view on Queen Street.



Front-facing (north) view of proposed severed lot on Queen Street.

Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
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
Application No:	B32-25-RF
Location:	14 QUEEN STREET
Agent / Applicant:	G. Douglas Vallee Limited c/o Scott Puillandre
Owner:	Derek Fowler

This application proposes: to sever for the creation of one (1) new residential lot having a frontage of approximately 8.0metres along King St with an area of 345 square metres (3,714 square feet). The retained parcel, which contains an existing dwelling that will remain, will have a frontage of approximately 16.5 metres along King St. and a lot area of approximately 648.0 square metres (6,975 square feet).

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

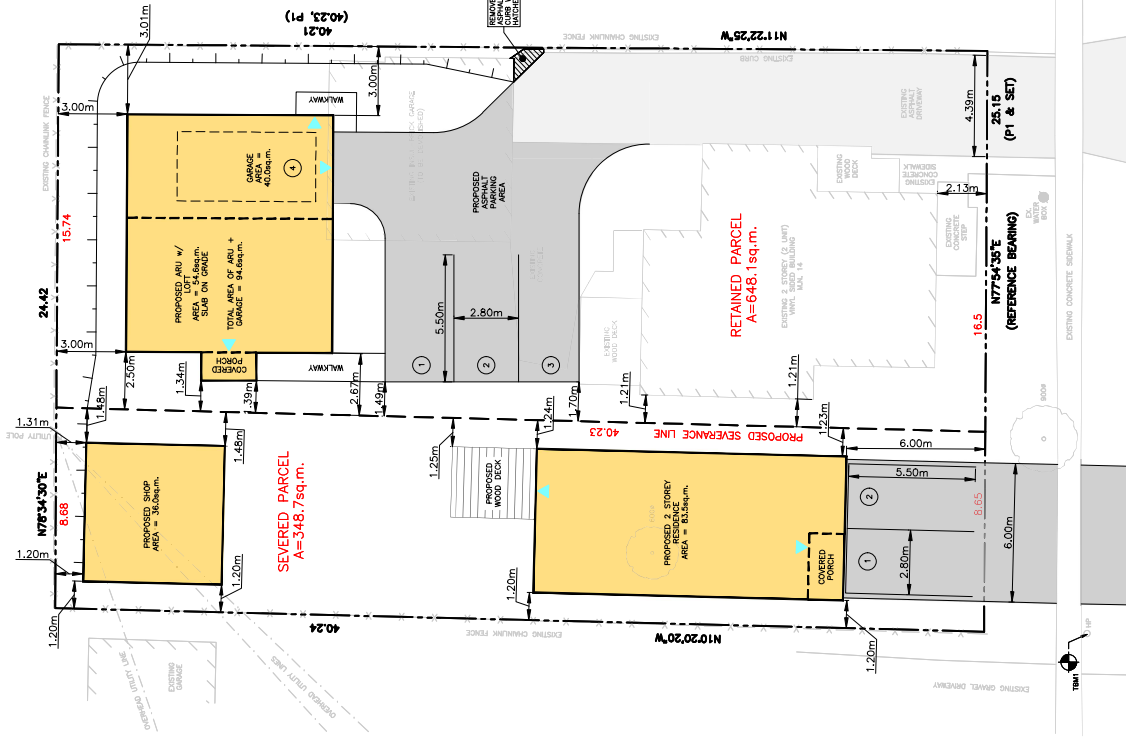
How can we find out the Decision?

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.*



PROVISION	RELATION	REQUIRED	PROVIDED
4.4.1	MAX LOT COVERAGE	14.6%	14.6%
	MAX SETBACK	1.5m	1.5m
	MAX SIDE SETBACK	1.5m	1.5m
	MAX REAR SETBACK	1.5m	1.5m
	MAX STRUCTURE HEIGHT	8.5m	8.5m

PROVISION	DESCRIPTION	REQUIRED	PROVIDED
6.2.1	MIN LOT AREA	400m ²	648.1m ²
	MIN SETBACK	1.5m	1.5m
	MIN SIDE SETBACK	1.5m	1.5m
	MIN REAR SETBACK	1.5m	1.5m
	MIN LOT COVERAGE	14.6%	14.6%
6.7.1	MAX BUILDING HEIGHT	8.5m	8.5m
	MAX STORY HEIGHT	2.8m	2.8m
	MAX STORY AREA	73m ²	81.5m ²
	MAX STORY AREA PER LOT	100%	100%
	MAX STORY AREA PER LOT PER SUBDIVISION	4.4m	4.4m

PROVISION	DESCRIPTION	REQUIRED	PROVIDED
6.2.1	MIN LOT AREA	400m ²	648.1m ²
	MIN SETBACK	1.5m	1.5m
	MIN SIDE SETBACK	1.5m	1.5m
	MIN REAR SETBACK	1.5m	1.5m
	MIN LOT COVERAGE	14.6%	14.6%
6.7.1	MAX BUILDING HEIGHT	8.5m	8.5m
	MAX STORY HEIGHT	2.8m	2.8m
	MAX STORY AREA	73m ²	81.5m ²
	MAX STORY AREA PER LOT	100%	100%
	MAX STORY AREA PER LOT PER SUBDIVISION	4.4m	4.4m

NOT TO BE USED FOR CONSTRUCTION

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

SCALE: 1:100

DATE: 09/05/2025

vallee
Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N5T 3M4
905-456-4679

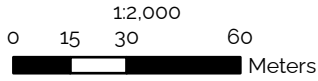
14 QUEEN STREET SEVERANCE
QUEEN STREET
PARIS - BRANT COUNTY

SEVERANCE PLAN

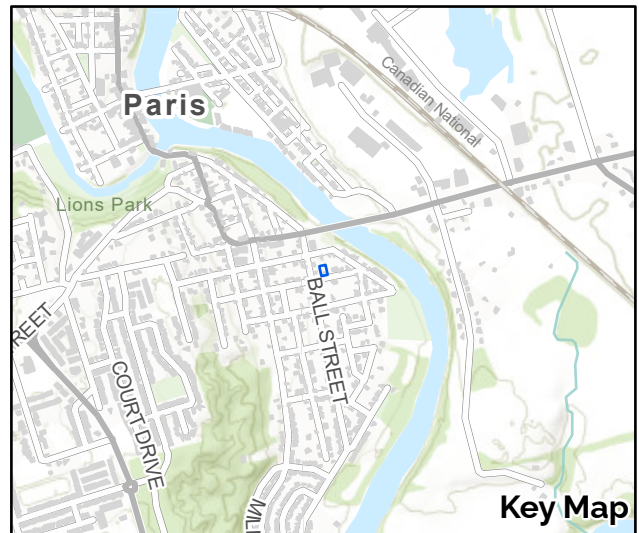
Project No. 25-145
C100

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA24-25-RF

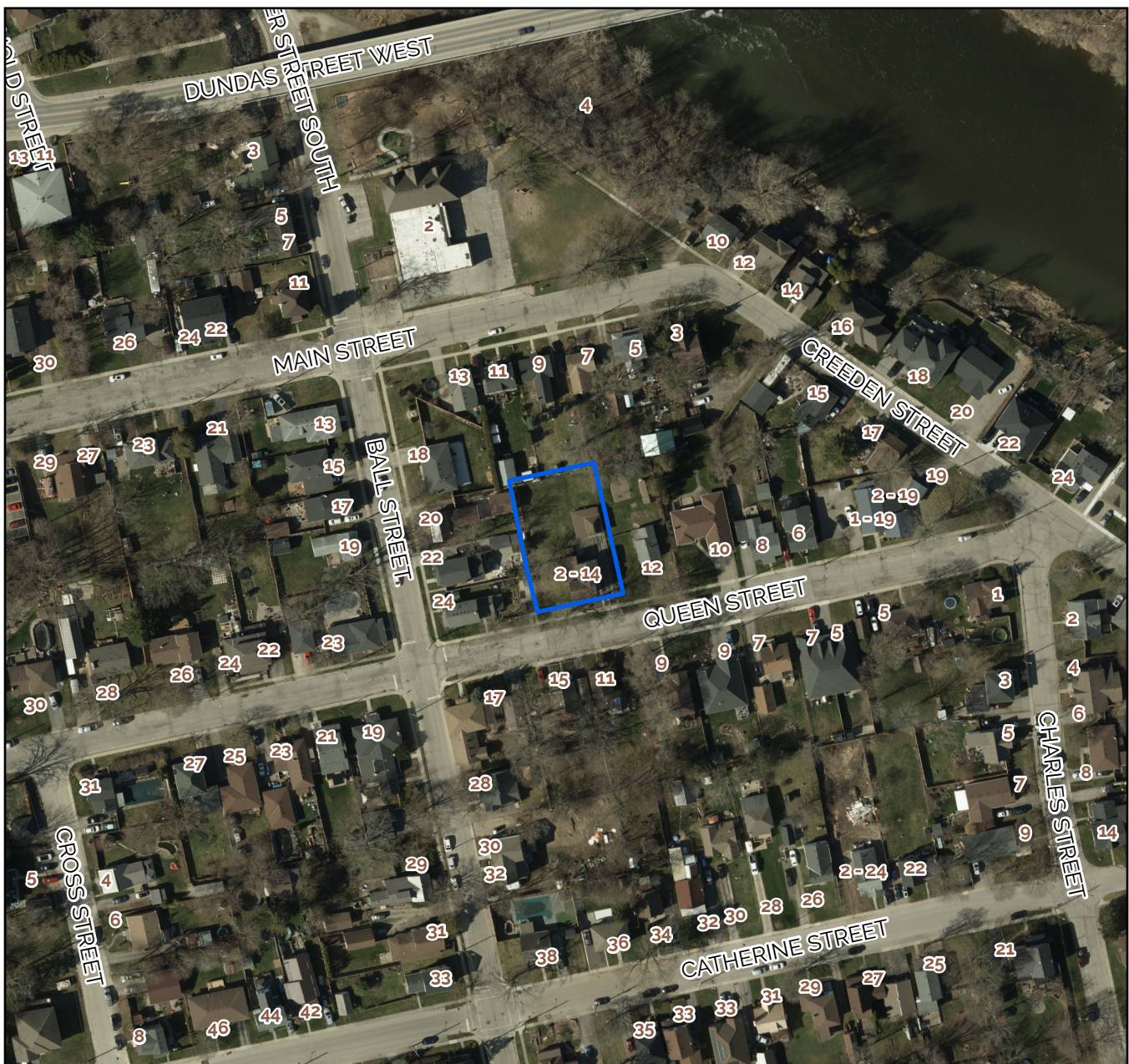
14 Queen Stret
 County of Brant
 Ontario



Date Printed: 2026-01-13



Key Map





Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT – 0131 – 26

To: The Chair and Members of the Committee of Adjustment
From: Logan Keen, Planner
Application Type: Consent Application
Application No: B3-26-LK
Location: 40 & 50 Markel Drive, Paris
Agent / Applicant: Ethan Cleugh, GSP Group
Owner: Sanjit Sodhi
Subject: Request for a decision on a Consent Application for the purpose of lot consolidation within the Paris Primary Settlement Area.

Recommendation

THAT **Consent Application B3-26-LK** from Ethan Cleugh, GSP Group on behalf of Sanjit Sodhi, the owner of the lands legally described as PLAN 2M1973 BLOCK 7 AND PLAN 2M1973 BLOCK 6, in the geographic former Town of Paris, municipally known as 40 Markel Drive and 50 Markel Drive, County of Brant, proposing the consolidation of Block 6 and Block 7 within Registered Plan of Subdivision 2M-1973 into one lot resulting in a lot area of approximately 0.8 hectares and a frontage of approximately 86 metres, within the Primary Settlement Area of Paris, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B3-26-LK 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.

Executive Summary

Consent Application B3-26-LK proposes the consolidation of Block 6 and Block 7 within the Registered Plan of Subdivision 2M-1973 into one lot in order to facilitate a future Site Plan Application for a commercial development. The proposal results in a rectangular lot with an area of approximately 0.8 hectares and 86 metres of frontage along Markel Drive.

A detailed review of any future development on the proposed new lot, including access, grading, drainage, zoning compliance, and servicing, will be conducted through the Site Plan Control process.

This application is being brought forward as a consent application in order to progress with the development of the subject lands in a timely manner.

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 B3-26-LK BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located on the west side of Markel Drive and situated within the Primary Settlement Area boundary, within the geographic area of the former Town of Paris, in the County of Brant.

40 & 50 Markel Drive, Location Map



40 & 50 Markel Drive, Aerial Mapping



The subject lands, municipally known as 40 Markel Drive and 50 Markel Drive are vacant lots identified as Block 6 and Block 7 within the Registered Plan of Subdivision known as 2M-1973.

The subject lands are rectangular in shape with 40 Markel Drive having a frontage of approximately 40 metres, and a lot area of approximately 0.4 hectares and 50 Markel Drive having a frontage of approximately 46 metres and a lot area of approximately 0.4 hectares.

The surrounding area consists of undeveloped commercial land uses to the north, east and south, industrial land uses to the west. The subject lands are municipally serviced.

Strategic Plan Priority

Strategic Priority 1 - Economic and Financial Resilience

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 – 2024

The Provincial Planning Statement (PPS) 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.

The following demonstrates consistency with the applicable policies of the PPS 2024:

Provincial Planning Statement (2024)	Planning Analysis
Section 2.3.1 – Settlement Areas shall be the focus of growth and development.	<i>The subject lands are located within the Settlement Area of Paris.</i>
Section 2.8.1 & 2.8.2 – Planning Authorities shall promote economic development and preserve employment areas for current and future uses.	<i>The subject lands will result in a future site plan application to develop commercial uses on site.</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 (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 40 Markel Dr and 50 Markel Dr, are designated Community Corridor on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Community Corridor, Prestige Employment and General Employment. The proposed new lot will be located within the Community Corridor designation.

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

County of Brant Official Plan (2023)	Policy Analysis
Part 3, Section 2.2 outlines the intent of the Community Corridor designation where they are designed as mixed-use, higher-density	<i>The subject lands are intended to be developed as a commercial use through a</i>

corridors that support incremental growth and efficient movement of people and goods.	<i>future site plan application in accordance with the Community Corridor designation.</i>
Part 5, Section 1.2 speaks to the permitted uses within the Community Corridor designation including commercial accommodation.	<i>The intended development of the subject lands are aligned with the permitted uses in the Community Corridor designation.</i>
Part 5, Section 1.2.2 outlines that infill development will be supported to maximize existing and planned infrastructure.	<i>The subject lands will utilize the existing infrastructure by way of road network and municipal services.</i>
Section 5.2 speaks to lots shall not be deemed to be created where consent to sever is proposed for the consolidation of two or more lots into one lot.	<i>The application is not creating a new lot as it is consolidating two lots into one.</i>

It is my professional opinion that this consent application conforms to the policies of the County of Brant Official Plan (2023).

Zoning By-Law 61-16

The subject lands, known as 40 & 50 Markel Drive are zoned as General Commercial (C2) in accordance with Schedule ‘A’ of the County of Brant Zoning By-Law 61-16. The proposed new lot will be entirely located within the C2 zone.

Section 10, Table 10.1.1 of the County of Brant Zoning By-Law identifies a number of permitted uses for lands zoned as C2.

Section 10, Table 10.2.1 of the County of Brant Zoning By-Law 61-16 advises the zoning requirements for each permitted building type for lands zoned as C2.

The table below identifies compliance with the General Commercial (C2) zone requirements for lot area and lot frontage.

C2 Zone	Required	Proposed Consolidated Lands	Compliance
Lot Area (square metre)	1,000 sq/m	8,000 sq/m	Yes
Lot Frontage (metre)	15.0 m	86.0 m	Yes

As no new development is being proposed as part of this application, a detailed review of any future development on the proposed new lot, including access, grading, drainage, zoning compliance, and servicing, will be conducted through the Site Plan Control process.

It is my professional opinion that the proposed lot consolidation meets the applicable provisions of the County of Brant Zoning By-law 61-16, including minimum lot area and frontage for the C2 zone and will be able to support the appropriate development of permitted commercial uses. Any future development, including the construction of a dwelling on the severed lot, will be subject to zoning compliance review through the building permit process.

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
Policy Planning	- No comments.
Development Engineering	<ul style="list-style-type: none"> - Additional technical input regarding the protection of municipal infrastructure, storm water management, grading, geotechnical, sanitary, storm & water servicing and traffic will be provided through a future application for Site Plan Control, which is required for the development of the subject lands. It will need to be demonstrated that the civil design is compatible with the Paris Meadows Subdivision. - It is encouraged that the number of entrances onto Markel Drive be limited; review opportunities for shared entrances with adjacent properties.
Grand River Conservation Authority (GRCA)	- No comments.
Source Water Protection	<ul style="list-style-type: none"> - The above noted property is not located within a Wellhead Protection Area or an Intake Protection Zone. As such, the source protection plan policies will not apply to activities at this property. - I will note that this property is located within a Significant Groundwater Recharge Area. While source protection plan policies do not apply to this vulnerable area, it is subject to policies in the <i>Provincial Planning Statement, 2024</i>.
GrandBridge Energy	- No comments or objections.
Canada Post	- No comments.

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on April 1, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on March 31, 2026, and the Public Notice sign was posted on the property on April 1, 2026.

At the time of writing this report, one public comment was received from the neighbouring property owner at 60 Markel Dr. The concern raised is not in relation to this application consolidate the two properties, but rather to the design of the future site plan. This will be addressed at the time of Site Plan Control through a future application.

Conclusions and Recommendations

The purpose of Consent Application B3-26-LK is the consolidation of Block 6 and Block 7 within the Registered Plan of Subdivision 2M-1973 into one lot in order to facilitate a future Site Plan Application for a commercial development. The proposal results in a rectangular lot with an area of approximately 0.8 hectares and 86 metres of frontage along Markel Drive.

The proposed lot conforms to the applicable policies of the Planning Act, are consistent with the Provincial Planning Statement (2024), conform to the County of Brant Official Plan (2023), and meet the provisions of Zoning By-law 61-16.

The subject lands are designated Community Corridor, and zoned General Commercial (C2).

Any future development will be subject to zoning compliance, detailed design, and technical review through the Site Plan Control process. Interdepartmental and agency comments have been considered, and conditions of approval have been recommended where appropriate.

Therefore, it is recommended that Consent Application B3-26-LK be approved, subject to the attached conditions.

Prepared by: Logan Keen, Planner



Attachments

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

6. Site 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 # B3-26-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: Ethan Cleugh, GSP Group

File No: B3-26-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 proposed subject 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 current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
4. That the Applicant(s) provide draft transfer documents with legal descriptions of the subject lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
5. 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.
6. 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

MAP 1: ZONING
FILE NUMBER
B3-26-LK

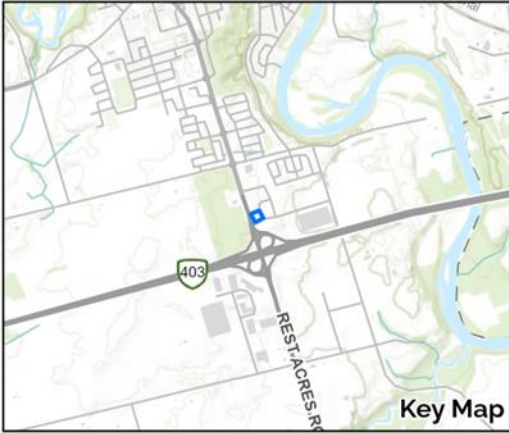
40 & 50 Markel Drive
County of Brant

COUNTY OF
Brant Simply Grand



12,000
0 12.5 25 50
Meters

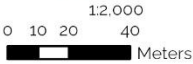
Date Printed: 2026-03-06



Attachment 3 – Official Plan Map

MAP 2: Official Plan
FILE NUMBER
B3-26-LK

40 & 50 Markel Drive
County of Brant
Ontario



Date Printed: 2026-03-06



Key Map




Community Corridor

Attachment 4 -Aerial Map


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B3-26-LK

40 & 50 Market Drive
County of Brant
Ontario

COUNTY OF **Brant** Simply Grand



1:2,000



0 15 30 60 Meters

Date Printed: 2026-03-06



Attachment 5 – Aerial Detail Map

**MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B3-26-LK**

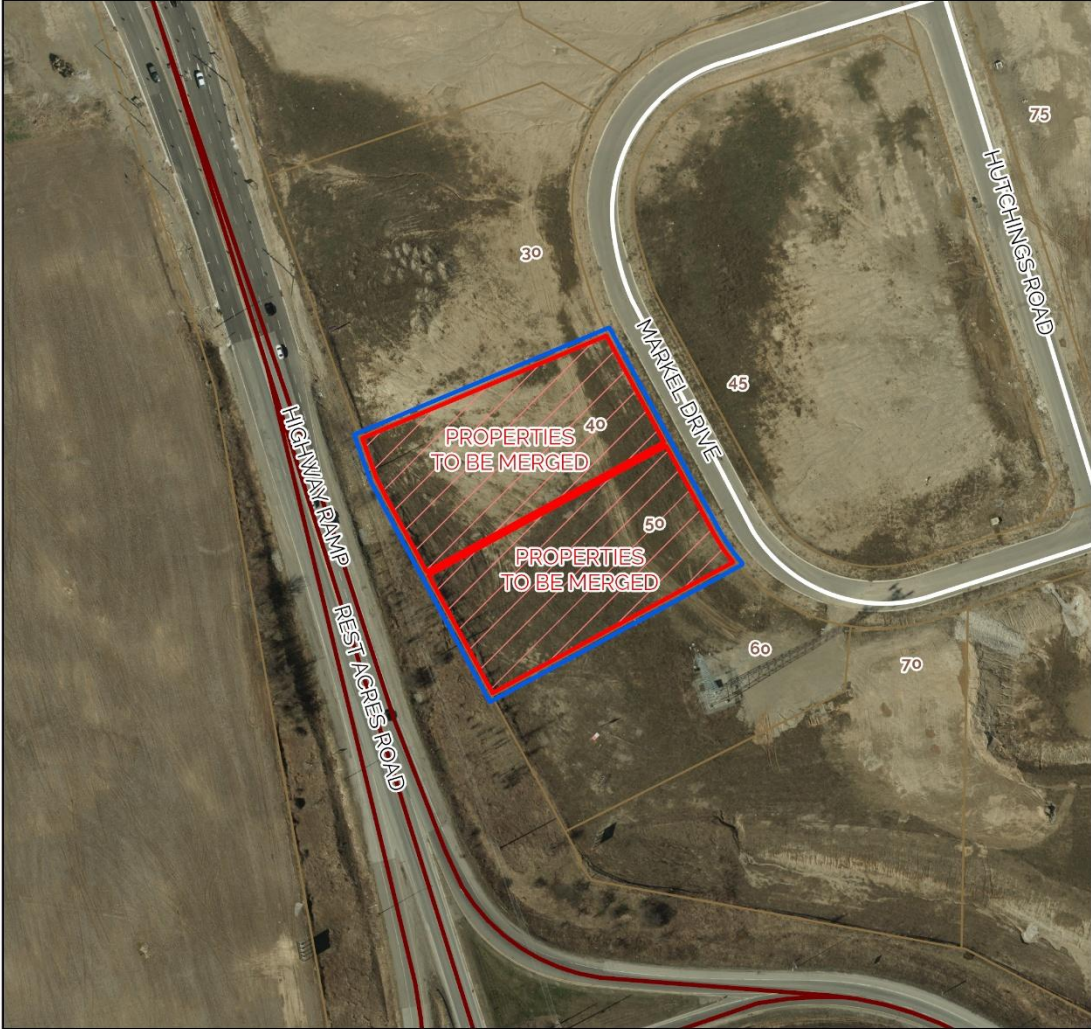
40 & 50 Markel Drive
County of Brant
Ontario



0 15 30 60
Meters
Date Printed: 2026-03-06



Key Map



Attachment 7- Site Photos





Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
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:	B3-26-LK
Location:	40 MARKEL DRIVE 50 MARKEL DRIVE
Agent / Applicant:	Ethan Cleugh, GSP Group
Owner:	Suneeta Sodhi c/o Sanjit Sodhi

This application proposes: to merge 40 Markel Drive and 50 Markel Drive into a single property. The lands to be consolidated will result in a lot area of approx. 8,094.00 square metres with a frontage of 73.82 metres along Markel Drive.

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.

- 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.

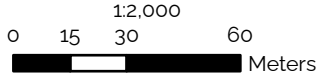
Who can appeal a Decision?

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
B3-26-LK

40 & 50 Markel Drive
County of Brant
Ontario



Date Printed: 2026-03-06



From: [REDACTED]
To: [Logan Keen](#); [Nicole Campbell](#)
Cc: [Dan Namisniak](#); [REDACTED]; [REDACTED]
Subject: Brant County COA application B3-26-LK
Date: April 8, 2026 1:59:46 PM
Attachments: [Brant County COA application B3-26-LK.pdf](#)
[60 Markel - Arch Site Plan - Sub 1.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Logan,

Thank you for the attached letter.

I am the registered owner of the adjacent property, listed as 60 Markel Drive.

Unfortunately,/fortunately I will be away on holidays when this meeting is to occur and therefore, I am providing my comments via email today.

1. As you may or may not know are currently in the Site Plan Approval process with the County and as per our meeting with Dan last fall, we have designed our property plan with the recommendations from the County to allow cross traffic between our property (60 Markel Drive) and adjacent properties, please see the attached.
2. I have no issues with the proposed merger of these properties **if they incorporate in their design cross traffic as shown in our Site Plan**, if there is not a stipulation in the approval to match out design, then I would not be able to support this application and I do not believe the County should support the application as the cross traffic was required by the County to lessen the load on Markel Drive.
3. Please reply to this email with a link to view the meeting and if I am able to attend via Zoom, then I will.

Kind regards,

Ken Breau C.Tech, RCSI
[REDACTED]



Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT- 0163 - 26

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Consent Application
Application No: B30-25-RF
Location: 75 Highway 53
Agent / Applicant: MHBC c/o Trevor Hawkins
Owner: 1778206 ONTARIO INC c/o Kris Martin
Subject: Request for a decision on Consent Application to facilitate a correction of deed for parcels that inadvertently merged on title.

Recommendation

THAT Consent Application **B30-25-RF** from MHBC c/o Trevor Hawkins, agent on behalf of 1778206 ONTARIO INC c/o Kris Martin, owner of the lands legally described as CONCESSION 6 PART LOT 10 in the Geographic Former Township of Burford, County of Brant, municipally known as 75 Highway 53 proposing to re-establish the parcels by reverting the parcels back to their original lot lines, as the parcels inadvertently merged on title, **BE APPROVED** subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B30-25-RF are as follows:

- The request is legal and technical in nature to allow for the correction of title as a result of inadvertent merger.
- The re-establishment of parcels will maintain agricultural uses and protect natural heritage features.
- 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.

Executive Summary

Consent Application B30-25-RF proposes to re-establish the original lot configuration of the property at 75 Highway 53, which inadvertently merged on title between 1974-1976 due to common ownership. This application was deferred by Committee on January 15,

2026, to allow further review of the history and timeline under which the inadvertent merger occurred.

Upon further review, staff recognize that two parcels north of the subject lands were originally severed from the property. A registered reference plan confirms that both parcels existed as separate lots before the owner purchased the lands. The application is being brought forward again as sufficient information has been provided to support re-establishing the original lot lines as they existed at the time the owner obtained the property. As such, staff recommendation remains unchanged, as the parcels merged through common ownership.

The application is technical in nature, as it seeks to sever formerly separate parcels and restore the original lot lines. This application is required because the owner did not intend for the lands to merge.

The severed parcel would consist of the easterly portion of the property, with three (3) frontages of approximately 229.9 m along Highway 53, 541.6 m along Harley Road and 211.7 m along Seventh Concession Road with an area of 22.5 hectares (56 acres).

The retained parcel has two (2) frontages of approximately 479.3 m along Highway 53 and 612.4 m along Seventh Concession Road with an area of 33.7 hectares (83.3 acres).



Figure 1: Proposed Re-establishment of Original Lot Configuration

Comments received through the technical review have been added as conditions where applicable.

No new development or parcels of land are being created as a result of the application, and the agricultural uses of each parcel will remain unchanged.

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.

It is my professional opinion that the Consent Application is appropriate. The re-establishment of the parcels at 75 Highway 53 due to inadvertent merger is legal and technical in nature and therefore I recommend that application B30-25-RF **BE APPROVED**, subject to the attached conditions.

Location / Existing Conditions

The subject lands are legally described as CONCESSION 6 PART LOT 10, in the Geographic Former Township of Burford, County of Brant, are located south Highway 53 and situated outside of Settlement Area.

The subject lands, municipally known as 75 Highway 53, are approximately 57.2 hectares in area with 788 metres of frontage on Highway 53, 532 metres of frontage on Harley Road, and 829 metres of frontage on Seventh Concession Road. The lands contain a dwelling, a barn, and lands under agricultural production. The dwelling and barn are accessed via Highway 53.

Natural heritage features are located west of the property.

Surrounding land uses are predominantly farmland and Natural Heritage.

The subject lands are currently serviced by private water, sanitary and storm water infrastructure.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Background

The parcels were originally acquired separately and were not intended to be merged. The owner bought the proposed severed parcel on November 19, 1973, and later purchased the proposed retained lands on September 16, 1975.

Because the parcels came under common ownership, they merged on title. The lands were first registered under the Registry system and later moved to the Land Titles system, at which point a single parcel register was created. This merge happened automatically and was not requested by the owner. Legal counsel (Waterous Holden Amey Hitchon, c/o Courtney Boyd) confirmed that the merger was due only to common ownership and that no application to consolidate the lands was submitted by the owner.

Staff recognize that there are two parcels north of the subject lands that were severed from the subject lands. A registered reference plan identified in the property files dated July 18, 1966, confirms that the parcel municipally known as 53 Highway 53 (Concession 6, Part Lot 9) was established in 1966. The same plan illustrates the existence of the adjacent parcel at 51 Highway 53 (Concession 6, Part Lot 9), indicating that both parcels existed as separate lots prior to the owner's acquisition of the subject lands.

As the parcels were originally separate and merged only through an administrative process, a consent application is required to re-establish them as separate parcels.

Planning Act

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

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;*
- (b) the protection of the agricultural resources of the Province;*
- (h) the orderly development of safe and healthy communities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (n) the resolution of planning conflicts involving public and private interests;*

Provincial Planning Statement (PPS) – 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:

- *The proposed consent application to re-establish the original parcels, is consistent with the PPS as it does not seek to create a new building lot. The application is technical as it proposes to re-establish two formerly separate parcels that inadvertently merged on title. Agricultural uses will remain on both parcels. Policy 4.3.3.1, 4.3.3.2*

County of Brant Official Plan (2023)

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

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

Settlement Area: Outside a Settlement Area

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 located within a Prime Agricultural Area outside a Settlement Boundary, which is intended to protect and support agricultural uses. (Part 5, Section 2.0)*
- *The proposal conforms to the intent of the Agricultural designation, as both the re-establishment of original parcels will maintain agricultural uses and continue to be farmed as noted in the Planning Justification Letter. (Part 5, Section 2.1).*
- *The proposal to re-establish the original parcels does not result in the creation of new lots. In accordance with policy, consent may be granted to separate parcels that have inadvertently merged in title, provided the proposed lot configuration reflects the original lot boundaries. (Part 5, Section 2.3.2 & 2.10)*
- *A Zoning By-Law Amendment will not be required to recognize the undersized lots and they shall be deemed to comply with the minimum lot area established within the Comprehensive Zoning By-Law. (Part 5, Section 2.3.1)*

Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that the proposal conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16

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

Section 6, Table 6.2.1 of the County of Brant Zoning By-Law 61-16 advises the required development standards within the Agricultural (A) zone.

Agriculture (A)	Lot Area, Minimum (ha.)	Lot Frontage, Minimum (m)
<i>Required</i>	40 ha.	150 m
<i>Proposed - Severed Land</i>	22.5 ha (acres)	479.3 m (Highway 53) 612.4 m (Seventh Concession Road)
<i>Proposed - Retained Land</i>	33.7 ha (acres)	229.9 m (Highway 53) 541.6 m (Harley Road) 211.7 m (Seventh Concession Road)

It is my professional planning opinion that the recommendation conforms with the provisions of the County of Brant Zoning By-Law 61-16 for the following reasons:

- *Consent application to re-establish two parcels that unintentionally merged in title in the 1970's is technical in nature.*
- *The Agricultural (A) Zone requires a minimum frontage of 150 m and a minimum lot area of 40 ha. While both parcels have lot areas below 40 ha., they are existing lots of record, provide more than 150 m of frontage, and are deemed to comply in accordance with Section 4.28 of Zoning By-law 61-16.*
- *A municipal drain traverses the subject lands. However, no building development is proposed as part of this application. Accordingly, the proposal complies with Section 4.34.3(a). Any future buildings or structures must be located no closer than 15 metres from the municipal drain.*
- *Natural Heritage Features will not be severed and will remain within the retained parcel.*
- *The proposal to re-establish two parcels that inadvertently merged is considered appropriate, as the correction of deed seeks to restore the original lot lines of the formerly separate parcels.*

Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that the proposed re-establishment of

parcels that unintentionally merged complies with the policies of the County of Brant Zoning By-Law 61-16.

Interdepartmental Considerations

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

1. One (1) Consent Application Completed and Signed
2. Planning Justification Letter prepared by MHBC c/o Trevor Hawkins, Registered Professional Planner, dated July 10, 2025
3. Draft Survey Sketch prepared by MHB, dated July 3, 2025
4. Parcel Register

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	<ul style="list-style-type: none"> • Highway #53 is classified as a Rural Arterial Road with right-of-way width of 20-45 metres as noted in the County’s Official Plan. A road widening is required along Highway #53 frontage, the widening will be from Mun. #53 westerly direction approximately 445 metres to where the existing Road Widening starts, as shown on Registered Plan #502 (P2207-1). The new Road Widening is a distance of 3.05 metres from the current northerly property line. The requested widening will make the road right-of-way width consistent to the west, and it would allow for future road maintenance and improvements (i.e. ditching, etc.). • Harley Road is classified as a Rural Arterial Road with a minimum right-of-way requirement of 20-45 metres. A road widening of 2.0m is required along the entire frontage of Harley Road between Highway #53 and the Seventh Concession. The Road Widening would allow for future road maintenance and improvements (i.e. ditching). A map has been included to represent the approximate location of the road widening. • Seventh Concession Road classified as a Rural Local Road with right-of-way width of 15-22 metres as noted in the County’s Official Plan. Road widening is not required along the Seventh Concession Road frontage. • 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

	<p>applicable) for road widening / daylighting lands, surveying fees and registration will be determined as per County Policy DVS-2002-05.</p> <ul style="list-style-type: none"> • Legal Survey is required to demonstrate the property boundaries and road widening. A draft reference plan is to be completed by a certified Ontario Land Surveyor and is to include all lot bearings, distances, and survey monumentation for the purpose of verifying parcel geometry. Separate Parts are required on the Draft R-Plan for the road widening in front of the severed parcel and road widening in front of retained parcel. The draft is to be provided to the County for approval prior to depositing. • Overhead Hydro Lines pass through a portion of the Severed & Retained lands, an easement may be required. Hydro authority to provide additional comments. • The Subject Lands are within the Terryberry Drain & Rathbun Drain assessment areas. • The Subject Lands are within the GRCA Regulation Limits.
<p>Policy Planning and Environmental Division</p>	<ul style="list-style-type: none"> • No comments
<p>Operations Department</p>	<ul style="list-style-type: none"> • This property is within the Rathbun Municipal Drain. The property will require a s.65 report as part of their condition of severance.
<p>GRCA</p>	<ul style="list-style-type: none"> • Recommendation The GRCA has no objection to the proposed consent application. • GRCA Comments 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 public body under the Planning Act as per our CA Board approved policies. • Information currently available at this office indicates that the severed parcel contains the regulated allowance adjacent to a watercourse. The retained parcel contains wetlands and the regulated allowance adjacent to the wetlands. A copy of GRCA's resource mapping is attached. <p>Due to the presence of the features noted above, portions of the subject lands are 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</p>

	<p>will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.</p> <p>It is understood that the parcels unintentionally merged and the owner would like to separate the parcels along the original lot line. The circulated cover letter indicates that the agricultural uses will continue on both parcels and no changes in use are proposed.</p> <p>As such, GRCA staff do not anticipate any impacts on the natural hazard features as a result of this application, and the GRCA has no objection to the proposed consent application.</p> <p>Consistent with GRCA's approved fee schedule, this application is considered a minor consent and the applicant will be invoiced \$465.00 for GRCA's review of this application.</p> <p>Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.</p>
Hydro One	<ul style="list-style-type: none"> • Have no comments or concerns at this time. The preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.
Mississaugas of The Credit First Nation	<ul style="list-style-type: none"> • No questions or comments.

As part of the circulation, we have not yet received any comments from the following departments:

- Enbridge Gas
- Six Nations

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on April 1, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on December 17, 2025, and the Public Notice sign was posted on the property on April 1, 2025.

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

Conclusions and Recommendations

Consent Application B30-25-RF proposes to re-establish the parcels municipally known as 75 Highway 53, which inadvertently merged on title in the 1970's due to common

ownership. The application is technical in nature and seeks to restore the original lot lines, as the merger was not intended by the owner.

Conditions of approval have been identified through the review of technical comments, including but not limited to the following:

- Road widenings along Highway #53 and Harley Street, as required by the Development Engineering Division;
- Completion of a reapportionment report for the Rathburn Municipal Drain at the property owner's expense, as outlined in the Operations Department comments. Although two municipal drains were initially identified within the property, Operations Department confirmed that only the Rathburn Municipal Drain will be affected; and
- Confirmation of the location of the hydro lines and establishment of an easement, if required.

No development has been proposed as part of this application, and the agricultural uses of each parcel will remain unchanged.

It is my professional opinion that Consent Application for the re-establishment of the parcels represent good planning and address the technical correction of the inadvertent merger. Therefore, it is recommended that Consent Applications **B30-25-RF** be approved, subject to the attached conditions.

Prepared by:



Roxana Flores, Junior 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 # **B30-25-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)

Attachment 1

Applicant: 1778206 ONTARIO INC c/o Kris Martin

File No: B30-25-RF

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 of a Draft Reference Plan identifying the re-establishment of the original lot lines 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 convey to the County of Brant, free and clear of all encumbrances, road widenings along:
 - a) Highway #53 of 3.05 metres measured from the existing northerly property line, extending approximately 445 metres westward from Municipal #53 to the limits of the existing road widening shown on Registered Plan #502 (P2207-1); and
 - b) Harley Road of 2.0 metres along the entire frontage between Highway #53 and Seventh Concession Road.


Note: 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. Where eligible, compensation will be determined in accordance with County Policy DVS-2002-05.
4. That the Applicant/Owner provide proof, to the satisfaction of the County of Brant, that the subject lands have been re-assessed in accordance with the Drainage Act, R.S.O. 1990, c. D. 17, for the purposes of collecting funds for repairs and maintenance of the Rathburn Municipal Drain. Such re-assessment shall be completed via one of the following:
 - a) An Engineer's reapportionment completed and filed in accordance with Section 64 of the Drainage Act (cost to the borne by the parties as noted in the reapportionment); or,
 - b) A mutual agreement entered into by the Owners of the affected lands, setting out the share of the drainage assessment each party shall pay, with said agreement filed with the County of Brant Clerk.

5. That the Applicant/Owner provide confirmation of the location of hydro lines with the applicable Hydro Authority and establish an easement if required.
6. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
7. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed and retained 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/owner's solicitor 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.

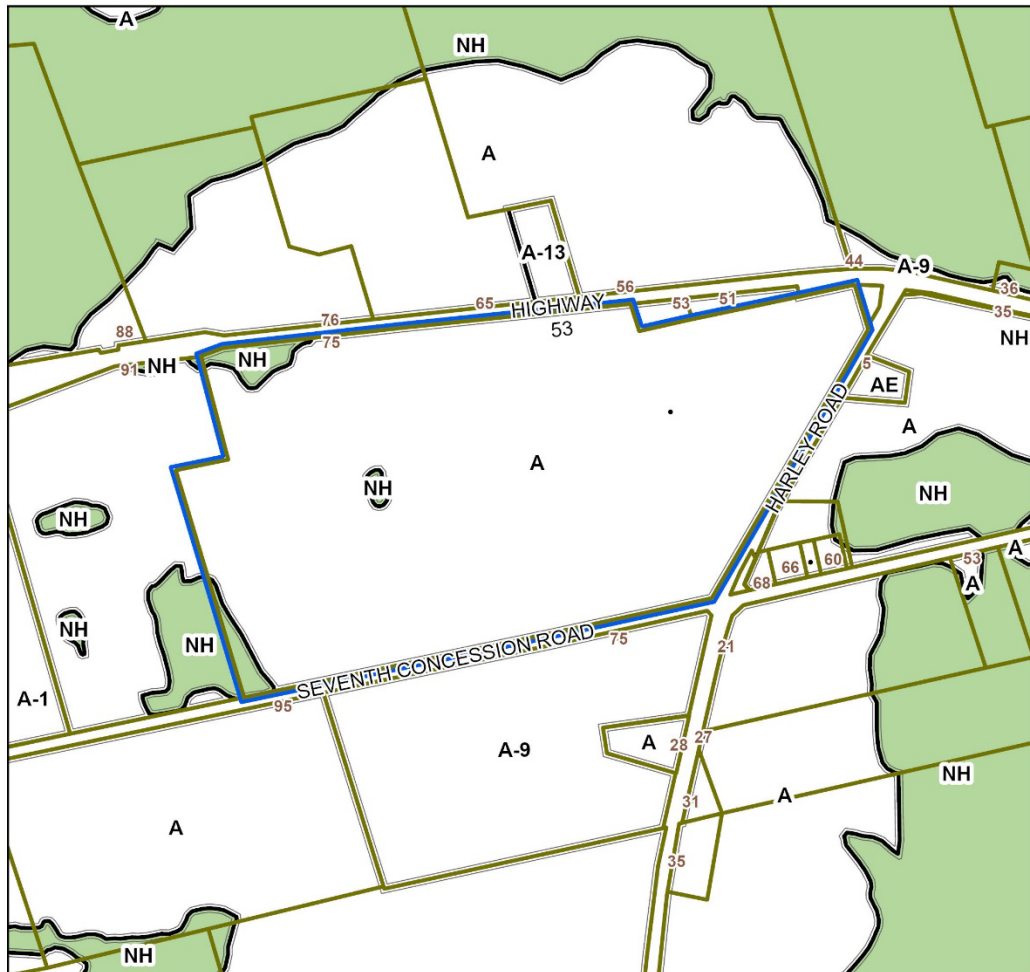
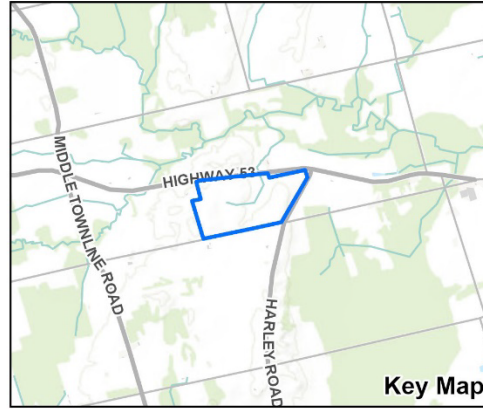
Attachment 2 – Zoning Map

**MAP 1: ZONING
FILE NUMBER
B30-25-RF**

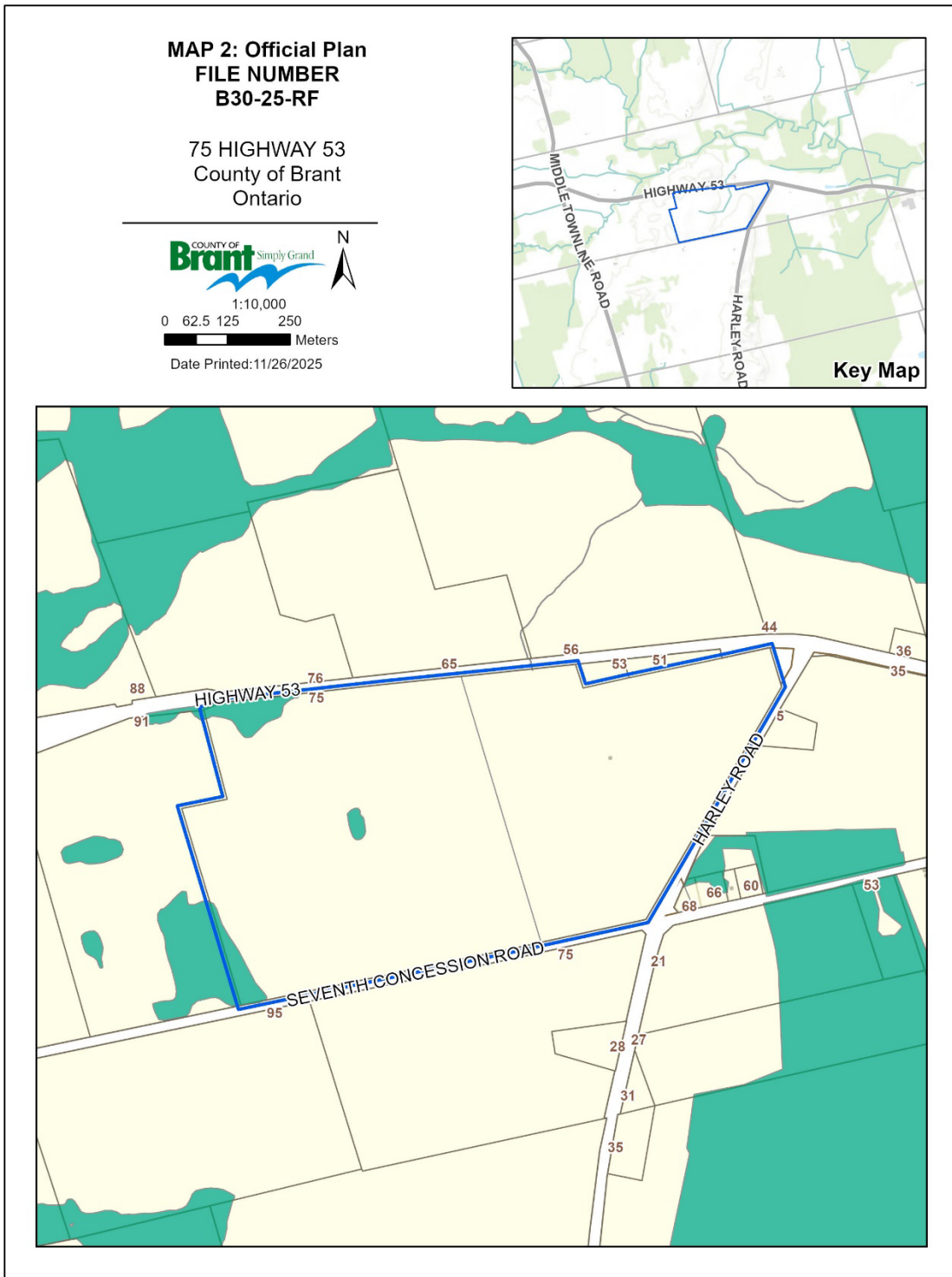
75 HIGHWAY 53
County of Brant



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Meters
Date Printed: 11/26/2025



Attachment 3 – Official Plan Map



Natural Heritage System
 Agriculture

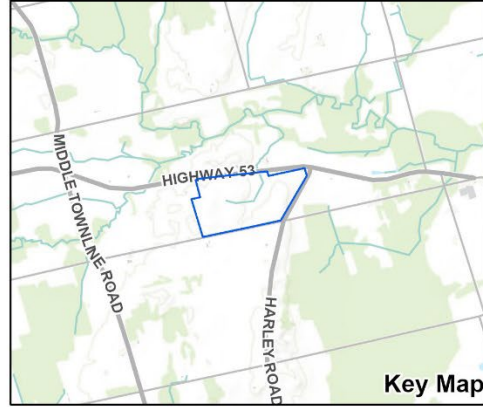
Attachment 4 - Aerial Map

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B30-25-RF

75 HIGHWAY 53
County of Brant
Ontario



1:10,000
0 80 160 320 Meters
Date Printed: 11/26/2025



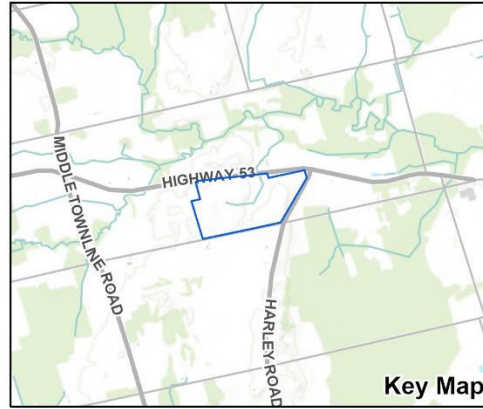
Attachment 5 – Aerial Detail Map

**MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B30-25-RF**

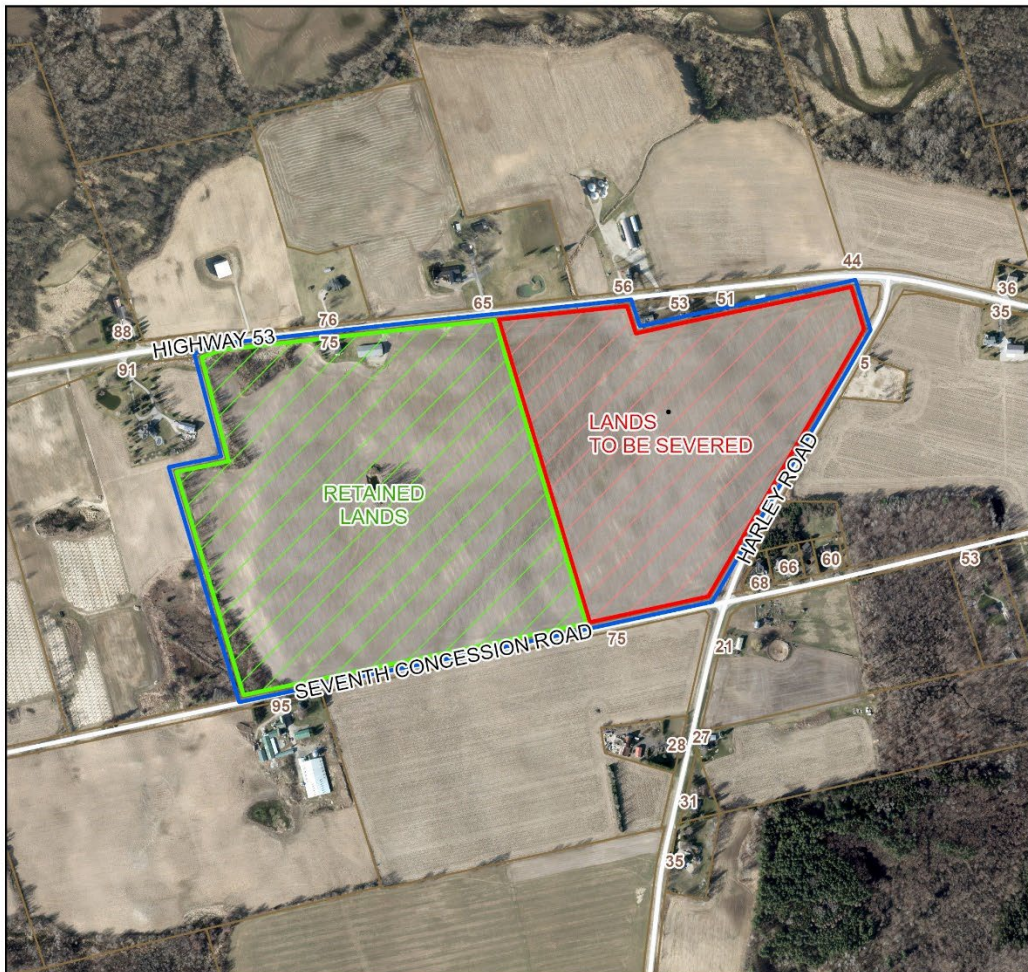
75 HIGHWAY 53
County of Brant
Ontario



0 80 160 320
Meters
Date Printed: 11/26/2025



Key Map



Attachment 6 - Severance Sketch



Attachment 7 - Site Photos



Front facing (south-east) view of 75 Highway 53 property at entrance.



Front facing (south) view of 75 Highway 53 property at entrance.



Front facing (south-west) view of 75 Highway 53 property at entrance.



Front facing (south-east) view of structure at 75 Highway 53.



Front facing (south-west) view of structure at 75 Highway 53.



Facing the other side of the structure.



Front facing south-east view of agricultural lands.



Front facing south view of agricultural lands.



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
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:	B30-25-RF
Location:	75 HIGHWAY 53
Agent / Applicant:	Trevor Hawkins/MHBC
Owner:	1778206 ONTARIO INC c/o Kris Martin

This application: seeks a decision on a previously deferred proposal to re-establish two (2) parcels that unintentionally merged in title municipally known as 75 Highway #53. The severed parcel has an area of approximately 23 hectares (56 acres). The retained parcel has an area of approximately 34 hectares (83.3 acres).

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.*

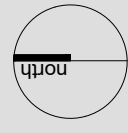
Severance Sketch

75 Highway 53
Burford
County of Brant

LEGEND

-  Subject Lands
(56.427ha/139.45ac)
-  Lands to be Retained
(±33.693ha/83.26ac)
-  Lands to be Severed
(±22.492ha/55.58ac)
-  Road Widening
(±0.243ha/0.61ac)

DATE: July 2025
SCALE: 1: 5,000
FILE: 21191F
DRAWN: PL



K:\21191F\75 HWY 53 BURFORD SEVERANCE SKETCH\SEVERANCE SKETCH JULY 2025.DWG

PLANNING
URBAN DESIGN
& LANDSCAPE
MHBC ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B30-25-RF

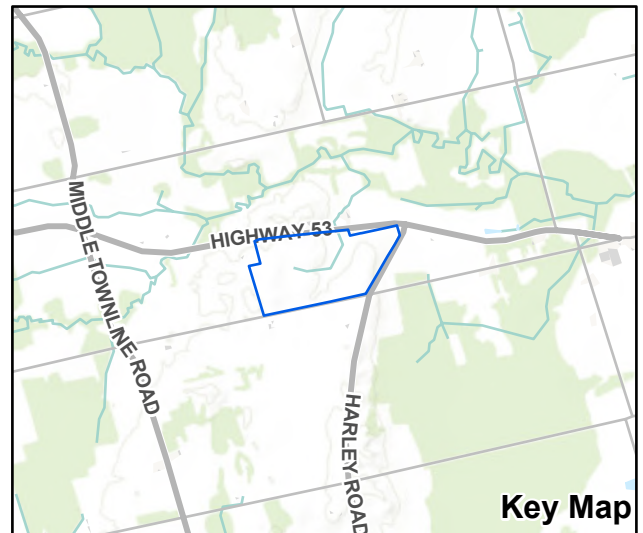
75 HIGHWAY 53
County of Brant
Ontario



1:10,000

0 80 160 320
Meters

Date Printed: 11/26/2025





Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT - 0109 - 26

To: The Chair and Members of the Committee of Adjustment
From: Roxana Flores, Junior Planner
Application Type: Consent Application
Application No: B1-26-RF
Location: 327 West Quarter Townline Road
Agent / Applicant: Gary Overbeek
Owner: Gary Overbeek
Subject: Request for a decision on a Consent Application to facilitate a minor lot boundary adjustment between two abutting parcels.

Recommendation

THAT Consent Application **B1-26-RF** from Gary Overbeek, the owner of the lands legally described as CONCESSION 7 PART LOT 19 REGISTERED PLAN 2R6388 PART 1 in the geographic former Township of Burford, County of Brant, municipally known as 327 West Quarter Townline Road, proposing a minor lot boundary adjustment to transfer a parcel of land having a frontage of approximately 4.6 metres (15 feet) along West Quarter Townline Road, and an area of 0.06 hectares (0.15 acres) from the property legally described as CONCESSION 7 PART LOT 19, roll number 292001101030500, to be severed and conveyed to the abutting parcel at 327 West Quarter Townline Road, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B21-25-RF are as follows:

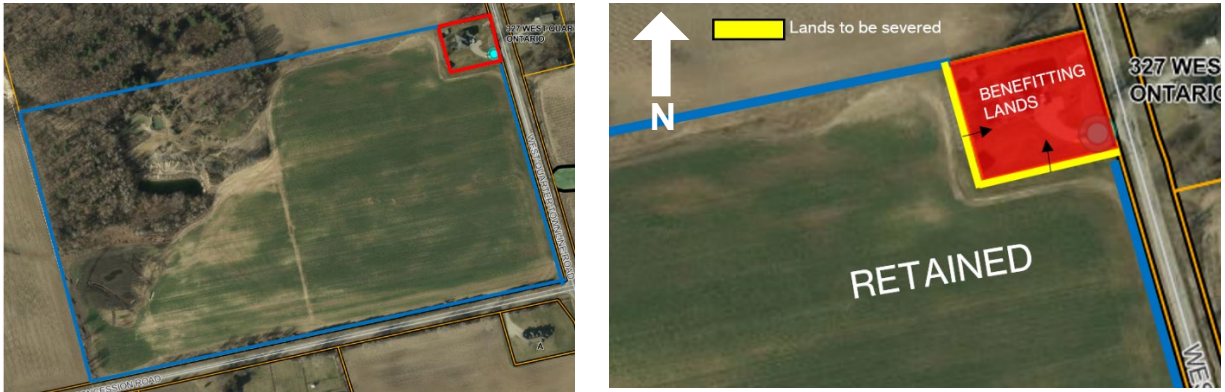
- The boundary adjustment is minor, compatible and consistent within the context of existing land uses, and technical in nature;
- The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the County of Brant Official Plan (2023) and Zoning By-Law 61-16.

Executive Summary

Consent Application B1-26-RF is requesting a minor lot boundary adjustment to transfer a parcel of land from the property legally described as CONCESSION 7 PART LOT 19,

roll number 292001101030500 to be severed and added to the abutting parcel at 327 West Quarter Townline Road.

The parcel to be severed is a narrow L-shaped strip extending from West Quarter Townline Road, with a frontage of approximately 4.61 metres (15.1 feet) and a total area of 0.06 hectares (0.15 acres). It is designated Agricultural and will be added to the abutting parcel at 327 West Quarter Townline Road, which is also designated Agricultural.



Appendix 1: Proposed lot line adjustment

The minor lot boundary adjustment is being requested primarily to rectify an encroachment of established tree lines and prevent potential future land use conflicts or title issues. The adjustment is minor and technical in nature, does not create new lots, and will not alter permitted uses. No new development, buildings, structures, or parcels of land are being created as a result of this application, and the uses of each parcel will remain unchanged.

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 B1-26-RF BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The parcel to be severed, is legally described as CONCESSION 7 PART LOT 19, with frontages along West Quarter Townline Road of approximately 289.65 metres (950.0 feet) and along Eighth Concession Road of approximately 613.30 m (2,012.14 feet), and a total area 20.0 ha (50.0 acres).

The benefitting parcel at 327 West Quarter Townline Road has a frontage of approximately 57.91 metres (190.0 feet) along West Quarter Townline Road, with a total

area of 0.4 ha (1 acres). This property is primarily residential, contains a single detached dwelling, two (2) detached accessory structures and a pool.

Surrounding land uses are predominantly farmland and natural heritage, with some residential. All parcels are outside a Settlement Area and are currently serviced by private water, sanitary, and stormwater systems.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Background

The owners were misinformed about the property lines at the time of purchase and construction on the property, resulting in a portion of a shed, two rows of trees, a dog fence, and irrigation lines encroaching onto the neighbouring property.

The primary concern is preserving the mature trees—a clump of maples to the west and red maples to the south. A Sale and Purchase Agreement is in place to facilitate the transfer.

Analysis

Planning Act

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

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:

- (h) the orderly development of safe and healthy communities;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*

Provincial Planning Statement (PPS) – 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:

- *The proposed minor boundary adjustment is technical in nature. No new lot will be created,. (Policy 4.3.3.2.)*

County of Brant Official Plan (2023)

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

*Schedule ‘A’ Land Use Designation: **Agriculture***

*Settlement Area: **Located Outside of a Settlement Area***

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 located within the Prime Agricultural Area, outside of a Settlement Area. The proposal meets the intent of the Agriculture designation, will not negatively impact farm operations or the municipal drain. (Part 5, Section 2.0)*
- *The proposed boundary adjustment is intended to rectify encroachment of established tree lines and shed. It is minor and technical in nature, does not change the permitted uses, and will not result in the creation of a new lot. (Part 5, Section 2.3.2)*
- *The proposed severed parcel is outside of any natural heritage features. (Part 5, Section 2.10.1)*
- *The adjusted lot line is slightly offset but generally follows the existing lawn that visually separates the properties.*
- *Overall, the proposal aligns with the intent of the County of Brant Official Plan by protecting agricultural and natural features while making a minor correction to property boundaries.*

Zoning By-Law 61-16

*Schedule ‘A’ Zone Classification: **Agricultural***

The subject lands at 327 West Quarter Townline Road are zoned Agricultural (A), which permits a single detached dwelling. This residential use is consistent with the lot’s history as a retirement lot, severed through Consent Application B61/04 by P & B Lee on August 18, 2004, with an area of 0.4 ha.

The lands to be severed, legally described as CONCESSION 7 PART LOT 19, are zoned Agricultural (A) and Natural Heritage (NH) under Zoning By-law 61-16. The portion of land to be transferred through this minor boundary adjustment measures approximately 0.06 ha (0.15 acres), is a maintained lawn area that contains no natural heritage features, and it has not been used as farmland based on aerial imagery dating back to 2015.

The boundary adjustment is considered minor, as it does not reduce the lot area or frontage of any of the lots to a level that violates zoning requirements for primary uses, it rectifies the existing setback deficiency caused by established tree lines and shed, and brings the property into compliance with zoning.

Although the minor boundary adjustment involves the Harley Municipal Drain west of West Quarter Townline Road, it does not impact the agricultural lands or alter permitted uses. The adjustment is consistent with Section 4.34.3 of Zoning By-law 61-16, as no buildings or structures are being proposed or in proximity to the drain. A condition has been included requiring a Section 65 report for three branches of the Harley Municipal Drain.

- *The proposed minor boundary adjustment is considered appropriate and complies with the Agricultural (A) zone and Natural Heritage (NH) zone.*
- *No development is being proposed as part of this application.*

Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that boundary adjustment is minor and complies with the policies of the County of Brant Zoning By-Law 61-16.

Interdepartmental Considerations

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

1. One (1) Consent Application Completed and Signed
2. Planning Justification Letter prepared by Gary Overbeek
3. Draft Site Plan prepared by DesingLogix Engineering Inc., dated January 29, 2026
4. Severance Sketch prepared by MacAulay, White & Muir Ltd., dated July 17, 2025

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	<ul style="list-style-type: none"> • DED has no objections to the proposed lot line adjustment to sever a portion of land from CON 7 PT LOT 19 having a width of approximately 4.61 metres, a depth of 71.61 metres, and an area of 600 square metres (0.06 ha), to be conveyed to the abutting parcel to the northeast at 327 West Quarter Townline Road. • Subject lands are assessed to the Harley Municipal Drain. • Please see draft reference plan with DED mark ups. <p><i>Planning Comment: Any discrepancies identified on the draft reference plan will be resolved in coordination with the applicant's surveyor.</i></p>

Policy Planning and Heritage	<ul style="list-style-type: none"> Policy does not have any comments for the proposed lot line adjustment at this time. The zoned watercourse setback along the frontage appears to be for a municipal drain and as per Table 5.2.1 of the Official Plan does not have any applicable setbacks. <p><i>Planning comment: It has been confirmed that the watercourse setback is for the Harley Municipal Drain.</i></p>
Parks Capital Planning & Forestry	<ul style="list-style-type: none"> Parks Capital Planning & Forestry have no comments regarding the proposed lot line adjustment.
Operations Department	<ul style="list-style-type: none"> This property will require a s65 report for 3 branches of the Harley Municipal Drain. Standard s65 condition applies.
Enbridge Gas	<ul style="list-style-type: none"> It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact ONTLands@enbridge.com
Hydro One	<ul style="list-style-type: none"> We are in receipt of your Application for Consent, B1-26-RF (PLCON2026031) dated 2026-02-13. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.
Mississaugas of The Credit First Nation	<ul style="list-style-type: none"> Following our review of the submitted documents, the Mississaugas of the Credit First Nation Department of Consultation and Accommodation (MCFN DOCA) has no comments or concerns at this time. Please be advised that should any future ground disturbance be planned, MCFN DOCA requires a Stage 1 Archaeological Assessment to be completed and circulated to our office for review and comment. If the Stage 1 Assessment indicates that a Stage 2 is necessary, MCFN DOCA expects to be involved in the fieldwork. All associated costs will be the responsibility of the proponent.
Six Nations	<ul style="list-style-type: none"> No comments.

As part of the circulation, we have not yet received any comments from the following departments:

- Fire Department (County of Brant)

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on April 2, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on April 1, 2025, and the Public Notice sign was posted on the property on April 2, 2025.

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

Summary and Recommendations

Consent Application B1-26-RF is requesting a minor boundary adjustment to transfer a parcel of land legally described as CONCESSION 7 PART LOT 19, to be severed and conveyed to the abutting parcel at 327 West Quarter Townline Road. The purpose of the adjustment is to rectify a longstanding encroachment involving a portion of a shed and established tree lines.

The parcel to be severed is a narrow L-shaped strip, with a frontage of approximately 4.61 metres (15.1 feet) and a total area of 0.06 hectares (0.15 acres). It is designated Agricultural and will be added to the abutting parcel at 327 West Quarter Townline Road, also designated Agricultural.

The adjustment is minor and technical in nature. It involves an existing area not used for farming, does not create new lots, and will not alter permitted uses or impact future development or land use on either property. No new buildings, structures, or parcels are being created, and the uses of each parcel will remain unchanged.

The adjustment resolves the encroachment of tree lines and the shed, bringing the property into compliance with applicable zoning requirements. A condition has been included requiring a Section 65 report for three branches of the Harley Municipal Drain.

No additional development is proposed as part of this application.

For the reasons outlined in this report, it is my professional recommendation that Consent Application **B1-26-RF** be approved, subject to the attached conditions.

Prepared by: Roxana Flores, Junior Planner



Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Site Plan
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 # **B1-26-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)

Attachment 1

Applicant: Gary Overbeek

File No: B1-26-RF

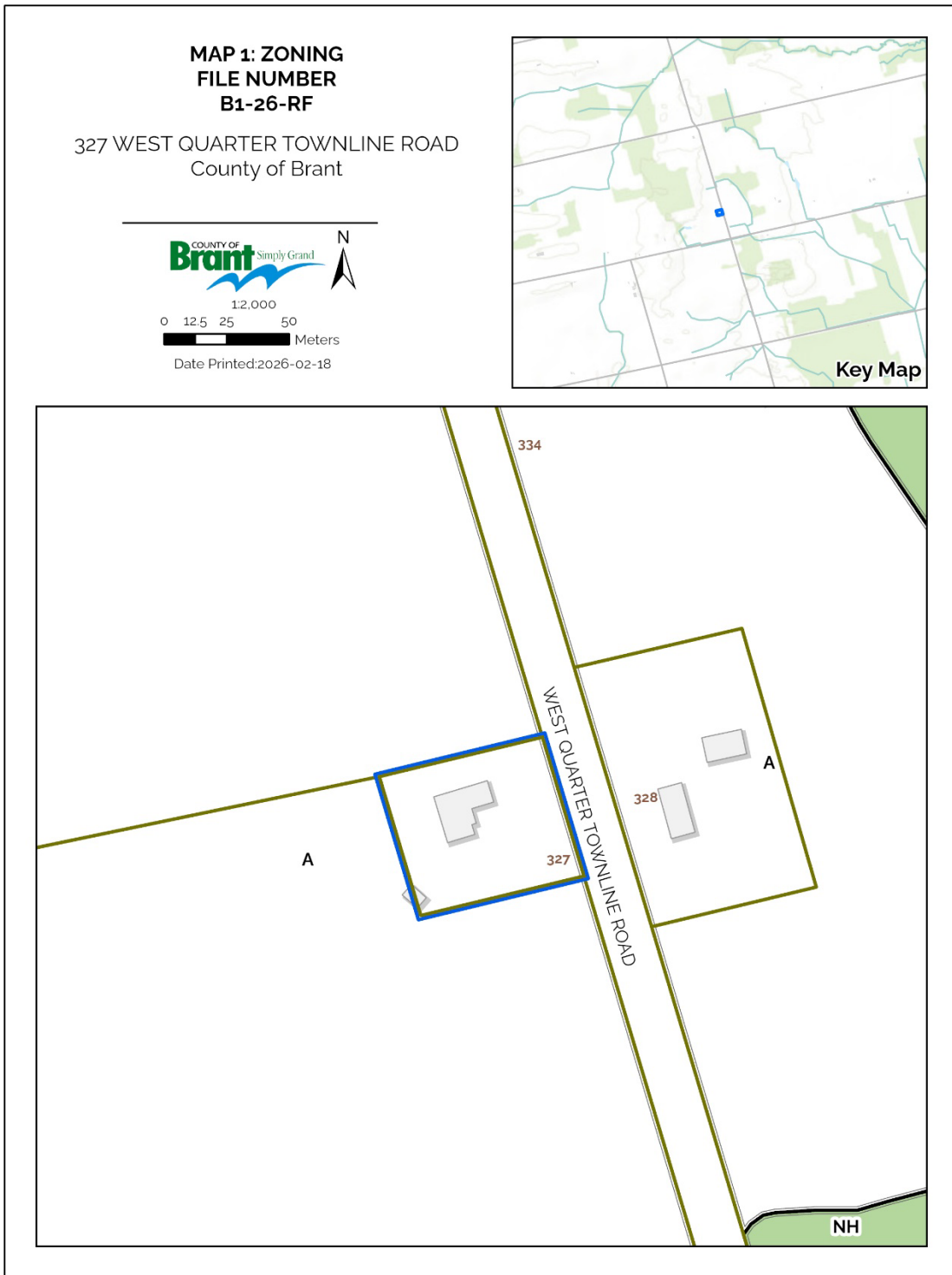
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

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 proposed 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).
3. That a reapportionment of the Municipal Drainage assessment for the Harley Municipal Drain, prepared by an engineer in accordance with Section 65 of the Drainage Act, R.S.O. 1990, be undertaken at the applicant's expense.
4. That the Applicant/Owner provide proof/copy of draft proposed civic addressing for the Retained lands issued by the Development Planning Division to the satisfaction of the County of Brant.
5. 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.
6. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
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 identified severed parcel currently part of CONCESSION 7 PART LOT 19, becomes part and parcel of the abutting lands identified as 327 West Quarter Townline Road. The Applicant's Solicitor is to provide a Solicitor undertaking to register an Application of Consolidation Parcels immediately following the registration of the certificate of official to ensure the consolidation and proof of same to the Secretary-Treasurer, Committee of Adjustment acknowledging that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
9. 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

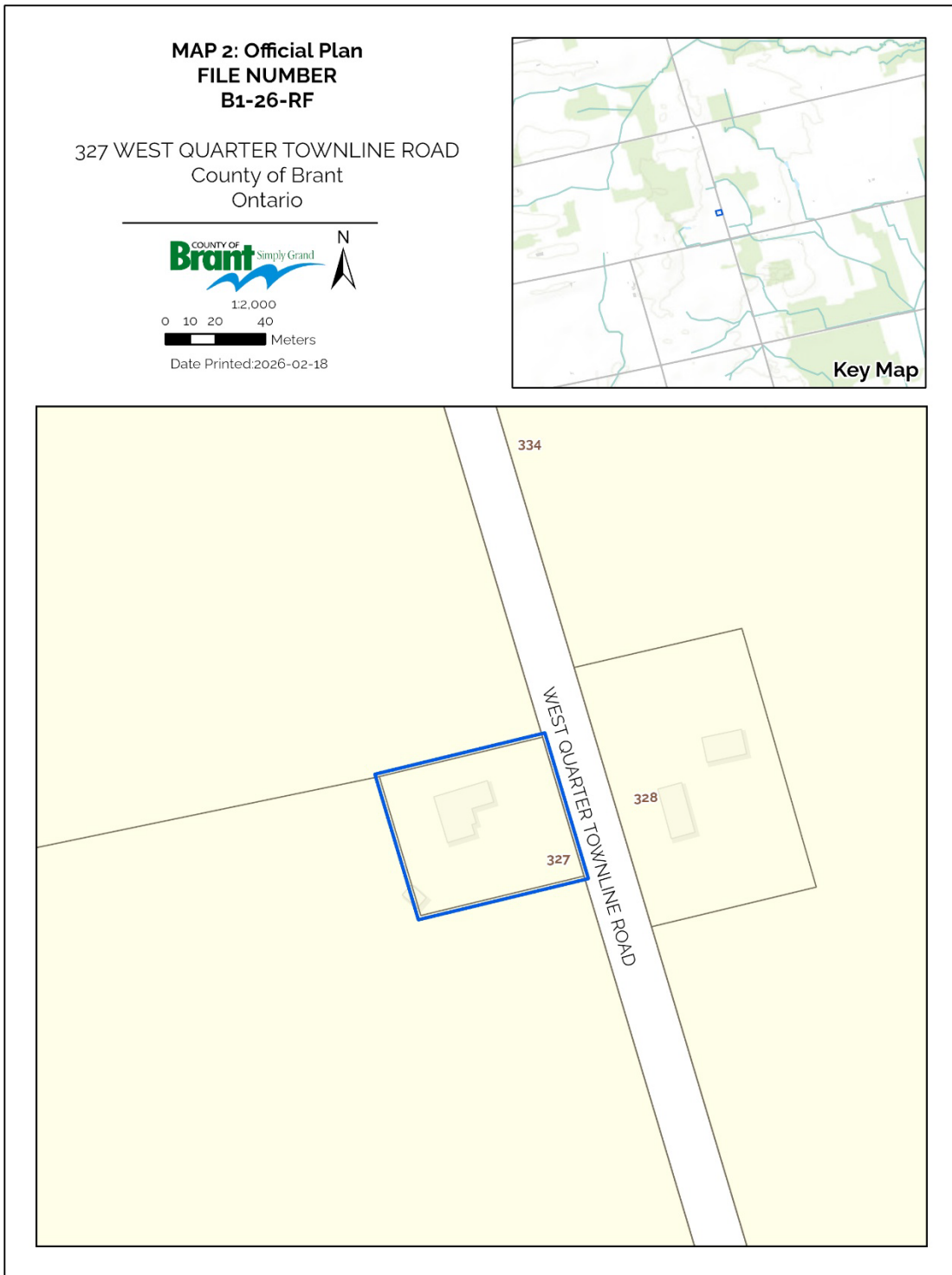
County Solicitor that the registrations have been completed properly and in accordance with the approvals provided.

10. 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

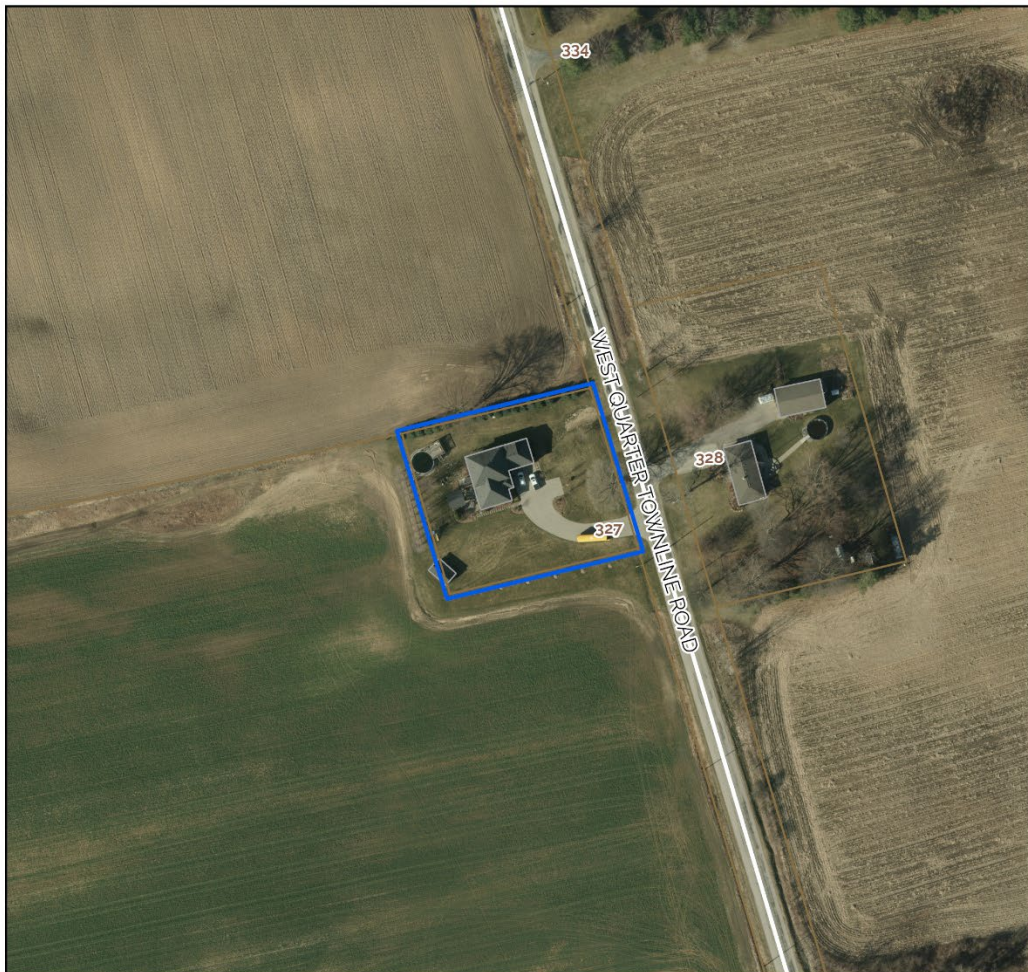
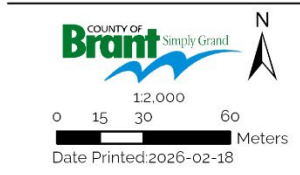


 Agriculture

Attachment 4 - Aerial Map

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B1-26-RF

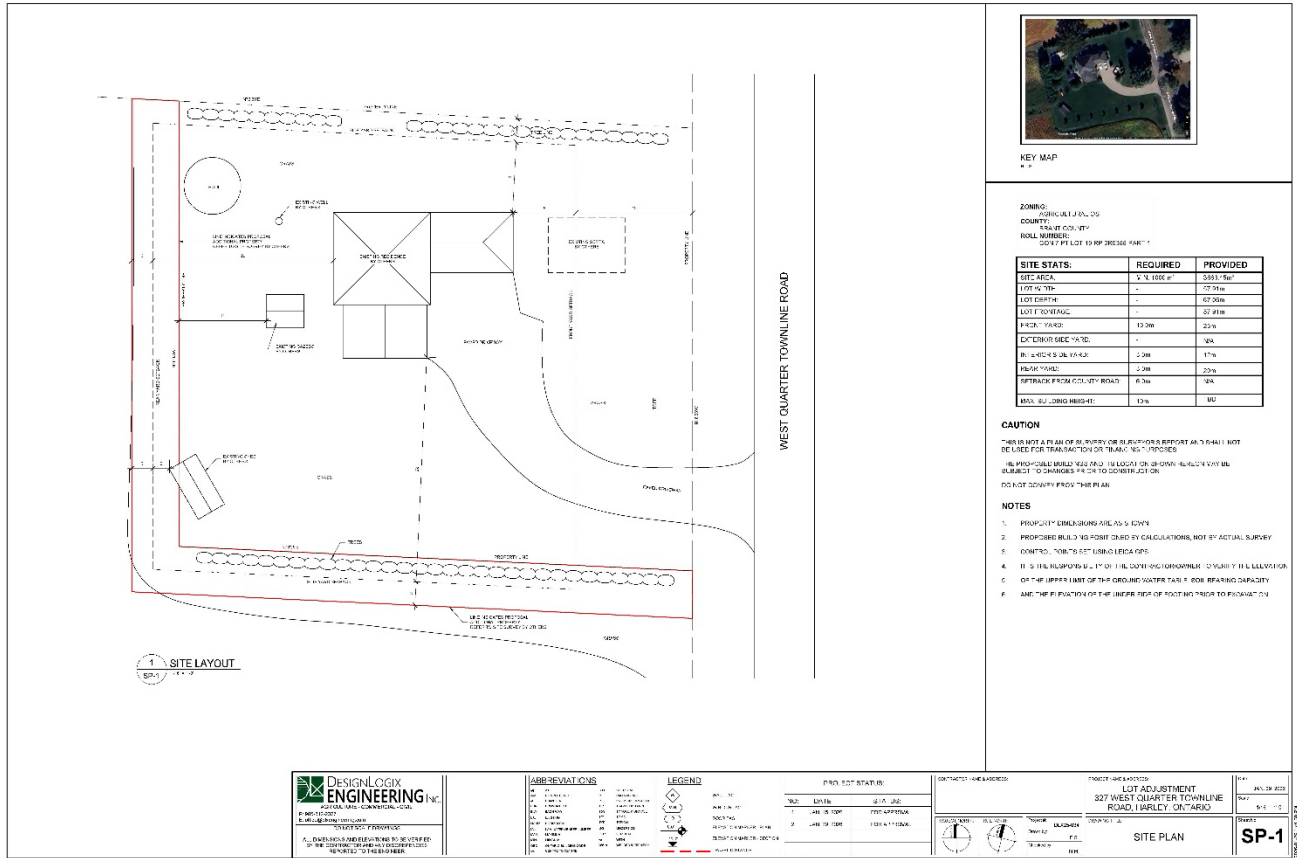
327 WEST QUARTER TOWNLINE ROAD
County of Brant
Ontario



Attachment 5 – Aerial Detail Map



Attachment 6 – Site Plan



KEY MAP

ZONING: AGRICULTURAL DS
 COUNTY: FRANKLIN COUNTY
 ROLL NUMBER: 00147.7 FT LOT 19 RP 202306 PART 1

SITE STATS:	REQUIRED	PROVIDED
SITE AREA	1.14 ACRES	5591.540'
LOT CO. TYPE	-	27.500'
LOT EIGHTH	-	02.500'
LOT F. FRONTAGE	-	07.000'
FRONT YARD	10.00%	25%
REAR YARD	-	NA
W. SIDE YARD	2.00%	17%
FRONT YARD	2.00%	25%
DEVELOP FROM COLLECTOR ROAD	0.50%	NA
MAX. BLD. COV. REQD.	15%	NU

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR "AS-IS" PURPOSES.
 THE PROFESSIONAL ENGINEER'S DESIGN OR DRAWING SHALL BE SUBJECT TO CHANGES FOR TO CONSTRUCTION.
 DO NOT COPY FROM THIS PLAN.

NOTES

1. PROPERTY LINES SHOWN AS L.S. ONLY
2. PROPOSED BLDG. SETBACKS BY CALCULATIONS, NOT BY ACTUAL SURVEY
3. POINTS TO BE SET USING ELEVATIONS
4. IF S.H. RELATIONS 1:1 OF 1:1 HIL. CONT. TO GROUNDLINE: 1:1 VERT. BY 1:1 HORIZONTAL
5. ON THE UPPER LIMIT OF THE GROUND WATER TABLE: 1:1000 BEARING CAPACITY
6. AND THE POSITION OF THE UNDERLIES OF SETTING TO BE CHECKED BY

DESIGNLOGIX ENGINEERING INC.
 1234 WEST MAIN STREET
 SUITE 100
 COLUMBIA, MO 65201
 TEL: 636-321-1234
 FAX: 636-321-5678
 WWW.DESIGNLOGIX.COM

ABBREVIATIONS

1. 1" = 10'	2. 1" = 20'	3. 1" = 30'	4. 1" = 40'	5. 1" = 50'	6. 1" = 60'	7. 1" = 70'	8. 1" = 80'	9. 1" = 90'	10. 1" = 100'
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LEGEND

1. 1" = 10'	2. 1" = 20'	3. 1" = 30'	4. 1" = 40'	5. 1" = 50'	6. 1" = 60'	7. 1" = 70'	8. 1" = 80'	9. 1" = 90'	10. 1" = 100'
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PLAN SET STAGES

1. PRELIMINARY	2. PRELIMINARY	3. PRELIMINARY	4. PRELIMINARY	5. PRELIMINARY	6. PRELIMINARY	7. PRELIMINARY	8. PRELIMINARY	9. PRELIMINARY	10. PRELIMINARY
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PROJECT INFORMATION

LOT ADJUSTMENT
 327 WEST QUARTER TOWNLINE ROAD, HARLEY, OKLAHOMA

SITE PLAN

DATE: 01/15/2024
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 SCALE: AS SHOWN

SP-1

DATE: 01/15/2024
 SHEET: 01 OF 01

Attachment 8 – Site Photos



Front-facing (west) view from West Quarter Townline Road.



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



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



Picture of existing shed.



Front-facing west view of proposed lot line adjustment.

Blue: existing lot boundary

Red: proposed lot boundary



Stading at rear of property facing north of proposed lot line adjustment.

Blue: existing lot boundary

Red: proposed lot boundary





Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
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:	B1-26-RF
Location:	327 WEST QUARTER TOWNLINE ROAD
Owner:	Gary & Tamara Overbeek
Agent / Applicant:	Owner

This application proposes: a lot line adjustment, with approximately 600 square meters (6,458 squared feet) being severed from agricultural lands legally described as CONCESSION 7 PART LOT 19 and conveyed to 327 West Quarter Townline Road.

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.

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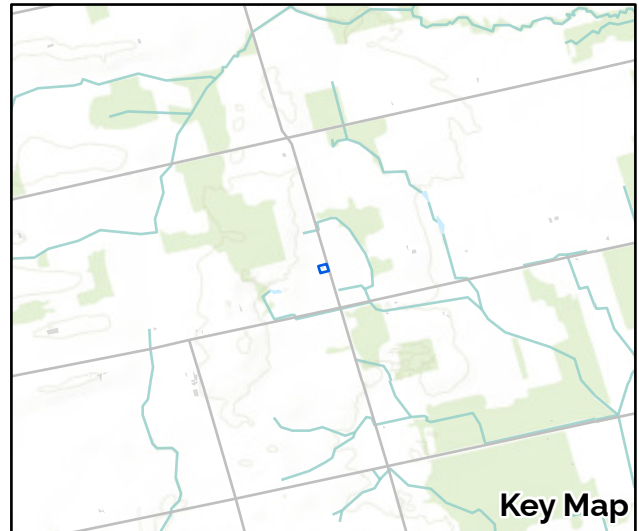
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MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B1-26-RF

327 WEST QUARTER TOWNLINE ROAD
County of Brant
Ontario



0 15 30 60
Meters
Date Printed: 2026-02-18



Key Map



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	CONCESSION	PIN	AREA IN HECTARES
1	PART OF 19	7	32002-0206	0.060

PART 1 COMPRISES PART OF PIN 32002-0206.



PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF BURFORD)
COUNTY OF BRANT
SCALE 1:500

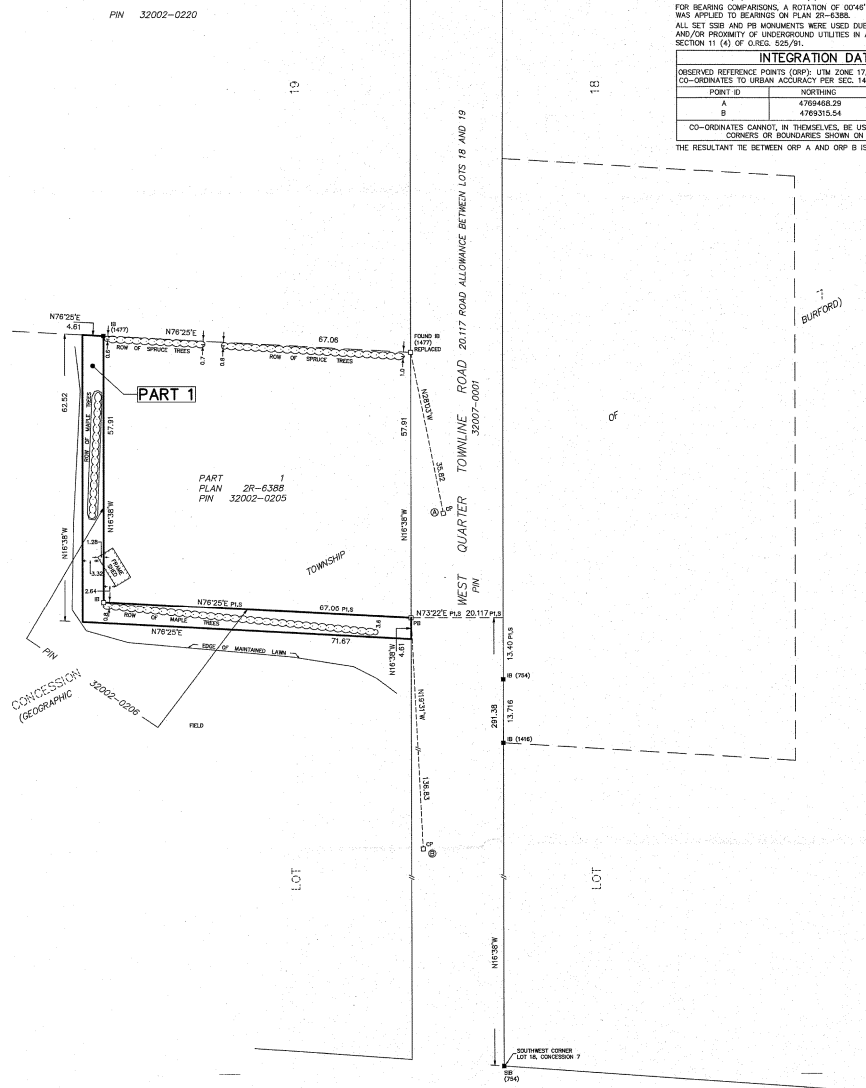


THE INTENDED PLOT SIZE OF THIS PLAN IS 650mm IN WIDTH BY 457mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:500
MCCAULAY, WHITE & MUIR LTD.

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 0.999982.
ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
ALL FENCES ARE "ON LINE" UNLESS TESTS TO THE PROPERTY LINE ARE SHOWN.
ALL PINS ARE (L) UNLESS NOTED (R).
FOR BEARING COMPARISONS, A ROTATION OF 00°45'00" COUNTER-CLOCKWISE
WAS APPLIED TO BEARINGS ON PLAN 2R-6388.
ALL SET SIZES AND PIN MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11. (4) OF OREG. 525/91.

INTEGRATION DATA			
POINT ID	SOURCING	EASTING	NORTHING
A	4769468.29	537925.70	
B	4769315.54	538001.12	

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 N16°34'W 150.45.



- LEGEND**
- SB - STANDARD IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - OC - CUT CROSS
 - PB - PLASTIC BAR
 - CP - CHURCHIE PIN
 - - PLANTED
 - - FLAG
 - - ROUND
 - WT - WITNESS
 - S - SET
 - 400 - L.D. BARNES LIMITED
 - 794 - H.W. WEST O.L.S.
 - 1416 - WEST AND NEUSKA LTD.
 - PI - PLAN 2R-6388

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 4th DAY OF JULY, 2025.

JULY 17, 2025
JOHN W. MUIR
ONTARIO LAND SURVEYOR

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

MacAulay, White & Muir Ltd.	DRAWN: GCS
ONTARIO LAND SURVEYORS - CANADA LAND SURVEYORS	CHECKED: JM
A Member Chartered Institution of 20 Nations Limited 1864 BEECH ACRE ROAD, SUITE 1, PARKVILLE, ONT. L2R 2S2 (905) 882-1100 www.glsam.com	PLT. No. 25-50-229-00