

att: Ms. Amanda Wyszynski, BATEch, MES  
Planner  
[amanda.wyszynski@brant.ca](mailto:amanda.wyszynski@brant.ca)

in the matter of:

**Mr. Andrzej Paluch and  
Mrs. Malgorzata Helena Paluch  
602 Mount Pleasant Road,  
Part of Lot 9, Range 1, East of Mount Pleasant Road,  
Registered Plan 2R-5907 Part 2,  
Township of Brantford, County of Brant N3T 5L5  
Roll Number: 2920 – 004 – 030 – 24700 – 0000**

**file number ZBA 28-21-AW**

In consideration of discussions as presented at the Planning and Development Committee meeting convened September 07, 2021, please accept the following additional information in respect of the public comments received to date.

Pertinent to the Zoning By-Law Amendment application, it is noteworthy to reiterate the Proponents' rationale to the proposal, i.e.

1. The subject property, currently zoned Agricultural (A) and Natural Heritage (NH), is located in and surrounded by predominantly land parcels zoned Suburban Residential (SR). As per the County of Brant Official Plan (2012), the property is situated in a Policy area designated Suburban Residential and Natural Heritage.

As the property is not currently used for agricultural purposes, the lot size precludes economically viable agricultural operations, and possibly contributing to associated activities that may be objectionable to the existing neighbouring predominantly residential uses.

It is, therefore, the Proponents' view that the under-utilized vacant property is akin to the use and spirit of County of Brant Official Plan policies.

2. The proposed land use is compliant to the current County of Brant Zoning By-Law 61-16, as described in the Zoning Compliance Review chart following:

Zoning Criteria: County of Brant Zoning By-Law 61-16, as amended,  
Section 9 - **Non-Urban Residential (NUR) Zones**  
Section 9.1 - **Sub-Urban Residential (SR) Zone**  
Table 9.1 - **Single Detached Dwelling** use permitted  
Table 9.2 - **Zone Provisions:**

Description		Zone Provision	Required	Proposed	Status
<b>Parcel 602A</b>	<b>Partial Services</b>	Lot Area	1000.00 m <sup>2</sup>	2560.00 m <sup>2</sup>	Compliant
<b>Parcel 602B **</b>		Lot Frontage	20.00 m	18.68 m	Non-Compliant [i]
		Street Setback	7.500 m	28.00 m	Compliant
		Interior Side Yard	1.50 m	2.00 m	Compliant
		Rear Yard	7.50 m	≥ 7.50 m	Compliant
		Lot Coverage	30.00 %	6.53 %	Compliant
		Landscape Space	30.00 %	89.00 %	Compliant
		Building Height	10.50 m	6.25 m	Compliant

\*\* Holding provisions (H) will be assigned due to water capacity restrictions

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- 2.(i) As noted in the Zoning Compliance Review chart, the proposed Lot Frontage of 18.68 m is 1.32 m deficient of the 20.00 m as mandated by Zoning By-Law provisions (as per Table 9.2.) This minor deficiency is proposed to be dealt with via a site-specific provision of the Zoning By-Law Amendment submission.**

**The Proponents recognize neighbours' issue of the proposed Lot Frontages being somewhat inconsistency with the immediate area in-situ lot widths.**

**However, it must be recognized that the proposed Lot Frontages are generally consistent, permitted and compliant to current Zoning By-Law regulations (as discussed above), and general adherence to County Official Plan, Provincial Policy Statement and Places to Grow Act.**

**Further, it is noted that the neighbouring properties, specifically at 600 and 598 Mount Pleasant Road, have property widths in excess of 20 m, but nonetheless must adjudge the existence of Grand River Conservation Authority 30 m regulation limits, effectively restricting Lot development (see GRCA Map attached) - i.e. the existing structures located on the properties were severely restricted as to placement, and preclude future redevelopment and/or potential land subdivision.**

**Respectfully, it is the Proponents' position that on the basis of the foregoing facts, the issue of Lot Frontage does not warrant conspicuous critique.**

- 2.(ii) The Proponents note that the 1.50 m Interior Side Yards proposed for Parcel 602B is inconsistent with surrounding properties' side yards. As identified in the fore noted Zoning Compliance Review chart, the minimum required side yard of 1.50 m does not contravene, and is in keeping and permissible by the current Zoning By-Law regulations.**

**In recognition that the Interior Side Yards proposed for Parcel 602A did not draw objection, the Proponents are amenable to revising Parcel 602B interior side yards to 2.00 m.**

- 2.(iii) The objection of Owners at 600 Mount Pleasant Road relating to minimum Street Setback is noted, and the Proponents wish to present the following observations:**
- a) the existing Street Setback to the (former) structure located on Parcel 602A is measured to be app. 13.00 m;**
  - b) the Street Setback to the proposed structures on Parcel 602A and 602B is suggested to be 27.00 m;**
  - c) the minimum Street Setback permissible by Zoning By-Law regulation is 7.50 m.**



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- d) the assertion and/or perception that the proposed street setback of 27.00 m would result in a “feeling” of being “blocked in and block sunlight” is not seen as probable or factual, i.e.
- (i) the proposed dwelling structure(s) will be one-storey buildings, and,
  - (ii) given the geographic orientation along with sun movement, the Summer and Winter Solstices would create very limited shading towards late afternoon / early evening, and,
  - (iii) with eventual Proponents’ landscaping installations would preclude an impression of being “blocked in and block sunlight”.

However, with the Proponents’ wish to be assumptive of the neighbour’s concern, and with a receptive sense of compromise, the Proponents are amenable to increase the Street Setback from the currently proposed 27.00 m to 35.00 m - being a distance matching the current street setback at 600 Mount Pleasant Road property, and thereby still yielding a workable Rear Yard at the proposed 602A and 602B properties.

- 2.(iv) In recognition of the research, dedicated time, allotted monetary outlays, etc. attributed to the Proponents’ zoning amendments, variances and severances, it goes without any doubt that future / proposed dwelling designs will indeed suit surrounding areas, with construction to be incorporating the latest “custom designed” methods and technology.

Without any doubt, the neighbours are advised and assured that the Proponents’ intent is to avoid “survey cookie-cutter” design / construction methods, and will commit to ensuring appropriately selected designs of the proposed dwellings.

Should the foregoing submission warrant further elaboration, the undersigned on behalf of the Proponents, would be pleased to address any issue by way of written request.

Respectfully submitted,



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George J.P. Ziotek, Dipl.T., M.A.A.T.O.  
Accredited Architectural Technologist  
Agent / Project Consultant  
GJPZ/hk





602 Mount Pleasant Road,  
Brant

ZBA28-21-AW



- Legend**
- Regulation Limit (GRCA)
  - Regulated Watercourse (GRCA)
  - Regulated Waterbody (GRCA)
  - Wetland (GRCA)
  - Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
  - Slope Valley (GRCA)
    - Steep
    - Oversteep
    - Steep
  - Slope Erosion (GRCA)
    - Oversteep
    - Toe
  - Lake Erie Flood (GRCA)
  - Lake Erie Shoreline Reach (GRCA)
  - Lake Erie Dynamic Beach (GRCA)
  - Lake Erie Erosion (GRCA)
  - Parcel - Assessment (MPAC/MNRF)
- This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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