Notice of Complete Application

The County of Brant has received a complete application for a minor amendment to the Zoning By law and Consent Application.

Details of Application:

Location: Application No: Agent / Applicant: Owner:	**82 McBay Road** **B17-ZBA22-26-AV** **J. H. Cohoon Engineering c/o Bob Phillips** **John Michael Bennett, Tina Marie Aycock/ 2309017 Ontario Ltd**
What is being proposed?	A consent application for a lot line adjustment to transfer approximately 420 m² from the existing residential lot at 80 McBay Road to the abutting agricultural parcel at 82 McBay Road. Following the adjustment, the residential lot would be approximately 0.56 ha, and the agricultural parcel would be approximately 43 ha. A concurrent Zoning By-law Amendment application is proposed to rezone the transferred lands from Rural Residential (RR) to Agricultural (A), consistent with the receiving parcel. No new lots are proposed.
Staff Contact: Phone: Email:	**Afsoon Veshkini, Planner** **519.442.7268 (519.BRANT) ext. 3014** **Afsoon.Veshkini@brant.ca**

Why am I receiving this notice?

You are receiving this notice because your property is located within 180 metres of the subject lands, or because you have asked to receive notice about planning applications in this area.

How can I get involved?

This application will be reviewed and decided by Planning staff under delegated authority. **No public meeting will be held**, but written comments may be submitted and will be considered before a decision is made. Any person may provide a written submission in support of or in opposition to the application. Submissions will be accepted by mail, e-mail, or transcribed by staff. All submissions will be reviewed.

Written submissions and requests to receive notice of the decision may be sent to the Planner noted above or to the Planning Division at planning@brant.ca, or delivered to 66 Grand River Street North, Paris ON N3L 2M2.

Please include the application number in all correspondence.

Comment Deadline:	**December 8, 2026**
Decision:	**December 22, 2026**

How is the Decision Made?

This application will be decided by Planning staff under the County's delegated authority framework. Council approval and a public meeting are not required for this type of minor zoning amendment. Planning staff will review the application, supporting materials, and all written submissions before issuing a decision by the date noted above.

If a written request is received from a majority of County Council or from the applicant to consider the application at a public meeting, the application will be referred to the next available Council meeting for review and decision. A new notice advising of the meeting date will be provided to anyone who has submitted a written request to be notified and posted online at brant.ca/activeapplications.

Should you wish to receive a copy of the notice of decision, of any changes to the application, or of any future public meetings if applicable, please submit your requests or submissions to the staff contact noted above, the planning division by email at planning@brant.ca, or visit the office at 66 Grand River Street North, Paris ON N3L 2M2.

Who can appeal a Decision?

The applicant, the Minister, or a specified person or public body under the Planning Act may appeal to the Ontario Land Tribunal (OLT). The 20-day appeal period begins on the date the Notice of Decision is issued. If no appeal is filed within this period, the decision is final and binding. To learn more about your appeal rights, visit brant.ca/planningapplications

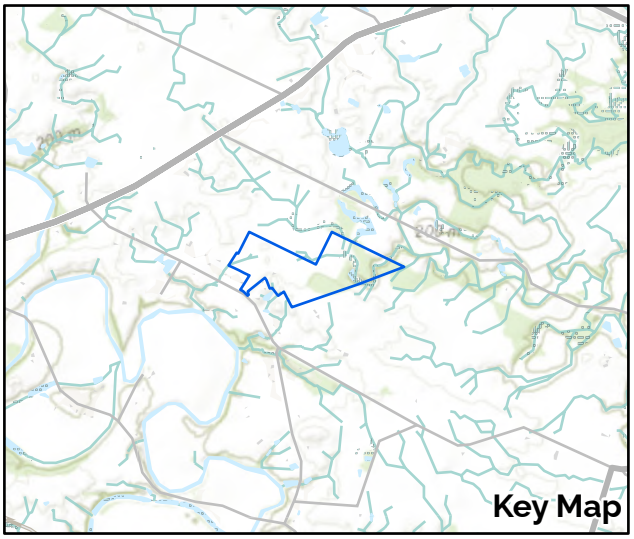
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*

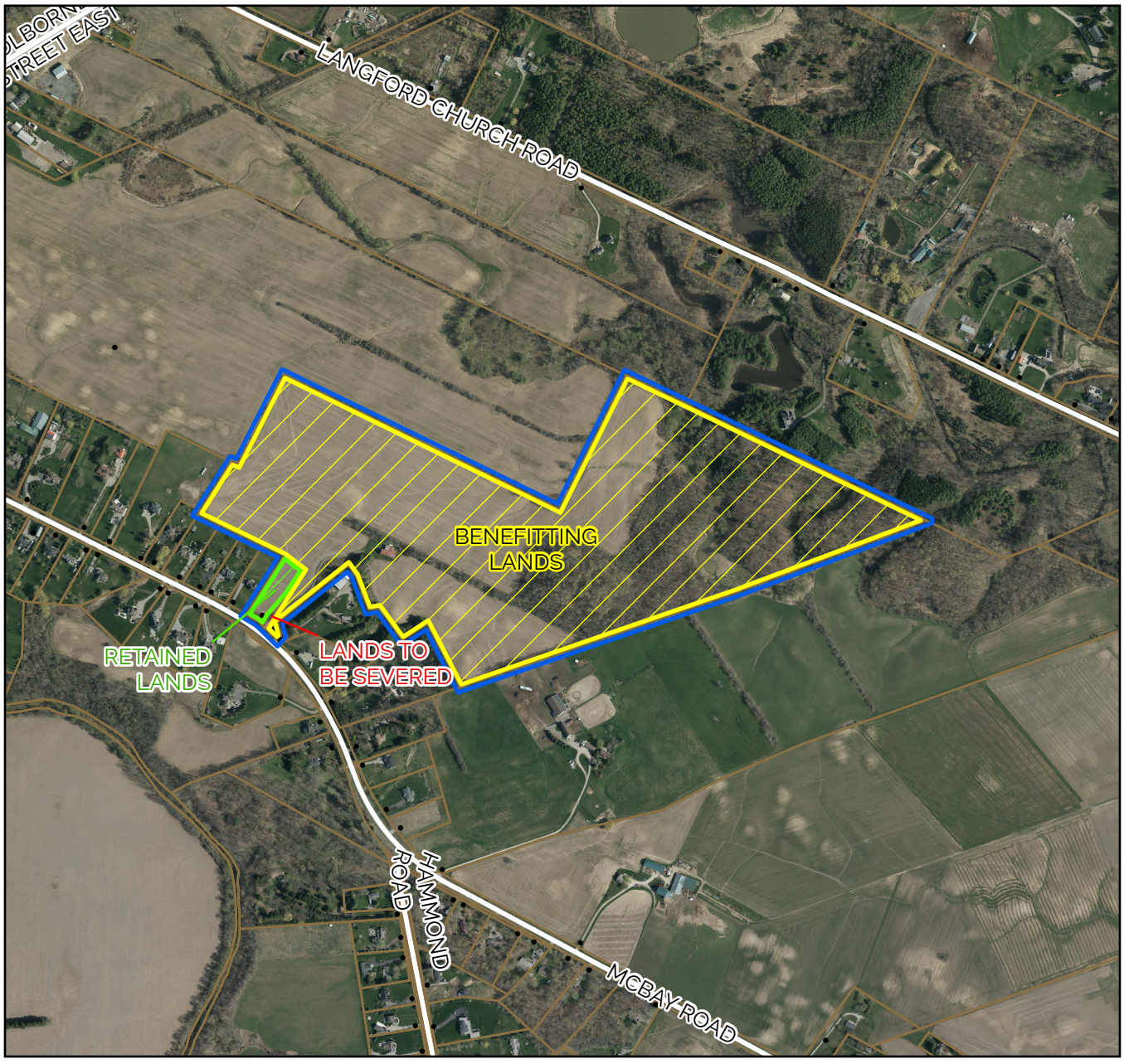
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B17-ZBA22-26-AV

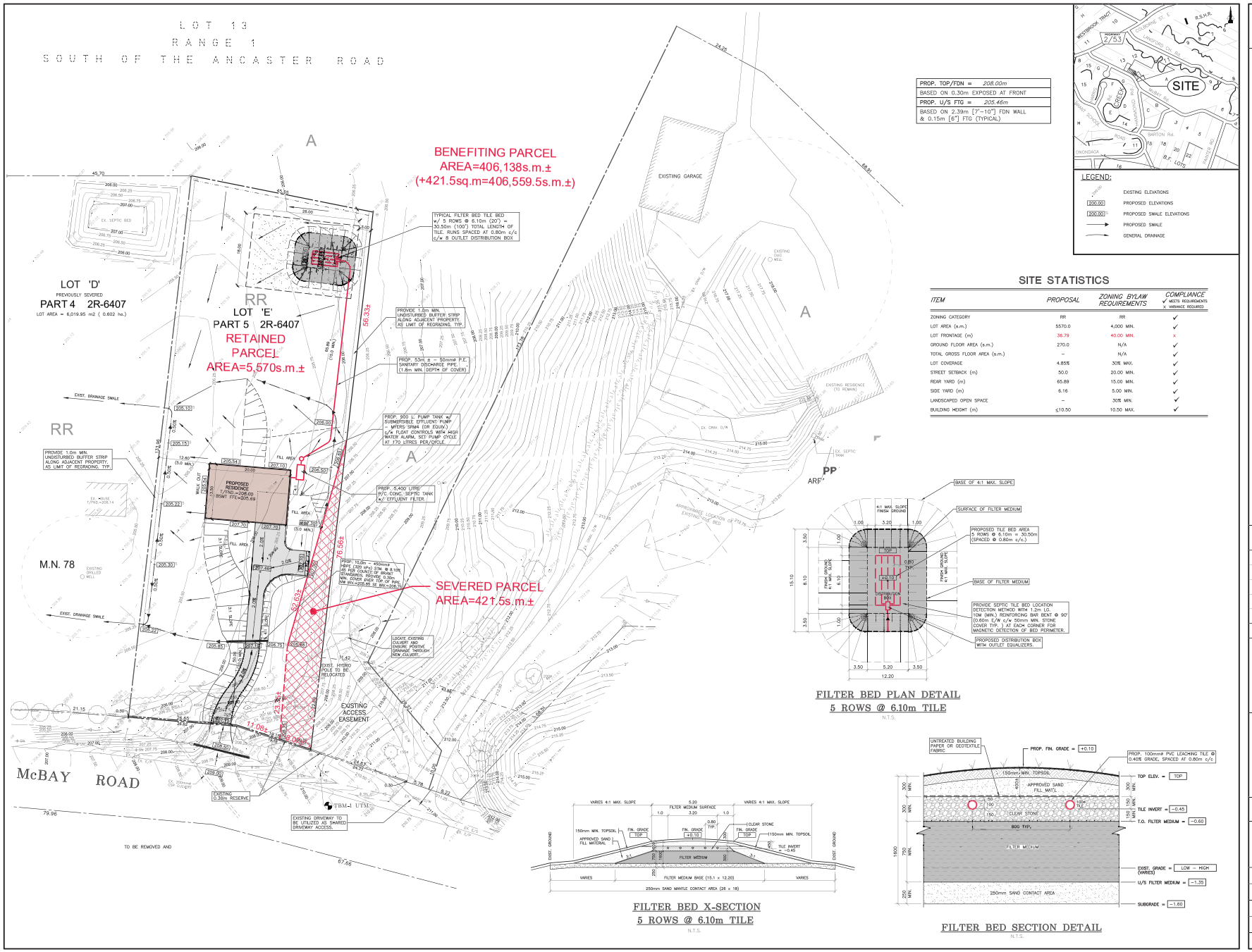
82 MCBAY ROAD
County of Brant
Ontario

N

0 95 190 380
Meters
Date Printed:2026-11-05







THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)
3. ZONING (RR), LOT COVERAGE 30% MAX.
4. TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.
5. MINIMUM CLEARANCES TO SEPTIC SYSTEM:

SEPTIC TREATMENT UNITS		TILE BED DISTRIBUTION PIPE	
WELL	= 15.0m MIN.	WELL	= 15.0m MIN.
BUILDING	= 1.5m MIN.	SOIL ABSORPTION BED	= 15.0m MIN.
PROPERTY LINE	= 3.0m MIN.	BUILDING	= 1.5m MIN.
LAKE, STREAM ETC.	= 15.0m	PROPERTY LINE	= 3.0m MIN.
		LAKE, STREAM ETC.	= 15.0m

6. DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (ie. WATER SOFTENER ETC.)
7. TYPICAL FILTER BED SEPTIC SYSTEM:
DESIGN BASED ON 1 STOREY DWELLING 320.00m2 (INCLUDING HALF OF WALKOUT BASEMENT AREA) WITH 3 BEDROOMS AND 10 FIXTURE UNITS.
DAILEY SEWAGE FLOW (D.S.F.) = 2,800 L/DAY
WITH AN EXISTING SOIL "T"-TIME OF 50 min./cm.

TYPICAL FILTER BED DESIGN:

USE 5 ROWS @ 6.1m (20') = 30.5m (100')
TOTAL LENGTH OF 100mm# PVC DISTRIBUTION PIPE.

FILTER MEDIUM SURFACE:
8.10m x 5.20m = 42.12m2 (37.33 m2 MIN.)

FILTER MEDIUM BASE:
15.10m x 12.2m = 184.22m2 (164.70 m2 MIN.)

SAND CONTACT AREA:
26.00m x 18.00m = 468.00m2 (466.66 m2 MIN.)

8. SEPTIC TANK: SHALL BE 5400 LITRE PRECAST CONCRETE c/w EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS OPENING TO GROUND SURFACE.
PUMP TANK SHALL BE 900 LITRE PUMP TANK WITH SUBMERSIBLE EFFLUENT PUMP (MYERS SRM4 OR EQUIV.)
COMPLETE WITH FLOAT CONTROLS WITH HIGH WATER ALARM.
PUMP CYCLE SET AT 170 LITRES PER/CYCLE.
9. PROVIDE SEPTIC TILE BED LOCATION DETECTION METHOD WITH EITHER 1.2m LG. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.60m E/W c/w 50mm MIN. STONE COVER TYP.) AT EACH CORNER FOR MAGNETIC DETECTION OF BED PERIMETER.
10. FOR TEST HOLE INFORMATION AND "T" TIME REFER TO "SEWAGE SYSTEM INVESTIGATION" REPORT.
11. BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CONDITIONS THAT DEVIATE FROM THE DESIGN CRITERIA. (ie. SOIL SUITABILITY, WATER TABLE ETC.)
12. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (I.E. TRANSFORMERS, STREET LIGHTS, PEDESTALS, WATER SERVICE CURB STOP ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MIN. CLEARANCE).
13. STEP DOWN TOP OF FOUNDATION AND/OR FOOTINGS TO SUIT THE PROPOSED GRADES.
14. FINISHED GARAGE FLOOR TO BE 0.30m BELOW THE SET TOP OF FOUNDATION ELEVATION.
15. THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOIL CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.
16. AN APPROVED PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORKS WITHIN THE ROAD ALLOWANCE, INCLUDING INSTALLATION OF VEHICULAR ENTRANCES.
17. NOTES 7 & 8 ARE BASED ON PRELIMINARY DESIGN CRITERIA ONLY AND ARE SUBJECT TO PROVISION OF HOUSE DESIGN AND SOILS INFORMATION TO FACILITATE FINAL DESIGN & BUILDING PERMIT APPLICATION.
18. PRIOR TO APPLICATION FOR A BUILDING PERMIT DETAILED INDIVIDUAL LOT GRADING PLAN. (BASED ON ACTUAL ARCHITECTURAL PLANS) FOR EACH LOT SHALL BE PREPARED AND SHALL BE SUBMITTED BY THE DEVELOPERS ENGINEER FOR APPROVAL.

T.B.M. 1 UTM ELEV. = 210.30m (GEO)
NAIL IN HYDRO POLE ON THE NORTH SIDE OF McBAY ROAD AT THE SOUTH EAST CORNER OF SUBJECT LOT AS SHOWN.

NO.	REVISION	DATE	BY
1	SEVERANCE LINES	10/05/26	S.L.M.

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD , UNIT #1 , BRANTFORD – ONTARIO , N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:
PROPOSED SEVERANCE
PART OF LOTS 12 & 13
RANGLE 1 – S.H.R.
GEOGRAPHIC TOWNSHIP OF BRANTFORD
COUNTY OF BRANT

CLIENT:
MIKE BENNETT

SEVERANCE
LOT GRADING PLAN

DESIGN:	R.W.P.	SCALE:	1:400
DRAWN:	W.S.M.	JOB No:	8194
CHECKED:	R.W.P.		
SHEET:	1 OF 1	DWG. No:	8194–5
DATE:	SEPT. 23, 2014		