CUSHMAN & WAKEFIELD
Waterloo Region

31.26 Acres of Land

FOR SALE

138 Brant Road
Brant, ON

138 | Brant Road
Brant, ON

FOR **SALE**

Acres: 31.26	**Taxes:** $7,987 (2021)
Zoning: h-OS3	**Asking Price:** $3,300,000

31.264 acres of OS3 land for sale. Currently a seasonal trailer park with 39 sites - 30 serviced trailer sites and 9 sites with sewer hookup only. The site is located within the city of St George, fronting onto Hwy 24, backing onto the Oaks of St George Golf course and within 15 minutes of Highway 403. Park includes a 960 sq ft. pavilion and washrooms for campground use, a 2,600 sq. ft. brick split level home (operating as an office) and controlled gated access into the property.

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14.1 Uses Permitted

No *person* shall within any Open Space (OS) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except for one of more of the following *uses* identified by a “dot”.

The Employment *Zones* established by the By-Law are as follows:

OS3 Recreational Trailer Park

14.1.1 **Uses Permitted Table**

List of Uses	Zones			
	NH	OS1	OS2	OS3
Agricultural Use	•			
Boat Dock	•	•	•	•
Boat House	•	•	•	•
Boat Ramp	•	•	•	•
Campground			•	•
Cemetery		•		
Community Centre			•	
Conservation and Flood or Erosion Control Projects	•			
Fairground			•	
Forestry	•	•		
Golf Course			•	
Mobile Refreshment Cart		•	•	
Place of Worship		•		
Public Park or Private Park	•	•	•	•
Small-scale *structures* for passive recreational uses, including boardwalks, footbridges, fences, and picnic facilities	•	•	•	•
Stormwater Management Facility	•	•		
Wildlife Management	•	•		

14.7 Special Exceptions OS3 Zone

By-Law No.	Zone Code	Description
Not Available	OS3-1	Notwithstanding the provisions of this By-Law to the contrary, within any area *zoned* OS3-1 on Schedule "A" hereto, the permitted *uses* shall be limited to a maximum of 85 *campsites* to be *used* for *recreational vehicles* and 15 *campsites* to be *used* for the accommodation of tents. Such *use* shall only be occupied between May 1st and October 15th in any given calendar year. All other requirements of the By-Law shall apply.
205-06, 39-12	OS3-2	Notwithstanding any provision of this By-Law to the contrary, within any area *zoned* OS3-2 on Schedule “A” hereto, the permitted *uses* shall be limited to 85 *trailer* sites, which may occupied only between March 1st and January 31st, inclusive and which must be unoccupied between February 1st and February 28th or February 29, inclusive, and one (1) *single detached dwelling* which may be occupied year-round. All other requirements of the By-Law shall apply.
Not Available	OS3-3	Notwithstanding the provisions of this By-Law to the contrary, within any area *zoned* OS3-3 on Schedule "A" hereto, the maximum number of *campsites* shall be limited to 400 sites of which 30 *campsites* may be *used* for tourist *trailers* or campers between March 15th and December 15th inclusive, while all other *campsites* may only be occupied between April 1st to October 31st inclusive in any calendar year. All other requirements of the By-Law shall apply.
Not Available	OS3-4	Notwithstanding the provisions of this By-Law to the contrary, within any area *zoned* OS3-4 on Schedule "A" hereto, the maximum number of *campsites* shall be restricted to 300 sites, of which 24 *campsites* may be *used* for tourist *trailers* or campers between March 15th and December 15th inclusive while all other *campsites* may only be occupied between April 1st to October 31st inclusive in any calendar year. Furthermore, one single *dwelling unit* and one apartment *dwelling unit accessory* to the *trailer* camp or *campground* shall also be permitted. All other requirements of the By-Law shall apply.

Not Available	OS3-5	Notwithstanding the provisions of this By-Law to the contrary, within any area *zoned* OS3-5 on Schedule "A" hereto, the maximum number of *campsites* shall be restricted to 120 sites. Furthermore, a minimum *interior side yard* of 4 metres shall be provided and any garbage disposal containers shall be located 20 metres from the *lot line*. All other requirements of the By-Law shall apply.
Not Available	OS3-6	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-6 on Schedule "A" hereto, the maximum number of campsites shall be restricted to 318 sites. All other requirements of the By-Law shall apply.
Not Available	OS3-7	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-7 on Schedule “A” hereto, no buildings or structures shall be erected and the lands may only be used for active recreation purposes such as baseball or soccer playing fields. All baseball nets shall be erected within 20 metres of the north end of the lands. In addition, the lands shall not be used for entertainment purposes such as a band shell or a place where bands may play or perform. All other requirements of the By-Law shall apply.
Not Available	OS3-8	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-8 on Schedule “A” hereto, the uses and regulations are as follows: (i) Permitted uses shall be limited to a) two (2) dwelling units, b) 220 seasonal dwellings or cottages, c) 110 tent and/or trailer camping sites, d) an administrative office, e) an auditorium and service buildings, f) recreational uses including playing fields, a golf course, swimming and/or wading pools, tennis courts, volleyball courts, basketball courts, studios and/or workshops or similar recreational uses for the use of the occupants of the private park. (ii) The 220 seasonal dwellings/cottages shall be limited in size as follows:
		- 50 seasonal dwellings/cottages at 90m2 maximum - 40 seasonal dwellings/cottages at 80m2 maximum - 23 seasonal dwellings/cottages at 75m2 maximum - 107 seasonal dwellings/cottages at 47m2 maximum. Each seasonal dwelling/cottage and trailer/camping site shall be a minimum of 148 square metres Each trailer/camping site shall have a minimum of one off-street parking space. An additional 200 off-street parking spaces shall be permitted. All other requirements of the By-Law shall apply.
Not Available	OS3-9	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-9 on Schedule “A” hereto, in addition to the uses permitted in the OS3 Zone, a children’s camp with all applicable accessory uses shall be permitted. Furthermore, a maximum of three dwelling units and agricultural uses shall also be permitted. Additional uses shall include docks and canoe storage areas, windmill structures and a weather station. All other requirements of the By-Law shall apply.
Not Available	OS3-10	Notwithstanding the provisions of this By-Law to the contrary, within any area zoned OS3-10 on Schedule “A” hereto, in addition to the uses permitted in the OS3 Zone, two single detached dwellings accessory to the recreational trailer park shall also be permitted. Furthermore, the minimum lot area shall be 4 hectares. All other requirements of the By-Law shall apply. \

Section 15: **Holding (h-) and Temporary (T-) Zones**

15.1 Holding (h-) Zone Provisions

Where the symbol “h” appears on a zoning map as a prefix to any *Zone* symbol, the lands have been placed in a ‘Holding *Zone*’ pursuant to Section 36 of the Planning Act. County may pass a By-Law pursuant to Section 36 of the Planning Act to remove the Holding (h) Symbol, thereby placing the lands in the *Zone* indicated by the *Zone* symbol.

While the "h" is in place, the following *uses* shall be permitted:

a) Agricultural use;

b) conservation;

c) wildlife and forest management; and

d) existing uses;

For the purposes of this By-Law, the following references constitute the conditions for removal of the holding (h) symbol:

a) **(h)** To ensure the orderly *development* of lands and the adequate provision of municipal services, the “h” symbol shall not be removed until an Agreement as required by the Planning Act is entered into for the subject lands with the County.

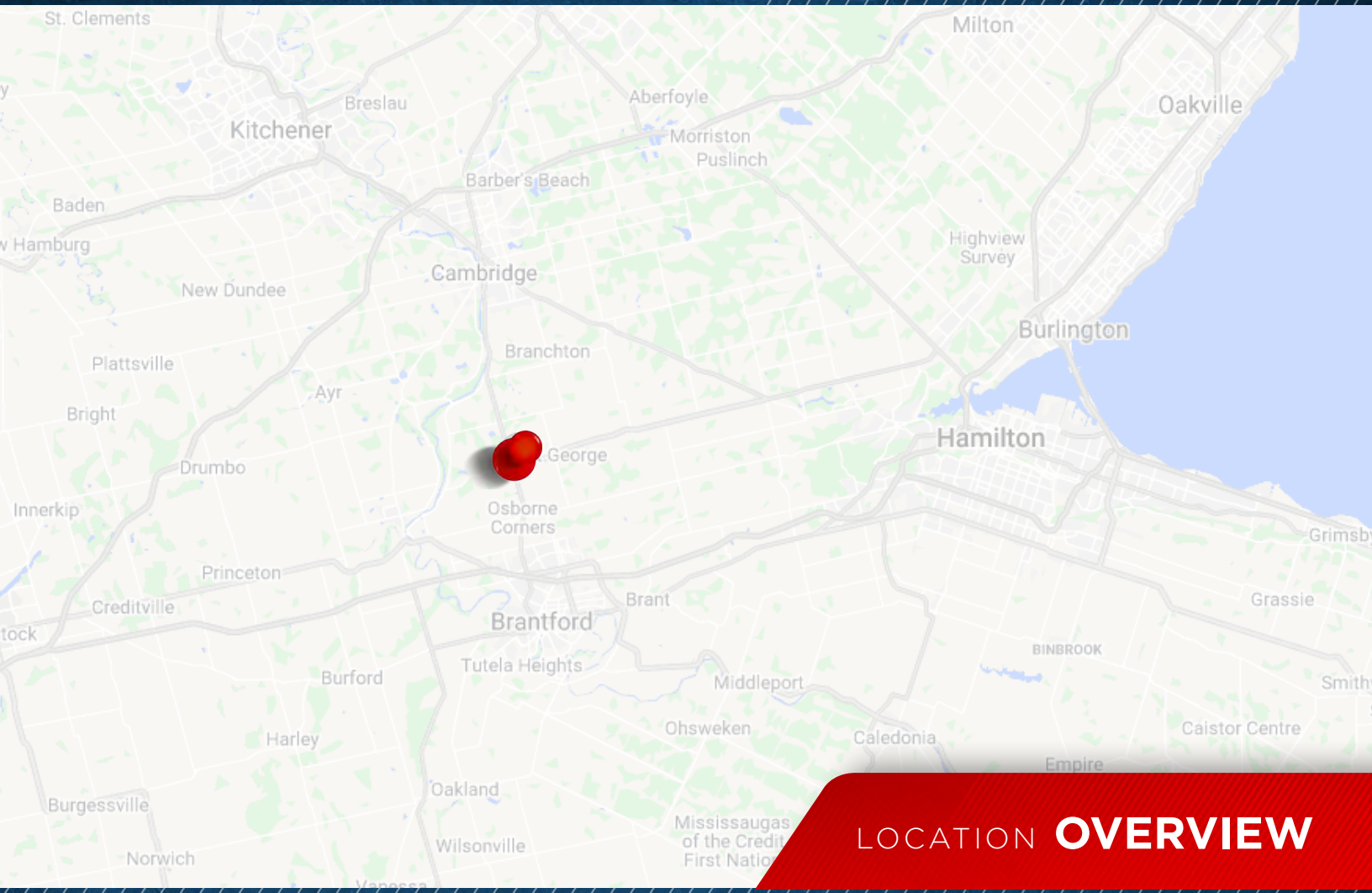
b) **(h-1)** To ensure that *development* takes a form compatible with adjacent land *use*, an Area Study shall be required with public consultation in advance of any development proposals including Plans of Subdivision/Condominium being submitted for approval prior to the removal of the “h” symbol.

c) **(h-2)** To allow for the undertaking of appropriate studies to determine the depth of *development setbacks* to account for the natural heritage features, erosion hazards, safe access for *vehicles*/people during times of erosions as well as other emergencies and abutting land *uses* that surround the subject lands.

SITE PLAN

POTENTIAL TRAILER SITES

138 Brant Road
Brant, ON



LOCATION **OVERVIEW**

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*SALES REPRESENTATIVE
**BROKER/SENIOR VICE PRESIDENT