

From: [REDACTED]
To: [Clerks](#); [Planning](#)
Subject: Concerns Regarding Proposed Development on 14 Queen st.
Date: February 10, 2026 4:40:42 PM

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Good evening,

I am writing to formally express my concerns regarding the proposed development on my neighbour's property located at 14 Queen st.. My backyard directly borders the proposed new building site, and the scale and placement of the project raise several serious issues that I respectfully ask be carefully considered as part of the review process.

I maintain two established garden areas in my backyard—one located along the shared fence line and another approximately 13 feet from the fence. These gardens are essential to my household, both to help offset the rising cost of living and, because gardening is an important part of my physical and mental well-being. The proposed buildings, due to their height and proximity to the property line, would significantly reduce the amount of natural sunlight these gardens receive, potentially making them unusable. This loss of sunlight would also diminish the reasonable enjoyment of my outdoor space.

I am deeply concerned about the close placement of a new structure beside the fence and the overall massing of the proposed development. The loss of light, privacy, and open space would have a substantial negative impact on my property. The stress and uncertainty created by the prospect of this development has already affected my ability to comfortably enjoy my home and backyard.

I am not in agreement with this proposal proceeding in its current form. Based on the size of the lot, I question whether there is sufficient space to support a subdivision of this nature while meeting appropriate setback, lot coverage, and residential amenity standards. I am also concerned about where parking for the two new residential units would be located, and whether adequate on-site parking is being provided to prevent spillover onto the street.

Further clarification is needed regarding the intended use of the proposed structures. Specifically, I am seeking confirmation on whether the unit located above the garage is intended for short-term rental use, such as an Airbnb, or for long-term residential occupancy. If short-term rentals are contemplated, this would raise additional concerns related to parking, noise, and increased activity that may not be compatible with the surrounding residential area. I also request clarification on whether the proposed shop building is intended for personal use or for business or commercial purposes, which may not be appropriate within a residential zone.

I am also concerned about the fairness of a proposal that introduces multiple income-generating rental units directly adjacent to my property while significantly reducing the space, sunlight, and outdoor enjoyment that I purchased and reasonably expected as a homeowner. The impacts of increased density and building mass would be borne by neighbouring properties, while the primary benefit of the development is financial gain for a single lot owner.

Finally, I am concerned that approving this proposal could set a precedent for similar over-intensification on neighbouring lots, potentially altering the established character of the neighbourhood and negatively affecting other residents.

For these reasons, I respectfully request that this application be denied as currently proposed, or at a minimum substantially revised to reduce building mass, increase setbacks, protect sunlight access, ensure adequate parking, and clearly define the permitted uses of all structures.

Thank you for your time and consideration of these concerns.

Courtney Darling

From: [Roxana Flores](#)
To: [Nicole Campbell](#)
Subject: FW: ZBA24-25-RF 14 Queen St Paris
Date: February 10, 2026 2:54:07 PM

Kind regards,

Roxana Flores
Junior Planner
County of Brant, Development Services
www.brant.ca

66 Grand River Street North, Paris, ON N3L 2M2
T: 519.44BRANT (2.7268) x 3065
C: 226.387.7482 | roxana.flores@brant.ca

From: KEVIN ROUGHLEY [REDACTED]
Sent: February 10, 2026 12:29 PM
To: Roxana Flores <Roxana.Flores@brant.ca>
Subject: ZBA24-25-RF 14 Queen St Paris

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In regards to proposal ZBA24-25-RF, the added garage and rear parking make sense as the present house does not have adequate parking for the present occupants. The partition will directly affect everyone living on the west side of the property line by effectively building a 2 story wall on their fence line. Air flow and sunlight will be restricted or blocked in the neighbouring back yards by the proposed structure. There are privacy considerations to the potential of second story windows on the fence line overlooking existing yards that do not exist presently.

The partition seems to be more about maximizing investor returns than the good of the neighbourhood. The area is all small houses with real yards, Ripping up a yard to replace it with a maximum sized house is counter productive to the area's charm and history.

The attachment is a picture of the partion in question. The proposal would put a 6 meter wide 2 story house between the light pole and the front tree.

Thanks,
Kevin Roughley
15 Queen St, Paris



From: [REDACTED]
To: [Planning; Clerks](#)
Subject: Application ZBA24-25-RF
Date: April 6, 2026 11:25:17 PM

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I wish to support my neighbours objecting to squeezing in a residential lot with a house that does not fit in with the existing properties with no vehicular access to the "shop" at the rear of the lot and undecided whether to be sold or become a rental. We bought in this neighborhood because of the less dense housing. I realize new houses have been built but were designed to more or less fit in. Will the two existing trees on or close to the property be left should building be allowed?

Please add our name to the progress reports with this project,

Respectfully

William and Patricia Jay

17 Queen St. Paris N3L 1C2