



Committee of Adjustment Minutes

Date: March 12, 2026
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Present: Brown, Hamilton, Schmitt, Smith, Vamos, Panag

Regrets: Emmott

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

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1. Attendance

2. Approval of Agenda

N. Campbell, Secretary Treasurer, requested the addition of an item under Other Business respecting an update to a previously heard application.

Moved by Member Schmitt
Seconded by Member Panag

That the agenda for the County of Brant Committee of Adjustment meeting of March 12, 2026 be approved as amended.

Carried

3. Declaration of Pecuniary Interests

None

4. Adoption of Minutes from Previous Meetings

Moved by Member Hamilton
Seconded by Member Schmitt

That the minutes of the February 19, 2026 meeting of the Committee of Adjustment be approved, as printed.

Carried

5. Public Hearings

5.1 A26-25-AV - 350 Pleasant Ridge Road

Staff Presentation

- A. Veshkini, Planner, presented minor variance application A26-25-AV for approval as outlined in the staff report
- Member Vamos inquired whether the existing well would interfere with access to the proposed garage entrance. Planner stated the well is not located within the driveway. Staff confirmed the well must remain accessible for maintenance and servicing and will be reviewed further at the building permit stage

Agent/ Applicant Presentation

- Ruchika Angrish with The Angrish Group, Agent on behalf the Owner, was present to respond to questions from Committee
- Member Hamilton raised concerns regarding potential well contamination and inquired about protection measures. Agent advised visible barriers and protection will be implemented. Staff noted that while no specific setback regulations apply, appropriate protection measures will be addressed at building permit stage
- Member Vamos inquired about the 1.9m encroachment to the north and whether the neighboring property owner had concerns. Agent confirmed no comments or concerns were received from neighboring properties
- Madame Chair Brown inquired whether the addition could be relocated to the south side of the dwelling. Agent advised this would hinder access to the existing detached garage at the read, which will continue to be used for vehicle parking

No Public Comments

Moved by Member Hamilton
Seconded by Member Schmitt

THAT Application for Minor Variance **A26-25-AV**, submitted by The Angrish Group, Agent on behalf of Joseph Azevedo, Owner of the lands legally described as Range 1, West of Mount Pleasant, Part of Lot 4, and municipally known as 350 Pleasant Ridge Road, in the Former Township of Brantford, County of Brant, seeking relief from Section 6, Table 6.2.1 of Zoning By-law 61-16, to permit a to permit a minimum interior side yard setback of 2.10 meters on the northern interior side lot line for a proposed addition to the existing attached garage, **BE APPROVED**.

AND THAT the reasons for approval are as follows:

- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land,
- The proposed variance is in keeping with the general intent and purpose of the Official Plan (2023) and Zoning By-law 61-16; and
- The proposed variance satisfies the four tests of the Planning Act.

Carried

5.2 B33-25-AV - 63 Mclean School Road

Staff Presentation

- A. Veshkini, Planner, presented consent application B33-25-AV for approval as outlined in the staff report
- Member Hamilton noted no requirement for Rural FF Fees and questioned consistency with similar applications. Planner noted no new services are proposed; therefore, no fee is required. Staff acknowledged the inconsistency and advised that, if preferred, a condition could be added to consult and confirm whether the fee is applicable
- Member Smith sought confirmation whether Owner owns other farmlands in area. Planner confirmed
- Member Smith noted the removal and relocation of the small shed and recommended to include via added condition
- Committee Members discussed the proposed fencing condition, raising concerns regarding its exact location and implementation. Questions raised as to whether the fence would follow the property line or be adjusted and 'zig-zagged' to avoid impacting existing trees, noting trees exist on both sides of the property line. Planner clarified that the intent of the condition is to protect the natural heritage features and trees, and that the fence location and design will be established to maintain this intent without requiring tree removal. Agent to address further

Agent/ Applicant Presentation

- Chelsea Brooks with MHBC Planning, Agent on behalf the Owner, was present to respond to questions from Committee
- With respect to fencing, Agent added that an existing fence is present along the eastern boundary, and the proposed fencing will be installed along the northern boundary to minimize impacts on existing trees. Agent added that a defined fence line is present and that repairs or maintenance will be undertaken as needed
- Madame Chair Brown inquired about the undersized farm parcel. Planner advised the retained parcel meets the 19ha minimum under the OP; therefore, no ZBA is required
- Member Hamilton inquired about the public comment received regarding potential future livestock operations. Staff confirmed the comment reflects notice of potential future farm activity, which would be subject to applicable regulations at that time
- Madame Chair Brown inquired about the purpose of the narrow strip of land and potential farm access. Planner advised the configuration is required to protect the Natural Heritage (NH) feature, as OP policies prohibit severance through NH-designated lands

No Public Comments

Moved by Member Smith

Seconded by Member Panag

That Consent Application **B33-25-AV**, received from Trevor Hawkins, MHBC, Agent on behalf of the Owner, Kris Martin, for lands legally described as Concession 5, Part of Lot 3, Registered Plan 2R-3974, Part 7, in the Geographic Former Township of

South Dumfries and municipally known as 63 McLean School Road, County of Brant, to sever a surplus farm dwelling with an area of approximately 0.63 hectares (1.56 acres) and 91 meters (298.5 feet) of frontage on McLean School Road, **BE APPROVED**, subject to the conditions as amended.

AND THAT the reasons for approval are as follows:

- The existing dwelling is surplus to the needs of the farming operation as a result of farm consolidation within the County of Brant.
- Appropriate conditions have been included to protect agricultural lands and natural heritage features and to address technical agency requirements, including the rezoning of the retained parcel to prohibit future residential development.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with Zoning By-law 61-16.

Carried

5.2.1 Public Comments Received

5.3 B34-25-RF - 343 Blue Lake Road

Staff Presentation

- R. Flores, Planner, presented consent application B34-25-AV for approval as outlined in the staff report
- Member Hamilton requested clarification on Condition 4 regarding the required road widening. Planner advised the condition requires a road widening along the frontage and included clarification on compensation along frontage of the retained parcel
- Madame Chair Brown referenced the previous ZBA application being zoned as A-184 and inquired how it compares to A-9 zoning. Planner confirmed the previous approval recognized frontage deficiencies and included provisions similar to A-9 zoning, including prohibiting a new dwelling
- Madame Chair Brown inquired about Condition 5 regarding removal of interconnecting lanes and whether a new access is proposed. Planner advised existing separate entrance to farm parcel and one to the severed parcel, adding that the condition ensures internal connections are removed so the parcels function independently
- Madame Chair Brown noted the location of the rear lot line and inquired if this was to meet minimum lot size requirements. Planner confirmed the proposed severed parcel reflects the minimum required lot area

Moved by Member Panag

Seconded by Member Schmitt

THAT Consent Application **B34-25-RF**, submitted by MHBC c/o Trevor Hawkins, Agent on behalf of the Owner, 1778206 Ontario Inc c/o Kris Martin, for the lands legally described as CONCESSION 3 PART LOT 13 PART LOT 14 REFERENCE

PLAN 2R6826 PARTS 1 TO 3 SUBJECT TO EASEMENT in the Geographic Former Township of South Dumfries, County of Brant, and municipally known as 343 Blue Lake Road, proposing to sever a surplus farm dwelling with a minimum frontage of 51 metres on Blue Lake Road, and an area of 0.4 hectares (1 acres), and the retained lot having a minimum frontage of 135 metres and an area of 56 hectares (138 acres), **BE APPROVED**, subject to the conditions attached to this report.

AND THAT the reasons for approval are as follows:

- The existing farm is surplus to the needs of the farming operation as a result of farm consolidation within the County of Brant; and
- The retained parcel was rezoned through approved Zoning By-law Amendment Application ZBA7-22-SL to prohibit the construction of a residential dwelling.
- The proposal is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with the Zoning By-Law 61-16.

Carried

6. Other Business

6.1 Notice of Appeal - A27-25-LK (77 Tom Brown Dr)

N. Campbell, Secretary Treasurer, advised committee that a notice of appeal has been received from the applicant with respect to Committee's decision for minor variance application A27-25-LK - 77 Tom Brown Drive.

7. Next Meeting

The next meeting is scheduled for April 16, 2026 and will be a hybrid meeting starting at 6:00pm.

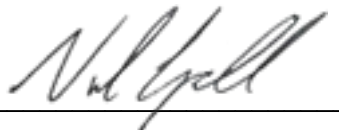
8. Adjournment

The meeting adjourned at 7:15PM to meet again on April 16, 2026.

Moved by Member Hamilton
Seconded by Member Vamos

That the Committee of Adjustment meeting of March 12, 2026 be adjourned.

Carried



Nicole Campbell, Secretary-Treasurer