



Committee of Adjustment Report

Date: June 19, 2025

Report No: RPT– 0232 – 25

To: The Chair and Members of the Committee of Adjustment
From: Afsoon Veshkini, Junior Planner
Application Type: Consent (Surplus Farm Dwelling Severance)
Application No: B10-25-AV
Location: 358 West Quarter Townline Road
Agent / Applicant: Jesse Kloepfer
Owner: Jesse Kloepfer
Subject: Request for a decision on a consent application to sever a surplus farm dwelling.

Recommendation

THAT **Consent Application B10-25-AV** from **Jesse Kloepfer** the owner of lands legally described as CONCESSION 7, PART OF LOT 18, in the geographic former Township of Burford, municipally known as 358 West Quarter Townline Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structures with an area of approximately 0.52 hectares (1.28 acres) and a frontage of approximately 76 meters (249.3 feet), **BE APPROVED** subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B10-25-AV are as follows:

- The existing farm dwelling is considered surplus to the needs of the farm operation, as a result of farm consolidation in the County of Brant.
- The appropriate conditions have been included to ensure the subject lands are re-zoned to A-9 to prohibit residential development on the retained lands; and
- The proposal is consistent with the Provincial Planning Statement (2024) and meets policies in the County of Brant Official Plan (2023) and Zoning By-law 61-16.

Executive Summary

Consent Application B10-25-AV proposes to sever a surplus farm dwelling from the existing farm parcel.

Agricultural (A) Zone	Proposed Severed Lands (<i>Surplus Dwelling</i>)	Proposed Retained Lands
Lot Area (hectares)	0.52 ha	39.67 ha
Lot Frontage (meters)	76 m	532 m

Should the severance be approved, the retained lands are to be rezoned to Agriculture with a Special Exception (A-9) to prohibit any future residential development on the retained lands.

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.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B10-25-AV BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located east of West Quarter Townline Road, south of Seventh Concession Road, north of Eight Concession Road, and west of Middle Townline Road. The lands are situated outside of the Settlement Boundaries, within the geographic former Township of Burford in the County of Brant.

The subject lands, municipally known as 358 West Quarter Townline Road, have approximately 608 meters of frontage (1994.75 ft) along West Quarter Townline Road and a total lot area of approximately 40.19 hectares (99.31 acres). The property contains Significant Wetlands in the southwestern portion of the lot, and a watercourse traverses the northeastern section. The parcel is regular in shape and contains one residential dwelling and an attached accessory structure (garage), both located within the proposed severed lot. It also contains an old silo, which was observed during the site visit and will be located within the retained lands. The retained lands are currently actively farmed.

The surrounding area is primarily characterized by agricultural land uses to the north, east, west, and south. The subject lands are privately 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.

Section 4.3.2 specifies that planning authorities shall use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

- **The proposed severance is consistent with Section 4.3.2 of the PPS (2024), which promotes the protection and continuity of agricultural lands through an agricultural system approach. The retained parcel, approximately 39.67 hectares, will remain in active agricultural use, with no changes proposed to its current operation.**

Section 4.3.3.1 specifies that lot creation in prime agricultural areas is discouraged and may only be permitted for a residence surplus to an agricultural operation as a result of farm consolidation, provided that:

Policy Reference	Policy Requirement	Planning Analysis
4.3.3.1 (a)	The new lot is limited to the minimum size required to accommodate the use.	The proposed severed lot is approximately 0.52 ha in size, containing only the existing dwelling and one attached accessory structure, reflecting the minimum area necessary to accommodate the use.
4.3.3.1(b)	The lot is serviced with appropriate sewage and water services.	The severed lot is privately serviced, fulfilling the requirement for appropriate sewage and water services. The private services will be within the severed portion.
4.3.3.1(c)	New dwellings and additional residential units are prohibited on the remnant parcel of farmland created by the severance.	The retained lands are to be rezoned to Agriculture with a Special Exception (A-9) zone to prohibit any future residential development, ensuring conformity with this policy requirement.

- **The proposal meets the criteria of Section 4.3.3.1 of the PPS, which allows lot creation in prime agricultural areas only for a “residence surplus to an agricultural operation” resulting from farm consolidation.**

Section 8.0 defines a “residence surplus to an agricultural operation” as “one existing habitable detached dwelling, including any associated additional residential units, that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).”

- **In accordance with Section 8.0 of the PPS (2024), the proposed severance meets the definition of a "residence surplus to an agricultural operation," as it involves an existing habitable dwelling that is rendered surplus due to farm consolidation. The owner will continue to operate the retained lands along with other agricultural parcels as a single farm operation. The application is therefore consistent with the PPS and supports the long-term protection and efficient use of agricultural land.**

It is my professional opinion that the proposed severance is consistent with the policies of the Provincial Planning Statement (2024), as it supports the protection of agricultural lands, conforms to the criteria for surplus farm dwelling severances, and facilitates the continued agricultural use of the retained lands.

- 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 358 West Quarter Townline Road, are designated Agriculture and Natural Heritage System on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Agriculture.**

The following analysis outlines how Consent Application B10-25-AV conforms to the applicable policies under Section 2.3.7 to Section 2.3.11 of the County of Brant Official Plan (2023), which governs consents within agricultural areas, including severances for surplus farm dwellings:

Policy 2.3.7 of the Official Plan	Planning Analysis
The residence surplus to the farming operation is the direct result of a farm consolidation where the farming operation is merged with a contiguous farming operation in which no new lot is created or located within the County or an adjacent municipality;	The proposal is consistent with the policy, as the residence is considered surplus to the needs of the farming operation due to a farm consolidation. The applicant owns and operates another farm within the County, and this application does not result in the creation of a new lot.

No prior severance has been granted for residential purposes from the lands containing the surplus residence since January 1, 1999, as demonstrated through land registry records, deeds, and/or a survey.	Our records indicate no history of residential severance from the subject lands. The owner has also confirmed that no residential severances have been granted from the lands during this time.
The lands to be consolidated as part of the farming operation have a minimum lot size of 19 hectares, unless proposed to be merged with an abutting farming operation;	The retained lands, approximately 39.67 ha in size, exceed the minimum lot size requirement of 19 ha for farm consolidation, and therefore conform to this policy.
The residence surplus to the farming operation was built at least 15 years ago or has replaced a residential dwelling that was built at least 15 years ago;	The owner has confirmed that the surplus residence was constructed prior to 2010, thereby satisfying this policy requirement.
The residence surplus to the farming operation must be considered a habitable residential dwelling that meets building code requirements for occupancy;	The existing dwelling is habitable and currently occupied by a tenant.
The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming operator prior to the application for consent or there is a legally binding agreement of purchase and sale.	The owner is a bona fide farmer with ownership of additional farm parcels. As this application does not involve the sale or purchase of land, no agreement of purchase and sale is required for compliance with this policy.
Accommodation of the surplus residence, accessory residential buildings and structures, existing access, and water and wastewater services;	The proposed 0.52-hectare lot accommodates the existing dwelling, one attached accessory structure, and associated water and wastewater services.
That the proposal will comply with the Minimum Distance Separation Formulae. More specifically: Where the existing surplus residence to be severed and a livestock facility or anaerobic digester are located on separate lots prior to the consent, Minimum Distance Separation Formulae I is not required.	There are no livestock facilities located on the same lot as the surplus residence to be severed; therefore, MDS I does not apply, and the proposal complies with MDS requirements.

The severed lot containing the residence shall have a minimum lot area of 0.4 hectares and a maximum lot area of 1 hectare based on:	The proposed severed lot is 0.52 ha, meeting the lot area requirement.
Minimum lot frontage of 20 metres, measured from the front of the lot to the rear of the lot;	The proposed severed lot has approximately 76 m of frontage, above the minimum frontage required.
Safe and direct access to a public road, maintained year round, to the satisfaction of the County;	The lot has direct access to West Quarter Townline Road, a public road that is maintained year-round to the satisfaction of the County.
Compatibility with surrounding established lot fabric	The severed lot is regular in shape and is consistent with the established rural lotting pattern.
Location within proximity to an existing building cluster; and Minimization of agricultural land consumption.	The dwelling proposed to be severed includes an attached accessory structure, forming a compact building cluster and thereby minimizing the consumption of agricultural land.
The lands containing the residence surplus to the farming operation have been owned by a bona fide farming operator for at least three years, as demonstrated through land titles and a farm business registration number;	The retained land is owned by a bona fide farmer who intends to continue farming operations. The lands have been actively farmed and under the same ownership for approximately 24 years, satisfying the requirement for ownership by a farming operator for at least three years.

- **The proposal satisfies the criteria under Section 2.3.7 of the Official Plan for surplus farm dwelling severances.**

Policies 2.3.8 to 2.3.11	Policy Requirement	Planning Analysis
2.3.8	Farmer must own and operate the farm and have a farm business registration.	The applicant satisfies these conditions, including providing proof of farm business registration.
	Farmer must own other farm properties and a separate residence.	The farmer (owner) operates a second farm business under the name Elermae Acres and resides

		at a separate dwelling located at 112 Muir Road South.
	Ownership can include sole proprietors, corporations, or partnerships with registration.	The applicant satisfies these conditions, including providing proof of farm business registration.
2.3.9	Lands rented to others do not qualify the owner as a bona fide farmer.	The owner is a bona fide farmer who actively farms the land and has not rented it to others.
2.3.10	New residential dwellings must be prohibited on retained lands via by-law.	The retained parcel is to be rezoned to A-9, prohibiting residential development.
2.3.11	Severances for irregular or flag-shaped lots are not supported.	Both the proposed severed and retained parcels are regular in shape and not configured as flag lots, aligning with the policy direction that discourages irregular or flag-shaped lot configurations.

- **The proposal conforms to Policies 2.3.8 to 2.3.11 of the Official Plan, as the applicant is a bona fide farmer with a valid farm business registration, owns multiple farm parcels, resides off-site, the retained lands will be rezoned to prohibit residential use, and the severed lot meets all applicable criteria.**

It is my professional opinion that Consent Application B10-25-AV conforms to the County of Brant Official Plan (2023), as it is consistent with the policies for surplus farm dwelling severances and supports the continued use of the retained lands for agricultural purposes.

- **Zoning By-Law 61-16**

The subject lands, known as 358 West Quarter Townline Road, are zoned as Agriculture (A) 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.

Section 6, Table 6.1.1 of the County of Brant Zoning By-Law identifies the permitted uses for lands zoned as Agricultural (A). Permitted uses include but are not limited to the following:

- Agricultural Use
- Dwelling, Single-Detached

Section 6, Table 6.2.1 of the County of Brant Zoning By-Law 61-16 advises the zoning requirements for each permitted building type for lands zoned as Agricultural (A).

Agricultural (A) Zone	Required, All Other Uses	Retained Lands	Required, Single Detached Dwelling	Severed Lands (Surplus Dwelling)
Lot Area, Min (ha)	40.0	39.67	40.0	0.52
Lot Frontage, Min (m)	150.0	532	150.0	76*
Street Setback, Min (m)	25.0	–	10.0	16.3
Interior Side Yard Setback, Min (m)	15.0	–	4.0	>19
Rear Yard Setback, Min (m)	15.0	–	10.0	>23
Lot Coverage, Max	30%	< 0.2%	30%	7%
Landscaped Open Space, Min	30%	–	30%	–
Building Height, Max (m)	10.0 m	-	10.0	9

* The required frontage for a single detached dwelling in the Agricultural zone is 150 meters, and the severed lot has a frontage of 76 meters. However, in accordance with Section 4.29(b) of the Zoning By-law, “where the severed and retained lands have a minimum 20.0 meter frontage, then said lot shall be deemed to comply with the requirements of this By-law with respect to the required lot area and lot frontage.

Section 4.29 of the County of Brant Zoning By-Law 61-16 specifies development criteria for Surplus Farm Dwellings. The following demonstrates conformity with Sections 3.6 and 4.29 of the Zoning By-Law.

Section 3.6 and 4.29 of Zoning By-Law 61-16		Planning Analysis
3.6	This section defines Farm Consolidation to mean the acquisition of additional farm parcels to be operated as one farm operation within the Province of Ontario.	Staff have verified that the subject lands have been acquired as additional farm parcels to be added to the Farm Operation and that the dwelling is surplus.

	<p>This section defines Farm Operation to mean ands that are assessed as farmland and have a valid Farm Business Registration Number or an official letter of exemption from Agricorp, for the purpose of on-site agricultural uses, but does not include cannabis production and processing.</p>	<p>Staff have verified the Applicants as having a valid Farm Business Registration Number for the purpose of agricultural uses.</p>
4.29 (a)	<p>It states the severed lands shall be limited to an appropriate size to accommodate private onsite servicing, being generally less than 0.6 ha in size.</p>	<p>The severed lands are limited to 0.52 ha in size to accommodate private services, the accessory structure and limit the amount of land taken out of production.</p>
4.29 (b)	<p>It states that where the severed and retained lands have a minimum 20.0 metre frontage, then said lot shall be deemed to comply with the requirements of this By-Law with respect to the required lot area and lot frontage.</p>	<p>Both the retained land (532 m) and the severed land (76 m) exceed the minimum frontage requirements.</p>
4.29 (c)	<p>This policy states the dwelling on the severed lands shall only be considered surplus to the farming operation if it was constructed a minimum of 15 years prior to the date the application for the surplus farm dwelling consent is received.</p>	<p>The age of the dwelling is greater than 15 years old from the date the application was received.</p>
4.29(d)	<p>It states the dwelling must be considered habitable at the time of application, as may be determined by the local municipal Chief Building Official.</p>	<p>The surplus dwelling is considered habitable, as it is currently occupied by a tenant.</p>
4.29 (e)	<p>This section states that Minimum Distance Separation Guidelines shall apply to the severed lands as a Type B land use;</p>	<p>The Minimum Distance Separation Formulae is not required per Implementation Guideline #9 in the Ontario Ministry of Agriculture, Food and Rural Affairs Publication 853, which states where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the</p>

		consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy.
4.29 (f)	It states that for any retained lands, being the lands containing the farming operation, a Special Exception Agricultural Zoning shall be applied to the lands on 'Schedule A' of this Bylaw and such amendment to 'Schedule A' shall be made as part of the granted consent without further notice being required provided the requirements of the Planning Act are met said special exception shall be applied to prohibit a dwelling unit on the retained lands and, provided there is a minimum of 20.0m of frontage, and applied to grant relief required under Section 6.2 for minimum lot area and lot frontage.	As a condition of consent, the retained lands will be rezoned to Agricultural with a Special Exception (A-9) to prohibit future residential development and to satisfy zoning requirements for lot area and frontage, as both the severed and retained lands exceed the 20-metre frontage minimum.

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 Agricultural (A) zone.

Agriculture (A) Zone	Required	Existing Accessory Structure 1 (Severed Land): Garage	Existing Accessory Structure 2 (Retained Land): Silo
Lot coverage, Maximum (%)	5% of the total lot area	1.16%	<0.2 %
Street Setback, Minimum (m)	25.0 m	>27	>60
Interior side yard and rear yard setback, Minimum (m)	3.0 m	>19 and 24	3.75 and >20
Structure height, Maximum (m)	7.0 m	3	12*

*The existing silo has an approximate height of 12 meters, which exceeds the maximum permitted height of 7 meters for accessory structures as outlined in

Table 4.4.1 of the Zoning By-Law. However, the silo was lawfully established prior to the passing of the current By-Law and is therefore considered legal non-conforming.

- **The subject lands containing existing development meet the zone requirements for the A zone.**

It is my professional opinion that the proposal maintains the intent of the County of Brant Zoning By-law by supporting farm consolidation and the long-term protection of agricultural lands. While the severed parcel does not meet the minimum required frontage of 150 meters, Section 4.29(b) deems the proposed 76 meters to be compliant. All other zoning requirements for the Agricultural zone are met. It is recommended that a condition of approval require the rezoning of the retained lands to an Agricultural Special Exception Zone to prohibit future residential development, in accordance with Section 4.29(f).

Interdepartmental Considerations

- Development Engineering Department (County of Brant):
 - A Legal Survey is required to demonstrate the new property boundaries. A draft reference plan is to be completed by a certified Ontario Land Surveyor and is to include all lot bearings, distances, and survey monumentation for the purpose of verifying parcel geometry. The draft is to be provided to the County for approval prior to depositing.
 - Per the Drainage Act, R.S.O 1990, c.D.17, the subject lands will need to be re-assessed for the purposes of collecting funds for repairs and maintenance of the Harley Municipal Drain. Under the terms of Section 65, re-assessment shall be via an Engineer's reapportionment (cost to borne by the parties noted in the reapportionment) OR via the owners entering into a mutual agreement on the share of the drainage assessment each shall pay, and filing said agreement with the County of Brant Clerk.
- Fire Department (County of Brant):
 - The Rural Fire Suppression fee of \$600.00 will apply.
- 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 is required for the for the purpose of a surplus farm dwelling severance.
 - Parkland Dedication:
As per Section 3.1 and Section 3.2 of the County of Brant Parkland Dedication By-law - The County requires the payment of money as cash-in-lieu payment for an amount calculated as follows:

c) Six thousand and sixteen dollars (\$6016, 2025 value) or as amended as per the County of Brant Fees By-Law, per lot created through consent, including but not limited to farm splits and surplus farm dwelling severances.

The payment required shall be paid to the County:

c) Prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.

- Canada Post: No comments.
- Long Point Region Conservation Authority (LPRCA):
 - The application is consistent with Section 5.2.2(b) of the Provincial Planning Statement (2024), as the proposed severed parcel is not located within hazardous lands adjacent to rivers or streams.
 - No portion of the severed parcel falls within the LPRCA's regulation limit; therefore, LPRCA has no objections to the proposed severance from a natural hazard perspective.
 - On the retained parcel, portions of the land do fall within the regulation limit due to:
 - A wooded area near the southern property boundary (within 30 m of a Provincially Significant Wetland),
 - A drain in the northeast corner, with regulation extending 15 m from the banks.
 - Permission from LPRCA will be required prior to any development within the regulated areas of the retained lands, under Ontario Regulation 41/24.
- Hydro One: No comments.

As part of the circulation, comments were not received from the following:

- Building Division (County of Brant)
- Operations Department (County of Brant)
- Environmental Policy Planning (County of Brant)
- Six Nations
- Mississaugas of the Credit First Nation

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 meters of the subject lands, in accordance with Section 45(5) of the Planning Act.

The Public Notice sign was posted on the property on May 28, 2025.

A site visit was conducted on May 26, 2025.

At the time of writing this report, no public inquiries or feedback had been received.

Conclusions and Recommendations

Consent Application B10-25-AV proposes to sever a surplus farm dwelling and an associated accessory structure from 358 West Quarter Townline Road, with the retained lands to remain

in agricultural production and be rezoned to Agricultural with Special Exception (A-9) to prohibit future residential development. The resulting farm unit will consist of approximately 39.67 hectares and continue to support active farming operations.

The proposal is consistent with the intent and policies of the Planning Act, the Provincial Planning Statement (2024), the County of Brant Official Plan (2023), and complies with Zoning By-law 61-16. While the severed lot does not meet the minimum frontage of 150 meters required in the Agricultural (A) zone, Section 4.29(b) of the Zoning By-law deems it compliant, as both severed and retained lots exceed 20 meters of frontage. All other zoning and servicing requirements are met.

It is the professional opinion of staff that the proposed severance supports the long-term protection of agricultural lands, contributes to farm consolidation, and represents sound planning. Therefore, it is recommended that Consent Application B10-25-AV be approved, subject to the attached conditions, including rezoning the retained lands to Agricultural with Special Exception (A-9) to prohibit future residential development.

Prepared by:

Afsoon Veshkini, Junior Planner

A handwritten signature in black ink, appearing to read 'Afsoon Veshkini', with a stylized flourish at the end.

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 # B10-25-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- Conditions of Approval

Applicant: Jesse Kloepfer

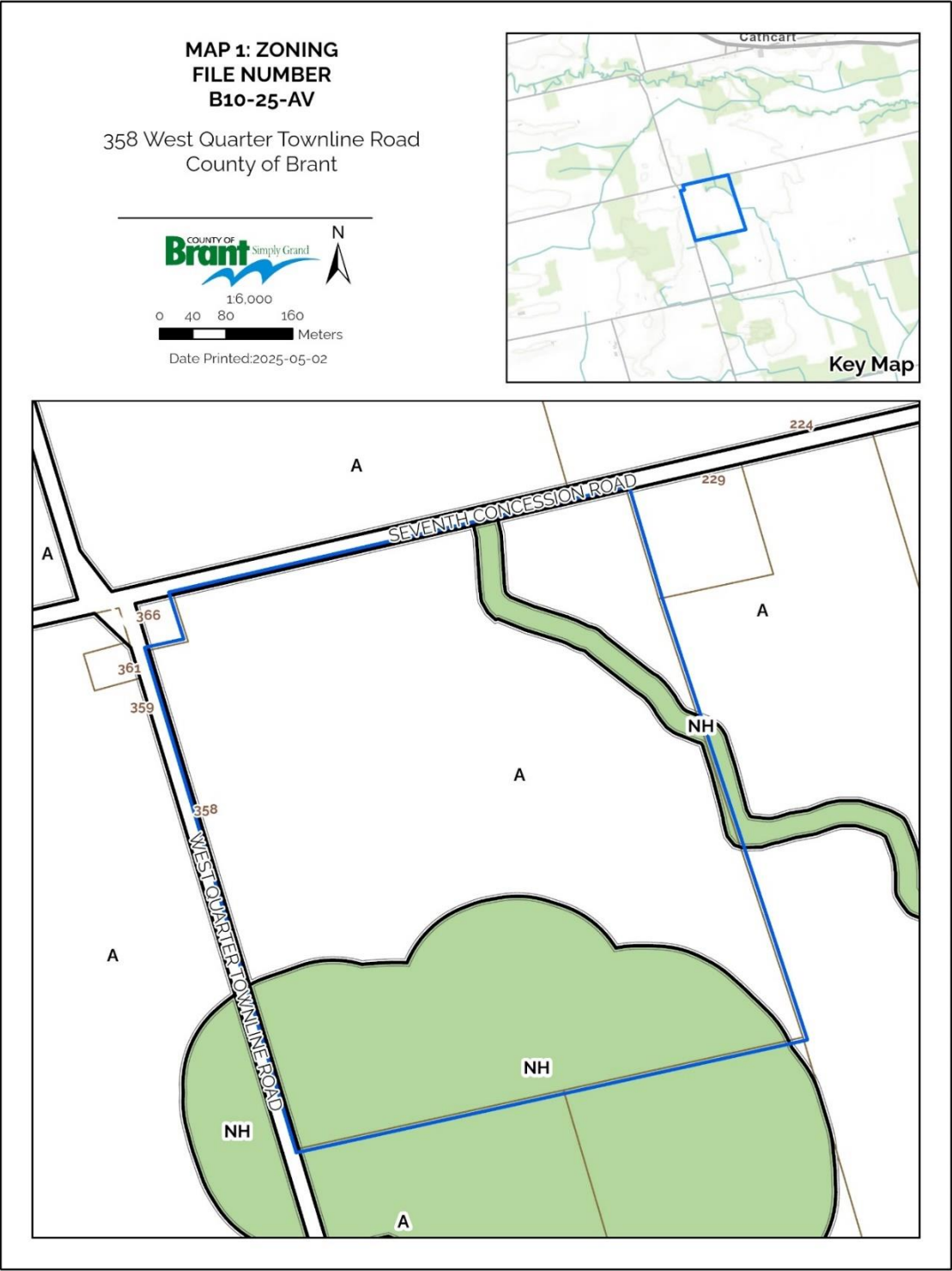
File No: B10-25-AV

LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

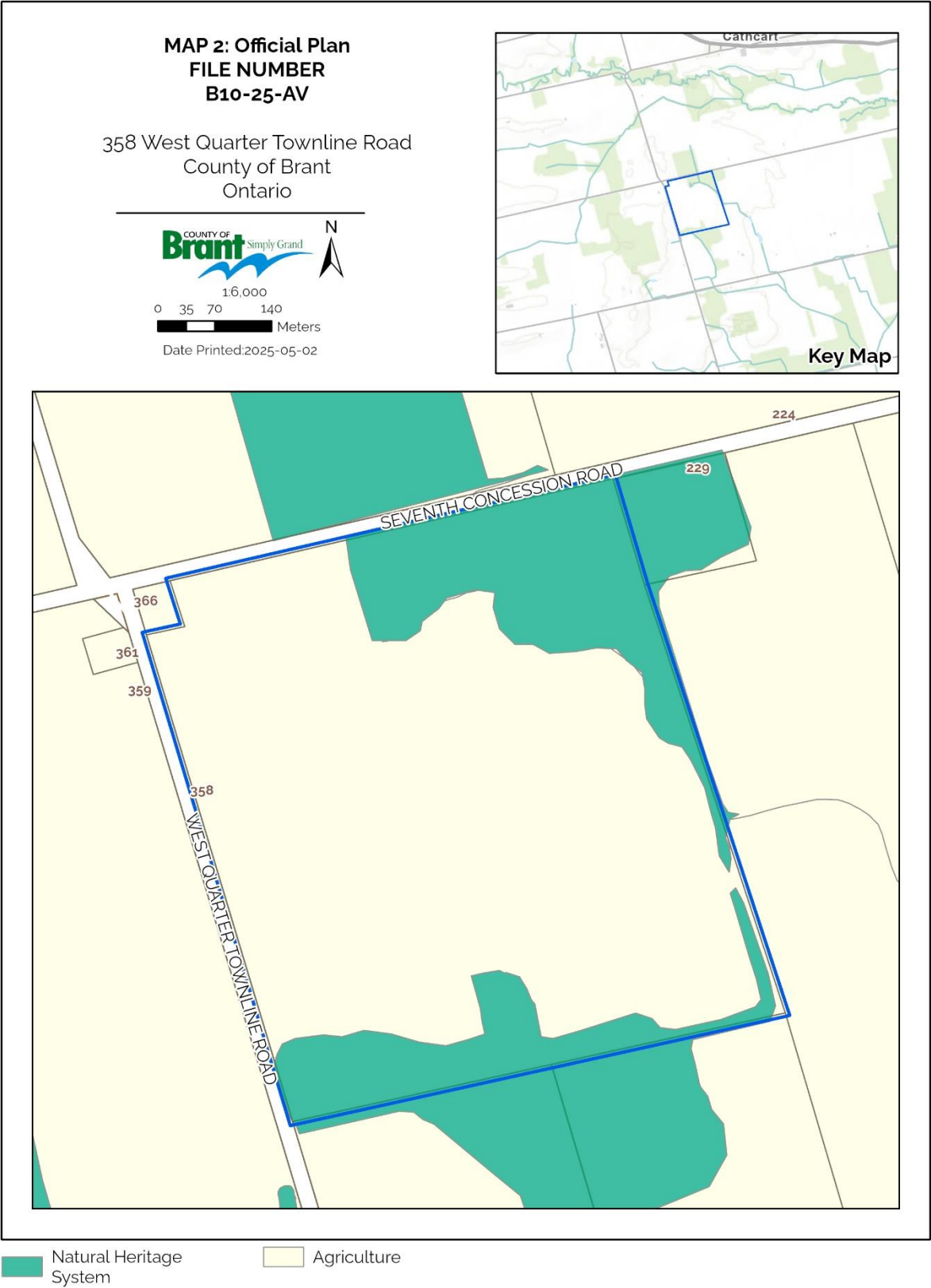
1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant(s) provide a copy a Draft Reference Plan for the retained lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
3. That the following subsequent Planning Act Application be received, deemed complete and approved with no appeals:
 - a) To rezone the retained lands to Agricultural with a Special Exception (A-9) to prohibit a dwelling unit as a permitted use; and,
 - b) That any further Planning Applications required to satisfy the conditions of approval must be received and deemed complete a minimum of four (4) months prior to the lapsing of the Consent.
4. That the Owner/Applicant(s) provide proof, to the satisfaction of the County of Brant, that the subject lands have been re-assessed in accordance with the Drainage Act, R.S.O. 1990, c. D.17, for the purposes of collecting funds for repairs and maintenance of the Harley Municipal Drain. Such re-assessment shall be completed via one of the following:
 - a. An Engineer's reapportionment completed and filed in accordance with Section 65 of the Drainage Act (cost to be borne by the parties as noted in the reapportionment); or,
 - b. A mutual agreement entered into by the Owners of the affected lands, setting out the share of the drainage assessment each party shall pay, with said agreement filed with the County of Brant Clerk.
5. 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.
6. 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.
7. 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.

8. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
9. 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).
10. 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.
11. 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.

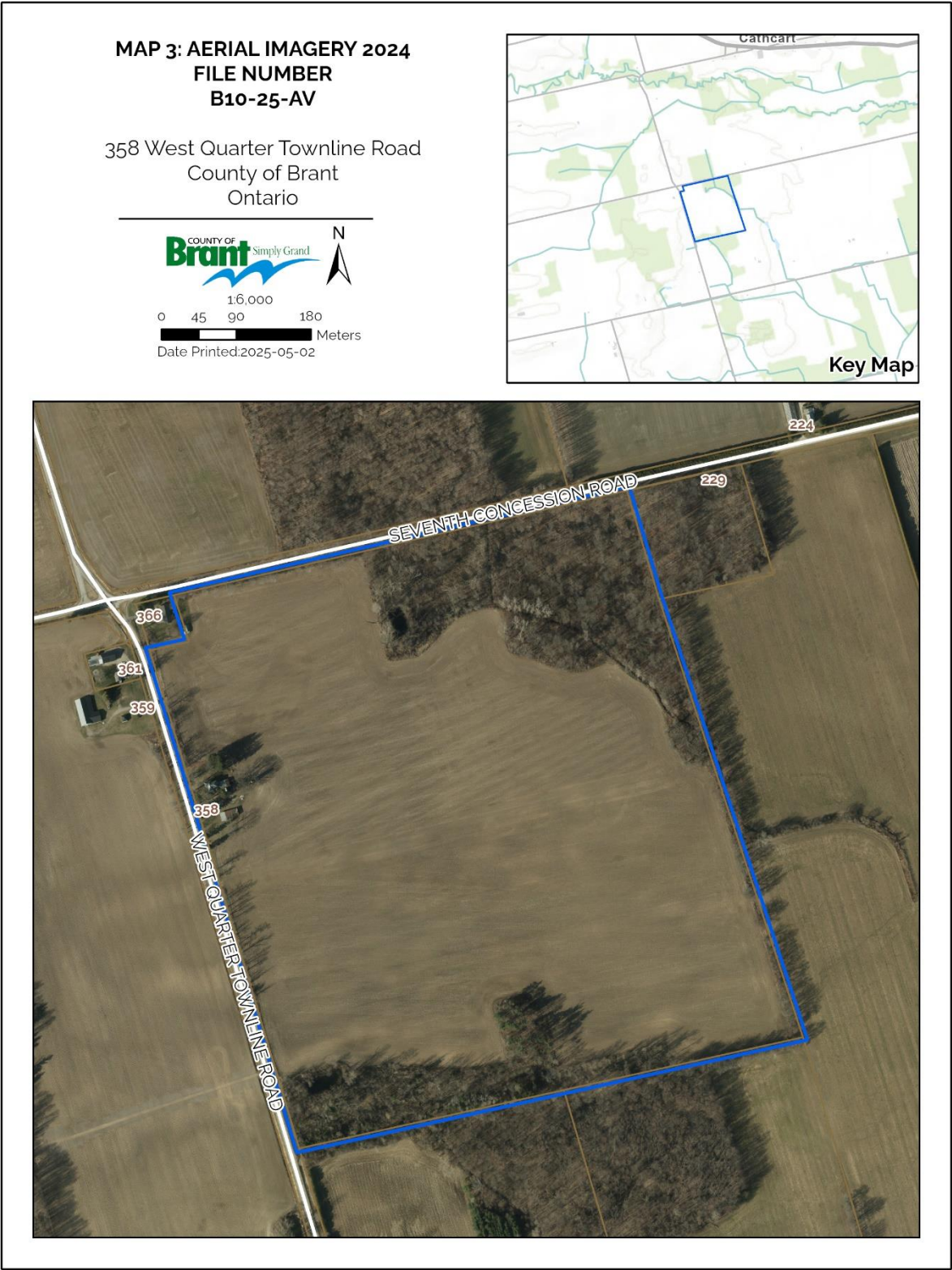
Attachment 2 – Zoning Map



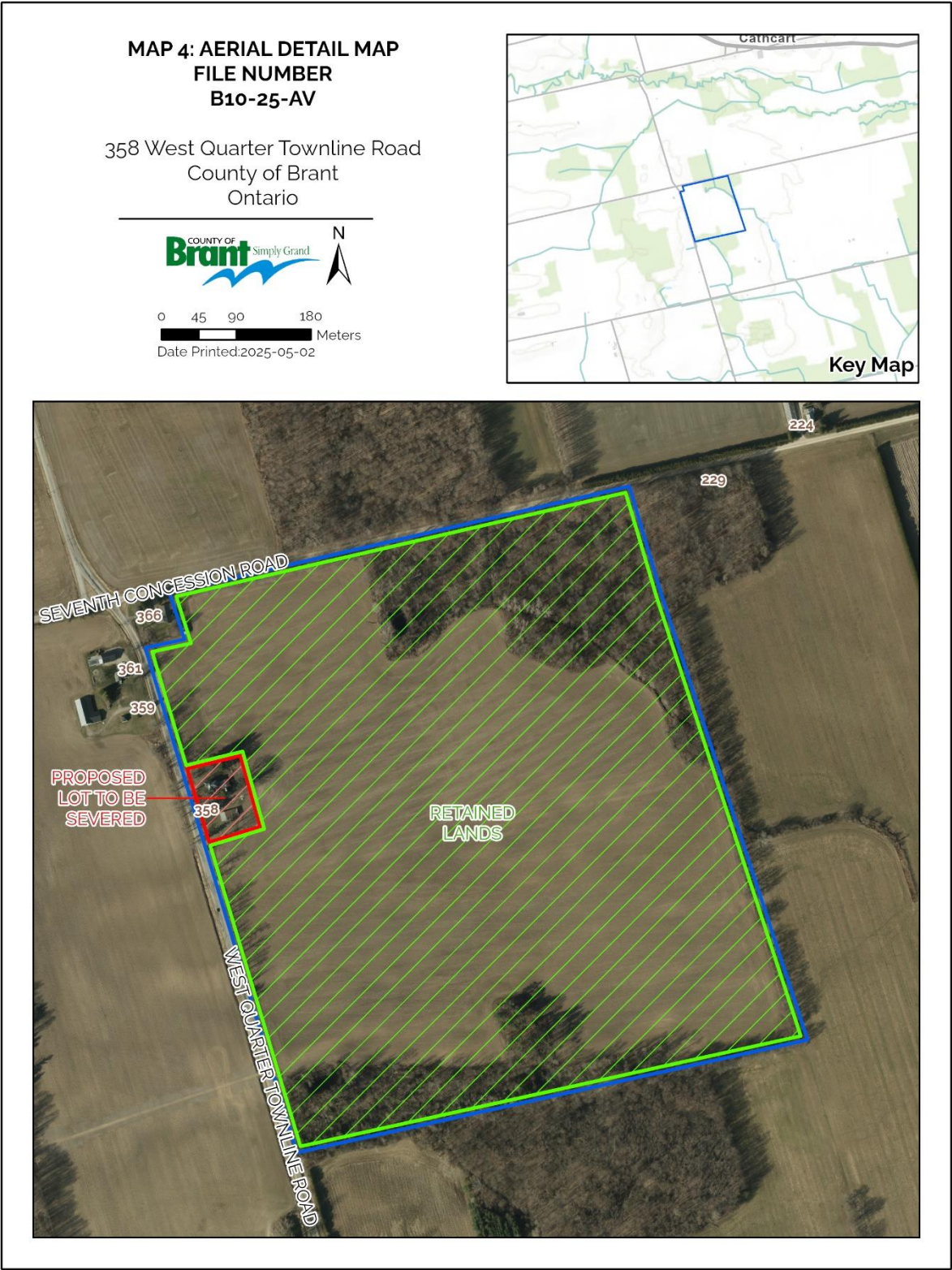
Attachment 3 – Official Plan Map



Attachment 4 – Aerial Map

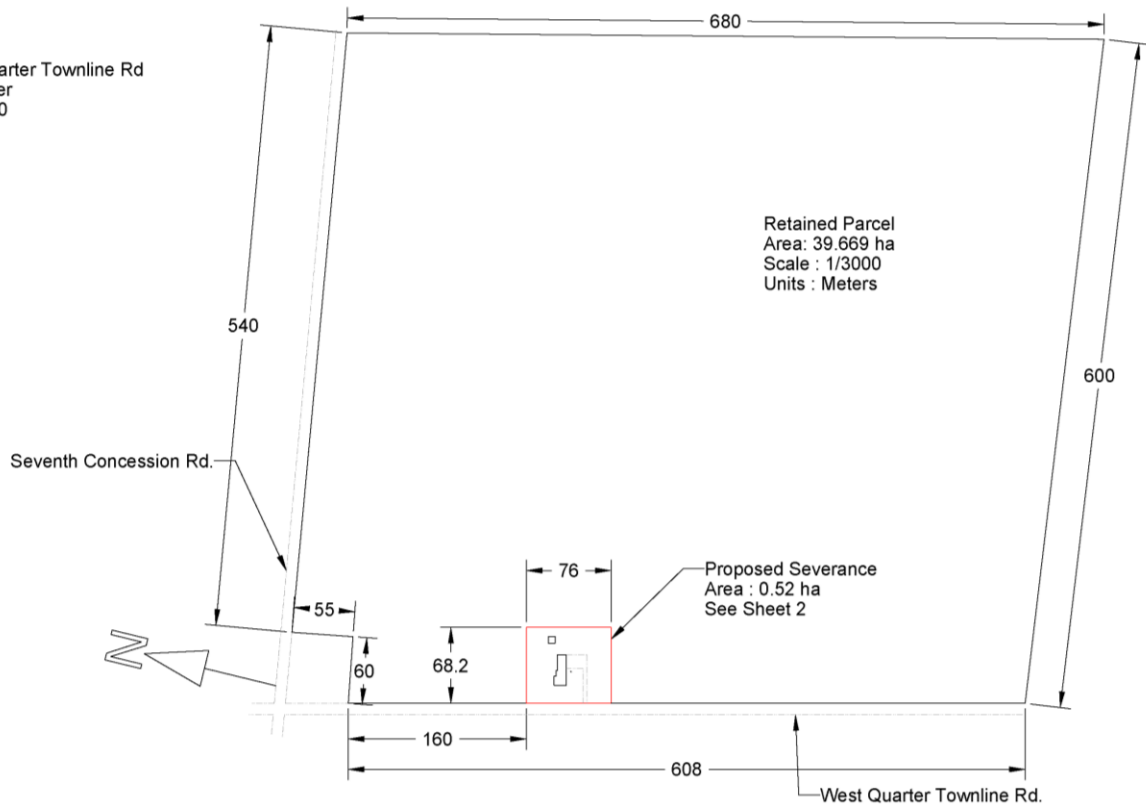


Attachment 5- Severance Sketch



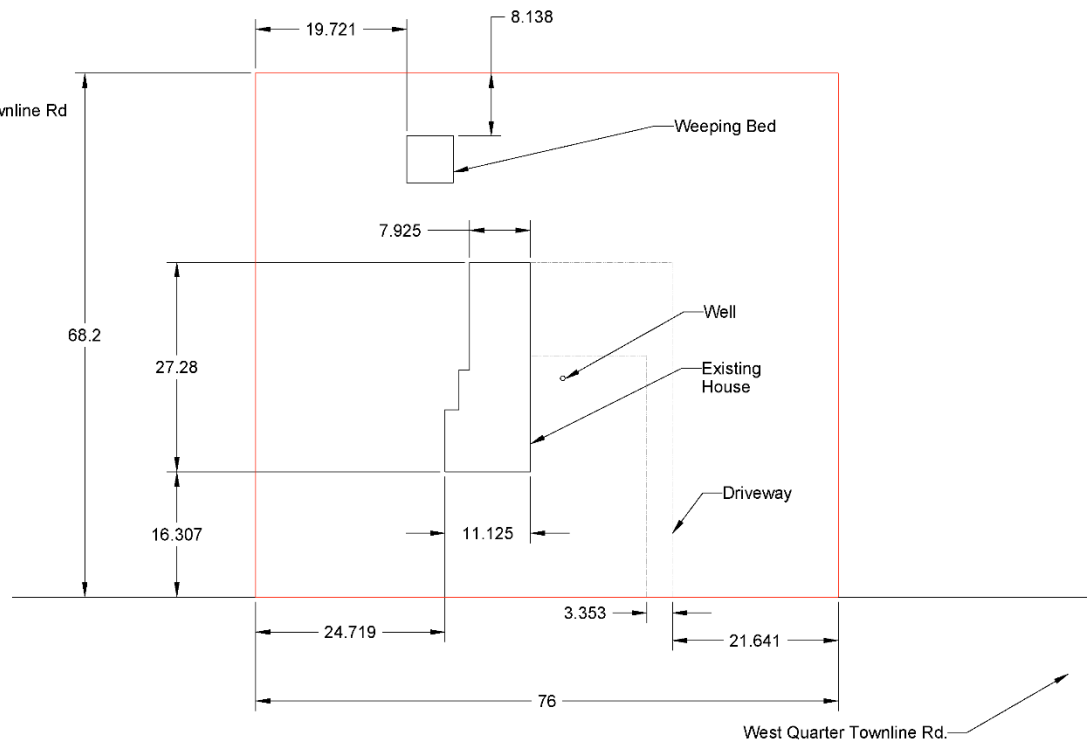
Attachment 6- Site Plan

Sheet 1
358 West Quarter Townline Rd
Jesse Kloepper
Scale : 1/3000
Units: Meters



Sheet 2
Proposed Severance
Area : 0.52 ha

358 West Quarter Townline Rd
Jesse Kloepfer
Scale : 1/400
Units: Meters



Attachment 7- Site Photos





