



Notice of Complete Application and Public Meeting

Meeting Date:	October 6, 2026
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:	A9-26-AV
Location:	63 Prince Charles Road
Agent / Applicant:	214 Carson Co.
Owner:	CIL Holdings Inc.

This application proposes: to seek relief from the Zoning By-law 61-16 to permit:
- a parking area setback of 1.5 m from a street line (where 3.0 m is required);
- a setback of 5.0 m from Brant County Road 18 (where 50 m is required);
- a setback of 7.5 m from Shaver Street/Prince Charles Road (where 15 m is required);
and
- a rear yard setback of 3.0 m (where 8.0 m is required)
to facilitate the development of a new one-storey industrial building.

Planner: Afsoon Veshkini, 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 Council to provide information and receive public comments on the application outlined above. Based on all the facts presented, the County of Brant Council will make a decision on those matters for which they are responsible.

How To Get Involved?

Council 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 Council.
- Any comments received after the agenda is posted, will be presented to Council on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the Council Meeting. Registration is **recommended** to make a verbal presentation. **Please contact clerks@brant.ca to register as a public delegate prior to the meeting.**

Where do I send written submissions?

To submit written feedback please send to the Planning Department:

In person or mail

66 Grand River Street North

Paris, ON N3L 2M2

Office hours are Monday to Friday, 8:30 am – 4:30 pm

519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT or email planning@brant.ca

How can we find out the Decision?

If you wish to be notified of the Decision in respect to the proposal, you must sign the register provided at the Public Meeting or make a written request to location/ contact noted above.

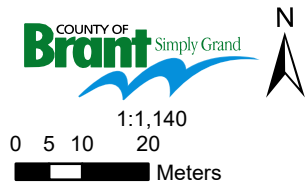
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

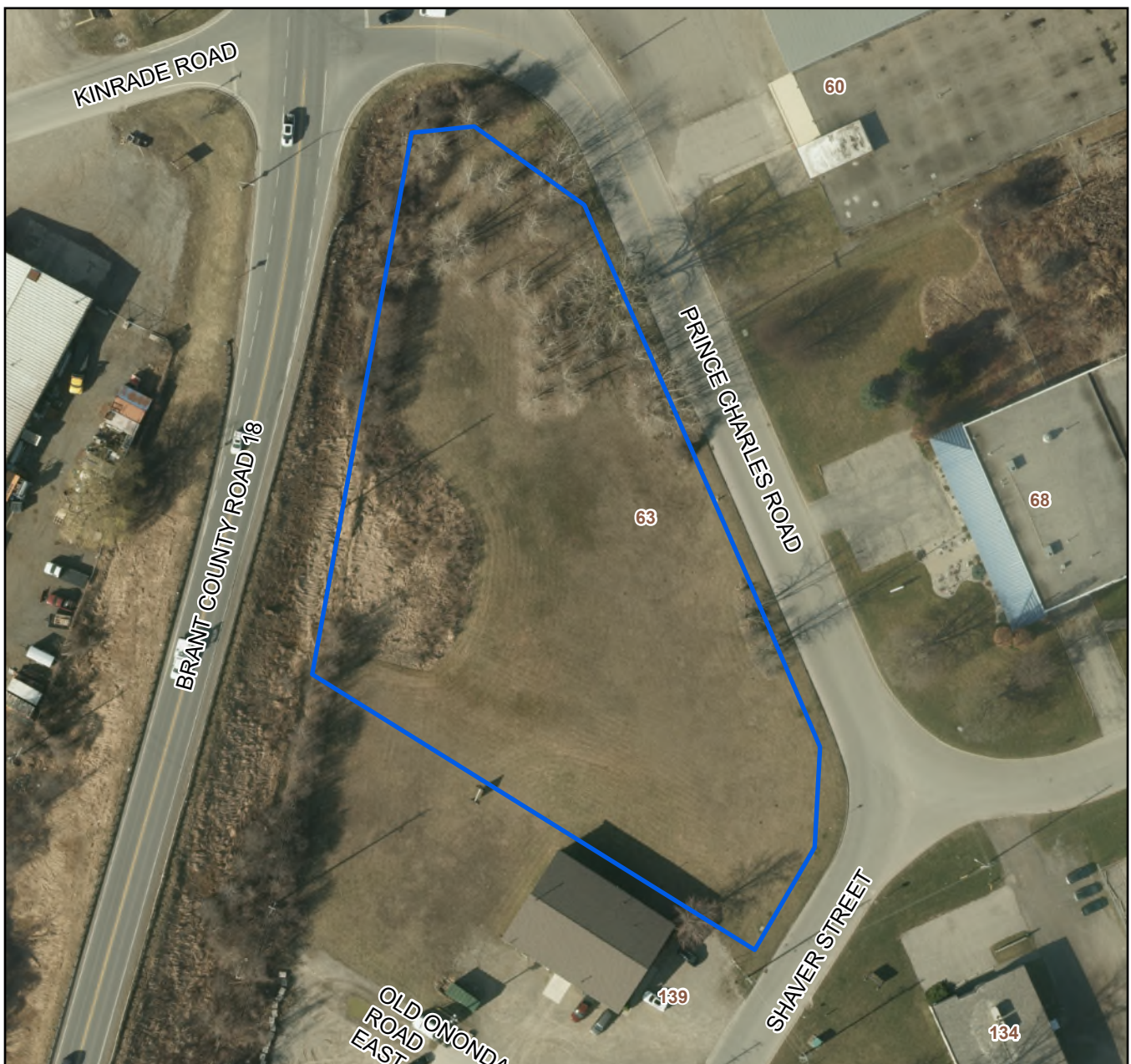
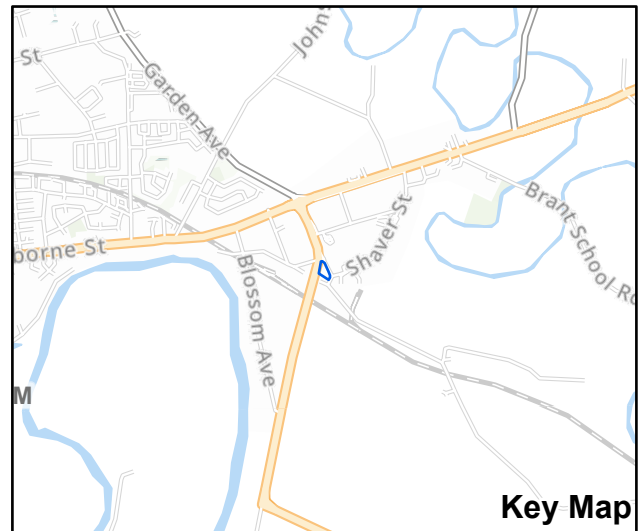
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation 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.*

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A9-26-AV

63 Prince Charles Road
County of Brant
Ontario



Date Printed: 9/17/2026





SITE DATA			
139 Shaver Street, Bram, Ontario			
DATA	REQUIRED	PROVIDED	
CURRENT ZONING M3 Heavy Industrial	M3 Heavy Industrial		
PROPOSED ZONING M3 Heavy Industrial	M3 Heavy Industrial		
SITE DESIGNED ZONING			
LOT AREA (m ²)	1,100 m ²	7,501 m ² (0.75 Ha)	1.85 acres
LOT FRONTAGE (m)	30m min	150.1m	
STREET SETBACK (m)	50.0m to any property line abutting an arterial road (residential zone) 15.0m to any property line abutting any other road classification	5.0m	
INTERIOR SIDE YARD	3.0m min	3.0m	
REAR YARD	8.0m min	3.0m	
ANY YARD ABUTTING RESIDENTIAL OR INSTITUTIONAL ZONE (m)	50.0m (residential zone) 15.0m (institutional zone)	N/A	

BUILDING DATA		
DATA	REQUIRED	PROVIDED
LOT COVERAGE (%)	60% max	34%
BUILDING AREA (m ²)	---	2,562m ² (27,582Ft ²)
NUMBER OF STOREYS	---	1
BUILDING HEIGHT (m)	12.0m max	TBD

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	10% min	18%
LANDSCAPE AREA (m ²)	750.1 (m ²)	1,362.8 m ²

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
PARKING	1 / 130m ² = 22 1 / 30m ² = 12	36
BARRIER FREE PARKING	1+ 3% / requi = 3	3
TOTAL	54	36
LOADING STALLS	2	4

MIN DRIVEWAY WIDTH 4.5m FOR ONE-WAY, 6.0m FOR TWO-WAY
MAX DRIVEWAY WIDTH 10.0m
PARKING STALL SIZE 3.0m x 5.5m (EXCEPT WHERE WALL/CURB/LINE)
PARKING STALLS ALLOWED IN YARDS 3.0m FROM LOT LINES. DRIVEWAY IS
ALLOWED TO BE CLOSER THAN 3.0m. CANNOT BE PARKED WITHIN REQUIRED
YARD SETBACK ABUTTING RESIDENTIAL USE
MANUFACTURING = 1/1000 m²
OFFICE = 1/300 m²
LOADING SPACE 3.5m x 10 m x 4m CLEAR HEIGHT.
LOADING SPACE NOT PERMITTED IN THE FRONT EXTERIOR SIDE. YARD MIN 3.0m
SETBACK FROM ANY LOT LINES
MIN 3.0m SETBACK FROM ALL LOT LINES
7.500 AND OVER = 3 + 1 SPACE FOR EACH ADDITIONAL 10.000 m²
BARRIER FREE PARKING 13-100 4% OF REQUIRED, 101-200 - 1% OF REQUIRED
BARRIER FREE STALL SIZE A 3.4mX5.5m, TYPE B 2.8mX5.5m. ACCESS AISLE
1.5m, IF SHARED 1.6m. DND NUMBER OF STALLS, CAN USE TYPE B



PROPOSED INDUSTRIAL BUILDING

CLIENT: 214 CARSON CO.

CONCEPTUAL SITE PLAN - CORNER OFFICE FACING PRINCE CHARLES AND SHAVER

DESIGN: Designer	SCALE:	A01
DRAWN: Author	DWG. No:	
CHECKED:		
SHEET:		
DATE: 07/17/26		