



## Committee of Adjustment Report

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**Date:** April 16, 2026

**Report No:** RPT - 0070 - 26

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**To:** The Chair and Members of the Committee of Adjustment  
**From:** Roxana Flores, Junior Planner  
**Application Type:** Consent Application  
**Application No:** B32-25-RF  
**Location:** 14 Queen Street, Paris  
**Agent / Applicant:** G. Douglas Valle Limited c/o Scott Puillandre  
**Owner:** Derek Fowler  
**Subject:** Request for a decision on a Consent Application to create one (1) new residential lot within the settlement area of Paris.

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### Recommendation

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THAT Consent Application **B32-25-RF** from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to sever for the creation of one (1) new residential lot having a minimum frontage of 8.0 metres along Queen Street and a minimum lot area of 345.0 square metres, **BE APPROVED**, subject to the attached conditions.

THAT the reason(s) for the approval of Consent Application B32-25-RF are as follows:

- The lot creation is compatible with the surrounding lot fabric and consistent with the existing pattern of development;
- The minimum lot area and frontage for the proposed severed lands is to be established through Zoning By-law Amendment Application ZB24-25-RF;
- Municipal water and wastewater services are available on the property, supporting lot creation and future 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

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Consent Application B32-25-RF proposes the creation of one (1) residential lot as infill development within the Primary Settlement Area of Paris, municipally known as 14 Queen Street. The severed parcel is proposed to have a frontage of approximately 8.6 metres along Queen Street and an area of 345.0 square metres (3,713.55 square feet). The retained

parcel will maintain frontage of approximately 16.5 metres along Queen Street and an area of 648 square metres (6,975 square feet).

	<b>Required (R2)</b>	<b>Required (R2-45)*</b>	<b>Proposed Severed Lot (R2-45)</b>	<b>Retained Lot (R2)</b>
<b>Lot Frontage</b>	15.0 m	8.0 m (26.24 ft)	8.0 m (26.24 ft)	16.5 m (37.4 ft)
<b>Total Lot Area</b>	450.0 sq. m.	345.0 sq. m. (3,713.55 sq. ft)	345.0 sq. m. (3,713.55 sq. ft)	648 sq. m. (6,975 sq. ft)

*\*A related Zoning By-Law Amendment (ZBA24-25-RF) has been submitted concurrent with this application to establish a site-specific provision with the Residential Singles and Semis zone (R2-45) to permit a reduced minimum lot size and frontage in order to facilitate this consent application. At the time of writing this report, the amendment has been recommended for approval by staff and is expected to be considered by Council for decision on April 14, 2026, ahead of the Committee of Adjustment meeting on April 16, 2026.*

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 and have been incorporated as conditions of approval where appropriate.

Based on the analysis provided in this report, it is my professional recommendation that Consent Application B32-25-RF BE APPROVED, subject to the attached conditions.

## **Location / Existing Conditions**

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The subject lands are legally described as PLAN 492 BLOCK 45 LOT M, in the former Geographic Township of Paris, County of Brant, are located north of Queen Street and situated within the Primary Settlement Area boundaries of Paris.

The Subject lands currently have one (1) single detached dwelling and a detached accessory structure with a frontage of approximately 25.15 metres (82.51 feet), and an area of 1,000 square metres (11,764 square feet). The subject lands have frontage along Queen Street and used for residential purposes.

Surrounding land uses consists of low density residential.

The Urban Settlement Area of Paris is currently serviced by municipal water, sanitary and storm infrastructure.

## **Strategic Plan Priority**

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Strategic Priority 2 - Focused Growth and Infrastructure

## **Report**

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### Analysis

### **Planning Act**

Section 51(24) of the *Planning Act* sets out criteria to be considered when reviewing consent applications

**Matters of Provincial Interest**

Section 2(a-s) of the *Planning Act* outlines matters of provincial interest that decision making bodies shall have regard for. This application has regard for:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that, (i) is well-designed,

**Provincial Planning Statement (PPS) – 2024**

The *Provincial Planning Statement (PPS)* provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be 'consistent with' policy statements issued under the *Planning Act*.

**It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Policy Statement for the following reasons:**

- The subject lands are located within the Primary Urban Settlement area of Paris. The proposed creation of a residential lot will facilitate infill development for a single detached dwelling and contribute to attainable housing. (Policy 2.1 & 2.2)
- The proposal is located within a Settlement Area where growth and development are directed and intensification is supported. Future development will make efficient use of land and optimize existing infrastructure, as shown on the concept plan. (Policy 2.3)
- The Primary Settlement Area of Paris contains full municipal services (water, sanitary, storm), which can accommodate intensification through infill development. A site plan, Grading plan and storm water management measures will be added as condition of approval. (Policy 3.6)

**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' the local Municipal Policies, including but not limited to the *County of Brant Official Plan*.

Schedule 'A' Land Use Designation: **Neighbourhoods**

Settlement Area: **Primary Urban Settlement Area of Paris**

**It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:**

- For the purpose of demonstrating conformity to the County of Brant Official Plan, Planning Staff are satisfied and agree with the analysis provided in the Planning Justification Report (G. Douglas Valle Limited, dated December 8, 2025) prepared by Scott Puillandre, Registered Professional Planner (RPP).
- The subject lands are located within the Primary Urban Settlement Area of Paris which is intended to accommodate the majority of residential growth. (Part 3, Section 1.1 & Part 4 Section 4.2)
- The proposal conforms to the Neighbourhoods land designation by supporting intensification and enabling future development of a single detached dwelling. (Part 5, Section 1.3).
- Located within Paris' Built-Up Area, the proposal would create a new residential lot as compatible infill, respecting neighbourhood character, contributing to housing variety, utilizing municipal services, and supporting complete communities. (Part 4, Section 6.0).
- The proposed severed lot is expected to be fully serviced municipally. (Part 5, Section 5.2)
- Future development on the lot will be reviewed through the building permit process to ensure compliance with design and built form policies, maintaining compatibility with adjacent development and conforming to the County's Urban Design Guidelines. (Part 5, Section 1.8 & 1.15)

Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that the proposed creation of one (1) new residential lot as infill conforms to the policies of the County of Brant Official Plan.

### **Zoning By-Law 61-16**

#### **Schedule 'A' Zone Classification: Residential Singles and Semis with site-specific (R2-45)**

The following table outlines how the proposed severance conforms to the applicable provisions of Section 8, Table 8.2.1 of County of Brant Zoning By-law 61-16 as they relate to Residential Singles and Semis (R2) zoning.

<i>Development Standards – Residential Singles &amp; Semis (R2)</i>	<b>Required (R2)</b>	<b>Required (R2-45)*</b>	<b>Proposed Severed Lot</b>	<b>Proposed Retained Lands</b>
<i>Lot Area, Minimum</i>	450 m <sup>2</sup>	345.0 m <sup>2</sup>	345 m <sup>2</sup>	648 m <sup>2</sup>
<i>Lot Frontage, Minimum</i>	15.0 m	8.0 m	8.65 m	16.5 m
<i>Street Setback, to the attached garage, Minimum</i>	6.0 m	-	6.0 m	-

<i>Street Setback, to habitable portion of the dwelling, Minimum</i>	4.5 m**	-	+ 6.0 m	2.1 m (Legal non-conforming)
<i>Interior Side Yard Setback, Minimum</i>	1.2 m	-	1.2 m	1.2 m
<i>Rear Yard Setback, Minimum</i>	1.2 m	-	1.2 m	1.3 m
<i>Lot Coverage, Maximum</i>	40%	-	36%	35 %
<i>Landscaped Open Space, Minimum</i>	30%	-	52%	32 %
<i>Building Height, Maximum</i>	10.5 m	-	10.5 m	10.5 m

*\*A related Zoning By-Law Amendment (ZBA24-25-RF) has been submitted concurrent with this application to establish a site-specific provision with the Residential Singles and Semis zone (R2-45) to permit a reduced minimum lot size and frontage in order to facilitate this consent application. At the time of writing this report, the amendment has been recommended for approval by staff and is expected to be considered by Council for decision on April 14, 2026, ahead of the Committee of Adjustment meeting on April 16, 2026.*

*\*\* Provided the minimum width of the driveway shall be 5.6m*

Both the proposed severed and retained lots are located entirely within the R2 zone. The retained lot will contain the existing single detached dwelling and detached accessory structure. The severed lot will be developed with a future single detached dwelling. Although the proposed severed lot is smaller in size, the concept plan demonstrates that a single detached dwelling can be accommodated without overdevelopment, reduced setbacks, or increased height. All other zoning requirements are met.

- *Any future development, including the construction of a single detached dwelling on the severed lot, will be subject to zoning compliance review through the building permit process.*

*Based analysis of the criteria outlined in Section 51(24) of the Planning Act within this report, it is my professional planning opinion that the recommendation complies to the policies of the County of Brant Zoning By-Law 61-16.*

## **Interdepartmental Considerations**

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The following documents were prepared and submitted for technical review as part of the submission of this application:

1. One (1) Zoning By-Law Amendment Application Completed and signed
2. One (1) Consent Application Completed and signed

3. **Planning Justification Report (PJR)** by G. Douglas Vallee Limited c/o Scott Puillandre dated December 8, 2025
4. **Storm Water Management Brief (SWM)** by G. Douglas Vallee Limited c/o Sarah Freeman and John Iezzi dated November 24, 2025
5. Revised **Conceptual Site Plan** prepared by DJ Design dated January 28, 2026
6. **Conceptual Architectural Drawings** prepared by DJ Design dated January 23, 2026
7. **Stage 1 & 2 Archaeological Assessment** prepared by ACC Archaeological Consultants Canada c/o Kristy O’Neal, dated October 22, 2025
8. Pre-consultation Meeting Minutes dated July 11, 2025

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

<b>Department/Agency Comments</b>	
Development Engineering Division	<ul style="list-style-type: none"> <li>• A legal Survey is required to demonstrate the new property boundaries. Survey to be completed by a certified Ontario Land Surveyor, and is to be provided to the County for approval prior to depositing.</li> <li>• Supporting Stormwater Management and Lot Grading Design provided to date were found to be generally acceptable; revisions to both items will be required prior to being incorporated into the Development Agreement noted below.</li> <li>• A Site Development Plan and Agreement will be required (including a Mutual Drainage Agreement and site servicing). The Site Development Plan including Stormwater Management Report, servicing and grading design (including any retaining walls) will be required to be submitted as to confirm that the development will not have a negative impact on the subject lot or the abutting properties. The plan will require conformance with the County of Brant Development and Engineering Standards Section 10 “Lot Grading --Severances, Individual Site Plans, Miscellaneous</li> <li>• An Approved Public Works Permit is required prior to any construction within the Municipal Road Allowance</li> <li>• A full road restoration of Queen Street will be required to the satisfaction of the County from curb to curb the extent of the service laterals (water &amp; sanitary) of the Subject Lands for any additional servicing required for the proposed single detached dwelling.</li> <li>• Any damage done to the County right of way during construction will be required to be restored to the satisfaction of the County.</li> </ul>
Policy Planning	<ul style="list-style-type: none"> <li>• No comments.</li> </ul>
Building Department	<ul style="list-style-type: none"> <li>• A Building Permit is required to be issued by the Building Division prior to construction of any buildings or structures.</li> </ul>

	<ul style="list-style-type: none"> <li>• Development charges &amp; fees are applicable to this development in accordance with the Development Charges By-Law and interest may be charged as per the Development Charges Interest Rate Policy.</li> <li>• For additional information about the Building Permits and/or Development Charges &amp; Fees please contact <a href="mailto:richard.weidhaas@brant.ca">richard.weidhaas@brant.ca</a></li> </ul>
Parks	<p><u>Cash-in-lieu of Parkland Dedication:</u></p> <p>Cash-in-lieu of parkland for the amount of \$6016 (2025 value, 2026 value forthcoming) is required for the creation of one new residential lot.</p> <p>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:</p> <p>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.</p> <p>The payment required shall be paid to the County:</p> <p>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.</p>
Forestry	<p>A tree protection zone shall be installed around the municipally owned tree at the front of the lot as outlined in the County's Technical Tree Guidelines. Once installed, the County shall be notified for inspection.</p> <p>The applicant acknowledges and agrees that:</p> <ul style="list-style-type: none"> <li>• They have been provided with a copy of the County of Brant Technical Tree Guidelines which is also available on the County website;</li> <li>• Trees in proximity the proposed works may be injured due to root damage or mechanical damage from potential excavation, and that root damage may create stability issues or cause tree decline/death. It is the owner's responsibility to contact an ISA Certified Arborist to assess trees within proximity of the proposed works during the planning stage, and to ensure that Tree Protection Zone fencing be installed to prevent damage.</li> <li>• It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Migratory Birds Convention Act and the Endangered Species Act.</li> <li>• It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Ontario Forestry</li> </ul>

	<p>Act, including the removal of Boundary Trees that exist along property lines.</p>
<p>Fire Department</p>	<ul style="list-style-type: none"> <li>The fire department has no concerns at this time.</li> </ul>
<p>Six Nations</p>	<p>Haldimand Tract and 1701 Nanfan Treaty Preamble</p> <p>Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR.</p> <p>The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982.</p> <p>These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent</p> <p>Bird and Light Friendly Design</p> <ul style="list-style-type: none"> <li>SNGREC requests that the building is designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas.</li> <li>Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design:</li> <li><a href="https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf">https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf</a></li> <li><a href="https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf">https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf</a></li> <li>SNGREC requests commitment to explore and implement thorough bird and light friendly practices at this phase of the application.</li> </ul> <p>Landscaping</p> <ul style="list-style-type: none"> <li>SNGREC requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided. Non-native species are less ecologically beneficial, and some non-native species can become invasive even after decades of seeming fine.</li> </ul>

	<ul style="list-style-type: none"> <li>• SNGREC requires an opportunity to review any landscape plant lists before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase’s capacity allows.</li> <li>• SNGREC requires that the proponent commits to these actions during this phase of the application.</li> </ul>
GrandBridge Energy Inc	<p>GrandBridge Energy Inc. has no objection.</p> <p>Minimum ESA clearance requirements must be maintained between any proposed structures (including buildings, lighting, signage, etc.) and existing electrical infrastructure during construction/demolition.</p> <p>A service layout submission will be required for both properties separately for the metering changes and connections. The submission form is available on our website in the Contractors and Developers hub. The owner will need to contact Customer Care to set up an account for the new property prior to metering. The last page of this document has more information on the metering specifications.</p> <p>The Owner shall be fully responsible for all costs incurred in the removal, upgrade, or relocation of any existing electrical infrastructure if required.</p> <p>Existing hydro poles may not be suitable to accommodate the proposed service. The Owner/Applicant shall be fully responsible for all costs associated with the installation of a new service point, if required.</p>
Canada Post	<p>Please be advised that Canada Post does not have any comments on this application for a single dwelling. This dwelling will have door to door service for mail delivery. Customer should contact our Customer Service line at 1-800-267-1177 to register for mail delivery.</p>

As part of the circulation, we have not yet received any comments from the following departments:

- Mississaugas 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 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 February 3, 2026, and the Public Notice sign was posted on the property on March 22, 2025.

Public comments received as part of the previous Council Statutory Public Information Meeting (February 10, 2026), have been summarized below:

- 24 Ball Street – S. Darling
- 15 Queen St – K. Roughley

## Comment Summary:

Public comments raised concerns regarding the scale and placement of the future residential development, and its potential impacts on neighbouring yards, including reduced sunlight, privacy, and outdoor enjoyment. Comments also noted possible effects on parking, the intended use of the accessory structures, and overall neighbourhood character.

These concerns have been addressed through the relevant sections of this report, including the proposed lot size and scale of development, setbacks, parking, conceptual plan, and compliance with zoning and Official Plan policies. The accessory structure on the retained parcel will be reviewed through the building permit process. Overall, the proposal demonstrates compatibility with the surrounding area and alignment with the objectives for infill development.

Public comments received as part of the Council Recommendation Meeting on April 14, 2026, are summarized below:

- 17 Queen Street – W & P Jay

Public concerns regarding lot size, parking, and trees were raised. These matters have been addressed in the relevant sections of this report, including considerations of lot size, the conceptual plan, and tree preservation, which will be appropriately managed through consent conditions.

## Conclusions and Recommendations

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The purpose of Consent Application B32-25-RF is to create one (1) new residential lot within the Paris Primary Settlement Area. The proposed severed and retained lots conform 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 Neighbourhood, supporting intensification through infill. Through the concurrent Zoning By-Law Amendment (ZBA24-25-RF), the proposed residential lot would meet the minimum requirements for lot creation within the Residential Singles and Semis (R2) zone. The amendment provides a special exception ‘- 45’ establishing a minimum lot area of 345 m<sup>2</sup> and minimum lot frontage of 8 m. At the time of writing this report, the Zoning By-Law Amendment has been recommended for approval by staff and is expected to be considered by Council prior to the committee meeting.

The proposed minimum lot area and frontage are compatible with the surrounding lot pattern and support the visual character of the street. While the lot is small, the concept plan demonstrates that a two-storey single detached dwelling can be accommodated within the building area, with adequate spacing between buildings, appropriate coverage, sufficient landscaped open space, proper access, and two parking spaces, thereby representing suitable infill development.

The proposed severed lot will be connected to municipal water and sewer services, with stormwater management measures implemented.

A Stage 1 and 2 Archaeological Assessment was completed by ACC Archeological Consultants Canada in support of this application. The study concluded that no further archaeological assessment or mitigation is required.

It is recommended that the applicant incorporate Six Nations' recommendations for bird- and light-friendly design and landscaping, and address Grandbridge Energy conditions regarding ESA clearance and service layout.

Any future development will be subject to zoning compliance, detailed design, and technical review through the building permit process. Interdepartmental and agency comments have been considered, and conditions of approval have been included but not limited to:

- Submission of a Site Development Plan, Grading Plan and overall Lot Drainage Plan, and any supporting materials to demonstrate compliance.
- A tree protection zone to be installed around the municipally owned tree at the front of the lot.

It is my professional opinion that the request is appropriate and represents good planning and therefore it is recommended that Consent Application **B32-25-RF** be approved, subject to the attached conditions.

Prepared by: Roxana Flores, Junior Planner



### **Attachments**

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1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Aerial Detail Map
6. Draft Survey
7. Preliminary Grading Plan
8. Site Photos

### **Reviewed By**

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1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

### **Copied To**

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3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # **B32-25-RF**

### **By-law and/or Agreement**

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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:** Derek Fowler

**File No:** B32-25-RF

### LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

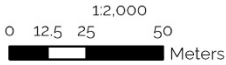
1. Proof that taxes have been paid up-to-date on the subject property to the County of Brant.
2. That the Applicant/Owner provide an updated legal survey prepared by a licensed surveyor, to be reviewed by the County of Brant which includes the following:
  - a) That the survey be required to identify property boundaries of the proposed severed and retained parcels.
3. That the Applicant/Owner enter into a Development Agreement and associated Mutual Drainage/ Service Agreement with the County of Brant, to be registered on title of the severed and retained lands, as required to address comments received as part of the technical review of this development proposal:
  - a) That the Development Agreement shall be for the purposes of referencing and implementing Engineering Standards related to access, servicing, drainage and grading, specifically the acceptance of a final Site Development Plan including Storm Water Management Report, Overall Lot Drainage Plan (including any retaining walls), and supporting materials as required, prepared by a Professional Engineer, to the County of Brant to the satisfaction of Development Planning and Development Engineering.
  - b) That the final accepted documents incorporate a holistic engineering design as per County of Brant Development and Engineering Standards, established easements and demonstrate that the development will not have a negative impact on the subject lot or the abutting properties.
  - c) That the accepted drawings demonstrate that overall development remains compatible with the surrounding area.
  - d) That securities in the amount of \$5,000, plus applicable registration fees be provided by the Applicant/Owner prior to registration of the agreement to be held by the County of Brant until such time that the terms of the agreement have been satisfied.
  - e) The Applicant is responsible for all related legal and registration fees including the County's Special Agreement fee that will be based on the County's fee By-Law as required.
4. That the Applicant/Owner provide proof/copy of draft proposed civic addressing for the Severed lands issued by the Development Planning Division to the satisfaction of the County of Brant.
5. That the Applicant/Owner provide proof of draft-approved entrance location for the severed lot, in accordance with the County of Brant Entrance By-law, as confirmed by the Operations Division and to the satisfaction of the County of Brant.

6. That the Owner/ Applicant(s) install a tree protection zone around the municipally owned tree at the front of the property in accordance with the County of Brant Technical Tree Guidelines. The County shall be notified for inspection once the tree protection zone is installed.
7. That the Owner/ Applicant(s) provide Parkland dedication and/or Cash-in-lieu of parkland in the amount of \$6016.00, per new lot, 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.
8. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
9. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Certified Legal Survey prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
10. 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.
11. 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.

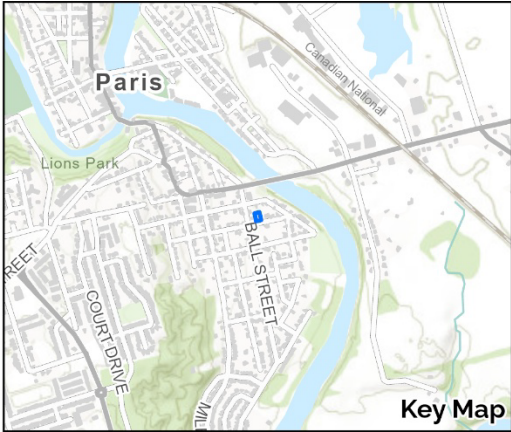
# Attachment 2 – Zoning Map

**MAP 1: ZONING  
FILE NUMBER  
ZBA24-25-RF**

14 Queen Stret  
County of Brant  
Ontario



Date Printed: 2026-01-13



# Attachment 3 – Official Plan Map

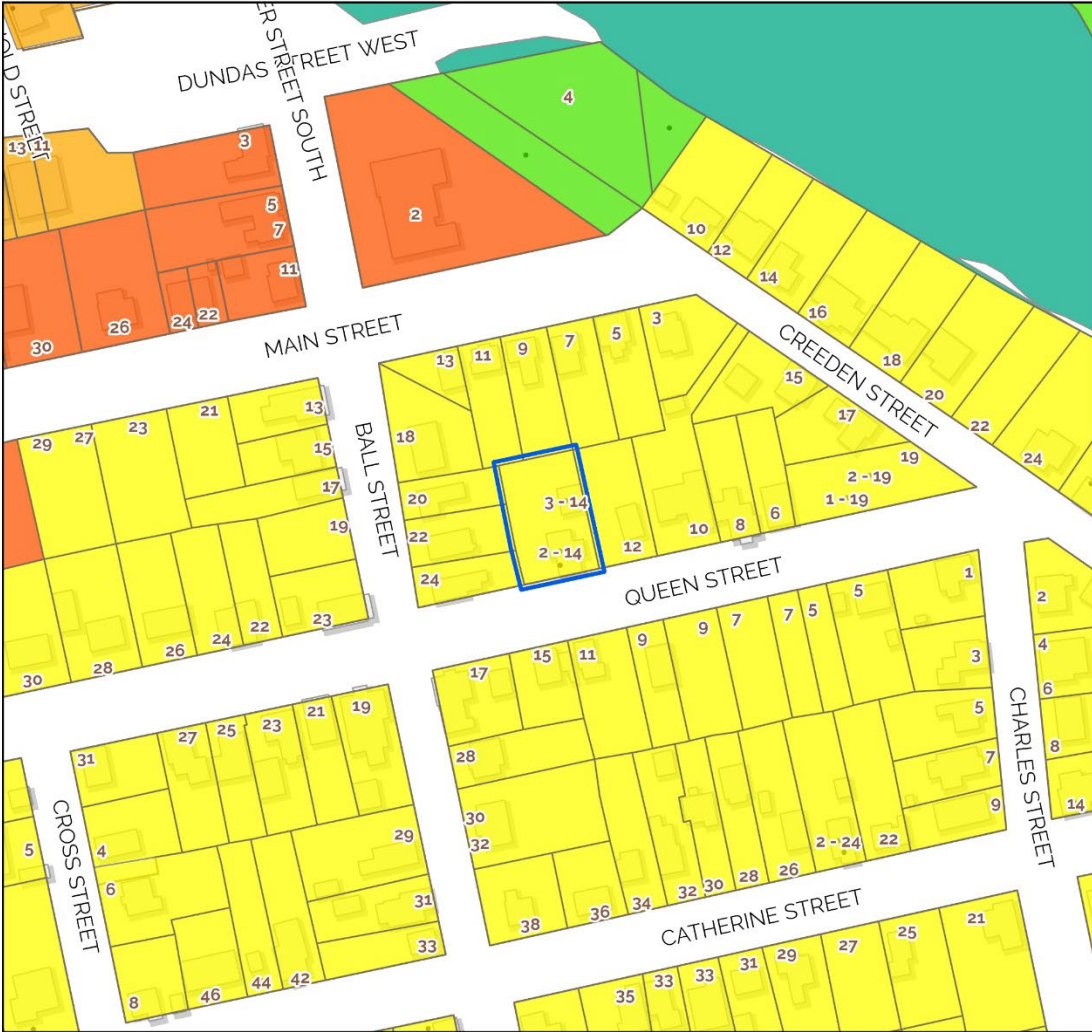
**MAP 2: Official Plan  
FILE NUMBER  
B32-25-RF**

14 Queen Street  
County of Brant  
Ontario



1:2,000  
0 10 20 40  
Meters

Date Printed: 2026-04-02

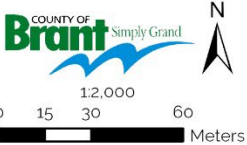


Neighbourhoods

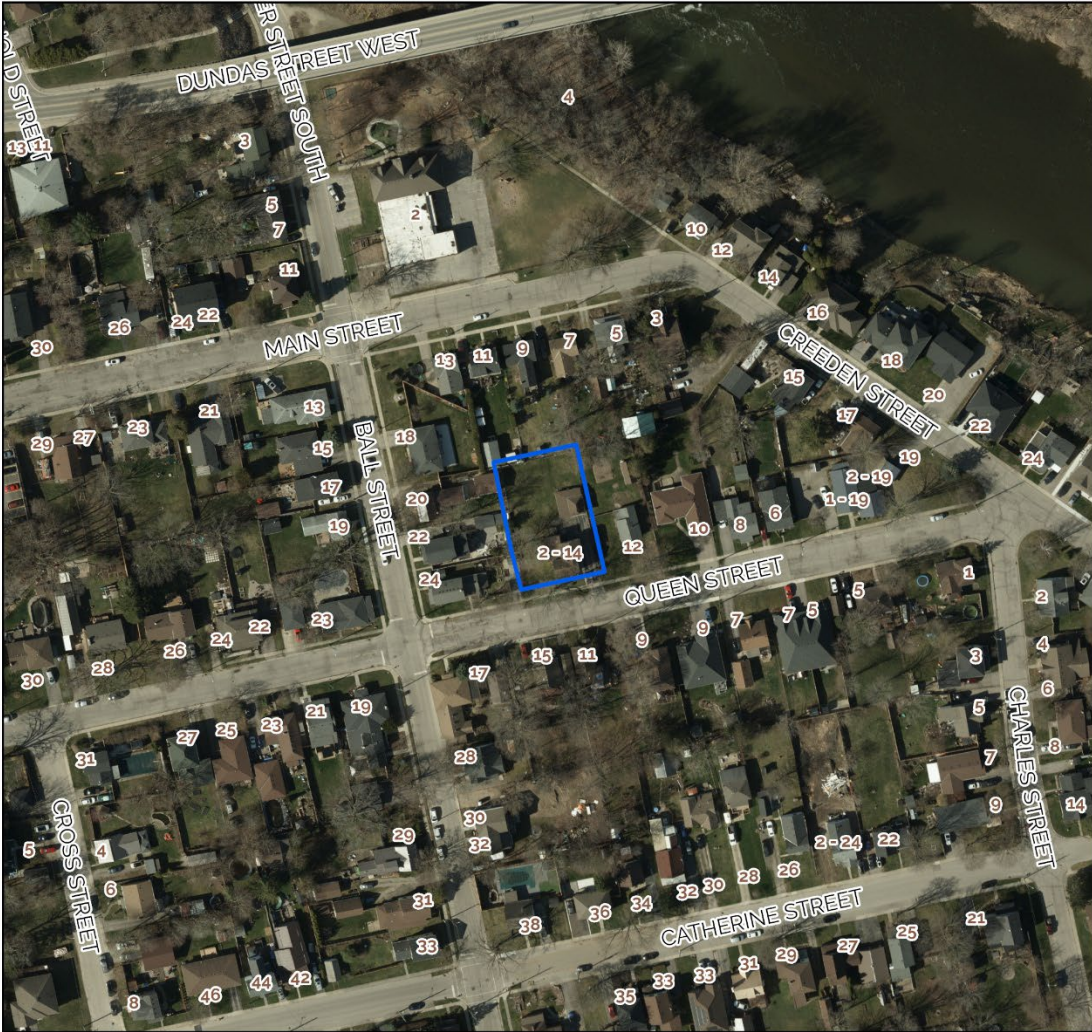
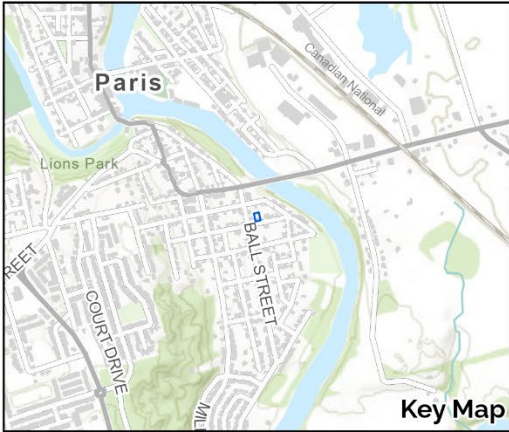
# Attachment 4 -Aerial Map

MAP 3: AERIAL IMAGERY 2024  
FILE NUMBER  
ZBA24-25-RF

14 Queen Stret  
County of Brant  
Ontario



Date Printed:2026-01-13



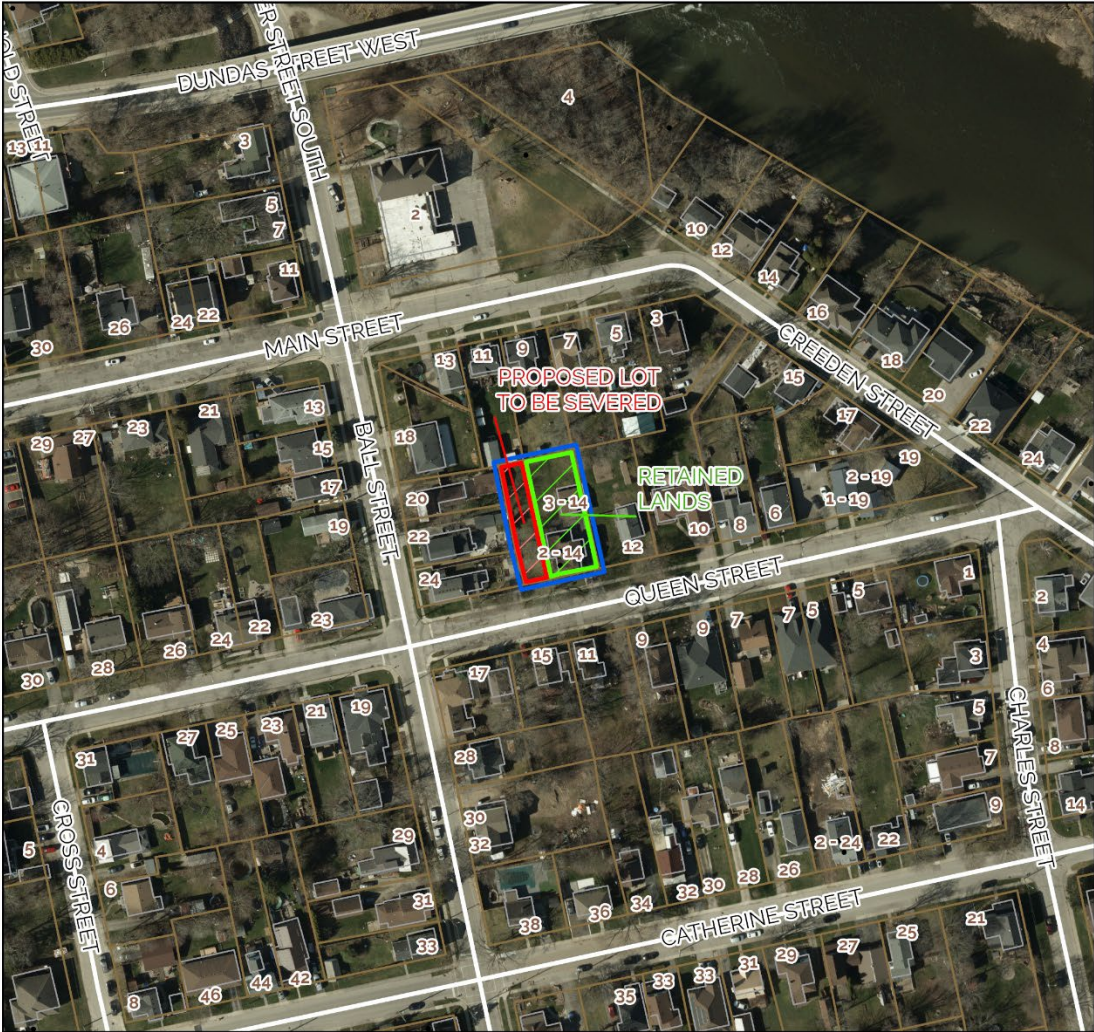
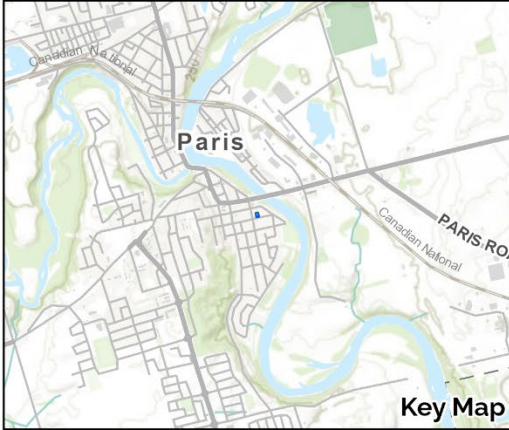
**Attachment 5 – Aerial Detail Map**

**MAP 4: AERIAL DETAIL MAP  
FILE NUMBER  
B32-25-RF**

14 Queen Street  
County of Brant  
Ontario



0 15 30 60  
Meters  
Date Printed: 2026-04-02





**Attachment 7 - Site Photos**



Front-facing (north) view on Queen Street.



Front-facing (east) view on Queen Street.



Front-facing (west) view on Queen Street.



Front-facing (north) view of proposed severed lot on Queen Street.