



Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT – 0257 – 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: B11-25-AV
Location: 43 Old Greenfield Road
Agent / Applicant: Ruchika Angrish (The Angrish Group)
Owner: William & Jean Emmott
Subject: Request for a decision on a consent application to sever a surplus farm dwelling.

Recommendation

THAT Consent Application B11-25-AV from Ruchika Angrish the agent on behalf of William & Jean Emmott the owners of lands legally described as TRACT BURTCH, PART OF LOT 86, in the geographic former Township of Brantford, municipally known as 43 Old Greenfield Road, County of Brant, proposing to sever a surplus farm dwelling with an area of approximately 0.84 hectares (2.1 acres) and a frontage of approximately 37.9 meters (124.34 feet), BE APPROVED subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B11-25-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 ; and
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with the intent of Zoning By-Law 61-16, subject to a subsequent planning act application to address the deficient interior side yard setback for the existing storage building on the retained lands.

Executive Summary

Consent Application B11-25-AV proposes to sever a surplus farm dwelling from the existing farm parcel at 43 Old Greenfield Road with the remaining lands being consolidated with the abutting farm parcel at 65 Old Greenfield Road.

Agricultural (A) Zone	Proposed Severed Lands (<i>Surplus Dwelling</i>)	Proposed Retained Lands	Proposed Total Retained Lands (<i>After Consolidation</i>)	
Lot Area	0.84 ha (2.1 ac)	5.57 ha (13.76 ac)	30 ha (74.1 ac)	
Lot Frontage	37.9 m (124.34 ft)	195.59 m (641.7 ft)	615 m (2017 ft)	340 m (1115 ft)

The retained lands, approximately 5.57 hectares (13.76 acres) in size, are proposed to be consolidated with the abutting agricultural property, legally described as TRACT BURTCH, PART LOT 43, PART LOT 84, and PART LOT 85, and municipally known as 65 Old Greenfield Road. This adjacent property, under the same ownership, comprises approximately 24.43 hectares (60.37 acres) with frontages of approximately 420 meters on Old Greenfield Road and 340 meters on Sour Springs Road. Upon consolidation, the resulting farm parcel would be approximately 30 hectares (74.1 acres) in size, with 615 meters of frontage along Old Greenfield Road.

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 B11-25-AV BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located south of Old Greenfield Road, north of Sour Springs Road, east of Cockshutt Road, and west of Newport Road. The lands are situated outside of the Settlement Boundaries, within the geographic former Township of Brantford in the County of Brant.

The lands municipally known as 43 Old Greenfield Road have approximately 233.5 meters (766 feet) of frontage along Old Greenfield Road and a total lot area of approximately 6.41 hectares (15.84 acres). A local watercourse traverses the northwestern portion of the property and contains Cold Water Fish Habitat. The parcel is regular in shape and contains one residential dwelling, one accessory structure, and one pavilion. The existing dwelling will be located on the severed parcel. The accessory structure (shed) will be removed to facilitate the severance, while the framed pavilion (an agricultural building) will be retained with the farm parcel. The proposed retained lands are currently being actively farmed.

The benefiting parcel at 65 Old Greenfield Road, owned by the same owners (William and Jean Emmott), has approximately 420 meters of frontage on Old Greenfield Road and a total area of approximately 24.43 hectares (60.37 acres). It also has approximately 340 meters of frontage on Sour Springs Road. The lands are actively farmed and contain one detached residential dwelling and several accessory structures related to agricultural use. There is no livestock operation on the property. The lands contain Significant Woodlands, Significant Valley Lands, and a watercourse that traverses the eastern portion of the property.

The surrounding area is primarily characterized by agricultural land uses to the north, east, south, and west. The subject lands are currently serviced by a private well and a septic system.

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 Provincial Planning Statement (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). The retained agricultural lands, approximately 5.57 hectares in size, are to be merged with the abutting 24.43-hectare agricultural parcel at 65 Old Greenfield Road, under the same ownership. This consolidation supports ongoing agricultural operations, promotes the efficient use of agricultural resources, and reinforces the geographic and functional continuity of the agricultural system in accordance with provincial guidance.**

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 0.84 hectares (2.1 acres) in size and contains only the existing surplus dwelling and private services, reflecting the minimum area necessary to accommodate the residential use.
4.3.3.1(b)	The lot is serviced with appropriate sewage and water services.	The proposed severed lot is privately serviced with an existing well and septic system, fulfilling the requirement for appropriate sewage and water services.
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 proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling. This ensures that no new residential lot is created and complies with the policy that prohibits new dwellings or ARUs on remnant farmland.

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 line with Section 8.0 of the PPS (2024), the surplus dwelling qualifies as one rendered unnecessary due to farm consolidation, as the owner will be operating the resulting 30-hectare farm parcel as a single farm unit. The application is consistent with the PPS and supports the long-term protection and efficient use of agricultural land.**

It is my professional opinion that Consent Application B11-25-AV is consistent with the Provincial Planning Statement (2024), as it facilitates the severance of a surplus farm dwelling resulting from farm consolidation, limits residential lot creation in a prime agricultural area, and supports the long-term protection, viability, and continuity of the agricultural land base.

- 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 43 Old Greenfield Road, are designated Agriculture on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Agriculture.**

The following analysis outlines how Consent Application B11-25-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 existing dwelling at 43 Old Greenfield Road is surplus to the farm operation due to consolidation with the adjacent agricultural parcel at 65 Old Greenfield Road. The resulting farm parcel will total approximately 30 hectares and be operated as a single farm unit.
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.	No residential severances have been granted from the subject lands since 1999, satisfying this requirement.
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 (5.57 ha) will be consolidated with the abutting 24.43 ha farm parcel, creating a total of approximately 30 ha, which meets the intent of 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 residence was built in the 1970s and thus exceeds the required 15-year timeframe.
The residence surplus to the farming operation must be considered a habitable residential dwelling that meets building code requirements for occupancy;	The residence is habitable and meets building code requirements for occupancy.
The lands to be consolidated as part of the farming operation have been purchased by a bona fide farming	The lands are already under the same ownership by a bona fide farming operation, meeting this requirement.

operator prior to the application for consent or there is a legally binding agreement of purchase and sale.	
Accommodation of the surplus residence, accessory residential buildings and structures, existing access, and water and wastewater services;	The proposed 0.84 ha lot includes the dwelling (with one accessory structure to be removed), existing driveway, private well, and septic system.
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.	No livestock facility is on the same lot; MDS I compliance is met.
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 0.84 ha, within the required range.
Minimum lot frontage of 20 meters, measured from the front of the lot to the rear of the lot;	The proposed severed lot has approximately 37.9 meters of frontage, exceeding the minimum requirement.
Safe and direct access to a public road, maintained year round, to the satisfaction of the County;	The severed lot has direct access to Old Greenfield Road, a maintained public road.
Compatibility with surrounding established lot fabric	The proposed lot is regular in shape and reflects the surrounding rural lotting pattern.
Location within proximity to an existing building cluster; and Minimization of agricultural land consumption.	The proposed severed lot is located in proximity to an existing building cluster and has been sized to accommodate the dwelling, private services, and access, while minimizing the consumption of agricultural land. Although the lot could have been slightly reduced in size by shifting the rear boundary closer to the dwelling, the proposed configuration remains within the acceptable range and avoids unnecessary fragmentation. The lot

	size is considered appropriate given the physical features on site, including the existing tree line and maintained yard area, and generally aligns with the intent to preserve agricultural lands while accommodating surplus farm dwellings.
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 owner has operated the lands as part of a larger farming operation for several years. The lands are actively farmed and to be retained under the same farm unit.

- **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 meets these criteria and has provided proof of farm business registration.
	Farmer must own other farm properties and a separate residence.	The owners are multi-generational farmers who own and operate multiple farm parcels across County of Brant and reside at a separate location, satisfying this requirement.
	Ownership can include sole proprietors, corporations, or partnerships with registration.	
2.3.9	Lands rented to others do not qualify the owner as a bona fide farmer.	The owner operates multiple farm parcels, satisfying this requirement.
2.3.10	New residential dwellings must be prohibited on retained lands via by-law.	The retained lands are proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling, and no new lot is created.
2.3.11	Severances for irregular or flag-shaped lots are not supported.	The proposed severed lot is regular in shape, and meeting the lot configuration requirements under this policy.

- The proposal conforms to Policies 2.3.8 to 2.3.11 of the County of Brant Official Plan (2023), as the owners are bona fide farmers with a valid farm business registration number, operate multiple farm parcels while residing off-site, the retained lands are to be rezoned to prohibit future residential development, and the severed lot meets all applicable size, shape, and access requirements.

It is my professional opinion that Consent Application B11-25-AV conforms to the County of Brant Official Plan (2023), as it meets the criteria for surplus farm dwelling severances and supports the continued agricultural use and consolidation of farmland.

- Zoning By-Law 61-16

The subject lands, known as 43 Old Greenfield Road, are zoned as Agriculture (A) 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 (after consolidation)	Required, Single Detached Dwelling	Severed Lands (Surplus Dwelling)
Lot Area, Min (ha)	40.0	30*	40.0	0.84
Lot Frontage, Min (m)	150.0	580	150.0	37.9*
Street Setback, Min (m)	25.0	> 26	10.0	>40
Interior Side Yard Setback, Min (m)	15.0	> 200	4.0	>30
Rear Yard Setback, Min (m)	15.0	>200	10.0	>40
Lot Coverage, Max	30%	< 1%	30%	<20%
Landscaped Open Space, Min	30%	>40%	30%	>40%

Building Height, Max (m)	10.0 m	<10	10.0	<10
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** The required frontage and lot area for a single detached dwelling and Agricultural uses in the A Zone are 150 meters and 40 hectares, respectively. The severed lot has a frontage of 37.90 meters and an area of approximately 0.84 hectares. The retained lands, after consolidation, will have an area of approximately 30 hectares. However, in accordance with Section 4.29(b) of the Zoning By-law, where the severed and retained lands each have a minimum frontage of 20.0 meters, the lot shall be deemed to comply with the requirements of the By-law with respect to both lot frontage and lot area.*

The pavilion, located on the retained lands (farm parcel), will be used for hay and crop storage and will remain with the retained lands as a building used for agricultural purposes. Based on the definition of "accessory structure" in the County of Brant Zoning By-Law 61-16, the existing pavilion—used for the storage of agricultural products—is not considered an accessory structure.

The By-Law defines residential accessory structures as buildings such as private garages, workshops, pool houses, sheds, or similar, which are not intended for human habitation unless otherwise permitted. It further states that farm machine sheds, agricultural storage buildings, and buildings used for harbouring animals are deemed principal buildings for the purpose of the By-Law. Therefore, the pavilion is considered a principal agricultural building.

Agricultural (A) Zone	Required	Existing Pavilion on the retained land
Lot coverage, Maximum (%)	40	< 30%
Lot Frontage, Minimum (m)	150	615
Street Setback, Minimum (m)	25.0	> 40
Interior side yard setback, Minimum (m)	15 .0	6.88
		>50
Rear yard setback, Minimum (m)	15.0	>100
Structure height, Maximum (m)	10.0	< 5

- **The pavilion on the retained farm parcel will be used for hay and crop storage and complies with all Agricultural (A) Zone standards, except for a deficiency in one interior side yard setback (6.88 m vs. 15 m), which will require a minor variance application.**

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.	The retained lands (approx. 5.57 ha) will be merged with an abutting 24.43 ha agricultural parcel, forming a consolidated 30 ha farm operation under the same ownership.
	This section defines Farm Operation to mean lands that are assessed as farmland and have a valid Farm Business Registration Number (FBRN) or an official letter of exemption from Agricorp, for the purpose of on-site agricultural uses, but does not include cannabis production and processing.	The owner holds a valid FBRN and is a bona fide farmer actively operating multiple agricultural parcels, thus qualifying as a Farm Operation.
4.29 (a)	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.	The proposed severed parcel is 0.84 ha. The size is justified by the natural tree line defining the rear boundary and ensuring all private services remain fully contained on-site.
4.29 (b)	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.	The severed lot has a frontage of 37.9 meters, and the retained lands have a frontage of 195.59 meters. Both exceed the minimum requirement of 20.0 meters and are therefore deemed compliant.
4.29 (c)	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.	The existing dwelling was built in the 1970s, satisfying this requirement.

4.29(d)	It states the dwelling must be considered habitable at the time of application, as may be determined by the local municipal Chief Building Official.	The dwelling is confirmed to be habitable and meets Building Code requirements.
4.29 (e)	This section states that Minimum Distance Separation Guidelines shall apply to the severed lands as a Type B land use;	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 consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. An MDS I Report completed by Soil Solutions Plus confirms no MDS setbacks are required, as the dwelling and nearby livestock facilities are on separate lots pre-consent.
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.	The retained lands are proposed to be consolidated with the adjacent farm parcel, which already contains a dwelling, ensuring no new residential lot is created and aligning with policies that prohibit new dwellings on remnant farmland.

- The proposal conforms to Sections 3.6 and 4.29 of the Zoning By-Law. The severed lot accommodates existing private services, the dwelling meets age and habitability requirements, and no MDS setbacks are triggered.

It is my professional opinion that the proposal conforms to the intent of the County of Brant Zoning By-Law 61-16, subject to a subsequent minor variance to address the interior side yard setback deficiency. The subject lands are zoned Agriculture (A) and meet the criteria for a surplus farm dwelling severance under Sections 3.6 and 4.29. The severed lot accommodates existing private services, the dwelling is both habitable and constructed prior to 1970, and no MDS setbacks are required. The retained lands, which include an existing pavilion for hay and crop storage, are proposed to be merged with the abutting farm parcel, ensuring no new residential lot is created and satisfying Section 4.29(f). The pavilion complies with Agricultural (A) Zone standards outlined in Section 6, Table 6.2.1, except for a deficient interior side yard setback (6.88 m vs. 15 m), which will require a minor variance application.

Interdepartmental Considerations

- 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.
- 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.

- Development Engineering Division (County of Brant): No comments.
- Operations Division (County of Brant): No comments.
- Grand River Conservation Authority (GRCA): No comments.
- Canada Post: No comments.
- GrandBridge Energy: No objections.

- Hydro One: No comments.

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

- Building Division (County of Brant)
- Policy Planning Division (County of Brant)
- Six Nations
- Mississauga's 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 July 2, 2025, to all property owners within 60 meters of the subject lands, in accordance with Section 45(5) of the Planning Act. A Public Notice sign was posted on the property on June 30, 2025. A site visit was conducted on June 26, 2025.

At the time of writing this report, no inquiries/concerns or objections have been received from members of the public.

Conclusions and Recommendations

Consent Application B11-25-AV proposes to sever a surplus farm dwelling from the property municipally known as 43 Old Greenfield Road. The retained lands are proposed to be consolidated with the abutting agricultural parcel at 65 Old Greenfield Road, under the same ownership, resulting in a contiguous 30-hectare farm operation. The application is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and generally complies with the intent of Zoning By-Law 61-16, including the criteria for surplus farm dwelling severances, subject to a subsequent Planning Act application (minor variance) to address the interior side yard setback for the existing pavilion.

The proposal supports the long-term protection and viability of agricultural lands and represents sound land use planning. It is recommended that Consent Application B11-25-AV be approved, subject to the conditions outlined in this report.

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. Survey
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 # B11-25-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: Ruchika Angrish (The Angrish Group)

File No: B11-25-AV

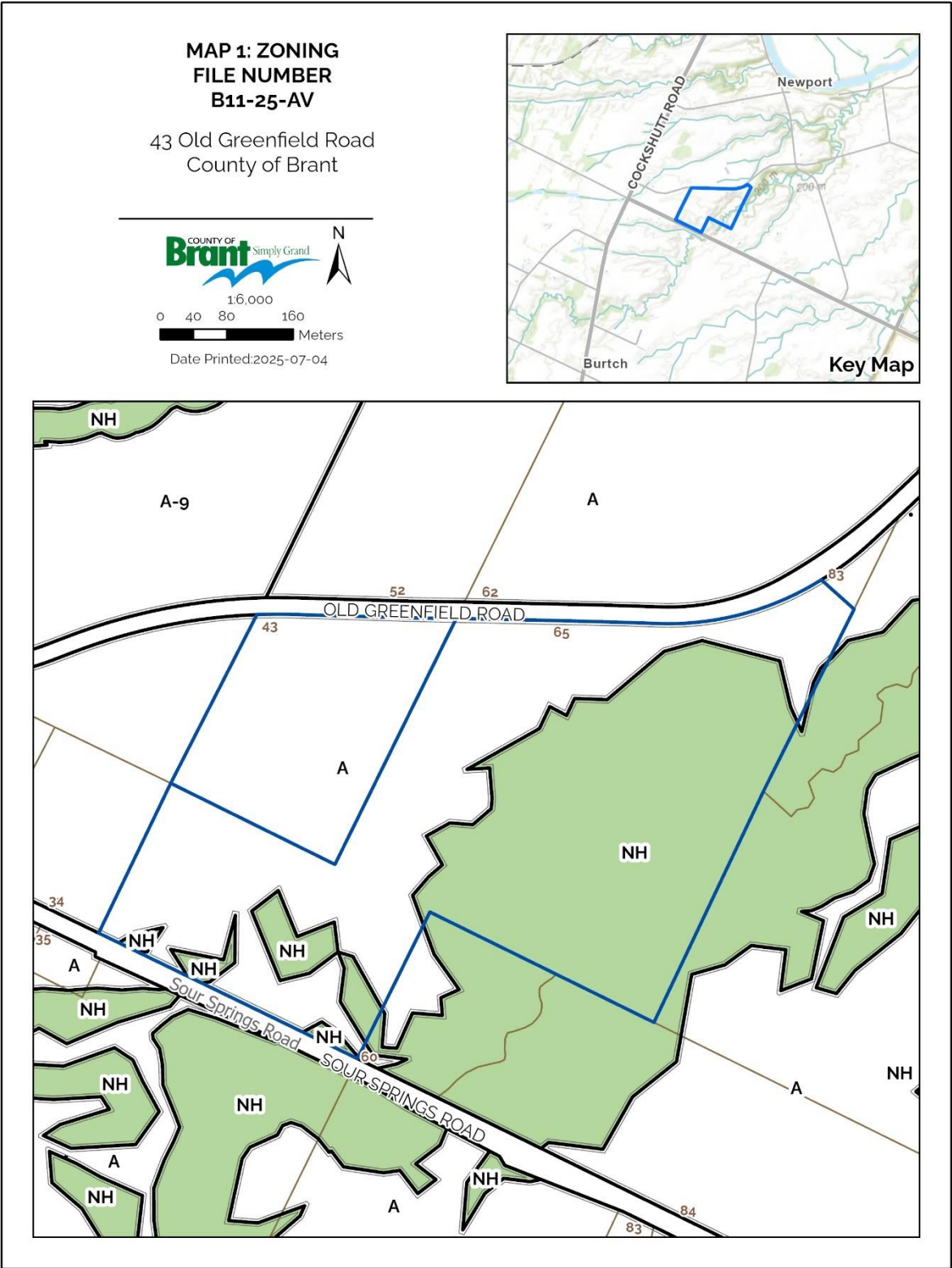
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

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 a subsequent Planning Act Application be received, deemed complete, and approved with no appeals.
 - a. The purpose of the application shall be to seek relief from Section 6, Table 6.2.1 of the County of Brant Zoning By-law 61-16 to permit a reduced interior side yard setback of approximately 6.5 meters (whereas 15.0 meters is required) for the existing agricultural building (framed pavilion) to be located on the proposed retained lands.
 - b. Any further Planning Act 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 provide Parkland Dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, for the surplus dwelling parcel, 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.
5. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
6. That the retained parcel becomes part and parcel of the abutting lands presently legally described TRACT BURTCH, PART LOT 43, PART LOT 84, and PART LOT 85, municipally known as 65 Old Greenfield Road, and that the Applicant's Solicitor undertakes to register an Application Consolidation Parcels to ensure the consolidation and proof of same to the Secretary-Treasurer, Committee of Adjustment.
7. 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).
8. 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

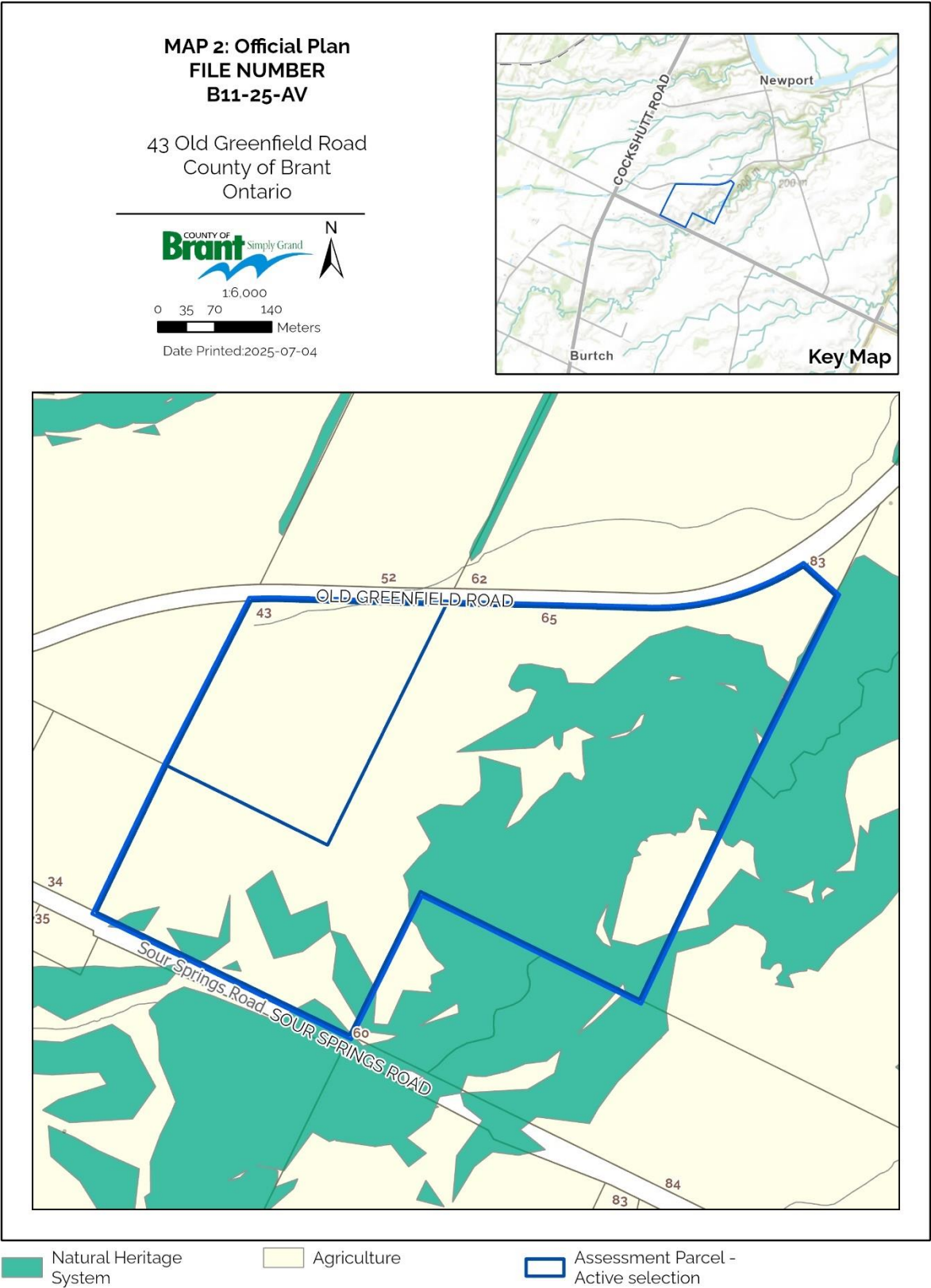
Solicitor that the registrations have been completed properly and in accordance with the approvals provided.

9. 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.

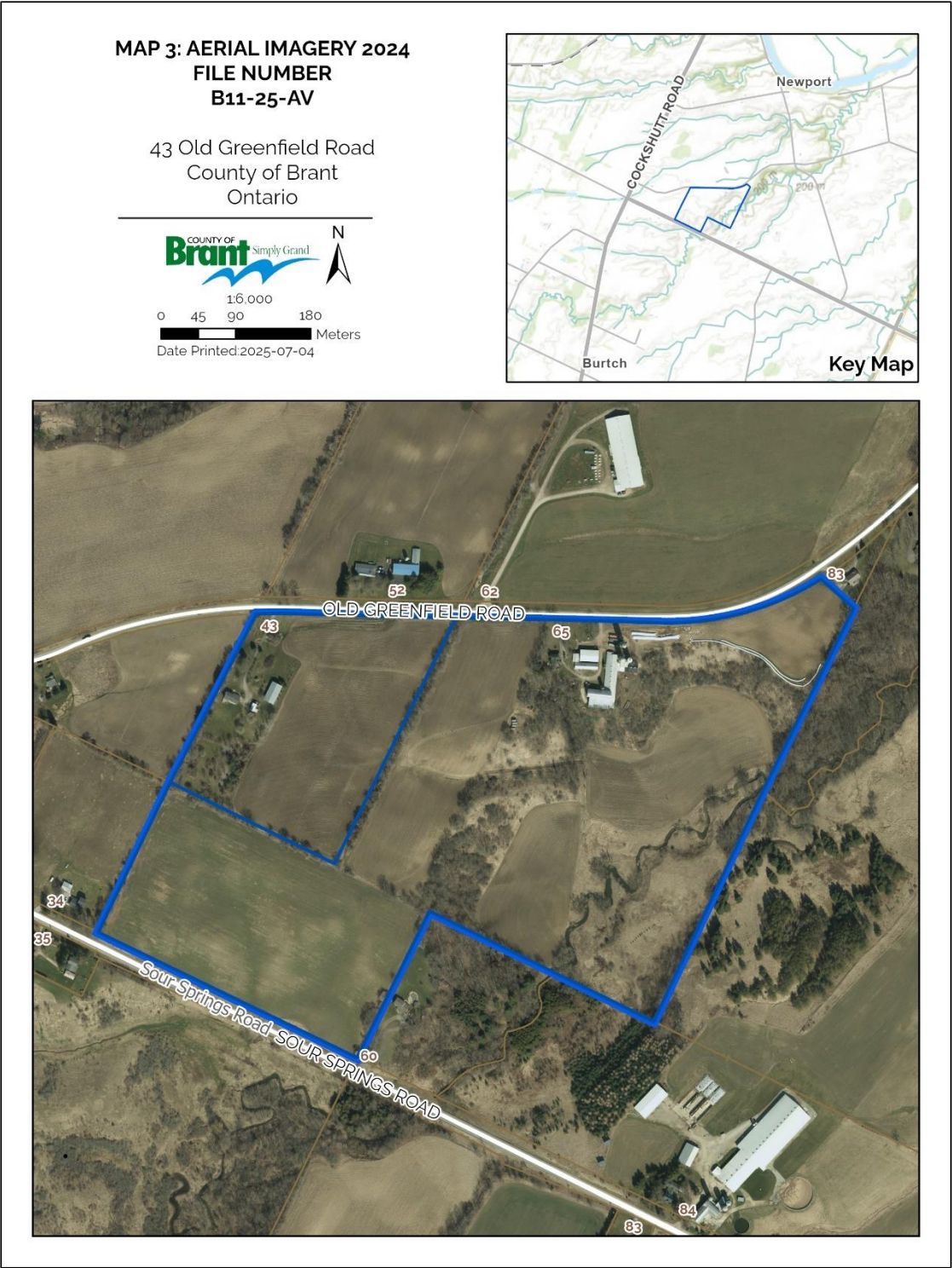
Attachment 2 – Zoning Map



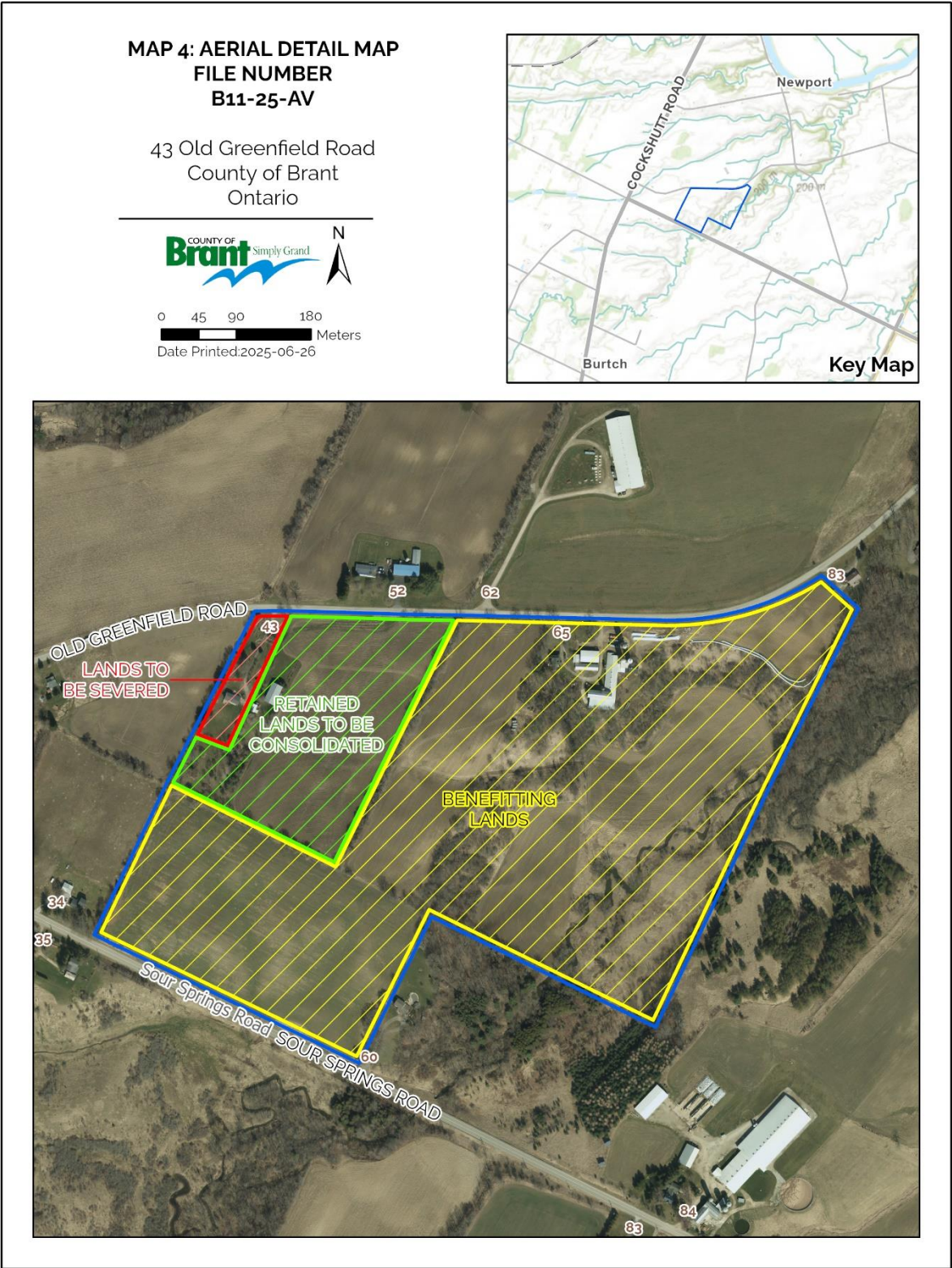
Attachment 3 – Official Plan Map



Attachment 4 – Aerial Map

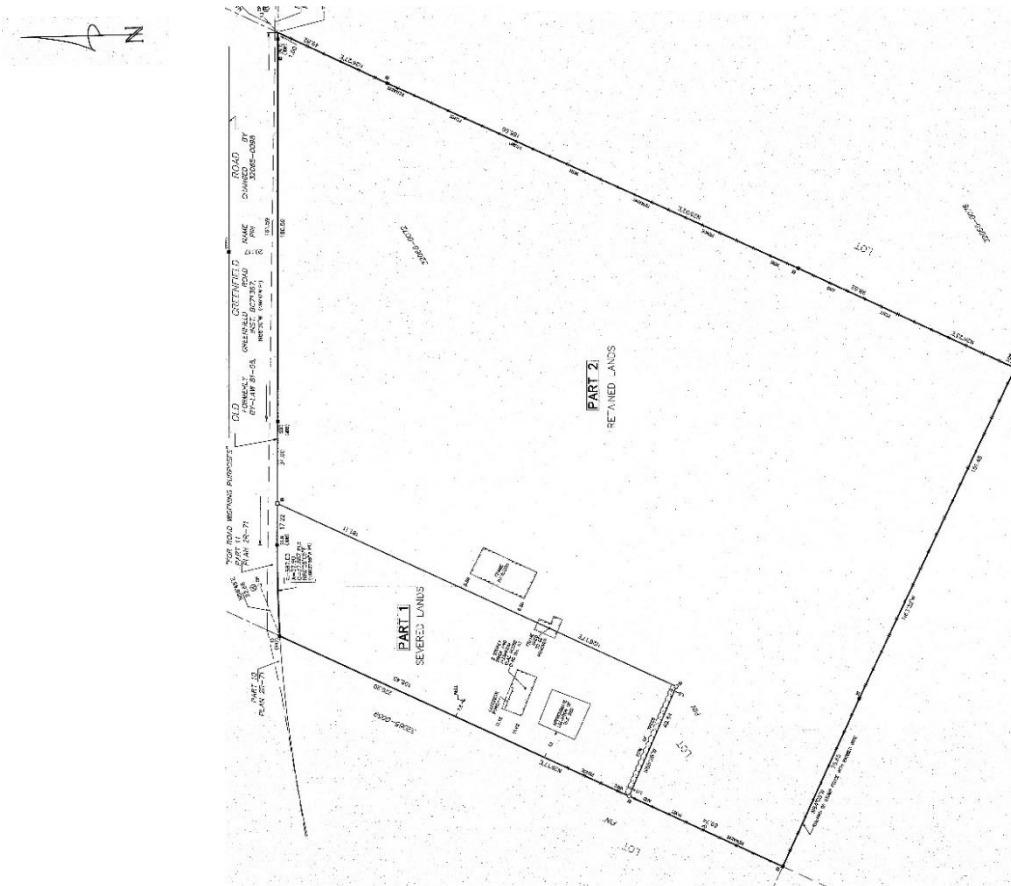


Attachment 5 – Severance Sketch

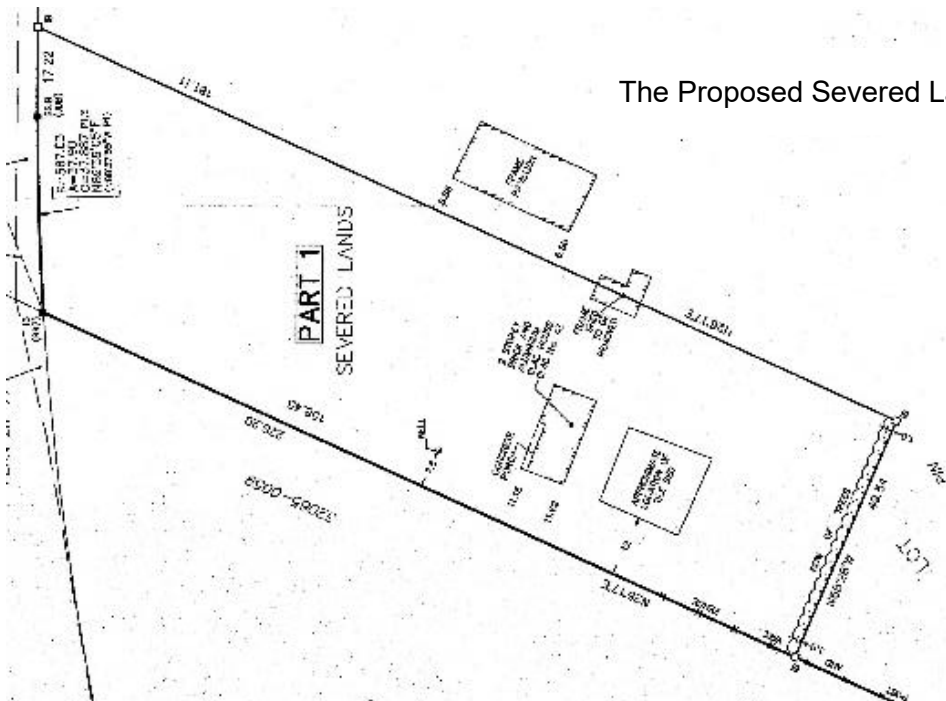


Attachment 6– Survey

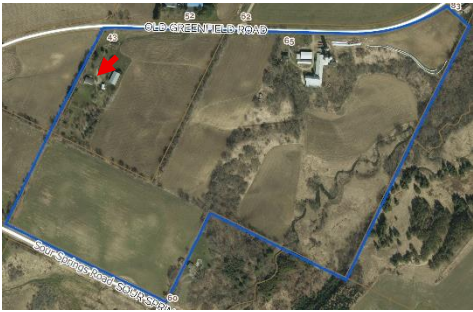
The Subject Land



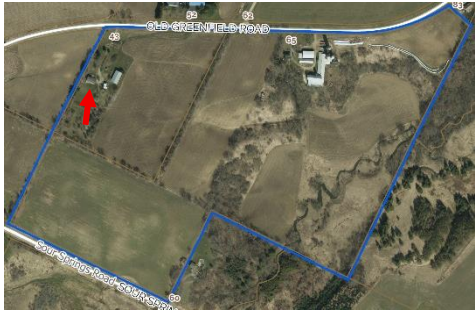
The Proposed Severed Land

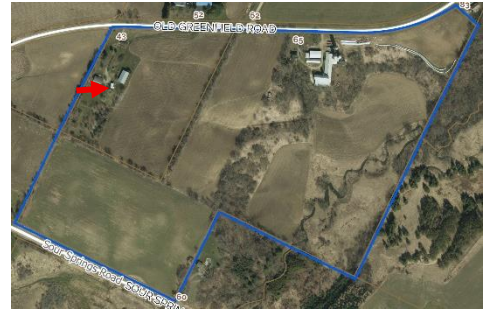


Attachment 7– Site Photos

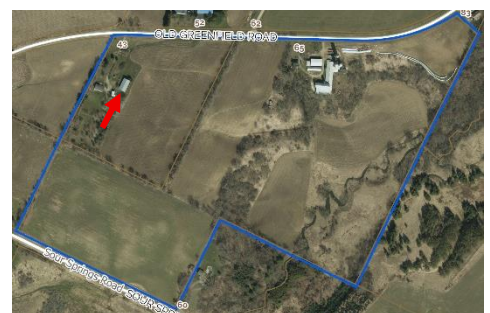
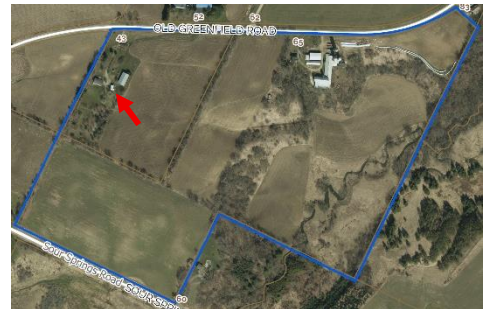


Surplus dwelling

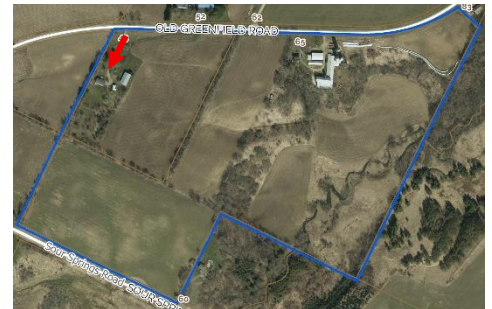
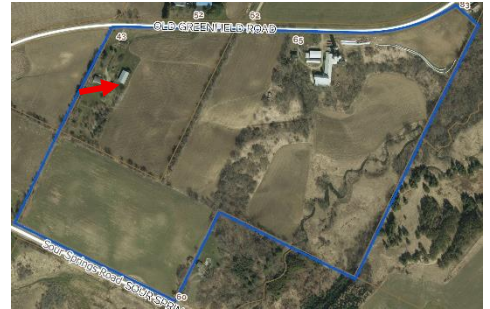




Accessory structure to be removed



Pavilion to be maintained on the retained land (farm)



Driveway (surplus dwelling)

