



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

5.1 B2-26-LK - 169-197 Pottruff Road
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 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

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

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

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

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