Notice of Complete Application

The County of Brant has received a complete application for a minor amendment to the Zoning By law and Consent Application.

Details of Application:

Location: Application No: Agent / Applicant: Owner:	**42 Wellington Street** **ZBA23-26-NA & B18-26-NA** **Randy von Heyking** **Grant Godbout**
What is being proposed?	**Consent Application** proposes to sever an already built semi-detached dwelling into two lots along the existing common wall. **Zoning By-law Amendment application** is seeking relief from By-law 61-16 to permit a minimum lot frontage of 8.36 m, whereas 9.0 m is required, a minimum lot area of 249.7 m2, whereas 250 m2 is required, and a maximum lot coverage of 46.66%, whereas a maximum of 40% is permitted for the retained lands.
Staff Contact: Phone: Email:	**Nicklas Alkema, Junior Planner** **519.442.7268 (519.BRANT) or 519.761.2974** **Nick.Alkema@brant.ca**

Why am I receiving this notice?

You are receiving this notice because your property is located within 180 metres of the subject lands, or because you have asked to receive notice about planning applications in this area.

How can I get involved?

This application will be reviewed and decided by Planning staff under delegated authority. **No public meeting will be held**, but written comments may be submitted and will be considered before a decision is made. Any person may provide a written submission in support of or in opposition to the application. Submissions will be accepted by mail, e-mail, or transcribed by staff. All submissions will be reviewed.

Written submissions and requests to receive notice of the decision may be sent to the Planner noted above or to the Planning Division at planning@brant.ca, or delivered to 66 Grand River Street North, Paris ON N3L 2M2.

Please include the application number in all correspondence.

Comment Deadline:	**December 7, 2026**
Decision:	**December 21, 2026**

How is the Decision Made?

This application will be decided by Planning staff under the County's delegated authority framework. Council approval and a public meeting are not required for this type of minor zoning amendment. Planning staff will review the application, supporting materials, and all written submissions before issuing a decision by the date noted above.

If a written request is received from a majority of County Council or from the applicant to consider the application at a public meeting, the application will be referred to the next available Council meeting for review and decision. A new notice advising of the meeting date will be provided to anyone who has submitted a written request to be notified and posted online at brant.ca/activeapplications.

Should you wish to receive a copy of the notice of decision, of any changes to the application, or of any future public meetings if applicable, please submit your requests or submissions to the staff contact noted above, the planning division by email at planning@brant.ca, or visit the office at 66 Grand River Street North, Paris ON N3L 2M2.

Who can appeal a Decision?

The applicant, the Minister, or a specified person or public body under the Planning Act may appeal to the Ontario Land Tribunal (OLT). The 20-day appeal period begins on the date the Notice of Decision is issued. If no appeal is filed within this period, the decision is final and binding. 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.*

MAP 3: AERIAL IMAGERY 2026
FILE NUMBER
ZBA23-B18-26-NA

42 Wellington Street
County of Brant
Ontario

COUNTY OF Brant Simply Grand

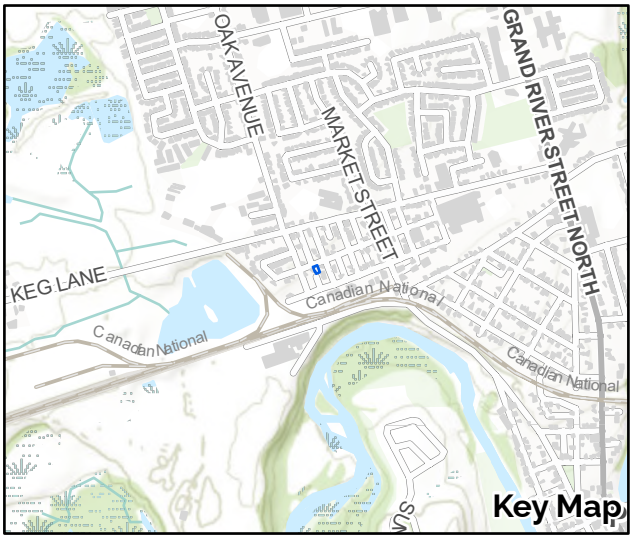
N

1:2,000

0 15 30 60

Meters

Date Printed:2026-11-02





METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY THE CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)

FOR BEARING COMPARISONS, A ROTATION OF 00°00'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P2 and P3.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999595.

OBSERVED REFERENCE POINTS (ORPs)
UTM ZONE 17
NAD83 (CSRS) (2010) COORDINATES TO URBAN ACCURACY
PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	*NORTHING*	*EASTING*
ORP A	4783511.57	548813.17
ORP B	4783532.09	548867.44

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SCHEDULE

PART	LOT / PLAN	P.I.N.
1	PART OF LANE BETWEEN LOTS 1 TO 4, EAST OF MULBERRY STREET LOTS 1 TO 4, WEST OF JEFFERSON STREET (CLOSED BY BY-LAW 61-98, INSTRUMENT LT1851) PARTS OF 3 and 4 WEST OF JEFFERSON STREET	PART OF P.I.N. 32024-0800(LT)
2	PARTS OF 3 and 4 WEST OF JEFFERSON STREET	PART OF P.I.N. 32024-0800(LT)

PARTS 1 and 2 COMPRISE ALL OF P.I.N. 32024-0800(LT).

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATED _____

_____
JIM JOHNSON, O.L.S.

PLAN 2R- _____

RECEIVED AND DEPOSITED

DATED _____

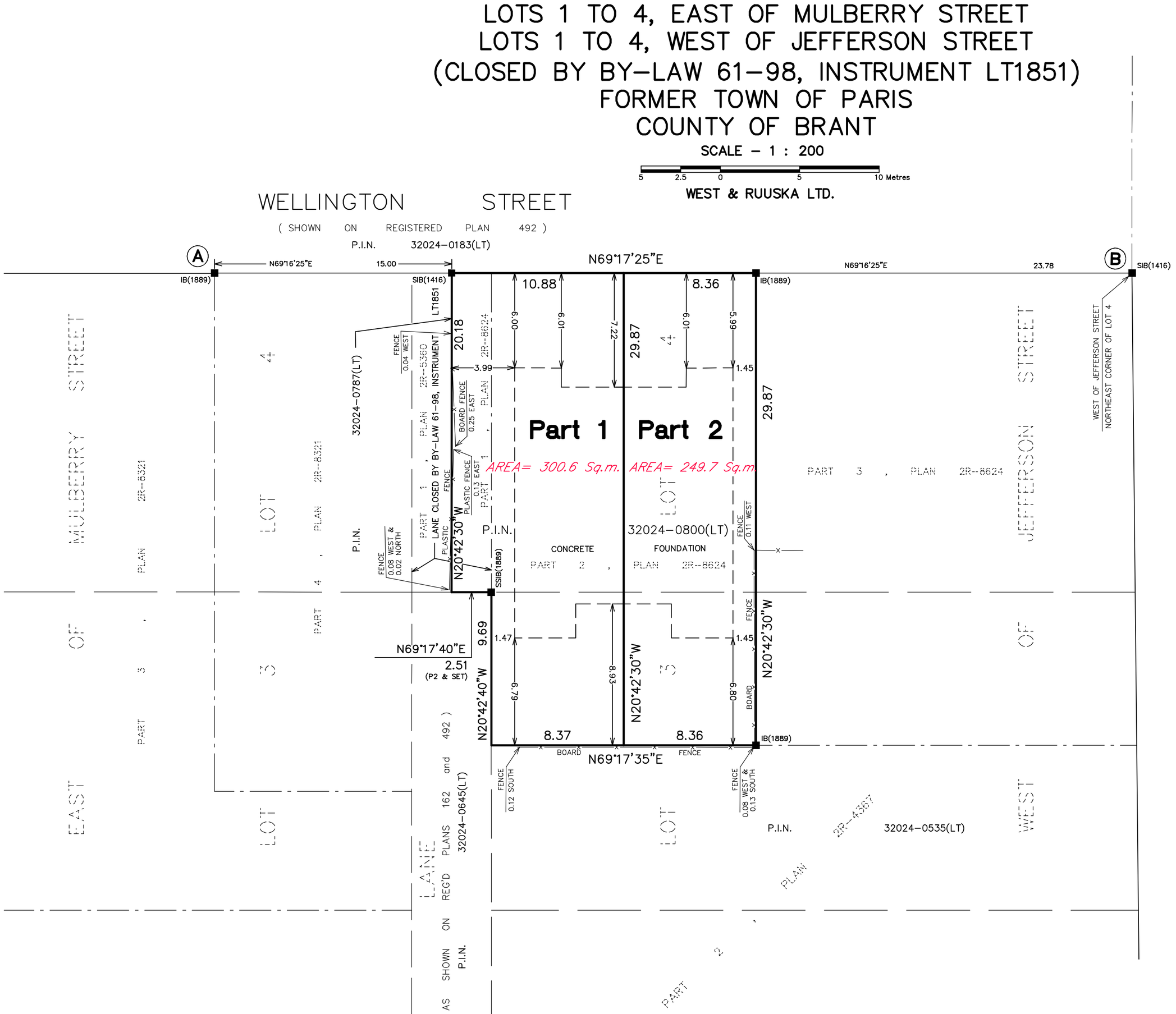
_____
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF BRANT (No. 2)

PLAN OF SURVEY OF
LOT 4
WEST OF JEFFERSON STREET
and PART OF LOT 3
WEST OF JEFFERSON STREET
PART OF LANE BETWEEN
LOTS 1 TO 4, EAST OF MULBERRY STREET
LOTS 1 TO 4, WEST OF JEFFERSON STREET
(CLOSED BY BY-LAW 61-98, INSTRUMENT LT1851)
FORMER TOWN OF PARIS
COUNTY OF BRANT

SCALE - 1 : 200

5 2.5 0 5 10 Metres

WEST & RUUSKA LTD.



LEGEND

□	DENOTES	SET MONUMENT
■	"	FOUND MONUMENT
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IBø	"	ROUND IRON BAR
CC	"	CUT CROSS
1889	"	WEST & RUUSKA LTD., O.L.S.
P1	"	REGISTERED PLAN 492
P2	"	PLAN 2R-5360
P3	"	PLAN 2R-4367
P4	"	PLAN 2R-8321

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MARCH, 2024.

DATED: _____ _____

JIM JOHNSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER V-

NOTE:

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN and/or PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.

WEST & RUUSKA LTD.
Land Surveyors
17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET	CHECKED BY:	H240019