



Committee of Adjustment Report

Date: April 16, 2026

Report No: RPT – 0131 – 26

To: The Chair and Members of the Committee of Adjustment
From: Logan Keen, Planner
Application Type: Consent Application
Application No: B3-26-LK
Location: 40 & 50 Markel Drive, Paris
Agent / Applicant: Ethan Cleugh, GSP Group
Owner: Sanjit Sodhi
Subject: Request for a decision on a Consent Application for the purpose of lot consolidation within the Paris Primary Settlement Area.

Recommendation

THAT **Consent Application B3-26-LK** from Ethan Cleugh, GSP Group on behalf of Sanjit Sodhi, the owner of the lands legally described as PLAN 2M1973 BLOCK 7 AND PLAN 2M1973 BLOCK 6, in the geographic former Town of Paris, municipally known as 40 Markel Drive and 50 Markel Drive, County of Brant, proposing the consolidation of Block 6 and Block 7 within Registered Plan of Subdivision 2M-1973 into one lot resulting in a lot area of approximately 0.8 hectares and a frontage of approximately 86 metres, within the Primary Settlement Area of Paris, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B3-26-LK 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.

Executive Summary

Consent Application B3-26-LK proposes the consolidation of Block 6 and Block 7 within the Registered Plan of Subdivision 2M-1973 into one lot in order to facilitate a future Site Plan Application for a commercial development. The proposal results in a rectangular lot with an area of approximately 0.8 hectares and 86 metres of frontage along Markel Drive.

A detailed review of any future development on the proposed new lot, including access, grading, drainage, zoning compliance, and servicing, will be conducted through the Site Plan Control process.

This application is being brought forward as a consent application in order to progress with the development of the subject lands in a timely manner.

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 B3-26-LK BE APPROVED, subject to the attached conditions.

Location / Existing Conditions

The subject lands are located on the west side of Markel Drive and situated within the Primary Settlement Area boundary, within the geographic area of the former Town of Paris, in the County of Brant.

40 & 50 Markel Drive, Location Map



40 & 50 Markel Drive, Aerial Mapping



The subject lands, municipally known as 40 Markel Drive and 50 Markel Drive are vacant lots identified as Block 6 and Block 7 within the Registered Plan of Subdivision known as 2M-1973.

The subject lands are rectangular in shape with 40 Markel Drive having a frontage of approximately 40 metres, and a lot area of approximately 0.4 hectares and 50 Markel Drive having a frontage of approximately 46 metres and a lot area of approximately 0.4 hectares.

The surrounding area consists of undeveloped commercial land uses to the north, east and south, industrial land uses to the west. The subject lands are municipally serviced.

Strategic Plan Priority

Strategic Priority 1 - Economic and Financial Resilience

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 – 2024

The Provincial Planning Statement (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.

The following demonstrates consistency with the applicable policies of the PPS 2024:

Provincial Planning Statement (2024)	Planning Analysis
Section 2.3.1 – Settlement Areas shall be the focus of growth and development.	<i>The subject lands are located within the Settlement Area of Paris.</i>
Section 2.8.1 & 2.8.2 – Planning Authorities shall promote economic development and preserve employment areas for current and future uses.	<i>The subject lands will result in a future site plan application to develop commercial uses on site.</i>

It is my professional opinion that the request is consistent with the policies of the Provincial Planning Statement (2024).

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 40 Markel Dr and 50 Markel Dr, are designated Community Corridor on Schedule A of the County of Brant Official Plan. The surrounding lands are predominantly designated Community Corridor, Prestige Employment and General Employment. The proposed new lot will be located within the Community Corridor designation.

The following demonstrates conformity with the applicable policies of the County of Brant Official Plan (2023):

County of Brant Official Plan (2023)	Policy Analysis
Part 3, Section 2.2 outlines the intent of the Community Corridor designation where they are designed as mixed-use, higher-density	<i>The subject lands are intended to be developed as a commercial use through a</i>

corridors that support incremental growth and efficient movement of people and goods.	<i>future site plan application in accordance with the Community Corridor designation.</i>
Part 5, Section 1.2 speaks to the permitted uses within the Community Corridor designation including commercial accommodation.	<i>The intended development of the subject lands are aligned with the permitted uses in the Community Corridor designation.</i>
Part 5, Section 1.2.2 outlines that infill development will be supported to maximize existing and planned infrastructure.	<i>The subject lands will utilize the existing infrastructure by way of road network and municipal services.</i>
Section 5.2 speaks to lots shall not be deemed to be created where consent to sever is proposed for the consolidation of two or more lots into one lot.	<i>The application is not creating a new lot as it is consolidating two lots into one.</i>

It is my professional opinion that this consent application conforms to the policies of the County of Brant Official Plan (2023).

Zoning By-Law 61-16

The subject lands, known as 40 & 50 Markel Drive are zoned as General Commercial (C2) in accordance with Schedule ‘A’ of the County of Brant Zoning By-Law 61-16. The proposed new lot will be entirely located within the C2 zone.

Section 10, Table 10.1.1 of the County of Brant Zoning By-Law identifies a number of permitted uses for lands zoned as C2.

Section 10, Table 10.2.1 of the County of Brant Zoning By-Law 61-16 advises the zoning requirements for each permitted building type for lands zoned as C2.

The table below identifies compliance with the General Commercial (C2) zone requirements for lot area and lot frontage.

C2 Zone	Required	Proposed Consolidated Lands	Compliance
Lot Area (square metre)	1,000 sq/m	8,000 sq/m	Yes
Lot Frontage (metre)	15.0 m	86.0 m	Yes

As no new development is being proposed as part of this application, a detailed review of any future development on the proposed new lot, including access, grading, drainage, zoning compliance, and servicing, will be conducted through the Site Plan Control process.

It is my professional opinion that the proposed lot consolidation meets the applicable provisions of the County of Brant Zoning By-law 61-16, including minimum lot area and frontage for the C2 zone and will be able to support the appropriate development of permitted commercial uses. Any future development, including the construction of a dwelling on the severed lot, will be subject to zoning compliance review through the building permit process.

Interdepartmental Considerations

The following comments were received from various internal and external agencies/departments as part of the circulation of the application:

Department/Agency	Comments
Policy Planning	- No comments.
Development Engineering	<ul style="list-style-type: none"> - Additional technical input regarding the protection of municipal infrastructure, storm water management, grading, geotechnical, sanitary, storm & water servicing and traffic will be provided through a future application for Site Plan Control, which is required for the development of the subject lands. It will need to be demonstrated that the civil design is compatible with the Paris Meadows Subdivision. - It is encouraged that the number of entrances onto Markel Drive be limited; review opportunities for shared entrances with adjacent properties.
Grand River Conservation Authority (GRCA)	- No comments.
Source Water Protection	<ul style="list-style-type: none"> - The above noted property is not located within a Wellhead Protection Area or an Intake Protection Zone. As such, the source protection plan policies will not apply to activities at this property. - I will note that this property is located within a Significant Groundwater Recharge Area. While source protection plan policies do not apply to this vulnerable area, it is subject to policies in the <i>Provincial Planning Statement, 2024</i>.
GrandBridge Energy	- No comments or objections.
Canada Post	- No comments.

Public Considerations

Notice of this application, including contact information and the date of the public hearing, was circulated by mail on April 1, 2026, to all property owners within 60 metres of the subject lands, in accordance with Section 45(5) of the Planning Act.

A site visit was conducted on March 31, 2026, and the Public Notice sign was posted on the property on April 1, 2026.

At the time of writing this report, one public comment was received from the neighbouring property owner at 60 Markel Dr. The concern raised is not in relation to this application consolidate the two properties, but rather to the design of the future site plan. This will be addressed at the time of Site Plan Control through a future application.

Conclusions and Recommendations

The purpose of Consent Application B3-26-LK is the consolidation of Block 6 and Block 7 within the Registered Plan of Subdivision 2M-1973 into one lot in order to facilitate a future Site Plan Application for a commercial development. The proposal results in a rectangular lot with an area of approximately 0.8 hectares and 86 metres of frontage along Markel Drive.

The proposed lot conforms to the applicable policies of the Planning Act, are consistent with the Provincial Planning Statement (2024), conform to the County of Brant Official Plan (2023), and meet the provisions of Zoning By-law 61-16.

The subject lands are designated Community Corridor, and zoned General Commercial (C2).

Any future development will be subject to zoning compliance, detailed design, and technical review through the Site Plan Control process. Interdepartmental and agency comments have been considered, and conditions of approval have been recommended where appropriate.

Therefore, it is recommended that Consent Application B3-26-LK be approved, subject to the attached conditions.

Prepared by: Logan Keen, Planner



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 # B3-26-LK

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: Ethan Cleugh, GSP Group

File No: B3-26-LK

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 proposed subject 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 current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
4. That the Applicant(s) provide draft transfer documents with legal descriptions of the subject lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
5. 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.
6. 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

MAP 1: ZONING
FILE NUMBER
B3-26-LK

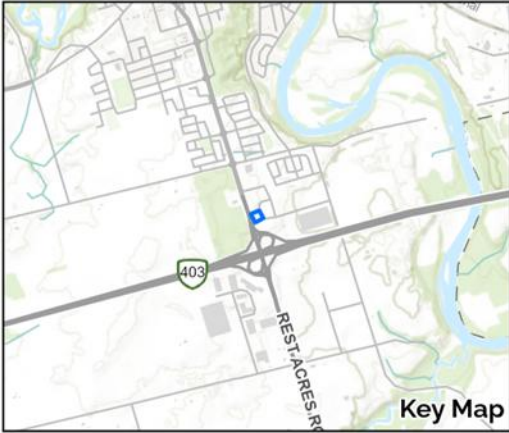
40 & 50 Markel Drive
County of Brant

COUNTY OF
Brant Simply Grand



12,000
0 12.5 25 50
Meters


Date Printed: 2026-03-06



Attachment 3 – Official Plan Map

**MAP 2: Official Plan
FILE NUMBER
B3-26-LK**

40 & 50 Markel Drive
County of Brant
Ontario



1:2,000
0 10 20 40 Meters
Date Printed: 2026-03-06




 Community Corridor

Attachment 4 -Aerial Map


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
B3-26-LK

40 & 50 Market Drive
County of Brant
Ontario

COUNTY OF **Brant** Simply Grand



1:2,000



0 15 30 60 Meters

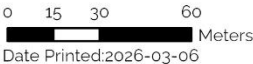
Date Printed: 2026-03-06



Attachment 5 – Aerial Detail Map

**MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B3-26-LK**

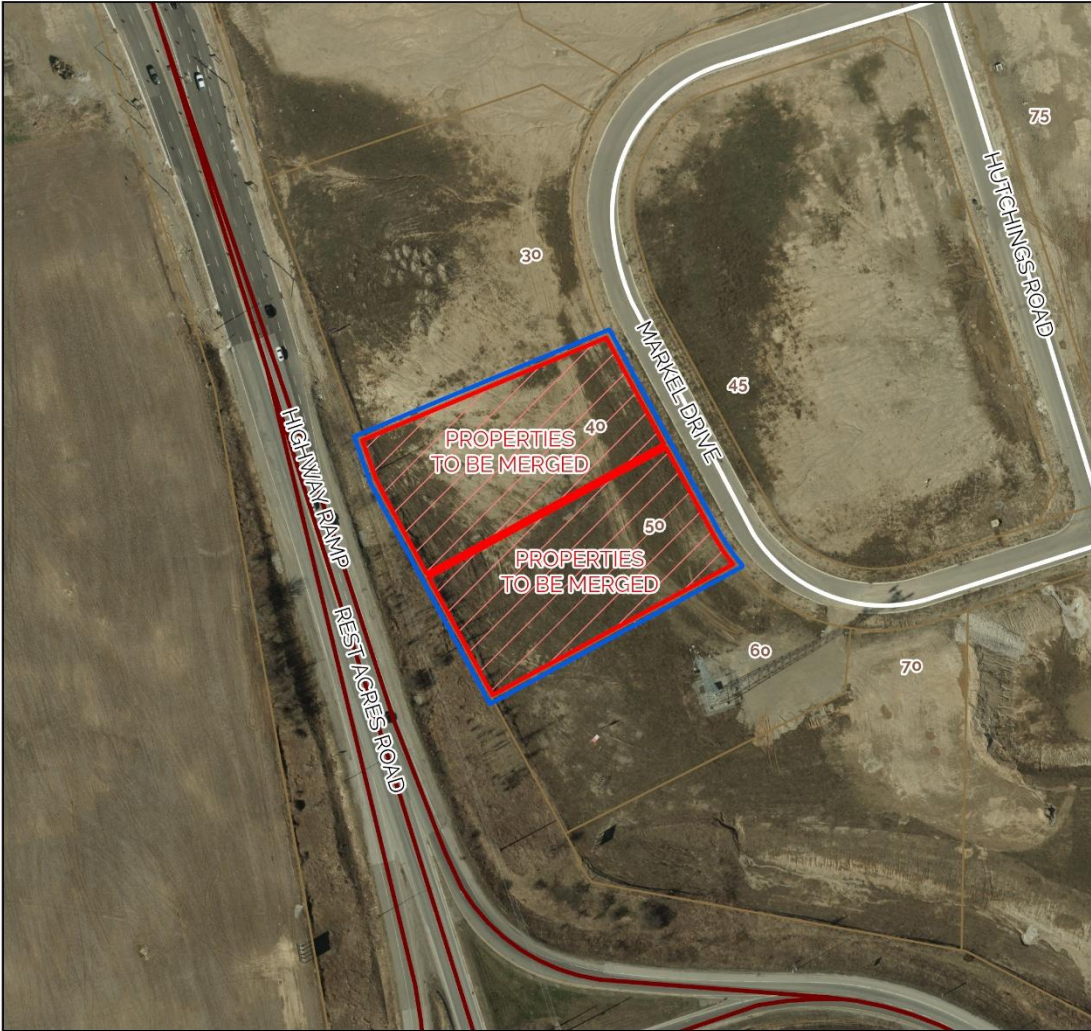
40 & 50 Markel Drive
County of Brant
Ontario



Date Printed: 2026-03-06



Key Map



Attachment 7- Site Photos



