



## Committee of Adjustment Minutes

**Date:** June 19, 2025  
**Time:** 6:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

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

**Regrets:** Smith

**Staff:** D. Namisniak, N. Campbell, A. Veshkini, R. Flores

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**1. Attendance**

**2. Approval of Agenda**

Moved by Member Emmott  
Seconded by Member Schmitt

That the agenda for the County of Brant Committee of Adjustment Meeting of June 19, 2025 be approved.

**Carried**

**3. Declaration of Pecuniary Interests**

Member Schmitt declared an indirect pecuniary interest with respect to item 5.5 application B10-25-AV - 358 West Quarter Townline Road and will refrain from participating in any discussion or voting on the matter.

**4. Adoption of Minutes from Previous Meetings**

Moved by Member Panag  
Seconded by Member Hamilton

That the minutes of the May 15, 2025 meeting of the Committee of Adjustment be approved, as printed.

**Carried**

4.1 Addendum - Minutes from May 15, 2025 Committee of Adjustment Meeting

**5. Public Hearings**

5.1 B9-25-AV - 81 Washington Street

**Staff Presentation**

- Afsoon Veshkini, Junior Planner, presented consent application B9-25-AV for approval as outlined in the staff report.
- Member Hamilton inquired whether shrubbery near the proposed driveway is covered under the tree acknowledgement. Planner confirms, noting the Arborist Report includes protection recommendations during demolition/ construction including a certified arborist's follow-up one year post-demolition.
- Member Vamos sought clarification on public notice requirements. D. Namisniak, Manager of Development Planning, confirmed public notices are circulated to all property owners within a 60 metres radius of the subject land, in accordance with the Planning Act.
- Member Hamilton questioned how Condition 5 will be implemented or enforced. D. Namisniak explained that it allows staff to review detailed building design which may lead to future implementations based on the review.
- In response to Chair Brown's question, Planner confirmed that tree preservation for all future development will be addressed through Condition 7 and reviewed at the building permit stage.
- Chair Brown sought confirmation that significant heritage trees would not be impacted. Planner confirmed noting the proposed lot is located at least 10 metres from the significant woodland boundary.

**Agent/ Applicant Presentation**

- Matt Reniers of Matt Reniers & Associates, Agent on behalf of the Owner, was present to answer any questions from Committee.
- Member Vamos asked whether any trees have been planted or removed since the Arborist Report. Agent confirmed no changes.
- Chair Brown inquired about the size of the proposed new driveway. D. Namisniak, explained that the Owner must demonstrate space for two vehicles, which will be reviewed through the entrance permit process by the County's Operations Division. He also outlined applicable setback requirements.

**Public Comments**

- Troy Draper of 76 Washington Street was present in person to raise concerns and seek further clarification. T. Draper expressed concerns regarding increased development in the area, traffic and parking issues, and sought information on construction timelines.
- T. Draper also raised questions about the recent Four Units As-of-Right Policy and possible increase in Additional Residential Units (ARUs), and inquired on a possible park. D. Namisniak responded noting that through the application circulation process, the Parks & Recreation Department identified a potential opportunity to acquire a small strip of land for future

trail preservation. Also clarifying that The Four Units As-of-Right Policy applies to lots within the urban boundary, provided all zoning requirements are met. Not all properties will qualify.

- Allan Oldroyd of 79 Washington was present in person and raised the following concerns: potential negative impact on property value, environmental and water drainage issues, structural risk to his home due to construction in close proximity, privacy concerns, dust, noise, and general disruption during construction, and increased parking demand and traffic impacts.

Moved by Member Hamilton  
Seconded by Member Emmott

THAT Consent Application B9-25-AV from Mattheus Reniers on behalf of Luiz Pimentel, 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.

AND 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.

**Carried**

#### 5.1.1 Addendum - Public Comments

#### 5.1.2 Addendum – Public Comments Received Before Meeting

### 5.2 A6-25-RF - 60A Dundas Street West

#### **Staff Presentation**

- Roxana Flores, Junior Planner, presented minor variance application A6-25-RF for approval as outlined in the staff report.
- Member Emmott sought confirmation if the building has already been built. Planner confirmed.
- Member Hamilton inquired if anything else has been built on the property without permit? Applicant/ Agent to respond.

#### **Agent/ Applicant Presentation**

- Paul Emerson, Agent on behalf of Owner, and Vincent Bucciachio, Owner, were present.

- Owner noted he believed the property was within the permitted lot coverage and confirmed the pool was installed with a permit. D. Namisniak added that additional structures, which may not have required permits, could contribute to the lot coverage calculation.
- Member Vamos raised concern that if no building permit was obtained, the County did not inspect the structure. Chair Brown noted the condition requiring a building permit from the County.

No Public Comments

Moved by Member Panag

Seconded by Member Hamilton

THAT Application for Minor Variance A6-25-RF from Vince Bucciachio, owner of the lands legally described as PLAN 492 BLK 41 PT LOTS 3, 4 & 17, RP 2R5497 PART 5, in the former Town of Paris and municipally known as 60A Dundas Street West, requesting relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16 to permit an increased maximum lot coverage for accessory structures of approximately 121 square metres, whereas 95 square metres is permitted, and to permit an increased height for an accessory structure of 5.4 metres, whereas 4.5 metres is permitted, **BE APPROVED** subject to conditions.

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

- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16; and
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

**Carried**

### 5.3 A7-25-RF - 446 Ninth Concession Road

#### **Staff Presentation**

- Roxana Flores, Junior Planner, presented minor variance application A7-25-RF for approval as outlined in the staff report.

#### **Agent/ Applicant Presentation**

- Joel Koutsinaal on behalf of Owner, was present to answer any questions from Committee.
- Member Hamilton asked whether the large trees in front of the proposed structure will be impacted. Applicant confirmed they will not.
- Member Vamos inquired whether the existing frame garage would be removed. Applicant confirmed to remain.

No Public Comments

Moved by Member Emmott

Seconded by Member Schmitt

THAT Application for Minor Variance from Matt Bond, Owner of the lands legally described as CONCESSION 8 PART LOT 22 REFERENCE PLAN 2R2676 PART 1, in the former Township of Burford and municipally known as 446 Ninth Concession Road, requesting relief from Section 4, Table 4.4.1 of Zoning By-Law 61-16 to permit an increased maximum lot coverage for all accessory structures of 313.50 square metres, whereas 240 square metres is permitted, to facilitate a new detached garage, **BE APPROVED**.

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

- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16; and
- The proposed variances meet the four tests of Section 45 (1) of the Planning Act.

**Carried**

#### 5.4 B8-25-AV - 54 Clarke Road

##### **Staff Presentation**

- Afsoon Veshkini, Junior Planner, presented consent application B8-25-AV for approval as outlined in the staff report.
- Member Hamilton asked what would happen if the required OPA and ZBA are not approved or obtained. Planner confirmed the consent cannot proceed and no new lot created.
- Member Emmott questioned the need for Conditions 6 and 7 relating to Rural Fire Fighting and Parkland Dedication Fees, as the retained lands are to be consolidated with the abutting parcel. D. Namisniak clarified that the fire fighting fees may be removed if Committee wishes to as no additional lot is being created; however parkland fees are still required pursuant to the Parkland Dedication By-law.
- Member Hamilton inquired about implications if the retained lands are not purchased or consolidated. Planner confirmed that consolidation is required as per Condition 9, and the consent cannot be completed if all conditions are not met.
- Member Vamos noted a previous severance from 1975. It was clarified that the Official Plan policy states no prior severances granted after 1999.

##### **Agent/ Applicant Presentation**

- David Rosebrugh, Owner of 54 Clarke Road was present to answer any questions from Committee.
- Member Hamilton inquired if Owner is satisfied with all the conditions. Owner confirms.

No Public Comments

Moved by Member Schmitt

Seconded by Member Panag

THAT Consent Application from Kris Martin, on behalf of David L Rosebrugh owner of lands legally described as CONCESSION 1, PART OF LOT 18, REFERENCE PLAN 2R-6865, PARTS 1 TO 3, in the geographic former Township of South Dumfries, municipally known as 54 Clarke Road, County of Brant, proposing to sever a surplus farm dwelling and associated accessory structures with an area of approximately 1 hectare (2.47 acres) and a frontage of approximately 99 meters (324.8 feet), **BE APPROVED** subject to the attached conditions, with the removal of Condition 7.

AND THAT the reason(s) for the approval of Consent Application B8-25-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 with appropriate conditions included in order to ensure zoning compliance, conformity to the Official Plan and consistency with the Provincial Planning Statement.

**Carried**

#### 5.5 B10-25-AV - 358 West Quarter Townline Road

Member Schmitt declared an indirect pecuniary interest with respect to application B10-25-AV - 358 West Quarter Townline Road and refrained from participating in any discussion or voting.

#### Staff Presentation

- Afsoon Veshkini, Junior Planner, presented consent application B10-25-AV for approval as outlined in the staff report.

#### Applicant/ Owner Presentation

- Jesse Kloefer, Owner, was present to answer any questions from Committee.
- No questions to Applicant.

No Public Comments

Moved by Member Emmott  
Seconded by Member Panag

THAT Consent Application from Jesse Kloefer 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.

AND 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.

**Carried**

## 5.6 B33-23-LG & B34-23-LG - 303 Highway #5

### **Staff Presentation**

- Dan Namisniak, Manager of Development Planning, presented the Change of Conditions Request for consent applications B33-23-LG and B34-23-LG for approval as outlined in the staff report.

### **Applicant/ Owner Presentation**

- Ruchika Angrish with The Angrish Group, Agent on behalf of the Owner, was present to answer any questions from Committee.
- No questions to the Agent.

No Public Comments

Moved by Member Hamilton

Seconded by Member Schmitt

THAT Changes of Conditions for Consent Application B33-23-LG from The Angrish Group c/o R. Angrish, Agent on behalf of John Oliver and Linda Oliver, Owners of lands legally described as CONCESSION 3 PART LOT 12 RP 2R647 PART 1, in the geographic Township of South Dumfries, municipally known as 303 Highway #5, County of Brant, proposing the creation of a mutual access easement along the existing driveway to benefit 309 Highway #5, recommending the following change to conditions originally approved on February 15, 2024, Removal of Condition #3, **be approved.**

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

- The change to conditions maintains the intent of the original decision granted by the Committee of Adjustment on February 15, 2024;
- The establishment of the access easements are technical, minor in nature and compatible with surrounding land uses;
- The application is consistent with the policies of Provincial Planning Statement; and
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

**Carried**

Moved by Member Hamilton

Seconded by Member Panag

THAT Changes of Conditions for Consent Application B34-23-LG from The Angrish Group c/o R. Angrish, Agent on behalf of John Oliver and Linda Oliver, Owners of lands legally described as CONCESSION 3 PART LOT 12 RP 2R647 PART 1, in the geographic Township of South Dumfries, municipally known as 303 Highway #5, County of Brant, proposing the creation of a mutual access easement along the existing driveway to benefit 309 Highway #5, recommending the following change to conditions originally approved on February 15, 2024, Removal of Condition #3, **be approved.**

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

- The change to conditions maintains the intent of the original decision granted by the Committee of Adjustment on February 15, 2024;
- The establishment of the access easements are technical, minor in nature and compatible with surrounding land uses;
- The application is consistent with the policies of Provincial Planning Statement; and
- The application is in conformity/ compliance with the general intent of the policies of the Official Plan and Zoning By-Law.

**Carried**

**6. Next Meeting**

The next meeting is scheduled to be July 17, 2025, and will be a hybrid meeting starting at 6:00pm.

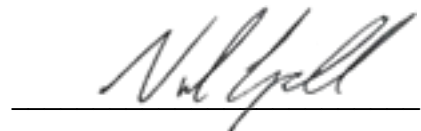
**7. Adjournment**

The meeting adjourned at 7:50PM to meet again on July 17, 2025.

Moved by Member Emmott  
Seconded by Member Vamos

That the Committee of Adjustment meeting of June 19, 2025 be adjourned.

**Carried**



Nicole Campbell Secretary-Treasurer