



Notice of Complete Application and Public Information Meeting

Meeting Date:	June 9, 2026
Time:	4:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Application Type:	Zoning By-law Amendment
Application No:	ZBA15-26-LK
Location:	635 OAK PARK ROAD
Agent / Applicant:	CB Planning c/o Cynthia Baycetich
Owner:	Patrick Fergus, Brimich Real Holdings Inc

This application proposes: **a Zoning By-Law Amendment to allow for a building height of 46 metres whereas 18 metres is permitted and a reduced parking rate of 1 space per 200m² for the warehouse use whereas 1 space per 100m² is permitted.**

Planner: Logan Keen, Planner, 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 Public Information Meeting, as required by the Planning Act, will be held by the County of Brant Council to provide information and receive public comments on the application.

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 Statutory Public Meeting and make a verbal presentation. Written submissions must be made to the Planning Division one week prior to the meeting at the address above.

What will happen at the meeting?

A public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. The County of Brant Council will review the proposal, supporting documents and listen to all public presentations. **No recommendations are made at this meeting.**

When are recommendations made?

A County of Brant Council meeting to vote on the recommendations will be scheduled in the future, and new notice will be provided of the next meeting date and time. If you wish to be notified of any Public Meetings or Council Meetings regarding this application, or to be notified of the decision on the proposed application, you must sign the register provided at the Public Information Meeting or make a written request to the County Clerk at clerks@brant.ca.

Where do I send written submissions?

Any persons may provide a written submission, or request to appear as a delegation either in support of or in opposition to the proposed application. Written submissions or in-person delegation registrations will be accepted by mail, e-mail or transcribed message by staff up to the Thursday before the Council meeting. Please forward your requests or submission to clerks@brant.ca or planning@brant.ca.

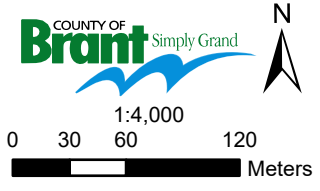
Who can appeal a Decision?

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

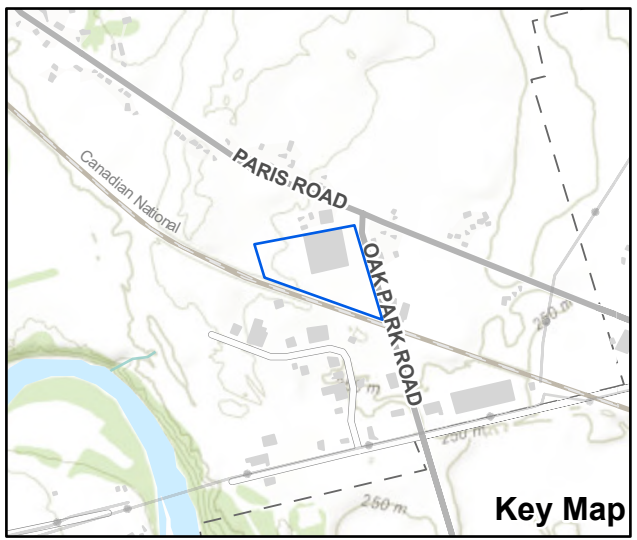
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation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

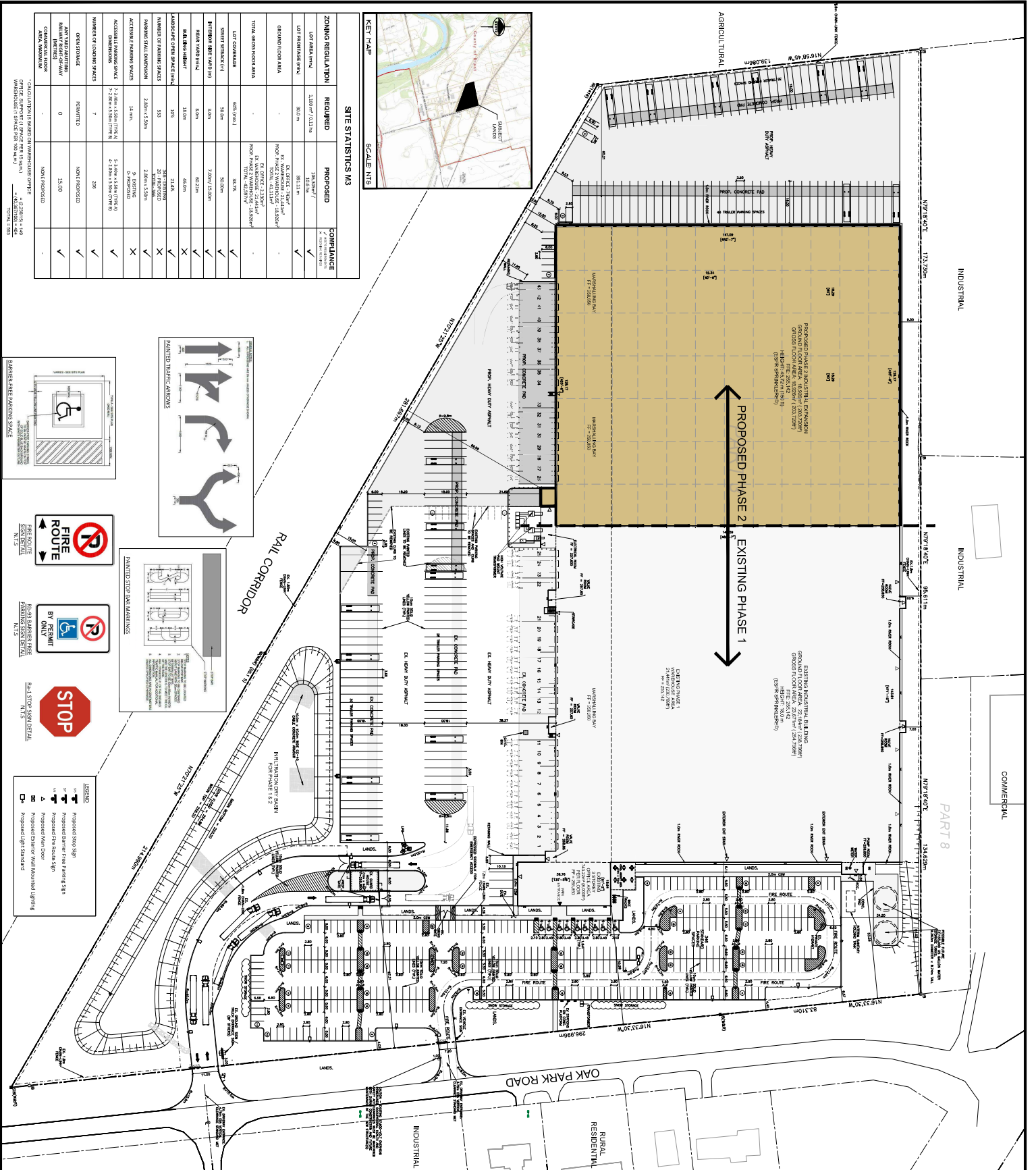
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA15-26-LK

635 Oak Park Road
County of Brant
Ontario



Date Printed:5/15/2026

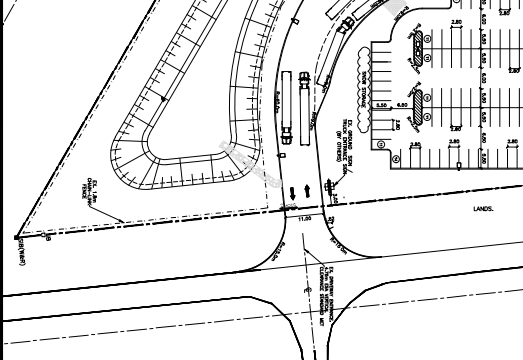
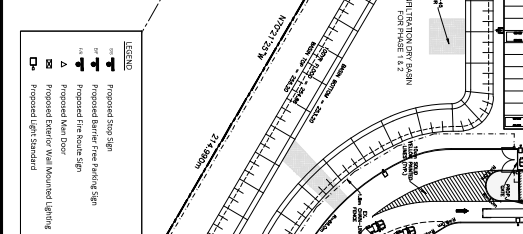




ZONING REGULATION			COMPLIANCE		
REQUIRED	PROPOSED		REQUIRED	PROPOSED	
LOT AREA (M ²)	1,200 / 1,111	510 (M ²) / 511 (M ²)	✓	✓	
LOT FRONTAGE (M)	36.0m	36.1m	✓	✓	
ORIENTATION AREA		EX. OFFICE 21M ² / EX. WAREHOUSE 12,121 M ² / EX. WAREHOUSE 12,121 M ² / TOTAL 24,242 M ²	✓	✓	
TOTAL GROSS FLOOR AREA		EX. OFFICE 2,200 M ² / EX. WAREHOUSE 12,121 M ² / EX. WAREHOUSE 12,121 M ² / TOTAL 26,442 M ²	✓	✓	
LOT COVERAGE	60% (max)	34.7%	✓	✓	
STREET SETBACK (M)	5.0m	5.0m	✓	✓	
SETBACK FROM RAIL (M)	2.0m	7.0m / 13.0m	✓	✓	
MAX. WAREHOUSE	4.0m	6.0m	✓	✓	
MAX. WAREHOUSE HEIGHT	10.0m	40.2m	✓	✓	
ADJUSTIVE OPEN SPACE (M ²)	100	214	✓	✓	
NUMBER OF PARKING SPACES	355	207 (TOTAL) / 207 (EXISTING) / 0 (PROPOSED)	✓	✓	
EXISTING TRAIL DIMENSION	1.0m x 1.5m	2.0m x 1.5m	✓	✓	
ACCESIBLE PARKING SPACES	14	0	✓	✓	
ACCESIBLE PARKING SPACES DIMENSIONS	7.30m x 1.50m (TYPE A) / 4.20m x 1.50m (TYPE B)	5.10m x 1.50m (TYPE A) / 4.20m x 1.50m (TYPE B)	✓	✓	
NUMBER OF LOADING SPACES	7	206	✓	✓	
OPEN STORAGE	PERMITTED	NOT PROPOSED	✓	✓	
ANY VEHICULAR TRAFFIC SIGNALS (TRAFFIC SIGNALS)	0	15, 101	✓	✓	
COMMERCIAL TRUCK TRAILERS	NOT PROPOSED	NOT PROPOSED	✓	✓	

Calculation is based on standard office office (1,200 sq ft per 1,000 sq ft) and warehouse (1,500 sq ft per 1,000 sq ft) with 10% buffer for 50% max.

OFFICE	1,200	1,200
WAREHOUSE	1,500	1,500
TOTAL	2,700	2,700



BRIMICH
LOGISTICS & PACKAGING INC.

635 OAK PARK ROAD,
PARIS, ONTARIO

SITE DEVELOPMENT PLAN

Project title: _____
 Designer: PV
 Date: MAY 1, 2026
 Scale: 1:500
 Sheet No: SP1

VICANO

VICANO CONSTRUCTION LIMITED
 225 Paris Rd.
 Brantford, Ontario N3R 1J2
 TEL: 519-759-4120 FAX: 519-759-6911

LEGAL DESCRIPTION
 PART OF THE COMMISSION 1,
 GEORGIAN TOWNSHIP OF BRANTFORD)

NOTES:
 All signage to be designed, constructed and installed in
 conformance with the Ontario Traffic Manual (OTM).

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION SUBMISSION	MAY 1, 2026
2		
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11		

Stamp: BRIMICH LOGISTICS & PACKAGING INC. PROFESSIONAL ENGINEER REG. NO. 12345