



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A10-25-RF
Location:	160 OAKLAND ROAD
Agent / Applicant:	Peter & Krista VAN BRUGGE
Owner:	Peter & Krista VAN BRUGGE

This application is seeking: **relief from the following provisions of Zoning By-law 61-16 to facilitate a shed with an attached Additional Residential Unit (ARU):**

- 1) **Section 4.4, Table 4.4.1**
 - Increased lot coverage of 194 m² for all accessory structures, whereas a maximum of 140 m² is permitted; and
 - An accessory structure height of 5.8 metres, whereas the maximum permitted height is 5 metres, and;
- 2) **Section 4.5 b.) - Reduced lot area of 0.375 ha, whereas a minimum of 0.40 ha is required to permit an Additional Residential Unit (ARU) on private services.**

Planner: Roxana Flores, Junior Planner, 519.442.7268 x 3065, roxana.flores@brant.ca

To view the application and supporting documents, please contact the Planning Department, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a "Complete Application" for the proposal described above in accordance with the Planning Act.

- A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

Where do I send written submissions?

To submit written feedback, please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca
Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

How can we find out the Decision?

If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to location/ contact noted above.

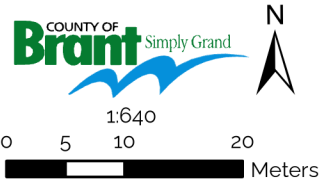
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

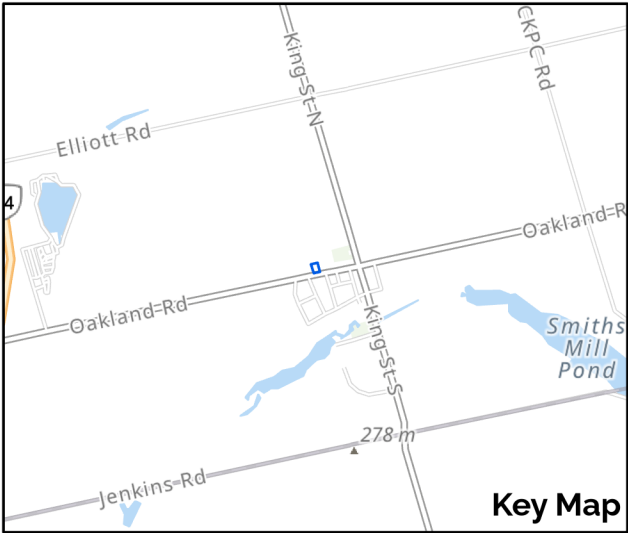
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A10-25-RF

160 Oakland Road
County of Brant
Ontario

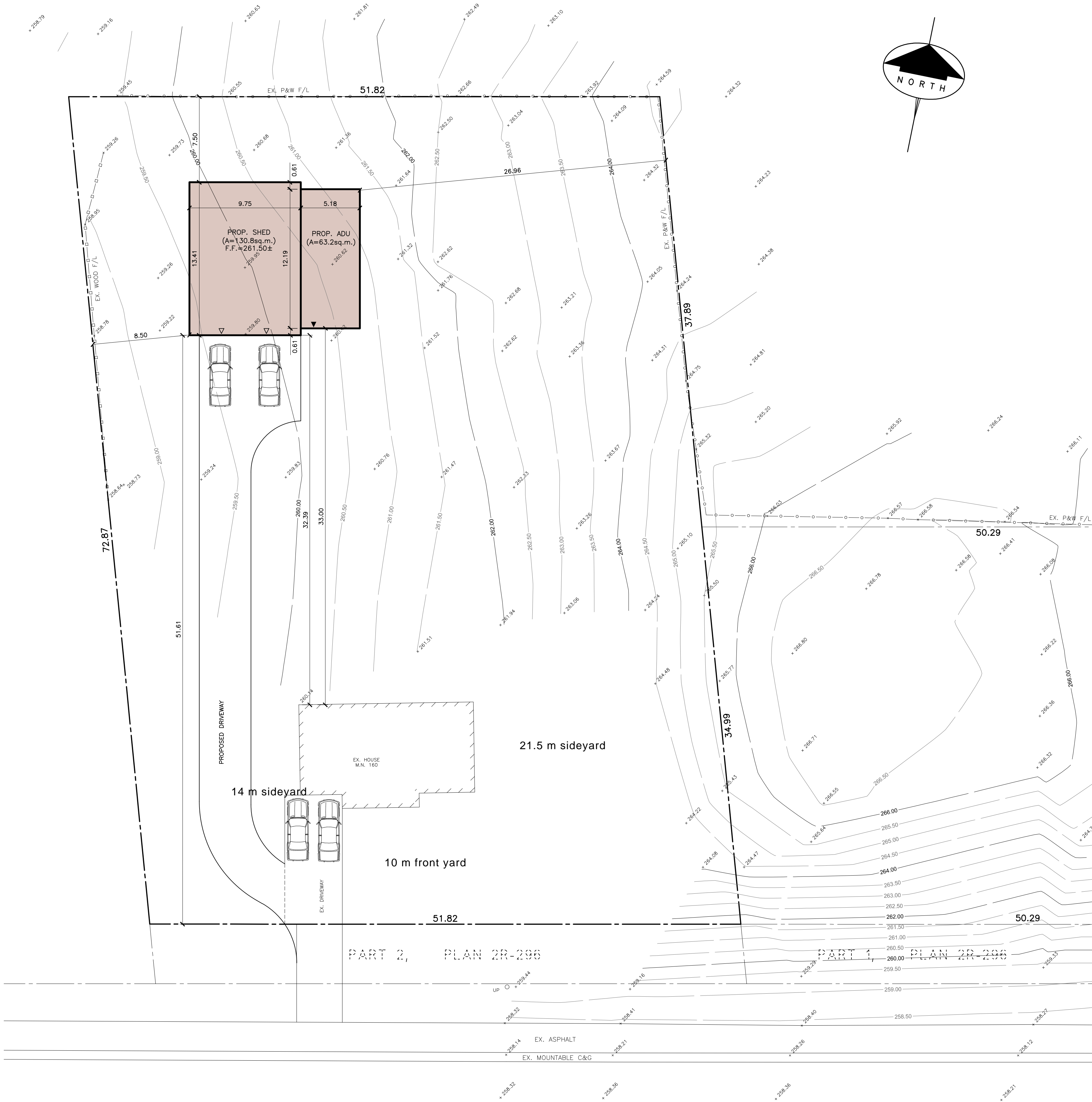


Date Printed:2025-06-05



SITE STATISTICS - ACCESSORY			
ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS	COMPLIANCE ✓ MEETS REQUIREMENTS X VARIANCE REQUIRED
ZONING CATEGORY	SR	SR	✓
LOT AREA (sq. m.)	3757.88	4000 MIN.*	X
LOT FRONTAGE (m)	51.82	30.00 MIN.	✓
GROUND FLOOR AREA (sq. m.)	EX. HOUSE=128.9± PROP. ADU=63.2 PROP. SHED=130.8 TOTAL=322.9	N/A	✓
ACCESSORY FLOOR AREA (sq. m.)	PROP. ADU=63.2 PROP. SHED=130.8 TOTAL=194.0	140.0sq.m MAX.	X
LOT COVERAGE (TOTAL)	7.9%	30.0%	✓
STREET SETBACK (m)	51.61	7.50	✓
REAR YARD (m)	7.50	1.50 MIN.	✓
SIDE YARD (m)	8.50 & 26.96	1.50 MIN.	✓
NUMBER OF PARKING SPACES	4	4**	✓
PERCENTAGE OF LOT LANDSCAPED	-	30% MIN.	✓
BUILDING HEIGHT (m)	PROP. SHED = 5.8 PROP. ADU = ?	5.00 MAX. 5.00 MAX.	X -

* ADU - LOT AREA MIN. 0.40 ha (w/ PRIVATE WELL & SEPTIC SERVICES)
** CALCULATION IS BASED ON 2 PARKING SPACE PER DWELLING UNIT



LEGEND:

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED SWALE ELEVATIONS
- PROPOSED SWALE
- GENERAL DRAINAGE

NOTES:

- ALL ELEVATIONS SHOWN ARE METRIC.
- BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

T.B.M. No. 1 ELEV. = 258.24m (GEO)
NAIL IN HYDRO POLE ON THE SOUTH SIDE OF OAKLAND ROAD AS SHOWN.

NO.	REVISION	DATE (MM/DD/YY)	BY
-----	----------	-----------------	----

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD UNIT #1 BRANTFORD - ONTARIO, N3T 5L8
TEL (519) 753-2656 FAX (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED SHED & ADU M.N. 160
OAKLAND ROAD
COUNTY OF BRANT

CLIENT:
PETER & KRISTA VanBRUGGE

SITE DEVELOPMENT PLAN

DESIGN: R.W.P.	SCALE: 1:200
DRAWN: K.P.B.	JOB No: 17339
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: 17339-1
DATE: MAR. 28/25	