

## COMMITTEE OF ADJUSTMENT

Council Chambers  
Thursday, April 24, 2008  
7:00 P.M.

Present: Chair Lefebvre, Vice-Chair Steed, and Members Bouma, Brown and Kloepfer

Staff: Davidson, Pomponi, and Beacock

Art Lefebvre in the Chair.

### MINUTES

Moved by – Willem Bouma  
Seconded by – Walt Steed

That the Committee of Adjustment minutes of March 27, 2008, be approved as circulated.

.Carried

Declaration of Pecuniary Interest – None

### PUBLIC HEARINGS

#### **1. B3/08/MD 12 HIGHLANDER STREET, SOUTH DUMFRIES**

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Christopher Bisch, agent for 2053101 Ontario Inc., owner of lands located on Part Lot 10, Concession 2, County of Brant, geographic Township of South Dumfries, and municipally known as 12 Highlander Street in the Village of St. George. The applicant is proposing to sever a parcel of land with frontage along Ridgeview Street for heavy industrial uses. The lands to be severed will have a frontage of 70.58 metres and an area of 7821 square metres. The retained lands contain an existing building and will have an area of 6444 square metres.

Marcus Davidson, Senior Planner, described the application and declared that it had been circulated to concerned agencies and by first class mail to all assessed owners within 60 metres of the site, and posting of notice on site. Comments received from the Building Division, Public Works Department, Zoning Administrator, and Six Nations. Staff noted that correspondence was submitted by Charles Pickett raising issues that will be dealt with if the proposed lot is created, as it will proceed through site plan control.

Christopher Bisch was present and briefly outlined the application for Committee.

Discussion took place about the development of the proposed lot to be created. Staff noted that the purchaser will be informed that they will be involved in site plan control through development. Mr. Bisch stated that the existing developed property is separate and does not drain onto the proposed lot to be severed.

**Public Questions**

Charles Pickett, an abutting landowner, was present and stated his concerns regarding drainage from the site and from the municipal road flowing southward onto his farm property. Mr. Pickett asked about catchbasins and a holding tank that were noted on the site plan.

Mr. Bisch explained that when the building was designed, floor drains were going to be installed in the building and plans for catch basins and a holding tank were handwritten on the plans. However, instead of the floor drains, the floors were sloped, therefore there are no catch basins or holding tanks on the property, and nothing has changed since that time. It was noted that the County returned the security deposit to the applicant, therefore being satisfied with drainage.

Staff stated that they would check with Public Works regarding the issue of ponding on Mr. Pickett's property.

It was noted that after the last meeting, the County received a letter from Six Nations. The Chair explained that through the Committee of Adjustment, this is a consultation and accommodation process by a private citizen who has valid route of title, and there is nothing further an individual needs to do in consulting with Six Nations.

Moved by – Willem Bouma  
Seconded by – M.J. Brown

That B3/08/MD from Christopher Bisch, agent for 2053101 Ontario Inc., owner of Part of Lot 10, Concession 2, located at 12 Highlander Street, geographic Township of South Dumfries, County of Brant, to sever a parcel of land for heavy industrial purposes, BE APPROVED, subject to conditions.

THAT APPROVAL GRANTED HEREIN is based upon the following reasons:

- i) The application complies with the policies of the County of Brant Official Plan.
- ii) The application for severance is considered to be an appropriate land use.

.Carried

**2. B5/08/SS 153 WILLOW STREET, PARIS**

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Dave & Kerri Reston, agent for George & Donna Mason, owner of lands on Part of Lot 28, Concession 1, County of Brant, geographic Town of Paris, and municipally known as 153 Willow Street. The applicant is proposing to create a new residential building lot. The future dwelling will be serviced by a private well and a connection to the sanitary sewer located across the frontage of these lands. The lot to be severed will have a frontage of 19.8 metres along Willow Street, and an area of 896 square metres. The retained lot contains an existing residence, and an area of 1860 square metres.

Marcus Davidson, Senior Planner, described the application and declared that it had been circulated to concerned agencies and by first class mail to all assessed owners within 60 metres of the site, and posting of notice on site. Comments received from the Building Division, Public Works Department, Zoning Administrator, and Grand River Conservation Authority.

Dave Reston and George & Donna Mason were present. Mr. Reston explained that the County has a connection policy and they will have to connect to the municipal water system when available. In the meantime they have Council approval to construct and use, on an interim basis, a private, drilled well on the proposed lot to be severed.

Committee discussed concerns with installing a well where there is a municipal water system and setting a precedent. Staff explained that in the case of the Cedar Street development of lots, there is a plan to extend services, there is a watermain in front of the property, and there is capacity. In this situation, there is no plan to extend servicing, and that is why we can treat this application differently.

The Applicant confirmed that he has read and understands the list of conditions.

**Public Questions - None**

Moved by – Walt Steed  
Seconded by – Joe Kloepfer

That File No. B5/08/SS from Dave & Kerri Reston, agent for George & Donna Mason, owners of Part Lot 28, Concession 1, and located at 153 Willow Street, County of Brant, geographic Town of Paris, BE APPROVED, subject to conditions.

THAT APPROVAL GRANTED HEREIN is based upon the following reasons:

- i) The application complies with the policies of the County of Brant Official Plan.

.Carried

**NEXT MEETING**

The meeting adjourned at 7:35 p.m., to meet again on Thursday, May 22, 2008, 7:00 p.m., at the County Council Chambers.

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Chair

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Secretary-Treasurer