Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	**December 18, 2025**
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:	**Minor Variance**
Application No:	**A19-25-AV**
Location:	**116 DUNDAS STREET W**
Agent / Applicant:	**Waddell Engineering Ltd c/o Wes Bond**
Owner:	**Steve & Nicole Mitchell**

This application proposes: to seek relief from Zoning By-law 61-16 to permit an interior side yard setback of 1.0 metres whereas 1.2 metres is required, as well as a rear yard setback of 5.3 metres whereas 6.0 metres is required for the construction of a two-storey attached structure, with a storage area at grade and one Additional Residential Unit (ARU) above.

Planner: Afsoon Veshkini , Junior Planner, 519-442-7268 Ext. 3014, Afsoon.Veshkini@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.*

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - NATIONAL BUILDING CODE
   - ONTARIO BUILDING CODE
   - LOCAL REGULATIONS
   - OHSA REGULATIONS
2. THE STRUCTURAL ENGINEERING REVIEW BY WADDELL ENGINEERING LTD (WEL) IS FOR THE STRUCTURAL ITEMS NOTED ON THE STAMPED DRAWINGS FOR WHICH THERE ARE NO ONTARIO BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM WEL HAS ENTERED INTO A CONTRACT (THE CLIENT) AND ARE NOT TO BE USED BY OTHERS.
4. WEL'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. WEL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO SUPPLEMENT THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR WEL, IF FURTHER CLARIFICATION IS REQUIRED.
6. WEL ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF WEL IS REQUIRED TO PERFORM AN INSPECTION, CALL (519) 267-6789. ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL.
8. **THE CLIENT (CONTRACTOR / OWNER) SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER, WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE JOB BEFORE PROCEEDING WITH THE WORK.**
9. **THE CLIENT (CONTRACTOR / OWNER) IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS SHOWN ON ALL WEL DRAWINGS WITH ALL OTHER RELEVANT DOCUMENTS AND/OR DRAWINGS (DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE ONLY AND REQUIRE VERIFICATION).**

DESIGN LOADS

1. DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS
DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS)
SNOW LOAD = Cb x Ss + 0.4 kPa; NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2.
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD in kPa

CEILING DESIGN LOADS
ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY
(CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)

ACCESSIBLE ATTIC = SEE FLOOR LOADING BELOW.

FLOOR DESIGN LOADS
DEAD LOAD = 0.57 kPa (12 psf)
LIVE LOAD = 1.92 kPa (40 psf) (TYP. U.N.O.)

ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3.:
LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOAD

GUARD LOADS: AS PER OBC 2012 4.1.5.14.(1).

ENERGY EFFICIENCY DESIGN

1. ENERGY EFFICIENCY DESIGN BASED ON THE FOLLOWING;
   A. COMPLIANCE PACKAGE ZONE 1 FROM TABLE 3.1.1.11. OF SB-12
   B. (CITY????) - XXXX HDD
2. MINIMUM R-VALUES (MIN) / U-VALUES (MAX)
   A. CEILING WITH ATTIC SPACE - R-60
   B. CEILING WITHOUT ATTIC SPACE - R-31
   C. EXPOSED FLOOR - R-31
   D. WALLS ABOVE GRADE - R19 + R5ci
   E. HEATED SLAB ≤ 24" BELOW GRADE - R-10
   F. EDGE OF SLAB ≤ 24" BELOW GRADE - R-10
   G. WINDOWS / SLIDING GLASS DOORS - 0.32 Btu/(h·ft^2·F)
   H. SKYLIGHTS - 0.49 Btu/(h·ft^2·F)
3. FENESTRATION CALCULATIONS
   A. GROSS WALL AREA - XXXX ft^2
   B. GROSS GLAZING AREA - XXX ft^2 (XX%)

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE	- OBC 9.3.1.
REINFORCING STEEL	- CSA G30
LUMBER & WOOD PRODUCTS	- OBC 9.23.
STEEL BEAMS	- OBC 9.23.4.3.
STEEL COLUMNS	- OBC 9.17.
ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS	- CAN/CSA-G40.21
STEEL HSS & W-BEAMS	- CAN/CSA-G40.21M-350W
ALL OTHER STEEL	- CAN/CSA-G40.21M-300W
STRUCTURAL BOLTS	- ASTM A325

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1,500 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM WEL IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.
6. FOR ALL CONCRETE EXPECTED TO BE EXPOSED TO CHLORIDES (DE-ICING CHEMICALS), IT IS RECOMMENDED TO USE MINIMUM 32 MPa C-1 CONCRETE. COORDINATE DESIGN w/ CONCRETE DESIGNER & SUBMIT DESIGN MIX FOR REVIEW.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO WEL AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
   A. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4.).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
   A. WEL ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11., OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
   A. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   A. DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3) OR 2x6 TOP PLATE w/ 13mm (1/2") dia. THRU BOLTS c/w NUTS & WASHERS OR HILTI X-U FASTENERS @ 600mm (24") o.c., STAGGERED INTO THE TOP FLANGE & (2) 3-1/4" TOE-NAILS FROM EACH FRAMING MEMBER INTO THE TOP PLATE.
   B. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 13mm (1/2") dia. THRU BOLTS @ 600mm (24") o.c. (MAX, MATCH JOIST SPACING), STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE FRAMING MEMBER TO BLOCKING CONNECTION.
3. WHERE A STEEL BEAM SUPPORTS MASONRY, WELD 1/2" STEEL PLATE (WIDTH TO MATCH MASONRY) TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
4. ALL STEEL BEAMS AND LINTELS SHALL HAVE MINIMUM 200mm (8") END BEARING ON MASONRY (TYPICAL U.N.O.). WELD BEAMS AND LINTELS TO BEARING PLATES, WHERE PROVIDED, WITH MINIMUM 4.8mm x 50mm (3/16" x 2") FILLET WELD EACH SIDE.
5. ALL STEEL COLUMNS ARE TO BE LATERALLY SUPPORTED TOP & BOTTOM [I.E. BY CONCRETE SLAB ON GRADE, (2) 13mm (1/2") dia. BOLTS OR 50mm (2") OF 6.4mm (1/4") FILLET WELD MINIMUM]. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. (TYP. U.N.O.).
6. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

KEYPLAN
N.T.S.

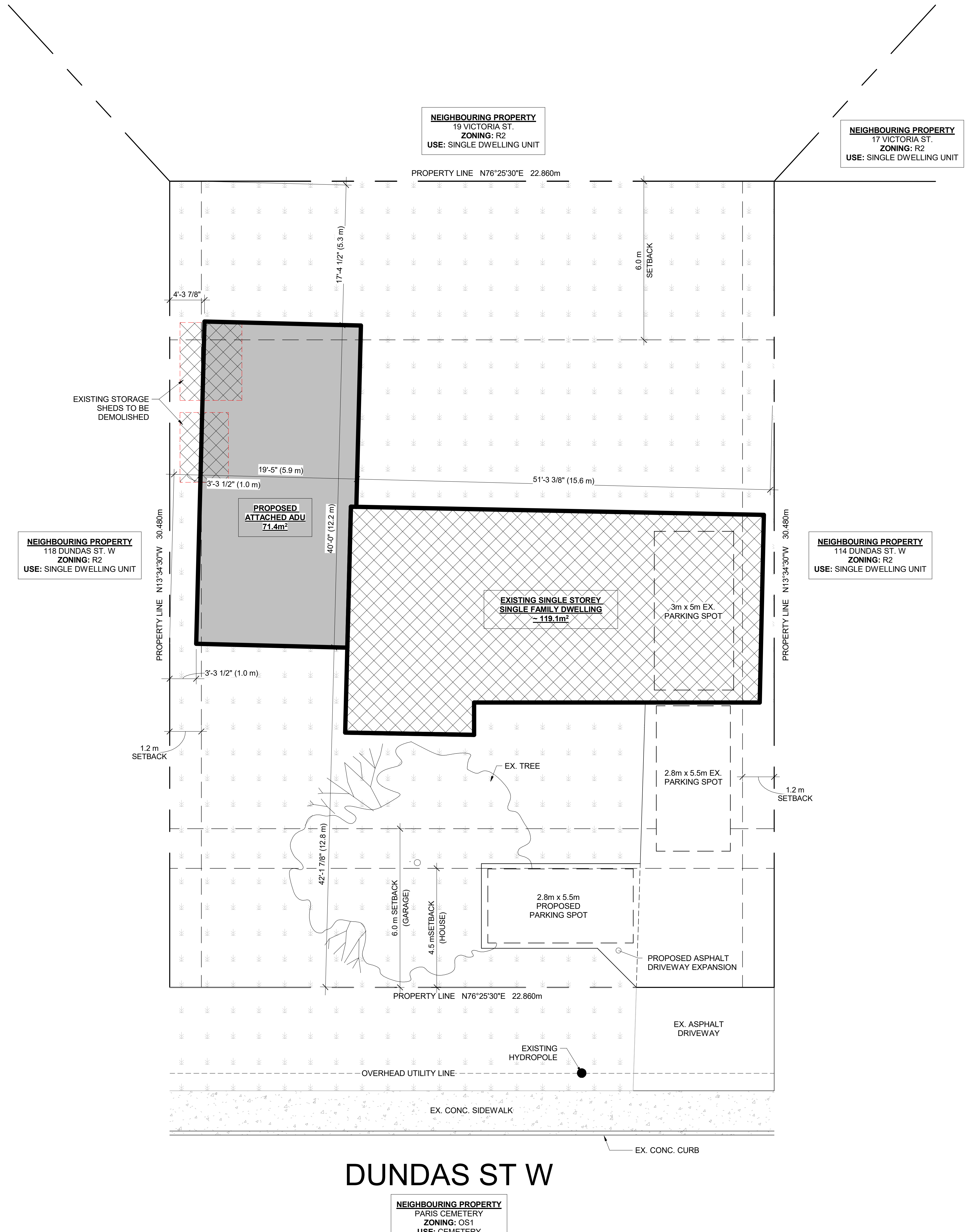
SITE DATA & NOTES

LEGAL:
LT 109, PL 588
PARIS
COUNTY OF BRANT

ZONING:
'R2' URBAN RESIDENTIAL (RESIDENTIAL SINGLES AND SEMIS)

NOTES:
1. THIS SITE PLAN IS TO DEPICT LOCATIONS OF BUILDING(S) AND SPATIAL SEPARATIONS TO CONFIRM COMPLIANCE WITH OBC AND DOES NOT REPRESENT A LEGAL SURVEY.
2. EXISTING GRADES TO REMAIN (EXCEPT AS NOTED OTHERWISE, SEE CIVIL DRAWINGS AS APPLICABLE). PROVIDE MINIMUM 2% SLOPE AWAY FROM BUILDING.
3. EXTERIOR LIGHTING SHALL NOT ADVERSELY AFFECT NEIGHBOURING PROPERTIES. NEW LIGHTING SHALL BE FULL CUTOFF LIGHTING.
4. ALL OTHER SITE WORKS SUCH AS DRAINAGE, PARKING, SEPTIC & LANDSCAPING IS BY OTHERS.
5. COMPLIANCE TO ZONING BY OTHERS.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES BEFORE EXCAVATION.

ZONING REQUIREMENT	REQ'D	PROVIDED	COMMENTS
LOT FRONTAGE (MIN.)	15m	22.86m	COMPLIES
LOT AREA (MIN.)	450m^2	696.9m^2	COMPLIES
BUILDING AREA	n/a	190.19m^2	COMPLIES
FRONT YARD (MIN.)	4.5m & 6m	12.8m	COMPLIES
INTERIOR SIDE YARD (MIN.)	1.2m	1.0m	MINOR VARIANCE REQ'D
EXTERIOR SIDE YARD (MIN.)	n/a	n/a	n/a
REAR YARD (MIN.)	6m	5.3m	MINOR VARIANCE REQ'D
PARKING (TYPICAL)	3	3 SPACE	2.8m x 5.5m SPACE
HEIGHT (MAX.)	10.5m	6.7m	COMPLIES
LANDSCAPED SPACE (MIN.)	30%	62%	COMPLIES
LOT COVERAGE (MAX.)	40%	27.3%	COMPLIES



SITE PLAN
3/32" = 1'-0"

REV	BY	DATE	DESCRIPTION
0	WR	2025-05-08	ISSUED FOR MINOR VARIANCE

STAMP:

WADDELL ENGINEERING LTD.
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com
Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:
116 DUNDAS ST ADDITION
116 DUNDAS ST
N3L1G9
PARIS, ON

CLIENT:
LUKE KERR

DRAWING TITLE:
GENERAL NOTES

DRAWN BY: WR	DATE: 2025/04/02
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S0.0
PROJECT NO: 25-03-021	

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A19-25-AV

116 DUNDAS STREET WEST
County of Brant
Ontario

COUNTY OF Brant Simply Grand

N

1:300

0 2.25 4.5 9 Meters

Date Printed:2025-11-05