

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. 108-26 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. 108-26
2. An explanation of the purpose and effect of By-law No. 108-26
3. A statement from the Clerk of the Corporation of the County of Brant stating that By-law No. 108-26 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. ZBA25-25-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

to amend Zoning By-law 61-16 to change the current Zoning from “Agricultural (A)” and “Natural Heritage (NH)” to “Special Exception Prestige Industrial (M1-18) with site specific provisions to permit a mix of light industrial and commercial uses, “Special Exception Light Industrial (M2-47)” to permit an increased maximum building height and standard parking provisions, and zone a portion of the lands to “Natural Heritage (NH)” and “Natural Heritage Vegetation Protection Zone (NH1)” to protect the proposed natural heritage feature relocation.

BY-LAW NUMBER 108-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-law Number 61-16, the Zoning By-law of the County of Brant, as amended (982 & 986 Rest Acres Road)

WHEREAS an application was received from MHBC Planning, on behalf of Orlando Corporation, Owners of 982 and 986 Rest Acres Road, to amend Zoning By-law 61-16 to change the current Zoning from “Agricultural (A)” and “Natural Heritage (NH)” to “Special Exception Prestige Industrial (M1-18) with site specific provisions to permit a mix of light industrial and commercial uses, “Special Exception Light Industrial (M2-47)” to permit an increased maximum building height and standard parking provisions, and zone a portion of the lands to “Natural Heritage (NH)” and “Natural Heritage Vegetation Protection Zone (NH1)” to protect the proposed natural heritage feature relocation.

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 structures, 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;

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

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

2. **THAT** Schedule ‘A’, Key Maps 55 and 70 of By-law Number 61-16 is hereby amended by changing the zoning on the subject lands from “Agricultural (A)” and “Natural Heritage (NH)” to “Prestige Industrial Special Exception (M1-18)”, “Light Industrial Special Exception (M2-47)”, “Natural Heritage System (NH)” and Natural Heritage Vegetation Protection Zone (NH1).
3. **THAT** for lands designated “Prestige Industrial Special Exception (M1-18)” the following provisions shall be applicable:
 - Notwithstanding Section 11.1.1 of Zoning By-law 61-16, the following uses shall also be permitted:
 - i. Manufacturing Facility
 - ii. Electrical and Electronic Products Industry
 - iii. Research and Development Establishment
 - iv. Servicing and Rental Establishment
 - v. Warehouse, Public Self Storage
 - vi. Warehouses
 - vii. All uses permitted under the ‘Paris Site-Specific Policy Area PS-3’ of the County of Brant Official Plan which permits large-scale and other retail uses which have employment, including the following:
 - funeral homes; veterinary clinics; and, hotels and motels

- commercial uses which provide services to the business and employment areas
 - commercial uses which include a significant warehouse function (such as, but not limited to, home improvement, home furnishings and appliances, and home décor sales)
 - commercial uses which do not serve the daily or weekly shopping needs of the residential communities and therefore can be characterized as an infrequent shopping destination (such as, food store).
- viii. Open storage may be permitted, subject to the requirements of Section 11.4.
4. **THAT** for lands designated “Light Industrial Special Exception (M2-47)” the following provisions shall be applicable:
- i. A minimum off-street parking rate for all uses of 1 per 250m² of ground floor area; and
 - ii. A maximum building height of 20 metres

All other requirements of the By-Law shall apply.

5. **THAT** this by-law shall come into force on the day it is approved by County of Brant Council.

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.


David Bailey, Mayor


Spencer Pluck, Deputy Clerk

Map of Brant County showing rezoned areas. The map includes a legend with four categories: M1-18 (blue hatched), M2-47 (solid blue), NH (green), and NH1 (light green). The map shows several areas labeled 'REZONED M1-18', 'REZONED M2-47', 'REZONED NH', and 'REZONED NH1'. Surrounding roads include Powerline Road, Rest Acres Road, and Highway 1. A scale bar indicates 0 to 200 meters.

**Approval of Official Plan Amendment Application
Pursuant to Sections 17(23) 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. **109-26** on [September 8, 2026](#), pursuant to the provisions of Section 17(23) of the Planning Act, R.S.O. 1990, as amended.

The following items are attached:

1. Copy of By-law No. **109-26**
2. An explanation of the purpose and effect of By-law No. **109-26**

Appeal Rights and Deadline

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Notice of Appeal shall be filed with the Clerk of the County of Brant by 4:00 P.M. on September 29, 2026.

A person or public body may appeal this By-law by filing a Notice of Appeal with the Clerk of the County of Brant. The Notice of Appeal must identify the part(s) of the By-law being appealed, explain the reasons for appeal, and include the required Ontario Land Tribunal fee payable to the "Minister of Finance" together with a separate administrative fee of \$285.00 payable to the "County of Brant".

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If no appeal is filed by the deadline, the By-Law will come into effect and Council's decision will be final. If an appeal is filed, it will be forwarded to the Ontario Land Tribunal. The Official Plan amendment will not come into effect until the appeal has been resolved by the Tribunal.

As per Section 17(25.1) of the Planning Act, if the appellant intends to argue that the appealed decision is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan, the Notice of Appeal must also explain how the decision is inconsistent with, fails to conform with or conflicts with the other document. 2019, c.9, Sched. 12, s. 3(4).

Explanatory Note

The purpose of this Official Plan Amendment is to amend the County of Brant Official Plan – A *Simply Grand Plan* (2023) to to remove the Natural Heritage System designation on the lands, based on the reconfiguration and creation of compensation natural area, to provide for General Employment and Prestige Employment designations.

To change Schedule A and A-1 Land Use Plan and Designations Paris for a portion of 982 & 986 Rest Acres Road from Natural Heritage System designation to General Employment designation with Site Specific Policy Area 3 (PS-3); remove lands designated as “NHS for Growth Plan” from Schedule B and B-1 Natural Heritage System Paris; remove lands designated as “Conservation Authority Regulatory Limit” and “Unevaluated Wetland” from Schedule C and C-1 Natural Hazards and Development Constraints Paris.

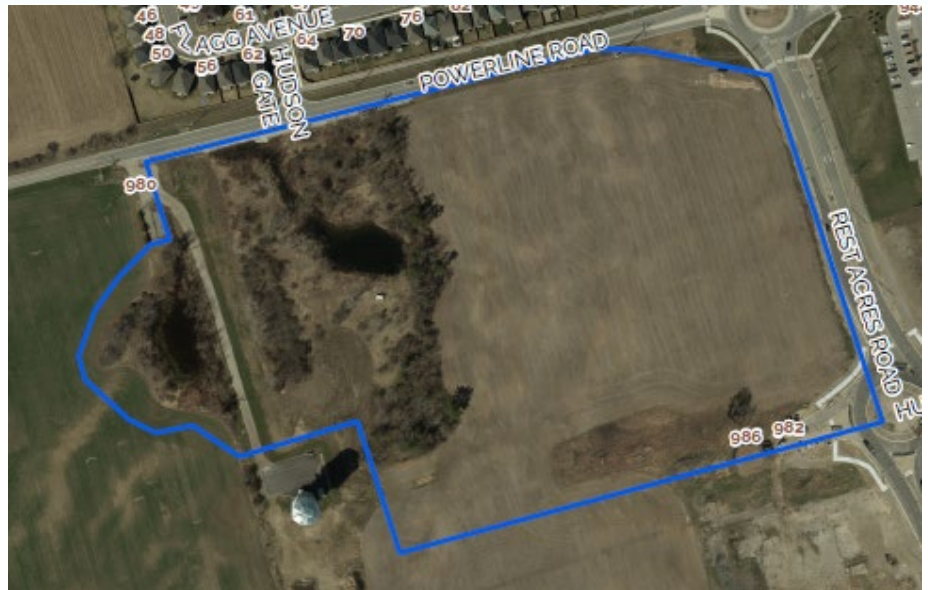


Figure 1 – Subject Lands 982 & 986 Rest Acres Road

BY-LAW NUMBER 109-26
-of-
THE CORPORATION OF THE COUNTY OF BRANT

To further amend the Official Plan for the County of Brant (2023), as amended.
982 & 986 Rest Acres Road, Paris, County of Brant.

WHEREAS Section 22 (1) of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws to amend its Official Plan.

AND WHEREAS an application was received from MHBC Planning, on behalf of Orlando Corporation, to amend, with respect to land municipally known as 982 & 986 Rest Acres Road described as Part of Lots 7, 8, 9 and 10 Concession 2 in the Geographic Township of Brantford, County of Brant, proposing to amend the Official Plan for the County of Brant.

AND WHEREAS the application to amend the Official Plan for the County of Brant seeks to change Schedule A and A-1 Land Use Plan and Designations Paris for a portion of 982 & 986 Rest Acres Road from Natural Heritage System designation to General Employment designation with Site Specific Policy Area 3 (PS-3); remove lands designated as “NHS for Growth Plan” from Schedule B and B-1 Natural Heritage System Paris; remove lands designated as “Conservation Authority Regulatory Limit” and “Unevaluated Wetland” from Schedule C and C-1 Natural Hazards and Development Constraints Paris.

AND WHEREAS this application to amend the Official Plan for the County of Brant meets the intent of the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Planning and Development Committee of the Corporation of the County of Brant recommended approval of this By-Law on September 8, 2026.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Official Plan to be desirable for the future development and use of the lands.

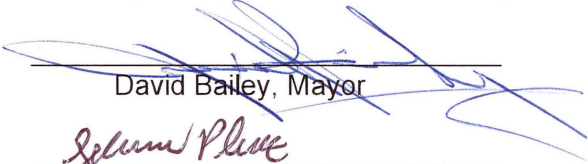
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Official Plan of the County of Brant, as amended, is hereby further amended insofar as the land use designation of the subject lands as illustrated on Schedule “A” attached to and forming part of this By-Law, to be changed from the current land use of the Official Plan from Natural Heritage System to General Employment Site Specific Policy Area 3 (PS-3).
2. **THAT** the Official Plan of the County of Brant, as amended, is hereby further amended insofar as the designation of the subject lands as illustrated on Schedule “B” attached to and forming part of this By-Law, be removed as “NHS for the Growth Plan”.
3. **THAT** the Official Plan of the County of Brant, as amended, is hereby further amended insofar as the designation of the subject lands as illustrated on Schedule “C” attached to and forming part of this By-Law, be removed as “Conservation Authority Regulation Limit” and “Wetland-Unevaluated”.
4. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule ‘A’ attached to and forming part of this By-Law shall be subject to all other applicable policies as set down in the County of Brant Official Plan (2023), as may be further amended.

5. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act*, R.S.O., 1990, as amended.

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.



David Bailey, Mayor



Spencer Pluck, Deputy Clerk

