



NOTICE OF PUBLIC MEETING

- IT IS IMPORTANT TO NOTE THAT ANYONE HAS THE RIGHT TO MAKE AN APPLICATION TO AMEND A PLANNING DOCUMENT.
- ONCE AN APPLICATION HAS BEEN MADE, THE COUNTY OF BRANT IS BOUND BY THE PROVISIONS OF THE PLANNING ACT TO SEND NOTICE OF A PUBLIC MEETING.
 - THIS DOES NOT MEAN THE COUNTY OF BRANT EITHER SUPPORTS OR IS IN OPPOSITION TO THE PROPOSAL.
- THE PURPOSE OF THE PUBLIC MEETING IS TO HEAR THE VIEWS OF ALL THOSE CONCERNED.
- BASED ON ALL THE FACTS PRESENTED, THE COMMITTEE OF ADJUSTMENT WILL MAKE A DECISION ON THOSE MATTERS FOR WHICH THEY ARE RESPONSIBLE.

PLEASE NOTE:

IT IS REQUESTED THAT YOU PROVIDE ANY COMMENTS / CONCERNS

ONE WEEK PRIOR TO THE MEETING TO

ALLOW YOUR COMMENTS /CONCERNS TO BE DISTRIBUTED TO THE MEMBERS OF THE
COMMITTEE OF ADJUSTMENT.



Notice of Complete Committee of Adjustment Application and Public Meeting

Date: February 20, 2025

Time: 6:00 PM

Location: Council Chambers - 7 Broadway Street West, Paris
OR Meeting available on the County of Brant You Tube

Application Number and Address: A18-24-LK, 112 Dundas St W

Details of Application:

Jill Palmer, Applicant/ Owner of PLAN 581 LOT 49, County of Brant, in the geographic Township of Paris, Municipally known as 112 Dundas Street West is seeking minor relief from the Zoning By-Law to allow for a maximum accessory structure height of 4.8 metres, whereas a maximum height of 4.5 metres is permitted, and recognize the existing street setback of 3.93 metres. The application is required in order to convert the existing dwelling into an additional residential unit (ARU) secondary to a new primary dwelling to be constructed.

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a "Complete Application" for the proposal described above in accordance with the Planning Act. A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above.

ANY PERSON may make written submissions. **Written submissions must be made to the Planning Division one week prior to the meeting at the address shown below.*

The Committee of Adjustment may review the proposal and any other material placed before it in order to make a decision on the proposal. If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to the Committee of Adjustment, c/o Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca.

Where do I send written submissions?

To submit written feedback please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca.

Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

Planner: Roxana Flores, Roxana.Flores@brant.ca

To view the application and supporting documents, please contact the Planning Department, contact information mentioned above.

How do I appeal a Decision?

Only the Applicant or Minister may appeal decisions in respect of applications for consent or minor variance to the Ontario Land Tribunal (OLT).

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, 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.

** 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.*

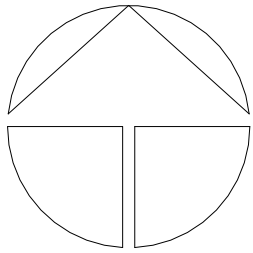
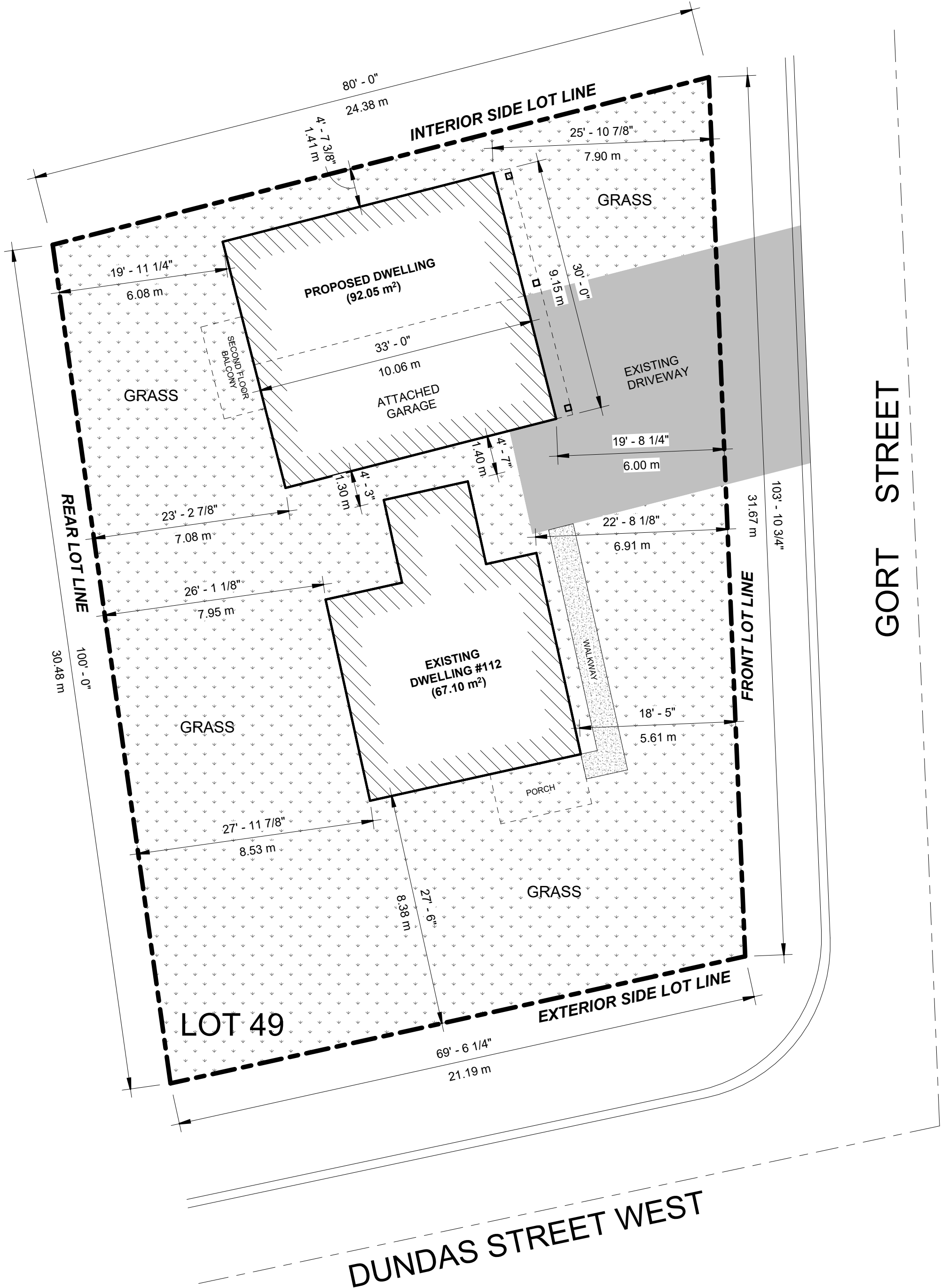
LOT INFORMATION:
ZONE: R2 - URBAN RESIDENTIAL

LOT AREA: 699.72 m²
EXISTING BUILDING AREA: 67.10 m²
EXISTING BUILDING HEIGHT: 4.77 m
LOT COVERAGE: 9.59%

PROPOSED DWELLING (PRIMARY BUILDING):

BUILDING AREA: 92.05 m²
MAXIMUM HEIGHT: 5.79 m
GROSS FLOOR AREA: 184.10 m²
LOT COVERAGE: 13.16%

TOTAL LOT COVERAGE: 22.75%



Project Name
**Additional Residential
Unit - Palmer
Residence**

Project Address
**112 Dundas Street W
Brant, Ontario**

File No. **R2200**

Sheet Title
SITE PLAN

Drawing No.	Revision No.	Sheet No.
D01	0	1 OF 4

Scale **3/32" = 1'-0"**

Sheet Size **ARCH C (18"x24")**

Checked by: H.R. Drawn by: H.R.

Date **2024-12-16**

No.	Description	Date

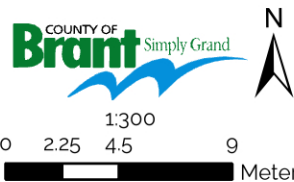
PEO CERTIFICATE OF AUTHORIZATION #11451103

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MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A18-24-LK

112 Dundas Street West
County of Brant
Ontario



Date Printed:2024-11-28

