

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

Applicant: Ruchika Angrish
Submission No.: B4-26-AV
Roll No.: 292000402034900

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 B4-26-AV from Ruchika Angrish of the Angrish Group, on behalf of the owners, Linda and Albert McAlister, for lands legally described as Range 1 West of Mount Pleasant, Part of Lot 8, in the Geographic Former Township of Brantford, and municipally known as 639 and 641 Mount Pleasant Road, County of Brant, to create one residential lot on partial services, having an area of approximately 2,043 square metres (0.49 acres) and frontage of approximately 30 metres (99 feet) on Mount Pleasant Road.

This Application was heard on the **21st Day of May 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 result in the creation of one residential parcel on partial services that is appropriate in size, scale, and frontage for the area.
- Appropriate conditions have been included to address technical requirements related to the redevelopment of the lands with appropriate levels of servicing.
- 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 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 the Owner/Applicant(s) convey a 3.0-meter road widening along Mount Pleasant Road to the County of Brant, free of charge and encumbrances, to the satisfaction of the County.
4. That the Owner/Applicant(s) submit a scoped Hydrogeological Study, prepared by a qualified professional and to the satisfaction of the County of Brant, to assess the servicing feasibility for Proposed Parcel 1 (B4), including confirmation that a private septic system can be appropriately accommodated in accordance with Part 8 of the Ontario Building Code and without creating unacceptable groundwater impacts.
 - a. The study shall be approved prior to stamping of the deeds. That a Terms of Reference for the scoped Hydrogeological Study be submitted to and approved by the County of Brant prior to completion of the study.
5. That the Owner/Applicant(s) submit a Section 65 report under the Drainage Act, prepared by a qualified engineer, to the satisfaction of the County of Brant and the Municipal Drainage Superintendent, to address any requirements related to the Guest Drain No. 2.
6. That the Owner/Applicant(s) obtain a Public Works Permit from the County of Brant for any works within the municipal road allowance, including but not limited to new or modified entrances and water service connections.
7. That the Owner/Applicant(s) provide proof/copy of draft approved civic addressing for the Retained Land issued by the Planning Division to the satisfaction of the County of Brant.

8. That the Owner/Applicant(s) provide Parkland Dedication and/or Cash-in-lieu of parkland in the amount of \$6,160 per new lot created 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.
9. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.
10. That the Owner/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).
11. 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.
12. 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.

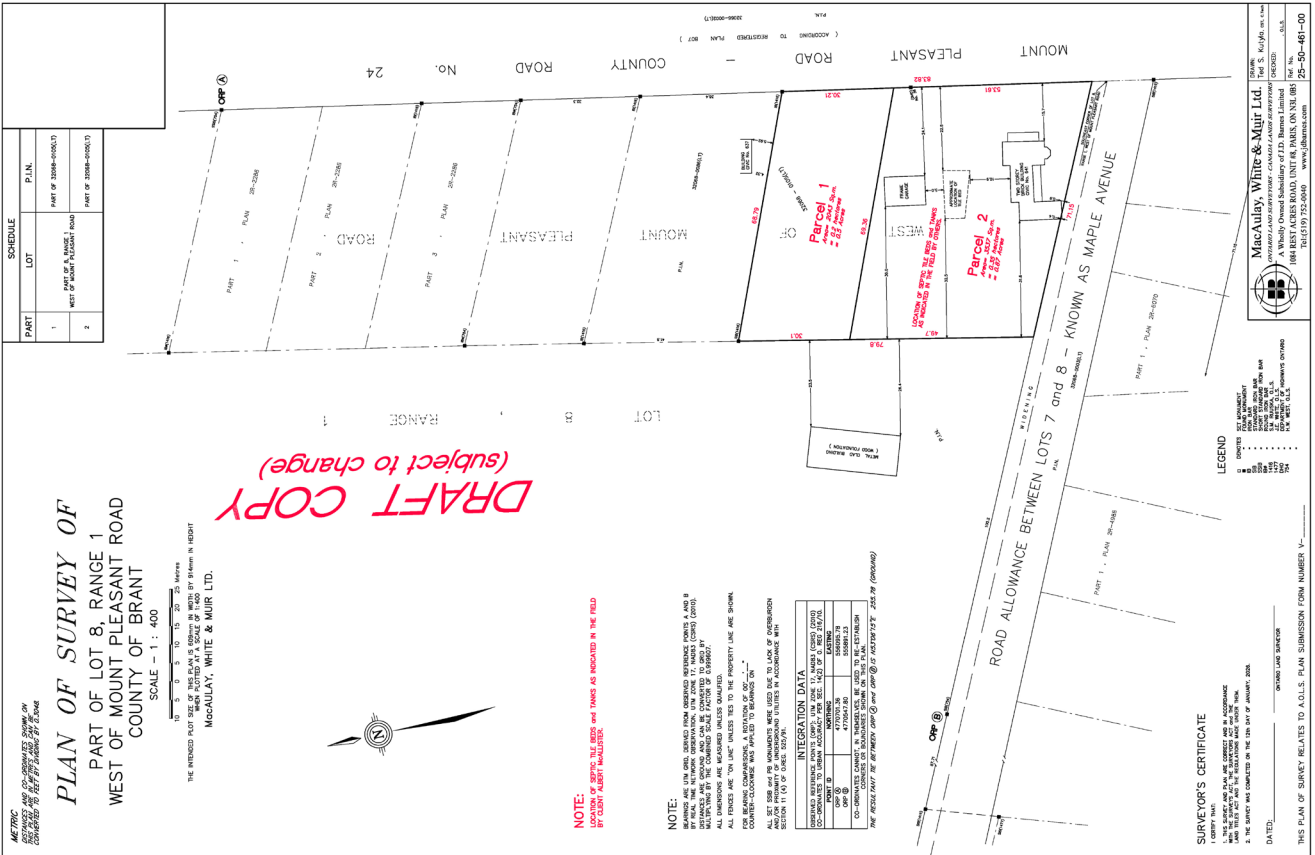
DATED this 21st day of May, 2026

Concur in the Decision:

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

NOTE:

1. **The last date for filing a notice of appeal to the Ontario Land Tribunal (OLT) is June 11, 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 June 11, 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 \$280.00 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



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This Application was heard on the **21st Day of May 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 result in the creation of one residential parcel on partial services that is appropriate in size, scale, and frontage for the area.
- Appropriate conditions have been included to address technical requirements related to the redevelopment of the lands with appropriate levels of servicing.
- 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 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 the Owner/Applicant(s) convey a 3.0-meter road widening along Mount Pleasant Road to the County of Brant, free of charge and encumbrances, to the satisfaction of the County.
4. That the Owner/Applicant convey to the County, free and clear of all encumbrances, an 8.0 m x 8.0 m daylight triangle at the south-east corner of Severed Parcel 2 (B5), being the intersection of Mount Pleasant Road and Ellis Avenue, to the satisfaction of the County.
5. That the Owner/Applicant(s) enter into an Encroachment Agreement with the County of Brant for the existing structure (No. 641) encroaching into the Ellis Avenue municipal right-of-way, to the satisfaction of the County.
6. That the Owner/Applicant(s) submit a Section 65 report under the Drainage Act, prepared by a qualified engineer, to the satisfaction of the County of Brant and the Municipal Drainage Superintendent, to address any requirements related to the Guest Drain No. 2.
7. That the Owner/Applicant(s) obtain a Public Works Permit from the County of Brant for any works within the municipal road allowance, including but not limited to new or modified entrances and water service connections.
8. That the Owner/Applicant(s) provide proof/copy of draft approved civic addressing for the Retained Land issued by the Planning Division to the satisfaction of the County of Brant.
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Law 21-2022, Section 3.1 and 3.2 to the satisfaction of the County of Brant.

10. That the current Deed Stamping Fee be paid to the County of Brant, prior to the release of each executed Certificate of Official.

11. That the Owner/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).

12. 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.

13. 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.

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"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 21st day of May, 2026

Concur in the Decision:

APPROVED <hr/> Mary-Jane Brown, Chair	ABSENT <hr/> Bob Hamilton, Vice-Chair
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