

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

Applicant: Gary Overbeek
Submission No.: B1-26-RF
Roll No.: 292001101030550

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 Gary Overbeek, the owner of the lands legally described as CONCESSION 7 PART LOT 19 REGISTERED PLAN 2R6388 PART 1 in the geographic former Township of Burford, County of Brant, municipally known as 327 West Quarter Townline Road, proposing a minor lot boundary adjustment to transfer a parcel of land having a frontage of approximately 4.6 metres (15 feet) along West Quarter Townline Road, and an area of 0.06 hectares (0.15 acres) from the property legally described as CONCESSION 7 PART LOT 19, roll number 292001101030500, to be severed and conveyed to the abutting parcel at 327 West Quarter Townline Road.

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 boundary adjustment is minor, compatible and consistent within the context of existing land uses, and technical in nature;
- 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(s) provide a copy a Draft Reference Plan for the proposed severed lands, completed by a licensed surveyor and reviewed by the County of Brant, prior to the finalization of the Consent (i.e. registration of the deeds in the appropriate Registry Office).
3. That a reapportionment of the Municipal Drainage assessment for the Harley Municipal Drain, prepared by an engineer in accordance with Section 65 of the Drainage Act, R.S.O. 1990, be undertaken at the applicant's expense.
4. That the Applicant/Owner provide proof/copy of draft proposed civic addressing for the Retained lands issued by the Development Planning Division to the satisfaction of the County of Brant.
5. That the Owner/Applicant demonstrate confirmation from the Building Division that building permits, as required have been obtained, to the satisfaction of the County of Brant.
6. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
7. That the Applicant(s) provide draft transfer documents with legal descriptions of the severed lands utilizing the Draft Reference Plan prior to the finalization of the Consent (i.e., registration of the deed in the appropriate Registry Office).
8. That the identified severed parcel currently part of CONCESSION 7 PART LOT 19, becomes part and parcel of the abutting lands identified as 327 West Quarter Townline Road. The Applicant's Solicitor is to provide a Solicitor undertaking to register an Application of Consolidation Parcels immediately following the registration of the certificate of official to ensure the consolidation and proof of same to the Secretary-Treasurer, Committee of Adjustment acknowledging that Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.

9. 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.

10. 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

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 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

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA IN HECTARES
1	PART OF 19	7	32002-0206	0.060
PART 1 COMPRISES PART OF PIN 32002-0206.				



PLAN OF SURVEY OF
PART OF LOT 19
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF BURFORD)
COUNTY OF BRANT
SCALE 1:500



THE INTENDED PLOT SIZE OF THIS PLAN IS 600mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

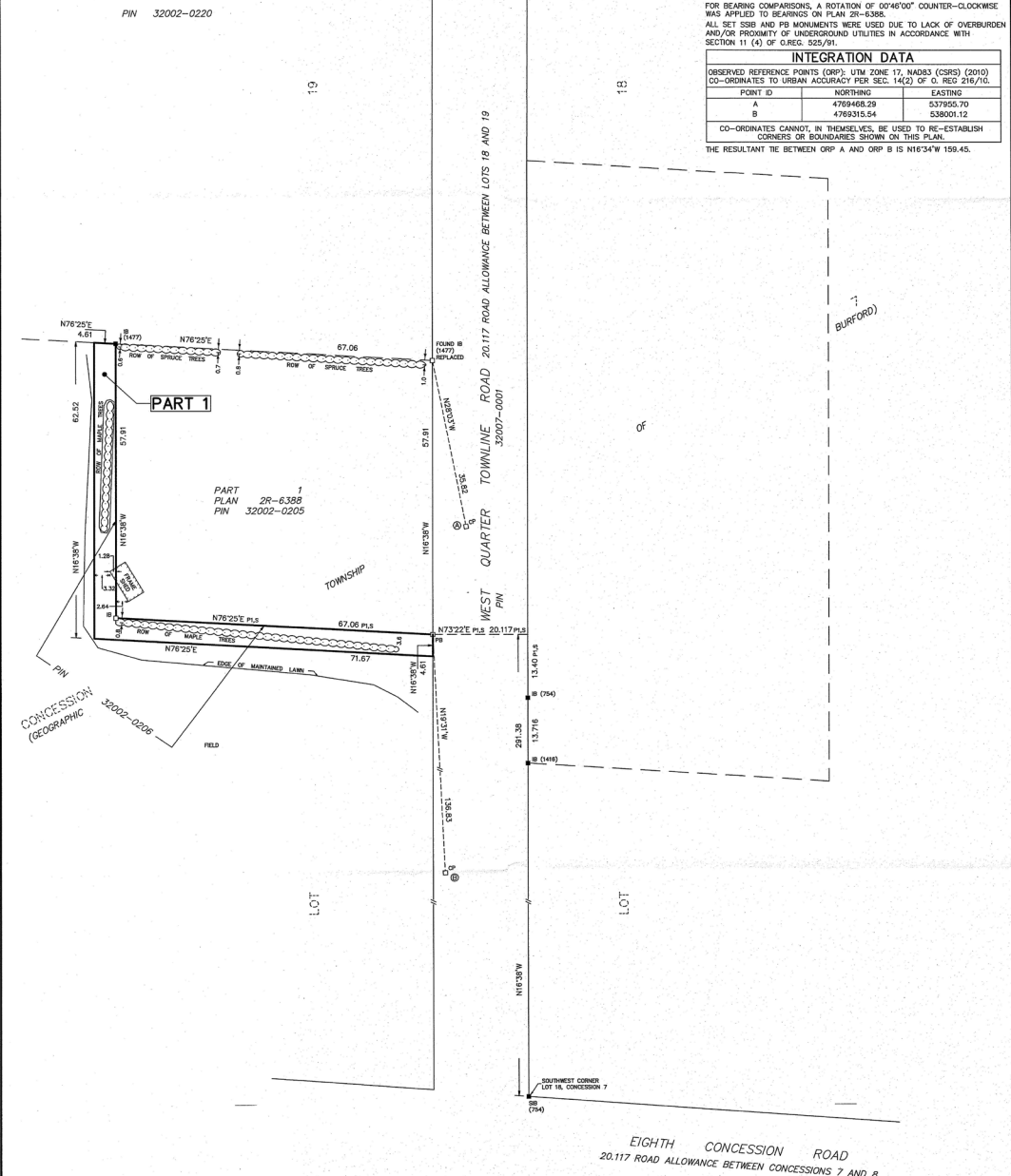
MacAULAY, WHITE & MUIR LTD.

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999582. ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED. ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN. ALL PINS ARE (LT) UNLESS NOTED (R). FOR BEARING COMPARISONS, A ROTATION OF 0°04'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 2R-6386. ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 825/91.

INTEGRATION DATA		
POINT ID	NORTHING	EASTING
A	4769468.29	537955.70
B	4769315.54	538001.12

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP A AND ORP B IS N16°34'W 155.45.



- LEGEND**
- SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - PB - PLASTIC BAR
 - CP - CONCRETE PIN
 - - PLANTED
 - - FOUND
 - - ROUND
 - W - WITNESS
 - S - SET
 - JOB - J.D. BARNES LIMITED
 - 754 - H.W. WEST G.L.S.
 - 1416 - WEST AND KRUSKA LTD.
 - P1 - PLAN 2R-6386

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 4th DAY OF JULY, 2025.

JULY 17, 2025
JOHN W. MUIR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-

<p>MacAulay, White & Muir Ltd. A Wholly Owned Subsidiary of J.D. Barnes Limited 1000 BERRY ACRE ROAD, UNIT 8, PARKVILLE, ONT. T. (919) 752-0500 www.jdbarnes.com</p>	DRAWN: CCS CHECKED: JM
	Ref. No. 25-50-229-00