



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: 2024-10-17

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: B13-24-KD-197 Pinehurst Rd

Details of Application:

Vicano Developments Ltd., applicant/ owner of SOUTH DUMFRIES CON 2 PT LOT 30 RP 2R7950 PT PART 1 RP 2R8605 PART 2, County of Brant, in the geographic former township of South Dumfries, located at 197 Pinehurst Rd is proposing to facilitate a land lease extension over the lands in excess of 21 + years for their existing tenant, McDonald's Restaurants of Canada Limited, to continue operation. The proposed consent only includes the land associated with the restaurant building, The building is not being leased from the landlord as the building, and associated parking, garbage & landscape areas are leasehold improvements that were constructed by the lessee.

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, Supervisor of Development Planning <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.*

MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B13-24-KD

197 Pinehurst Road
County of Brant
Ontario



0 15 30 60
Meters

Date Printed: 2024-09-19



Key Map



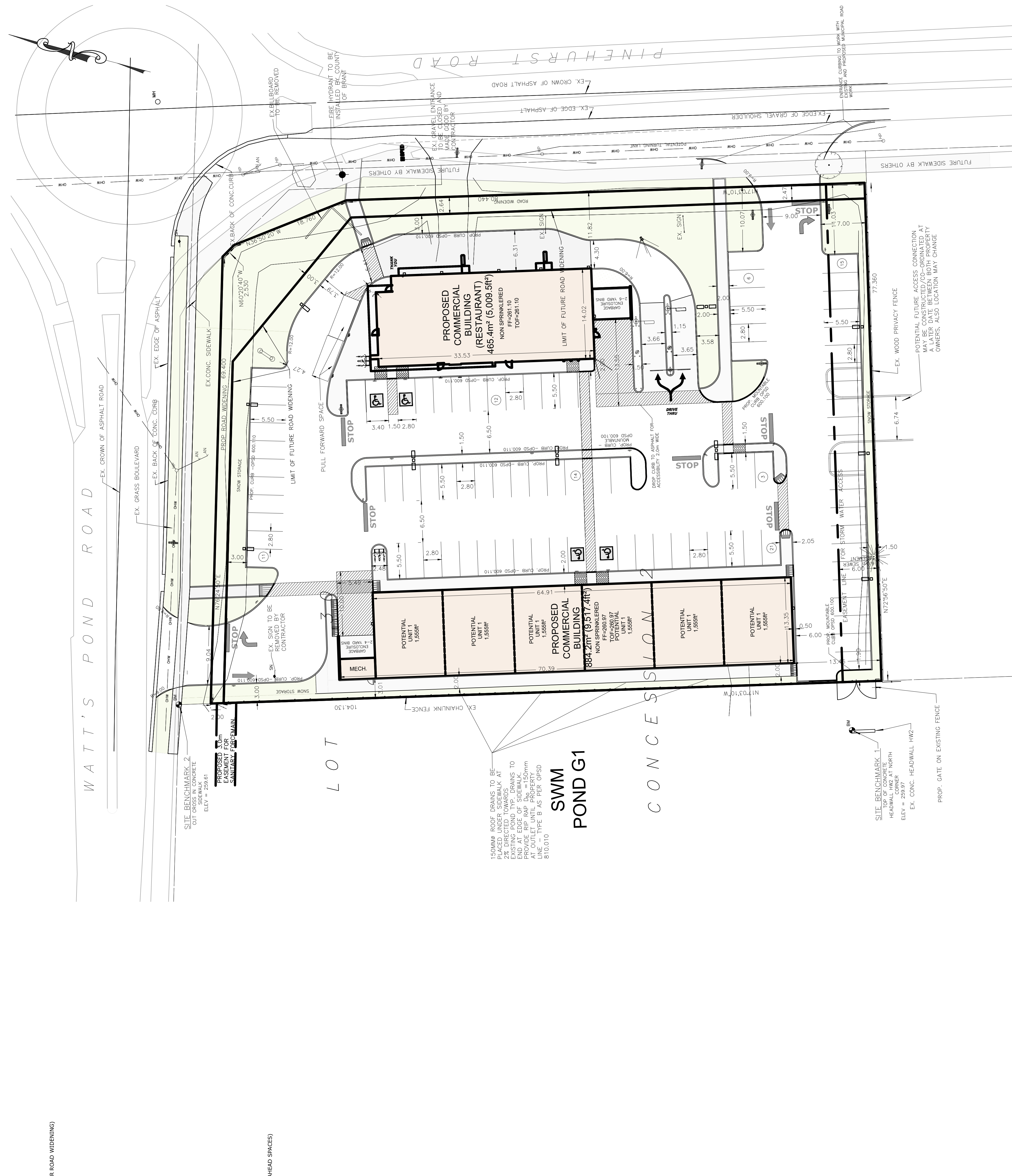
SITE STATISTICS

ZONING CATEGORY	ZONING REQUIREMENTS	PROPOSED
REQUIREMENTS	CZ	CZ
MINIMUM LOT AREA	0.1 ha (0.73 ha AFTER ROAD WIDENING)	
MINIMUM LOT FRONTAGE	74.7m	
MINIMUM LOT COVERAGE	20.0%	
MINIMUM LOT DEPTH	15.0m	
MINIMUM LOT WIDTH	15.0m	
MINIMUM LOT AREA	465.4m ²	
MINIMUM LOT FRONTAGE	134.9m	
MINIMUM LOT DEPTH	16.0m	
MINIMUM LOT WIDTH	13.4m	
MINIMUM LOT AREA	134.9m ²	
MINIMUM LOT FRONTAGE	16.0m	
MINIMUM LOT DEPTH	13.4m	
MINIMUM LOT WIDTH	13.4m	
MINIMUM LOT AREA	16.0m	
MINIMUM LOT FRONTAGE	13.4m	
MINIMUM LOT DEPTH	13.4m	
MINIMUM LOT WIDTH	13.4m	
MINIMUM LOT AREA	13.4m	
MINIMUM LOT FRONTAGE	13.4m	
MINIMUM LOT DEPTH	13.4m	
MINIMUM LOT WIDTH	13.4m	
MINIMUM LOT AREA	13.4m	
MINIMUM LOT FRONTAGE	13.4m	
MINIMUM LOT DEPTH	13.4m	
MINIMUM LOT WIDTH	13.4m	

SITE STATISTICS

ZONING CATEGORY	ZONING REQUIREMENTS	PROPOSED
PARKING REQUIREMENTS	1/10 m ²	47
CONVENIENCE STORE	1/25 m ²	6
DRY CLEANING & LAUNDROMAT	1/25 m ²	3
FINANCIAL INSTITUTION	1/25 m ²	6
RETAIL STORE	1/25 m ²	6
PROFESSIONAL SERVICE ESTABLISHMENT	1/15 m ²	10
MEDICAL OFFICE		
TOTAL=		81

84 (INCLUDING PULL AHEAD SPACES)



KEY PLAN

NOTES

1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY SANDS SURVEYING AND DRAINING.
2. THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMANS, SEWERS & OTHER UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES.
3. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
4. ALL NEW DRIVEWAYS OR CURBS FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED AND OR MADE GOOD.
5. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF ASSESSOR.
6. ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED.
7. ACCESSIBLE PARKING SPACES TO BE INDICATED WITH PAINTED SYMBOL ON ASPHALT AND EITHER POLE MOUNT OR BUILDING MOUNT SIGNS AS PER IMAGE SHOWN ON THIS PLAN.
8. THE MUNICIPAL CORRIDOR IS ONGOING BY THE COUNTY. DETAILED DESIGN ON THE MUNICIPAL CORRIDOR IS PRELIMINARY ONLY.
9. INFORMATION WILL BE PROVIDED WHEN IT IS AVAILABLE.
10. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES AS DETAILED DESIGN IS INCOMPLETE FOR THE COUNTY RIGHT-OF-WAY.

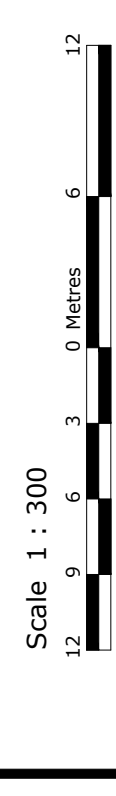
REV.	DESCRIPTION	DATE	APPROVED
2	AMENDED FOR CITY COMMENTS	2021.01.13	CM
1	AMENDED FOR CITY COMMENTS	2020.10.02	CM
0	INITIAL RELEASE	2020.05.05	CM

PROPOSED SITE PLAN OF

PART OF LOT 30
CONCESSION 2
SOUTH DUMFRIES
DESIGNATED AS PART 1 PLAN 2R-7950
COUNTY OF BRANT

197 PINEHURST ROAD
BRANT, ONTARIO

CITY FILE NO. SP7-20-DN



UNITS & CONVERSION

ALL DIMENSIONS IN METRES. (CONVERT TO FEET: DIVIDE BY 0.3048)
BEARING NOTE
ALL BEARINGS & COORDINATES SHOWN ON THIS PLAN ARE UTM DERIVED FROM OBSERVATIONS USING LEICA SMARTNET BASE STATION NETWORK & ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE OF THE UTM SYSTEM, NAD 83 (CSRS) (V 7.1) EPOCH 2010 ZONE 17 NORTH. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES & CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999589.

ELEVATION NOTES

ELEVATIONS ARE METRIC & WERE DERIVED FROM BENCHMARK NO. 197R006 HAVING AN ELEVATION OF 245.949 (CGD09-78). BENCHMARK NO. 003197R006 BEING A TABLET SET IN CONCRETE SIDEWALK ON S.W. CORNER OF BRIDGE OVER GRAND RIVER ON HIGHWAY NO.2

ANTECH DESIGN & ENGINEERING GROUP
Engineers and Urban Planners
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www.antedesign.com

PROPERTY AND CONSTRUCTION INFORMATION: THIS PLAN IS THE PROPERTY OF ANTECH DESIGN & ENGINEERING GROUP. ANY REPRODUCTION OR DISTRIBUTION IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ANTECH DESIGN & ENGINEERING GROUP IS PROHIBITED.

CLIENT
VICANO

PROJ: CHM JAB 2020.05.05
SHEET: 02 OF 14
SITE PLAN
DRAWING NO.: 2021.01.13
REV. 1
201605 - V101

UTILITY SERVICES SYMBOLS

MANHOLE - SANITARY	MANHOLE - STORM	CATCH BASIN MANHOLE	DBL CATCH BASIN MANHOLE	MANHOLE - HYDRO	MANHOLE - TRAFFIC	MANHOLE - BELL	MANHOLE - FIBER OPTIC	MANHOLE - UNSPECIFIED
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STORM, SANITARY, WATER SERVICE SYMBOLS

SPRINKLER HEAD	TEST HOLE	BORING	MONITORING WELL	CULVERT	CATCH BASIN	DOUBLE CATCH BASIN	DITCH INLET CATCH BASIN
SPRINKLER HEAD	TEST HOLE	BORING	MONITORING WELL	CULVERT	CATCH BASIN	DOUBLE CATCH BASIN	DITCH INLET CATCH BASIN

UTILITY SERVICES SYMBOLS

GAS VALVE	GAS MARKER	HYDRO GUIDE WIRE	BELL GUIDE WIRE	HYDRO TRANSFORMER	BELL MARKER	BELL PEDestal	CABLE TV MARKER	CABLE PEDestal
GAS VALVE	GAS MARKER	HYDRO GUIDE WIRE	BELL GUIDE WIRE	HYDRO TRANSFORMER	BELL MARKER	BELL PEDestal	CABLE TV MARKER	CABLE PEDestal

OTHER SYMBOLS

FLAG POLE	DECORATIVE POLE	TREELINE	TRAFFIC SIGN	RAILWAY SIGN	SN SIGN (OTHER)	TRAFFIC LIGHT	TRAFFIC CONTROL BOX	RAILWAY SIGNAL CTRL BOX
FLAG POLE	DECORATIVE POLE	TREELINE	TRAFFIC SIGN	RAILWAY SIGN	SN SIGN (OTHER)	TRAFFIC LIGHT	TRAFFIC CONTROL BOX	RAILWAY SIGNAL CTRL BOX

GRADING SYMBOLS

EXISTING GRADE (m)	PROPOSED GRADE (m)	TOP OF CURB	TOP OF WALL	SW = SWALE	SEDIMENT TRAP	DIRECTION OF SURFACE WATER
EXISTING GRADE (m)	PROPOSED GRADE (m)	TOP OF CURB	TOP OF WALL	SW = SWALE	SEDIMENT TRAP	DIRECTION OF SURFACE WATER

UNDERGROUND SERVICES

STORM	SANITARY	BELL / PHONE / CABLE	HYDRO	GAS	WATER
STORM	SANITARY	BELL / PHONE / CABLE	HYDRO	GAS	WATER

PROPERTY LINES

OVER-HEAD WIRES	SILT FENCING - LIGHT DUTY	SILT FENCING - HEAVY DUTY	SWALE / DIRECTION	GRADE SLOPE INDICATOR	DISTANCE (BELOW)
OVER-HEAD WIRES	SILT FENCING - LIGHT DUTY	SILT FENCING - HEAVY DUTY	SWALE / DIRECTION	GRADE SLOPE INDICATOR	DISTANCE (BELOW)