

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

**Applicant: Daniel Sweeney**  
**Submission No.: A6-26-AV**  
**Roll No.: 292000903000100**

**DECISION OF COMMITTEE**  
**IN THE MATTER OF SECTIONS 45**  
**OF THE PLANNING ACT, R.S.O. 1990, as amended**  
**-and-**

**IN THE MATTER OF A MINOR VARIANCE APPLICATION** A6-26-AV from Daniel Sweeney, the owner, for the lands legally described as Plan 1305, Lot 1, and municipally known as 1 Bannister Street, in the former Township of Oakland, County of Brant, seeking relief from Section 4, Table 4.4.1 of Zoning By-law 61-16 to permit a minimum exterior side yard (street) setback of 1.2 meters for the proposed accessory structure, being a garage facing Bannister Street and with no driveway access from Oakland Road, whereas a minimum of 7.5 meters is required, BE APPROVED, subject to the conditions outlined below.

This Application was heard on the **18<sup>th</sup> Day of June 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 subject to the conditions.**

Having regard for the criteria under 45 of the Planning Act, the decision is based upon the following reason(s):

- The proposed variance is in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The relief requested is considered minor in nature and is desirable for the appropriate development and use of the subject land; and
- The proposed variances meet the four tests of the *Planning Act*.

**THAT** the decision be subject to the following conditions:

1. That the Owner obtain all required Building Permit approvals for the existing deck surrounding the pool or provide confirmation from the Building Division that no further Building Permit approvals are required, to the satisfaction of the County of Brant.
2. That the three existing detached sheds and the existing gazebo be removed prior to the construction of the proposed detached garage, to the satisfaction of the County of Brant.
3. That prior to construction of the proposed detached garage, the Owner implement appropriate tree protection measures for trees located in proximity to the proposed works, including Tree Protection Zone fencing where required, to the satisfaction of the County of Brant.
4. That the above conditions be satisfied within two years of the date of the decision, with confirmation sent by the Secretary-Treasurer pursuant to 45 (1) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

*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 18<sup>th</sup> Day of June, 2026**

Concur in the Decision:

APPROVED _____ Mary-Jane Brown, Chair	APPROVED _____ Bob Hamilton, Vice-Chair
APPROVED _____ John Vamos, Member	APPROVED _____ Steve Schmitt, Member
APPROVED _____ 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 July 8, 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 July 8, 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](http://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](mailto: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](mailto:planning@brant.ca)

