



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
COMMITTEE OF ADJUSTMENT.



Notice of Complete Committee of Adjustment Application and Public Meeting

Date: 2025-02-20

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: B25-24-LG – 354 Bishopsgate Road

Details of Application:

Paulsan Construction Inc., Applicant/ Owner of BRANTFORD CONCESSION 5 PART LOT 1 REFERENCE PLAN 2R9022 PARTS 3 TO 6, County of Brant, in the geographic Township of Burford, and municipally known as 354 Bishopsgate Road is proposing to sever approximately 0.272 Ha of land (Part 2 of Plan 2R-9043) to be consolidated with 356 Bishopsgate Rd (Part 1 of Plan 2R-9043). A previous consent application (B1-B2-24-HH) on the subject lands had been completed with an incorrect lot depth, resulting in a smaller lot area than originally intended.

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 nicole.campbell@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 nicole.campbell@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: Lauren Graham, Planner <lauren.graham@brant.ca>

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

How do I appeal a Decision?

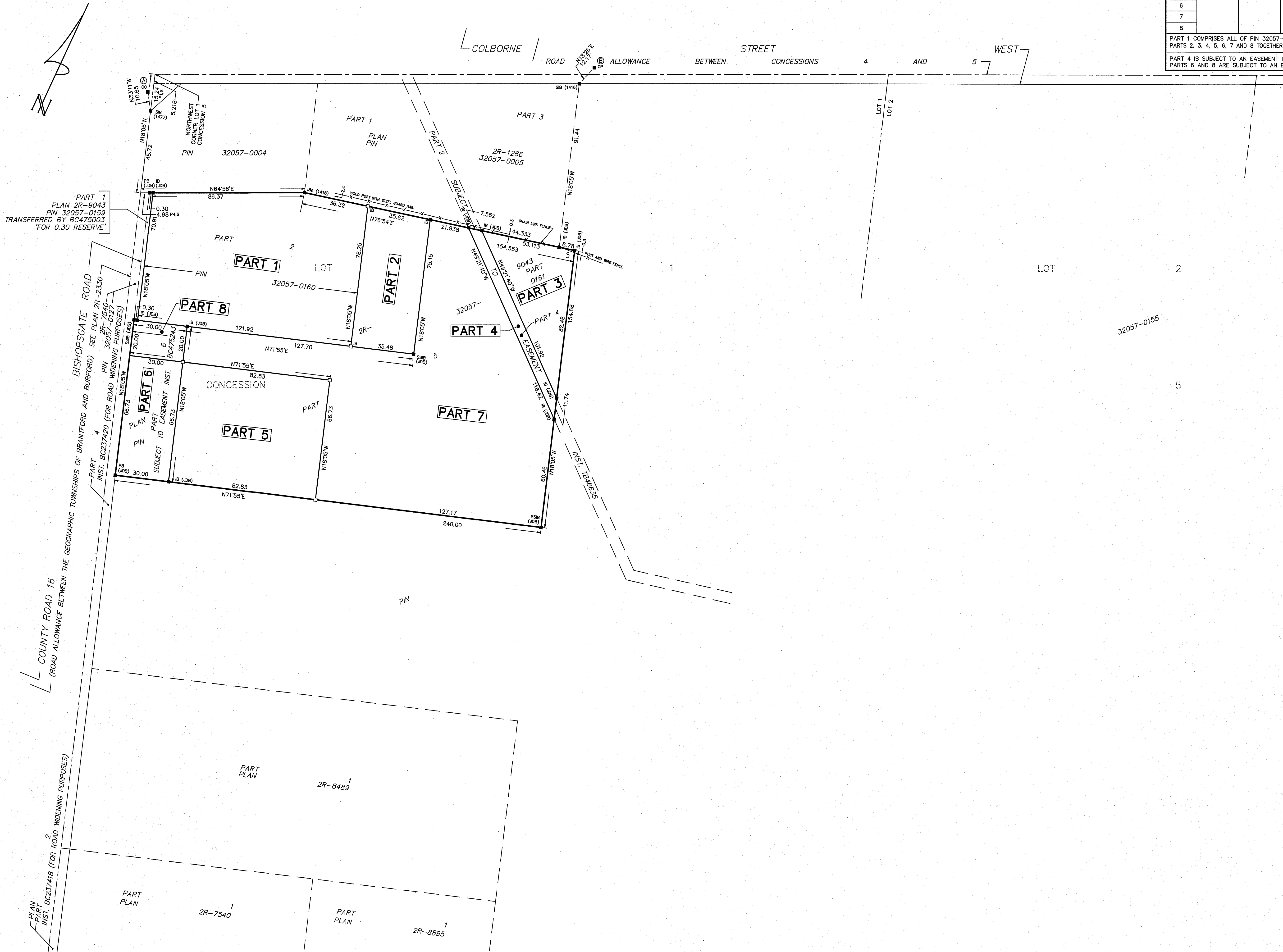
Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT).

To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal, you may file a notice of appeal with the Clerk or Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2. The appeal fees:

- of \$400 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
- In addition, a fee of \$280.00 payable to the “County of Brant” as per the County of Brant’s Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2.
- If the e-file portal is down, you can submit your appeal to clerks@brant.ca.

** 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.*

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA IN SQUARE METRES
1	PART OF LOT 1	5	32057-0160	9418
2			32057-0161	2722
3				2182
4				666
5				5527
6				2002
7				15726
8			600	
PART 1 COMPRISES ALL OF PIN 32057-0160.				
PARTS 2, 3, 4, 5, 6, 7 AND 8 TOGETHER COMPRISES ALL OF PIN 32057-0161.				
PART 4 IS SUBJECT TO AN EASEMENT IN INST. TB46635.				
PARTS 6 AND 8 ARE SUBJECT TO AN EASEMENT IN INST. BC475243.				

PLAN OF SURVEY OF
PART OF LOT 1
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)
COUNTY OF BRANT
SCALE 1:1000

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:1000
MacAULAY, WHITE & MUIR LTD.

LEGEND

SIB - STANDARD IRON BAR
SSIB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
CP - CONCRETE PIN
D - PLANTED IB, UNLESS NOTED
F - FOUND
R - ROUND
WIT - WITNESS
SET - SET
JDB - J.D. BARNES LTD.
527 - S. KING
697 - G.B. MACAULAY
1416 - WEST AND RUUSKA
1477 - JOHN E. WHITE
1779 - JOHN W. MUIR
P1 - REGISTERED PLAN 653
P2 - PLAN 2R-7540
P3 - PLAN 2R-1266
P4 - PLAN 2R-9022

D1 - PIN 32057-0004 (INST. A483814)
D2 - PIN 32057-0005 (INST. TB46635)

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99995933. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE (LT) UNLESS NOTED (R). FOR BEARING COMPARISONS, A ROTATION OF 00°25'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P3, D1 AND D2 AND A ROTATION OF 00°29'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 2R-2330. ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.E.G. 525/91.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010)		
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4772822.89	548234.65
B	4772840.77	548455.06
CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N61°51'40"E 250.05.		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21ST DAY OF OCTOBER, 2024.

OCTOBER 24, 2024

JOHN MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

	MacAulay, White & Muir Ltd.	DRAWN: LD
	ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS A Wholly-Owned Subsidiary of J.D. Barnes Limited 440 HARDY ROAD, UNIT 2, BRANTFORD, ON N3T 5L8 T: (519) 752-0400 www.jdbarnes.com	CHECKED: JM Ref. No. 24-50-294

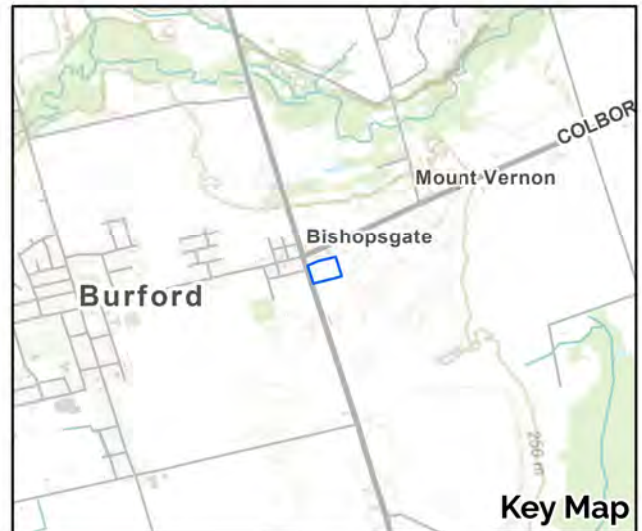
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B25-24-LG

354 Bishopsgate Road
County of Brant
Ontario



0 15 30 60
Meters

Date Printed: 2025-01-21



Key Map

