

COUNTY OF BRANT
COMMITTEE OF ADJUSTMENT
66 GRAND RIVER STREET NORTH
PARIS ON N3L 2M2

Applicant: Derek Fowler
Submission No.: B32-25-RF
Roll No.: 292001800807900

DECISION OF COMMITTEE
IN THE MATTER OF SECTIONS 50 & 53
OF THE PLANNING ACT, R.S.O. 1990, as amended
-and-

IN THE MATTER OF A CONSENT APPLICATION 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.

This Application was heard on the **16th Day of April 2026** after notice by mail and personal service to surrounding property owners and interested parties as directed by the Committee and Rules of Procedure.

THE DECISION OF THE COMMITTEE IS:

THAT the Application be **APPROVED**

Having regard for the criteria under Section 51 (24) of the Planning Act, The decision is based upon the following reason(s):

- 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.

THAT this decision be subject to the following conditions:

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.

NOTE: Any further Planning Applications required to satisfy the conditions of approval must be applied for four (4) months prior to the lapsing of the Consent.

NOTE: THAT pursuant to Section 53(17)-(18.2) and Section 45(8)-(8.2) of the Planning Act, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:

"Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in the staff report, addendum (if required) and public meeting.

DATED this 16th day of April, 2026

Concur in the Decision:

APPROVED

Mary-Jane Brown, Chair

APPROVED

Bob Hamilton, Vice-Chair

REFUSED

John Vamos, Member

APPROVED

Steve Schmitt, Member

REFUSED

Jang Panag, Member

APPROVED

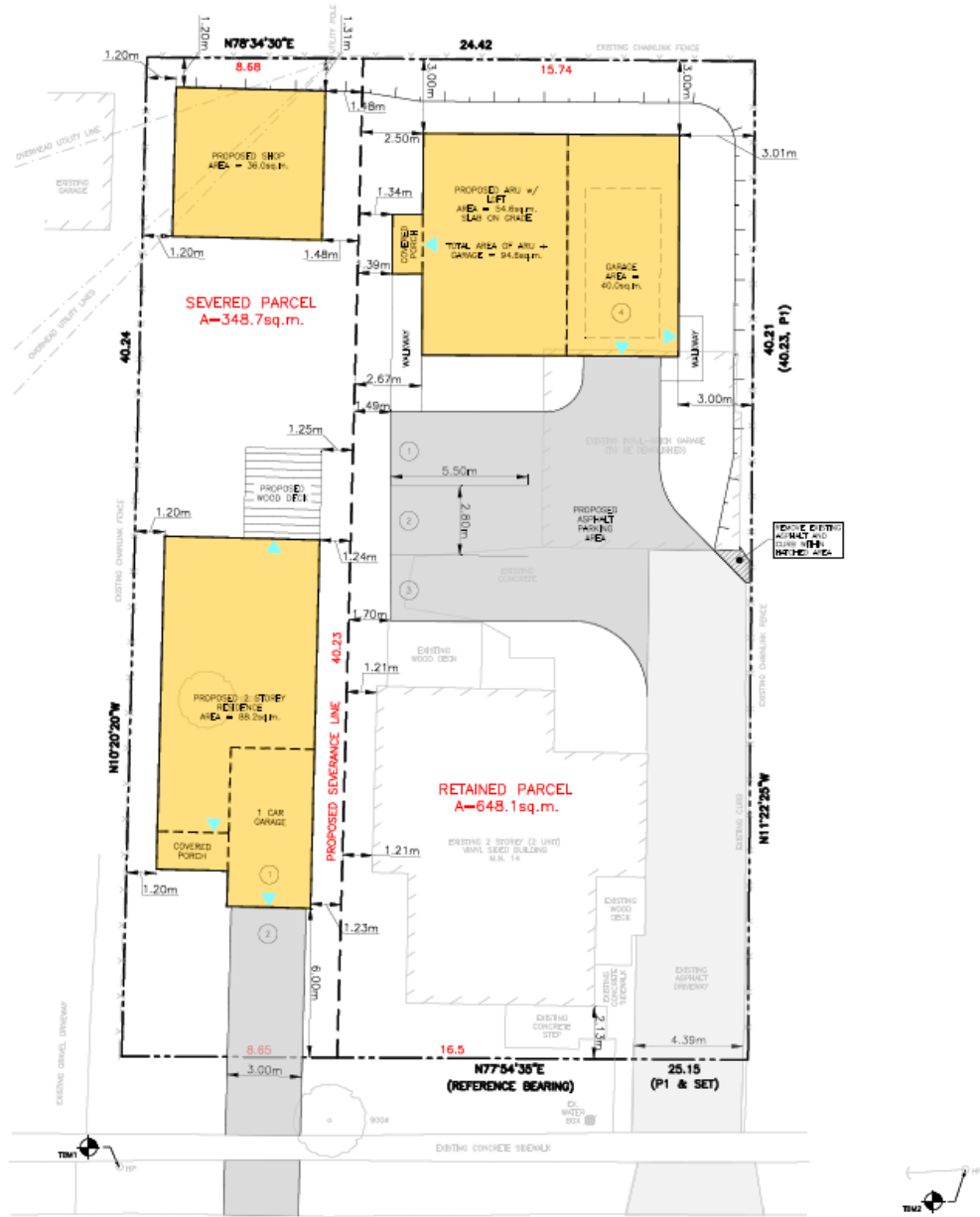
Harry Emmott, Member

APPROVED

Rebecca Smith, Member

NOTE:

1. **The last date for filing a notice of appeal to the Ontario Land Tribunal (OLT) is May 7, 2026.**
2. Appeal of the decision and/or any conditions imposed on a decision by the Committee of Adjustment, to the Ontario Land Tribunal (OLT) can be made by the **Applicant or Minister**, not later than 20 days after the making of a decision under Section 45(12) for a Minor Variance and not later than 20 days after the giving of notice of a decision under Section 53(17) or (27) for Consent.
3. Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.
4. To appeal a Decision of the Committee of Adjustment on this matter to the Ontario Land Tribunal, you may file a notice of appeal with the Clerk or Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2, no later than 4:00 p.m. on May 7, 2026 The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fees:
 - of \$400 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
 - In addition, a fee of \$285.00 payable to the "County of Brant" as per the County of Brant's Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2.
 - If the e-file portal is down, you can submit your appeal to clerks@brant.ca.
5. You will be entitled to the conditions of the provisional consent and/or minor variance if you have either made a written request to be notified of the decisions to give or refuse to give provisional consent and/or minor variance or make a written request to be notified of changes to the conditions of the provisional consent and/or minor variance.
6. Additional information regarding this application for consent and/or minor variance is available at the offices of the County of Brant, 66 Grand River Street North, Paris, Ontario, during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. Tel: 519-442-6324; planning@brant.ca



QUEEN STREET