



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: December 19, 2024

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: A16-24-NM-72 Hammond Rd

Details of Application:

J.H. Cohoon Engineering Ltd. c/o Bob Phillips Agent on behalf of George and Vassilki Karmiris, applicant/owner of RANGE 2 SHR PT LOT D RP 2R6425 PART 1, County of Brant, in the geographic township of Brantford, located at 72 Hammond Rd is seeking relief from Section 4, table 4.4.1 to allow for a maximum lot coverage of 278.73 square metres, whereas a maximum of 140 square metres is permitted. In addition to the maximum lot coverage, the application proposes a maximum accessory structure height of 5.54 metres, while a maximum height of 5 m is allowed.

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: Negin Mousavi Berenjaghi <Negin.MousaviBerenjaghi@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.*

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE SHOWN AS APPROXIMATELY LOCATED ON THIS DRAWING. THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

ORIGINAL GROUND ELEVATIONS	(200.00)
PROPOSED SWALE ELEVATIONS (PREVIOUS CONTRACT)	(206.00)
PROPOSED DITCH ELEVATIONS (PREVIOUS CONTRACT)	(206.00)
PROPOSED SWALE ELEVATIONS	(200.00)
PROPOSED DITCH ELEVATIONS	(200.00)
PROPOSED SWALE ELEVATIONS	(206.00)
PROPOSED SWALE	↑
GENERAL DRAINAGE	→

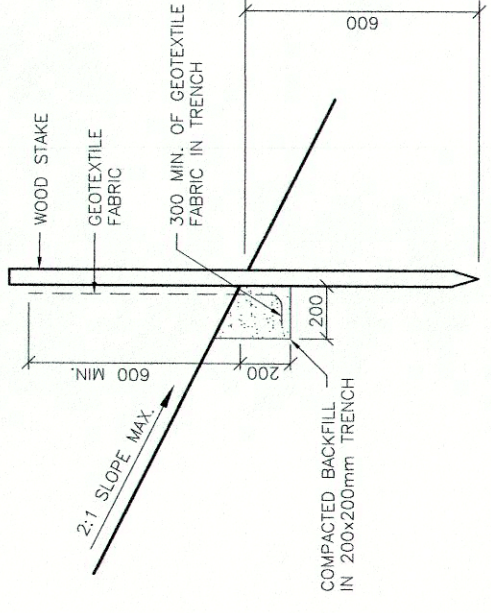
- NOTES:**
1. ALL ELEVATIONS SHOWN ARE METRIC.
 2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARWARDS ETC.).
 3. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, HYDRANTS, FEEDSTALS, ETC.) AND TO VERIFY WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MINIMUM CLEARANCE)
 4. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
 5. STRUCTURAL FILL MAY BE REQUIRED ON THE SUBJECT LOT. THE BUILDER/OWNER TO VERIFY WITH A GEOTECHNICAL ENGINEER TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.

SITE STATISTICS - ACCESSORY

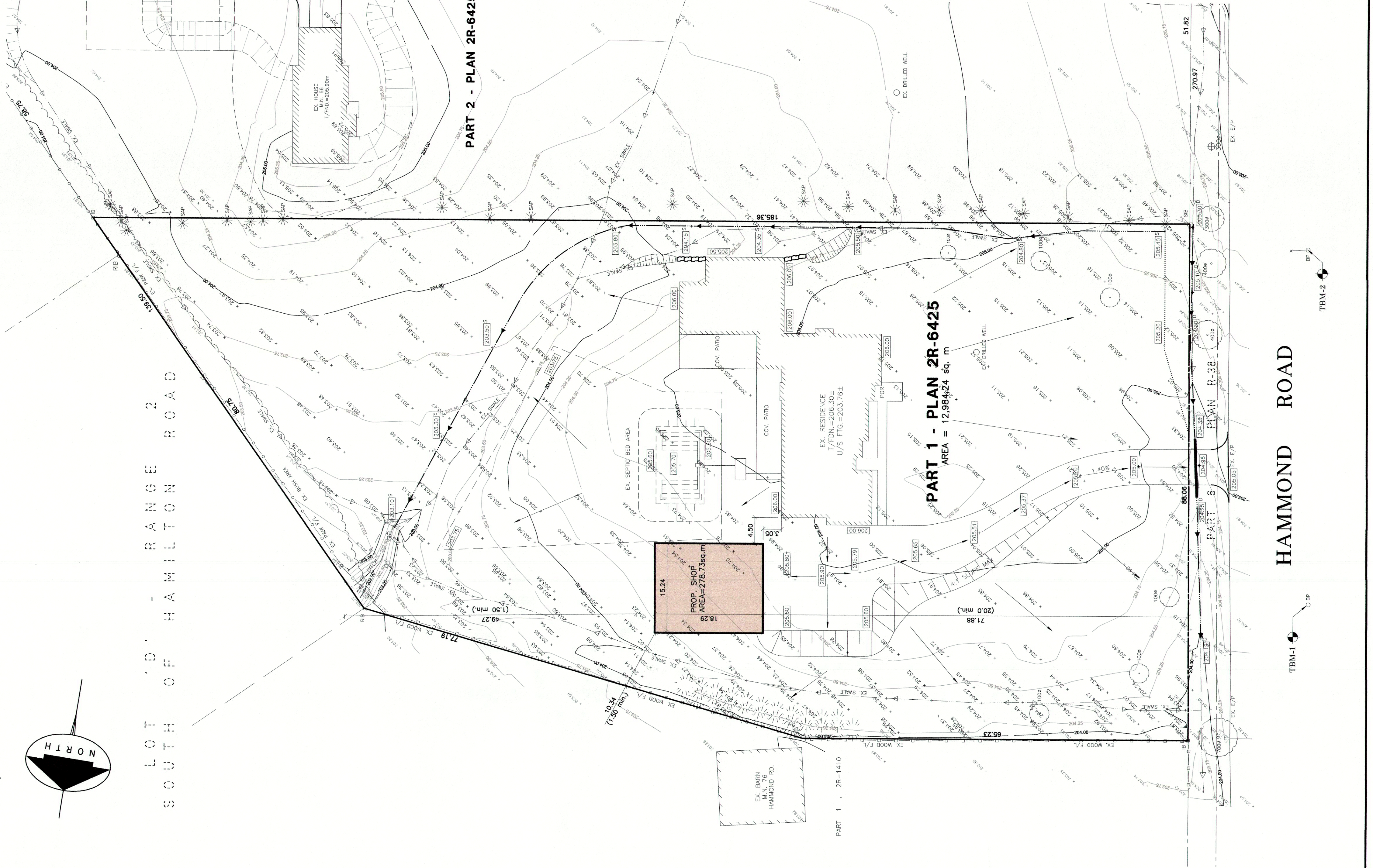
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE
			✓ MEETS REQUIREMENTS X VIOLANCE REQUIRED
ZONING CATEGORY	RR	RR	✓
LOT AREA (sq. m.)	12,984.3	4000 MIN. 40.00 MIN.	✓
LOT FRONTAGE (m)	88.06	140.0 MAX.	✓
GROUND FLOOR AREA (sq. m.)	EX. HOUSE 179.8 PROP. SHOP=278.73	30% MAX.	X
LOT COVERAGE	7.8%	20.00 MIN.	✓
STREET SETBACK (m)	71.88	1.50	✓
REAR YARD (m)	49.25	1.50	✓
SIDE YARD (m)	10.34	30% MIN.	✓
PERCENTAGE OF LOT LANDSCAPED	90.0%	5.00	X
BUILDING HEIGHT (m)	5.54		X

SILTATION & EROSION CONTROL NOTES:

1. THE SILTATION & EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MOST APPROPRIATE AND EFFECTIVE MEASURES TO BE INSTALLED BY THE ENGINEER DURING CONSTRUCTION.
2. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
4. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
5. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION CONTROL MEASURES ARE MAINTAINED AND THE CONSULTANT MUST BE NOTIFIED IMMEDIATELY AND THE CONSULTANT MUST EROSION CONTROL FACILITIES HAVE BEEN INSTALLED PRIOR TO COMMENCEMENT OF ANY GRADING, EXCAVATION OR DEMOLITION.
6. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
7. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
8. THE OWNER IS RESPONSIBLE TO ENSURE THE MUNICIPAL TRUCKING ETC. TO AND FROM THE SITE, AT THE END OF EACH WORKDAY.
9. ALL EXISTING AND PROPOSED CATCHBASINS ON THE SUBJECT PROPERTY ARE TO BE MAINTAINED AND THE INFERENCE OF RUNOFF FROM THE SITE IS TO BE PROTECTED WITH FILTER CLOTH OR APPROVED EQUIVALENT.



LIGHT DUTY SILT FENCE DETAIL
OPSD 219.110
N.T.S.



T.B.M.-2 ELEV. = 206.19m (GEO)
MAIL IN HYDRO POLE ON THE WEST SIDE OF HAMMOND ROAD OPPOSITE SUBJECT PROPERTY AS SHOWN.

T.B.M.-1 ELEV. = 204.75m (GEO)
MAIL IN HYDRO POLE ON THE WEST SIDE OF HAMMOND ROAD OPPOSITE SUBJECT PROPERTY AS SHOWN.



440 HARDY ROAD - UNIT #1, BRANTFORD - ONTARIO - N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4283 www.cohoonee.com

PROPOSED SHOP
M.N. 72 HAMMOND ROAD
PART 1 PLAN 2R-6425
PART OF LOT 'D' RANGE 2 S.O.H.R.
GEOGRAPHIC TOWNSHIP OF BRANTFORD
COUNTY OF BRANT

CLIENT: MARK WILSON

LOT GRADING PLAN

DESIGN: R.M.P./D.E.B.	SCALE: 1:400
DRAWN: S.L.M.	#JOB No: 12479
CHECKED: R.M.P.	DWG. No: 12479-2
SHEET: 1 of 1	DATE: APR. 26, 2024

**MAP 4: DETAILED MAP
FILE NUMBER
A16-24-NM**

72 Hammond Road
County of Brant
Ontario



0 5 10 20
Meters

Date Printed: 2024-10-28

