



Committee of Adjustment Report

Date: June 19, 2025

Report No: RPT – 0231– 25

To: The Chair and Members of the Committee of Adjustment
From: Afsoon Veshkini, Junior Planner
Application Type: Consent Application
Application No: B9-25-AV
Location: 81 Washington Street
Agent / Applicant: Mattheus Reniers
Owner: Luiz Pimentel
Subject: Request for a decision on a Consent Application to create one (1) new residential lot within the Paris Primary Settlement Area.

Recommendation

THAT **Consent Application B9-25-AV** from **Mattheus Reniers** on behalf of Luiz Pimentel, the owner of the lands legally described as PLAN 492, BLOCK 52, PART OF LOTS 2 AND 13, REFERENCE PLAN 2R-4614, PART 1, in the geographic former Town of Paris, municipally known as 81 Washington Street, County of Brant, proposing the creation of one (1) new residential lot with an area of 568.81 square metres (0.14 acres) and a frontage of 15 metres (49.24 feet), within the Primary Settlement Area and on municipal services, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B9-25-AV are as follows:

- The proposed lot creation is compatible and consistent within the context of the existing development ; and
- The proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the County of Brant Official Plan (2023) and Zoning By-Law 61-16.

Executive Summary

Consent Application B9-25-AV proposed the creation of one (1) new residential lot within the settlement boundary of Paris on municipal services. The severed lands will be an irregularly shaped lot with an area of approximately 568.81 square metres (0.14 acres) and a frontage of 15 metres (49.24 feet) along Washington Street. The retained lands will have an area of approximately 14,915.2 square metres (3.68 acres) and a frontage of 15.41 metres (50.55 feet) along Washington Street.

R2 Zone	Required	Proposed Severed Lands	Proposed Retained Lands
Lot Area (square meter)	450 sq.m	568.81 sq.m	14,915.2 sq.m
Lot Frontage (meter)	15.0 m	15.01 m	15.41 m

A detailed review of any future development on the proposed new lot, including access, grading, drainage, zoning compliance, and servicing, will be conducted through the building permit review process.

A scoped Stage 1 and 2 Archaeological Assessment was completed by TMHC Inc. as part of the complete application submission. The subject property is identified in the County's mapping as being within an area of archaeological potential. The Stage 1 background study and Stage 2 test pit survey were conducted in accordance with the Standards and Guidelines for Consultant Archaeologists. One archaeological site (AhHc-406) was identified on the property, consisting of both late 19th–20th century Euro-Canadian and undiagnostic Indigenous artifacts. However, the site did not meet the criteria for further cultural heritage value or interest under provincial guidelines. As a result, TMHC concluded that no further archaeological assessment is required for the proposed severance. The report recommends that the site be considered free of further archaeological concern. Indigenous engagement was also undertaken, including participation from the Six Nations of the Grand River, Mississaugas of the Credit First Nation, and the Haudenosaunee Development Institute. The report has been submitted to the Ministry of Citizenship and Multiculturalism for review and has been entered into the provincial registry.

An Arborist Report prepared by Eastwood Arborist Consulting, dated April 2, 2024, was submitted in support of this application. The report provides an assessment of trees located across the subject property, particularly along the north side of the existing driveway and garage, and near the woodlot on the eastern side. Several Eastern White Cedars located near the proposed demolition areas (garage and concrete pad) were identified as requiring protective measures due to their close proximity to construction activity. The arborist recommends installing snow fence tree protection zones to minimize root disturbance, with the protection zones built to at least the trees' dripline and adjusted where existing fencing provides adequate barriers. A follow-up inspection by a certified arborist is also recommended one year post-demolition to monitor tree health. Other mature trees, including Red Oak, Black Walnut, Norway Maple, and Norway Spruce, were found to be in good or fair condition and located far enough from the proposed demolition area to not require protective measures.

Staff have reviewed the proposed Consent Application with applicable planning policy (i.e., Planning Act, Provincial Planning Statement (2024), County of Brant Official Plan (2023) and Zoning By-Law 61-16) in review of any comments received from relevant departments, the applicant, and members of the public.

As part of the application review, the Heritage Planning staff have advised that the existing front porch on the retained dwelling contributes to the property's heritage character and should be preserved. If its removal is pursued, a full heritage evaluation may be required. To support the retention of the porch and align with heritage objectives, the driveway should be relocated to the south of the dwelling.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B9-25-AV BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located west of Washington Street and are situated within the Primary Settlement Area boundaries, within the geographic area of the former Town of Paris, in the County of Brant.

The subject lands, municipally known as 81 Washington Street, contain an existing single detached dwelling along with several accessory structures, including a garage and two sheds. The existing dwelling is identified as a listed property on the County of Brant's Heritage Register. The subject lands are regular in shape with a frontage of approximately 30.48 metres (100 feet), and an area of approximately 15,559 sq. m (1.55 hectares). There are significant woodland, valley land, and wetland features on the property, primarily located in the southern portion.

The surrounding area is primarily characterized by residential land uses to the north, east, and west, with natural heritage features located to the south. The subject lands are municipally serviced.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

- Planning Act
Section 53(12) of the Planning Act states that, in considering whether a provisional consent is to be given, the approval authority shall have regard to the same criteria as set out in Section 51(24), with necessary modifications. As such, Section 51(24) sets out the applicable criteria to be considered when reviewing consent (severance) applications.
- Provincial Planning Statement (PPS) – 2024
The PPS (2024) provides policy direction on matters of provincial interest related to land use planning and development, forming the foundation for regulating the use and development of land in Ontario. In accordance with Section 3 of the Planning Act, all decisions affecting planning matters must be 'consistent with' the Provincial Planning Statement.

The following demonstrates consistency with the applicable policies of the PPS 2024:

Policy Reference	Policy Requirement	Planning Analysis
2.3.1 (1)	This policy states that settlement areas shall be the focus of growth and development.	The proposal supports this directive by facilitating residential development within an established settlement area.

2.3.1 (2)	This policy encourages land use patterns within settlement areas that efficiently use land and resources and optimize existing infrastructure.	The creation of a new residential lot within the Paris Primary Settlement Area supports infill development on full municipal services, making efficient use of land and public infrastructure while contributing to the overall density and mix of land uses in the area.
2.3.1 (3)	Planning authorities must support general intensification and redevelopment to achieve complete communities with a range and mix of housing options.	The introduction of a new residential lot contributes to housing diversity and supports the development of a complete community.

It is my professional opinion that the request is consistent with the policies of the Provincial Planning Statement (2024).

- County of Brant Official Plan (2023)

The County of Brant Official Plan sets out the goals, objectives and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall 'conform to' local municipal policies, including but not limited to the County of Brant Official Plan.

- **The subject lands, municipally known as 81 Washington Street, are designated Community Corridor and Natural Heritage System on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Community Corridor and Natural Heritage System. The proposed new lot will be located within the Community Corridor designation. The Natural Heritage System lands will remain with the retained lands.**

The following demonstrates conformity with the applicable policies of the County of Brant Official Plan (2023):

Policy Reference	Policy Requirement	Planning Analysis
5.5.4	It states that priority shall be given to development, redevelopment, and intensification of land within the Primary Settlement Areas of the County having infrastructure on full	The application supports residential intensification within the Paris Primary Settlement Area on full municipal water and wastewater services.

	municipal water and wastewater services.	
1.2 Community Corridor Designation	The Community Corridor designation encourages intensification and infill that maximizes existing and planned infrastructure while promoting attractive, safe, and accessible streetscapes. Residential uses, including low- to mid-rise forms, are permitted and supported where compatible with surrounding land uses.	The proposal supports residential infill within a serviced area, aligns with surrounding lot patterns, and contributes to efficient use of infrastructure in keeping with the Community Corridor policies.
2.10.6	This policy states that creation of a new lot is not permitted in the Natural Heritage System.	The proposed new lot is located entirely within the Community Corridor designation.
1.15.1	Development and intensification should incorporate design that is in keeping with the traditional character of the area, including height, massing, orientation, aesthetic, and landscaping	Future building design will be reviewed through the building permit process to ensure it reflects the character of the area and aligns with Policy 1.15.1.

It is my professional opinion that this consent application conforms to the policies of the County of Brant Official Plan (2023).

- Zoning By-Law 61-16

The subject lands, known as 81 Washington Street, are zoned as Residential Singles and Semis (R2) and Natural Heritage (NH) in accordance with Schedule 'A' of the County of Brant Zoning By-Law 61-16, as updated through the March 2024 Office Consolidation. The proposed new lot will be entirely located within the R2 zone.

Section 8, Table 8.1.1 of the County of Brant Zoning By-Law identifies the permitted uses for lands zoned as R2. Permitted uses include but are not limited to the following:

- Single Detached Dwelling
- Duplex Dwelling (existing only)

Section 8, Table 8.2.1 of the County of Brant Zoning By-Law 61-16 advises the zoning requirements for each permitted building type for lands zoned as R2.

The existing dwelling will be retained on the severed lot; however, the application proposes to remove the attached covered front porch.

Residential Singles and Semis (R2)	Required (Single Detached Dwelling)	Retained Lands	Severed Lands (the new lot)
Lot Area, Min (sq.m)	450	14,915.2	568.81
Lot Frontage, Min (m)	15	15.41	15
Street Setback, to the attached garage, Min (m)	6	-	6.9
Street Setback, to habitable portion of the dwelling, Min (m)*	4.5	6.5	6.9
Interior Side Yard Setback, Min (m)	1.2	1.2 and >4	>1.5 and 1.48
Rear Yard Setback, Min (m)	6	>10	>8
Lot Coverage, Max**	40%	<30%	7%
Landscaped Open Space, Min	30%	>80%	>35%
Building Height, Max (m)	10.5 m	8	<10.5

* Provided the minimum width of the driveway shall be 5.6m

** Maximum lot coverage of 40% shall apply to dwelling units. Maximum overall lot coverage of 45% shall be permitted. The additional 5% shall only be used for accessory buildings or structures.

Section 4, Table 4.4.1 of the County of Brant Zoning By-Law 61-16 advises the required development regulations for accessory structures permitted in the Urban Residential Zones including R2.

- **Currently, the lot contains three detached accessory structures (including two sheds and one detached garage) as well as a concrete pad. The detached garage, one of the sheds, and the concrete pad are proposed to be removed, while the remaining shed will be retained on the proposed new lot.**

Urban Residential Zones including R2	Required	Accessory Structure (Severed Land)
Lot coverage, Maximum (%)	The lesser of 15% of the total lot area or 95m ²	< 1.5 %
Street Setback, Minimum (m)	6	>15
Interior side yard and rear yard setback, Minimum (m)	1.2	1.7 and >1.5
Structure height, Maximum (m)	4.5	<3

- The subject lands meet the zone requirements for the R2 zone.

It is my professional opinion that the proposed severed and retained lots meet the applicable provisions of the County of Brant Zoning By-law 61-16, including minimum lot area, frontage, and required setbacks for the R2 zone and are able to support the appropriate development of permitted residential uses. The existing accessory structure on the proposed new lot also complies with the development regulations for accessory buildings. Any future development, including the construction of a dwelling on the severed lot, will be subject to zoning compliance review through the building permit process.

Interdepartmental Considerations

- Development Engineering Department (County of Brant):
 - County staff are accepting of a new entrance to the retained lands, and a new entrance to the severed lands, despite the deficient sight lines looking south, due to the recent installation of speed humps on Washington Street about 40m south of the subject lands. The new entrance on the retained should be constructed at the already existing curb cut between the south property line and existing residence. Otherwise, after the transfer of the 2.46m Road Widening to the County, a parked vehicle in front of the covered porch would be parked partially on the County right of way. The new entrance on the severed lands is not to be constructed within 4.0m of the north property line, due to utilities.
 - The County of Brant Official Plan Schedule B identifies Washington Street as an Urban Residential Collector Road. Urban Residential Collector Roads should have a road allowance width between 20m and 26m. A Road Widening of 2.46m is required across the entire frontage of the Retained and Severed Parcels to ensure that all Utilities are within the County Right of Way, with similar Road Widenings being taken through other Planning Applications in the area. A Draft R-Plan will be required to be submitted for the required road widening for County approval prior to conveyance.
 - An Approved Public Works Permit is required prior to any construction within the Municipal Road Allowance.
 - There is existing water, sanitary, and storm servicing laterals along the frontage of the Severed Parcel. Viability of using the existing servicing connections will be determined through the Public Works Permit process.
 - The Subject Lands are within the GRCA Source Water Protection Area.

- Lands are subject to the Grand River Conservation Authority Regulation Limit. A GRCA Permit may be required.
- Any damage done to the County right of way during construction will be required to be restored to the satisfaction of the County.
- Fire Department (County of Brant): No comments.
- Geographic Information Systems Analyst (County of Brant):
 - That the applicant provides CAD drawing or GIS files with line work to import into database.
 - That a civic address will be required for the retained parcel, this can be requested at the [County of Brants Civic Address Requesting Form](#).
- Parks Capital Planning & Forestry (County of Brant):
 - Cash-in-lieu of parkland for the amount of \$6016 for the creation of one new residential lot is required.
 - Parks & Forestry is interested in exploring a possible acquisition of land, and/or land use agreement, easement agreement, dedication, and/or public/private ownership agreement for a portion of the rear of this property. The County recognizes the importance of acquiring and providing a well-connected public open space system consisting of parks, greenspaces, and natural heritage areas. The County has been exploring possible opportunities to connect Summit Park (98 Lorne Card Drive) through the natural area down to Washington Street.
- Environmental Planning (County of Brant):
 - The subject lands are located in the Natural Heritage System, which includes significant wildlife habitat in the form of a deer yard, a significant woodland, a valley system, and a wetland. The wetland is over 120 m from the proposed new lot. The proposed new lot is also at least 10 m from the boundary of the significant woodland. It is the opinion of staff that proposed application conforms to the natural heritage policies of the Official Plan and is consistent with those in the Provincial Planning Statement. Tree preservation measures will be reviewed as part of a future building permit application.
 - Staff recommend the following condition:
The applicant acknowledges and agrees that tree preservation as part of any future building permit application will be in accordance with the Arborist Report prepared by Eastwood Arborist Consulting dated April 2, 2024.
- Operations (County of Brant):
 - No comments.
 - Public work applications will be required to connect to municipal services and for entrance.
 - Lot Grading plan required.
- Source Water Protection (County of Brant):
 - The Property is in the Lake Erie Source Protection Region and subject to policies in the Grand River Source Protection Plan which came into effect July 1, 2016. A completed Section 59 Restricted Land Use (RLU) Screening Form must be part of any Complete Application for a Building Permit or application under the

Planning Act, Building Code Act or Condominium Act, except solely residential uses or if otherwise specified.

- More specifically, the Property is in a vulnerable area identified as the Intake Protection Zone 2 for the Brantford Water Supply and has a vulnerability score of 9.
- Policy Planning, Heritage (County of Brant):
 - As part of the pre-consultation process, Heritage Planning Staff advised that the existing home be retained and that the proposed new home be designed in a style consistent with the existing dwelling and the surrounding neighbourhood character. Staff are satisfied with the level of heritage documentation provided for the site. Given that the existing home is proposed to be preserved and the design of the new infill home appears to align with the heritage character of the area, no further heritage documentation or evaluation is required at this time.
 - The preferred direction is for a detached garage to be located at the rear of the property. However, given the proposed setbacks, a below-grade garage is supported, provided that the design of the new home continues to reflect the established heritage character of the existing dwelling.
 - It is noted that the front porch of the retained home is proposed to be removed to accommodate road widening requirements. However, it is the opinion of Staff that the porch be retained. Retaining the porch is important to preserving the character of the original structure. Should its removal be proposed, a full heritage evaluation may be required, as this would represent a significant impact on the heritage value of the existing home.
 - In addition, it is recommended that the existing driveway be relocated to the area shown below to better align with the County's heritage objectives.
 - Staff support the proposed single-detached dwelling designed to match the character of the existing dwelling. Staff suggest including further design features to match the existing home such as the following:
 - Incorporating further brick elements into the design to pull from the existing home's character such as incorporating brick work into the chimney;
 - Consider using curved shingles rather than square to match the shingles on the existing home; and,
 - Keeping the dormer consistent with the existing home by featuring a peaked roof rather than the flattened peak as demonstrated in the detailed plans. This could also support extended room for a similar arch window as seen on the existing home.
 - Staff are satisfied with the current level of archeological assessment conducted for the proposed development. A stage 3 archeological assessment would be required if future development were to occur outside of the proposed property boundaries and the applicable areas illustrated on Map 12 of the Archeological Assessment. This should be reflected in any future applicable zoning or development agreements related to this development to ensure undisturbed areas remain protected before further development beyond the current proposal can be contemplated.
- Canada Post: No comments

- Grand River Conservation Authority (GRCA):
 - The proposed severed lot is located outside of the GRCA's regulated area. Therefore, the GRCA does not have any concerns with the proposed lot and has no objection to the proposed application.
 - Due to the presence of natural heritage features, a portion of the retained property is regulated by the GRCA under Ontario Regulation 41/24 – Prohibited Activities, Exemptions and Permits Regulation. Any future development activity or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 41/24.
 - Consistent with GRCA's 2023-2025 approved fee schedule, this application is considered a minor consent application, and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.
- The Mississauga's of the Credit First Nation (MCFN): No comments.
- Grand Bridge Energy: No objection.
 - Owner/Applicant is responsible for 100% of the costs associated with any existing electrical equipment relocations.
 - Prior to site plan approval a Service Layout will be required. We will need to see a drawing that depicts the location of equipment, show existing and proposed grades at all electrical equipment on civil drawing. Only 1 primary service per property is permitted, if second metering is required it will need to be depicted on the service layout.
 - Must maintain ESA minimum clearances between any proposed building, lighting, signs etc. and existing electrical equipment.
- Enbridge Gas Inc.: No objections.
 - It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact ONTLands@enbridge.com

As part of the circulation, we have not yet received any comments from the following departments:

- Building Department (County of Brant)
- Six Nations
- Bell Canada
- Rogers Canada

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on May 28, 2025, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on May 26, 2025, and the Public Notice sign was posted on the property on June 4, 2025.

At the time of writing this report, one written public comment was received from the residents at 76 Washington Street, along with two additional notices of objection submitted without an address. The resident at 76 Washington Street expressed opposition to the proposed severance, citing concerns regarding the timing of the public notice, potential loss of trees and wildlife, increased traffic and congestion on Washington Street, and personal health impacts.

The two additional notices of objection did not include detailed comments.

Conclusions and Recommendations

The purpose of Consent Application B9-25-AV is to create one (1) new residential lot within the Paris Primary Settlement Area, with full municipal servicing. The proposed severed and retained lots conform to the applicable policies of the Planning Act, are consistent with the Provincial Planning Statement (2024), conform to the County of Brant Official Plan (2023), and meet the provisions of Zoning By-law 61-16.

The subject lands are designated Community Corridor and Natural Heritage System, and zoned Residential Singles and Semis (R2) and Natural Heritage (NH). The existing dwelling is listed on the County of Brant's Heritage Register. While staff are supportive of the proposed consent application, the proposed removal of the front porch raise heritage and compatibility concerns. Retaining the front porch and revising the design to better reflect the character of the existing home and surrounding neighborhood is strongly encouraged.

Any future development will be subject to zoning compliance, detailed design, and technical review through the building permit process. Interdepartmental and agency comments have been considered, and conditions of approval have been recommended where appropriate.

Therefore, it is recommended that Consent Application B9-25-AV be approved, subject to the attached conditions.

Prepared by: Afsoon Veshkini, Junior Planner



Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Severance Sketch
6. Site Plan
7. Site Photos

Reviewed By

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

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # B9-25-AV

By-law and/or Agreement

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 Council?	(No)

Attachment 1

Applicant: Mattheus Reniers

File No: B9-25-AV

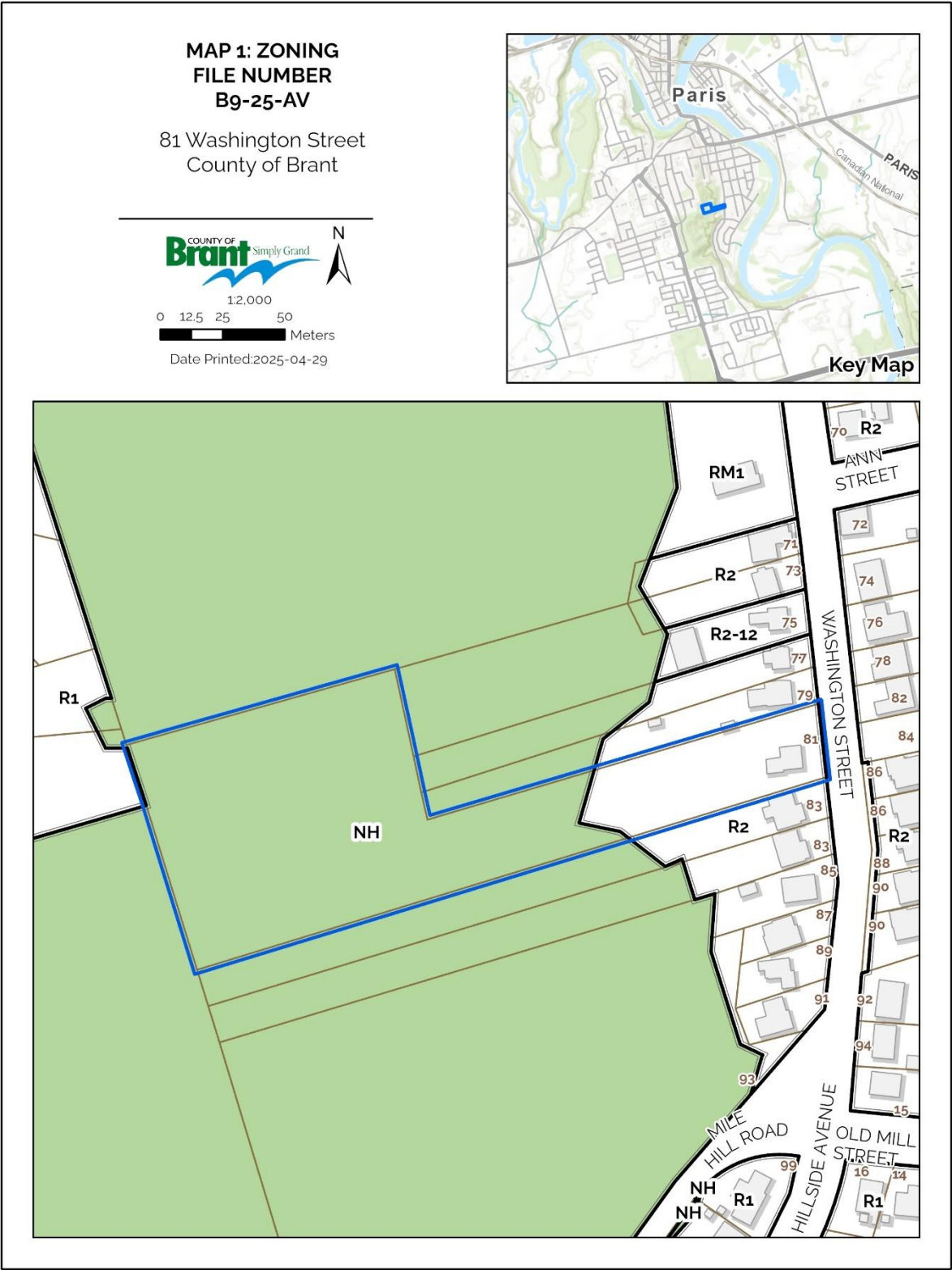
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy a Draft Reference Plan for the proposed severed lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
 - a. That the Draft Reference Plan include a 2.46-metre-wide Road Widening across the full frontage of both the Retained and Severed Parcels on Washington Street, conveyed to the satisfaction of the County of Brant.
3. That the Applicant(s) provide proof/copy of draft approved civic addressing for the Severed and Retained lands issued by the Planning Division to the satisfaction of the County of Brant.
4. That the Owner/Applicant(s) remove the detached garage, one shed (as identified on the application materials), and the existing concrete pad from the proposed severed lot prior to the finalization of the Consent, to the satisfaction of the County of Brant. The remaining shed, as proposed, may be retained on the severed lot. Proof of removal of the detached garage, one shed, and the concrete pad shall be provided to the County prior to the stamping of the deeds.
5. That the Owner/Applicant(s) acknowledge and agree that the final house design submitted with the building permit application will be consistent with the preliminary design endorsed through this application and acknowledge that substantial design changes may require further heritage evaluation.
6. That the Owner/Applicant(s) relocate the entrance and driveway for the retained lands to a location between the south property line and the existing residence. This will be done to facilitate the retention of the front porch and support heritage conservation objectives. The relocation shall be completed to the satisfaction of the County through the applicable entrance permit process or other required approvals.
 - b. That proof of entrance construction for the retained lot shall be provided to the County, to its satisfaction, following approval of the new entrance and prior to the stamping of the deeds.
7. That the Owner/Applicant(s) acknowledge and agree that tree preservation for all future development on the proposed new lot and retained lands shall be carried out in accordance with the Arborist Report prepared by Eastwood Arborist Consulting, dated

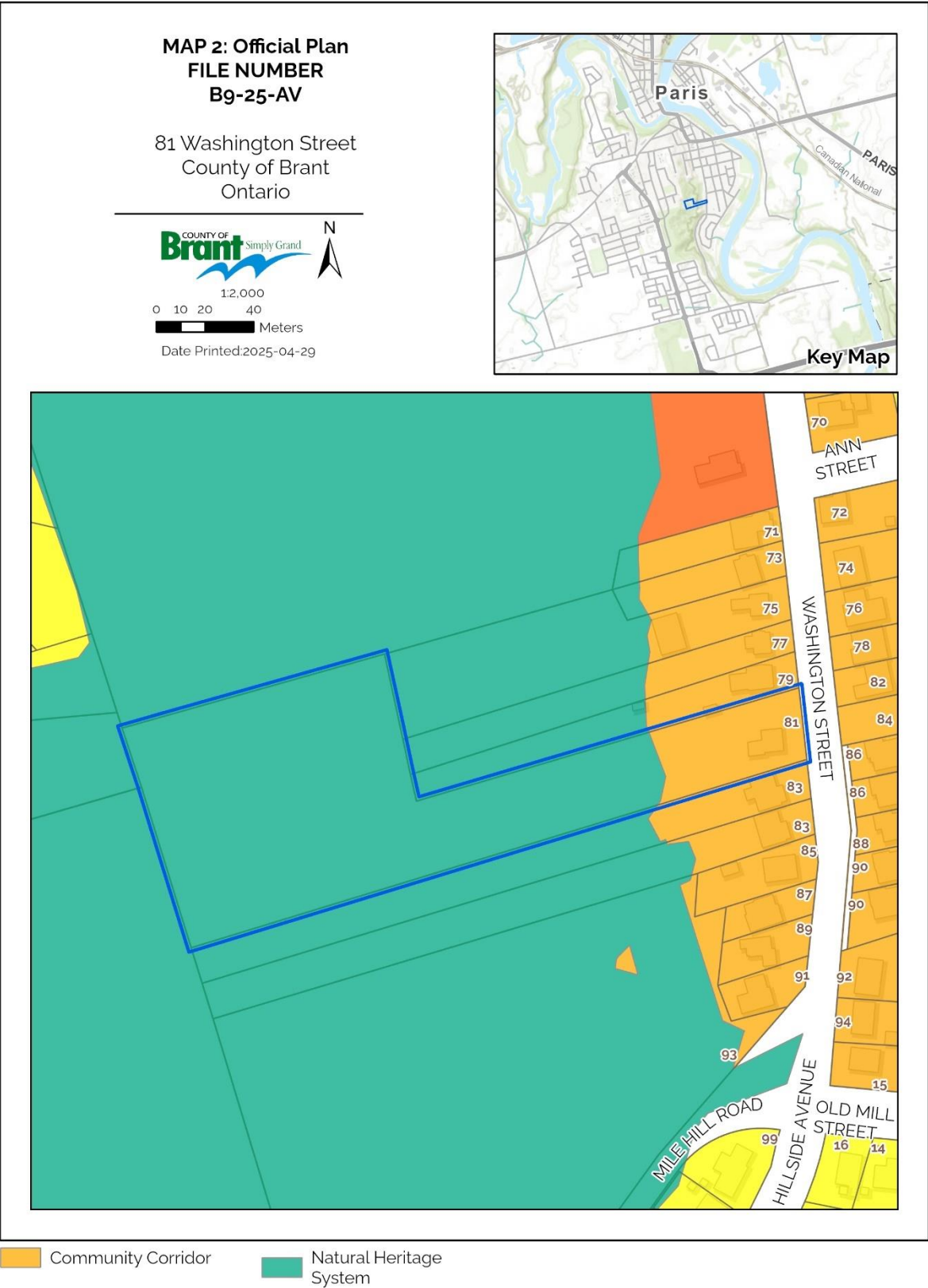
April 2, 2024, to the satisfaction of the County, and that this requirement shall be implemented through the applicable building permit review process.

8. That the Owner/ Applicant(s) provide Parkland dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, per new lot, to be paid to the County of Brant in accordance with Parkland Dedication By-Law 21-2022, Section 3.1 and 3.2 to the satisfaction of the County of Brant.
9. That the Applicant(s) provide proof that \$600.00, per new building lot, in monies for firefighting purposes has been submitted to the County of Brant, or some other method acceptable to the Fire Department if required, prior to the stamping of the deeds.
10. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
11. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
12. That the Applicant's lawyer shall prepare and register all the necessary documents following review and approval by the County Solicitor, and immediately following the registration, the Applicant's lawyer shall provide a certificate satisfactory to the County Solicitor that the registrations have been completed properly and in accordance with the approvals provided.
13. That the above conditions must be fulfilled and the Document for Conveyance be presented to the Consent Authority for stamping within two years of the date of the written decision, sent by the Secretary-Treasurer pursuant to Section 53(17) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse .

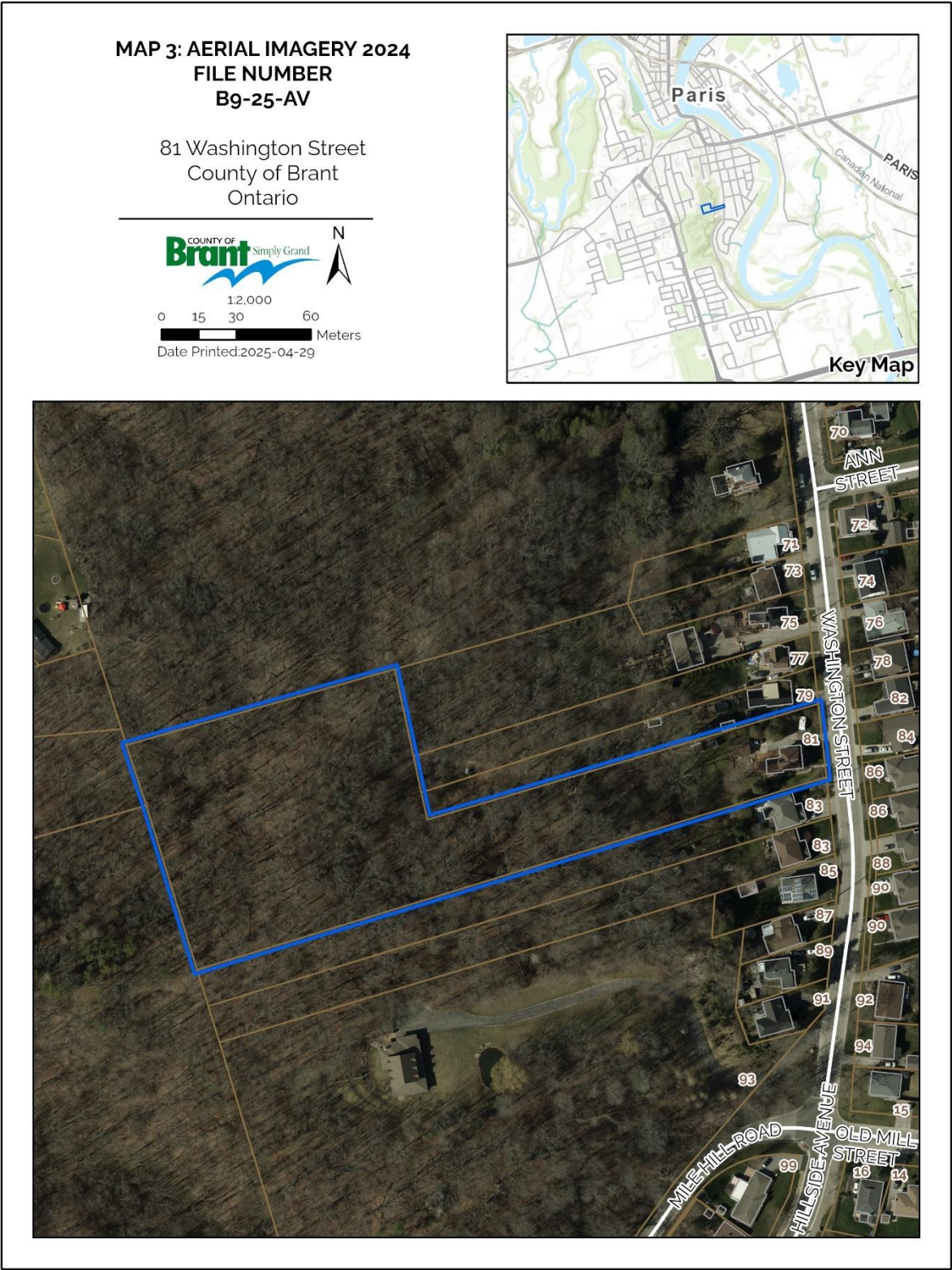
Attachment 2 – Zoning Map



Attachment 3 – Official Plan Map



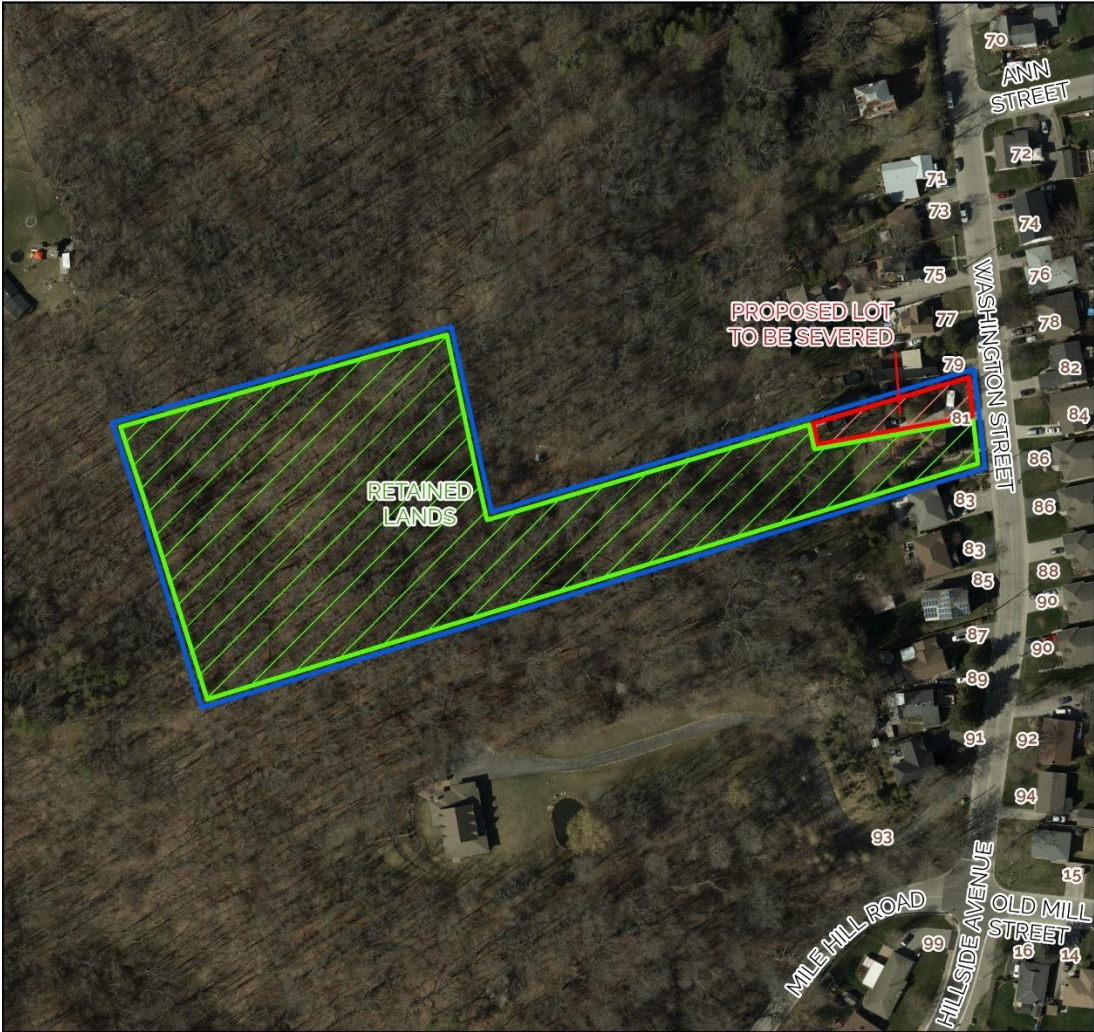
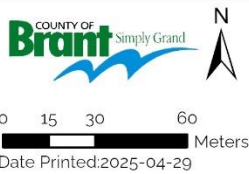
Attachment 4 -Aerial Map



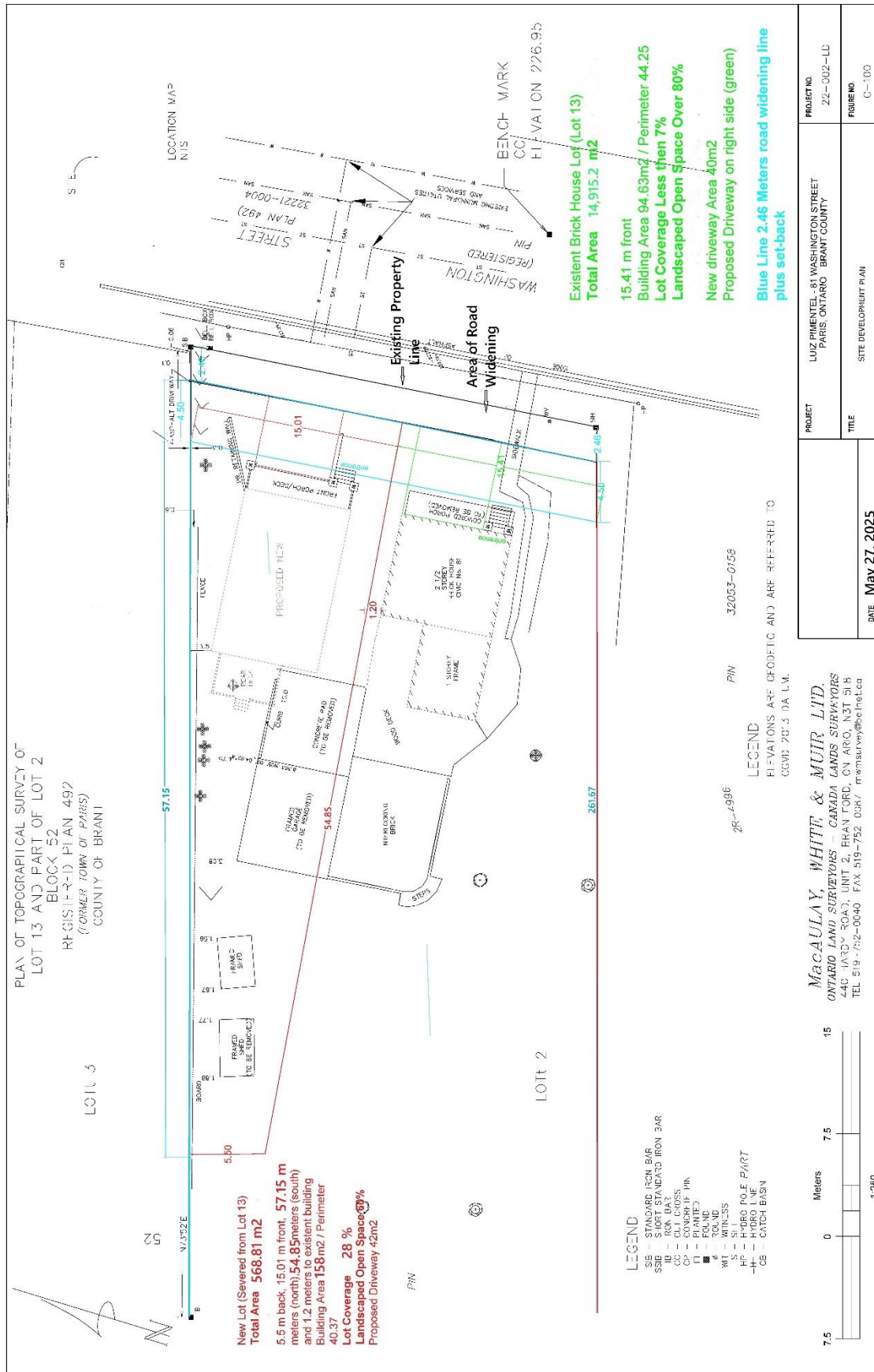
Attachment 5 - Severance Sketch

MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B9-25-AV

81 Washington Street
County of Brant
Ontario



Attachment 6 - Site Plan



Attachment 7- Site Photos









