

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

Applicant: David McKay/MHBC
Submission No.: B10-26-AV
Roll No.: 292001800206066

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 David McKay (MHBC), Applicant on behalf of Paris Grand Estates Inc., Owner of lands legally described as Lot 16, Plan 2M-1975, in the former Town of Paris, also known as 1 Heming Street, County of Brant, requesting to sever and convey Part 13 on Plan 2R-8570, having an area of approximately 195 square metres, from the adjacent larger parcel and add it to the existing vacant residential lot at 1 Heming Street, resulting in a combined lot area of approximately 563 square metres to facilitate the future development of a single detached dwelling.

This Application was heard on the **16th Day of July 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 proposed consent will facilitate the addition of adjacent vacant lands to the existing vacant residential lot at 1 Heming Street, and no new residential lot will be created.
- The proposed consent is consistent with the Provincial Planning Statement (2024), conforms to the County of Brant Official Plan (2023), and complies with 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 Owner/Applicant(s) provide a copy of a draft Reference Plan for the severed lands, prepared by an Ontario Land Surveyor and reviewed by the County of Brant, prior to the finalization of the consent (i.e., registration of the transfer in the appropriate Land Registry Office). The Reference Plan shall identify the lands to be severed and conveyed to the abutting property, as well as any required road reserve lands.
3. That the Owner/Applicant convey to the County of Brant, free and clear of all encumbrances and at no cost to the County, the required 0.3 meter road reserve lands along the daylighting of Heming Street and Bendemere Road, as well as along the entire Bendemere Road frontage of Part 13, Plan 2R-8570, to the satisfaction of the County of Brant.
4. That the lands being conveyed be added to and merge in title with the abutting property municipally known as 1 Heming Street, legally described as Lot 16, Plan 2M-1975. The consent shall not result in the creation of a new separately conveyable lot.
5. That the Owner/Applicant provide draft transfer documents, including legal descriptions based on the approved Reference Plan, for review by the County prior to the issuance of the Certificate of Official.
6. That the Applicant's solicitor prepare and register all necessary documents following review and approval by the County Solicitor. Following registration, the Applicant's solicitor shall provide written confirmation, satisfactory to the County Solicitor, that the registrations have been completed in accordance with the approval and conditions of consent.
7. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.

8. 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 July, 2026

Concur in the Decision:

APPROVED	APPROVED
Mary-Jane Brown, Chair	Bob Hamilton, Vice-Chair
APPROVED	ABSENT
John Vamos, Member	Steve Schmitt, Member
APPROVED	APPROVED
Jang Panag, Member	Harry Emmott, Member
ABSENT	
Rebecca Smith, Member	

NOTE:

1. The last date for filing a notice of appeal to the Ontario Land Tribunal (OLT) is **August 6, 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 August 6, 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



Part 13: Lands to Be Severed & Conveyed

