Notice of Complete Application and Council Meeting

Date: Tuesday, February 10, 2026

Time: 6:00 PM

Location: Paris Council Chambers- 7 Broadway Street West or Meeting available on the County of Brant You Tube

Application Number: ZBA16-25-LG – 20-44 Muir Road South

Details of Application:

A Zoning By-Law Amendment Application from GSP Group Inc. c/o Brandon Flewwelling, Agent, on behalf of 2160382 Ontario Inc and 2030717 Ontario Inc. c/o Mike Goor, Owner of BURFORD CON 9 PT LOT 24 AND 2R8076 PARTS 1 AND 2, County of Brant, located at 20-44 Muir Road South is proposing to rezone a portion of the subject lands from Agriculture (A), Agricultural Employment, Special Exception (AE-19) and Natural Heritage (NH) to Light Industrial, Special Exception (M2-41), Natural Heritage Vegetation Protection Zone (NH1), Natural Heritage (NH), and Open Space (OS1), to permit the following:

Notwithstanding any provision of this By-Law to the contrary, within any area zoned M2-41 on Schedule "A", the permitted uses shall be limited to dry employment and industrial uses, inclusive of:
Primary Use:

- Manufacturing and fabricating of metal and concrete products;

Following uses shall be permitted accessory to the primary use:

- Warehouse;
- Wholesale establishment;
- Open storage;
- Parking, storing and servicing of tractor trailers;
- Support office or business office;
- Concrete crushing

Development Standards:
All structures, parking, and outdoor storage shall be subject to the following development standards:
Street Setback (Muir Road South), Minimum:

- 75.0m for office and parking uses
- 175.0m for all other permitted uses.

Street Setback (Ninth Concession Road), Minimum:

- 6.0 metres

Interior Side Yard Setback, Minimum:

- 3.0 metres

Rear Yard Setback, Minimum:

- 8.0 metres

Lot Coverage, Buildings (Maximum, calculated as a total percentage of the area of the site-specific zoning):
- 15%

Lot Coverage, Open Storage (Maximum, calculated as a total percentage of the area of the site-specific zoning):
- 35%

Building Height, Maximum:
- 30.0 metres

All other relevant provisions of the By-Law shall continue to apply.

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 Planning Development Committee to provide information and receive public comments on the application.

Who can attend?

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.** 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.

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

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

Planner: Lauren Graham, 519.44BRANT x3059, lauren.graham@brant.ca

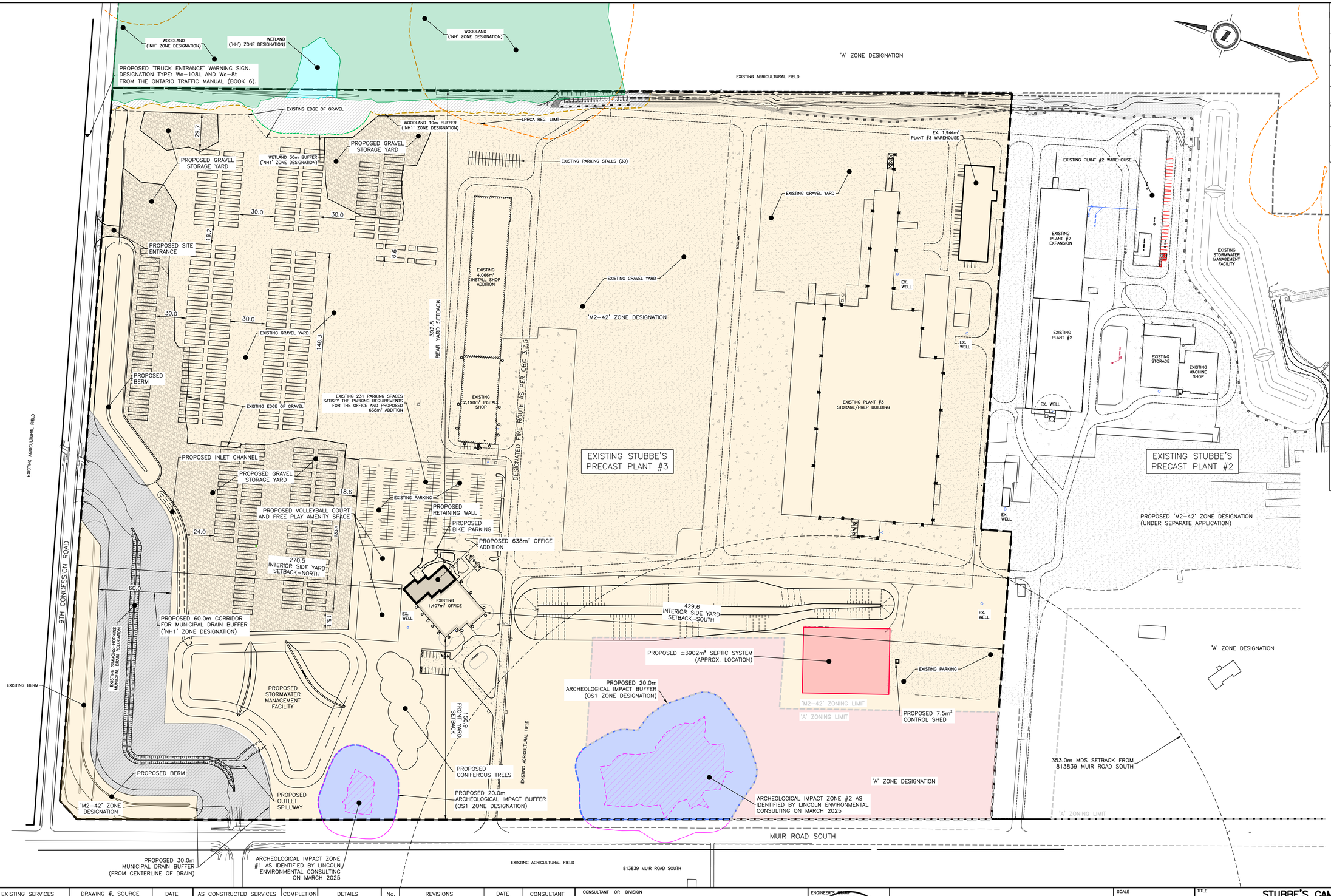
How do I submit a written request to the County of Brant Deputy Clerk?

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 Noth
Paris, ON N3L 2M2
Email: clerks@brant.ca

To view the application, supporting documents and draft Bylaw, please contact the Planning Department, contact information mentioned above.

** 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.*



EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION

DETAILS	No.	REVISIONS	DATE	CONSULTANT
DESIGN BY TW	1	ISSUED FOR ZBA	MAR. 07/25	DEVENG
DRAWN BY TW	2	REVISED ZONING	AUG. 13/25	DEVENG
CHECKED BY PJB	3	REVISED ZONING	AUG. 28/25	DEVENG
F.BK. ***	4	REVISED ZONING	SEP. 10/25	DEVENG
	5	ISSUED FOR ZBA	DEC. 11/25	DEVENG
FILE: DEL24-001- NORTH PROPERTY - SITE PLAN.DWG				

CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering (London) Limited
CONSULTING CIVIL ENGINEERS

ENGINEER'S SEAL
LICENSED PROFESSIONAL ENGINEER
P. J. BAKKER
100224635
DEC. 11/25
PROVINCE OF ONTARIO

STUBBE'S

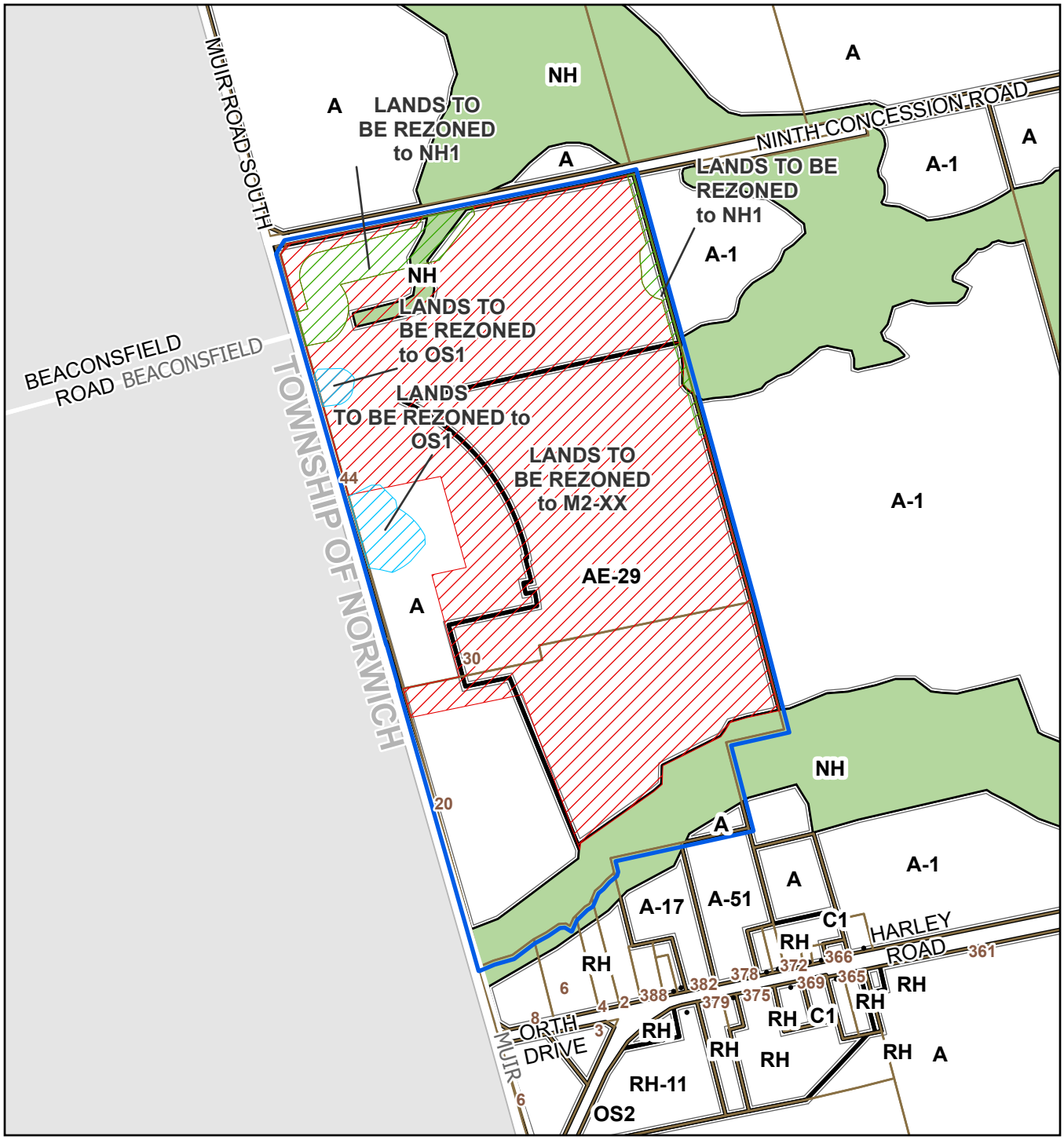
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TITLE
STUBBE'S CAMPUS IMPROVEMENTS: STAGE 2
44 MUIR ROAD SOUTH, HARLEY, COUNTY OF BRANT

NORTH PROPERTY - SITE ZONING PLAN

PROJECT No. DEL24-001
SHEET No. 2
PLAN FILE No.

bdate: Dec.11/25-2:18pm DEL24-001- North Property - Site Plan.dwg



Legend

- Subject Lands
- Address
- Natural Heritage
- Abutting Municipal Boundaries
- Zoning
- to M2-XX
- to NH1
- to OS1
- <all other values>

SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____

1:10,000

0 125 250 500

Meters

COUNTY OF Brant Simply Grand

Date Printed:9/22/2025