



Committee of Adjustment Report

Date: July 17, 2025

Report No: RPT - 0262 - 25

To: The Chair and Members of the Committee of Adjustment

From: Roxana Flores, Junior Planner

Application Type: Minor Variance Applications

Application No: A3-25-LK

Location: 30 Woodslee Avenue, Paris

Agent / Applicant: SIERRA CONSTRUCTION c/o Jeff Johnston

Owner: HOLDING SOPREMA CANADA INC c/o Bastien Langevin

Subject: Request for a decision on a Minor Variance Application seeking relief from Section 4, of Zoning By-Law 61-16.

That Application for Minor Variance **A3-25-LK**, from Bastien Langevin, Owner of the lands legally described as SOUTH DUMFRIES CONCESSION 2, PART LOT 30 AND REFERENCE PLAN 2R687 PART 1, in the former Town of Paris and municipally known as 30 Woodslee Avenue, requesting relief from Zoning By-Law 61-16, Section 5.12, Table 5.12.1 to permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required, and Section 11, Table 11.2 to permit an increased building height of 18.0 metres to accommodate the construction of a third silo, whereas the maximum permitted height is 12.0 metres, **BE APPROVED** subject to conditions.

THAT the reason(s) for approval are as follows:

- The proposed variances are considered minor in nature and are desirable for the appropriate development and use of the subject lands;
- The proposed variances are in keeping with the general intent of the Official Plan and Zoning By-Law 61-16;
- The proposed variances meet the four tests of Section 45 (1) of the *Planning Act*.

Executive Summary

Minor Variance Application **A3-25-LK**, is requesting relief from the following provisions of Zoning By-law 61-16:

1. To permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required (*Section 5.12, Table 5.12.1*); and
2. To permit an increased building height of 18.0 metres for a proposed silo, whereas a maximum height of 12.0 metres is permitted (*Section 11, Table 11.2*).

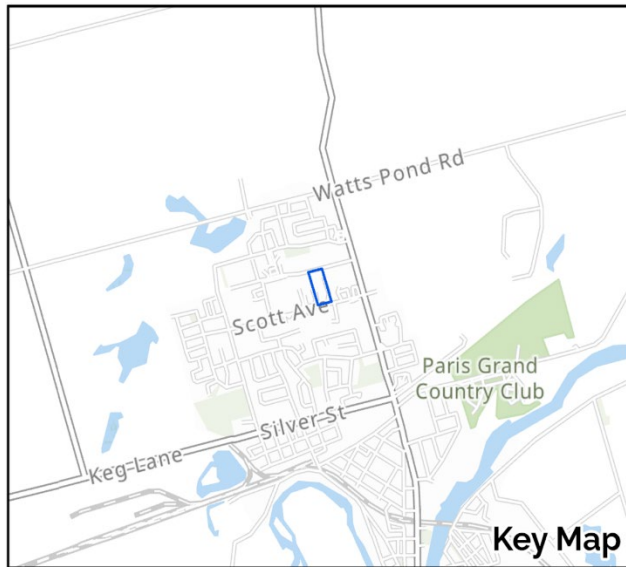
The subject lands are located within a settlement area and are designated General Employment and zoned as Light Industrial (M2).

The application seeks to permit a third silo exceeding the maximum building height and to reduce required parking from 161 to 150 spaces. While Site Plan SP6-95 required 167 spaces, By-law 2794 (August 8, 1996) reduced this to 161. The proposed silo, needed to accommodate a new product stored on-site, requires it to be placed on a concrete pad which will occupy part of the existing parking area.

Location/ Existing Conditions

The subject lands are located within a Settlement Area, north of Scott Avenue, south of Woodslee Avenue, east of Lee Avenue, and west of Grand River Street North. The subject lands are mostly surrounded by industrial uses.

LOCATION MAP
Application: A3-25-LK
30 Woodslee Ave



AERIAL IMAGE
Application: A3-25-LK
30 Woodslee Ave



The subject lands have a frontage of approximately 111.43 metres (365.58 ft) along Oakland Road, a depth of 256.53m (841.63 ft), and an area of approximately 2.84 hectares (7.01 acres).

The subject property contains an industrial building, is municipally serviced, and includes two existing silos approved under Building Permit #960082.

Upon a site visit to the property, it was observed that some of the parking spaces are being used for product storage, which conflicts with the Zoning By-Law that prohibits any use from obstructing required parking or loading spaces. Additionally, as per the Site Plan Agreement dated September 5, 1995, the Owner at the time agreed that all on-site vehicular parking would be established and demarcated in accordance with Schedule 'A' of the agreement, which requires all parking to be in designated areas only, with no storage or parking permitted elsewhere on-site. A condition will be added to address this requirement.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Report

Analysis

Planning Act

Section 45 (1) of the *Planning Act* sets out criteria to be considered when reviewing Minor Variance Applications.

In reviewing the application staff analyzed the four tests as established in Section 45(1) of the *Planning Act* R.S.O 1990:

- a) Shall be minor;
- b) Shall be desirable for the appropriate development or land use of the land, building or structure;
- c) Shall maintain the general intent and purpose of the Zoning By-Law; and
- d) Shall maintain the general intent and purpose of the Official Plan.

Consistency and/or Conformity with Provincial and/or Municipal Policies/Plans

Provincial Planning Statement – 2024

The *Provincial Planning Statement (PPS)* provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be 'consistent with' policy statements issued under the Planning Act.

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Policy Statement for the following reasons:

- Provincial Planning Statement encourages land use patterns in settlement areas that efficiently use land, optimize existing and support infrastructure, and promote active transportation. The subject lands, designated General Employment, are within a Settlement Area and align with this policy. The proposed silo and decrease in parking will support the use of the property.
(Chapter 2, Section 2.3.1.)
- Policy 2.8.1 encourages a diversified economic base and the maintenance of suitable sites for employment uses, including the expansion or modification of existing industrial facilities. Policy 2.8.2 focuses on protecting employment areas for current and future uses and ensuring that necessary infrastructure supports these needs, allowing for adjustments such as parking reductions to accommodate operational requirements. These policies support the proposal by recognizing the importance of adapting employment sites for efficient operations while maintaining their long-term economic viability, justifying the reduction in parking to facilitate the silo installation.

(Chapter 2, Section 2.8)

- The proposed silo and associated parking reduction are consistent with Section 3.5 of the Provincial Planning Statement, which promotes land use compatibility and the long-term viability of industrial operations. The site is designated General Employment and zoned Light Industrial, and the proposal supports ongoing industrial activity without introducing sensitive land uses. The parking reduction is necessary to accommodate the silo's concrete base and does not impact overall site function or compatibility with surrounding uses. The proposal aligns with provincial direction to protect and enhance major facilities while minimizing potential land use conflicts.
(Chapter 3, Section 3.5)

Brant County Official Plan (2023)

The County of Brant Official Plan sets out the goals, objectives, and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall 'conform to' the local municipal policies, including but not limited to the County of Brant Official Plan.

Schedule 'A' Land Use Designation: **General Employment**

Settlement Area: **Primary Settlement Area of Paris**

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan for the following reasons:

- *The proposed silo and parking reduction align with Section 3.5 of the Official Plan, as nearby residential uses are over 200 metres away and the nearest park is about 140 metres away, minimizing potential impacts. The changes support the long-term viability of the industrial use without introducing sensitive uses or compatibility concerns.
(OP, Part 3, Section 3.5)*
- *The proposal aligns with the intent of the General Employment designation by supporting the protection and long-term use of Employment Areas, while promoting economic growth and accommodating operational needs. The proposed silo supports ongoing industrial activity, and the reduced parking is a minor adjustment that enables more efficient use of the site without impacting overall functionality.
(OP, Part 4, Section 10.0)*

Based analysis of the 'Four Tests' as outlined in Section 45(1) of the Planning Act within this report, it is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16:

Schedule 'A' Zone Classification: **Light Industrial (M2)**

The following tables outline how the proposed development conforms to the applicable provisions County of Brant Zoning By-law 61-16:

Light Industrial (M2) Section 5.12, Table 5.12.1	Required Parking Spaces	Proposed Parking Spaces
Parking Spaces	161	150

Light Industrial (M2) Section 11, Table 11.2	Required	Proposed
Building Height Maximum, (metres).	12 m	Approx. 18 m

- ***Any future proposals to further reduce or increase parking may require additional Minor Variance applications.***
- ***All other requirements of the Zoning By-Law 61-16 are being satisfied.***

It is my professional opinion that the variance maintains the intent of the County of Brant Zoning By-Law 61-16.

Analysis of the Four Tests (Section 45(1) of the *Planning Act* R.S.O 1990)

Relief Request #1: Parking Reduction

Required: 161 Parking Spaces

Relief Requested: Reduction of 11 spaces, for a total of 150 parking spaces

Test 1 – Intent of the Official Plan:

The subject lands are designated General Employment under the County of Brant Official Plan (2023), and the requested parking reduction aligns with the intent and purpose of the Plan by maintaining the existing industrial use without impacting nearby sensitive uses. The reduction supports efficient land use by utilizing underused parking spaces to accommodate a new silo, thereby supporting continued industrial operations without affecting employment opportunities, as the full parking capacity is not typically required.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:
The subject property is zoned Light Industrial (M2), and the proposed reduction in parking maintains the existing industrial use. The remaining parking supply is sufficient to meet current demand without causing congestion or spillover into adjacent areas as indicated in the justification letter. The reduction also enables the installation of a new silo to support site operations, aligning with the zoning’s intent to accommodate functional industrial development while maintaining compatibility with the surrounding area.
The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:
The parking reduction is desirable as it improves operational productivity by using excess space and enabling the construction of the proposed silo to support daily operations. The existing industrial uses are permitted, and parking demand is lower due to rotating shifts. As noted in the Justification letter, the reduction will not create parking shortages or negatively impact nearby land uses or the environment.
The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:
The reduction in parking is considered minor in nature because it involves a small decrease of only 11 spaces from the originally required 161, representing a less than 7% reduction. Additionally, the existing parking supply exceeds daily demand due to rotating employee shifts, meaning that not all spaces are used at the same time. This slight decrease will not lead to parking shortages, congestion, or overflow onto adjacent properties. Furthermore, the reduction supports operational needs without changing the existing land use or impacting the surrounding environment, confirming that the variance is minor and appropriate.
The proposed increase in accessory lot coverage is considered minor in nature.

Relief Request #2: Increased Building Height Maximum to Accommodate Silo

Zoning Standard: 12 m

Relief Requested: 18 m

Test 1 – Intent of the Official Plan:
The proposed increase in silo height aligns with the intent of the Official Plan by supporting the continued viability and efficient operation of the industrial use within the General Employment designation. The Official Plan emphasizes protecting and preserving employment areas for current and future uses while promoting economic development and

allowing necessary infrastructure improvements. As the increased height is needed to accommodate operational requirements and does not negatively impact surrounding land uses or conflict with land use compatibility policies, it supports the Official Plan's goals of fostering economic growth and maintaining functional employment areas.

The relief requested conforms to the general intent and purpose of the County of Brant Official Plan.

Test 2 – Intent of the Zoning By-law:

The zoning permits industrial operations and associated structures, and the height increase will support the efficient functioning of the existing industrial facility without changing its primary use. The proposal maintains compatibility with surrounding industrial land uses by not creating negative impacts, and it aligns with the by-law's purpose of allowing practical and orderly industrial development

The relief requested complies with the general intent and purpose of the Zoning By-law.

Test 3 – Desirability:

The proposed increase in silo height is desirable as it supports ongoing industrial operations by meeting the technical requirements of the new production process. It allows the facility to operate more efficiently without changing the nature of the use or harming the surrounding area. The silo's design, with most equipment at the base and only a small part visible at the top, is practical and fits well with the site, maintaining land use compatibility and benefiting both the site and the community.

The relief requested is desirable, appropriate development and use of the land.

Test 4 – Minor in Nature:

The silo will occupy a very small footprint and will be located at the rear of the building, as far from public streets as possible. It will be visually unobtrusive and situated within a context entirely dedicated to industrial uses. Similar equipment—such as water towers, telecommunications structures, and other silos—can be found throughout the immediate area. Most equipment is at the base, with only a small part visible above, minimizing visual impact and ensuring compatibility with the site's industrial character. The applicant also confirmed that the silo will be painted to match the existing building and that all installation and safety standards will be fully met.

The proposed increase in height is considered minor in nature, both in scale and impact.

Conclusion

The requested variance satisfies all four tests under Section 45 (1) of the Planning Act. The variance maintains the general intent and purpose of the County's Official Plan and Zoning By-law, is desirable for the appropriate use of the land, and is minor in nature when considered in context.

Interdepartmental Considerations

Agency Comments	
Development Engineering Department	<ul style="list-style-type: none">DED has no comments to the requested parking and height variance of the minor variance application.
Policy Planning	<ul style="list-style-type: none">Policy has no comments or concerns at this time regarding the requested variances for parking or the proposed silo on this property.The Official Plan in its current state is broader in scope than simply setting height limits in specific areas. Since the proposal aligns with the intent of supporting employment growth in this area, and the surrounding lands are also designated General Employment, Policy will not be providing further comments at this time.
Environmental Planning	<ul style="list-style-type: none">Environmental Planning has no comments on the proposed minor variances.
Building Department	<ul style="list-style-type: none">A Building Permit is required to be issued by the Building Division prior to construction of any buildings or structures.Development charges & fees are applicable to this development in accordance with the Development Charges By-Law and interest may be charged as per the Development Charges Interest Rate Policy. <p>For additional information about the Building Permits and/or Development Charges & Fees please contact richard.weidhaas@brant.ca</p>
Operations Department	<ul style="list-style-type: none">No comments or concerns from Operations on this minor variance circulation.
Fire Department	<ul style="list-style-type: none">The fire route proposed change is going to impact the proper distances from the hydrant to the fire route to the Siamese connection. The change will make it so that the distance from the fire hydrant to the fire truck will be greater than 45 m and then it will be greater than 45m from the truck to the Siamese connection.

	<ul style="list-style-type: none"> Is this the correct existing fire route? The fire route appears that it should be down the south side of the building.
Source Water Protection	<ul style="list-style-type: none"> This property is partially located within a Wellhead Protection Area C (WHPA-C) for the Paris Water Supply, with an associated vulnerability score of 8. The storage and handling of dense non-aqueous phase liquids (DNAPLs) would be considered a threat if it is occurring at this property. No threats are presently associated with the Minor Variance application. However, as the Applicant continues through the process and requires other municipal approvals (Site Plan Approval, Building Permit, etc.), the Applicant will be required to submit the Section 59 Restricted Land Use Screening Form with their application for Risk Management Office Review. If DNAPLs are present or proposed at the property, a Risk Management Plan is required to be negotiated with the Risk Management Office to address that threat. Alterations and additions to the stormwater sewer, as shown on the Site Servicing Plan dated December 20, 2024, could create a Transport Pathway depending on the depth of excavation required. Transport Pathways are human-made conditions of land that increase the rate or volume of water flowing to an intake pipe or wellhead for a municipal drinking water system, thereby increasing its vulnerability. Municipalities are required to report new and altered Transport Pathways pursuant to Ontario Regulation 287/07, Section 27 (3)(4). <i>Please find our full comments in the attached source protection review letter.</i>
GrandBridge Energy	<ul style="list-style-type: none"> GrandBridge Energy Inc. has no objection to the proposed minor variance for relief for reduce parking and building height. Must maintain ESA minimum clearances between any proposed building, lighting, signs etc. and existing electrical equipment.

No Comments from the Following:

- Hydro One
- Six Nations
- Mississaugas of the Credit First Nation (MCFN)

Public Considerations

Notice of this Application, contact information and Public Hearing Date were circulated by mail on July 2, 2025 to all property owners within 60 metres of the subject lands in accordance with Section 45(5) of the *Planning Act* as required.

A site visit and the posting of the Public Notice sign was completed on July 2, 2025.

At the time of writing this report, no public comments were received.

Conclusions and Recommendations

Minor Variance Application A3-25-LK requests relief from Zoning By-law 61-16 To permit a reduction in the number of required parking spaces to 150, whereas 161 spaces are required; and to permit an increased building height of 18.0 metres for a proposed silo, whereas a maximum height of 12.0 metres is permitted.

The proposal seeks to permit a reduction in parking spaces and an increase in maximum height to accommodate a proposed silo on an industrial-zoned property, supporting a new production process for a new product. The requested variances are compatible with the existing built form and industrial character of the area, with no anticipated impacts on surrounding uses as noted by the applicant. The use of the site will remain industrial, and final development details, including the site plan for the silo, will be subject to further review by the Building Department.

As part of the Building Permit or related approvals, the applicant must submit a Section 59 Restricted Land Use Screening Form for review by the Risk Management Office. If Dense Non-Aqueous Phase Liquids (DNAPLs) are present or proposed on the property, a Risk Management Plan will need to be developed and agreed upon with the Risk Management Office to address this potential threat.

As per the Fire Department comments, the applicant is to confirm the correct existing hydrant.

Source Water Protection notes that alterations or additions to the stormwater sewer, as shown in the Site Servicing Plan dated December 20, 2024, may create a Transport Pathway depending on excavation depth. Such pathways can increase the flow of water to municipal drinking water intakes or wellheads, raising their vulnerability. Municipalities are required to report any new or altered Transport Pathways under Ontario Regulation 287/07, Section 27 (3)(4).

Grandbridge Energy notes that all proposed buildings, lighting, signs, and other structures must maintain the minimum clearance distances from existing electrical equipment as required by the Electrical Safety Authority (ESA) to ensure safety and compliance.

A site visit found some parking spaces used for product storage, which does not comply with the Zoning By-Law and the 1995 Site Plan Agreement. A condition will be added to address this.

Review of this Minor Variance Application has had regard for Section 45 (1) of the Planning Act R.S.O 1990 and Planning analysis confirms that the requested relief meets the 'four tests':

- (a) The request is considered minor;
- (b) The request is desirable for the appropriate development or land use of the land, building or structure;
- (c) The request maintains the general intent and purpose of the Zoning By-Law; and
- (d) The request maintains the general intent and purpose of the Official Plan.

Based on this review, it is my professional recommendation that Minor Variance Application **A3-25-LK BE APPROVED.**

Prepared by:



Roxana Flores

Attachments

1. Conditions of Approval
2. Zoning Map
3. Official Plan Map
4. Aerial Map
5. Site Plan
6. Silo Renderings
7. Site Photos

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning

Copied To

3. Nicole Campbell, Secretary Treasurer of the Committee of Adjustment
4. Committee of Adjustment
5. Applicant/Agent

File # A3-25-LK

By-law and/or Agreement

By-Law required	(No)
Agreement(s) or other documents to be signed by Mayor and /or Clerk	(No)
Is the necessary By-Law or agreement being sent concurrently to Council?	(No)

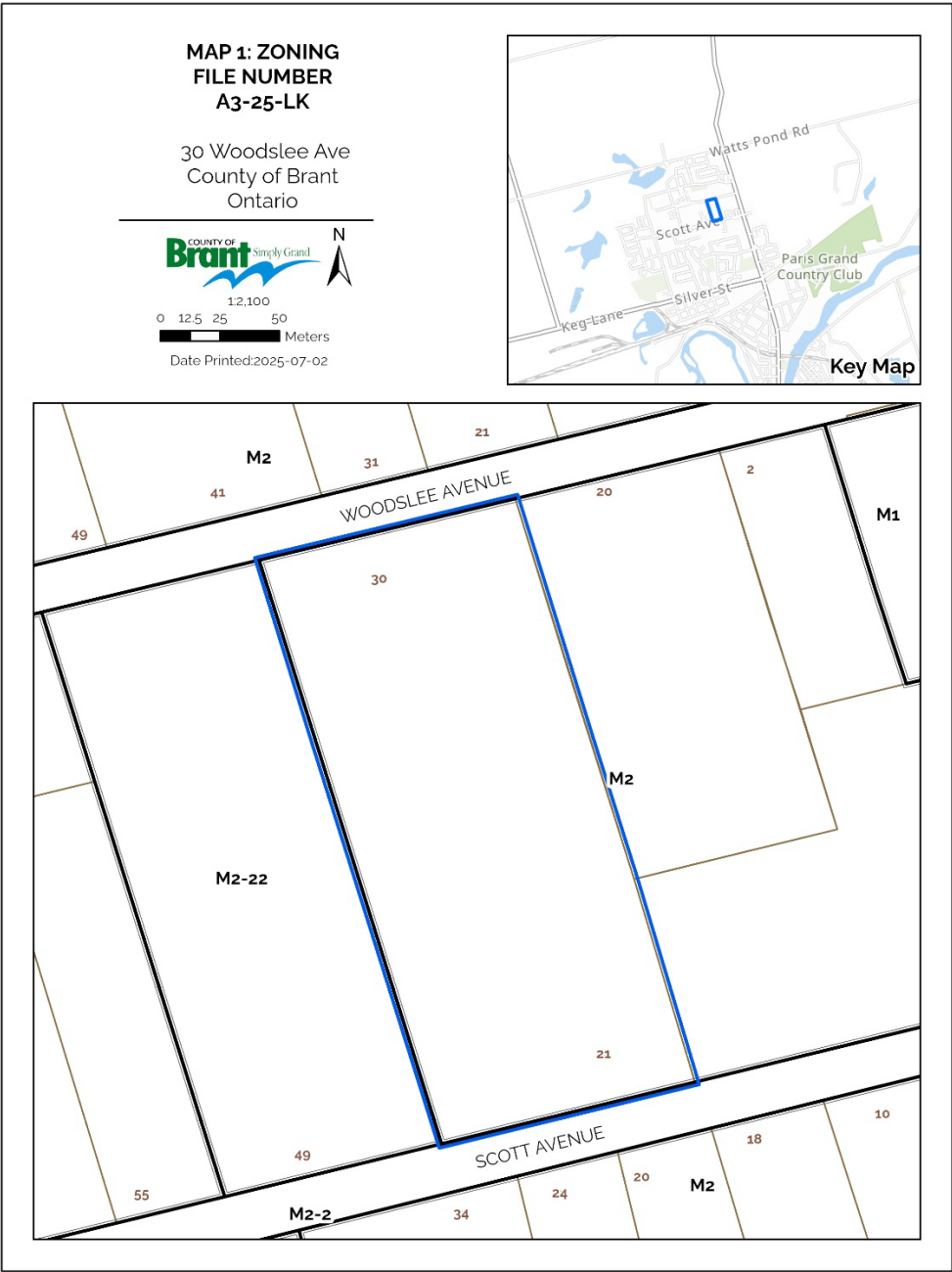
Attachment 1 – Conditions of Approval

Applicant: HOLDING SOPREMA CANADA INC c/o Bastien Langevin **File No:** A3-25-LK

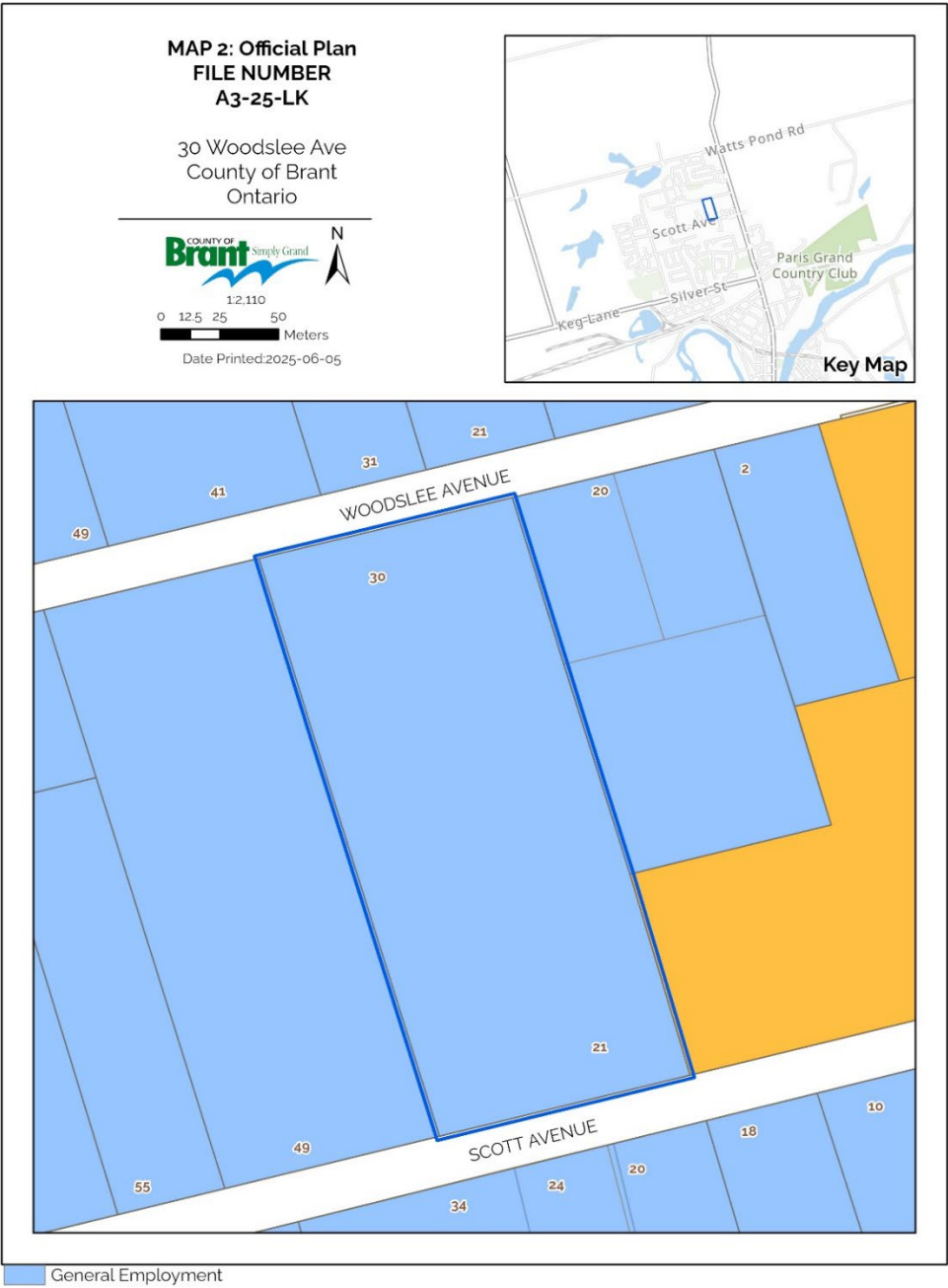
LIST OF CONDITIONS - COMMITTEE OF ADJUSTMENT

1. That the following conditions identified by the Source Water Protection are completed to the satisfaction of the County of Brant:
 - a) The Owner/Applicant submit a Section 59 Restricted Land Use Screening Form for review by the Risk Management Office.
 - b) If Dense Non-Aqueous Phase Liquids (DNAPLs) are identified or proposed on the property, the applicant must develop and implement a Risk Management Plan in agreement with the Risk Management Office to mitigate the associated risks.
2. That confirmation be received that comments from the Fire Department have been addressed and satisfied as required.
3. That the comments and conditions from Grandbridge Energy are understood, agreed to and satisfied, specifically:
 - a) That Owner/Applicant ensure that all proposed buildings, lighting, signs, and other structures maintain the minimum clearance distances from existing electrical equipment as required by the Electrical Safety Authority (ESA) for safety and compliance.
4. That the Owner/Applicant provide confirmation that all products stored in required parking spaces have been removed to comply with applicable zoning regulations and Site Plan Agreement.
5. That the above conditions be satisfied within two years of the date of the decision, with confirmation sent by the Secretary-Treasurer pursuant to 45 (1) of the Planning Act, R.S.O. 1990, otherwise the approval shall lapse.

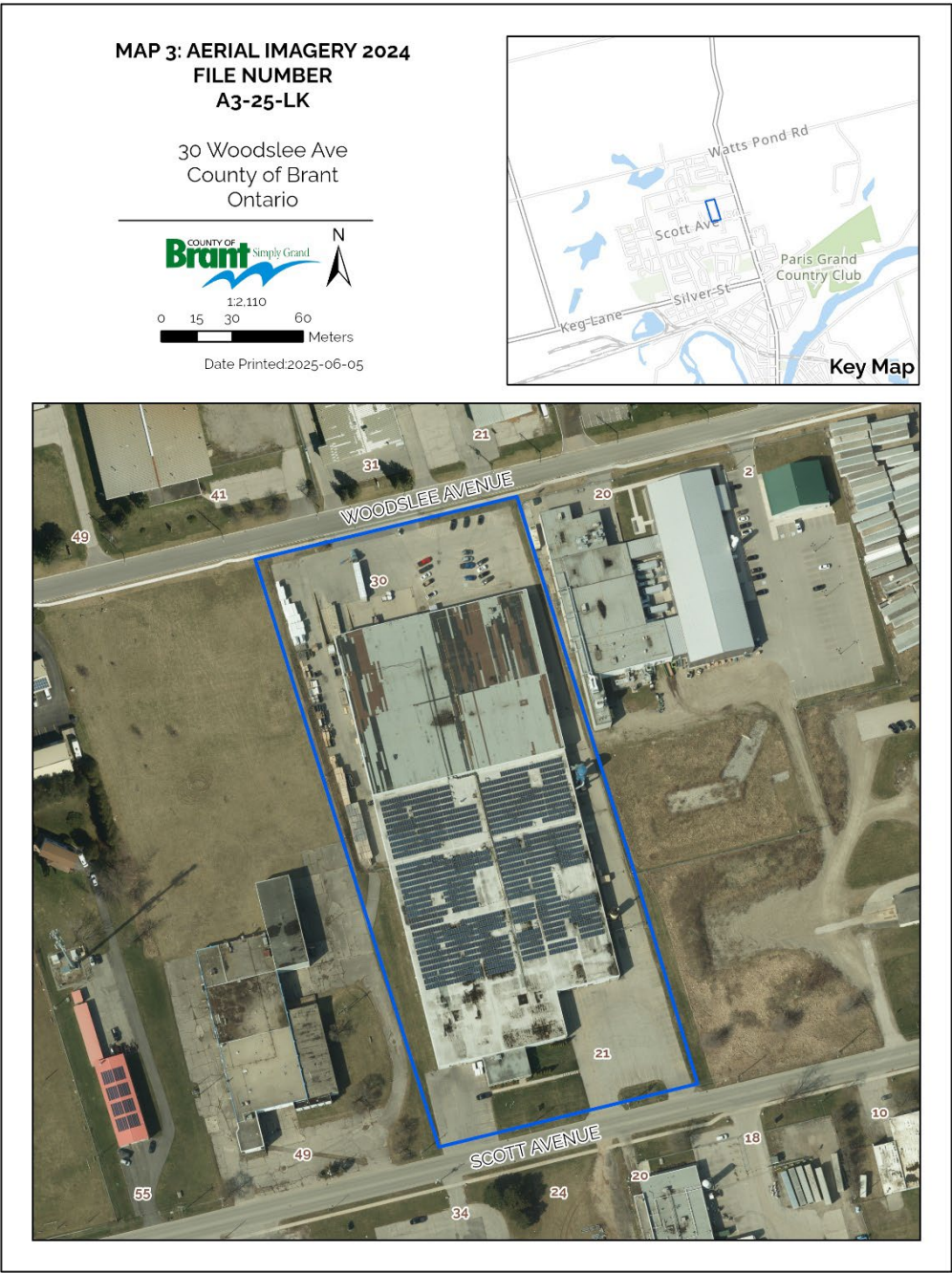
Attachent 1 – Zoning Map



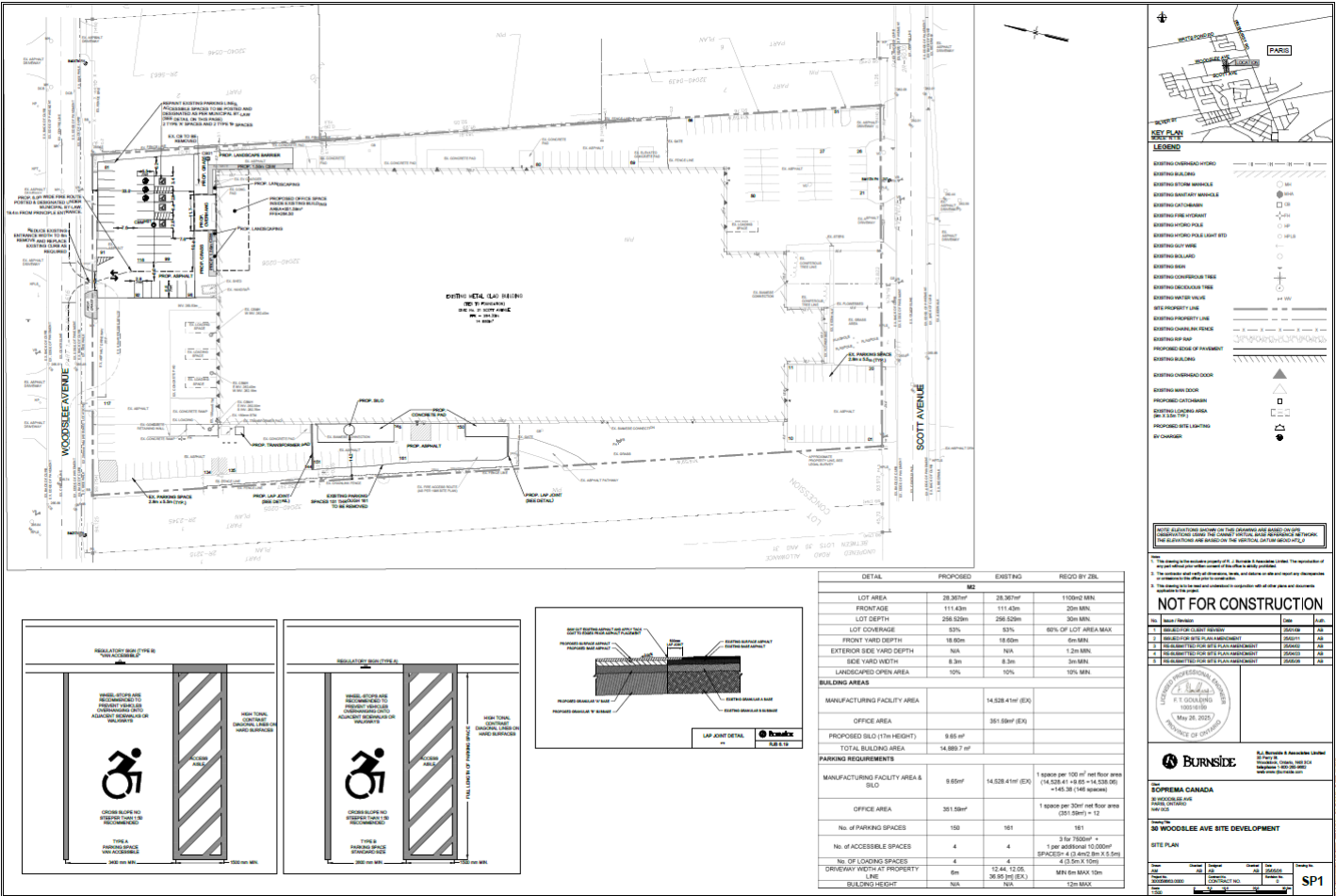
Attachment 2 – Official Plan Map



Attachment 3 – Aerial Map



Attachment 4 – Site Plan



Attachment 5 – Silo Renderings



Side parking



View from Woodslee



View from Scott Ave.

Attachment 6 – Site Photos



Rear view facing (south) from Woodslee Ave.



Rear-facing (south- west) view from the left side of the property.



Rear view facing (south-east) of the property on Scott Ave.



Front view facing (north-west) of the property on Scott Ave.



Front view facing (north-east) of the property on Scott Ave..



Existing silos on property.



Close up of existing silos.



Product being stored on property.

View toward the rear left side (west) of the property.	
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