



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	April 16, 2026
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Consent Application
Application No:	B32-25-RF
Location:	14 QUEEN STREET
Agent / Applicant:	G. Douglas Vallee Limited c/o Scott Puillandre
Owner:	Derek Fowler

This application proposes: to sever for the creation of one (1) new residential lot having a frontage of approximately 8.0metres along King St with an area of 345 square metres (3,714 square feet). The retained parcel, which contains an existing dwelling that will remain, will have a frontage of approximately 16.5 metres along King St. and a lot area of approximately 648.0 square metres (6,975 square feet).

Planner: Roxana Flores, Junior Planner, 519-442-7268 Ext. 3065,
roxana.flores@brant.ca

To view the application and supporting documents, please contact the Planning Department. 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

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. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

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

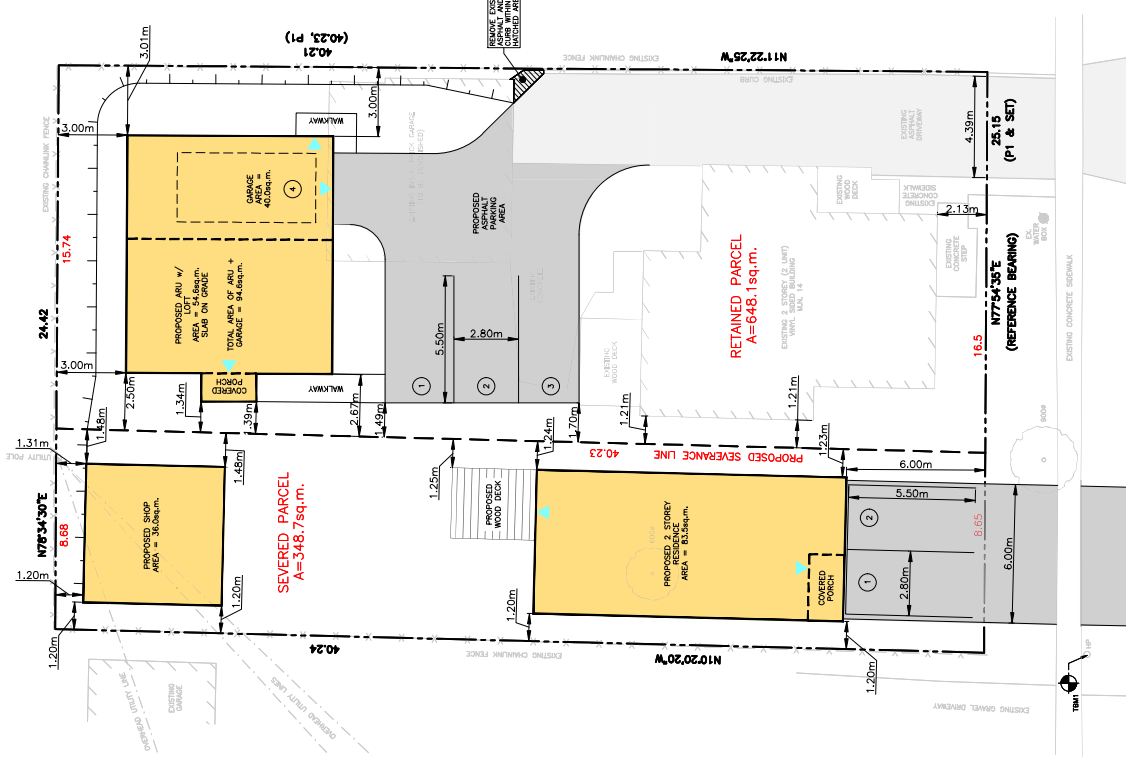
How can we find out the Decision?

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 location/ contact noted above.

Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). 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.*



PROVISION	RELATION	REQUIRED	PROVIDED
4.4.1	MAX LOT COVERAGE	50% TOTAL AREA	14.6%
	MAX SETBACK	IN ACCORDANCE WITH THE STREET BENCH MARK	26.3m
	MAX SIDEWALK WIDTH	2.0m TO SIDEWALK BENCH MARK	1.3m
	MAX SIDEWALK WIDTH	2.0m TO SIDEWALK BENCH MARK	1.3m
	MAX SIDEWALK WIDTH	2.0m TO SIDEWALK BENCH MARK	1.3m

PROVISION	DESCRIPTION	REQUIRED	PROVIDED
6.2.1	MIN LOT FRONTAGE	15m	16.5m
	MIN STREET FRONTAGE	4.5m TO SIDEWALK BENCH MARK OR 6.0m TO DRIVEWAY BENCH MARK	2.1m (SHOULD)
	MIN SIDEWALK WIDTH	1.5m	1.3m
	MIN SIDEWALK WIDTH	1.5m	1.3m
	MIN SIDEWALK WIDTH	1.5m	1.3m

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	MIN SIDEWALK WIDTH	1.5m	1.3m

REV.	DATE	REVISION
0	12/05/2022	ISSUED FOR PERMITS SUBMISSION

NOT TO SCALE
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN FROM THE CENTERLINE OF THE DRIVEWAY OR FROM THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE MEASURED TO THE FACE OF THE CURB OR TO THE FACE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.

PROPERTY INFORMATION:
 LOCAL SURVEY COMPLETED BY WEST & WATSON LTD. IN 2018. THE SURVEY IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE REGISTRAR OF LANDS, 100 KING STREET WEST, TORONTO, ONTARIO M5X 1C5.
 THE SURVEY IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE REGISTRAR OF LANDS, 100 KING STREET WEST, TORONTO, ONTARIO M5X 1C5.
 THE SURVEY IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE REGISTRAR OF LANDS, 100 KING STREET WEST, TORONTO, ONTARIO M5X 1C5.

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION

SCALE: 1:100

vallee
 Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED
 2 TALBOT STREET NORTH
 SIMCOE, ONTARIO N3T 3N4
 (519) 426-6270

PROJ. No. 25-1145
Project No. C100

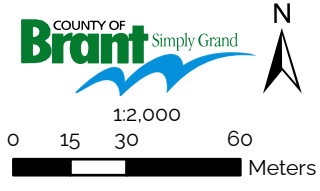
14 QUEEN STREET SEVERANCE
 QUEEN STREET
 PARIS - BRANT COUNTY

SEVERANCE PLAN

Designed by: [Signature]
 Drawn by: [Signature]
 Checked by: [Signature]
 Drawing Scale: 1:100
 Drawing No.: 09/05/2022

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA24-25-RF

14 Queen Stret
County of Brant
Ontario



Date Printed:2026-01-13

