



NOTICE OF PUBLIC MEETING

- IT IS IMPORTANT TO NOTE THAT ANYONE HAS THE RIGHT TO MAKE AN APPLICATION TO AMEND A PLANNING DOCUMENT.
- ONCE AN APPLICATION HAS BEEN MADE, THE COUNTY OF BRANT IS BOUND BY THE PROVISIONS OF THE PLANNING ACT TO SEND NOTICE OF A PUBLIC MEETING.
 - THIS DOES NOT MEAN THE COUNTY OF BRANT EITHER SUPPORTS OR IS IN OPPOSITION TO THE PROPOSAL.
- THE PURPOSE OF THE PUBLIC MEETING IS TO HEAR THE VIEWS OF ALL THOSE CONCERNED.
- BASED ON ALL THE FACTS PRESENTED, THE COMMITTEE OF ADJUSTMENT WILL MAKE A DECISION ON THOSE MATTERS FOR WHICH THEY ARE RESPONSIBLE.

PLEASE NOTE:

IT IS REQUESTED THAT YOU PROVIDE ANY COMMENTS / CONCERNS

ONE WEEK PRIOR TO THE MEETING TO

ALLOW YOUR COMMENTS /CONCERNS TO BE DISTRIBUTED TO THE MEMBERS OF THE
COMMMITTEE OF ADJUSTMENT.



Notice of Complete Committee of Adjustment Application and Public Meeting

Date: 2024-07-18

Time: 6:00 PM

Location: Council Chambers - 7 Broadway Street West, Paris
OR Meeting available on the County of Brant You Tube

Application Number and Address: A10-24-HH-Goslin-164 Highway 53

Details of Application:

Matt and Rebecca Goslin, applicant / owner of PLAN 53B PT PARK LOT 5 RP 2R6509 PART 6, County of Brant, in the geographic township of Burford, located at 164 Highway 53 is proposing to seek relief from Section 4.4, Table 4.4.1 of the Zoning By-law 61-16 to permit an increased lot coverage area of 142.40 m², whereas the maximum lot coverage area for accessory structures is 140 m² is permitted.

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.

ANY PERSON may make written submissions. **Written submissions must be made to the Planning Division one week prior to the meeting at the address shown below.*

The Committee of Adjustment may review the proposal and any other material placed before it in order to make a decision on the proposal. 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 the Committee of Adjustment, c/o Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at sarah.dyment-smith@brant.ca

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 sarah.dyment-smith@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

Planner: Kayla DeLeye <kayla.deleye@brant.ca>

To view the application and supporting documents, please contact the Planning Department, contact information mentioned above.

How do I appeal a Decision?

Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT).

To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal (OLT), you must complete and file the Appellant Form (A1) with a letter to the Secretary Treasurer, Committee of Adjustment outlining the reasons for your appeal. You must enclose the appeal fee of \$400.00 for each application appealed paid by a certified cheque or a money order only, made payable to the Ontario Minister of Finance and an administrative fee of \$267.00, paid by a cheque or a money order only, made payable to the County of Brant.

** 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.*

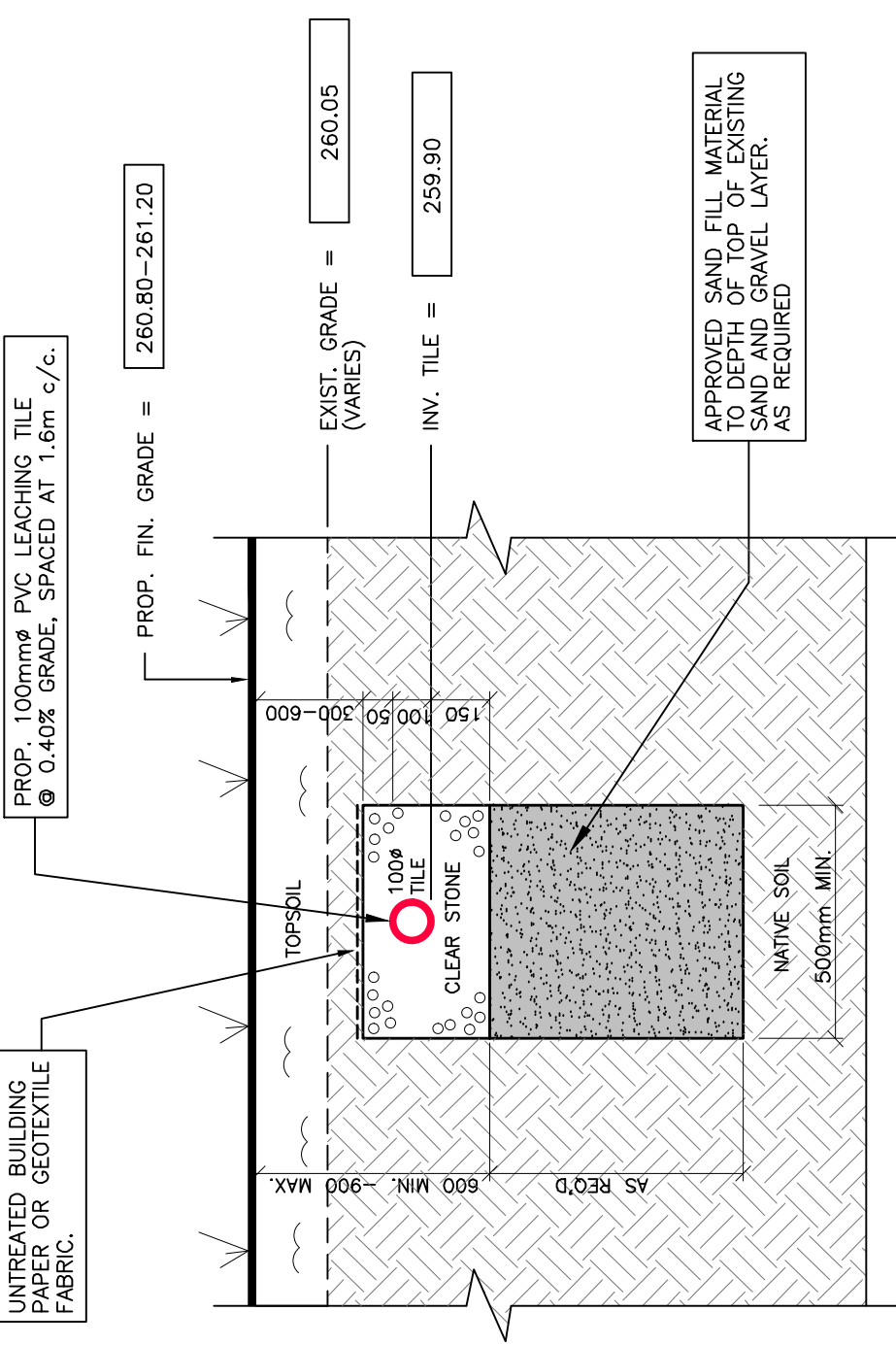
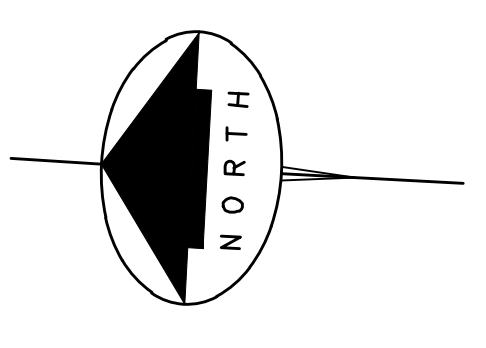
SITE STATISTICS-DWELLING

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE
ZONING CATEGORY	RH	RH	✓
LOT AREA (sq. m.)	3829.6	3000 MIN.	✓
LOT FRONTAGE (m)	69.30	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	PROP. DWELLING=373.63 PROP. SHOP=139.36	N/A	✓
TOTAL GROSS FLOOR AREA (sq. m.)	512.99	30% MAX.	✓
LOT COVERAGE	13.4%	7.50 MIN.	✓
STREET SETBACK (m)	18.50	7.50 MIN.	✓
REAR YARD (m)	15.20	1.50 MIN.	✓
SIDE YARD (m)	24.13 & 21.8	1.50 MIN.	✓
PERCENTAGE OF LOT UNOCCUPIED	-	30% MIN.	✓
BUILDING HEIGHT (m)	8.56	10.00 MAX.	✓

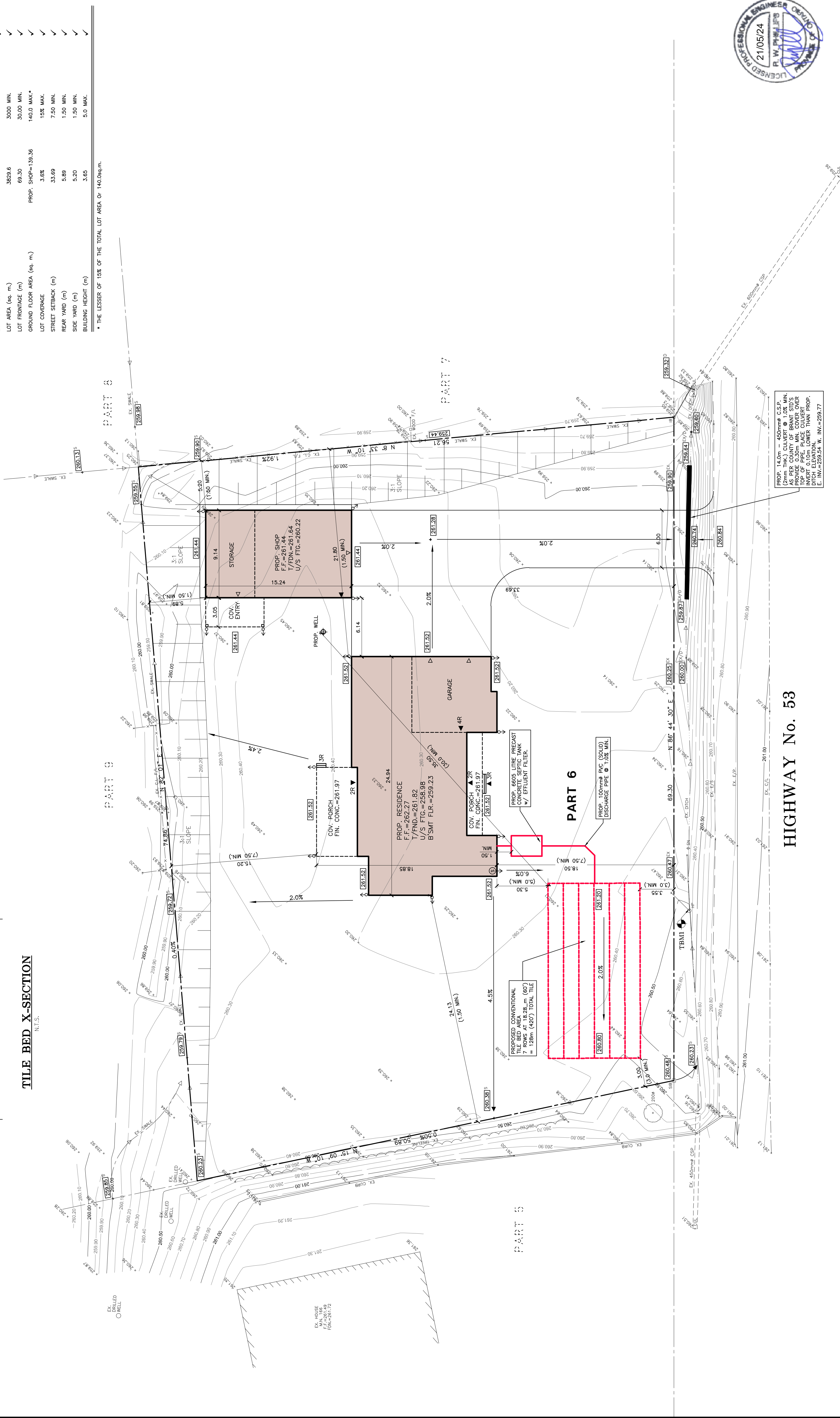
SITE STATISTICS - ACCESSORY

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE
ZONING CATEGORY	RH	RH	✓
LOT AREA (sq. m.)	3829.6	3000 MIN.	✓
LOT FRONTAGE (m)	69.30	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	PROP. SHOP=139.36	140.0 MAX.*	✓
LOT COVERAGE	3.6%	15% MAX.	✓
STREET SETBACK (m)	33.89	7.50 MIN.	✓
REAR YARD (m)	5.89	1.50 MIN.	✓
SIDE YARD (m)	5.20	1.50 MIN.	✓
BUILDING HEIGHT (m)	3.65	5.0 MAX.	✓

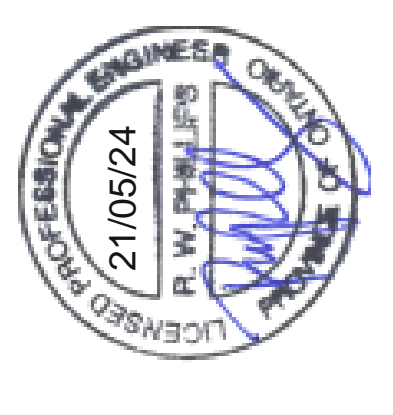
* THE LESSER OF 15% OF THE TOTAL LOT AREA OR 140.0sq.m.



TILE BED X-SECTION
N.T.S.



HIGHWAY No. 53



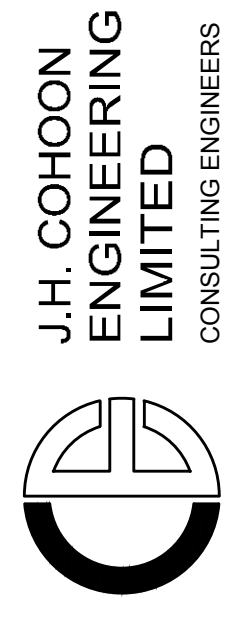
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF THE UTILITIES AND DRAWINGS, IS THE RESPONSIBILITY OF THE COMMENCING WORK. THE CONTRACTORS SHALL OBTAIN A BRASSIE OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- LEGEND:**
- EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS
 - PROPOSED SWALE ELEVATIONS
 - EXISTING SWALE
 - PROPOSED SWALE
 - GENERAL DRAINAGE
 - PROPOSED SLUMP PUMP DISCHARGE
 - PROPOSED DOWNSPOUT C/W CONCRETE SPUR IN
 - ▲ DENOTES MANHOOD LOCATIONS
 - △ DENOTES OVERHEAD DOOR LOCATIONS

- NOTES:**
- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
 - BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARWARDS ETC.)
 - TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
 - MINIMUM CLEARANCES TO SEPTIC SYSTEM:
 - TILE BED DISTRIBUTION: 1.50m MIN.
 - CONCRETE SEPTIC TANK: 1.50m MIN.
 - PROPERTY LINE: 3.00m MIN.
 - LAKE, STREAM ETC.: 15.00m
 - DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM (i.e. WATER SOFTENER ETC.)
 - APPROVED SAND/FILL SYSTEM 180.0cm.
 - 4 BEDROOM DWELLING WITH 38 TYPICAL UNITS. WITH AN EXISTING SOIL TYPE OF B (4.7%/cm).
 - CONVENTIONAL SEPTIC BED DESIGN:
 - USE 7 ROWS OF 18.25m (60") 100mm LEACHING TILE
 - = 126.0m (420") TOTAL LENGTH OF LEACHING TILE
 - SEPTIC TANK SHALL BE GASURFED PRECAST CONCRETE ACCESS OPENING TO GROUND SURFACE.
 - PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH GROUND PENETRATING RADAR (GPR) OR OTHER APPROPRIATE METHOD AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
 - FOR TEST HOLE INFORMATION AND "T" TIME REFER TO ENCLOSED DATA MAY 2024.
 - BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA (i.e. SOIL STABILITY, WATER TABLE ETC.)
 - BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MIN. CLEARANCE).
 - STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED FINISH FLOOR TO BE 0.30m BELOW THE SET TOP OF FOUNDATION ELEVATION.
 - THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 - STRUCTURAL FILL SHALL BE REQUIRED ON THE SUBJECT LOT TO ENSURE FOUNDATIONS ARE FOUND ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 - AN APPROVED PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORKS WITHIN THE ROAD ALLOWANCE, INCLUDING INSTALLATION OF VEHICULAR ENTRANCES.

T.B.M. No. 1 ELEV. = 261.07m (GEO)
NAIL ON SIDE OF HYDRO POLE AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
1	AS PER COUNTY COMMENTS	05/21/24	S.L.M.



J.H. COHOON
ENGINEERING
LIMITED
CONSULTING ENGINEERS
440 HARRY ROAD UNIT #1 BRANTFORD - ONTARIO N6T 5J8
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneg.com

PROPOSED
GOSLIN RESIDENCE
PART 6 OF PART OF PARK LOT 5,
PLAN 53B, PLAN 2R-6509
164 HIGHWAY 53, CATHCART
COUNTY OF BRANT

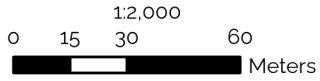
CLIENT: **MATT GOSLIN**

SITE DEVELOPMENT PLAN

DESIGN: J.C.T.	SCALE: 1:200
DRAWN: S.L.M.	JOB No: 16779
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 16779-1
DATE: APR. 24, 2024	

MAP 3: AERIAL IMAGERY 2022
FILE NUMBER
A10-24-HH

164 Highway #54
County of Brant
Ontario



Date Printed: 2024-06-20

