



Committee of Adjustment Minutes

Date: April 17, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Staff: R. Cummins, A. Veshkini, D. Namisniak, N. Campbell

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1. Attendance

2. Approval of Agenda

Moved by Member Schmitt
Seconded by Member Emmott

That the agenda for the County of Brant Committee of Adjustment Meeting of April 17, 2025 be approved.

Carried

3. Declaration of Pecuniary Interests

No conflicts declared.

4. Adoption of Minutes from Previous Meetings

Moved by Member Panag
Seconded by Member Hamilton

That the minutes of the March 20, 2025 meeting of the Committee of Adjustment be approved, as printed.

Carried

5. Public Hearings

5.1 B2-25-RC - 1272 Colborne Street East & 38 Papple Road

Staff Presentation

- Ryan Cummins, Planner, presented consent application B2-25-RC for approval as outlined in the staff report.
- Planner requested modification to Condition 5 to require the severed parcel to be merged with the receiving parcel, a standard condition which was inadvertently missed.
- Member Hamilton sought clarification on type of servicing due to conflicting information in the report. Planner confirms the benefiting property is on municipal water services and private septic services.

Agent/ Applicant Presentation

- Matt Reniers with Matt Reniers & Associates, Agent on behalf of the Applicant, was present and noted the applicant agrees with the staff report, recommendations and conditions of approval.
- Agent noted that the benefiting property's current use includes a contractor's yard with no development planned. Agent noted the purpose of the proposal allows expansion of the property as it's currently narrow and the expansion allows possible future development. Agent noted challenges with truck and trailer turning due to the narrow parcel.
- No questions to Agent.

No public comments

Moved by Member Hamilton
Seconded by Member Emmott

THAT Application for Consent **B2-25-RC** from Matt Reniers & Associates, applicant on behalf of Olech Real Estate Holdings Inc., Owner of lands legally described as PART 4, PLAN 2R-8370, known as 38 Papple Road, in the geographic Township of Brantford, County of Brant, proposing to convey approximately 0.4 hectares (1.0 acres) to the lands known as 1272 Colborne Street East, **BE APPROVED**, subject to the attached conditions.

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

- The lot creation is compatible and consistent within the context of the existing development.
- The subject lands shall be re-zoned as a condition of this consent application.
- The application is consistent with the policies of the Provincial Planning Statement.
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

Carried

5.2 **B4-25-AV - 62 & 67 Nith Road**

Staff Presentation

- Afsoon Veshkini, Junior Planner, presented consent application B4-25-AV for approval as outlined in the staff report.
- Member Vamos sought confirmation of when the parcels merged. Planner confirmed they merged in 2006.

Agent/ Applicant Presentation

- Courtney Boyd with Waterous Holden Amey Hichon LLP, Agent on behalf of the Owners, was present and confirmed the merger occurred in 2006, although was not discovered until later.
- Agent noted of a small portion of the properties that abut, causing the inadvertent merger.
- In response to a public comment/ inquiry received, Chair Brown asked for clarification on "inadvertent merger". Agent clarified abutting lands under common ownership merge at law and the solution to fix is through a severance.
- Agent confirmed both parcels are owner-occupied, and the Owners agree with the proposed conditions of approval.
- Member Vamos noted that the road appears to only run 1/4 between the two parcels to which the Agent confirmed the sliver continues between the properties from the north of the two parcels which is owned by the County.

No public comments

Moved by Member Panag

Seconded by Member Schmitt

THAT Consent Application **B4-25-AV** from Waterous Holden Amey Hitchon LLP Agent, on behalf of John and Sandra Cochrane owners of lands legally described as SOUTH DUMFRIES CONCESSION 1 PART MISC GORE PART LOTS 35 AND 36, and CONCESSION 1 PART LOT 37, in the geographic former township of South Dumfries, municipally known as 62 Nith road (Roll Number 292001601036400), and 67 Nith Road (Roll Number 292001601036200) County of Brant, proposing a technical consent to revert the parcels back to their original lot lines, as the parcels had inadvertently merged in title, **BE APPROVED** subject to the attached conditions.

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

- The request is legal and technical in nature to allow for the correction of title as a result of inadvertent merger.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.
- The application has been processed under the authority of the Planning Act and is consistent with the policies of Provincial Planning Statement (2024).

Carried

6. Next Meeting

The next meeting is scheduled to be May 15, 2025, and will be a hybrid meeting starting at 6:00pm.

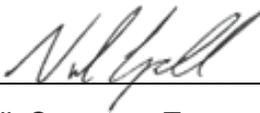
7. Adjournment

The meeting adjourned at 6:26 PM and to meet again on May 15, 2025.

Moved by Member Emmott
Seconded by Member Hamilton

That the Committee of Adjustment meeting of April 17, 2025 be adjourned.

Carried



Nicole Campbell, Secretary-Treasurer