



Notice of Complete Application and Public Information Meeting

Meeting Date:	May 12, 2026
Time:	6:00 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:	ZBA4-26-AV
Location:	191 PINEHURST ROAD
Agent / Applicant:	CB Planning c/o Cynthia Baycetch
Owner:	Vicano Developments Limited

This application proposes: **a site-specific Zoning By-law Amendment for the lands municipally known as 191 Pinehurst Road to permit the development of two multi-tenant commercial buildings on the vacant property. The proposal would rezone the lands from Agricultural (A) to site-specific General Commercial (C2-XX) to permit a range of retail, office, and service commercial uses. The only zoning relief requested is a reduced rear yard setback of 4.0 meters, whereas minimum of 7.5 meters is required in the C2 Zone.**

Planner: Afsoon Veshkini, Planner, T: 519.442.7268 X 3014, Afsoon.Veshkini@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. At this time, there is no other application 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 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.

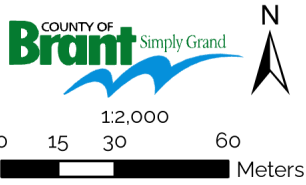
Who can appeal a Decision?

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

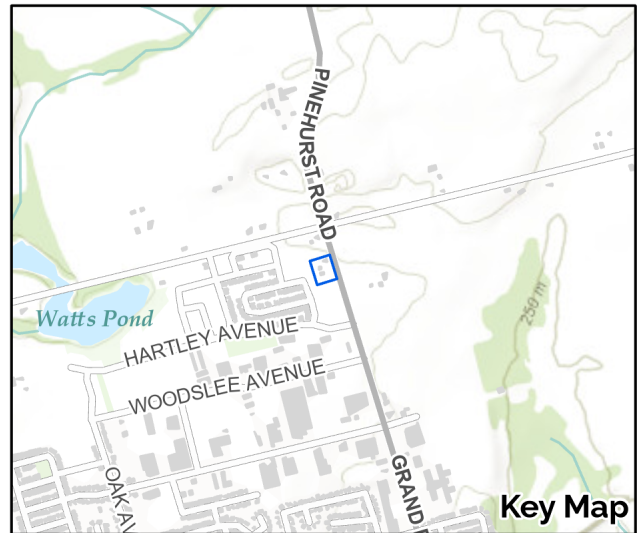
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation 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
ZBA4-26- AV

191 Pinehurst Road
County of Brant
Ontario



Date Printed:2026-03-18



LEGEND

- FOUND SURVEY MONUMENTS
- SET SURVEY MONUMENTS
- IRON BAR
- STD. IRON BAR
- SHORT STD. IRON BAR
- CUT CROSS
- WITNESS
- BENCHMARK
- WATER VALVE
- CURB STOP VALVE
- FIRE HYDRANT
- BORERHOLE
- MONITORING WELL
- CULVERT
- CATCH BASIN
- DOUBLE CATCH BASIN
- DITCH INLET CATCH BASIN
- MANHOLE
- CATCH BASIN MANHOLE
- DIL. CATCH BASIN MANHOLE
- GAS VALVE
- GAS METER
- HYDRANT POLE
- LIGHT STD.
- GUIDE WIRE
- BELL PEDESTAL
- CABLE PEDESTAL
- SION
- ROLLAND
- PROPERTY LINES
- OVERHEAD WIRES

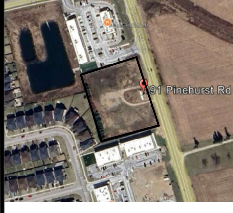
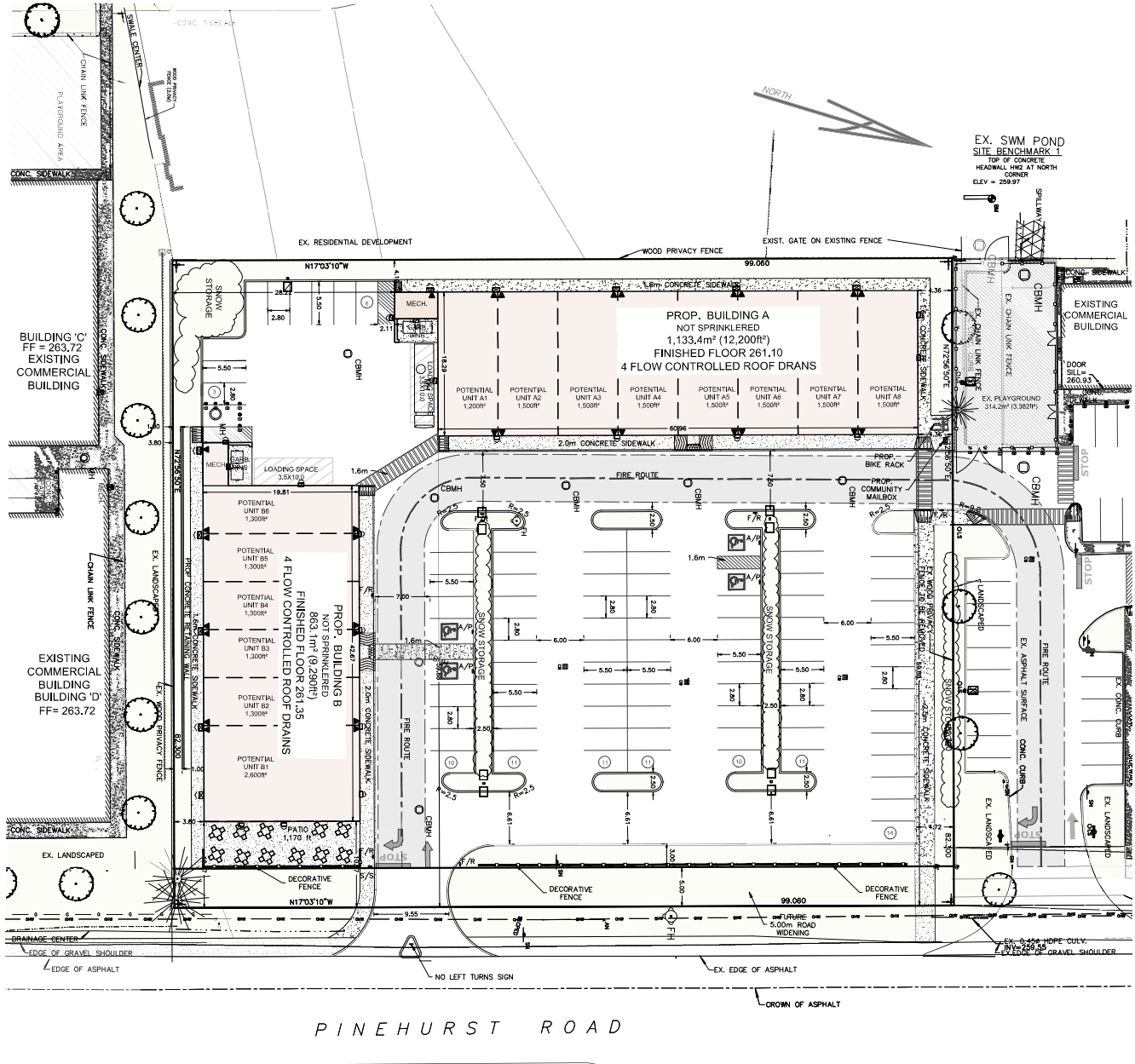
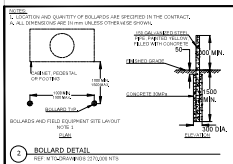
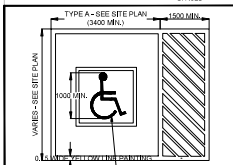
SITE STATISTICS

ZONING REQUIREMENTS	PROPOSED
ZONING BY-LAW CATEGORY	AGRICULTURAL C-XX GENERAL COMMERCIAL
MINIMUM LOT AREA	1,100.00m ² 8,153.60m ²
MINIMUM LOT FRONTAGE	15.00m 95.12m
MAXIMUM BUILDING HEIGHT	12.00m 12.00m
MAXIMUM LOT COVERAGE	60% 25.2%
SEEDING ASK	1.980m 1.980m
MINIMUM LANDSCAPED SPACE	10% 26.4% (1,867m ²)
MINIMUM FRONT YARD SETBACK	6.00m 6.00m
MINIMUM REAR YARD SETBACK	7.50m 4.2m
MINIMUM INTERIOR SIDE YARD SETBACK	2.00m 4.2m
MINIMUM INTERIOR SIDE YARD SETBACK	3.00m 4.2m
REQUIRED NUMBER OF PARKING SPACES 1 PER 25m ²	BUILDING A 1,133.4m ² / 25m ² = 46 BUILDING B 923.5m ² / 25m ² = 37 TOTAL = 83 PROPOSED
PARKING STALL DIMENSIONS	2.0m X 5.5m
ACCESSIBLE PARKING CALCULATION	4% OF 83 = 4 SPACES PROPOSED
NUMBER FREE PARKING DIMENSIONS	2.0m X 5.5m TYPE A 2.0m X 5.5m TYPE B
LOADING SPACES	2
LOADING SPACE DIMENSIONS	3.5m X 10.0m

ACCESSIBLE PARKING SIGN

FIRE ROUTE SIGN

ACCESSIBLE PARKING SIGN 3.4m SPACES



- NOTES**
- ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA CONDUCTED BY GANES SURVEYS INC. (DRAWING SERVICES)
 - THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMANS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY THEREOF & THE SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FOR DAMAGE TO SAME. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL. ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED
 - ACCESSIBLE PARKING SPACES TO BE INDICATED WITH PAINTED SYMBOL ON ASPHALT AND EITHER POLE-MOUNT OR BUILDING-MOUNT SIGNS AS PER WADSWORTH & BY ACCORDANCE WITH LOCAL BY-LAWS
 - ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
 - STREET ELEVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
 - PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVING UTILITIES & COSTS.
 - REMOVE CURB & FOUR NEW CURB FOR NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED.
 - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
 - DRIVEWAY SLOPES MUST BE 0% MAXIMUM AND SIDEWALK SLOPES FALL 2% TO 4% MAXIMUM.
 - NO PERSON SHALL CAUSE OR PERMIT ALTERATION OF A SITE IN THE MUNICIPALITY, WITHOUT HAVING FIRST OBTAINED A SITE ALTERATION PERMIT.
 - RETAINING WALLS GREATER THAN 1 METER IN HEIGHT REQUIRE A BUILDING PERMIT.

UNITS & CONVERSION

ALL DIMENSIONS IN METRES, CONVERT TO FEET: DIVIDE BY (0.3048)

READING NOTE

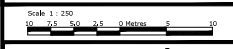
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS "4" AND "5" BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (3-D), DISTANCES ARE GROUND AND CAN BE CONVERTED TO HORIZONTAL BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999903.

REV.	DESCRIPTION	DATE
1	SITE PLAN SUBMISSION 1	2020/01/25
0	INITIAL RELEASE	2020/01/15

PROJECT

PROPOSED SITE PLAN OF

191 PINEHURST ROAD
PARIS, ONTARIO
CITY FILE NO. NA



ANTECH
Design & Engineering Group
25 King Street, Eastford, ON, N1T 3C4
www.antechedesign.com

VICANO
VICANO DEVELOPMENTS LIMITED

CLIENT

PROFESSIONAL ENGINEER
J.A. BITTLER
2020-11-19
ENGINEER OF ONTARIO

DRAWN: CHECKED: DATE:
CHM 348 2020/01/15

SHEET:
SITE PLAN

DRAWING NO. REV.
254704 - V101 1