

<b>Application No.:</b>	ZBA3-26-RC
<b>Report No.:</b>	RPT-0143-26
<b>Application Type:</b>	Zoning By-Law Amendment
<b>Subject Lands:</b>	40 Curtis Avenue North, Paris
<b>Agent / Applicant:</b>	Zelinka Priamo Ltd.
<b>Owner:</b>	DCH Group Inc.

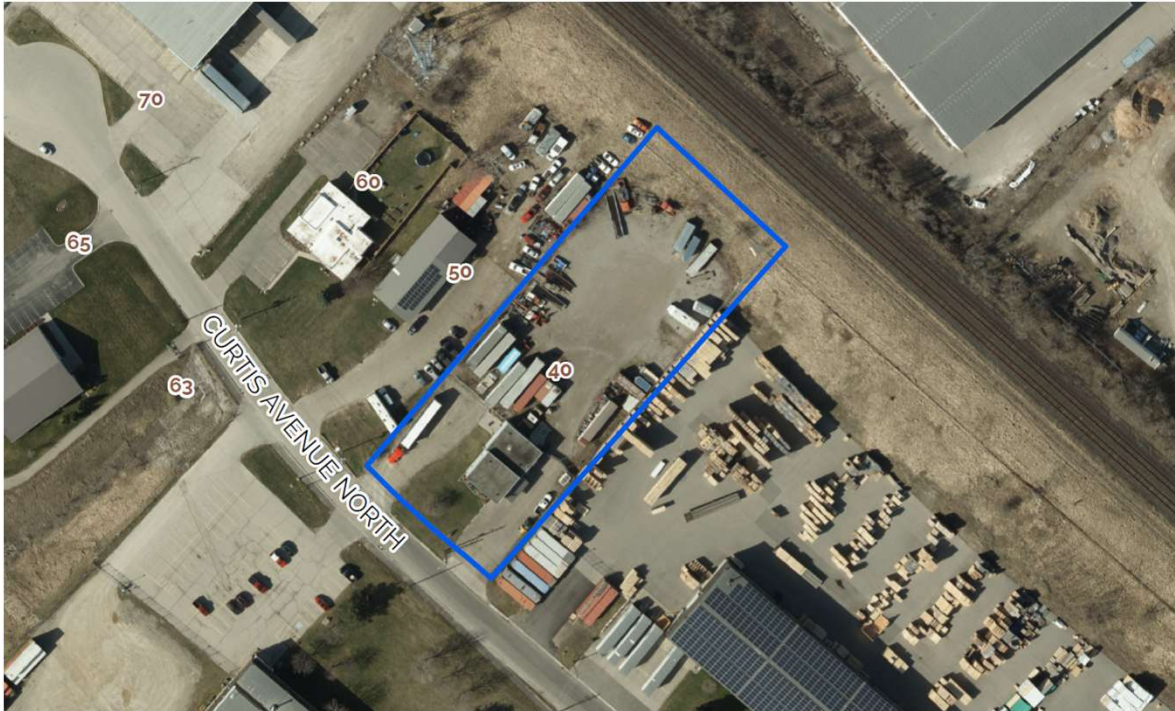
**Staff Recommendation:**

To be received as information at this time.

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April 14, 2026



# Location & Conditions



## Existing Conditions:

- The subject lands currently are used for industrial and ancillary office purposes
- Frontage of approximately 46 metres on Curtis Avenue North, with an area of approximately 0.6 hectares (1.48ac)



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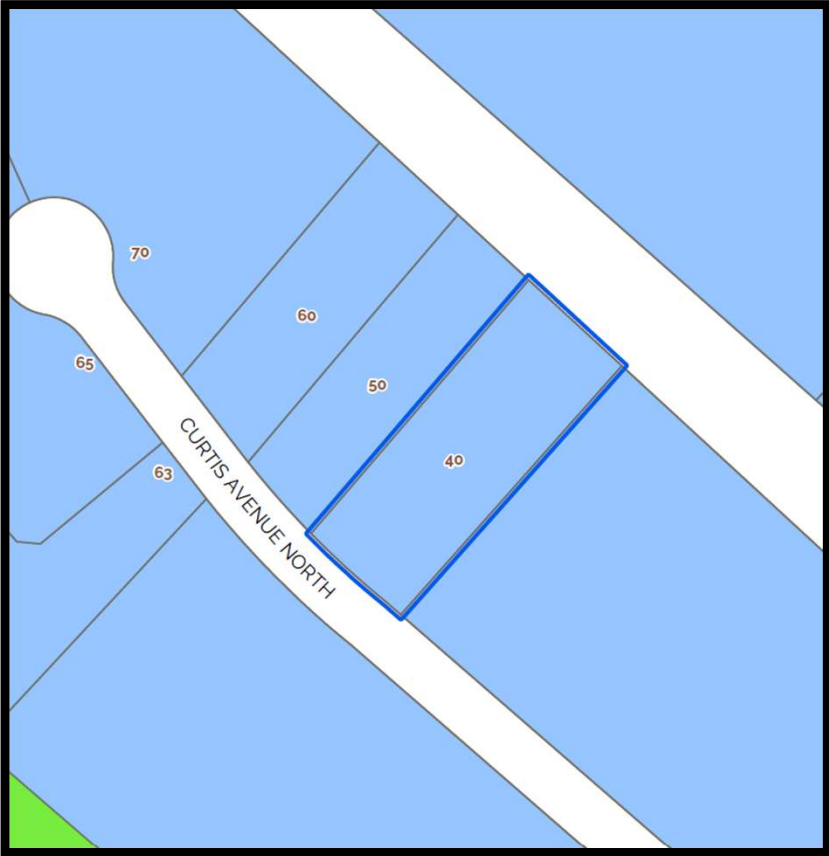


# Official Plan (2023)

## General Employment

Intent is to accommodate a range of employment uses, including light and heavy industry, as well as business industrial uses based on appropriate servicing infrastructure availability.

## Located within the Urban Settlement Area of Paris



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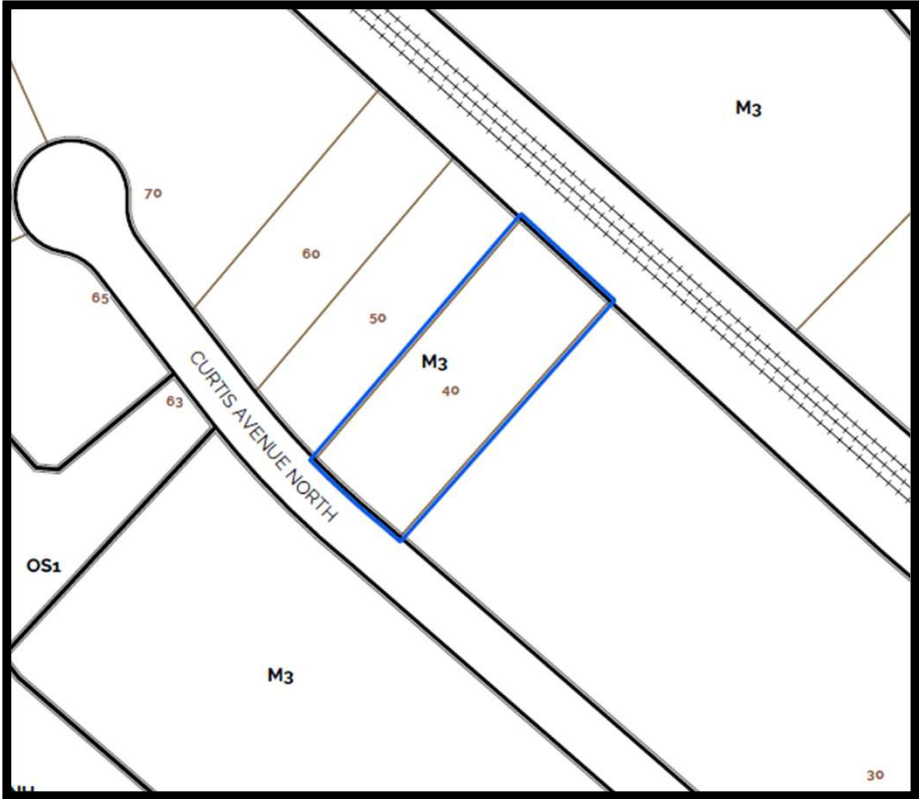
April 14, 2026



# Zoning By-Law No. 61-16

## Heavy Industrial (M3)

The intent of the Heavy Industrial (M3) Zone is to allow for uses which would pose potential conflict with more sensitive land uses. This zone permits a range of industrial uses, including manufacturing, automotive repair, food and chemical processing, and transport truck terminals.

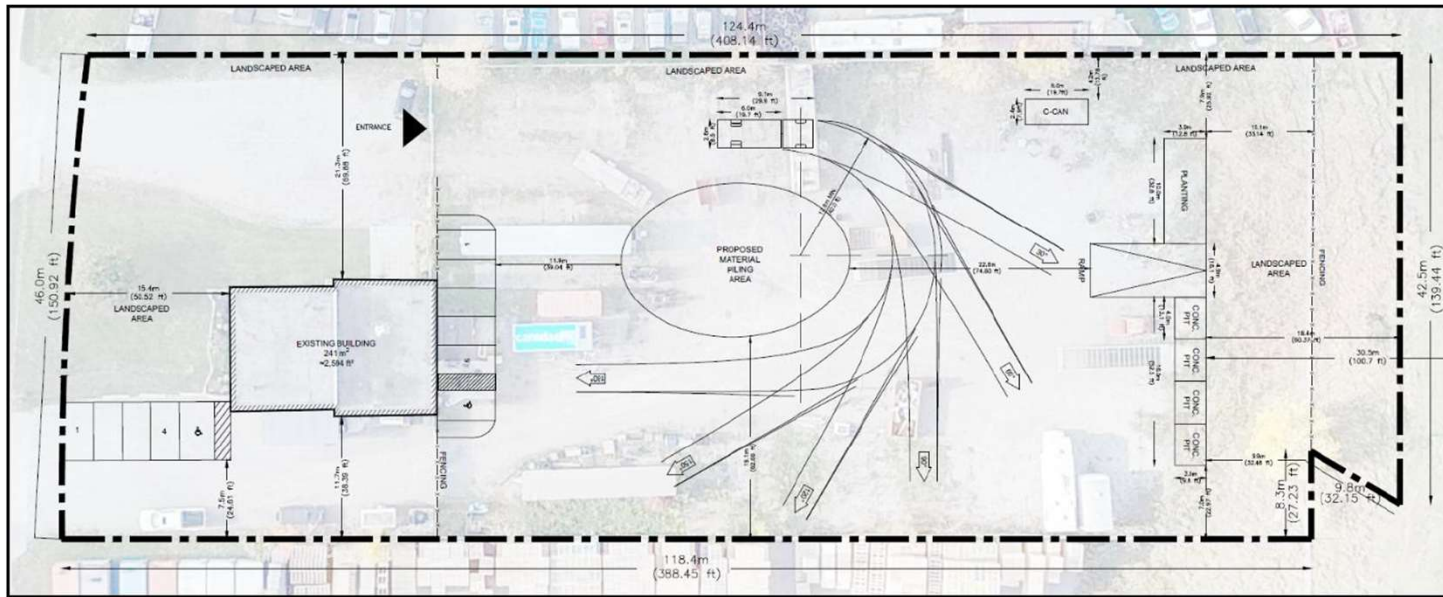


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# Development Proposal



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## Zoning By-Law Amendment

The proposed Zoning By-Law Amendment will re-zone the subject lands from Heavy Industrial (M3) to Special Exception Heavy Industrial (M3-XX) to permit a hydro-vac slurry processing facility at the rear of the property.

This type of use is not permitted within the current Heavy Industrial (M3) Zone, and therefore a Zoning By-Law Amendment is required. A Site Plan Control application will be required in-future, should the Zoning By-Law Amendment be approved.

# Application Process / Next Steps

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**New Application Received & Circulated for Technical Review**



**Application Deemed Complete & Notice of Public Meeting Circulated**



**Public Meeting [For Information Only]**



**Council Decision & Appeal Period [Staff Recommendation & Council Decision]**

# Questions?

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## **Staff Recommendation:**

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