



Notice of Complete Committee of Adjustment Application and Public Meeting

Meeting Date:	Thursday, July 17, 2025
Time:	6:00 PM
Location:	County of Brant Council Chambers, 7 Broadway St W, Paris or Online at brant.ca/live

Details of Application:

Application Type:	Minor Variance
Application No:	A3-25-LK
Location:	30 Woodslee Avenue
Agent / Applicant:	Sierra Construction c/o Jeff Johnston
Owner:	Holding Soprema Canada Inc. c/o Bastien Langevin

This application is seeking: **relief from the following provisions of Zoning By-law 61-16 to reduce parking spaces in order to facilitate a silo:**

- 1. 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**
- 2. Section 11, Table 11.2 – to permit an increased building height of 18.0 metres for a new proposed silo, whereas a maximum height of 12.0 metres is permitted.**

Planner: Roxana Flores, Junior Planner, 519-442-7268 Ext. 3065, <roxana.flores@brant.ca>

To view the application and supporting documents, please contact the Planning Department, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email to the Planner noted above.

What is the Purpose of this Meeting?

Pursuant to Section 45 & Section 53 of the Planning Act, Notice is hereby given that County of Brant has received a “Complete Application” for the proposal described above in accordance with the Planning Act.

- A Public Meeting, as required by the Planning Act, will be held by the Committee of Adjustment to provide information and receive public comments on the application outlined above. Based on all the facts presented, the Committee of Adjustment will make a decision on those matters for which they are responsible.

How To Get Involved?

The Committee of Adjustment will review the application, and any other material received in order to make an informed decision on the application.

Written Submissions

- Written submissions must be made to the Planning Division one week prior to the meeting to allow your comments / concerns to be distributed to the members of the Committee of Adjustment.
- Any comments received after the agenda is posted, will be presented to the Committee on the evening of the meeting.

In-person / Virtual Presentations

- Any person may attend the public meeting and make a verbal presentation.
- You can attend in-person, watch virtually at brant.ca/live or participate virtually. If you wish to participate virtually, please contact the Planning Department.

Where do I send written submissions?

To submit written feedback, please send to the Secretary Treasurer, Committee of Adjustment, 66 Grand River Street North, Paris, Ontario, N3L 2M2 or by email at nicole.campbell@brant.ca
Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

How can we find out the Decision?

If you wish to be notified of the Decision of the Committee of Adjustment in respect to the proposal, you must make a written request to location/ contact noted above.

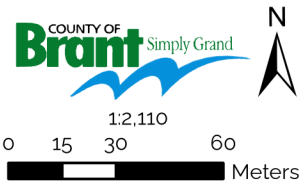
Who can appeal a Decision?

The applicant, the Minister or a specified person or public body as per the Planning Act may appeal in respect of applications for Consent or Minor Variance to the Ontario Land Tribunal (OLT). To learn more about your appeal rights, visit brant.ca/planningapplications

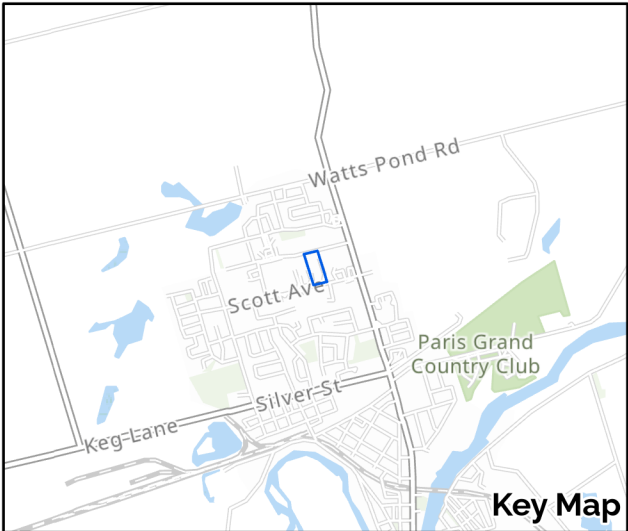
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation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

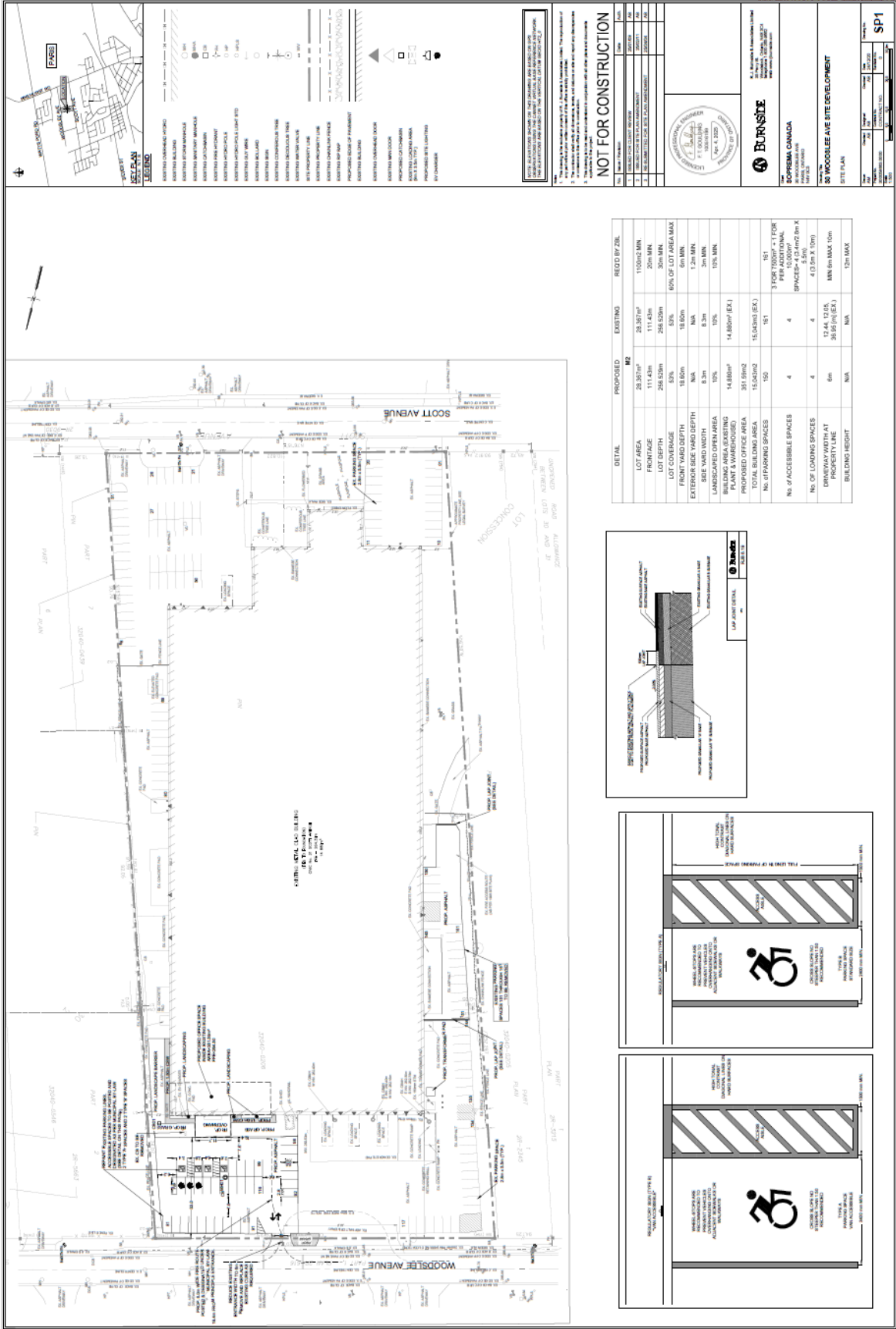
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
A3-25-LK

30 Woodslee Ave
County of Brant
Ontario



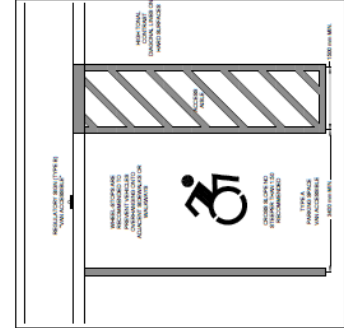
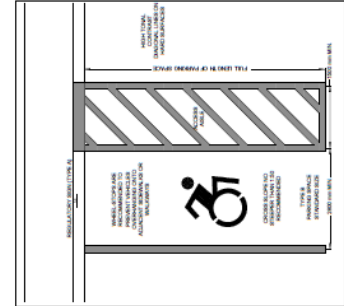
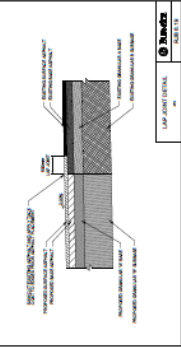
Date Printed:2025-06-05





NOT FOR CONSTRUCTION

DETAIL	PROPOSED	EXISTING	RECD BY ZCL
LOT AREA	28,357 m ²	28,357 m ²	110042 MIN
FRONTAGE	111.43m	111.43m	204 MIN
LOT DEPTH	255.52m	255.52m	304 MIN
LOT COVERAGE	53%	53%	50% OF LOT AREA MAX
FRONT YARD DEPTH	18.50m	18.50m	6m MIN
EXTERIOR SIDE YARD DEPTH	N/A	N/A	1.2m MIN
EXTERIOR REAR YARD DEPTH	N/A	N/A	6m MIN
LANDSCAPED OPEN AREA	10%	10%	10% MIN
BUILDING AREA (EXISTING)	14,889 m ² (EX.)		
PLANT & WAREHOUSE	381 59m ²		
PROPOSED OFFICE AREA	15,434 m ²		
TOTAL BUILDING AREA	15,434 m ²		
NO. OF OFFICE SPACES	175	181	181
NO. OF ACCESSIBLE SPACES	4	4	3 FOR 7050 m ² + 1 FOR PERP ADDITIONAL SPACES = 4 (3.4m ² 8m X 4 (3.8m X 10m)
NO. OF LANDING SPACES	4	4	
DRIVEWAY WIDTH AT PROPERTY LINE	6m	12.44, 12.25, 36.95 (m) (EX.)	MIN 6m MAX 10m
BUILDING HEIGHT	N/A	N/A	12m MAX



BURNSIDE

1000 SHEPPARD AVENUE EAST
SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
WWW.BURNSIDE.COM

100 WOODVILLE AVE SITE DEVELOPMENT

DATE	2024-07-15
BY	SP1
CHECKED BY	
DATE	