



COUNTY OF BRANT COMMITTEE OF ADJUSTMENT REPORT

DATE: May 15, 2025

REPORT NO: RPT-0172-25

TO: To the Chair and Members of the Committee of Adjustment

FROM: Piere Bordeaux, Planner

APPLICATION TYPE: Minor Variance Application

APPLICATION NO: A4-25-PB

LOCATION: Lauderdale Subdivision

OWNER: Steven Haggerty: Haggerty Homes Inc.

APPLICANT Ruchika Angrish: The Angrish Group

SUBJECT: Request for a decision on a Minor Variance Application seeking relief from Zoning By-law 61-16.

RECOMMENDATION

THAT Minor Variance Application A4-25-PB, from The Angrish Group c/o Ruchika Angrish, Agent on behalf of, Haggerty Homes Inc. Owner of lands legally described as BRANTFORD CONCESSION 4 PART LOT 17 REFERENCE PLAN 2R8414 PART 3, in the geographic Township of Brantford, County of Brant, and municipally located at Willowdale Street and Dalewood Ave seeking relief from Zoning By-Law 61-16, Section 9, to permit a reduced street setback of 5.10 metres where a minimum of 7.5 metres is required along the external side yard abutting the future extension of Willowdale Street, specifically lots identified as 11, 22, 23, 32 within the within the Draft Plan Approved Lauderdale/ Summit Estates Subdivision, **BE APPROVED.**

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

1. The application satisfies all four tests under Section 45 (1) of the Planning Act, R.S.O. 1990:
 - a. The variance is minor in nature and does not result in adverse impacts on adjacent properties.
 - b. It is desirable and appropriate for the development of the land, improving site functionality and enhancing streetscape character through built form continuity.
2. The proposed development conforms with the County of Brant Official Plan (2023), is consistent with the Provincial Planning Statement (2024), and generally complies with the intent of Zoning By-Law 61-16.

EXECUTIVE SUMMARY

This Minor Variance Application (A4-25-PB) seeks relief from Zoning By-Law 61-16, Section 9, to permit a reduced street setback of 5.10 meters where a minimum of 7.5 meters is proposed meters to enable the development of four residential lots (Lots 11, 22, 23, and 32) within the draft approved Summit Estates Subdivision (File PS2-13).

The request is triggered by the desire by the applicant to creating a unified architectural typology within the development to achieve urban aesthetics. The four lots subject this application are corner lots, where two sides of the lot are subject to a street setback provision. In order to provide the opportunity for similar housing on all the lots in the development the street setback of the proposed east west street (Willowdale as per plan of subdivision) is proposed to be reduced. The proposed adjustment supports a consistent building orientation and appealing streetscape with no adverse effects on neighboring dwellings, functionality and safety.

The Draft M-Plan and Planning Justification Brief submitted in support of this application demonstrate that the variance:

- Complies with the intent and purpose of the County of Brant Official Plan (2023) by supporting efficient, compact, and pedestrian-oriented greenfield development within a designated urban settlement area;
- Maintains conformity with the Provincial Planning Statement (2024), particularly with respect to intensification, land use compatibility, and infrastructure efficiency (Policies 2.3.1.1 and 2.3.2.2);
- Meets all four tests under Section 45 (1) of the Planning Act, as the reduced setback is considered minor in scale, desirable for appropriate development, and aligned with the Zoning By-law's objectives for the Urban Residential zone:
- Reflects good urban design principles, as established through the Site Plan and subdivision design review process, by preserving front yard character while promoting active frontages and visual continuity at intersections.

The proposed variance is a context-sensitive solution that enables high-quality residential development while supporting the County's broader planning vision for compact, complete communities.

For the reasons outlined in this report, it is my professional recommendation that Minor Variance A5-25-PB **BE APPROVED**.

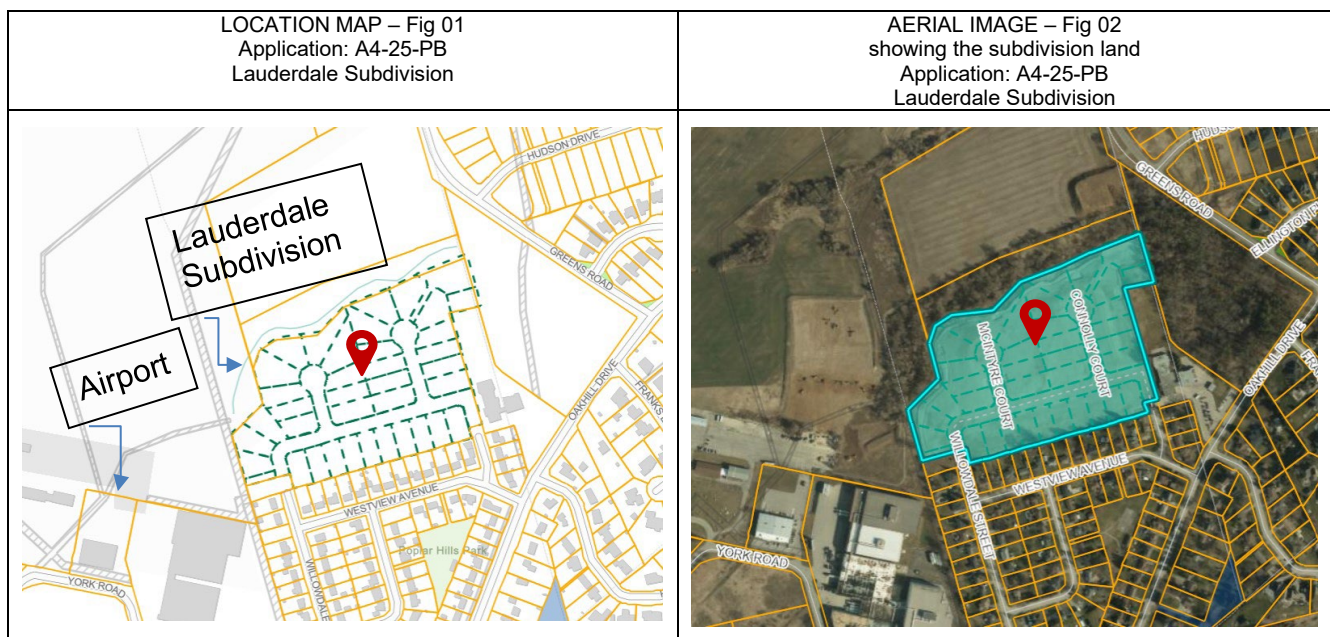
LOCATION / EXISTING CONDITIONS

Location Description

The subject lands are situated within the draft plan approved Summit Estates subdivision, municipally referenced as Willowdale Street and Dalewood Avenue, within the geographic Township of Brantford, County of Brant. The lands are legally described as Part of Lot 17, Concession 4, designated as Part 3 on Reference Plan 2R-8414.

The specific lots affected by this Minor Variance Application are Lots 11, 22, 23, and 32, which are corner lots located along the planned future extension of Willowdale Street.

These lots are part of a newly developing residential neighbourhood in the southern portion of Paris, adjacent to the existing urban settlement area boundary.



This area is located within the Airport Protected Area as shown in figure 3, zoned Suburban Residential (SR) as per the zoning by law 61-16 which is intended for low-density housing development supported by full municipal services and pedestrian-friendly design.

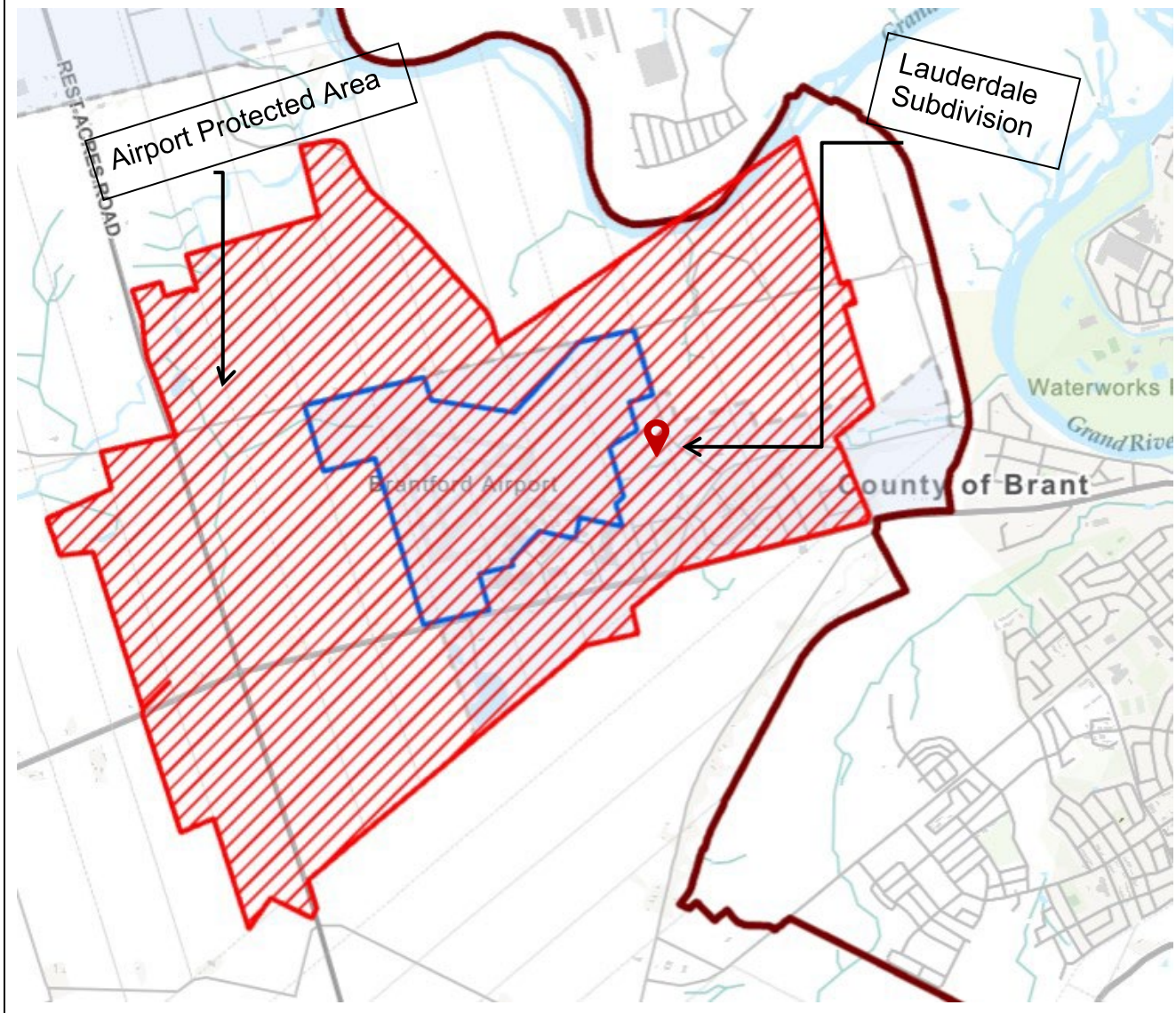
Key Roads Nearby

- **Colborne Street West** (Highway 53): A major east-west directly south of the site.
- **Rest Acres Road** (Highway 24): A major north-south arterial connecting highway 403 to Paris and Brantford.

Nearby Landmarks

- Brantford Municipal Airport is located just west of the subdivision (Fig 03)

LOCATION MAP – Fig 03
showing the Airport Protected Area
Application: A4-25-PB
Lauderdale Subdivision



Existing conditions:

Zoning: Suburban Residential

Official Plan Designation: Village Developed Area

Surrounding Uses: Predominantly residential to the south and east, agricultural lands to the northwest.

REPORT

Planning Act

Section 45 (1) of the *Planning Act* sets out criteria to be considered when reviewing Minor Variance Applications.

In reviewing the application staff analyzed the four tests as established in Section 45(1) of the *Planning Act* R.S.O 1990:

- (a) Shall be minor in nature;
- (b) Shall be desirable for the appropriate development or land use of the land, building or structure;
- (c) Shall maintain the general intent and purpose of the Zoning By-Law; and
- (d) Shall maintain the general intent and purpose of the Official Plan.

Conformity with Provincial and Municipal Policies/Plans

Provincial Planning Statement, 2024

The **Provincial Planning Statement (PPS 2024)** provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, all decisions affecting planning matters shall be consistent with the PPS.

The following demonstrates that the proposed minor variance application is consistent with the applicable policies of the PPS 2024:

PPS Policy	Policy Direction	Consistency Status	Planning Analysis
2.3.1.1 – Growth Within Settlement Areas	Settlement areas shall be the focus of growth and development.	Consistent with	The subject lands are located within the Oakhill/Airport Settlement Boundary and are part of a draft approved residential subdivision, aligning with the PPS directive to direct growth to designated settlement areas.
2.3.1.2 – Efficient Use	Land use patterns should: a) use land and resources efficiently; b) optimize infrastructure; c) support active transportation; d) be transit supportive.	Consistent with	The reduced exterior side yard setback supports efficient land utilization and lot design while enhancing the compact form and walkability of the subdivision.
2.3.1.3 – Intensification and Redevelopment	Support intensification and redevelopment to achieve complete communities.	Consistent with	The proposal supports a compact urban form by contributing to the build-out of a previously approved subdivision within a serviced settlement area.
2.2 – Housing and	Provide for a range and	Consistent	The application facilitates the

Mixed Use	mix of housing types and support the development of complete communities.	with	delivery of low-density residential housing, contributing to the County's broader goal of providing a balanced housing supply in walkable neighbourhoods.
3.1.1 – Infrastructure and Public Service Facilities	Infrastructure and public services shall be provided efficiently to meet projected needs.	Consistent with	The proposed variance aligns with approved servicing and road layouts, ensuring efficient and coordinated infrastructure delivery within the subdivision.

County of Brant Official Plan 2023

The County of Brant Official Plan (2023) establishes the vision, goals, and policy direction for land use planning and development within the municipality. In accordance with the *Planning Act*, all decisions affecting planning matters must conform to applicable municipal planning documents, including the County's Official Plan.

The subject lands are designated Village Developed Area and are located within the Urban Settlement Area of Oakhill. The proposed development is part of draft approved subdivision. The following demonstrates conformity with key applicable policies:

Official Plan Policy	Policy Direction	Conformity Status	Planning Analysis
1.2 – Rural Settlement Area	Rural Settlement Areas contribute to complete communities by supporting complementary non-farm uses while protecting farmland from incompatible development.	Conforms	The proposed residential development is located within a designated growth area and supports the County's objective of accommodating rural settlement growth without encroaching on agricultural lands.
2.3 – Growth Management	Promote efficient and orderly development within designated settlement areas; focus intensification where full services are planned or available.	Conforms	The subject lands fall within the Village Developed Area designation and Oakhill/Airport Settlement Boundary, both targeted for growth and supported by municipal servicing infrastructure.
2.7 – Land Use Compatibility	Ensure new development does not create adverse visual,	Conforms	The proposed reduced side yard setback applies only to corner lots and maintains

	functional, or operational impacts on adjacent properties.		visual and functional compatibility with adjacent residential lots and public realm.
3.3.2 – Residential Policies (Village Developed Area)	Encourage low-density residential forms such as single detached dwellings.	Conforms	The reduced exterior side yard setback is limited in scope and scale and does not compromise the low-density residential character of the neighbourhood. Architectural compatibility will be maintained through subdivision design controls.
4.6 – Oakhill/Airport Area	Support residential development in this area where it does not negatively impact agricultural systems.	Conforms	The proposed development consists of single detached dwellings that are compatible with the planned character of the Oakhill/Airport area and will not impact the agricultural systems..

County of Brant Zoning By-Law 61-16

Standard (SR – Private Services)	Required	Proposed	Compliance
Lot Area (Minimum)	3,000 m ²	> 3,000 m ²	Complies
Lot Frontage (Minimum)	30.0 m	> 30.0 m	Complies
Exterior Side Yard (Minimum)	7.5 m	5.1 m	Does not comply
Interior Side Yard (Minimum)	1.5 m	≥ 1.5 m	Complies
Rear Yard (Minimum)	7.5 m	≥ 16.19 m	Complies
Lot Coverage (Maximum)	30%	< 30%	Complies
Landscaped Open Space (Minimum)	30%	> 30%	Complies
Building Height (Maximum)	10.5 m	< 10.5 m	Complies

Analysis of the Four Tests (Section 45 (1) of the Planning Act R.S.O 1990)

Evaluation Criteria	Assessment
1. General Intent of the Official Plan	Maintained.

	Lands designated Village Developed Area; variance supports consistent low-density residential development in the subdivision and will maintain a consistent streetscape design.
2. General Intent of the Zoning By-Law	Maintained. Suburban Residential (SR) zone permits single-detached dwellings; all other provisions (height, coverage, parking) are met. Street setback is maintained through unifying the proposed setback on all four lots on Willowdale Street and the intent of the setback is maintained.
3. Appropriate Development	Yes. Variance allows for consistent home design on corner lots without adverse impacts on adjacent properties.
4. Minor in Nature	Yes. Reduction is modest (~30%) and functionally negligible; no safety, visual, or land use conflicts result.

INTERDEPARTMENTAL CONSIDERATIONS

No comments received regarding the minor variance application

PUBLIC CONSIDERATIONS

Notice of this Application, contact information and Public Hearing Date were circulated by mail on April 30, 2025, to all property owners within 60 meters of the subject lands in accordance with Section 45(5) of the *Planning Act* as required. The posting of the Public Notice sign was completed on April 28, 2025, by the owner/applicant and the site visit was completed on March 25, 2025.

At the time of writing this report, no public comments have been received.

CONCLUSIONS AND RECOMMENDATIONS

The requested minor variance to reduce the exterior side yard setback from 7.5 metres to between 5.1 metres for Lots 11, 22, 23, and 32 within the approved Lauderdale/Summit Estates Subdivision has been evaluated in accordance with Section 45 of the *Planning Act*, the *County of Brant Official Plan (2024)*, and Zoning By-Law 61-16.

The proposed relief maintains the general intent and purpose of both the Official Plan and Zoning By-Law, facilitates appropriate and efficient development of corner lots, and does not result in any adverse planning or physical impacts. The variance is considered minor in nature and represents good land use planning.

It is therefore recommended that the Committee of Adjustment approve the requested minor variance as it satisfies the four tests of the *Planning Act* and contributes positively to the orderly development of the subdivision.

Piere

PIERE BORDEAUX

Planner

Reviewed By:

- 1. Dan Namisniak, Manager of Development Planning
- 2. Jeremy Vink, Director of Planning

ATTACHMENTS

- 1. Drawings
- 2. Zoning Mapping, Official Plan Mapping, Detailed Map and Aerial Photo
- 3. Circulation Notice

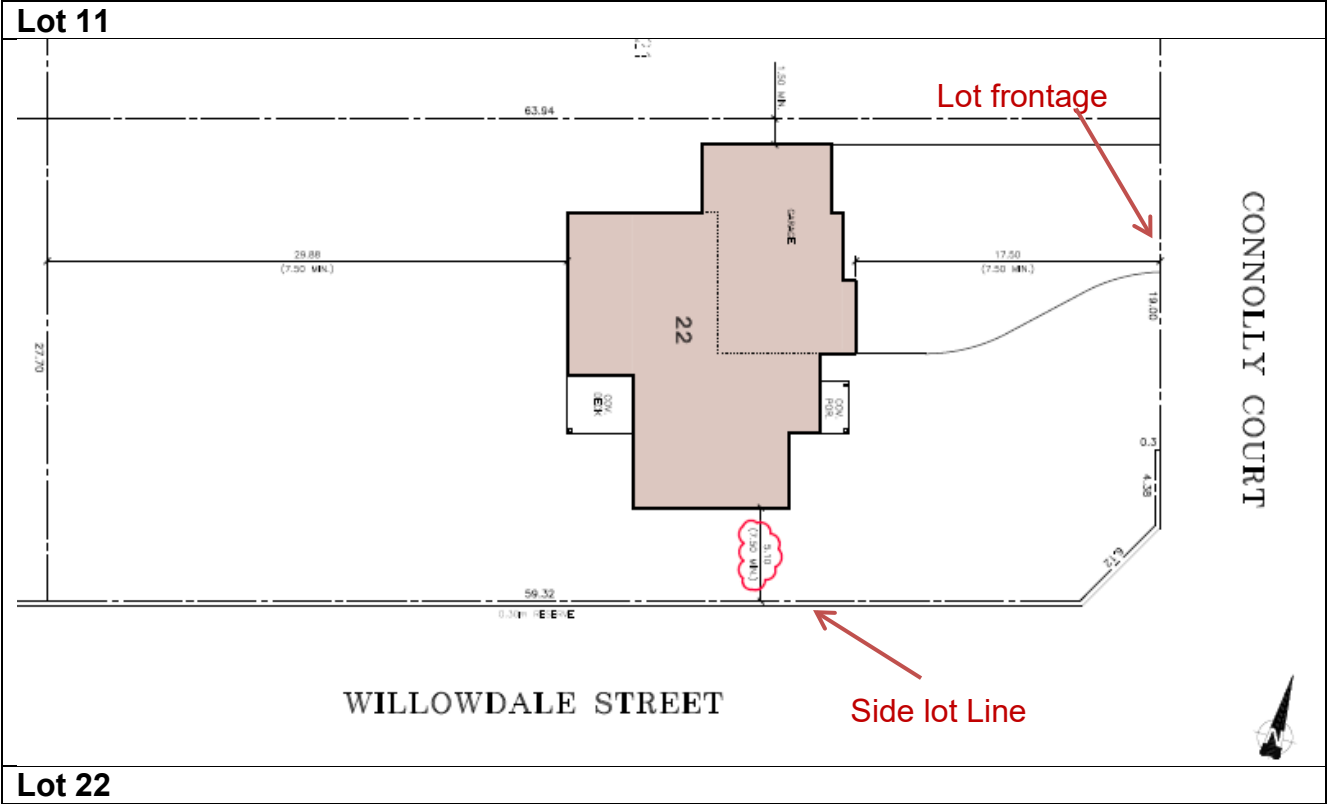
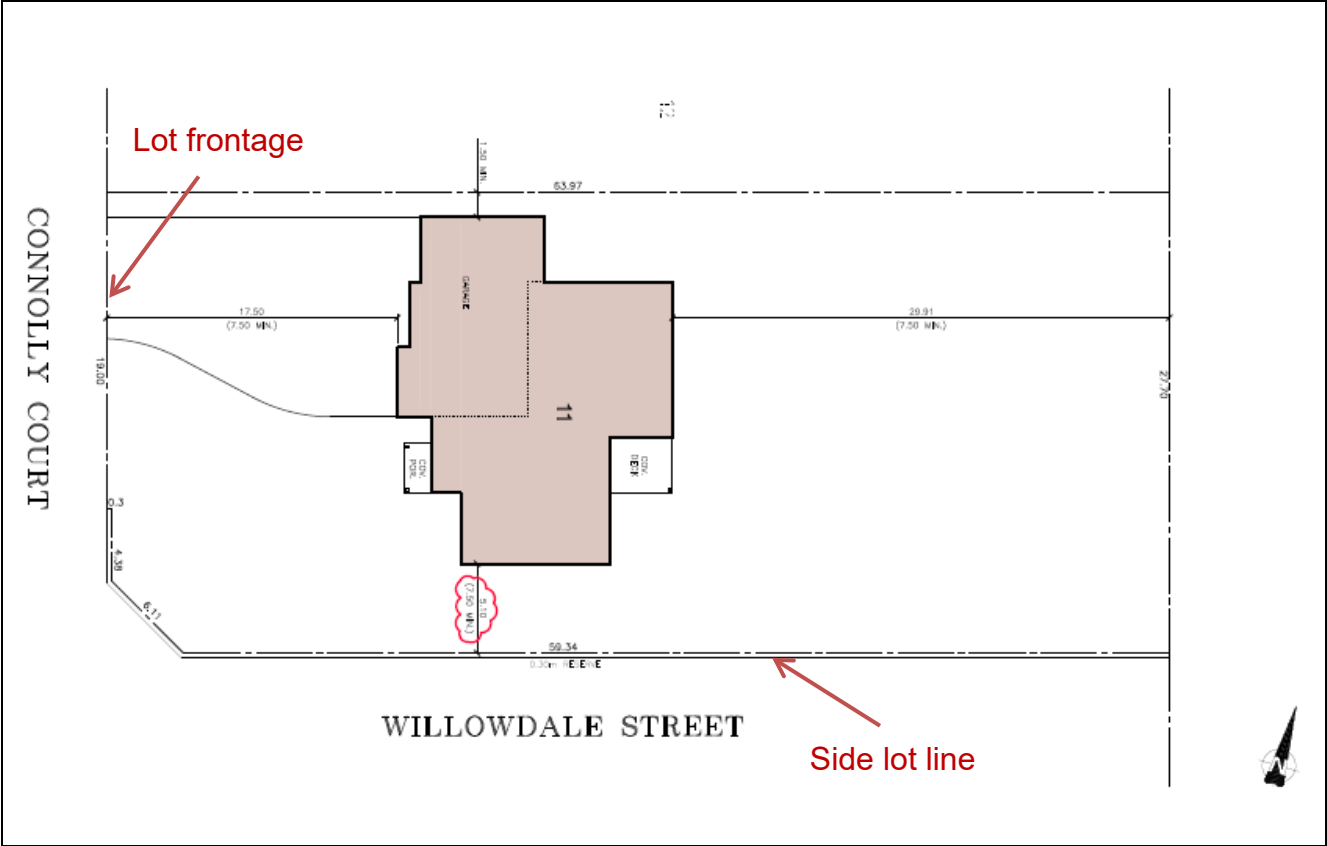
COPY TO

- 1. Jeremy Vink, Director of Planning
- 2. Applicant/Agent

FILE # A4-25-PB

In adopting this report, is a bylaw or agreement required?	
By-Law required	NO
Agreement(s) or other documents to be signed by Mayor and /or Clerk	NO
Is the necessary By-Law or agreement being sent concurrently to the Council?	NO

Attachment 1 – Drawings



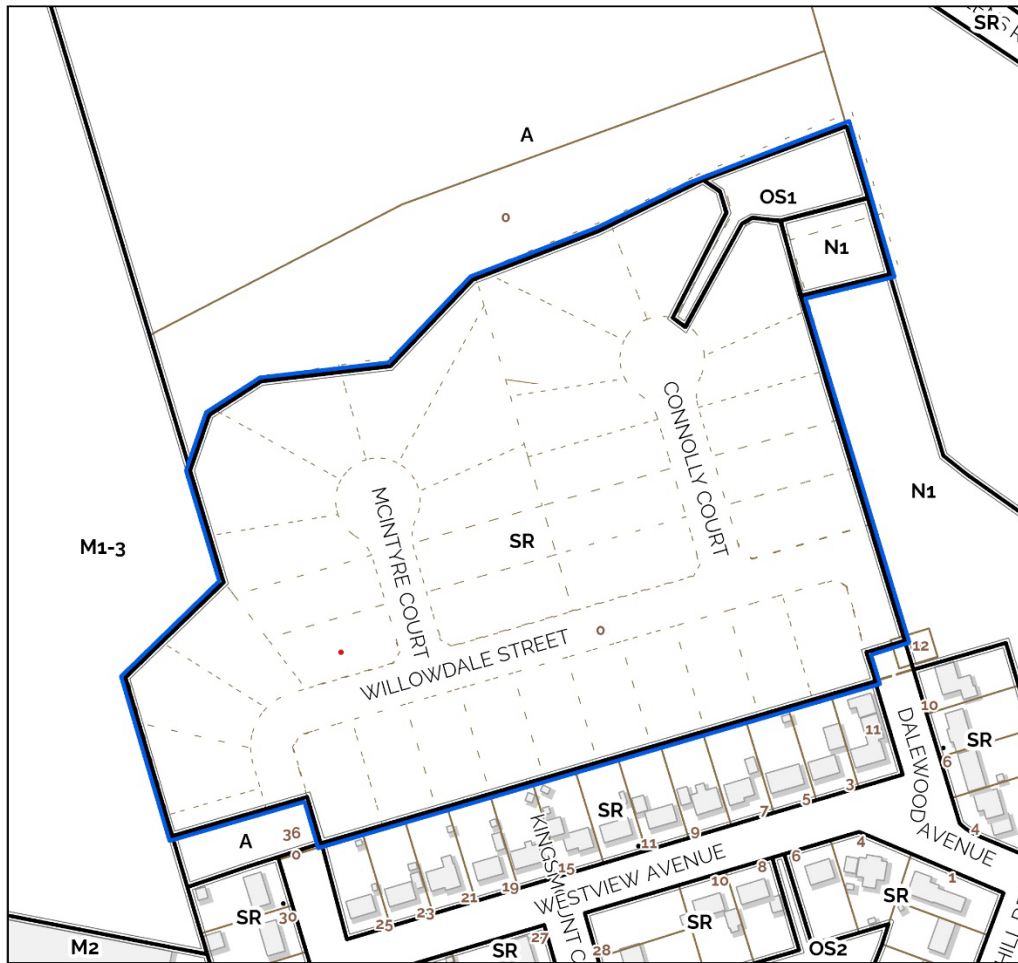
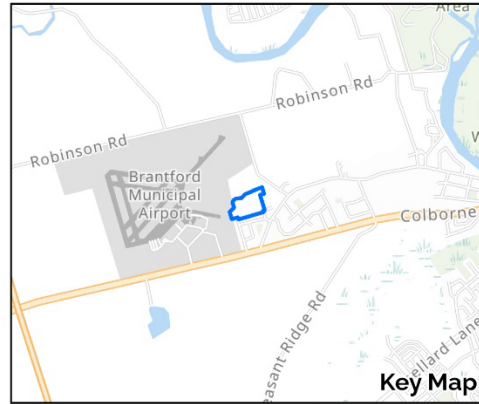
**MAP 1: ZONING
FILE NUMBER
A4-25-PB**

Lauderdale Subdivision
County of Brant
Ontario

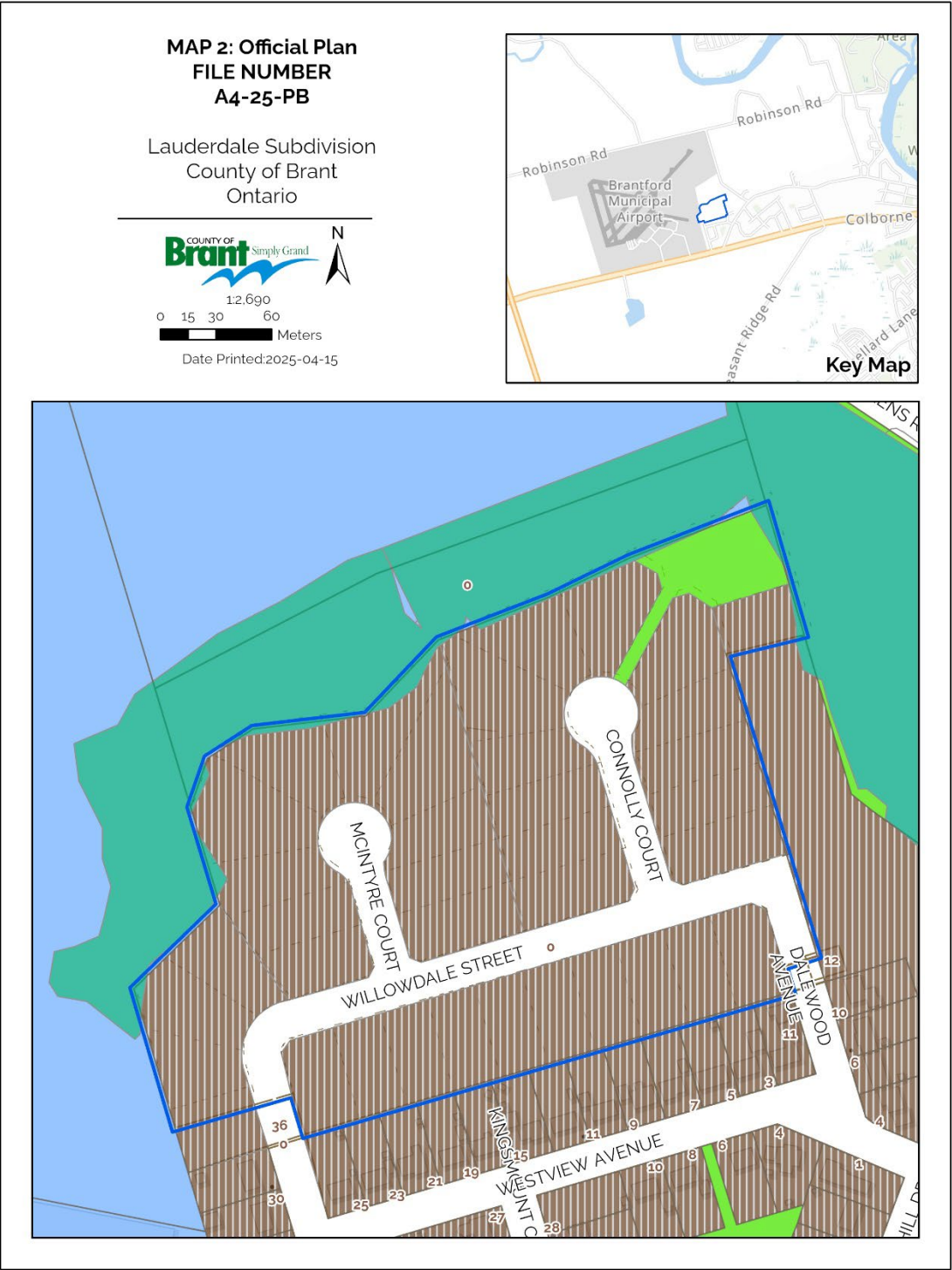


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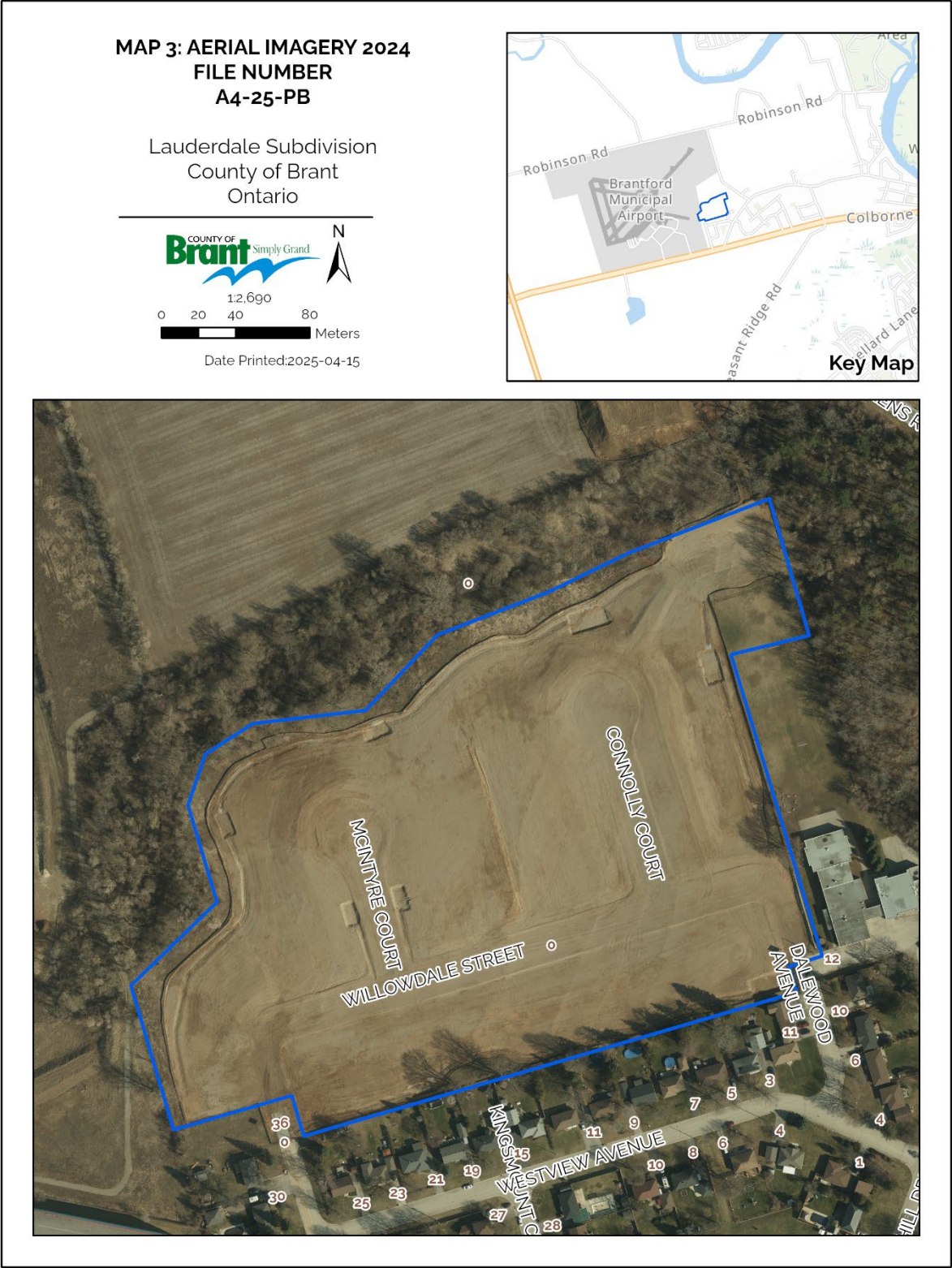
Date Printed: 2025-04-15



Attachment 3 – Official Plan Map



Attachment 4 – Aerial Imagery



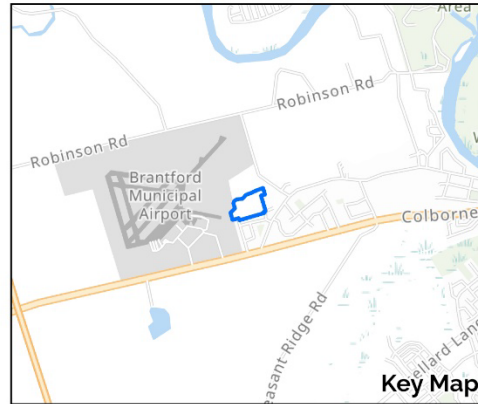
Attachment 5 – Detailed Map

MAP 4: DETAILED MAP
FILE NUMBER
A4-25-PB

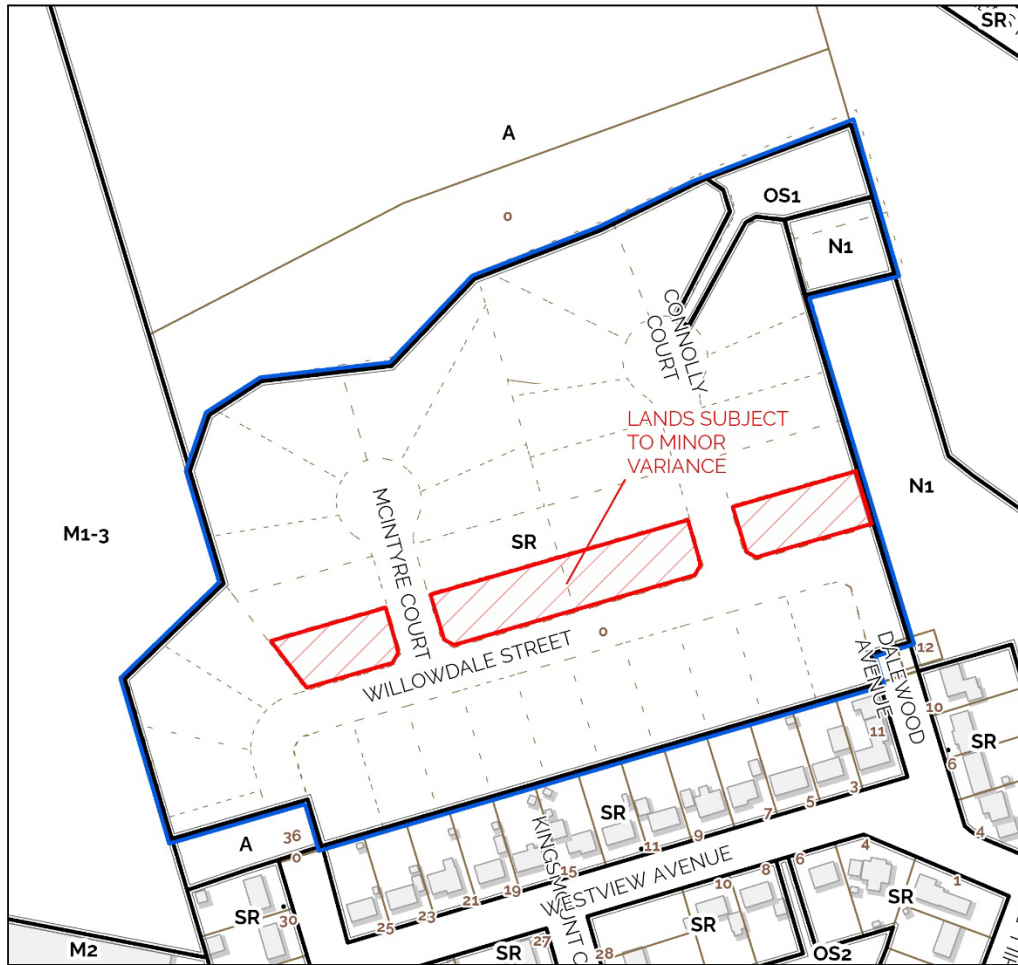
Lauderdale Subdivision
County of Brant
Ontario



0 15 30 60
Meters
Date Printed: 2025-04-15



Key Map



Attachment 6 – Photographic Observation



Shot taken from southeast of the subdivision looking west north



Shot taken from southwest of the plan of subdivision looking east – showing St Theresa School