



Committee of Adjustment Minutes

Date: October 17, 2024

Time: 6:00 PM

Location: Council Chambers, 7 Broadway Street West, Paris, ON

1. Attendance

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

Regrets: Smith

Staff: DeLeye, Dyment-Smith, Keen, Mousavi Berenjaghi

2. Approval of Agenda

Moved by Member Emmott
Seconded by Member Schmitt

Moved by myself and seconded by Member Schmitt that the agenda for the County of Brant Committee of Adjustment meeting of October 17, 2024, be approved.

Carried Unanimously

3. Declaration of Pecuniary Interests

No conflicts declared.

4. Adoption of Minutes from Previous Meeting

Moved by Member Hamilton
Seconded by Member Vamos

That the minutes of the September 19, 2024, meeting of the Committee of Adjustment be approved, as printed.

Carried Unanimously

5. Public Hearings

Madame Chair announces item 5.5 B16-24-LK has been deferred by agent/applicant.

5.1 SV2-24-LKGEDSB-231 Grand River St N

Staff Presentation

- L. Keen, Junior Planner presented sign variance application SV2-24-LK for approval as outlined in the report.
- The applicant is proposing to remove the existing ground sign and replace it with a new ground sign that includes an LED signage whereas the Sign By-Law only stipulates electronic messaging, which does not include LED signage.
- Member Vamos seeks clarification on the lumens of the sign.
- L. Keen advised drawing notes indicated negative impact on surrounding properties.

Agent Presentation

- Chris Hackett, Gould Signs agent on behalf of the Grand Erie District School Board
- The agent advises the Committee the sign will be static and used for the purpose of notifying the community of school events.
- Agent provides clarification on the lumens, the software used, and the sign will be turned off in the evening.
- Member Brown inquires about the size of the sign.
- Agent confirms the sign is consistent with the old sign.
- Member Hamilton clarifies the location of the sign.
- Agent confirms the sign is increasing its setback as per County direction.

Public Delegate

- Catherine Rait
- Delegate seeks clarification on the location of the sign.
- L. Keen provides clarification on the location as the replacement of the sign on Grand River St N and displays mapping.
- Delegate satisfied.

Moved by Member Panag

Seconded by Member Schmitt

And that Application SV2-24-LK from Chris Hackett, Gould Signs, and Terry Korchak, GEDSB of lands described as PLAN 492 BLOCK 23 LOT 2 TO LOT 4 LOT 12 PART LOT 1 CONCESSION PART LOT 29 in the County of Brant, BE APPROVED.

Carried Unanimously

5.2 B13-24-KD-Vicano-197 Pinehurst Rd

Staff Presentation

- K. DeLeye, Supervisor of Development Planning presented consent application B13-24-KD-197 Pinehurst Rd for approval as outlined in the report.
- The applicant is proising to facilitate the lease extension over the lands in excess of 21 years for their existing tenant, McDonald's Restaurant of Canada Limited, to continue operation.
- Member Hamilton seeks clarification on the length of the lease.
- K. DeLeye reiterates the lease is more than 21 years. Agent can speak to the details of the lease.

Agent Presentation

- Yaw, Yawson, Vicano Development Limited
- Agent confirms the lease length is between 21 – 40 years.
- The agent confirms it is a land lease and not the building.
- Member Panag inquires if the lease is exclusively for the land.
- Agent confirms.
- Members of the Committee seek clarification of the lease coverage.
- Agent explains the land lease covers the building and the drive through and the application is required to extend the length of the lease.

No public comments.

Moved by Member Hamilton
Seconded by Member Emmott

And THAT Application for Consent B13-24-KD from Vicano Development Limited c/o Yaw Yawson, Owner of lands legally described as SOUTH DUMFRIES CON 2 PT LOT 30 RP 2R7950 PT PART 1 RP 2R8605 PART 2; County of Brant and municipally known as 197 Pinehurst Road to facilitate the lease extension over the lands in excess of 21 years for their existing tenant, McDonald's Restaurant of Canada Limited, to continue operation BE APPROVED, subject to the attached conditions:

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

- The proposed land lease extension will facilitate the existing restaurant to continue operating.
- The application is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of Provincial Policy Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

Carried

5.3 B14-24-KD-Brookfield-104 Oak Ave

Staff Presentation

- L. Keen presented consent application B14-24-LK-104 Oak Ave for approval as outlined in the report.
- The applicant proposes a severance located within two existing plans of subdivision in order to create two parcels from one existing block. The severance is to facilitate future construction of single detached dwelling units within the severed lots.
- L. Keen requests condition 3 parkland dedication fee be removed as per addendum as it was paid at the time of subdivision.
- Member Hamilton seeks clarification about the removal of condition 3.
- K. DeLeye confirms staff reached out to the Parks and Forestry department and received feedback that the fee was collected at the subdivision stage.
- Member Hamilton seeks clarification regarding the absence of the civic addressing condition.
- DeLeye notes civic addressing will be addressed at the building permit stage.

Agent Presentation

- Bob Stewart, Pinevest Homes
- Parkland dedication was collected per acre of land as part of the creation of the subdivision and Pinevest will ensure that both County staff and Canada Post are satisfied with civic addressing ahead of building permits.
- Member Hamilton seeks clarification on the per lot allocation of parkland.
- Agent confirms the development of the parks within the subdivision namely Woodslee Ave and Hartley Ave parks adequately reflected the required 5% of parkland.
- Member Vamos comments parkland dedication should remain.
- Madame Chair concurs due to the nature of the application and the creation of the lots that the parkland dedication should remain.

No public comments.

Moved by Member Vamos
Seconded by Member Panag

And that Application for Consent B14-24-KD from Bob Stewart, Pinevest Homes on behalf of Aidan Dekkema, Brookfield Residential of lands legally described as SOUTH DUMFRIES CONCESSION 2 PART LOT 32 PLAN 2M1947 BLOCK 107 RP 2R8949 PARTS 1 AND 2, located at 104 Oak Avenue, Paris, County of Brant, proposing to facilitate a severance of a property in two existing plans of Subdivision to create two parcels from one existing block, BE APPROVED, subject to the attached conditions including condition 3.

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

- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of Provincial Policy Statement.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.
- The lot creation is compatible and consistent within the context of the existing development.

Carried

5.4 B15-24-ES-405 Third Concession Rd

Staff Presentation

- L. Keen presented consent application B15-24-ES for approval as outlined in the report.
- The applicant proposed to sever a surplus farm dwelling.
- Member Emmott questions the parkland dedication condition.
- K. DeLeye references the Parkland Dedication By-law and notes the Parkland Dedication fee is required for surplus farm dwelling severances.
- Member Hamilton requests a condition be added for the drains located on the property.
- K. DeLeye notes the Committee may choose to add a condition related to the drain.
- Member Hamilton requests the civic addressing condition be considered for safety concerns.
- K. DeLeye notes the Committee may choose to add a condition related to civic addressing.
- Member Hamilton notes the driveway width.
- Member Brown questions if there is additional access.
- K. DeLeye notes Development Engineering commented that both the severed and retained have care and control of the entrances.
- Member Hamilton requests an explanation of the location of the road widening.
- L. Keen outlines the road widening will be taken from the Fourth Concession Rd not the Third Concession Rd.
- Member Vamos underlines the importance of the need for civic addressing on the retained lands.

Agent Presentation

- Chelsea Brooks, MHBC Planning
- Member Hamilton seeks clarification of the hydro pole location.
- Agent confirms the location is on the retained lands and the condition requires the reference plan references the easement.
- K. DeLeye confirms easements for utilities can be shown on the reference plan.
- Member Emmott seeks clarification on access for farm equipment between the retained and severed properties.
- Agent 86 metres from the driveway and the property line.

No public comments.

Moved by Member Hamilton
Seconded by Member Schmitt

And that Consent Application B15-24-ES from Trevor Hawkins, Agents, on behalf of 1778206 Ontario Inc./ Kris Martin, Owner of lands legally known as CONCESION 3 PART LOT 19 municipally known as 405 Third Concession Rd, within the Former Township of Burford, County of Brant, proposing to sever a surplus dwelling with an area of approximately 0.745 hectares (1.84 acres) and a frontage of approximately 12.4 metres (40.68 feet) along Third Concession Rd, with the retained lands having an area of approximately 32.86 hectares (81.20 acres). BE APPROVED, subject to the attached condition in addition a) entrance permit b) drainage condition c) civic addressing for the

retained lands.

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

- The application is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of Provincial Policy Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law, specifically for surplus farm dwelling.

Carried

5.5 **B16-24-LK-3 & 33 Salt Springs Rd** – Deferred by agent/applicant ahead of the meeting.

6. Next Meeting

The next meeting is scheduled to be November 21, 2024, and we will be a hybrid meeting starting at 6:00pm.

7. Adjournment

The meeting adjourned at 7:04 PM.



Sarah Dymment-Smith Secretary-Treasurer