

## **COMMITTEE OF ADJUSTMENT**

### MINUTES

County Council Chambers  
7 Broadway Street West, Paris  
Thursday, February 25, 2010  
7:00 P.M.

**Present:** Members Lefebvre, Steed, Brown and Bouma

**Staff:** Stone, Pomponi and Beacock

**Regrets:** Member Kloepfer

Member Lefebvre in the Chair.

### **MINUTES**

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

That the Committee of Adjustment minutes of January 28, 2010, be approved as circulated.

.Carried

**DECLARATION OF PECUNIARY INTERESTS** - Member Brown – Item 4.d. B7/10/SS  
Craig Hunter

### **PUBLIC HEARINGS**

1. SIGNVAR1/10/DJ 942 COLBORNE STREET WEST

IN THE MATTER OF AN Application to the Committee of Adjustment for a minor variance from Sign By-law 121-08, from Ken Neufeld, Neufeld Sign Ltd., agent for 2161233 Ontario Inc. c/o Wilbert Long., for lands described as Part 2, RP 2R-6018, Part Lots 15 and 16, Concession 5, County of Brant, in the geographic Township of Brantford, and located at 942 Colborne Street West. The application is for a variance to the setback of a billboard sign. The Applicant proposes to reduce the 25 metre setback to 10 metres from the property line.

Steve Stone, 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 Public Works and the Building Department. Staff explained that the original recommendation in the planning report concerning sight lines was written prior to receipt of the Agent's presentation (included in the Addendum).

Ken Neufeld, Applicant, briefly outlined the application, giving Committee an opportunity to view his presentation on the overhead screen in response to Staff's recommendation to approve the application with a condition that the sign be moved 50 metres west of the proposed site due to sight lines for traffic exiting the TCA access road.

In discussion Staff explained to Committee that the condition was included to address sight lines, however, upon further review by Public Works of the presentation and details about the sign the condition can now be removed.

**Public Questions - None**

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

That the Minor Variance to the Sign By-law 121-08, as amended, being File No. SV1/10 from Ken Neufeld of Neufeld Sign Ltd., agent for 2161233 Ontario Inc. c/o Wilbert Long., for lands described as Part 2, RP 2R-6018, Part Lots 15 and 16, Concession 5, County of Brant, in the geographic Township of Brantford, and located at 942 Colborne Street West, wherein the applicant is requesting a variance to the setback for a billboard sign from 25 metre to 10 metres from the street line, **BE APPROVED.**

The application complies with the intent of the Official Plan, and is minor in nature.  
.Carried

2. B53/09/MD CN RAIL, DUNDAS STREET EAST

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from Zitia Developments Inc., agent for CN Rail, for railway lands in the County of Brant, described as Lots 27, 28 & 29, Concession 1, and Part of the Gore (geographic Town of Paris). The applicant is proposing to sever a parcel of land for a lot line adjustment. The severed parcel will have an area of approximately 0.45 hectares to be added to adjoining lands at 71 Dundas Street East, which are owned by Zitia Developments Inc.

Steve Stone, 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 Public Works and the Building Department.

Catherine Cooper, Zitia Developments Inc., Agent for CN Rail, briefly outlined the application to Committee explaining that the lot line adjustment will allow the existing trucking operation to continue, with no impact on the existing rail line. The Agent agreed with the list of conditions.

Moved by – M. J. Brown  
Seconded by – Walt Steed

That File No. B53/09/MD, from Zitia Developments Inc. for CN Rail, owner of Lots 27, 29 and 29, Concession 1, located on the north side of Dundas Street East, geographic Town of Paris, County of Brant, for a lot line adjustment, **BE APPROVED**, subject to conditions.

The application complies with the intent of the Official Plan, Zoning Bylaw, and is consistent with the Provincial Policy Statement.

.Carried

3. B47/09/SS LOTS 3 & 4, ELIZABETH STREET, BURFORD

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from J. H. Cohoon Engineering Limited, agent for D. Zavarella, for lands described as Part 1, RP 2R-6398, South of Burford Street, Part Lots 3 & 4, North of Elizabeth Street, Lots 3 & 4, Plan 51A, County of Brant, in the geographic Township of Burford. The applicant is proposing to sever a parcel of land as a lot line adjustment. The parcel to be severed will have a frontage on King Street of 27.47 metres and an area of 688 square metres, and will be added to lands to the south owned by Zavi Construction Ltd. The retained lands will contain an area of 1755 square metres.

Steve Stone, 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 Public Works and Building Division. Letter of submission received from J. H. Cohoon Engineering Limited.

Joe Cohoon, Agent for D. Zavarella, briefly outlined the application and handed out a sketch of the subject lands to Committee. The Agent questioned the need for conditions of road widening and grading for a lot line adjustment.

After discussion with Committee and Staff, the Agent agreed with the list of conditions as presented.

**Public Questions – None**

Moved – Walt Steed  
Seconded by – M. J. Brown

That Consent B47/09/SS from J. H. Cohoon Engineering Limited, agent for D. Zavarella, for lands described as Part 1, RP 2R-6398, South of Burford Street, Part Lots 3 & 4, North of Elizabeth Street, Lots 3 & 4, Plan 51A, County of Brant, in the geographic Township of Burford, **BE APPROVED**, subject to conditions.

The application is in keeping with the intent of the Official Plan, Zoning By-laws and the Provincial Policy Statement.

.Carried

4. B7/10/SS 600 MIDDLE TOWNLINE ROAD

IN THE MATTER OF AN Application to the Committee of Adjustment for severance from David Roe, agent for Craig Hunter, for lands described as Part 1, RP 2R-4501, Part 1, RP 2R-2163, Part Lot 12, Concession 1, County of Brant, in the geographic Township of Burford, and located at 600 Middle Townline Road. The applicant is proposing to sever a parcel of land owned by Robert & Joanne Shellard, for a lot addition. The parcel to be severed will have an area of 6728.5 square metres, and will be added to an adjacent lot owned by Craig & Jerri-Lynn Hunter at 620 Middle Townline Road. The retained lands contain an existing dwelling and barn, and will have an area of approximately 52 hectares. (Concurrent rezoning application ZBA3/10/SS).

Steve Stone, 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 Public Works and the Building Division. Letter of submission received from the Agent.

David Roe, Agent, for Craig Hunter, Applicant, briefly outlined the application for Committee. The Applicant proposes to take in a portion of wetland so that the present farmer will not have to work the small strip of land. The Agent proposes to meet with the GRCA on site to discuss the wetlands. The conditions were accepted by the Agent.

**Public Questions - None**

Moved by – Willem Bouma  
Seconded by – Walt Steed

That Consent B7/10/SS FROM David Roe, agent for Craig Hunter, for lands described as Part 1, RP 2R-2163, Part Lot 12, Concession 1, and located at 600 Middle Townline Road, County of Brant, in the geographic Township of Burford, wherein the applicant is proposing to sever a parcel of land having an area of 6728.5 sq.m., for a lot addition, **BE APPROVED**, subject to conditions and the following modification:

- I. The alignment of the lot line between the retained parcel and the severed lands is established to the satisfaction of the Grand River Conservation Authority.

The application is in keeping with the intent of the Official Plan, and the Provincial Policy Statement.

.Carried

**OTHER BUSINESS:**

**NEXT MEETING**

The meeting adjourned at 8:00 p.m. to meet again on Thursday, March 25, 2010, at 7:00 p.m. in the County Council Chambers.

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Chair

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Secretary-Treasurer