



# Notice of Complete Committee of Adjustment Application and Public Meeting

|                      |                                                                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> | <b>July 16, 2026</b>                                                                                                                               |
| <b>Time:</b>         | <b>6:00 PM</b>                                                                                                                                     |
| <b>Location:</b>     | <b>County of Brant Council Chambers, 7 Broadway St W, Paris</b><br><b>or</b><br><b>Online at <a href="https://brant.ca/live">brant.ca/live</a></b> |

## Details of Application:

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Application Type:</b>  | <b>Consent</b>                  |
| <b>Application No:</b>    | <b>B10-26-AV</b>                |
| <b>Location:</b>          | <b>1 HEMING STREET</b>          |
| <b>Agent / Applicant:</b> | <b>MHBC Planning</b>            |
| <b>Owner:</b>             | <b>Paris Grand Estates Inc.</b> |

**This application proposes: a lot addition to expand the existing residential property at 1 Heming Street. The proposal seeks to add approx. 195 sq. m of adjacent lands identified as Part 13 on Plan 2R-8570 to the existing 367 sq. m lot, resulting in a combined lot area of approx. 563 sq. m, to facilitate the development of a single detached dwelling.**

**Planner: Afsoon Veshkini , Planner, 519-442-7268 Ext. 3014, [Afsoon.Veshkini@brant.ca](mailto: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](https://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](mailto: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](https://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 4: AERIAL DETAIL MAP  
FILE NUMBER  
B10-26-AV

1 Heming Street  
County of Brant  
Ontario



0 15 30 60  
Meters  
Date Printed: 5/22/2026

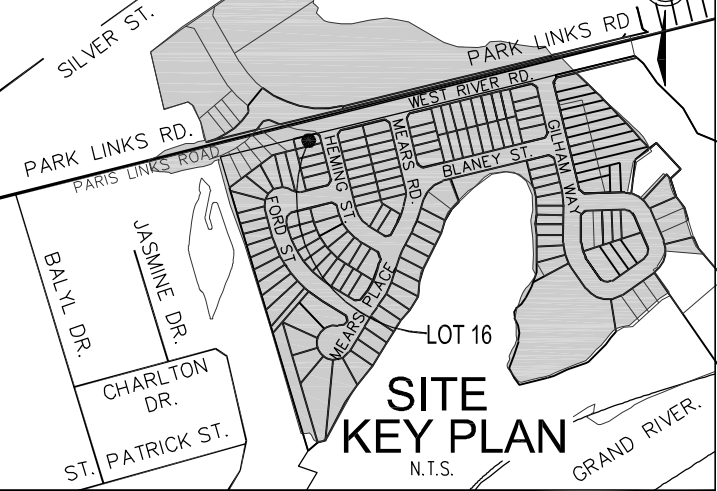


WE CERTIFY THAT THE PROPOSED GRADES AT THE LOT CORNERS ARE CORRECT, AND THAT THE LOT GRADING OF THE SUBJECT LOT IS IN GENERAL CONFORMITY TO THE APPROVED SITE GRADING PLANS AND TOWN OF PARIS STANDARDS.

APPROVED BY

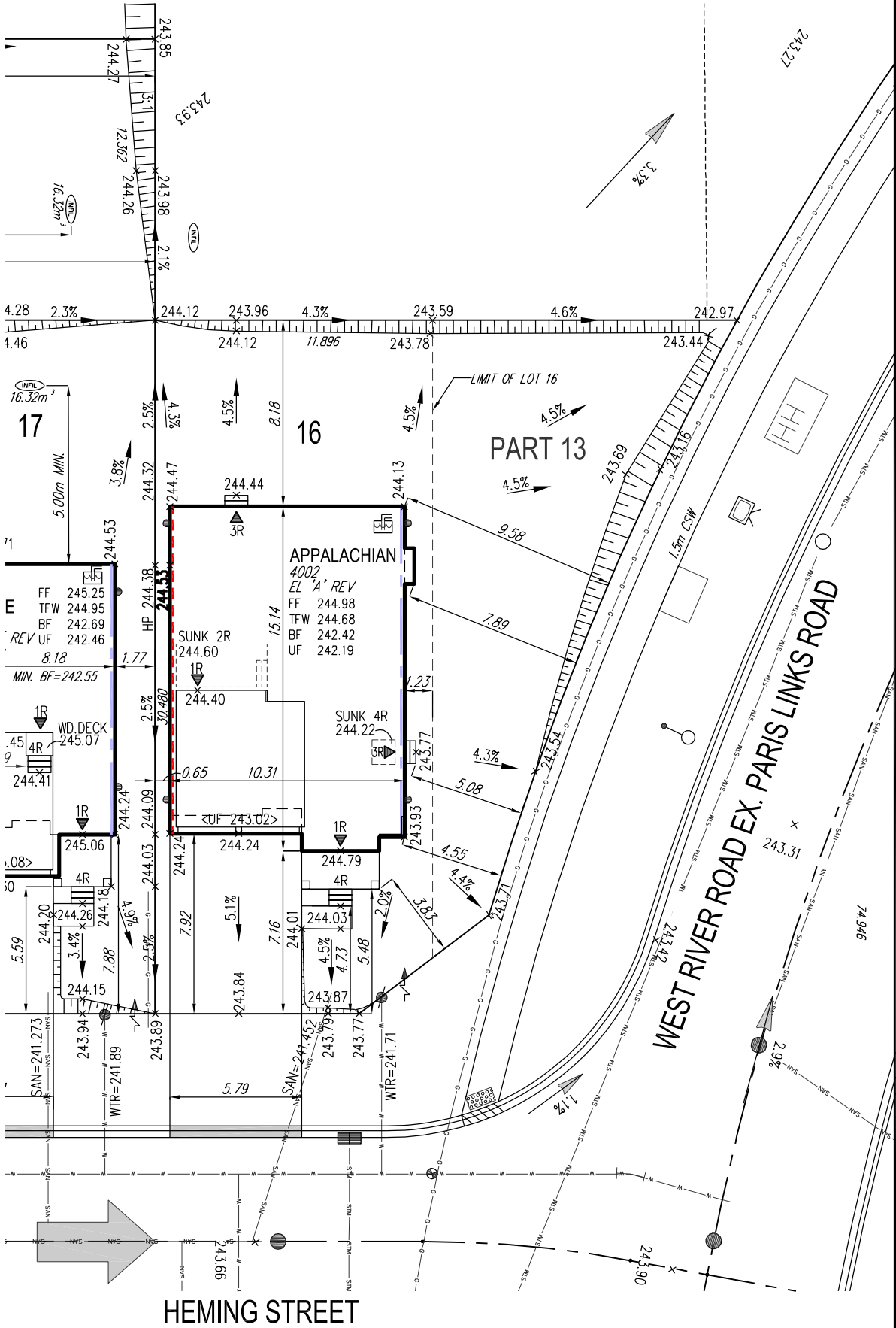
MTE CONSULTANTS INC.

COUNTY OF BRANT



GEODETIC BM ELEV. = 275.502m  
STATION 0011978U010  
TABLET IN ROCK FOUNDATION OF 1.5 STOREY COBBLESTONE HOUSE, No. 963, 3.3m NORTH OF SW CORNER OF HOUSE and 46cm ABOVE GROUND ON NORTH SIDE OF SILVER ST., 2.4km WEST OF JUNCTION OF GRAND RIVER ST. N., 60m NORTH OF CL OF SILVER ST.

SITE BENCHMARK ELEV. = 249.390m  
CUT CROSS ON SOUTHWEST CORNER OF CONCRETE PAD LOCATED APPROX. 240M EAST FROM EXISTING RESIDENTIAL #64 AND 10M NORTH FROM PARIS LINKS ROAD CENTERLINE.



### LIMIT OF LOT 16

| SITE STATISTICS                             |           |
|---------------------------------------------|-----------|
| LOT NO. :                                   | 16        |
| LOT AREA :                                  | 367.73 m2 |
| BLDG. AREA :                                | 157.38 m2 |
| LOT COVERAGE MAX. 50%:                      | 42.80 %   |
| BUILDING HEIGHT CALCULATIONS                |           |
| MAX BUILDING HEIGHT:                        | 10.50 m   |
| MEASURED FROM AVERAGE GRADE + DWELLING MEAN |           |
| AVERAGE GRADE:                              | 0.78 m    |
| F.F. TO MEAN OF ROOF:                       | 7.14 m    |
| F.F. TO PEAK OF ROOF:                       | 8.80 m    |
| PROPOSED UNIT HEIGHT                        |           |
| AVERAGE GRADE TO MEAN:                      | 7.92 m    |
| AVERAGE GRADE TO PEAK:                      | 9.58 m    |

### LOT 16 & PART 13 COMBINED

| SITE STATISTICS                             |           |
|---------------------------------------------|-----------|
| LOT NO. :                                   | 16        |
| LOT AREA :                                  | 563.06 m2 |
| BLDG. AREA :                                | 157.38 m2 |
| LOT COVERAGE MAX. 50%:                      | 27.95 %   |
| BUILDING HEIGHT CALCULATIONS                |           |
| MAX BUILDING HEIGHT:                        | 10.50 m   |
| MEASURED FROM AVERAGE GRADE + DWELLING MEAN |           |
| AVERAGE GRADE:                              | 0.78 m    |
| F.F. TO MEAN OF ROOF:                       | 7.14 m    |
| F.F. TO PEAK OF ROOF:                       | 8.80 m    |
| PROPOSED UNIT HEIGHT                        |           |
| AVERAGE GRADE TO MEAN:                      | 7.92 m    |
| AVERAGE GRADE TO PEAK:                      | 9.58 m    |

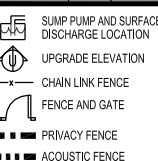
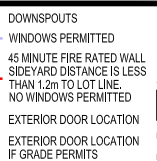
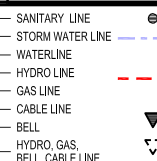
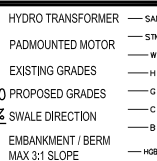
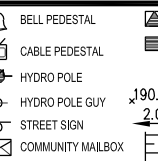
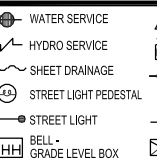
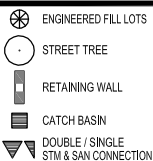
| R1-35 ZONING 61-16             |             |
|--------------------------------|-------------|
| SITE SPECIFIC DRAFT:2018.11.20 |             |
| MIN. LOT FRONTAGE              | 10.7m       |
| INTERIOR LOT                   |             |
| CORNER LOT                     | 10.7m       |
| MIN. LOT AREA                  |             |
| INTERIOR LOT                   | 320.0m2     |
| CORNER LOT                     | 320.0m2     |
| MAX. LOT COVERAGE              | 50%         |
| INCLUDING PORCHES              | 55%         |
| MAX. GFA                       | N/A         |
| MIN. FRONT YARD GARAGE         | 6.0m        |
| MIN. FRONT YARD HOUSE          | 4.5m        |
| MIN. REAR YARD                 | 6.0m        |
| MIN. INTERIOR SIDE YARD        | 0.6m/1.2m   |
| MIN. EXTERIOR SIDE YARD        | 4.5m        |
| MIN. PARKING SIZE              | 3.0m x 6.0m |
| MIN. DRIVEWAY WIDTH            | 2.8m        |
| MIN. GARAGE WIDTH              | 3.0m x 6.0m |
| MIN. GARAGE WIDTH              | 6.0m x 6.0m |
| 2 PARKING SPACES               |             |
| STEP ENCROACHMENT              | 1.5m        |
| ALL YARDS                      |             |
| DAYLIGHT TRIANGLE              | T.B.D.      |

PROVIDE CLEAR STONE BETWEEN UNITS LESS THAN 2.5m APART

SEE MTE DRAWING LG1.5 FOR DETAILS REGARDING DOWNSPOUT CONNECTION TO INFILTRATION GALLERIES

FOOTINGS TO EXTEND TO A MINIMUM 1.22m BELOW FINISHED GRADE OR AS REQUIRED TO FOUND ON ENGINEERED FILL AS APPROVED BY GEOTECHNICAL ENGINEER OR UNDISTURBED NATIVE SOIL

PROVIDE GUARD AT STAIRS WHEN GREATER THAN 3 RISERS AND AT PORCH WHEN DIMENSION FROM FINISHED PORCH SLAB TO FINISHED GRADE EXCEEDS 2'-0", O.B.C. 9.8.8.



- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  - APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

|                                 |    |            |
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| -                               | -  | -          |
| ISSUED FOR PRELIMINARY APPROVAL | MN | 2026.04.27 |

### SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Mark Nywening 40274

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

**HUNT**  
DESIGN ASSOCIATES INC.

www.huntdesign.ca

**CRYSTAL HOMES - 218099**  
PARIS RIVERSIDE, PARIS, ON.

Drawn By Checked By Scale File Number  
JR MN 1:250 218099.WSP01.DWG

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number

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