



# Notice of Complete Application and Council Meeting

<b>Meeting Date:</b>	July 14, 2026
<b>Time:</b>	4:00 PM
<b>Location:</b>	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at <a href="http://brant.ca/live">brant.ca/live</a>

## Details of Application:

<b>Application Type:</b>	Zoning By-law Amendment
<b>Application No:</b>	ZBA1-26-LK
<b>Location:</b>	1254 COLBORNE STREET E
<b>Agent / Applicant:</b>	Zelinka Priamo Ltd c/o Brooke Burlock
<b>Owner:</b>	214Carson Co c/o Steve Little

**This application proposes:** The Applicant is proposing to rezone the subject lands from “General Commercial” (C2) to “Heavy Industrial” (M3-XX) subject to site-specific provisions including a reduced street setback from an Arterial Road, an increased driveway width, a reduced parking ratio, and re-zone a small portion of the lands to Natural Heritage (NH1) to facilitate the development of one industrial building (totaling approximately 9,407 m<sup>2</sup> of Gross Floor Area), 16 loading spaces, and 113 surface level parking spaces.

**Planner:** Logan Keen, Planner, <[logan.keen@brant.ca](mailto:logan.keen@brant.ca)>

The County of Brant has received a “Complete Application” for the proposal described above in accordance with Section 34 (10.1) and (10.2) of the Planning Act. A Statutory Public Meeting, as required by the Planning Act, has been held by the County of Brant Council to provide information and receive public comments on the application. At this time, there is also a Site Plan Control application (SP5-26-LK) filed pertaining to the subject lands.

To view the application, supporting documents, and draft by-law, please contact the Planning Department 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

## Who can attend?

Any person may attend the Council Meeting. Registration is **recommended** to make a verbal presentation. **Please contact [clerks@brant.ca](mailto:clerks@brant.ca) to register as a public delegate prior to the meeting.** Written submissions must be made to the Planning Division one week prior to the meeting at the address below.

## **What will happen at the meeting?**

The County of Brant Council will review and provide a decision on the proposal, supporting documents and listen to all delegation presentations.

If you wish to be notified of the passing or the refusal of a request to enact a zoning By-law, you must sign the register provided at the Public Information Meeting or make a written request to the County Clerk at [clerks@brant.ca](mailto:clerks@brant.ca).

## **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](mailto:planning@brant.ca)

## **How do I submit a written request to the County of Brant Deputy Clerk?**

To submit written request for notifications regarding this application, please contact County Clerk:

### **In person or mail**

County Clerk c/o The County of Brant

66 Grand River Street North

Paris, ON N3L 2M2

Email: [clerks@brant.ca](mailto:clerks@brant.ca)

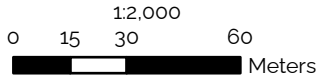
## **How can I appeal a Decision?**

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](http://brant.ca/planningapplications)

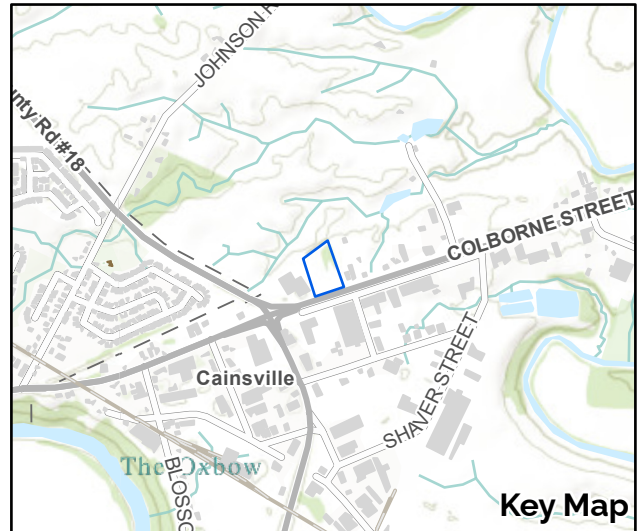
*\* Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation 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**  
**ZBA1-26-LK**

1254 Colborne Street East  
County of Brant  
Ontario



Date Printed: 2026-02-26



DATA	REQUIRED	PROVIDED
CURRENT ZONING	M3	
LOT AREA (m <sup>2</sup> )	1,100 MIN	20,879 m <sup>2</sup> (2,087 Ha)
LOT FRONTAGE (m)	30.0 MIN	120.0m
STREET SETBACK (m)	50m MIN	22.0m
INTERIOR SIDE YARD	3.0m MIN	3.0m
REAR YARD	5.0m MIN	48.1m

DATA	REQUIRED	PROVIDED
LOT COVERAGE (%)	50% MAX	40.4%
BUILDING AREA (m <sup>2</sup> )	---	8,883m <sup>2</sup> (96,897 FT <sup>2</sup> )
NUMBER OF STOREYS	---	1
BUILDING HEIGHT (m)	12.0m MAX	10.4m

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	10% MIN	13.5%
LANDSCAPE AREA (m <sup>2</sup> )	---	2797.5 m <sup>2</sup> (30,171 SQ. FT.) GRASS AREA

DATA	REQUIRED	PROVIDED
INDUSTRIAL AREA (TYPE A)	17.00m <sup>2</sup> = 86	13,356
OFFICE MEZZ AREA (TYPE B)	1.75m <sup>2</sup> = 99	17,200m <sup>2</sup> = 44
BARRETT FREE PARKING	3%+17 (REQ. = 5)	5 (TYPE A), TYPE B(2)
TOTAL	145	113
LOADING STALLS	4	16

LANDSCAPE OPEN SPACE MAY INCLUDE A PEDESTRIAN WALKWAY, PATIO OR SOLAR SEMI-PERMEABLE AREA AT GRADE.

DATA	REQUIRED	PROVIDED
MIN DRIVEWAY WIDTH	4.5m FOR ONE-WAY, 6.0m FOR TWO-WAY	
MAX DRIVEWAY WIDTH	10.0m	
PARKING STALL SIZE	2.8m X 5.5m	
MANUFACTURING	= 1/125m <sup>2</sup>	
OFFICE	= 1/20m <sup>2</sup>	
LOADING SPACE	3.5m X 10.0m X 4m CLEAR HEIGHT.	
2.50+7.50m <sup>2</sup>	= 3 LOADING STALLS	
7.500 AND OVER	= 3+1 SPACE FOR EACH ADDITIONAL 10,000m <sup>2</sup>	
BARRETT FREE PARKING	101-200 - 3%+17 OF REQUIRED	
BARRETT FREE STALL SIZE	TYPE A 3.4mX5.5m, TYPE B 2.8mX5.5m.	

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