

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. 93-26 on July 14, 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. 93-26
2. An explanation of the purpose and effect of By-law No. 93-26
3. A statement from the Clerk of the Corporation of the County of Brant stating that By-law No. 93-26 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 August 10, 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.

County of Brant Development Services

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 August 10, 2026. The appeal must be received by 4:00 P.M. on this date in order to be valid.

Dated this 21 day of July, 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. ZBA12-26-LG 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 rezone the subject lands from Heavy Industrial (M3) to Special Exception, Heavy Industrial (M3-33) to permit a Soil Processing and Remediation Site/Facility.

The following site-specific zoning regulations are proposed:

- 1) For the purpose of this By-law, the following definitions shall apply:
 - a. Soil Processing and Remediation Site/ Facility means: any land, building, structure, or facility, upon, into, in, or through which, is used for the temporary storage, handling, treatment, or processing of dirt, soil, earth, fill or other similar materials, including tertiary biosolids and other non-agriculturally sourced materials, for the purposes of re-use, and which operates under an Environmental Compliance Approval under the Environmental Protection Act, as amended.
- 2) Permit the following uses in addition to those permitted within the M3 Zone in Table 11.1.1:
 - a. Soil Processing and Remediation Site/ Facility
- 3) For the purpose of Section 5.12.1, the minimum required off-street parking requirements (per gross floor area) shall be:
 - a. Office space associated with a Soil Processing and Remediation Site/ Facility: 1 space per 40m²
 - b. All other areas, whether enclosed or unenclosed: 1 space per hectare (2.5 acres).
- 4) All other requirements of the By-law shall apply.

BY-LAW NUMBER 93-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended.

Greenspace Properties Inc., 249 Brant Road

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA12-26-LG was received from Goldberg Group, Agent on behalf of Greenspace Properties Inc., Owner of lands legally described as PART OF LOT 13, CONCESSION 3, being all of PIN 320300188 and municipally known as 249 Brant Road, in the County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant seeks to change the present zoning of 249 Brant Road with respect to amending the zoning of the subject lands from Heavy Industrial (M3) to Heavy Industrial, Special Exception (M3-33) to facilitate a future soil processing and remediation facility.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on July 14, 2026.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law 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 Section 11 of By-Law 61-16, as amended, is hereby further amended to add the following site-specific provisions:

M3-33

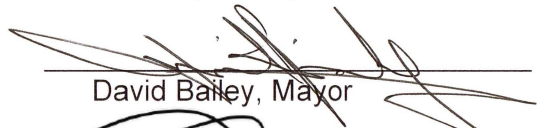
Notwithstanding any provision of this By-Law to the contrary, within any area zoned M3-33 on Schedule "A" hereto, the following site-specific provisions shall apply:

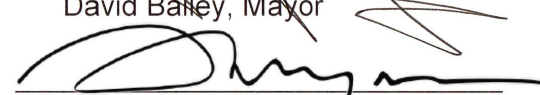
- a. Permit the following uses in addition to those permitted within the M3 Zone in Table 11.1.1:
 - i. *Soil Processing and Remediation Site/Facility*
- b. For the purposes of this By-law, the following definitions shall apply:

- i. *Soil Processing and Remediation Site/Facility* means: any land, *building, structure*, or facility, upon, into, in, or through which, is used for the temporary storage, handling, treatment, or processing of dirt, soil, earth, fill or other similar materials, including dry tertiary biosolids and other non-agriculturally sourced materials, for the purposes of re-use, and which operates under an Environmental Compliance Approval under the Environmental Protection Act, as amended.
 - c. For the purposes of Section 5.12.1, the minimum required off-street parking requirements for a *Soil Processing and Remediation Site/Facility* (per gross floor area) shall be:
 - i. Office space at: 1 space per 40m²; and,
 - ii. All other areas, whether enclosed or unenclosed: 1 space per hectare (2.5 acres).
 - d. All other requirements of the By-law shall apply.
2. THAT Zoning By-Law 61-16, as amended, is hereby further amended insofar as the zoning of the subject lands as illustrated on Schedule 'A' attached to and forming part of this By-law, to be changed from the present Heavy Industrial (M3) to Heavy Industrial, Special Exception (M3-33).
3. 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 regulations as set down in By-law 61-16, as may be further amended.
4. THAT provided no appeals have been received, this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.

READ a first and second time, this 14th day of July, 2026.

READ a third time and finally passed in Council, this 14th day of July, 2026.


David Bailey, Mayor


Sunayana Katikapalli, Clerk

Schedule 'A' of By-Law 93-26

