

Application No.:	ZBA9-25-RC/PS1-25-RC
Report No.:	RPT-0254-25
Application Type:	Zoning By-Law Amendment & Draft Plan of Subdivision
Subject Lands:	73 West River Road
Agent / Applicant:	MHBC Planning
Owner:	West River Developments Inc.

Staff Recommendation:

To be received as information at this time.

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Location & Conditions



Existing Conditions:

- Vacant lands, with a previous dwelling and accessory structures being demolished in November of 2024.
- Frontage of 192 metres on West River Road, depth of 125 metres, and area of approximately 2.4ha (5.9ac)



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Official Plan (2023)

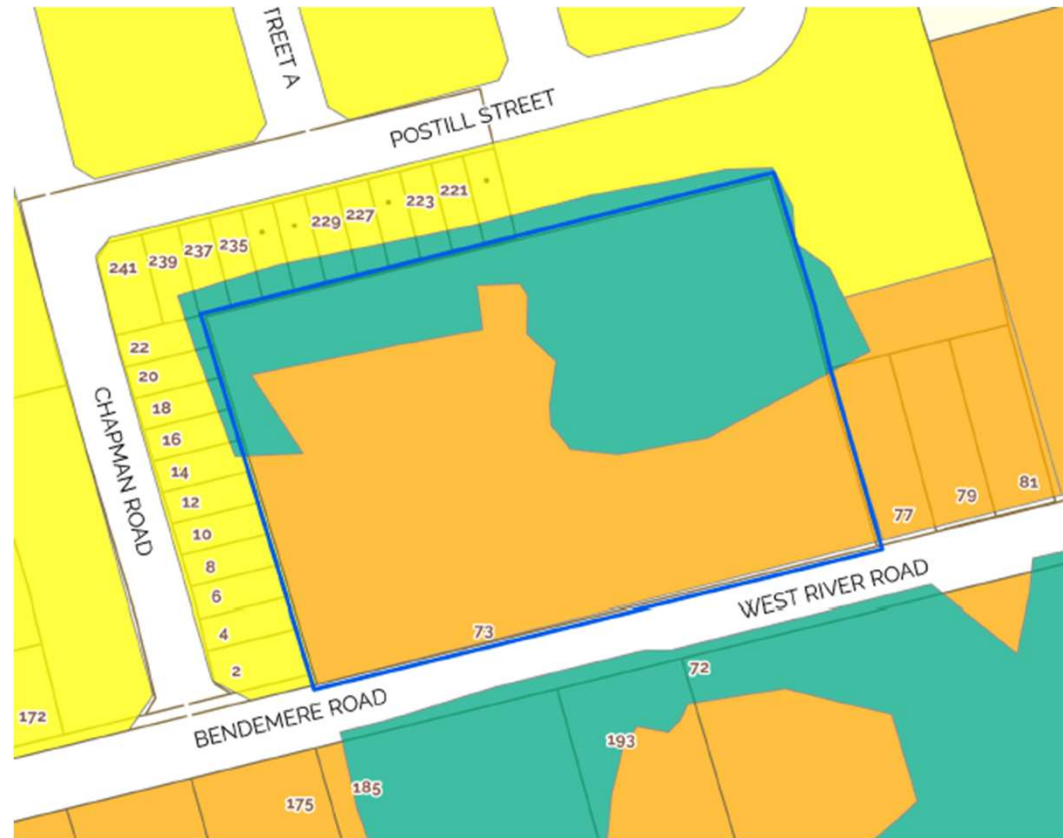
Community Corridor

Located along arterial or collector roads, this designation focuses on a variety of low-mid-high rise developments, including mixed use, institutional and office uses.

Located within the Urban Settlement Area of Paris

Natural Heritage System

The intent of this designation is to identify and protect lands identified as environmentally significant, such as woodlands, watercourses and hazard lands.



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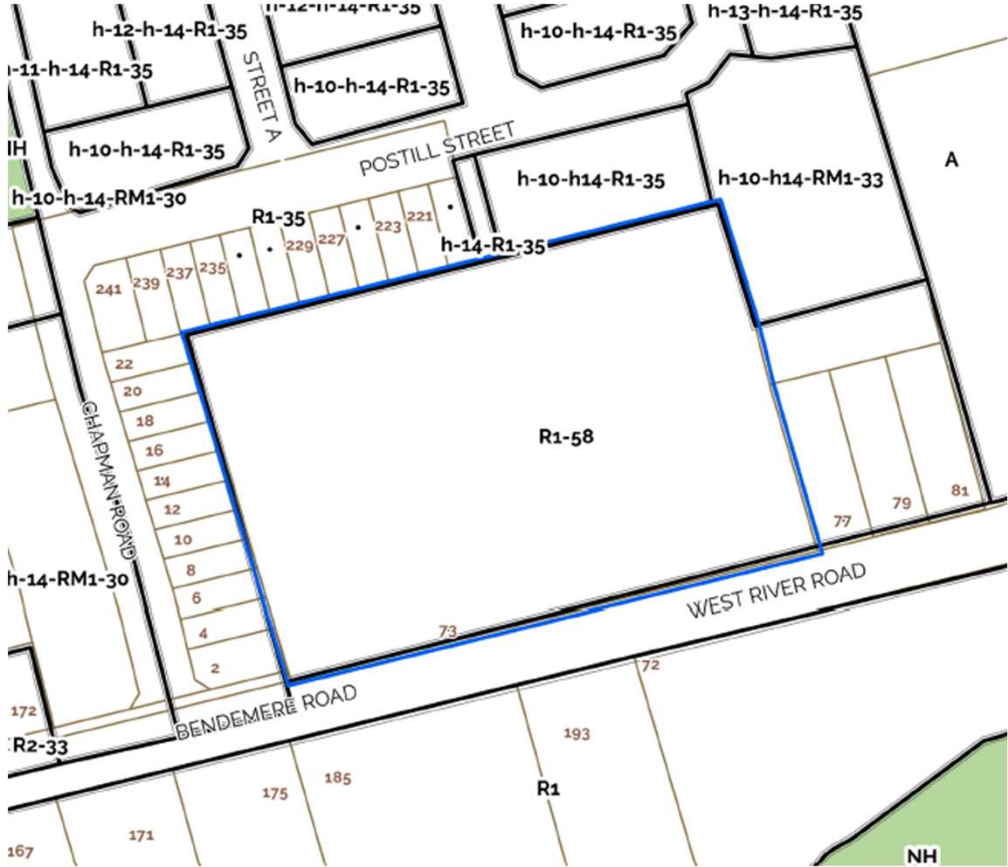
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Zoning By-Law No. 61-16

Residential Singles – Special Exception (R1-58)

Permitted uses include singles, semis and rowhouses. Proposed zoning amendment will allow for increased driveway width, and overall lot coverage.



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Development Proposal



Draft Plan of Subdivision

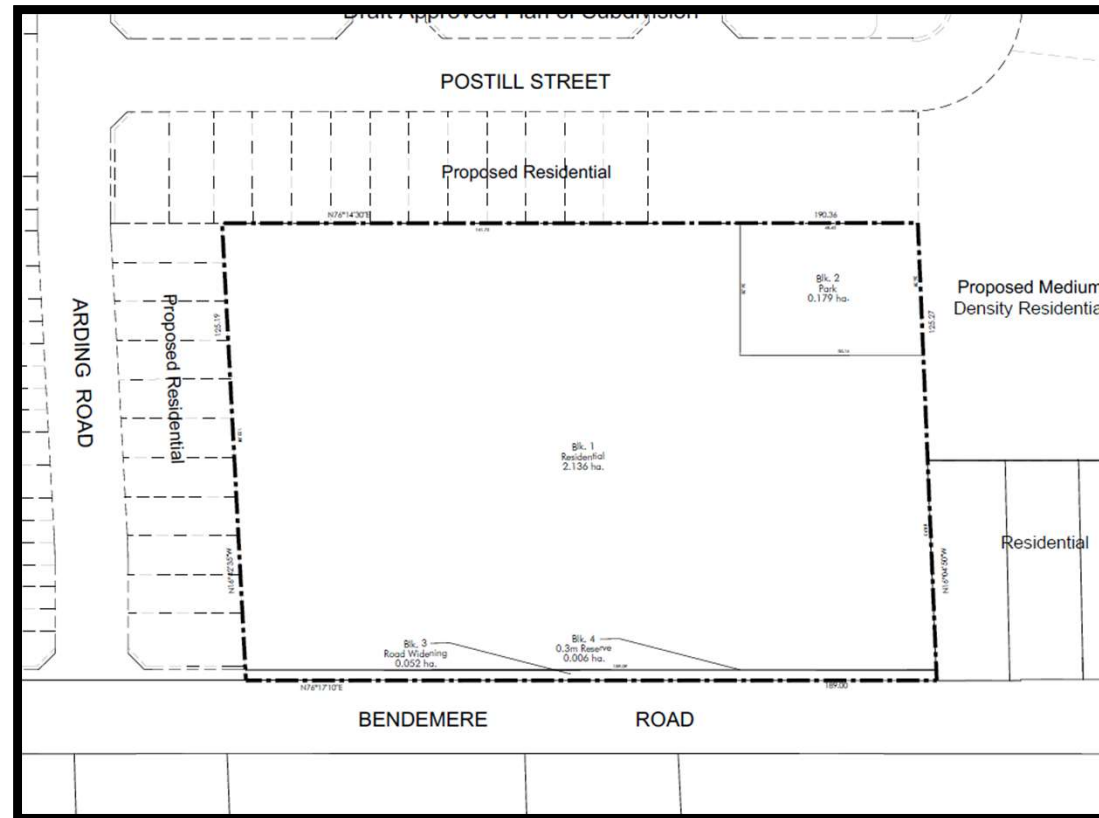
The proposed draft plan will establish legal framework to permit the future creation of freehold lots within a Common Elements Plan of Condominium.

Zoning By-Law Amendment

The proposed Zoning By-Law Amendment will allow for increased driveway width, and increased overall lot coverage within the future freehold townhouse lots.

Future Applications

Site Plan Control and Draft Plan of Condominium applications will be required in-future to facilitate this development.



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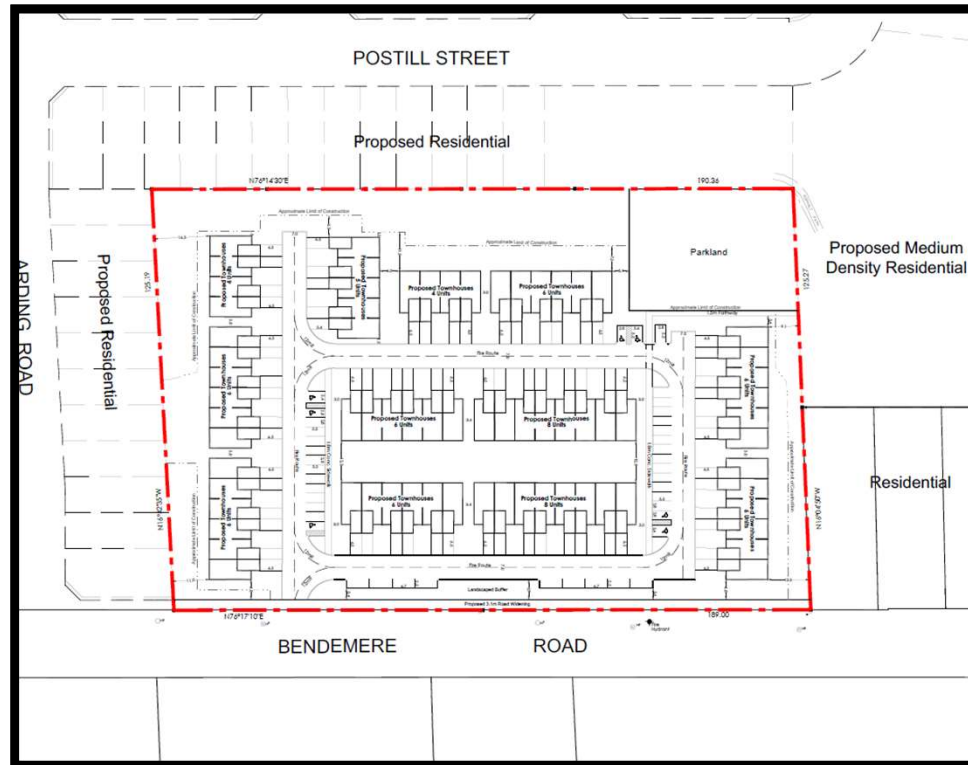


Development Proposal

Development Proposal

The proposed development consists of 71 townhouse units, a public park, new private street network, and visitor parking.

The Draft Plan of Subdivision will include one large development block, a future park block, and road widening as-required by the County.

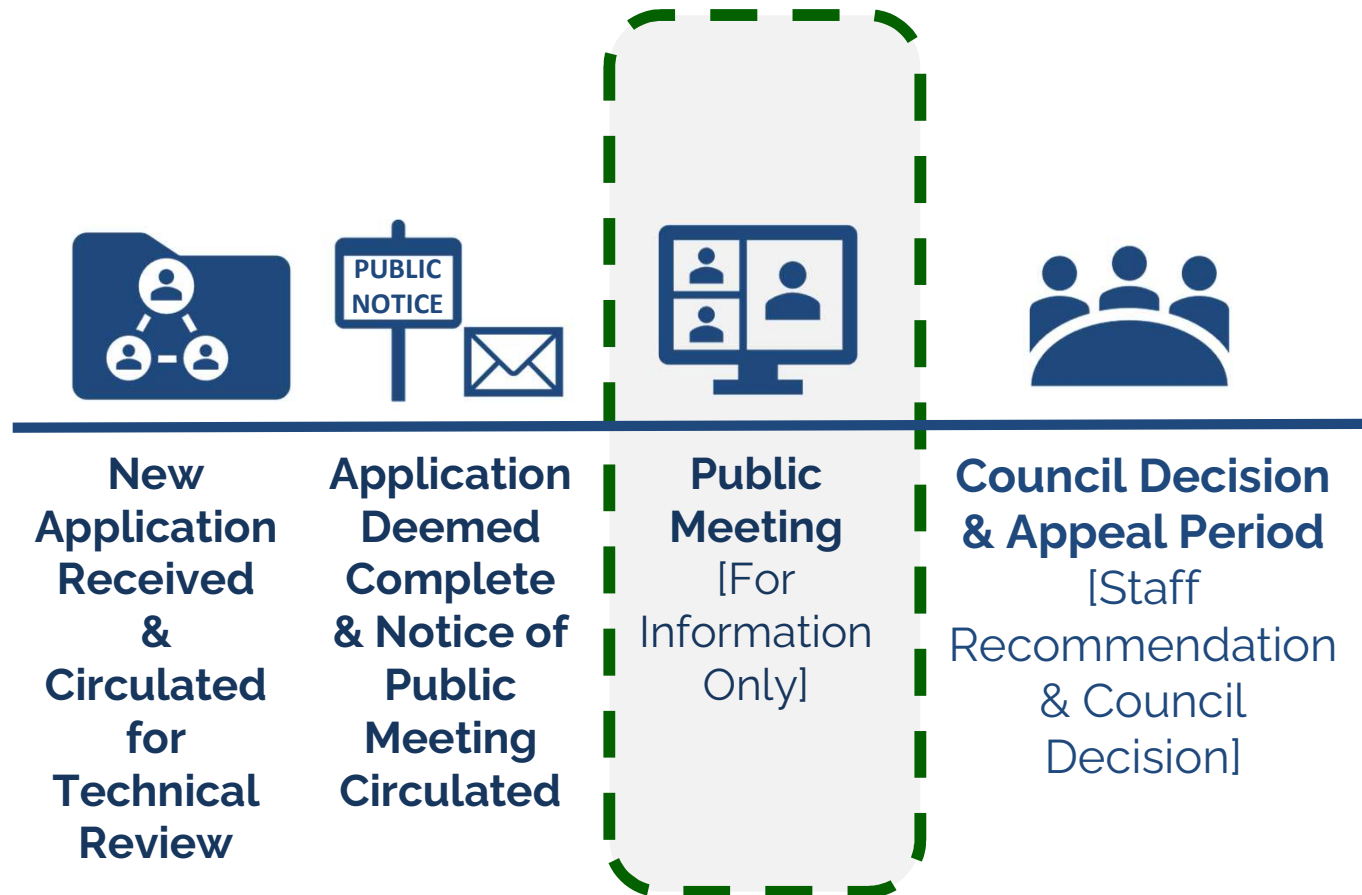


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Application Process / Next Steps



Questions?

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