

Approval of Zoning By-Law Application Pursuant to section 34 of the Planning Act, R.S.O. 1990, as amended

The Council of the Corporation of the County of Brant has passed By-law No. 112-26 on September 08, 2026, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended.

The following items are attached:

1. Copy of By-law No. 112-26
2. An explanation of the purpose and effect of By-law No. 112-26
3. A statement from the Clerk of the Corporation of the County of Brant stating that By-law No. 112-26 is in conformity with the Official Plan of Land Use for the Municipality's Planning area.

How do I appeal an approval?

Third parties (anyone who is not a specified person or public body in accordance with Section 1(1)(f) of the Planning Act) do not have the right to appeal a decision of application to the Ontario Land Tribunal.

Only individuals, corporations, and public bodies may appeal a decision of the County of Brant to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Any specified person or public body may file a notice of appeal with the Clerk or Secretary Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2, no later than 4:00 p.m. on September 08, 2026. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The following appeal fees are required:

- A fee of \$1,100 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
- In addition, a fee of \$285.00 payable to the "County of Brant" as per the County of Brant's Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2 .
- If the e-file portal is down, you can submit your appeal to clerks@brant.ca .

No specified person or public body shall be added as a party to the hearing of the appeal unless, before a decision was made or by-law was passed, the specified person or public body made oral submissions at a public meeting, written submissions to the council, or in the opinion of the Ontario Land Tribunal, there is reasonable grounds to add the specified person or public body as a party.

If no Notice of Appeal has been filed with the Clerk of the County of Brant within the time stipulated above; the decision or by-law thereupon comes into effect and does not require the approval of the Ontario Land Tribunal.

If a Notice of Appeal has been filed with the Clerk of the County of Brant within the time stipulated above, the decision or by-law shall be submitted to the Ontario Land Tribunal and will not come into effect unless approved by the Ontario Land Tribunal.

As per Section 34(19.0.1) of the Planning Act, if the appellant intends to argue that the decision or By-law is inconsistent with a policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan, the Notice of Appeal must also explain how the decision or By-law is inconsistent with, fails to conform with or conflicts with the other document. 2015, c. 26, s. 26(9).

The last day for filing an appeal is September 29, 2026. The appeal must be received by 4:00 P.M. on this date in order to be valid.

Dated this 09 day of September, 2026

**County of Brant
Customer Service Office
66 Grand River St. North
Paris ON, N3L 2M2
519.44BRANT**

Copies Available: A copy of the associated Zoning By-law Amendment File No. ZBA14-26-RC is available by contacting the County's Planning Division at 519.44BRANT and 1.855.44BRANT

- No description or Key Map of the subject lands is included as the lands are shown on "Schedule A" of the By-law.
- The only service of Notice of the Passing of a By-law chosen in this instance is Ordinary Mail.

Explanatory Note

This By-law applies to lands located at 295 Grand River Street North, Paris, ON, in the County of Brant.

The purpose of this By-law is to rezone the subject lands from Minor Institutional (N1), Holding Residential Singles (h-R1), Holding Residential Multiple High Density (h-RM3) and Open Space (OS1) to Special Exception Residential Multiple High Density (RM3-34), Holding Special Exception Residential Multiple High Density (RM3-35), Special Exception Minor Institutional (N1-6), Holding Special Exception Minor Institutional (h-N1-7), and Open Space (OS1) Zone as outlined in the Draft Amending By-Law and map as Schedule "A".

The proposed Zoning By-law Amendment will permit the development of a Long-Term Care Facility on a portion of the subject lands, with the balance of the lands to be developed in-future for residential and mixed-use purposes.

Amendment to be read in conjunction with concept plan.

BY-LAW NUMBER 112-26

**EXPLANATORY NOTE
TO
BY-LAW 112- 2026**

This By-law applies to lands located at 295 Grand River Street North, Paris, ON, in the County of Brant.

The purpose of this By-law is to rezone the subject lands from Minor Institutional (N1), Holding Residential Singles (h-R1), Holding Residential Multiple High Density (h-RM3) and Open Space (OS1) to Special Exception Residential Multiple High Density (RM3-34), Holding Special Exception Residential Multiple High Density (RM3-35), Special Exception Minor Institutional (N1-6), Holding Special Exception Minor Institutional (h-N1-7), and Open Space (OS1) Zone as outlined in the Draft Amending By-Law and map as Schedule "A".

The proposed Zoning By-law Amendment will permit the development of a Long-Term Care Facility on a portion of the subject lands, with the balance of the lands to be developed in-future for residential and mixed-use purposes.

Amendment to be read in conjunction with concept plan.

BY-LAW NUMBER 112-26

Of

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, the Zoning By-law for the County of Brant, as amended
(295 Grand River Street North)

WHEREAS an application was received from Zelinka Priamo Ltd. c/o Katelyn Crowley, Agent on behalf of OMNI QUALITY LIVING, Owner of lands legally described as PARIS CONCESSION 2 PART LOT 29 REFERENCE PLAN 2R3062 PARTS 1 AND 2 AND REFERENCE PLAN 2R5790 PARTS 5 TO 10, Former Town of Paris, County of Brant and municipally known 295 Grand River Street North, proposing to re-zone the subject lands from Minor Institutional (N1), Holding Residential Singles (h-R1), Holding Residential Multiple High Density (h-RM3) and Open Space (OS1) to Special Exception Residential Multiple High Density (RM3-34), Holding Special Exception Residential Multiple High Density (RM3-35), Special Exception Minor Institutional (N1-6), Holding Special Exception Minor Institutional (h-N1-7), and Open Space (OS1), proposing to permit the development of a Long-Term Care Facility on a portion of the subject lands, with the balance of the lands to be developed in-future for residential and mixed-use purposes.

AND WHEREAS the *Planning Act* empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structure, except as set out in the By-law;

AND WHEREAS this by-law is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS the Council of the Corporation of the County of Brant has recommended approval of this By-law;

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT UNDER THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT R.S.O. 1990 HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE AMENDMENTS TO BY-LAW NO. 61-16

That Maps No. 32 and 41 of Schedule "A" – Zoning Maps of Zoning By-law No. 61-16 are amended by changing the zoning from Minor Institutional (N1), Holding Residential Singles (h-R1), Holding Residential Multiple High Density (h-RM3) and Open Space (OS1) to Special Exception Residential Multiple High Density (RM3-34), Holding Special Exception Residential Multiple High Density (RM3-35), Special Exception Minor Institutional (N1-6), Holding Special Exception Minor Institutional (h-N1-7), and Open Space (OS1) Zone respectively for the lands identified in the Location Map attached as Schedule "A" of this By-law.

2. TEXT AMENDMENTS TO BY-LAW NO. 61-16

THAT Section 8.7 “Special Exceptions RM3 Zone” be amended by the addition of the following new subsections:

RM3-34

1. Notwithstanding Section 8.1.1 of the permitted uses for the RM3 Zone, on lands zoned as RM3-34, permitted uses shall only include those permitted residential uses in conjunction with at-grade commercial uses which are permitted in the C2 and C3 Zone.

All other requirements of the By-Law shall apply.

h-RM3-35

1. In addition to the permitted uses for the RM3 Zone set out in Section 8.1.1, on lands zoned as h-RM3-35, permitted uses shall include all those included in the RM3 Zone outlined in Table 8.1.1, as well as single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, and mixed-use apartment buildings with commercial uses at grade consisting of those uses permitted in the C2 and C3 Zone.

All other requirements of the By-Law shall apply.

THAT Section 13.3 “Special Exceptions N1 Zone” be amended by the addition of the following new subsections:

N1-6

1. In addition to the permitted uses for the N1 Zone set out in Section 13.1.1, on lands zoned as N1-6, in addition to those uses permitted within table 13.1.1, a *Long-Term Care Home* shall also be permitted. A *Long Term-Care Home* is defined as:

A residential facility that is licensed, approved, or otherwise authorized by the Province of Ontario under the *Fixing Long-term Care Act, 2021*, as amended, or any successor legislation, for the accommodation, care, and supervision of individuals who require nursing care, personal support, and assistance with activities in daily living.

2. Notwithstanding section 13.2 of the Zoning By-Law 61-16, as amended, on lands zoned as N1-6, a minimum lot frontage of 11.8 metres shall be permitted.

All other requirements of the By-Law shall apply.

h-N1-7

1. In addition to the permitted uses for the N1 Zone set out in Section 13.1.1, on lands zoned as h-N1-7, in addition to those uses permitted within table 13.1.1, a *Long-Term Care Home* shall also be permitted. A *Long Term-Care Home* is defined as:

A residential facility that is licensed, approved, or otherwise authorized by the Province of Ontario under the *Fixing Long-term Care Act, 2021*, as amended, or any successor legislation, for the accommodation, care, and supervision of individuals who require nursing care, personal support, and assistance with activities in daily living.

2. Notwithstanding section 13.2 of the Zoning By-Law 61-16, as amended, on lands zoned as N1-7, a maximum building height of 18.0 metres shall be permitted.

All other requirements of the By-Law shall apply.

THAT this By-law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant

READ a first and second time, this 8TH day of September, 2026

READ a third time and finally passed in Council, this 8th day of September, 2026

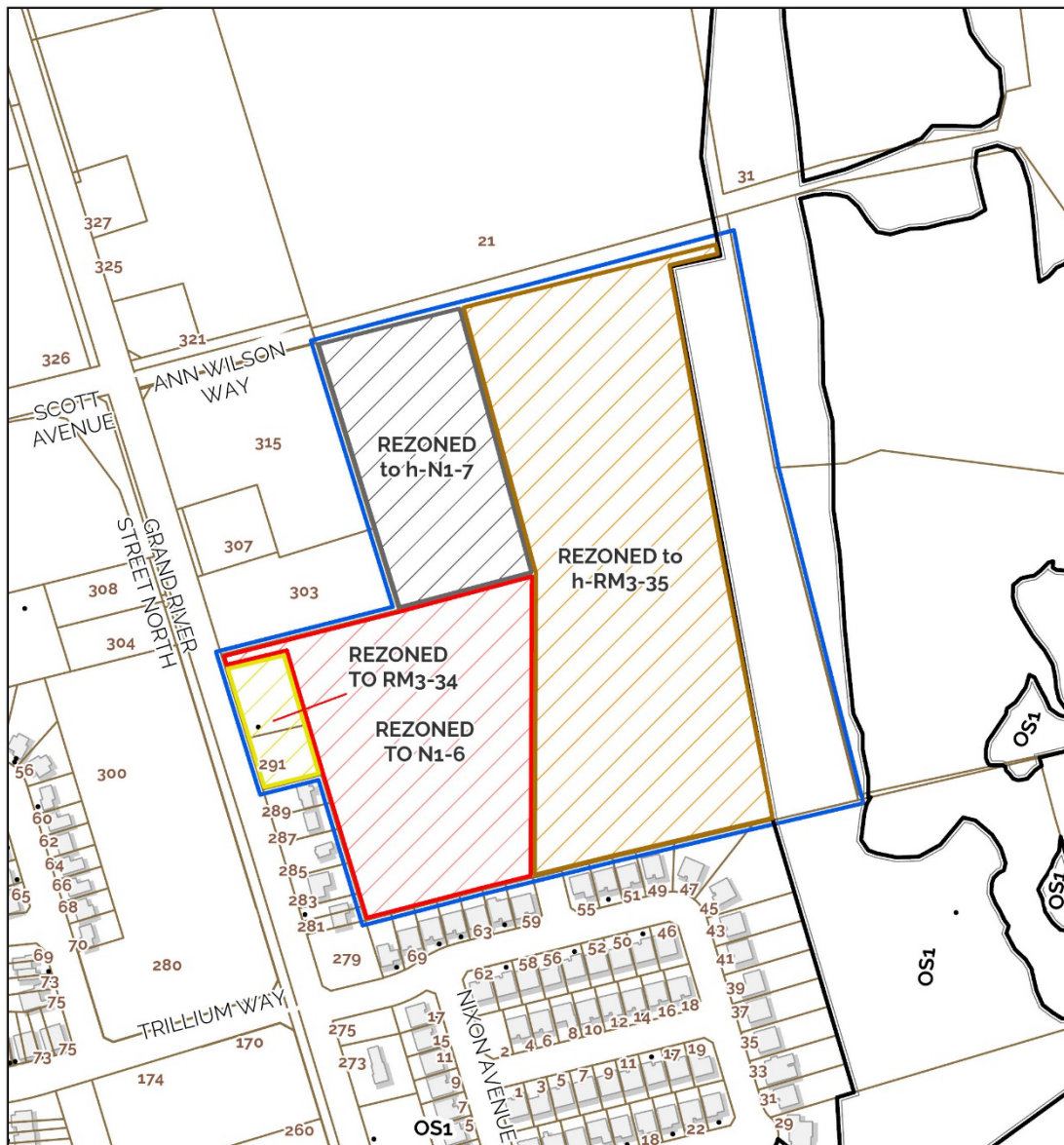
THE CORPORATION OF THE COUNTY OF BRANT



David Bailey, Mayor

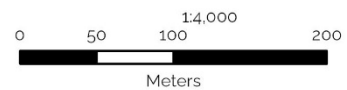


Spencer Pluck, Deputy Clerk



- N1-6
- RM3-34
- h-N1-7
- h-RM3-35

SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. **112-26**



Date Printed: 2026-08-27