



## 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: February 20, 2025**

**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: B27-24-LK-290 Highway 5**

---

## **Details of Application:**

**J. H. Cohoon Engineering Ltd on behalf of Howard Hussey, applicant/ owner of SOUTH DUMFRIES CON 2 PT LOT 11 RP 2R4549 PT PARTS 2 AND 4, County of Brant, in the geographic township of South Dumfries, located at 290 Highway 5 is proposing a lot line adjustment to sever land from 290 Highway 5 and add it to 292 Highway 5. The retained lands are 4228 sq.m in size and will continue to function as a suburban residential lot with 60 metres of frontage and access onto Highway 5. The severed lands are 322.8 sq.m and are intended to be added to the balance of 292 Highway 5 and continue to function as a suburban residential lot with access and frontage on Highway 5.**

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](mailto: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](mailto: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

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](http://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](mailto: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.*



SITE STATISTICS - PART 1

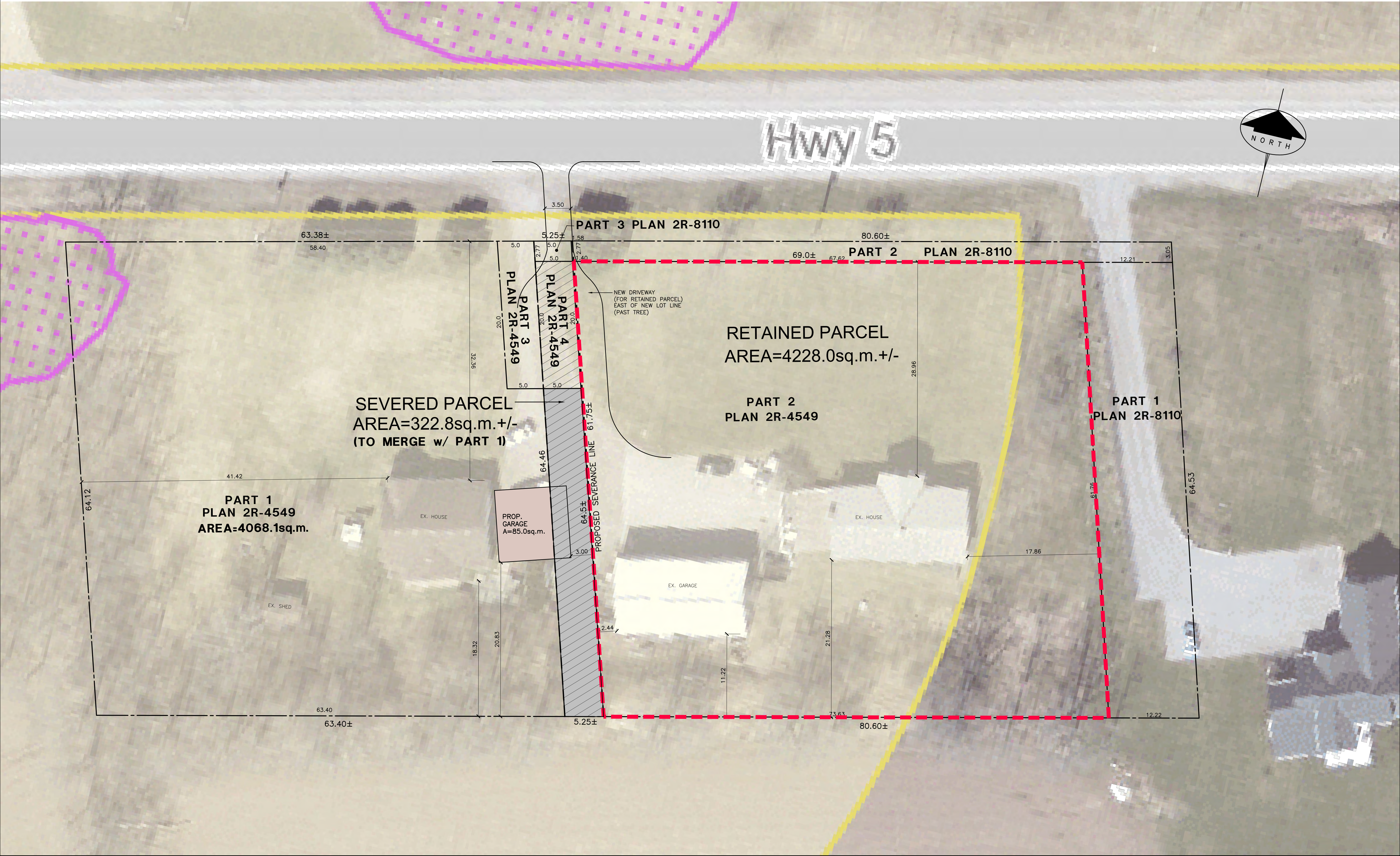
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X REZONING REQUIRED
ZONING CATEGORY	SR	SR	✓
LOT AREA (sq. m.)	4390.9	3000 MIN.	✓
LOT FRONTAGE (m)	68.44	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	EX. HOUSE=180.8± EX. SHED= 20.0± PROP. GARAGE=85.0 TOTAL AREA=285.8	N/A 140sq.m. MAX.	✓
TOTAL GROSS FLOOR AREA (sq. m.)	-	N/A	✓
LOT COVERAGE	6.5%	30% MAX.	✓
STREET SETBACK (m)	33.4±	7.50 MIN.	✓
REAR YARD (m)	18.30	7.50 MIN.	✓
SIDE YARD (m)	3.00± & 41.42±	1.50 MIN.	✓
ACCESSORY SIDE YARD (m)	3.00	1.50 MIN.	✓
PERCENTAGE OF LOT LANDSCAPED	-	30% MIN.	✓
BUILDING HEIGHT (m)	-	10.5 MAX.	✓
ACCESSORY BUILDING HEIGHT (m)	-	5.0 MAX.	✓

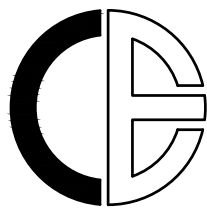
SITE STATISTICS - RETAINED PARCEL

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X REZONING REQUIRED
ZONING CATEGORY	SR	SR	✓
LOT AREA (sq. m.)	4228.0	3000 MIN.	✓
LOT FRONTAGE (m)	69.00	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	EX. HOUSE=234.0± EX. GARAGE=166.5± TOTAL=400.50±	-	✓
TOTAL GROSS FLOOR AREA (sq. m.)	-	N/A	✓
LOT COVERAGE	9.5%	30% MAX.	✓
STREET SETBACK (m)	28.96±	7.50 MIN.	✓
REAR YARD (m)	11.22±	7.50 MIN.	✓
SIDE YARD (m)	2.44± & 17.86±	1.50 MIN.	✓
PERCENTAGE OF LOT LANDSCAPED	-	30% MIN.	✓
BUILDING HEIGHT (m)	-	10.5 MAX.	✓

LEGEND:

— G.R.C.A. REGULATION LIMIT  
..... G.R.C.A. WETLAND LIMIT



1	DRIVEWAY LOCATION	06/05/24	S.L.M.
NO.	REVISION	DATE (MM/DD/YY)	BY
<div><div>J.H. COHOON ENGINEERING LIMITED CONSULTING ENGINEERS</div></div> <div>440 HARDY ROAD , UNIT #1 , BRANTFORD - ONTARIO , N3T 5L8 TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com</div>			
PROJECT:  <b>PROPOSED SEVERANCE</b>  290/292 HIGHWAY No. 5 COUNTY OF BRANT			
CLIENT:  HOWARD HUSSEY			
<b>SEVERANCE PLAN</b>			
DESIGN:	R.W.P.	SCALE:	1:250
DRAWN:	S.L.M.	JOB No:	<b>3331</b>
CHECKED:	R.W.P.		
SHEET:	1 of 1	DWG. No:	<b>3331-2</b>
DATE:	MAR. 5, 2024		



**MAP 4: AERIAL DETAIL MAP**  
**FILE NUMBER**  
**B27-24-LK**

290 Highway #5  
County of Brant  
Ontario



0 15 30 60  
Meters

Date Printed: 2024-12-23



**Key Map**

