



Notice of Complete Application

The County of Brant has received a complete consent application.

Details of Application:

Application Type:	Surplus Farm Dwelling Consent Application
Location:	218 Twelfth Concession Road
Application No:	B15-26-RF
Agent / Applicant:	G. Douglas Vallee Ltd. c/o James Canzano
Owner:	Steven and Shelley Innes
What is being proposed?	Consent Application B15-26-RF is proposing the severance of a surplus farm dwelling from the agricultural property located at 218 Twelfth Concession Road. The proposed severed parcel will have a frontage of approximately 51.0 m on Twelfth Concession and an area of 0.4 hectares. The retained lands will have a frontage of approximately 253.0 m along Twelfth Concession and an area of 20.6 hectares.
Staff Contact:	Roxana Flores, Junior Planner
Phone:	519.442.7268 ext. 3065
Email:	roxana.flores@brant.ca

Why am I receiving this notice?

You are receiving this notice because your property is located within 60 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.** b 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 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:	September 4, 2026
Decision:	September 17, 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 application. 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.

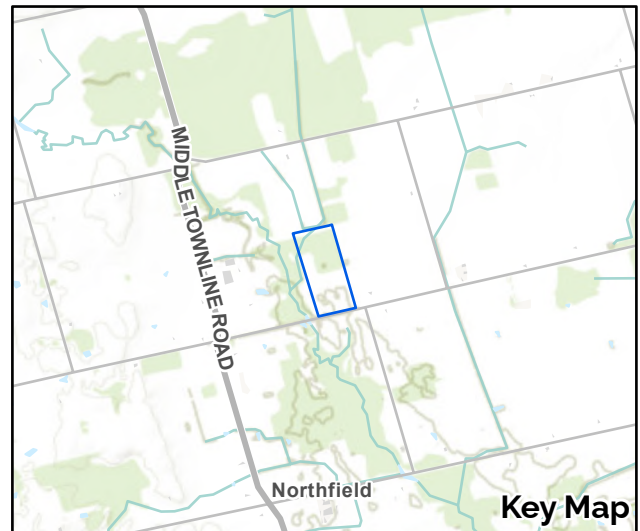
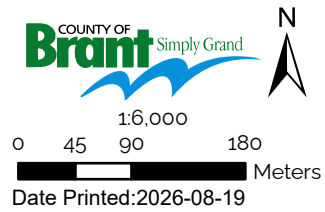
Who can appeal a Decision?

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 3: AERIAL IMAGERY 2024
FILE NUMBER
B15-26-RF

218 TWELFTH CONCESSION ROAD
County of Brant
Ontario



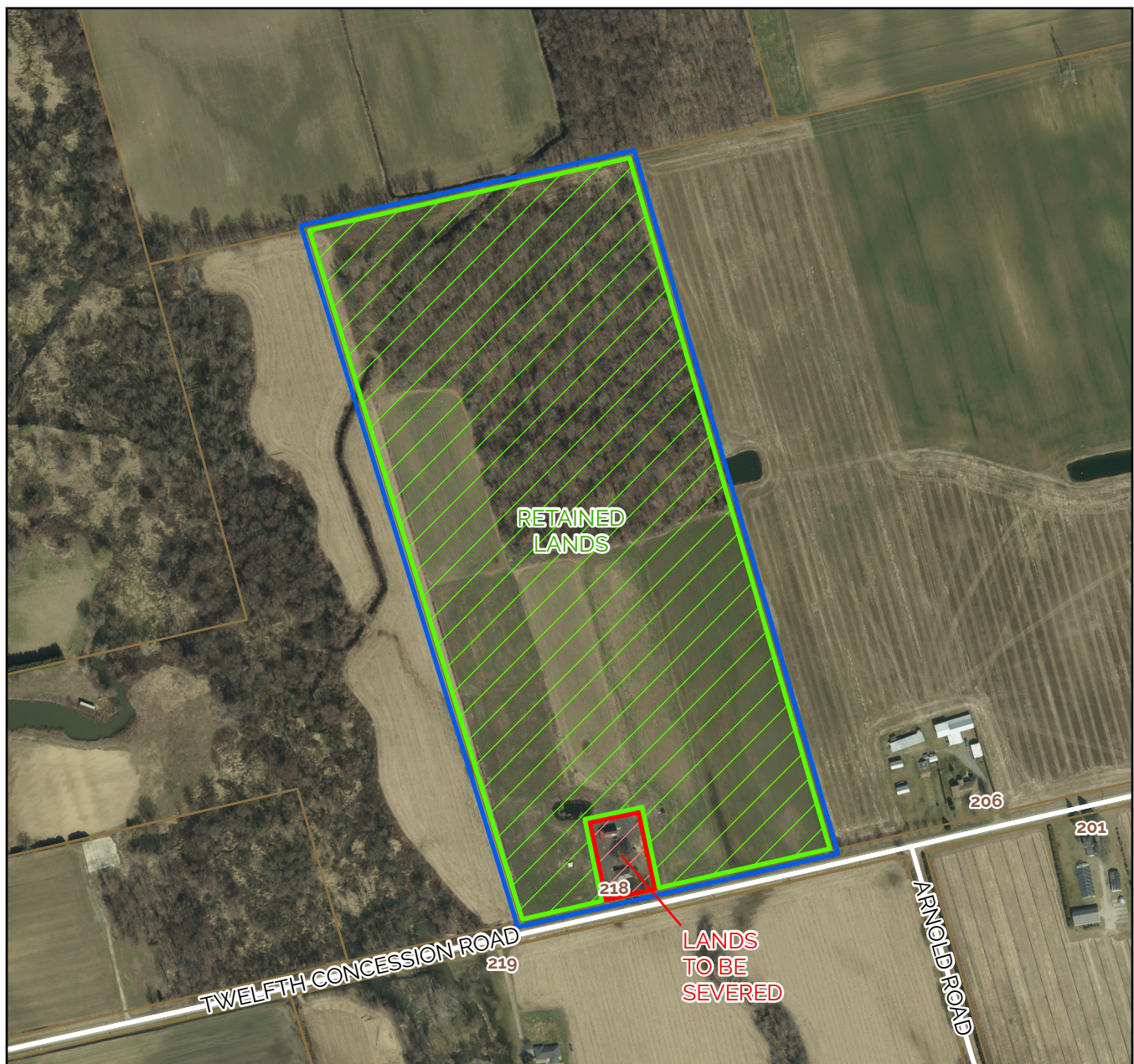
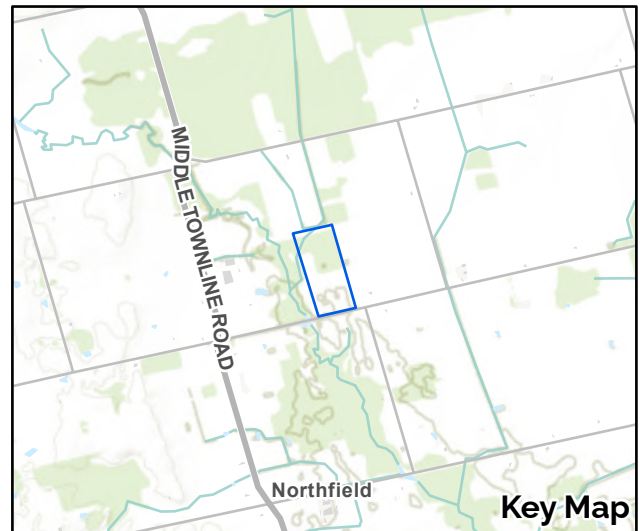
MAP 4: AERIAL DETAIL MAP
FILE NUMBER
B15-26-RF

218 TWELFTH CONCESSION ROAD
County of Brant
Ontario



0 45 90 180
Meters

Date Printed: 2026-08-19



SKETCH SHOWING
PROPOSED SEVERANCE

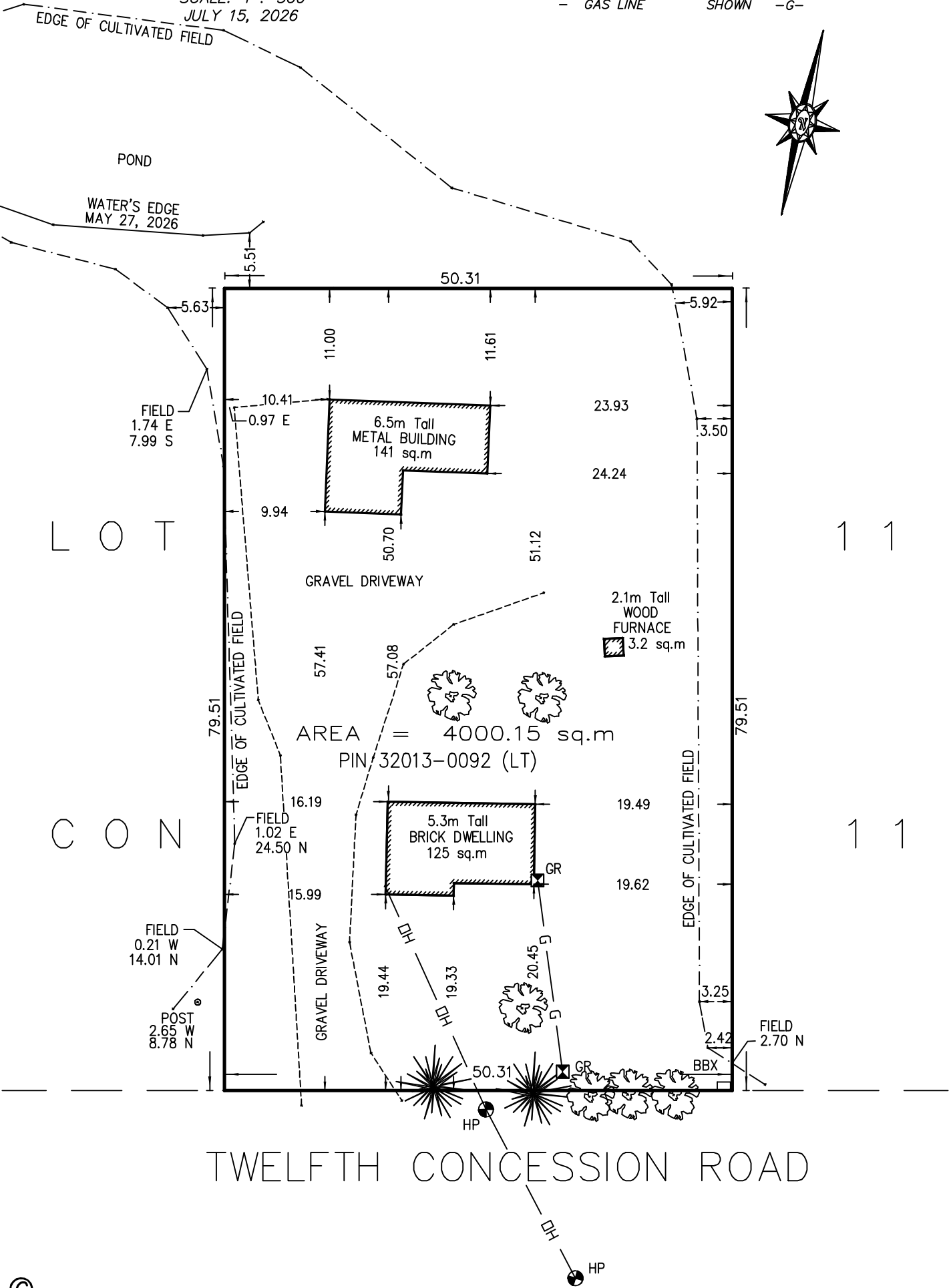
FOR:

STEVE INNES
#218 TWELFTH CONCESSION ROAD
BURFORD

SCALE: 1 : 500
JULY 15, 2026

NOTES

- AREA OF PROPOSED PARCEL = 4000.15 sq.m
- AREA OF DWELLING, BUILDINGS & PORCHES = 269.2 SQ.M
- DWELLING COVERAGE = 6.7%
- GAS RISER SHOWN GR
- GAS METER SHOWN GM
- HYDRO POLE SHOWN HP
- BELL BOX SHOWN BBX
- OVERHEAD WIRES SHOWN -OH-
- GAS LINE SHOWN -G-

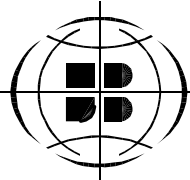


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PROPERTY DESCRIPTION:

PART OF LOT 11
CONCESSION 11
TOWNSHIP OF BURFORD
COUNTY OF BRANT



JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.

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DRAWN BY: J.L.M.	CHECKED BY: Z.D.	REFERENCE NO.: 26-54-585-00
		DATED: JULY 15, 2026