



## 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: Thursday, May 15, 2025**

**Time: 6:00 PM**

**Location: Council Chambers - 7 Broadway Street West, Paris**  
**OR Meeting available on the County of Brant You Tube**

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**Application Number and Address: A4-25-PB (Willowdale St. & Dalewood Ave)**

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## **Details of Application:**

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.

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

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**Planner: Piere Bordeaux, Planner, <[piere.bordeaux@brant.ca](mailto:piere.bordeaux@brant.ca)>**

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

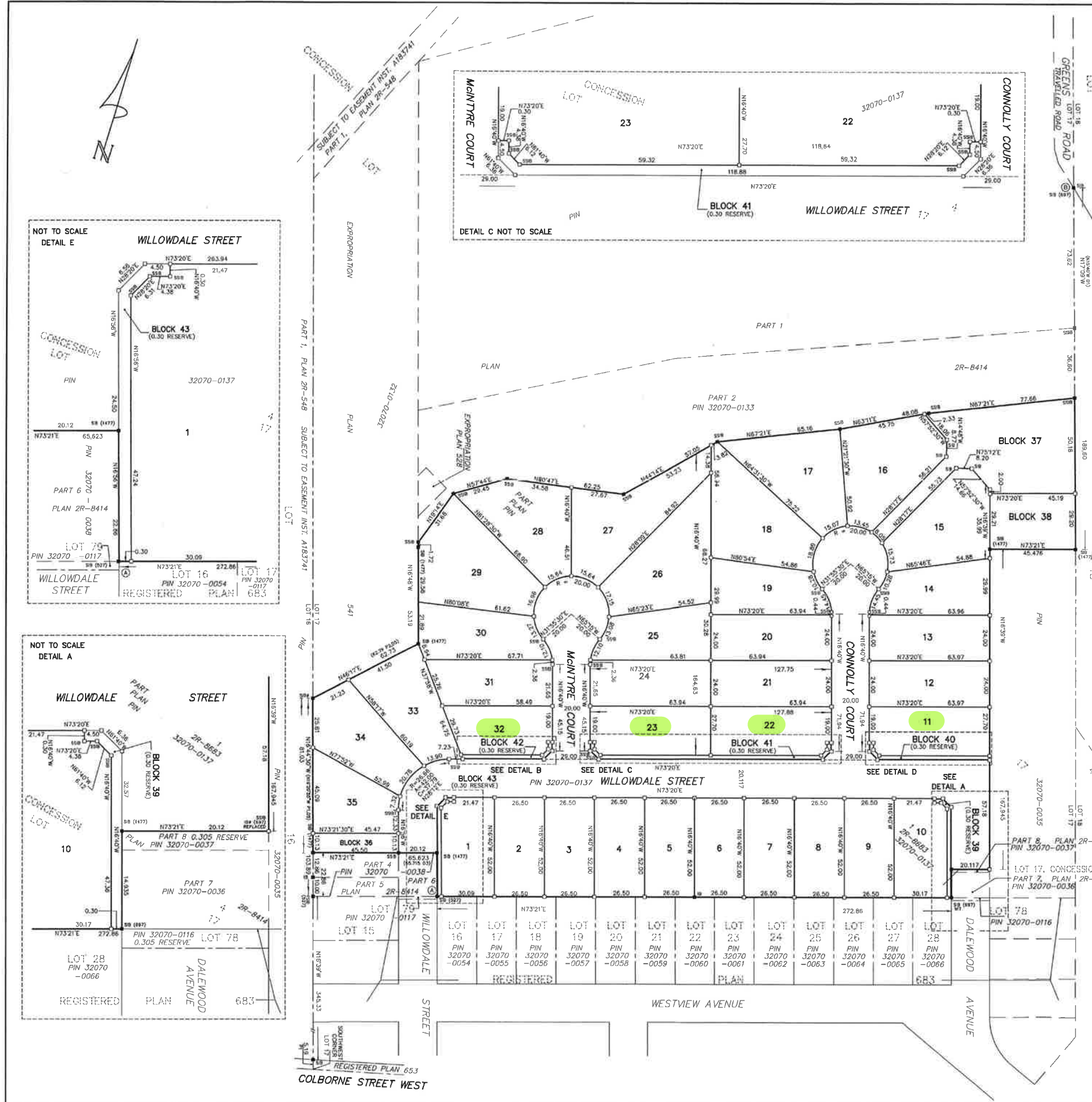
### **How do I appeal a Decision?**

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

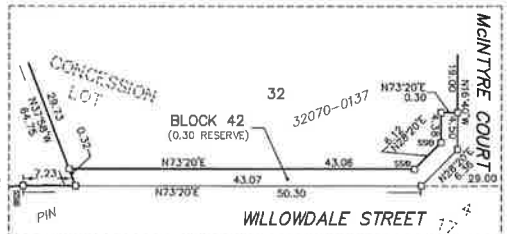
To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal, you may file a notice of appeal with the Clerk or Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> 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.

*\* 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.*



PLAN OF SUBDIVISION OF  
PART OF LOT 17  
CONCESSION 4  
COUNTY OF BRANT  
(GEOGRAPHIC TOWNSHIP OF BRANTFORD)  
SCALE 1:1000  
MacAULAY, WHITE & MUIR LTD.



DETAIL B NOT TO SCALE

CURVE DATA

LOT, BLOCK, STREET	RADIUS	ARC	CHORD	CHORD BEARING
14	20.00	14.45	14.14	N4°02'30"E
14	20.00	10.28	10.17	N10°01'30"E
15	20.00	15.73	15.33	N27°14'W
BLOCK 37	20.00	8.05	8.00	N61°18'30"W
16	20.00	13.45	13.19	N8°54'E
17	20.00	15.07	14.71	N47°03'30"E
18	20.00	18.89	18.19	N1°34'40"W
19	20.00	10.28	10.17	N43°21'W
19	20.00	14.45	14.14	N37°22'W
24	20.00	2.36	2.35	N1°17'30"W
25	20.00	12.10	11.92	N7°25'E
25	20.00	13.08	12.85	N8°03'30"E
26	20.00	17.15	16.63	N37°17'30"W
27	20.00	15.64	15.25	N84°15'30"W
28	20.00	15.64	15.25	N5°56'E
29	20.00	16.96	16.46	N41°14'E
30	20.00	13.27	13.03	N39°04'W
30	20.00	12.10	11.92	N40°44'30"W
31	20.00	2.36	2.35	N20°02'30"W
33	26.66	13.90	13.74	N58°24'E
34	26.66	20.78	20.26	N21°08'30"E
35	26.66	7.32	7.30	N9°04'W

LEGEND

- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- B - IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- - PLANTED
- - FOUND (1779) UNLESS NOTED
- - ROUND
- WT - WITNESS
- S - SET
- P1 - PLAN 2R-548
- P2 - EXPROPRIATION PLAN 541
- P3 - REGISTERED PLAN 683
- D1 - PIN 32070-0054 (NIST, TB8932)
- D2 - PIN 32070-0055 (NIST, A27202)
- D3 - PIN 32070-0056 (NIST, A71966)
- D4 - PIN 32070-0057 (NIST, A33087 SECONDLY)
- D5 - PIN 32070-0132 (NIST, A115612)

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

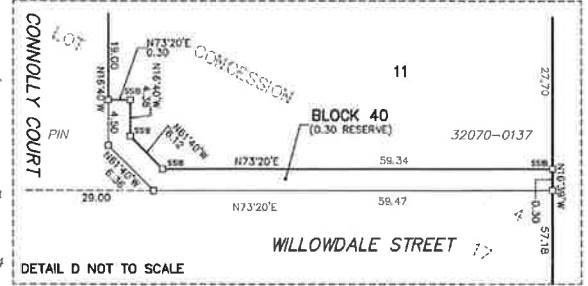
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 35 BOTH INCLUSIVE, BLOCKS 36 TO 38 BOTH INCLUSIVE, AND THE  
STREETS NAMED WILLOWDALE STREET, CONNELLY COURT AND MCINTYRE COURT  
AND 0.30 RESERVES, NAMELY BLOCKS 39 TO 43 BOTH INCLUSIVE, HAVE BEEN  
LAIN OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2. THE STREETS KNOWN AS WILLOWDALE STREET, CONNELLY COURT,  
AND MCINTYRE COURT ARE DEDICATED TO THE CORPORATION OF THE COUNTY  
OF BRANT AS PUBLIC HIGHWAYS.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

NAME: HAGGERTY HOMES INC.

STEVEN HAGGERTY - PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.



DETAIL D NOT TO SCALE

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 22nd DAY OF MARCH, 2023.

MUNICIPAL APPROVAL

APPROVED BY THE CORPORATION OF THE COUNTY OF BRANT  
UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARCH 23, 2023

JOHN W. MUIR  
ONTARIO LAND SURVEYOR

MacAULAY, WHITE & MUIR LTD.  
ONTARIO LAND SURVEYORS - CANADA LANDS SURVEYORS  
440 HARDY ROAD, UNIT 2, BRANTFORD, ONTARIO, N3T 5L8  
TELEPHONE: 519-752-0040 FAX: 519-752-0087



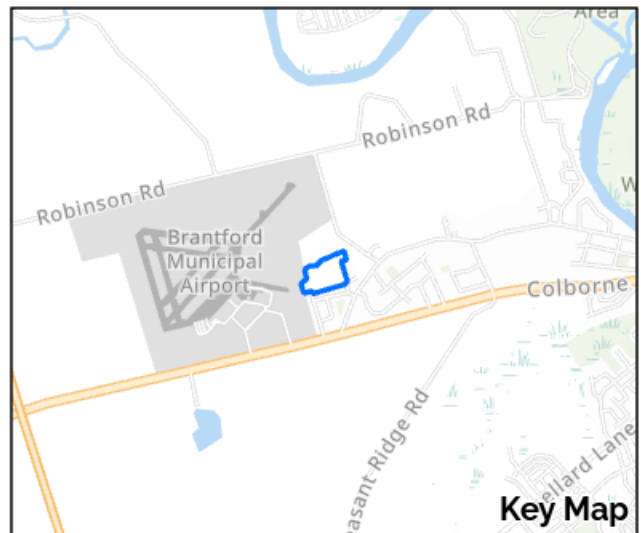
**MAP 4: DETAILED MAP  
FILE NUMBER  
A4-25-PB**

Lauderdale Subdivision  
County of Brant  
Ontario



0 15 30 60  
Meters

Date Printed: 2025-04-15



**Key Map**

