



## County of Brant Council Agenda

**Date:** Tuesday, May 13, 2025  
**Time:** 6:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email [accessibility@brant.ca](mailto:accessibility@brant.ca)

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### Pages

#### 1. Attendance

#### 2. Land Acknowledgement

As we gather, we acknowledge that we meet on the lands and territory of the Mississaugas of the Credit First Nation, Six Nations of the Grand River, and the traditional territory of the Attiwanderonk.

We remind ourselves that the County of Brant is situated on lands that are full of rich Indigenous history and home to many First Nations, Inuit, and Métis people today; we recognize the significance of their contributions to the past, present, and future of this land.

As a County we have a shared responsibility for the stewardship of the land on which we live and work and a commitment to the Truth and Reconciliation calls to action. We commit to continue learning, reflecting on our past, and working in allyship.

#### 3. Approval of Agenda Recommendation

That the County of Brant Council agenda of May 13, 2025 be approved; and

That section 4.e of the County of Brant's Procedural By-law be suspended to allow for the consideration matters not under the Planning Act, namely the following items due to their time-sensitive nature:

- Item 14.1 - Resolution - Federation of Canadian Municipalities Board of Directors Election - Councillor Oakley
- Item 16.2 - Administration and Operations Committee In-Camera Report - April 15, 2025

#### 4. Declaration of Pecuniary Interests

<b>5.</b>	<b>Delegations / Petitions / Presentations</b>	
<b>6.</b>	<b>Adoption of Minutes from Previous Meetings</b>	
6.1	<u>County of Brant Council Minutes of April 8, 2025</u>	5 - 10
<b>7.</b>	<b>Business Arising from the Minutes</b>	
<b>8.</b>	<b>Consent Items</b>	
8.1	<u>Consent Items to be Approved</u>	
8.2	<u>Consent Items to be Received</u>	
<b>9.</b>	<b>Public Hearings Under the Planning Act to Receive Information from the Public</b>	
9.1	<u>ZBA4-25-LK 230 Oakland Road - L. Keen</u> <u>Recommendation</u>	11 - 22
	That Zoning By-law Amendment Application ZBA4-25-LK from owners Sherri and Darrell Graham of 230 Oakland Road, proposing a temporary use Zoning By-law to permit the use of a mobile refreshment cart for a period of three (3) years, be received as information and any comments/ submissions regarding this application be referred to staff for review.	
9.2	<u>ZBA23-24-KD 199 Jerseyville Road - P. Bordeaux</u> <u>Recommendation</u>	23 - 36
	That Zoning By-law Amendment Application ZBA23-24-KD - from JH Cohoon Engineering Inc, Agent, on behalf of The Carver Family, owners of 199 Jerseyville Road, proposing to amend the zoning by-law of two parts, part 1 being 7,175 square metres +/- northeast of the subject lands, and part 2 being 6,687 square metres +/- southwest from Agriculture (A) to Rural Residential (RR); and to sever two (2) lots to develop two rural residential lots on private services; and to keep the retained lots as Agricultural land, be received as information and any comments / submissions regarding this application be referred to staff for review.	
<b>10.</b>	<b>Public Hearings Under the Planning Act to Consider Staff Recommendations</b>	
10.1	<u>ZBA12-24-KD &amp; PS1-24-KD 29 Thirteenth Concession Road - D. Landry, Nethery</u> <u>Planning</u> <u>Recommendation</u>	37 - 130
	That Zoning By-Law Amendment Application ZBA12-24-KD from J.H. Cohoon Engineering Limited c/o Bob Philips and The Angrish Group c/o Ruchika Angrish on behalf of Haley Elevator Inc. c/o Micheal Haley, applicant/owner of CONCESSION 13 PART LOT 1 to 3, REGISTERED PLAN 2R1765 PART 1, County of Brant, in the geographic Former Township of Burford, municipally known as 29 Thirteenth Concession Road proposing to change the zoning on the subject lands from 'Special Exception Holding Suburban Residential (h-33-SR)' to the 'Suburban Residential 'SR', and 'Open Space (OS1)' zones to facilitate the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks, BE REFUSED,	
	And	
	That Draft Plan of Subdivision Application (PS1-24-KD) from J.H. Cohoon Engineering Limited c/o Bob Philips and The Angrish Group c/o Ruchika Angrish	



on behalf of Haley Elevator Inc. c/o Micheal Haley, applicant/ owner of CONCESSION 13 PART LOT 1 to 3, REGISTERED PLAN 2R1765 PART 1, County of Brant, in the geographic Former Township of Burford, municipally known as 29 Thirteenth Concession Road proposing the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks, BE REFUSED

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

The application does not address the following key concerns:

Servicing - The Hydrogeological Assessment has demonstrated that the proposed development has significant challenges in providing private water and wastewater servicing, which have not been adequately addressed and are not consistent to the Master Environmental Servicing Plan (MESP), where there are environmental risks associated with the protection of water, environment, and human health if the County supports the subdivision plan to move forward in isolation of the Master Environmental Servicing Plan. As well as outstanding issues with respect to stormwater management.

10.2 ZBA2-25-NM - 4 Units As-of-Right - N. Mousavi Berenjaghi  
Recommendation

131 - 176

WHEREAS on February 11, 2025, Council initially directed County Staff to proceed with a zoning by-law amendment to permit four (4) units as-of-right in fully serviced areas of Paris and St. George;

AND WHEREAS on April 8, 2025, Staff presented ZBA2-25-NM (Preliminary Zoning Changes to Permit Four Units As-of-Right in Paris and St. George) to Council as information for input and direction;

AND WHEREAS Council directed staff to finalize zoning by-law amendments and prepare a recommendation for enabling four units as-of-right in primary settlement areas;

THEREFORE THAT report RPT-0157-25 be received as information.

AND THAT Zoning By-Law Amendment file ZBA2-25-NM, initiated by the County of Brant to enable four units as-of-right in all low-density, fully serviced areas of Paris and St. George, be approved.

AND THAT the reason(s) for approval are as follow:

1. The amendments are consistent with the Provincial Planning Statement (2024) and County of Brant Official Plan (2023);
2. The amendments are in keeping with the overall intent of the County of Brant Comprehensive Zoning By-Law;
3. The amendments support the County in receiving federal funding and upgrading housing-enabling infrastructure; and
4. The amendments support the County's broader housing needs by promoting more diverse, innovative, and affordable housing options.

## 11. Committee Reports

11.1 Agricultural Advisory Committee Minutes - April 28, 2025

177 - 180

**12. Staff Reports**

**13. Communications**

**14. Resolutions**

**14.1**     Resolution - Federation of Canadian Municipalities Board of Directors Election - Councillor Oakley

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

WHEREAS FCM's Annual General Meeting (AGM) will be held in conjunction with the Annual Conference and Trade Show, May 29 to June 1, 2025, followed by the election of FCM's Board of Directors;

BE IT RESOLVED that Council of the County of Brant endorse Lukas Oakley to stand for election on FCM's Board of Directors, for the period starting in June 2025 and ending June 2027; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Lukas Oakley attending FCM's Board of Directors meetings.

**15. Other Business**

**16. In Camera**

**16.1**     RPT-0174-25 - S.239(2)(e) Litigation or potential litigation and S.239(2)(k) A position, plan, procedure, criteria, or instruction to be applied to any negotiations - A. Dyjach

**16.2**     Administration and Operations Committee In-Camera Report - April 15, 2025

**17. By-laws**

**17.1**     By-law Number 22-25, Being a By-law to provide for drainage works in the County of Brant (Lowes-Amey Municipal Drain)     181 - 200  
Third reading only.

**17.2**     By-law Number 24-25, Being a By-law to provide for drainage works in the County of Brant (Terryberry Municipal Drain)     201 - 258  
Third reading only.

**17.3**     By-law Number 47-25, Being a By-law to amend By-law Number 61-16, the Comprehensive Zoning By-law for the County of Brant, as amended (County of Brant, Four Units As-of-Right Zoning Project)     259 - 262

**17.4**     By-law Number 48-25, Being a By-law to confirm the proceedings of Council     263 - 264

**18. Next Meeting and Adjournment**

Tuesday, May 27, 2025 at 6:00 p.m. at the County of Brant Council Chambers.



## County of Brant Council Minutes

**Date:** April 8, 2025  
**Time:** 6:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

**Present:** Mayor Bailey, Councillors Kyle, MacAlpine, Howes, Oakley, Bell, Miller, Chambers, Coleman, and Garneau

**Regrets:** Councillor Peirce

**Staff:** Newton, Dyjach, Vink, Katikapalli, Kortleve, Mousavi Berenjaghi, and Pluck

**Mayor Bailey in the Chair.**

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### **1. Attendance**

Attendance was taken, noting Councillor Peirce has sent regrets.

### **2. Land Acknowledgement**

Councillor Miller read the land acknowledgement.

**3. Approval of Agenda**

Moved by Councillor Coleman  
Seconded by Councillor Bell

That the County of Brant Council Agenda for April 8, 2025 be approved.

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**4. Declaration of Pecuniary Interests**

None.

**5. Delegations / Petitions / Presentations**

None.

**6. Adoption of Minutes from Previous Meetings**

**6.1 County of Brant Council Minutes of March 11, 2025**

Moved by Councillor Kyle  
Seconded by Councillor Oakley

That the minutes from the County of Brant Council Meeting of March 11, 2025 be approved.

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**7. Business Arising from the Minutes**

None.

## **8. Public Hearings Under the Planning Act to Receive Information from the Public**

### **8.1 ZBA2-25-NM - 4 Units as-of-right**

Negin Mousavi Berenjaghi, Development Planning Student appeared before Council and presented ZBA2-25-NM preliminary zoning changes to permit four residential units as-of-right in fully serviced areas of Paris and St. George. She highlighted as-of-right permissions and provided example configurations that would achieve four units as-of-right. N. Mousavi Berenjaghi advised that the current zoning regulations permit up to three residential units per lot as-of-right in fully serviced areas and presented the potential uptake of four units as-of-right within Paris and St. George. She noted the types of dwellings that would permit up to four units and further highlighted parking and building height requirements, lot coverage regulations, minimum setbacks, and lot severances. She concluded with summarizing the proposed zoning by-law amendments and next steps.

#### Members of the Public

##### Glenn Neate, 32 Charles Street

Glenn Neate appeared before Council and expressed concern regarding the minimum setback requirements and the impact on existing neighbours.

In response to questions, Jeremy Vink, Director of Planning advised that four units as-of-right would only be permitted within settlements that have municipal services, being Paris and St. George.

##### Chris Wiley, 89 Race Street

Chris Wiley appeared before Council and requested clarification on additional units on an existing lot.

In response to questions, N. Mousavi Berenjaghi advised that it would be a maximum of four units on a lot including a primary dwelling.

##### Jennifer Walls, 14 Curtis Avenue South

Jennifer Walls appeared before Council seeking clarification that additional units can be implemented within established subdivisions.

In response to questions, J. Vink advised that the uptake on additional units in new subdivisions is minimal due to lot coverage, setback, and parking requirements.

#### Council Consideration

In response to questions, N. Mousavi Berenjaghi advised that a detached additional residential unit would require one parking space, and an additional residential unit attached to the principal dwelling would require additional parking spaces to meet the requirements of the respective zoning.

In response to questions, J. Vink advised that implementing four units as-of-right allows the County of Brant to qualify for infrastructure funding through the Canada Housing Infrastructure Fund, and that allowing four units-as-of-right supports the County in achieving different housing types.

Moved by Councillor Oakley  
Seconded by Councillor MacAlpine

WHEREAS On February 11, 2025, Council directed County Staff to proceed with a zoning by-law amendment to permit four (4) units as-of-right in fully serviced areas of Paris and St. George

THEREFORE THAT Council receive ZBA2-25-NM – Preliminary Zoning Changes to Permit Four Residential Units as of Right– as information;

AND THAT County Staff be directed to finalize zoning bylaw amendments attached to this report for placement on the future Council Meeting Agenda for consideration.

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**9. Staff Reports**

None.

**10. Communications**

None.

**11. Resolutions**

None.

**12. Other Business**

None.

**13. In Camera**

None.

**14. By-laws**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

That the following By-law be read a first time:

1. By-law Number 38-25, Being a By-law to confirm the proceedings of Council

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

That the following By-law be read a second time and all preambles and clauses be adopted:

1. By-law Number 38-25, being a By-law to confirm the proceedings of Council.

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

That the following By-law be read a third time, passed, signed, and executed:

1. By-law Number 38-25, being a By-law to confirm the proceedings of Council.

Yes (10): Mayor Bailey, Councillor Kyle, Councillor MacAlpine, Councillor Howes, Councillor Oakley, Councillor Bell, Councillor Miller, Councillor Chambers, Councillor Coleman, and Councillor Garneau

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**15. Next Meeting and Adjournment**

Council adjourned at 6:48 p.m. to meet again on Tuesday, April 22, 2025 at 6:00 p.m. at the County of Brant Council Chambers.

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Secretary





**ZBA4-25-LK**  
**230 Oakland Road**  
Sherri and Darrell Graham, Owner(s)

**County of Brant**  
**Council**  
May 13, 2025



**Application No:** ZBA4-25-LK

**Report No:** RPT - 0178 - 25

**Application Type:** Zoning By-Law Amendment –  
Temporary Use

**Subject Lands:** 230 Oakland Road

**Agent / Applicant:** Same as owner

**Owner:** Sherri and Darrell Graham

County of Brant  
Council

May 13, 2025

**Staff Recommendation:**

ITEM TO BE RECEIVED FOR INFORMATION PURPOSES ONLY.

# Property Location



**Total Area:** 0.45 ha (1.1 acres)  
**Frontage:** 56.51 metres along  
Oakland Road

**Existing Conditions:**  
One (1) mobile refreshment cart

# Official Plan (2023)

# Zoning By-Law 61-16



## Land Use Designation:

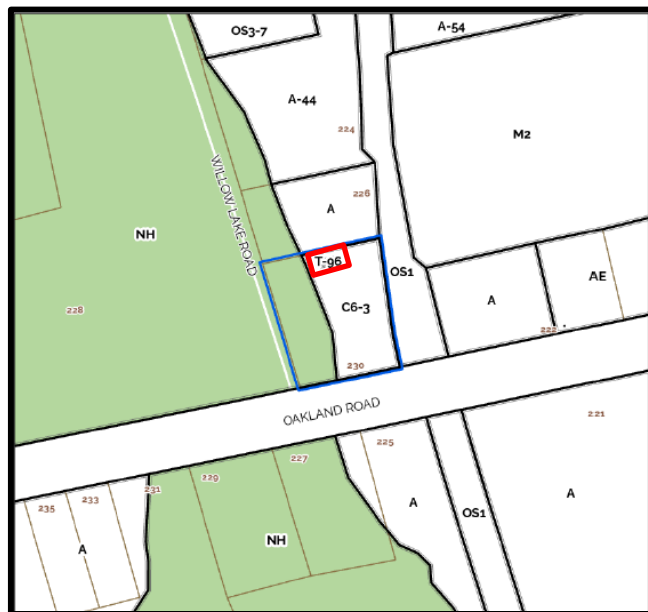
Natural Heritage System and Village  
Developed Area



## Zoning Classification:

Special Exception Automotive  
Commercial (C6-3)

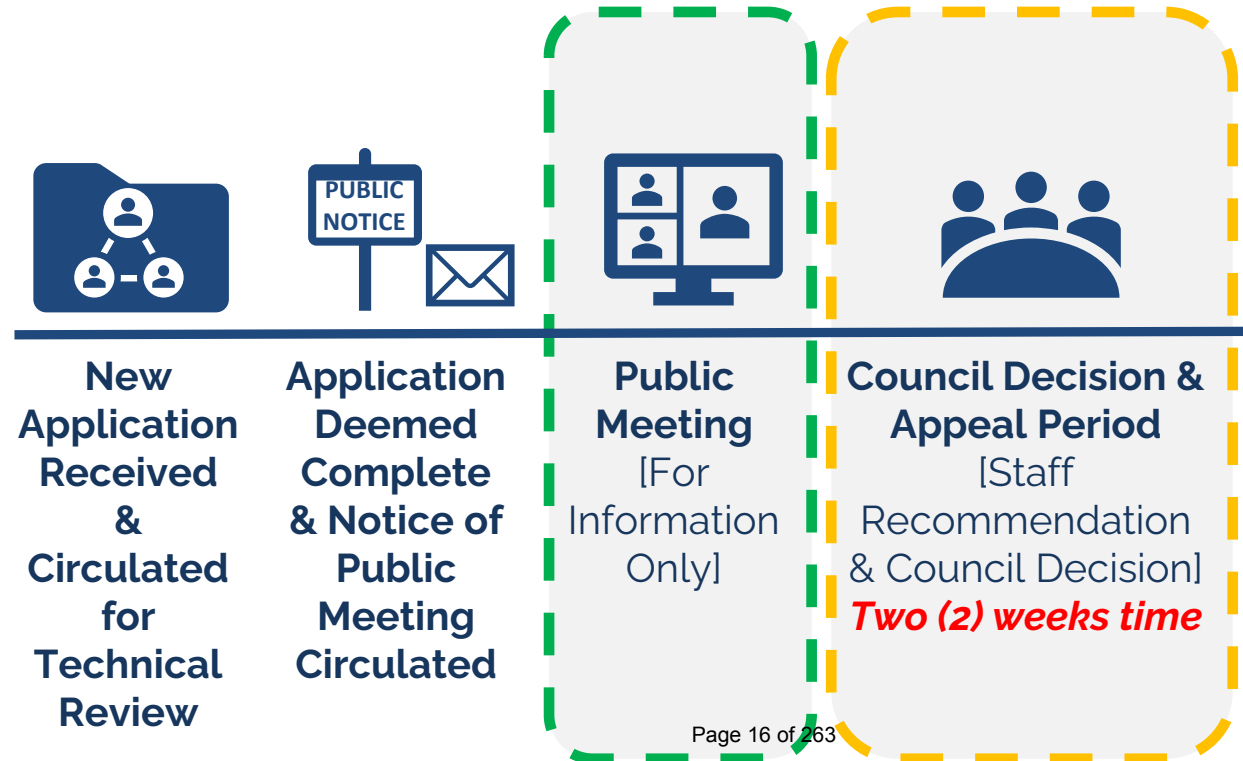
# Development Proposal



**Application ZBA4-25-LK  
proposes:**

- 1. A Temporary Use Zoning  
By-Law to permit the use  
of a mobile refreshment  
cart for a period of three  
(3) years.**

# Application Process / Next Steps



**Application No:** ZBA4-25-LK

**Report No:** RPT - 0178 - 25

**Application Type:** Zoning By-Law Amendment –  
Temporary Use

**Subject Lands:** 230 Oakland Road

**Agent / Applicant:** Same as owner

**Owner:** Sherri and Darrell Graham

County of Brant  
Council

May 13, 2025

**Staff Recommendation:**

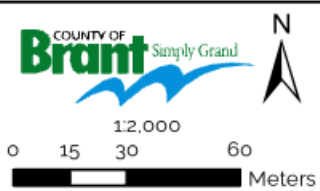
ITEM TO BE RECEIVED FOR INFORMATION PURPOSES ONLY.





**MAP 3: AERIAL IMAGERY 2024**  
**FILE NUMBER**  
**ZBA4-25-LK**

230 Oakland Road  
County of Brant  
Ontario



Date Printed: 2025-04-15









<b>Application No.:</b>	ZBA23-24-KD
<b>Report No.:</b>	RPT-0180-25
<b>Application Type:</b>	Zoning By-Law Amendment
<b>Subject Lands:</b>	199 Jerseyville Rd
<b>Agent / Applicant:</b>	JH Cohoon Engineering Inc.
<b>Owner:</b>	The Carver Family

### **Staff Recommendation:**

To be received as information at this time.

**Brant of County  
Council**

May 13, 2025





# Location & Conditions



## Existing Conditions:

- Agricultural land with one dwelling & two (2) Accessory Structures and a pond

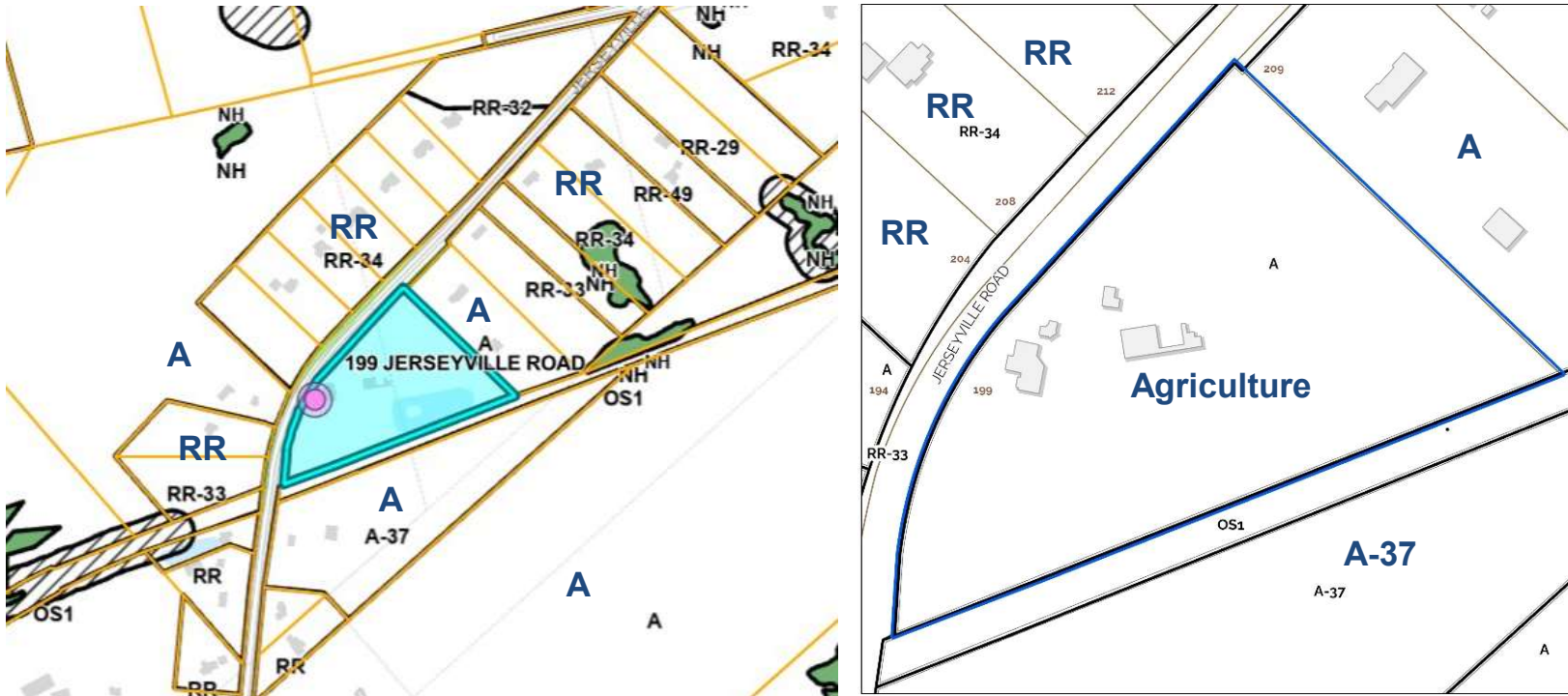


Brant of County  
Council

May 13, 2025



## Zoning By-Law (2016)



### Agriculture

Surrounded by mainly Rural Residential along Jerseyville Road, and Agriculture on southeast and north lots

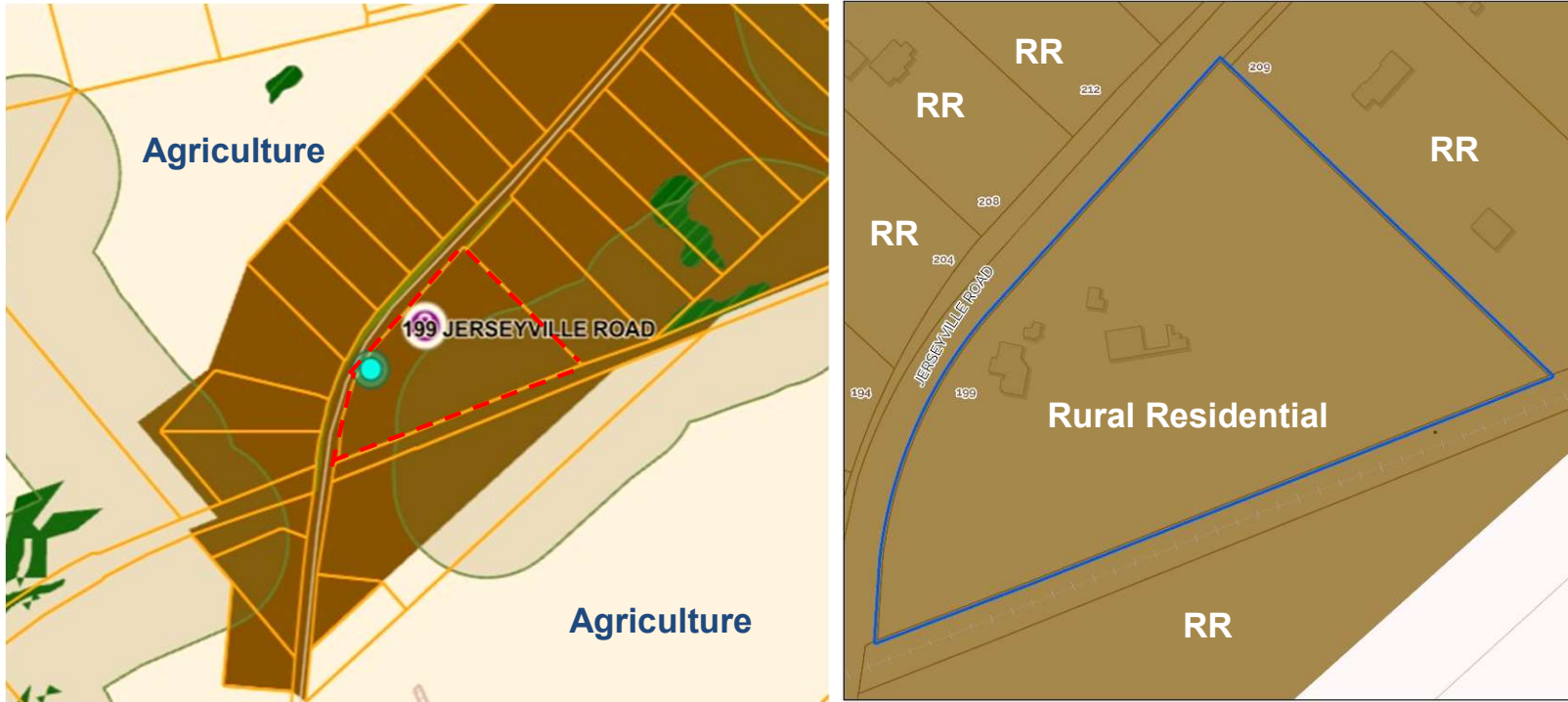


Brant of County  
Council

May 13, 2025



## Official Plan (2012)



### Rural Residential

Surrounded by Rural Residential along Jerseyville Road



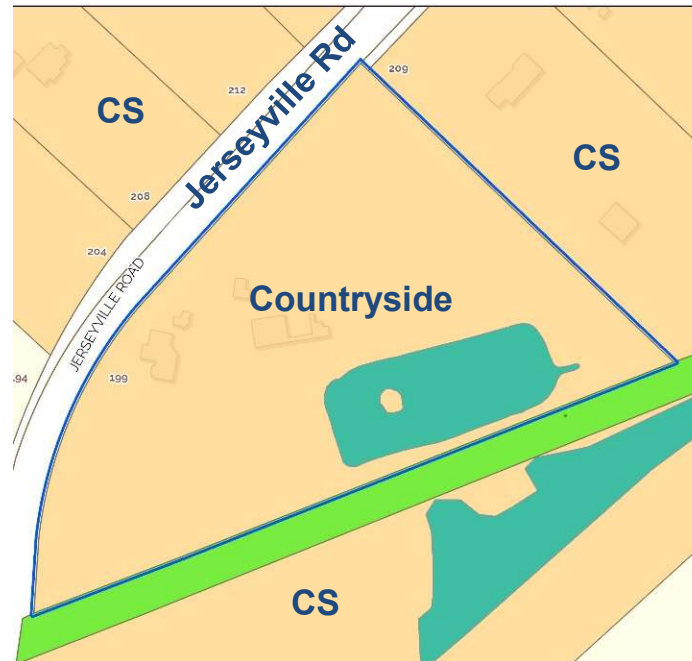
Brant of County  
Council

May 13, 2025





## Official Plan (2023)



**Countryside**  
Surrounded by Countryside along Jerseyville Road



Brant of County  
Council

May 13, 2025



# Development Proposal

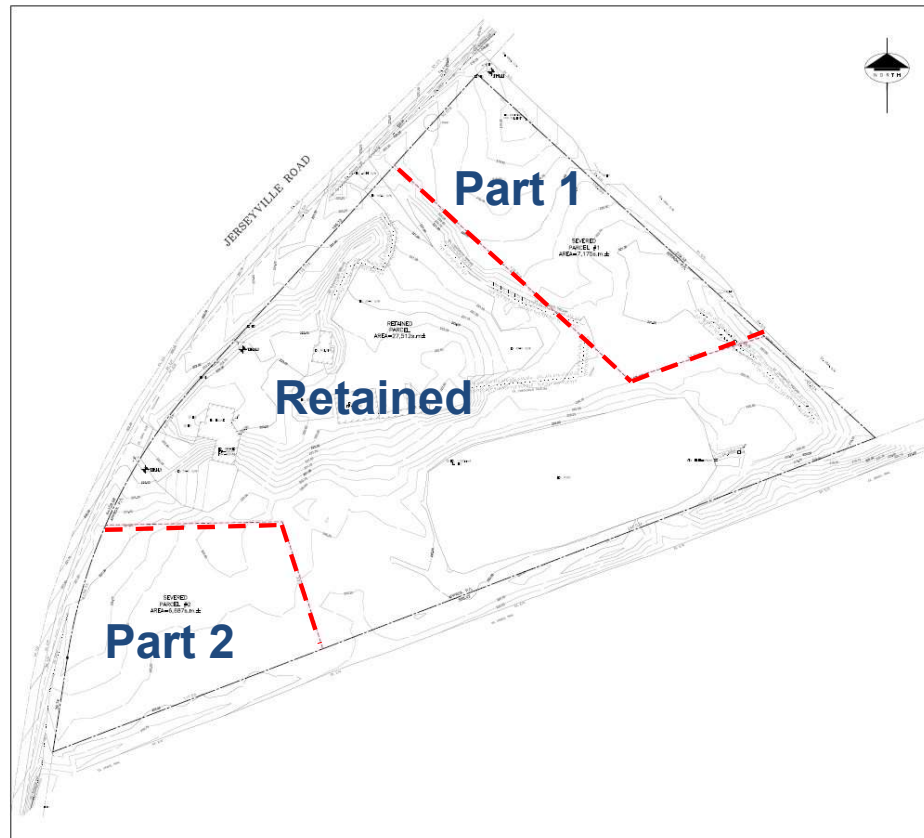
Applicant is proposing

1- To amend the zoning by-law of two parts:

- part 1 being 7,175 s.m. +/- northeast of the subject lands, and
- part 2 being 6,687 s.m. +/- southwest from Agriculture to Rural residential

2- To sever two (2) lots to develop two rural residential lots on private services

3- To keep the retained lot as Agricultural land



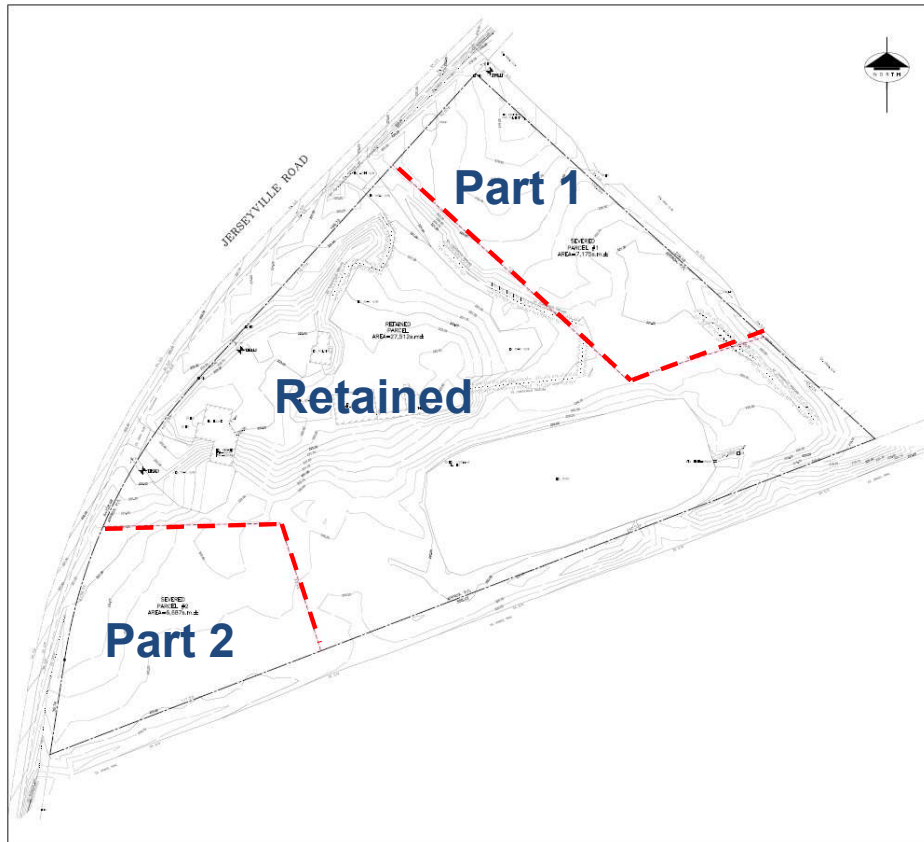
Brant of County  
Council

May 13, 2025



# Application (History)

1. May 2024: Proposal underwent a pre-consultation process, concluded.
2. September 2024: An application was submitted
3. Application was deemed complete under OP 2012
4. MDS I: Submitted
5. Archeological: Stage 1 - Submitted
6. Hydrogeological Assessment – **Pending**

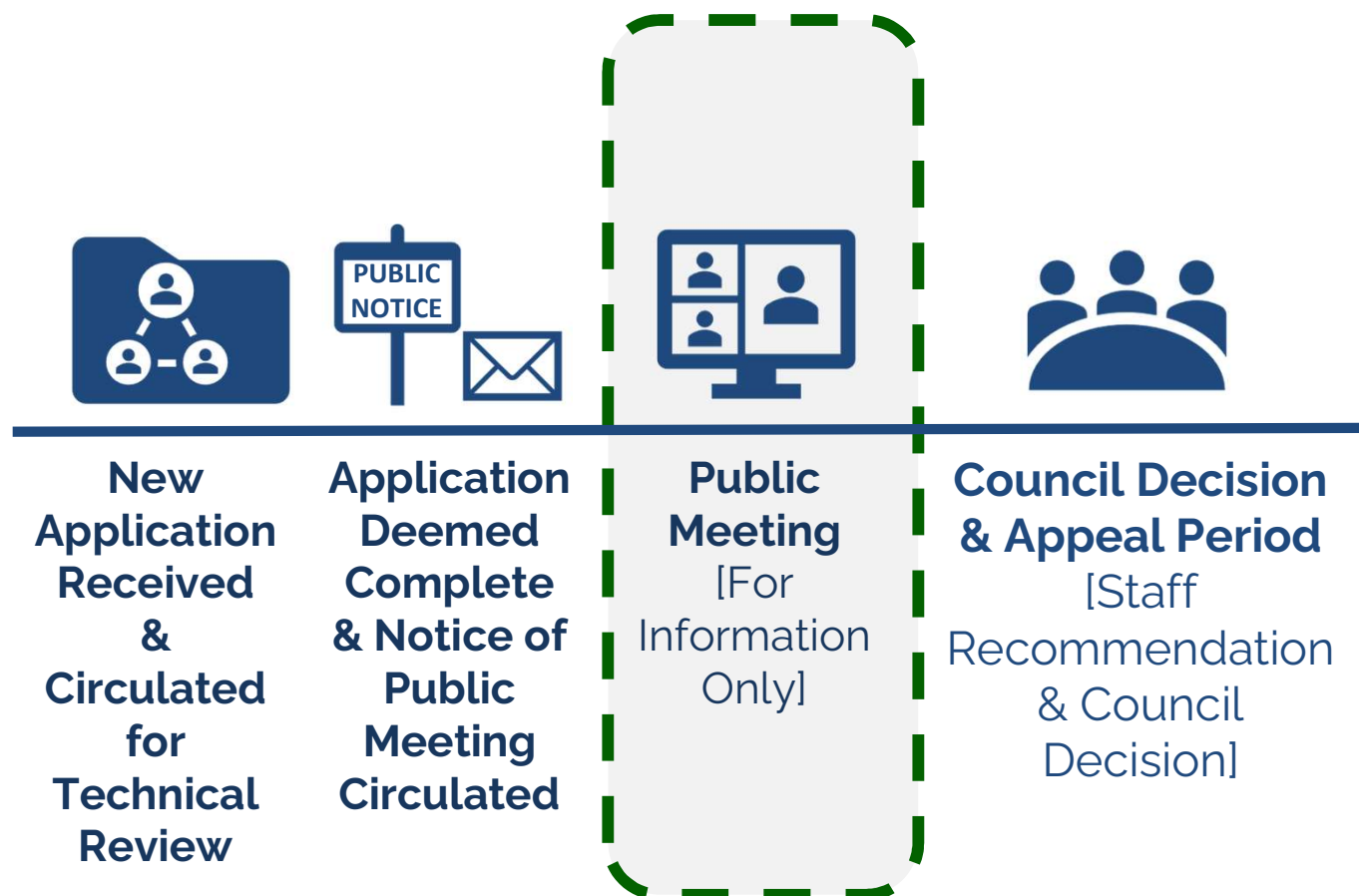


Brant of County  
Council

May 13, 2025



# Application Process / Next Steps



**Brant of County Council**

May 13, 2025



# Questions?

<b>Application No.:</b>	ZBA23-24-KD
<b>Report No.:</b>	RPT-0180-25
<b>Application Type:</b>	Zoning By-Law Amendment
<b>Subject Lands:</b>	199 Jerseyville Rd
<b>Agent / Applicant:</b>	JH Cohoon Engineering Inc
<b>Owner:</b>	The Carver Family

## Staff Recommendation:

To be received as information only.

Brant of County  
Council

May 13, 2025

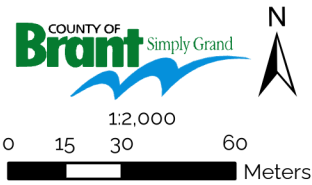




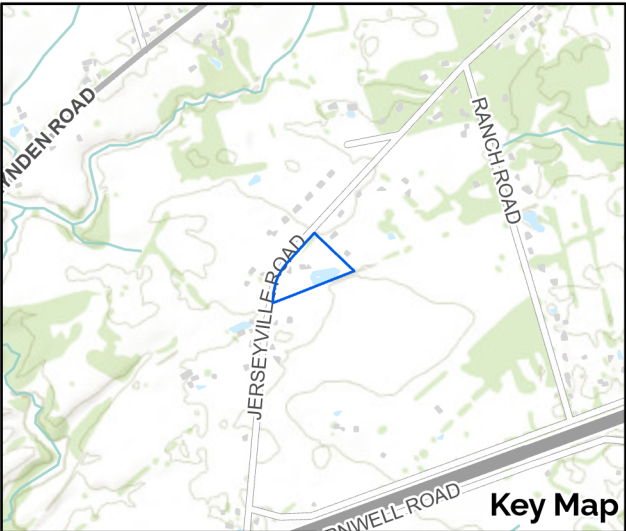


**MAP 3: AERIAL IMAGERY 2024**  
**FILE NUMBER**  
**ZBA23-24-KD**

199 Jerseyville Road  
County of Brant  
Ontario

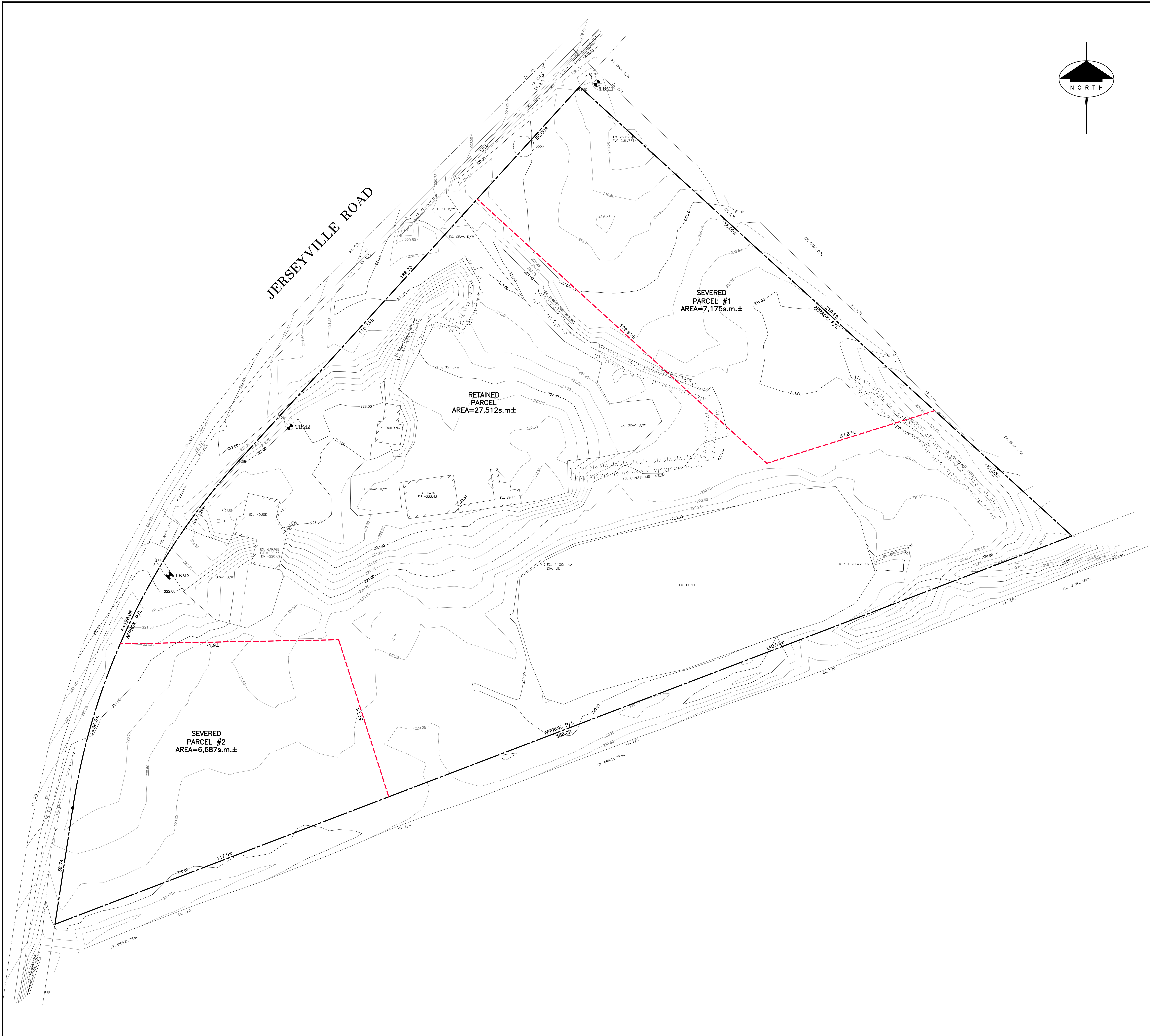


Date Printed: 2025-04-22







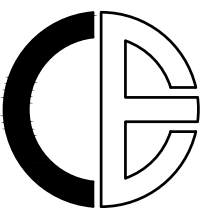


T.B.M. No. 3 ELEV. = 222.70m (GEO)  
NAIL ON SIDE OF HYDRO POLE AS SHOWN.

T.B.M. No. 2 ELEV. = 222.56m (GEO)  
NAIL ON SIDE OF HYDRO POLE AS SHOWN.

T.B.M. No. 1 ELEV. = 220.09m (GEO)  
NAIL ON SIDE OF HYDRO POLE AS SHOWN.


NO.	REVISION	DATE (MM/DD/YY)	BY
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**J.H. COHOON  
ENGINEERING  
LIMITED**  
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneg.com

PROJECT:  
**PROPOSED  
SEVERANCE**  
199 JERSEYVILLE ROAD  
COUNTY OF BRANT

CLIENT:  
TIFFANY CARVER

**SEVERANCE PLAN**

DESIGN: R.W.P.	SCALE: 1:500
DRAWN: S.L.M./K.P.B.	JOB No: <b>16531</b>
CHECKED: R.W.P.	
SHEET: 1 of 1	DWG. No: <b>16531-SEV1</b>
DATE: JULY 26/24	





## County of Brant Council Report

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**To:** The Mayor and Members of County of Brant Council  
**From:** Denise Landry, Nethery Planning Services  
**Date:** May 13, 2025  
**Report #:** RPT-0206-25  
**Subject:** Zoning By-Law Amendment Application ZBA12-24-KD & Draft Plan of Subdivision Application PS1-24-KD  
**Purpose:** For Refusal

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### Recommendation

That Zoning By-Law Amendment Application ZBA12-24-KD from J.H. Cohoon Engineering Limited c/o Bob Philips and The Angrish Group c/o Ruchika Angrish on behalf of Haley Elevator Inc. c/o Micheal Haley, applicant/owner of CONCESSION 13 PART LOT 1 to 3, REGISTERED PLAN 2R1765 PART 1, County of Brant, in the geographic Former Township of Burford, municipally known as 29 Thirteenth Concession Road proposing to change the zoning on the subject lands from 'Special Exception Holding Suburban Residential (h-33-SR)' to the 'Suburban Residential 'SR', and 'Open Space (OS1)' zones to facilitate the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks, **BE REFUSED**,

### And

That Draft Plan of Subdivision Application (PS1-24-KD) from J.H. Cohoon Engineering Limited c/o Bob Philips and The Angrish Group c/o Ruchika Angrish on behalf of Haley Elevator Inc. c/o Micheal Haley, applicant/ owner of CONCESSION 13 PART LOT 1 to 3, REGISTERED PLAN 2R1765 PART 1, County of Brant, in the geographic Former Township of Burford, municipally known as 29 Thirteenth Concession Road proposing the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks, **BE REFUSED**

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

The application does not address the following key concerns:

**Servicing** - The Hydrogeological Assessment has demonstrated that the proposed development has significant challenges in providing private water and wastewater servicing, which have not been adequately addressed and are not consistent to the Master Environmental Servicing Plan (MESP), where there are environmental risks associated with

the protection of water, environment, and human health if the County supports the subdivision plan to move forward in isolation of the Master Environmental Servicing Plan. As well as outstanding issues with respect to stormwater management.

## **Strategic Plan Priority**

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Strategic Priority 1 - Sustainable and Managed Growth

## **Executive Summary**

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The purpose of this report is to provide Council and the public with information related to the above noted proposal.

Planning staff are of the opinion that the proposal requesting to change the zoning and to create 77 single detached lots, a park block, storm water management block and multiple walkway blocks does not meet provincial or municipal policies and is not supportable. The development does not address the significant servicing concerns identified by County staff and through the peer review consultants.

## **Impacts and Mitigation**

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### Social Impacts

Increasing the housing stock by 77 units provides for additional units where there is a need across the province to build more housing. Although the subdivision does not provide a mix of dwelling types, there is a need to balance to constraints of private servicing in a community that already exhibits servicing issues.

### Environmental Impacts

The subdivision and studies as submitted pose risks to human health and safety as investigations confirm high levels of nitrate in the water and the shallow overburden aquifer is understood to be the ultimate receiving aquifer for effluent from existing individual on-site wastewater systems. The submitted studies confirmed that the aquifer has pre-existing high levels of groundwater contamination by nitrates.

### Economic Impacts

Increasing the number of buildable lots ultimately increases the number of residents who contribute to economic growth by working, shopping and using services in the community.

## **Report**

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## Background

The subject lands are legally described as Concession 13 Part Lot 1 to 3, Registered Plan 2R1765 Part 1, County of Brant, in the geographic Former Township of Burford (Figure 1).

The Site has a frontage of approximately 1,100 metres (3,609 feet) along Thirteenth Concession Road, a depth of 100 metres (328 feet) and 665 metres (2,182 feet) and a total area of approximately 65 hectares (161 acres). Approximately 34.5 hectares (85.3 acres) or 55% of the Subject Lands are located within the Secondary Urban Settlement Boundary of Scotland.



*Figure 1 Subject Lands*

The subject lands contain no buildings or structures and are currently being farmed. The site is located adjacent to a residential subdivision to the south-east.

This area of the County is serviced by private infrastructure i.e. wells and septic systems. Future development will require private well and sanitary (septic services).

There are no natural heritage features identified on or surrounding the subject lands. The lands are outside the source water protection area.

The subject lands are designated Suburban Residential in the County's 2012 Official Plan and zoned Special Exception Holding Suburban Residential h-33-SR (as ordered by the Ontario Land Tribunal).

Applications for a Draft Plan of Subdivision and Zoning Bylaw Amendment were submitted to the County on May 30, 2024 and deemed complete on June 19, 2024. The plan consisted of 108 lots for single detached dwellings, a park block, a stormwater management block, and a mixed-use residential-commercial block. The lots ranged in size from just over 2,000 square metres to 3,500 square metres (approximately half an acre to just under one acre).

The applicant submitted the following studies and plans in support of the Draft Plan of Subdivision and Zoning By-law Amendment:

- Proposed Draft Plan of Subdivision and Concept Plan;
- Planning Justification Report;
- Phase 1 and 2 Archaeological Assessments;
- Transportation Impact Study;
- Functional Servicing Report;
- Geotechnical Study;
- Stage 1 Hydrogeological Site Assessment;
- Storm Water Management Plan; and
- Lot Grading and Drainage Plans;

The aforementioned were circulated to internal staff, external agencies and peer review consultants for review and comment. The main concerns with the application were as follows:

- The hydrogeological report was only a preliminary assessment and testing and sampling of the groundwater is required to understand nitrate levels and to determine the potential for homes to obtain adequate quantities of potable water. The preliminary investigation requires additional work to meet the requirements under Ontario Guideline D-5-4: Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment and Ontario Guideline D-5-5 Private Wells: Water Supply Assessment, which are detailed in the Peer Review. The requirement to meet both of these guidelines aligns the County of Brant with the position of the Ministry of the Environment, Conservation and Parks to ensure that privately serviced developments have a high probability of providing adequate water quality and quantity to the proposed lots, and that both the private water takings and the private sewage systems will not negatively impact the proposed or existing users now and into the future. ;
- The Stormwater Management Design needed to be updated to include the requirements for legal outlets and ensuring that the requirements meet the Design Criteria for Sanitary Sewers, Storm Sewers, and Forcemains for Alterations Authorized under Environmental Compliance Approval (MECP, 2022). The design must also meet the requirements for environmental protection of existing residents and downstream properties, as well as ensuring that there is no potential for groundwater contamination and possible impact to private sewage system designs.
- It was recommended to the applicant that they align the subdivision plan with the findings of the Master Environmental Servicing Plan to ensure that the site-specific servicing (water, wastewater and stormwater) and transportation planning align with the long term goals for full buildout of the community.
- A Terms of Reference for the Transportation Impact Study was provided on February 6, 2024, the report submitted did not include the criteria outlined by the County and needs to be revised

A statutory public meeting to receive feedback on the proposed concept, was held on July 9, 2024. Four members of the public spoke in opposition of the applications noting concerns with water and wastewater servicing, the proposal not fitting with the surrounding community, a desire to keep the rural community and the increased traffic.

The applicant's lawyer prepared a letter, dated August 20, 2024, requesting that Council defer making a decision on the application until December 3, 2024, to allow for the opportunity to address both staff and public feedback.

On October 28, 2024, the applicant submitted revised plans and studies to County planning staff for review and comment. The number of single detached units was reduced to 77 and still included a park block and storm water management block. The mixed-use residential-commercial block originally proposed was removed. The lots increased in size to a minimum of 3,000 square metres and up to over 5,000 square metres (approximately three quarters of an acre to 1.2 acres). A revised hydrogeological report was not submitted at this time. The resubmission was circulated internally and to peer reviewers for comment.

Subsequently, on November 15, 2024, the applicant's lawyer, requested that Council defer making a decision on the applications until February, 2025. Council supported the request and deferred making a decision at the December 3, 2024 Council meeting.

#### February 2025 Deferral Request

County staff provided a comprehensive set of comments (excluding the hydrogeological report) on the resubmission to the applicant in early January, 2025.

On January 10, 2025, the applicant submitted the revised hydrogeological report to staff and it was provided to the peer review consultant, Cambium. In early February, 2025, Cambium provided comments on the revised Hydrogeological report.

The main concerns with the revised application were as follows:

- The nitrate concentration in four of the five wells tested exceeded Maximum Acceptable Concentration (MAC) of 10 mg/L in the Ontario Drinking Water Quality Standards. Additional investigation is required to confirm the viability of the shallow aquifer for private water supply or to identify an alternative water supply source for the Site.
- The shallow overburden aquifer accessed by the water supply test wells is also understood to be the ultimate receiving aquifer for effluent from individual on-site wastewater systems. The receiving aquifer is also understood to be used for water supply by down-gradient dwellings. Analysis of raw water samples from the receiving aquifer demonstrate that there are pre-existing high levels of groundwater contamination by nitrate-nitrogen. Additional investigation is required to confirm the viability of the shallow aquifer for receiving effluent from private, on-site wastewater systems, or to identify an alternative wastewater servicing option for the Site.
- Outlet #3 cannot be considered a legal storm water outlet since the collected drainage will be conveyed directly through private properties via surface drainage rather than to a regulated watercourse. There is no right to discharge via overland flow even if quantity controls are provided

A letter was submitted by the applicant's lawyer on January 27, 2025 requesting that consideration of the zoning bylaw amendment and draft plan of subdivision be deferred until May 13, 2025 so that all comments could be reviewed and considered.

Planning staff recommended that a decision on the application be deferred for up to six months to allow enough time for discussions between staff and technical experts to occur and comments to be addressed.

County Council at the February 11, 2025 meeting, deferred making a decision on the applications until May 13, 2025.

#### April Submission

On April 11, 2025, the applicant's planner submitted technical memos with the intent to address previous County comments on the following:

- stormwater management;
- hydrogeological assessment; and
- traffic impact assessment

The memo accompanying the submission also proposed that draft plan approval for the entire subdivision proceed with the holding provision being removed for Phase 1, to permit proceeding with the 16 lots in this phase (see Appendix 2 Phasing Plan) and that the holding provision for Phases 2 to 5 remain to address the outcome of the County initiated Scotland and Oakland Master Environmental Servicing Plan (MESP) with conditions of approval included to deal with technical studies upon completion of the MESP Stage 2 Study.

The last submission has been circulated for review and comment. The full set of comments can be found in Appendix 4. The main concerns are as follows:

- Analytical results for nitrate from the site indicate high levels of nitrate. This poses a significant limitation to the site's potential to support residential development. Where health-related ODWQS criteria are not met, the MECP recommends against approval of a development based on individual wells. As nitrate is a health-related parameter, the shallow overburden aquifer underlying the Site should not be developed for individual private water supply. Additional investigation is required to confirm the viability of the proposed development on private services.
- The Assessment has identified that the site cannot sustain private wastewater servicing. Additional investigation is required to confirm a viable wastewater servicing strategy for the proposed development.
- A legal outlet still needs to be provided for Outlet #3. The proposed Storm Water Management (SWM) strategy will infiltrate the 10-year storm but beyond the 10-year storm will outlet to the neighboring lands. A sufficient downstream outlet will be required. The County-led MESP recommends coordination with the neighbouring lands to the south to achieve a legal outlet to the watercourse to the southwest.

#### Scotland and Oakland Master Environmental Servicing Plan

The County of Brant has initiated a Master Environmental Servicing Plan (MESP) for the communities of Scotland and Oakland. This MESP is being prepared in response to increased interest in community growth in light of Ontario's More Homes Faster Act, 2022, and the County's new Official Plan - A Simply Grand Plan.

The primary objective of this study is to prepare a framework for reasonable and sustainable growth in these communities, informing decisions such as water and wastewater servicing needs, stormwater conveyance, lot sizing, transportation networks and complete community needs. These guidelines are intended to ensure that no adverse impacts are felt by the existing residents.

The first phase of the MESP was brought to the Administration and Operations Committee on February 18, 2025. The findings of phase one indicate that there are existing quality and quantity issues with the groundwater resource, and that further build-out of the community on private water and wastewater servicing with the current minimum lot size provisions of the Zoning By-Law would not meet the Ontario Drinking Water Quality Standard (ODWQS) and may result in further deterioration of the groundwater resource. The report also recommended further evaluation to determine the preferred solutions for water and wastewater servicing, stormwater management and transportation infrastructure to ensure sustainable build-out for the community.

Phase two of the MESP consists of an integrated Master Servicing Plan that will evaluate all potential options for water, wastewater, stormwater, and transportation through the Municipal Class Environmental Assessment (Class EA) process.

The recommendations to proceed with Phase two of the MESP was supported by the Administration and Operations Committee and subsequently approved by Council on February 25, 2025.

Phase two has been initiated and the recommendations are anticipated to be presented to County Council in the summer of 2026.

## **Report**



## Analysis

### Planning Act R.S.O (1990)

Section 2 of the Planning Act speaks to Provincial interest that is to be considered when reviewing applications. Specifically, the protection of ecological systems and the orderly development of safe and healthy communities are considered as part of this policy review.

Section 34(10) of the Planning Act provides policy direction to be considered when reviewing Zoning By-Law Amendment applications.

Section 51(24) of the Planning Act provides policy direction to be considered when reviewing Subdivision Applications.

***This Zoning By-Law Amendment application and Draft Plan of Subdivision application has had regard for Section 34(10) of the Planning Act and has had regard for Section 51(24) of the Planning Act.***

***The review considers conformity with the Official Plan and compatibility with adjacent uses of land, suitability of the land for the proposed purpose, including the size and shape of the lot(s) being created and adequacy of vehicular access, water supply, sewage disposal.***

### Provincial Policy Statement (2024)

The Provincial Planning Statement, 2024 (PPS, 2024) replaced the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe in October 2024. The PPS, 2024 is a planning document that guides land use planning and development within the Province of Ontario. Pursuant to Section 3 of the Planning Act, any decision by a land use planning authority that “affects a planning matter” and is made as of or after the date the PPS 2024 comes into force must be consistent with the PPS 2024.

Section 2.1.4 states that planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development. Section 2.3.1 further states that settlement areas shall be the focus of growth and development.

***The proposed draft plan of subdivision and zoning bylaw amendment application proposes an additional 77 dwelling units within a settlement area.***

Section 3.6.1b).3 and 4 states that planning for sewage and water services shall protect human health and safety, and the natural environment, including the quality and quantity of water and that it aligns with comprehensive municipal planning for these services.

Section 3.6.8 states that planning for stormwater management shall align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

Furthermore, Section 4.2.1 states that planning authorities shall protect, improve or restore the quality and quantity of water by minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts and implementing necessary restrictions on development to protect all municipal drinking water supplies.

***There are outstanding concerns related to water quality and the safety for residents of the proposed subdivision and those downstream. The County of Brant has initiated a Master Environmental Servicing Plan (MESP) for the communities of Scotland and Oakland. The MESP is being prepared in response to increased interest in community growth within these settlement areas.***

***The primary objective of this study is to prepare a framework for reasonable and sustainable growth in these communities, informing decisions such as water and wastewater servicing needs, stormwater conveyance, lot sizing, transportation networks and complete community needs. These guidelines are intended to ensure that no adverse impacts are felt by the existing residents. The study will assist with aligning the goals of the County's 2023 Official Plan for these areas and ensuring a comprehensive municipal planning approach.***

***The request to rezone and subdivide the subject lands is not appropriate due to outstanding concerns related servicing (water, wastewater and stormwater). It has not been demonstrated that the proposal creates no negative impacts related to these key issues and therefore the proposal is not consistent with the policies of the Provincial Planning Statement.***

#### County of Brant Official Plan (2012)

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.

The New 2023 Official Plan, 'A Simply Grand Plan', was adopted by County of Brant Council on May 30, 2023. The plan was approved by the Ministry of Municipal Affairs and Housing on October 18, 2024. However, the transition provisions provided in the New Official Plan (Section 1.5.1) indicate that all applications deemed complete prior to Provincial Approval of the New Official Plan shall be reviewed under policies of the 2012 County of Brant Official Plan. As this application was received and deemed complete prior to provincial approval of the New 2023 Official Plan, the subject application will be reviewed under the 2012 Official Plan. Furthermore, the applicant has not requested that the application be considered under the County's New 2023 Official Plan.

### Land Use Designation

The eastern portion of the property is designated Suburban Residential and is within the Secondary Urban Settlement Area of Scotland (see Figure 2). The eastern lands are the focus of the Draft Plan of Subdivision and Zoning By-law amendment applications.

The western portion of the subject lands are designated Agriculture and are outside of the Secondary Urban

Settlement Area of Scotland. The applicant intends on maintaining these lands for agricultural purposes.

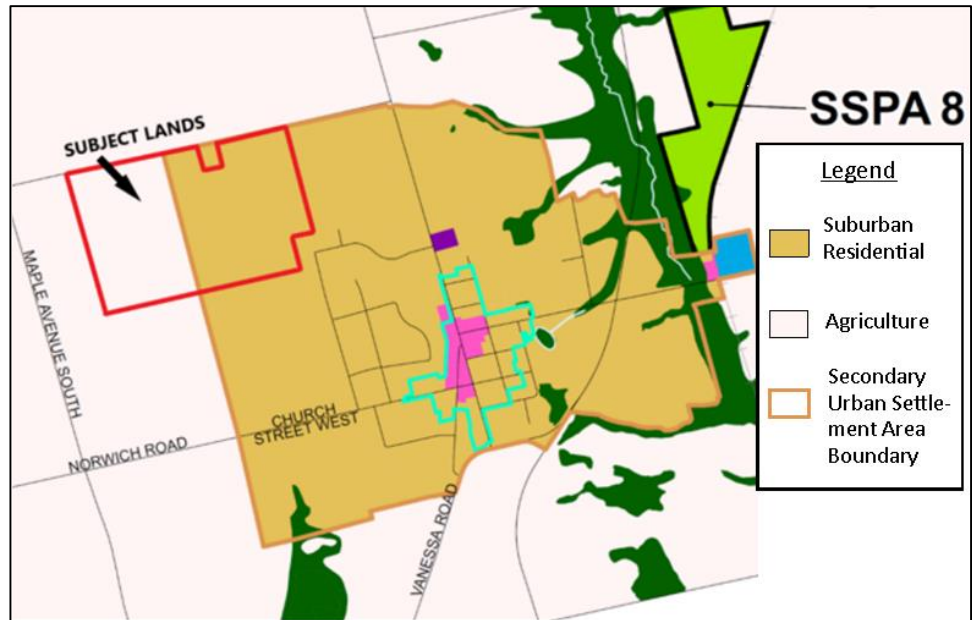


Figure 1 Official Plan 2012 Designations

### Secondary Urban Settlement Area

Section 2.2.3.1.2 of the County of Brant Official Plan describes that the Secondary Urban Settlement Areas have been identified based on their servicing capacity and ability to accommodate projected growth through development, redevelopment and intensification opportunity. The County shall promote development that is orderly, efficient and sustainable. Secondary Urban Settlement Areas shall not function as the main areas for growth.

The following policies shall apply to the County's Secondary Urban Settlement Areas:

- a. The Secondary Urban Settlement Area of Burford has a built boundary as identified in Section 2.2.5.1(b) of this Plan and as shown on Schedule A.
- b. All other Secondary Urban Settlement Areas have a built-up area that is made up of existing developed urban areas within the settlement area.

***The subject lands are not considered to be within the 'built-up' area for the Secondary Urban Settlement Area of Scotland.***

- c. A limited amount and type of growth and development shall be permitted in the County's Secondary Urban Settlement Areas.

***The request to rezone and subdivide the subject lands for approximately 77 residential lots, seeks to permit a significant amount of growth, proposed on private services within the Secondary Urban Settlement Area of Scotland. County staff are of the opinion that the current development proposal poses significant risks to the protection of water, environment, and human health.***

***The studies as submitted concluded high levels of nitrate and proposes development on individual wells. The MECP recommends against approval of development as proposed in this manner, as there are significant human health related risks. The***

***outcome of the MESP will help to identify the appropriate path forward to developing the subject lands.***

d. Secondary Urban Settlement Areas shall contribute to achieving the County's goals with respect to intensification, as established in Section 2.2.5.2 of this Plan, by accommodating limited infill development, and small scale intensification within the built boundary/built-up area, subject to the availability of appropriate servicing systems.

***Development of the subject lands is considered to be outside of the existing built up area, and is therefore, by definition, not considered small scale intensification. Appropriate servicing systems are being investigated by the County through the MESP and given the findings of the studies for the subject applications, the development is not appropriate until servicing can be appropriately addressed.***

e. New residential development that is located outside the built boundary/built-up area may be subject to the preparation and approval of an Area Study, in accordance with Section 2.2.4 of this Plan.

***The rural settlement areas of Scotland and Oakland have a lot of land designated for future residential development. The MESP is focusing at an area study scale, taking into account proposed development applications and the lands that are intended to accommodate growth. The study will require all current and future development plans to be consistent with and conform to the outcome of the study.***

g. All development shall be consistent with and guided by the Servicing System policies in Section 5.2 of this Plan.

Section 5.2 of the County of Brant Official Plan outlines the Servicing System policies for the County of Brant Community Structure. Table 5.1 - the Servicing Hierarchy prioritizes and directs development to areas of the Community Structure, in accordance with the Growth Management policies in Section 2.2.

***The community of Scotland is intended to rely solely on private services at this time. As the 2012 and 2023 Official Plans for the County intend on accommodating growth in this area, the MESP has been initiated to best understand options for servicing the growth.***

Section 5.2.2 outlines policies to be implemented in order to ensure that servicing is provided in a manner that is integrated with the planning process, and is sustainable, financially viable, and protects human health and the environment, the following shall be the policy of the County:

c. When allocated servicing capacity does not exist for a proposed development, the County may consider the application premature and defer final approval until capacity is available, or until a servicing agreement in the form of a prepayment or front ending agreement is in place prior to the entering into the subdivision agreement to ensure that such capacity will be available to service the development within three years of the granting of the planning approval. Where a subdivision is draft approved, the land will be placed in an "h" holding zone. This "h" holding zone shall not be removed unless or until actual servicing capacity for both water and sewers will be available to the site in time for the completion of housing units for occupation. Prior to the removal of the "h" the applicant must sign the required subdivision or site plan agreement.

***The request to remove the Holding Provision (H) from Phase 1 is not appropriate at this time, as there are significant health related concerns that need to be addressed.***

h. All development, redevelopment, and intensification shall take into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs.

***County staff have significant concerns with the findings of the Hydrogeological report and the level of nitrates in the water. The health of existing and future residents is also further at risk should this development proceed, as such the findings of the studies do not support private servicing.***

***As noted above, all current and future applications in Oakland and Scotland will need to conform to the recommendations and outcome of the MESP.***

#### Suburban Residential Land use

Section 3.5 of the Official Plan outlines that the intent of the Suburban Residential designation is to recognize existing clusters of suburban development within the County and to provide policies that will ensure efficient and orderly future growth. Lands designated Suburban Residential will function predominantly as low density residential areas.

Section 3.5.3.c. In addition to other policies of this Plan, new development, redevelopment, and intensification within the Suburban Residential designation, including applications to amend the County's Zoning By-Law in order to permit a proposed development, shall be subject to the following criteria:

i. a report on the contribution of the proposed development towards the County's intensification goals or Density Target may be required by the County;

***The proposal seeks to establish low density single detached lots which is similar to the existing built area. There is no minimum density target for the subject lands as the intent of the Official Plan is for the subject lands to be serviced by private means.***

ii. the height and massing of the buildings at the edge of the proposed development project shall have regard to the height and massing of the buildings in adjacent areas and may be subject to additional setbacks and design elements, or landscaping to provide an appropriate transition;

***The application is proposing to meet the provisions of the Suburban Residential Zoning. There are minimal dwelling lots adjacent to the subject lands but the ones that abut the proposed subdivision are primarily adjacent to the stormwater management pond. Only the rear yards of a limited number of existing dwelling lots abut the rear yards of proposed dwelling lots. With rear yard setback requirements, this will ensure that the height and massing of the proposed dwellings do not impact the existing dwellings.***

iii. a report on the adequacy of the road network to accommodate the expected traffic flows and the adequacy of water and sewer services may be required by the County;

***A Traffic Impact Study was prepared and determined that the site-generated traffic will not adversely affect the roads in the area, the traffic volumes on Thirteenth Concession Road and Simcoe Street will not require left turning lanes, and that the proposed site accesses are safe for egress.***

***Water and wastewater servicing of the site is of concern by County staff for the health and safety of existing and future residents of the area.***

iv. the proposed development project shall be adequately serviced by parks and educational facilities;

***The subject lands are serviced by existing amenities provided by Scotland Optimist Park & Community Centre, Scotland Branch Library and Commercial uses, Oakland Scotland Public School. It has been noted from the school board that the schools in the area are at capacity. This will need to be considered in the overall community plan for the Scotland/Oakland area.***

v. the proposed development project shall be designed and landscaped, and buffering may be required, to ensure that the visual impact of the development on adjacent uses is minimized;

***Adjacent uses consist mostly of agricultural fields and minimal residential development. Landscaping of the subdivision would be addressed at final approval, once all comments have been addressed.***

#### Private Service Requirements

Section 5.2.3.4 outlines the following policies that shall apply to areas of the Community Structure that are serviced only by private systems:

a. Individual on-site sewage disposal systems shall continue to provide the primary means of sanitary sewage disposal and private wells shall continue to be the primary means of water supply in the County's Hamlets and Villages, Rural Residential Areas and Agricultural Areas.

d. Development may take place within Hamlets and Villages, Rural Residential Areas and Agricultural Areas on individual on-site sewage treatment systems.

***The subject lands are located within a Rural Residential Area. Private septic and well are proposed as the means of servicing the development. County staff are of the opinion that the current development proposal poses risks to human health as the nitrate levels exceed provincially acceptable levels.***

n. Where multi-lot or multi-unit residential or employment development is proposed for more than two lots/units on individual wells and/or private sewage disposal system, an Impact Assessment shall be prepared by the applicant and submitted to the County of Brant at the time of application. The report shall address potable groundwater quality, groundwater yield, groundwater interference, soil suitability and the lot area for effluent treatment.

***The hydrogeological report submitted and peer reviewed on behalf of the County confirms that additional investigation is required to confirm the viability of the shallow aquifer for receiving effluent from private, on-site wastewater systems, or to identify an alternative wastewater servicing option for the proposed development.***

#### Stormwater Management

Section 5.2.4 identifies that Stormwater Management is required to control flooding, erosion and sedimentation and to enhance water quality, aquatic habitat and groundwater recharge.

b. The County shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The County shall promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes.

***A stormwater management report was prepared in support of the proposed development and peer reviewed on behalf of the County. A number of concerns have been raised that need to be addressed. One major concern is that a legal outlet still needs to be provided for Outlet #3. The proposed SWM strategy will infiltrate the 10-year storm but beyond the 10-year storm will outlet to the neighboring lands. A***

***sufficient downstream outlet will be required. The County-led MESP recommends coordination with the neighbouring lands to the south to achieve a legal outlet to the watercourse to the southwest.***

#### Application of Zoning By-Law Amendment

Section 6.5 outlines policies with respect to the County's Comprehensive Zoning By-Law, and consideration for an amendment to the Zoning By-Law.

b. No application may be approved or By-Law passed that does not conform to this Plan, save and except a By-Law pursuant to Section 24 of the Planning Act.

At this time, given that the submission of complete application was accompanied with some inadequate studies, which require further revisions and updated, the request to change the zoning on the subject lands from Agricultural (A) to Suburban Residential (SR) for 77 residential lots, does not conform with the Official Plan. It is not appropriate to determine zoning until the lot configuration, including environmental setbacks and servicing options has been determined.

c. Lands designated on Schedule A may be zoned to a "Holding" or "Agricultural" Zone, or other interim zone, pending their appropriate timing for their respective uses in accordance with the designations as shown on the Land Use Plan and policies related thereto, when the County is satisfied that the resulting development is desirable and appropriate.

***The request to remove the Holding Provision (H) from Phase 1 is not appropriate at this time, as there are significant health related concerns that need to be addressed.***

#### Lot Creation through Plan of Subdivision / Condominium

Section 6.6 of the Official Plan outlines policies related to lot creation through a plan of subdivision or condominium.

a. Lot creation within the County shall proceed by way of draft plan of subdivision when:

i. The development entails the extension of a road that is to be assumed and maintained by the County; or

***The applicants are proposing a road network which they intend to be assumed and maintained by the County.***

b. Draft plans of subdivision or condominium shall proceed in accordance with the policies of this section, the Growth Management Policies of Section 2.2, and the Allocation and Phasing of Servicing policies of Section 5.2.2 of this Plan.

***The community of Scotland is currently identified to have no municipal services (water, sanitary, storm). As noted, all current and future applications in Oakland and Scotland will need to conform to the forthcoming recommendations and outcome of the MESP.***

***Based on the review of the applicable Official Plan policies, the proposed applications do not conform to the policies of the County of Brant Official Plan 2012.***

#### County of Brant Zoning By-Law 61-16

The subject lands are currently zoned Special Exception Holding Suburban Residential (h-33-SR) within the County of Brant Zoning By-Law 61-16. The zoning of the subject lands was put into effect through an OLT decision on September 20, 2023 to rezone the lands from Agricultural (A) Zone to Special Exception Holding Suburban Residential (h-33-SR).

The suburban residential zone permits single detached dwellings. The zone requirements in Table 9.2.1 are as follows:

Zone Provisions	Partial Services	Private Services
Lot Area, Minimum (sq. m)	1000	3000
Lot Frontage, Minimum (metres)	20.0	30.0
Street Setback, Minimum (metres)	7.5	7.5
Interior Side Yard Setback, Minimum (metres)	1.5	1.5
Rear Yard Setback, Minimum (metres)	7.5	7.5
Lot Coverage, Maximum	30%	30%
Landscaped Open Space, Minimum	30%	30%
Building Height, Maximum (metres)	10.5	10.5

#### Removal of Holding Provision (h)

The zoning of the subject lands includes a Holding on all the lands. The applicant has requested that the Holding Provision be removed for Phase 1 of the development.

The special exception states that the holding shall not be removed until a number of conditions are completed to the satisfaction of the County. The conditions in summary are as follows:

- a) That the applicant attend and participate in a pre-consultation meeting with County staff to determine applicable application requirements;
- b) That an application for a Plan of Subdivision be submitted and deemed complete;
- c) That the Draft Approved Plan of Subdivision demonstrate the implementation of appropriate phasing for development within the context of the existing infrastructure and the established built boundary/ built up area, and for servicing specifically, the availability and ability to provide full or partial municipal services (water, sanitary, storm) for an alternative thereto including, but not limited to, private water and wastewater services
- d) That the Draft Approved Plan of Subdivision achieves a structure of complete communities, through an efficient, compact, connected and coordinate development pattern with a range of housing types/uses where appropriate.

***Clause C has not been satisfied to the satisfaction of County of Brant staff as the development has not adequately addressed servicing for the subject lands, therefore it is not appropriate to remove the holding on Phase 1.***

#### Public Consultation



A public meeting to provide information on the applications and receive feedback from the public was held on July 9, 2024. All of the written comments received on the applications are included in Appendix 5. To summarize, the public comments expressed concerns with the following:

- Road capacity to handle the increase in traffic;
- Sewer and water capacity;
- Need for increased amenities as a result of the increase in homes;
- Loss of small towns;
- Increase in crime with new residents coming from larger cities;
- Water runoff accumulation;
- Impacts on drinking water;
- Availability of water supply;
- Increase in noise due to vehicular and pedestrian traffic;
- Loss of farmland to development;
- Increased risk of road safety;
- Impacts of the development on the surrounding fields and crops;
- Capacity of the education system to accommodate increase in residents;
- Lack of public transit;
- Increase in garbage;
- Quality of new home construction

***Comments from the public have been taken into consideration when reviewing and preparing this recommendation report.***

#### Internal Staff and External Agency Comments

The attached comment tracker provides a list of all outstanding comments from internal and external commenting agencies.

There are major concerns from County staff and confirmed through the peer review of the studies with regards to private water and wastewater servicing of the proposed development and the impacts on the surrounding communities.

#### **Summary**

Planning staff are of the opinion that the proposal to change the zoning on the subject lands from 'Special Exception Holding Suburban Residential (h-33-SR)' to the 'Suburban Residential 'SR', and 'Open Space (OS1)' zones to facilitate the creation of 77 single detached lots, a park block, storm water management block and multiple walkway blocks is not appropriate and does not represent good planning, as there are significant private servicing concerns that pose risks associated with the protection of water, environment, and human health

County staff recommend that the applicant align the Subdivision plan with the findings of the Master Environmental Servicing Plan to ensure that the site-specific servicing (water, wastewater and stormwater) and transportation planning align with the long term goals for full buildout of the community.

#### **Attachments**

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1. Proposed Draft Plan of Subdivision
2. Proposed Phasing Plan

3. Proposed Zoning Bylaw Map
4. Comment Tracker with Peer Review Comments
5. Public Comments

**Reviewed By**

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1. Jeremy Vink, Director of Planning
2. Rob Walton, General Manager – Operations
3. David Mellor, General Manager - Operations
4. Andrea Bazzard, Director, Environmental Services
5. Don Cunningham, Director of Development Engineering
6. Alysha Dyjach, General Manager of Development Services

**Copied To**

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1. Sunayana Katikapalli, Director of Council Services, Clerk
2. Nicole Campbell, Planning Administrative Assistant
3. Applicant/Agent/Owner

**By-law and/or Agreement**

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By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No



# DRAFT PLAN OF SUBDIVISION

PART OF LOTS 1 & 2  
CONCESSION 13  
(GEOGRAPHIC TOWNSHIP OF BURFORD)  
COUNTY OF BRANT

KEY PLAN



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

07/05/25  
DATE

JOHN MUIR, O.L.S.  
MACAULAY, WHITE & MUIR LTD.

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.H. COHOON ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE CITY OF BRANTFORD FOR APPROVAL.

07/05/25  
DATE

MIKE HALEY

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A - SEE PLAN	G - SEE PLAN
B - SEE PLAN	H - INDIVIDUAL WELLS
C - SEE PLAN	I - SAND & GRAVEL
D - RESIDENTIAL	J - SEE PLAN
E - SEE PLAN	K - INDIVIDUAL SEPTIC SYSTEMS
F - SEE PLAN	L - NONE

## AREA SCHEDULE

LOTS 1-77	259,878 s.m.
BLOCKS 78/79 (ROAD WIDENINGS)	88.3 s.m.
BLOCK 80 (PARK)	17,363 s.m.
BLOCK 81 (SWM POND)	14,172 s.m.
BLOCK 82-91	4,441 s.m.
BLOCKS 92-105 (0.3m RESERVES)	456 s.m.
ROADS	48,366 s.m.
TOTAL	345,359 s.m.



440 HARDY ROAD - UNIT #1 - BRANTFORD - ONTARIO - N3T 5L8  
TEL: (519) 753-2656 FAX: (519) 753-4263 www.cohooneng.com

DESIGN: R.W.P.

DRAWN: K.P.B.

SCALE: 1:1250

DATE: MAY 8/25

JOB No:

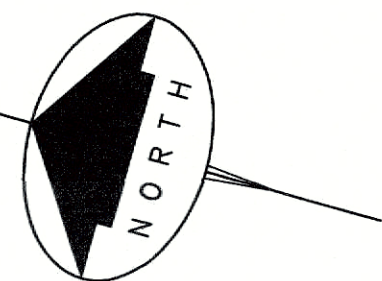
13024

DWG. No:

DP1

AGRICULTURAL  
13th CONCESSION ROAD

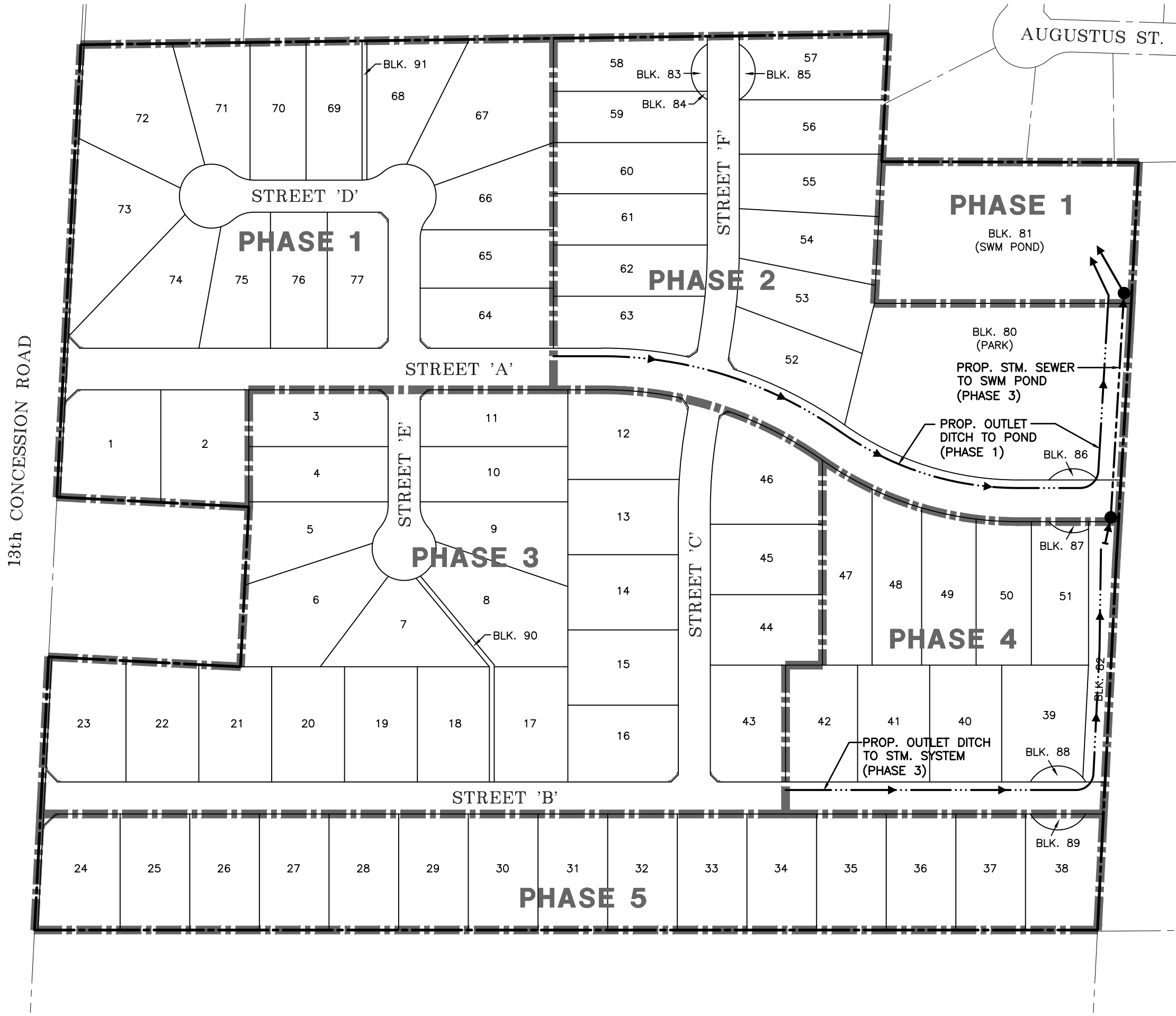
AGRICULTURAL



ADDITIONAL LANDS  
OWNED BY APPLICANT







## PHASING PLAN

PROPOSED RESIDENTIAL SUBDIVISION  
13th CONCESSION ROAD – COUNTY OF BRANT



**J.H. COHOON ENGINEERING LIMITED**  
CONSULTING ENGINEERS  
BRANTFORD

CLIENT: MIKE HALEY  
SCALE: 1:2500

JOB: 13024



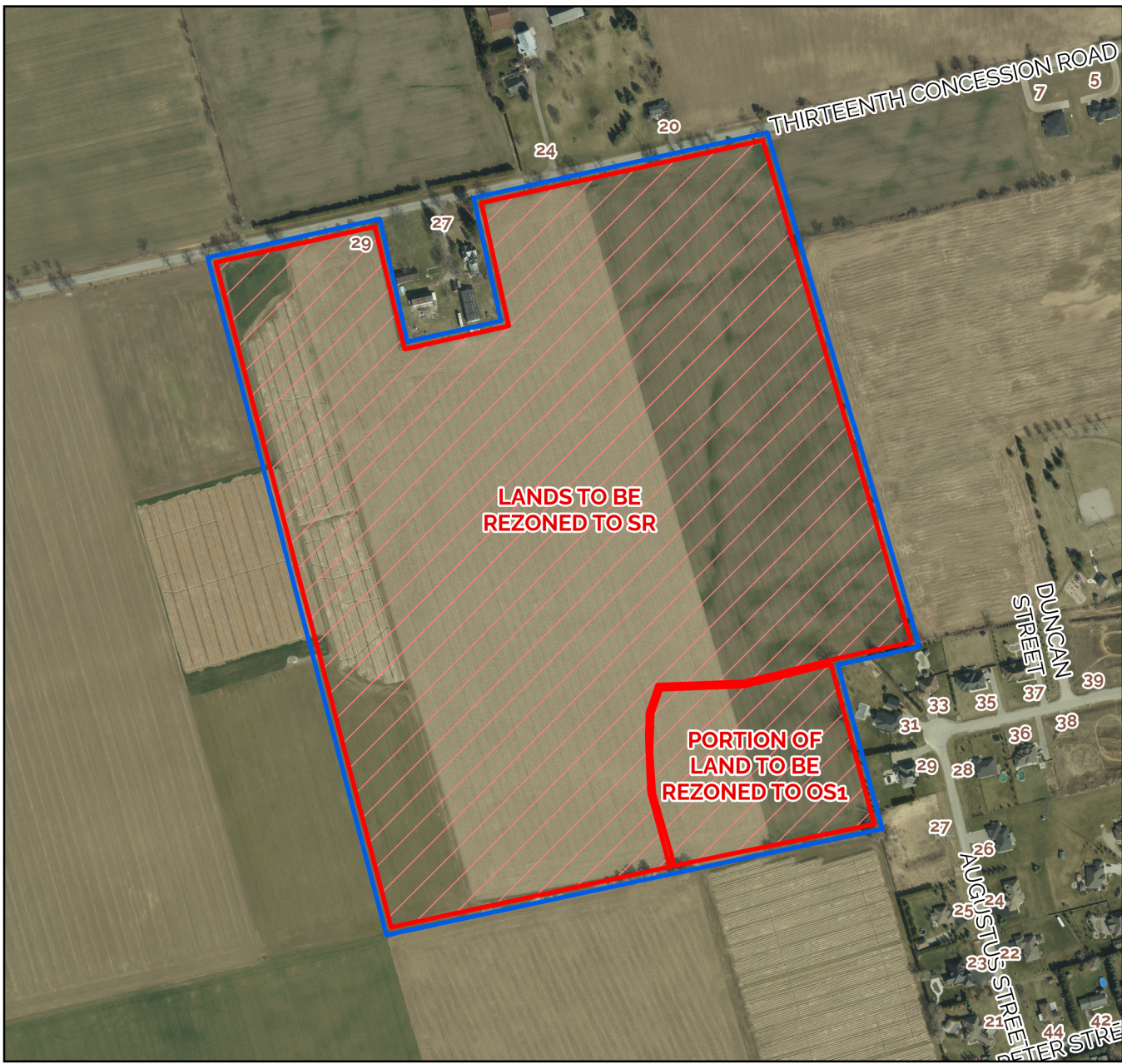
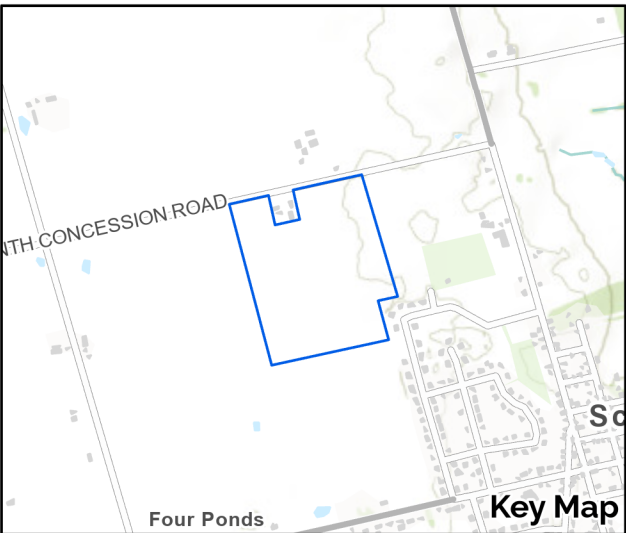
**MAP 3: AERIAL IMAGERY 2024**  
**FILE NUMBER**  
**ZBA12-24-KD**

29 13th Concession Road  
County of Brant  
Ontario



1:6,000  
0 45 90 180  
Meters

Date Printed: 2025-05-07







## Development Application Comment Tracking

**APPLICATION TYPE:** Plan of Subdivision & Zoning By Law Amendment Application  
**APPLICATION NO:** ZBA12-24-PS1-24-KD  
**LOCATION:** 29 13th Concession Road, Scotland  
**AGENT / APPLICANT:** The Angrish Group  
**OWNER:** Michael Haley  
**CIRCULATION DATE:** April 16, 2025  
**CIRCULATION TYPE:** Third Submission Comments

The following comments / action items & advisory notes have been provided as result of the circulation of the proposed development at the above mentioned property. Any attachments associated with the departmental comments have been attached for review.

<b>DEPARTMENT:</b> County of Brant Operations	
<b>NAME / CONTACT:</b> Stefanie DiGiovanni	
COUNTY OF BRANT / COMMENTING AGENCY COMMENTS	✓ AGENT / APPLICANT / OWNER RESPONSE / COMMENTS [ACKNOWLEDGED / ADDRESSED / RESPONSE]
1. The County-led Scotland MESP (Phase 1) was completed in February 2025 and provide recommendations related to stormwater management, water and wastewater servicing and the transportation network. Final guidance regarding the path forward for servicing will be determined through a County-led Master Plan Study (Phase 2 of the MESP), currently underway and expected to be completed in 12-15 months.	
2. Stormwater Management (April 2025): <ul style="list-style-type: none"> <li>Please provide a phosphorus balance, including existing phosphorus loading and runoff volumes both pre- and post-development to ensure the required removal</li> </ul>	

<p>criteria is achieved.</p> <ul style="list-style-type: none"> <li>• A legal outlet still needs to be provided for Outlet #3. The proposed SWM strategy will infiltrate the 10-year storm but beyond the 10-year storm will outlet to the neighboring lands. A sufficient downstream outlet will be required. The County-led MESP recommends coordination with the neighbouring lands to the south to achieve a legal outlet to the watercourse to the southwest.</li> <li>• The County encourages the applicant to seek opportunities to combine SWM facilities with the existing SWM facility on Augustus St, and/or develop a coordinated SWM approach to limit redundant SWM facilities that operate independently and are not interconnected.</li> <li>• The infiltration of stormwater containing contaminants such as road salts may negatively impact the quality of nearby existing and proposed private wells. This is not discussed further in the hydrogeological assessment and will need to be addressed in detailed design.</li> <li>• The County-led Scotland MESP (Phase 1) has been completed and provided site-specific recommendations regarding to stormwater management. Further recommendations for SWM strategies and grading will be provided through the Scotland/Oakland Master Plan Study. The applicant is encouraged to align with the findings of this Study, which will be finalized within the next 12-15 months.</li> </ul>	
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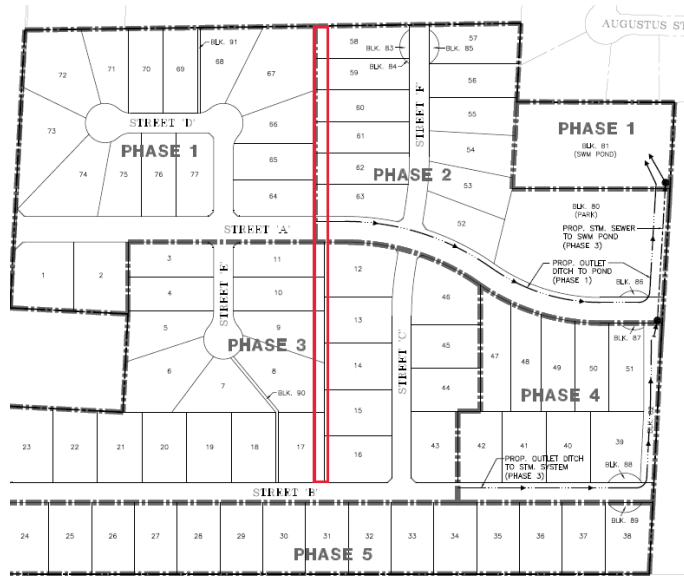
3.	<p><b>Water &amp; Wastewater Servicing:</b></p> <ul style="list-style-type: none"> <li>Analytical results for nitrate from the site indicate high levels of nitrate. This poses a significant limitation to the Site’s potential to support residential development. Where health-related ODWQS criteria are not met, the MECP recommends against approval of a development based on individual wells. As nitrate is a health-related parameter, the shallow overburden aquifer underlying the Site should not be developed for individual private water supply. Additional investigation is required to confirm the viability of the proposed development on private services.</li> <li>The shallow overburden aquifer accessed by the water supply test wells is understood to be the ultimate receiving aquifer for effluent from individual on-site wastewater systems and was demonstrated to have pre-existing high levels of groundwater contamination by nitrates. The receiving aquifer is also understood to be used for water supply by down-gradient dwellings. As the area upgradient of the Site remains under active agricultural development, elevated nitrate concentrations are anticipated to persist following redevelopment of the Site.</li> <li>The Assessment has identified that the site cannot sustain private wastewater servicing . Additional investigation is required to confirm a viable wastewater servicing strategy for the proposed development.</li> </ul>	
----	--	--

4.	<p>Transportation:</p> <ul style="list-style-type: none"> <li>Consider completing Stopping Sight Distance calculations in accordance with TAC guidelines to complement the intersection site distance analysis.</li> <li>Consider completing a sensitivity analysis for a single site access versus the currently-proposed two-access configuration.</li> <li>Previous Operations comments regarding traffic calming measures, implementation of Brant Safe Streets practices and sidewalk width requirements (minimum of 1.8m) are still valid and are to be considered in detailed design.</li> </ul>		
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<b>DEPARTMENT:</b>		Parks Capital Planning & Forestry		
<b>NAME / CONTACT:</b>		Megan Thomas (Landscape Designer) / megan.thomas@brant.ca		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	✓	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]	
5.	<p>As per previous comments that were not addressed as part of this Phasing Sketch, please see the below comments. Staff are of the opinion that the walkway connections need to be addressed prior to draft approval and determining extent of Phase 1 works.</p> <p><b><u>Walkway Connection:</u></b> There is concern over the size and configuration of the Walkway Blocks from a <b>safety</b> and overall <b>functional design</b> perspective.</p> <ul style="list-style-type: none"> <li>Walkway corridors should be 8-12m wide to allow for space for the walking surface and adequate buffers.</li> </ul>			

- Note: These buffers should be designed to receive plantings

- A **continuous** corridor connecting Street B to the limits of the subdivision to the northeast should be achieved, doing so would create open sightlines from a safety perspective.
- Based on the proposed Plan the most sound configuration for the walkway blocks(s) would be as shown below:



If there is no pedestrian infrastructure planned for Street B, please ensure there is adequate pedestrian control measures in place (i.e. pedestrian gate) to slow movement prior to reaching the road. This detail should be included as part of detailed design.

County of Brant  
Development Services

<b>DEPARTMENT:</b> Environmental Planning		
<b>NAME / CONTACT:</b> Michelle Schaeffe (Sr. Environmental Planner) / michelle.schaeffe@brant.ca		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
6.	Environmental Planning has no further comments at this time and will provide comments on draft plan conditions regarding climate change and landscaping at the applicable time.	✓

<b>DEPARTMENT:</b> Enbridge Gas		
<b>NAME / CONTACT:</b>		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
7.	Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions. Please always call before you dig, see web link for additional details: <a href="https://www.enbridgegas.com/safety/digging-safety-for-contractors">https://www.enbridgegas.com/safety/digging-safety-for-contractors</a>	✓
8.	Thank you for your correspondence with regards to draft plan of approval for the above noted project. It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.	

County of Brant  
Development Services

<b>DEPARTMENT:</b> Hydro One		
<b>NAME / CONTACT:</b> Land Use Planning Department, Hydro One Networks Inc. < <a href="mailto:LandUsePlanning@HydroOne.com">LandUsePlanning@HydroOne.com</a> >		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
9.	<p>We are in receipt of your Application for Subdivision, PS1-24-KD dated 2025-04-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.</p> <p>For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at <a href="mailto:subdivision@Hydroone.com">subdivision@Hydroone.com</a> or 1-866-272-3330. To confirm if Hydro One is your local distributor please follow the following link: <a href="https://stormcentre.hydroone.com">Stormcentre (hydroone.com)</a></p>	✓

<b>DEPARTMENT:</b> Cambium (Peer Review)		
<b>NAME / CONTACT:</b>		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
10	Please find attached Peer Review comments for Hydrogeological Report via separate cover (February 2025).	✓

County of Brant  
Development Services

<b>DEPARTMENT:</b> Arcadis (Peer Reviewer)		
<b>NAME / CONTACT:</b>		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
<b>11</b>	Please find attached Peer Review of Traffic Impact Study via separate cover.	

<b>DEPARTMENT:</b> Ainley (Peer Reviewer)		
<b>NAME / CONTACT:</b>		
	<b>COUNTY OF BRANT / COMMENTING AGENCY COMMENTS</b>	<b>AGENT / APPLICANT / OWNER RESPONSE / COMMENTS</b> [ACKNOWLEDGED / ADDRESSED / RESPONSE]
<b>12</b>	Please find attached Peer Review comments of the revised SWM submission via separate cover.	





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Building Sciences

Construction Testing  
& Inspection

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**Website**

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**Mailing Address**

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Canada, K9J 6Z3

**Locations**

Peterborough  
Kingston  
Barrie  
Whitby  
Ottawa

**Laboratory**

Peterborough



February 7, 2025

County of Brant  
Operations Department  
26 Park Ave, Burford, ON N0E 1A0

Attn: Andrea Bazzard  
Director, Environmental Services

**Re: Peer Review of Hydrogeological Site Assessment, Thirteenth  
Concession Road, Scotland, County of Brant, Ontario  
Cambium Reference: 20716-001**

---

Dear Andrea,

Cambium Inc. (Cambium) is pleased to provide the County of Brant (the County) with a summary of our peer review of the *Hydrogeological Site Assessment Thirteenth Concession Road, Scotland, County of Brant, Ontario* (Report) prepared by G2S Consulting Inc. (G2S), dated January 9, 2025.

The Report was prepared in support of the proposed 77-lot residential subdivision of the property with a municipal address of 29 Thirteenth Concession Road in Scotland, Ontario (the Site). The Site has a total developable area of approximately 27.5 ha, which includes the residential lots, a park area, stormwater management (SWM) pond, and roadways. The proposed development will be privately serviced for water supply and wastewater disposal.

This review considered the information presented in the Report, as well as the prior Stage 1 hydrogeological investigation report for the Site also prepared by G2S.

## **SUMMARY OF PEER REVIEW FINDINGS**

Cambium conducted this peer review to determine whether the Report prepared by G2S demonstrates that the proposed development is suitable for private servicing in accordance with the County's Official Plan and Provincial regulatory and technical requirements.



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February 7, 2025

The Report and supporting documents have been reviewed to confirm that all potential risks to water resources and nearby groundwater users have been properly characterized based on the proposed private water and wastewater systems, local threats, local soils, hydrogeologic vulnerability, water quality standards, and other relevant factors.

The field investigations and reporting by G2S were generally completed in accordance with provincial guidelines and industry practices. However, analytical results for nitrate in raw (unfiltered) samples taken from five test wells installed in the proposed water supply/wastewater receiving aquifer indicate significant limitations to the Site's potential to support residential development. Additional investigation is required to confirm the viability of the proposed development on private services.

Findings of Cambium's peer review, including the rationale for conclusions above, are summarized in the following sections.

### Drinking Water Supply

The nitrate concentration in four of the five wells tested exceeded Maximum Acceptable Concentration (MAC) of 10 mg/L in the Ontario Drinking Water Quality Standards. The fifth well had an elevated nitrate concentration but was below the MAC.

A MAC is established for parameters which, when present above a certain concentration, have known or suspected adverse health effects. The MAC for nitrate has been established to be protective of the health and Health Canada recommends that levels be kept as low as reasonably practicable.

Where health-related ODWQS criteria are not met, provincial development Guideline D-5-5 (Private Wells: Water Supply Assessment) recommends against approval of a development based on individual wells. As nitrate is a health-related parameter, the shallow overburden aquifer underlying the Site should not be developed for individual private water supply.



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February 7, 2025

Therefore, additional investigation is required to confirm the viability of the shallow aquifer for private water supply or to identify an alternative water supply source for the Site.

Nitrate Attenuation

The shallow overburden aquifer accessed by the water supply test wells is also understood to be the ultimate receiving aquifer for effluent from individual on-site wastewater systems. The receiving aquifer is also understood to be used for water supply by down-gradient dwellings.

Analysis of raw water samples from the receiving aquifer demonstrate that there are pre-existing high levels of groundwater contamination by nitrate-nitrogen. Where the background nitrate-nitrogen concentrations in a receiving aquifer exceed 10 mg/L, provincial development Guideline D-5-4 (Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment) recommends against approval of development. As the area identified in the report as upgradient of the Site remains under active agricultural development, elevated nitrate concentrations are anticipated to persist following redevelopment of the Site.

Therefore, additional investigation is required to confirm the viability of the shallow aquifer for receiving effluent from private, on-site wastewater systems, or to identify an alternative wastewater servicing option for the Site.



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February 7, 2025

**CLOSING**

Thank you for the opportunity to provide this peer review for the County of Brant.  
If you have any questions, please contact the undersigned.

Best regards,

**Cambium Inc.**

Signed by:

A84A949C3B4C4B4...

Kyle Horner, Ph.D., P.Geo.  
Senior Hydrogeologist

Signed by:



2025-02-07

KNH/knh

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February 7, 2025

## CAMBIUM QUALIFICATIONS AND LIMITATIONS

### Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer, and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

### Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

### Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

### Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

### Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

### Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.



Stefanie DiGiovanni  
Project Engineer, Engineering and  
Infrastructure Planning  
County of Brant  
26 Park Avenue  
P.O. Box 160  
Burlford, ON N0E 1A0

Arcadis Professional Services  
(Canada) Inc.  
55 St. Clair Avenue West  
7th Floor  
Toronto, Ontario M4V 2Y7  
Canada  
Phone: 416 596 1930  
[www.arcadis.com](http://www.arcadis.com)

Date: April 25, 2025

Subject: Peer Review of Traffic Impact Study – 29 Thirteenth Concession Road  
Residential Subdivision

Dear Ms. DiGiovanni,

Arcadis has been retained to conduct a peer review of the document titled *29 Thirteenth Concession Road Residential Subdivision – Traffic Impact Study* (“the subject document”) prepared by RC Spencer Associates Inc. (“the consultant”) in March 2024, and its associated Supplementary Memo (“the subject memo”) dated April 2025, for Haley’s Elevator Inc. (“the applicant”).

We understand that the subject memo was prepared in support of a proposed development consisting of 16 single-family detached residential units and a stormwater management pond, to be located at the north end of the hamlet of Scotland, west of Highway 24. The subject document examined a larger plan comprising of 108 single-family detached residential units. Since that time, the developer has decided to phase the development, with Phase 1 proceeding in 2025, and consisting of 16 residential units and a stormwater management pond. A holding provision will be maintained on the remaining subdivision lands.

The purpose of a peer review is to determine if the assumptions, methodologies, and conclusions presented by the consultant are reasonable, conform to industry best practices, and can generally be relied upon by review agencies in their decision-making processes.

### **Study Area and Traffic Volumes**

The study area includes the intersection of Thirteenth Concession Road / Simcoe Street (C.R. 16). It is our understanding that the roadway north of Thirteenth Concession Road is referred to as Bishopsgate Road. (Source: [maps.brant.ca](http://maps.brant.ca)) For clarity and consistency, it is recommended the intersection be referred to as Thirteenth Concession Road / Simcoe Street / Bishopsgate Road throughout the report. The study area is considered appropriately defined given the scale and location of the proposed development.

The traffic volumes used for Existing Conditions Analysis are based on 2024 traffic counts, which are recent and likely provide a close representation of the present conditions. Two planning horizon years, 2029 and 2034, were analyzed. A 1.5% per year compounded annual growth rate applied to the Future Background Conditions Analysis, which is consistent with County of Brant’s expectations, and represents a conservative approach to long-term traffic forecasting.

Subject Site Trip Generation

Based on our review of the trip generation estimates presented in the subject document, the consultant has used the Institute of Transportation Engineers (“ITE”) Trip Generation Manual 11th Edition fitted curve equation for Land Use Code 210: Single-Family Detached Housing. A summary of these trip volumes, as obtained from Table 1 and Table 2 in the subject memo, are presented in **Table 1**.

The magnitude of site trips estimated in the subject document are reasonable.

Table 1: Trip Generation Estimates

Time Period	Proposed Development Residential Units	Proposed Development Residential Site Trip Generation	Updated Proposed Development Residential Units (Phase 1)	Updated Proposed Development Residential Site Trip Generation (Phase 1)
AM Peak Hour	108	80	16	14
PM Peak Hour		107		18

Trip Distribution

The consultant has based trip distribution for the subject development on the observed existing north/south traffic flow patterns at the study area intersection. While this is a standard industry approach, particularly for developments located outside of the Transportation Tomorrow Survey (TTS) area, it is noted that the subject site falls within TTS Zone 8953.

Considering that TTS Zone 8953 is at the edge of the TTS data collection area, and covers a large rural area, the available data may not accurately represent travel patterns to and from destinations not explicitly captured within the TTS. Under these circumstances, it is our experience that using observed existing traffic patterns to determine trip distribution percentages is the preferred and appropriate methodology.

Additionally, it is recommended that the consultant includes a table or figure summarizing the calculation of existing trip distribution percentages (inbound and outbound) to help validate the site trip assignment shown in Figure 4 of the subject document.

Proposed Site Accesses

Two site accesses, referred to as the easterly and westerly accesses along Thirteenth Concession Road, are proposed as part of the development. For a full build-out scenario generating 80 AM peak hour and 107 PM peak hour two-way trips, single access could adequately accommodate site traffic, particularly given the low background volumes along Thirteenth Concession Road.

For Phase 1, which includes only 16 single-family units, a single site access would be more than sufficient. Even under full development, the unsignalized T-intersection configuration at both access points is expected to operate with acceptable levels of service, as reflected in the consultant’s Synchro results. Consideration could be given to conducting a sensitivity analysis for a single site access versus the currently proposed two-access configuration along Thirteenth Concession Road in light of the anticipated site trip volumes.



## Sight Distance Assessment

The consultant states that the location of the two access would meet all Transportation Association of Canada's (TAC) *Geometric Design Guide for Canadian Roads* (GDGCR) (June 2017), intersection sight distance requirement if the posted speed limit of 80 km/h on Thirteenth Concession Road were used as the baseline by which requirements were calculated. This translates to an assumed 100 km/h operating speed (posted, plus 20 km/h). While Intersection Sight Distance (ISD) calculations are provided in Appendix F of the subject document, Stopping sight distance (SSD) calculations are not included. To present a complete assessment of sight distance at the proposed access locations, it is recommended that the consultant include SSD calculations in the report.

The intersection sight distance assessment appears to be reasonable, aligning with TAC guidelines.

It is recognized that the Brant County's Consolidated Entrance By-law 123-24 imposes sight distance requirements for developments within the County. While TAC is generally considered to be an appropriate design standard, it is recommended that the consultant also reviews and addresses the County's By-law requirements.

## Conclusions

Based on our review of the document *29 Thirteenth Concession Road Residential Subdivision – Traffic Impact Study* prepared by RC Spencer Associates Inc. in April 2025 for Haley's Elevator Inc., we offer the following recommendations for your consideration:

- Include Stopping Sight Distance (SSD) calculations in accordance with TAC guidelines to complement the intersection sight distance analysis.
- Include a table or figure summarizing the calculation of existing trip distribution percentages (inbound and outbound) to help validate the site trip assignment.

Consideration could be given to:

- Revising the intersection nomenclature to Thirteenth Concession Road / Simcoe Street / Bishopsgate Road for improved clarity and consistency with local mapping references.
- Conducting a sensitivity analysis for a single site access versus the currently proposed two-access configuration along Thirteenth Concession Road in light of the anticipated site trip volumes.

Should you have any questions related to this analysis please do not hesitate to contact us.

Sincerely,  
Arcadis Professional Services (Canada) Inc.



Pooja Yeola  
Senior Transportation Planner  
Email: pooja.yeola@arcadis.com  
Direct Line: +1 289-327-0905



Margaret Parkhill, P.Eng.  
Business Unit Director, Mobility Advisory Ontario  
Email: margaret.parkhill@arcadis.com  
Direct Line: +1 416 596 1930



**VIA EMAIL**

May 5, 2025

File No. 224100

County of Brant  
Development Services Department  
66 Grand River Street North  
Paris, ON  
N3L 2M2

Attn: **Alexander J. Donn,**  
**Development Technologist**

Re: **29 Thirteenth Concession Road**  
**12-24-PS1-24-KD-Haley**  
**3<sup>rd</sup> Submission Zoning By-Law Amendment**  
**Peer Review Comments Stormwater Management Design**

Dear Mr. Donn:

As requested by e-mail on April 14, 2024, we have completed our review of the information provided for the Haley Subdivision in the County of Brant. As requested, we have limited our comments to the storm water management design elements provided in support of the application. The following information was provided for our review:

- *Letter from J.H. Cohoon Engineering Ltd. Response to SWM Design Review Comments, dated April 11, 2025.*

The attached comment matrix provides comments based on our peer review of the documents with respect to the stormwater management design.

We trust this information is satisfactory. However, if you require any additional information, please contact the undersigned.

Yours truly,

**AINLEY & ASSOCIATES LIMITED**



Richard D. Sloan, P. Eng.  
Water Resources Team Lead



**29 Thirteenth Concession Road**  
**County of Brant**  
**Zoning By-law Amendment 12-24-PS1-24-KD-Haley**

No.	Ainley's 2nd ZBA Comments	Development Team Response	Ainley 3rd Submission ZBA Comments	Status
<b>Stormwater Management</b>				
1.	Section 3.1 of the SWM report must be updated to include all the relevant stormwater management design criteria including water balance criteria to control the recharge volume to meet Pre-development conditions on property, quality control to minimize existing phosphorous loading to Lake Erie and its tributaries as compared to conditions prior to the proposed development, and to retain the runoff generated as a result of the 25mm storm event for 24 to 48 hours, in accordance with the Design Criteria provided in Appendix A of the County's CLI-ECA for the Municipal Stormwater Management System.	All applicable design guidelines are listed within Section 1.3 and Section 3.1 of the provided SWM report. The published CLI-ECA referenced states that for developed scenarios, we are to "Minimize existing phosphorus loadings to Lake Erie and its tributaries, as compared to 2018 or conditions prior to the proposed development." As previously stated, phosphorus removal for this scenario is being provided in accordance with the MOE SWM Planning and Design manual, which states that providing SWM quality control practices as outlined in the MOE SWM manual has been found to provide 40-50% removals of phosphorous. Given that our quality controls follow these referenced guidelines, the prescribed SWM quality treatment train is acceptable and provides the required phosphorous removals. The lack of pre-existing drywells and SWM ponds indicates that the addition of these LID features will exceed the pre-existing phosphorus removals. The CLI-ECA phosphorus removal requirements referenced have been addressed.	The comment intended to indicate that Section 3.1, which outlines the applicable stormwater design criteria for the proposed development, was incomplete since it did not include the items listed from the County's CLI-ECA.	Carried Forward
2.	The report must include calculations of existing phosphorus loading and runoff volumes in comparison to proposed conditions quantities to ensure the water balance and phosphorus removal criteria are achieved.	The project's SWM design has been completed in accordance with the MOE SWM manual, and as such, the prescribed SWM quality treatment train is acceptable and provides the required phosphorous removals, as referenced above. The lack of pre-existing drywells and SWM ponds indicates that the addition of these LID features will exceed the pre-existing phosphorus removals. The CLI-ECA phosphorus removal requirements referenced have been addressed.	Additional calculations should be provided using available phosphorus budget tools (Nottawasaga Valley Conservation Authority, Lake Simcoe Region Conservation Authority) to ensure the phosphorus loading requirement is satisfied. Calculations will also be required to ensure that pre-development recharge volumes are maintained in post development conditions, particularly given the concerns for potential groundwater contamination identified in the previously submitted geotechnical reports.	Incomplete



**29 Thirteenth Concession Road**  
**County of Brant**  
**Zoning By-law Amendment 12-24-PS1-24-KD-Haley**

No.	Ainley's 2nd ZBA Comments	Development Team Response	Ainley 3rd Submission ZBA Comments	Status
3.	Outlet #3 cannot be considered a legal outlet since the collected drainage will be conveyed directly through private properties via surface drainage rather than to a natural watercourse. There is no right to discharge via overland flow even if quantity controls are provided; downstream property owners are not required to accept it and can legally block it. It is unclear from the information provided how infiltration of the 10-year event will occur under winter conditions and what the anticipated maintenance program would be. A SWM Block is required to act as a drainage route to avoid the private property and achieve a drainage route to Augustus Street.	The grading of the subject lands has been modified to ensure the majority of the water is directed into the storm water management facility located in the southwest corner of the site. The area along the western boundary is contained within the development and considered in the overall analysis of the site. The containment of the stormwater in this area occurs with the use of drywells which contain the storm events up to and including the 10-year storm event. In those storms that exceed their capacity, the runoff sheet flows over the property line onto the abutting lands but with the rates being below the pre-development rates. Drainage to outlet #3 has been reduced under the proposed SWM scheme from an existing outflow of 0.860 m <sup>3</sup> /s to a proposed 0.790 m <sup>3</sup> /s. No other feasible option is available to drain this area, and a net improvement to this outlet is already proposed.	A reduction in expected flows to this area does not satisfy the requirement for a legal outlet, which is required for development of this area to proceed. Council has approved the recommendation brought forward as part of the "Stormwater Management Study: Scotland and Oakland Phase 1 Master Environmental Servicing Plan" to initiate an integrated Master Servicing Plan, completed in accordance with the Municipal Class Environmental Assessment process, as Phase 2 of the Master Environmental Servicing Plan (MESP). As part of this study three scenarios have been considered for the drainage control of the proposed Haley Subdivision, 44 Church Street West, and Phase 3 of the existing Hunter Subdivision which include a recommendation for a SWM wet pond for the quantity, quality and erosion control of stormwater discharge from a combination of the three subdivision areas, described in detail in the Servicing and Grading Report also completed in support of Phase 1 of the MESP. It is assumed that a legal outlet could be established as part of this process.	Incomplete
4.	Clarification is required to demonstrate how catchments 202a, 202b, and 202c are conveyed to the facility since the proposed grading plan indicate low points at Lots 2, 11, 17, 31, 36 and 65.	Drainage of these catchments will occur as the road-side ditch low points fill up to the point of running down towards the SWM pond. This additional ditch water storage volume has not been accounted for in the SWM brief to date, as it is a conservative assumption at this stage to not include it. Additional grading details and localized pond limits can be provided at the time of detailed engineering	Preliminary calculations are required to demonstrate that these areas can be safely conveyed to the facility since it is unclear from the grading information provided to date. For instance, along Street A ditch high points are approximately 25cm above the top of the drywell and there is only approximately 0.1% grade between each HP.	Incomplete
5.	The post development SWMM model should be updated to include critical ditch sections and crossing culverts to ensure that major flows can safely be conveyed through the development within the road allowance and in accordance with County Engineering Standards, including any intercepted external areas.	Critical ditch sections can be analysed and documented at the time of detailed engineering design.	See response to Comment 4.	Incomplete
6.	Given the reliance on storage for infiltration purposes analysis of the 12-hour Chicago Storm and 24-hour SCS Storm are required to ensure that there is no flooding at the location of any of the proposed infiltration measures during longer duration storms.	County of Brant Development and Engineering standards require a 3-hour Chicago storm be utilized for SWM design. This has already been included in the design package supplied.	Per Section 1.02 of the County Standards: <i>"Additional items may be required to address specifics for any given development. Each property is looked at based on its own merit and may require items over and above the Zoning By-Law requirements depending on the site and the nature of the development. Special circumstances may require items over and above these design standards."</i> As a result, the additional analysis will be required per the original comment.	Incomplete



**29 Thirteenth Concession Road**  
**County of Brant**  
**Zoning By-law Amendment 12-24-PS1-24-KD-Haley**

No.	Ainley's 2nd ZBA Comments	Development Team Response	Ainley 3rd Submission ZBA Comments	Status
7.	County staff have identified that the roadside ditch along Thirteenth Concession Road is poorly defined and contains only minimum sized driveway culverts. As a result, it is unlikely that the existing infrastructure is sufficient for the Thirteenth Concession Road ditch to be considered as a legal outlet for the proposed development. Additional analysis will be required to demonstrate that the available capacity within the municipal road allowance is sufficient to safely convey drainage from the surrounding area, including the proposed development, to a natural watercourse.	The runoff has been directed away from the Thirteenth Concession Road and re-directed into the stormwater management facility. Although during detailed design, we would anticipate improvements being undertaken in this area, we anticipate further discussion with County staff to occur.	The revised grading and stormwater management design information was not provided as part of the current submission to demonstrate how the area previously intended to discharge to Outlet 2, as described in the October 2024 SWMR, can now be directed to and accommodated within the proposed SWM Block.	Incomplete
8.	The geotechnical report, included with the first submission, indicates that there is potential for groundwater contamination and includes a recommendation for the installation of an impermeable liner for the proposed SWM pond facility, yet the stormwater management design of the facility has been completed on the basis that runoff volumes from the 3-hour 10-year storm will be infiltrated to achieve quantity control targets. This is not discussed further in the interim hydrogeological assessment, included with the current submission. Confirmation is required from the geotechnical consultant to ensure that the proposed infiltration strategy, including the drywells proposed for rear yards, roadside ditches, and infiltration pond, is viable for this location with respect to separation from the groundwater table, potential for groundwater contamination and possible impact to the performance of the proposed septic systems, and include results from in-situ infiltration testing at key locations for each of the proposed infiltration measures. Please refer to comments prepared by the County's hydrogeological peer review consultant..	Coordination with the other consultant parties and any required modifications to the SWM facilities as part of that coordination will be undertaken during the Detailed Engineering Design stage.	Insufficient information has been provided to date to demonstrate that the SWM criteria, including water balance and phosphorus management, have been addressed to a sufficient level of detail to amend the Zoning.	Incomplete

To: Brant County Planning Department: Kayla DeLeve & Dan Namisniak

From: Sabrina & Barry Hart, Scotland residents

Date: July 15, 2024

Subject: application #ZBZ12-24 & PS1-24-KD-Hayley-29 Thirteenth Concession Rd.

The council meeting on Tuesday July 9<sup>th</sup>, provided members of the public the opportunity to voice their concerns, regarding Haley's Elevator Inc. proposal for a 108-lot subdivision, located at 29-Thirteenth Concession Rd. in Scotland. From that meeting, I've received a broader range of information of which I am writing to you about.

First of all, I would like you to know that only one person was informed about the proposal, with a delivered letter to their property, addressed from Ruchika Angrish (the Angrish Group) and Bob Phillips (JH Cohoon). The letter was circulated on a FB group, which left residents thinking what is this, who is this from, what's going on? By the time we digested what it was about, the deadline date of May 10<sup>th</sup>, for questions and comments to be submitted, came and went. This was a calculated, sneaky and underhanded move by these individuals. If they led you to believe Scotland residents were made aware of this subdivision plan, that is untrue. The notice states "the process involves receiving feedback from the community". Well, how could the community provide feedback, when they were not informed. This was completely unprofessional and most certainly unfair.

We have been fortunate to live in the country, escaping the city and all its stresses. We've raised our children in a clean-living environment, with fresh air and good water quality. Growth has crept its way around our community, however, now it's making its way here. Right out of the gate, the number of homes on that piece of land, is far too dense to support water wells and septic safely. The disregard for the 3000-square-meter lots, to reduced 2000-square-meter lots, is just outright blatant.

The row upon row of lots in this proposal, present as an Urban plan, which have municipal water towers and sewers. Scotland is not on these types of services and thus all development should continue as a Rural plan, which have septic and water wells. As these two types of plans are very different from each other, I wonder if this distinction was ever made or understood, by the Angrish Group and/or J.H. Cohoon.

Surely the county planning department made this realization, and thus, must not recommend approval of the development plan as presented, to council. Regarding the application, the property at 29-Thirteenth Concession Rd, is zoned as SR-H, which means it has a holding provision condition. This was set by the OLT itself and what Michael Hayley is trying to do now, is to have the hold removed. If this were to occur, it would give him "carte blanche" to do whatever he wants with the subdivision, including commercial use. This is the country; commercial is not a necessity out here and would only junk up the area. Those that move to the country are well aware they will need to drive to a grocery store, hardware store, etc....and we accept that. Scotland is 15 minutes to Paris as well as West Brant, 10 minutes to Waterford as well as Mt. Pleasant and 17 minutes to Simcoe. We have everything we need all around us.

The special exception SR-h-33-SR (d) requires “That the Draft Approved Plan of Subdivision, achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern, with a range of housing types/uses where appropriate”. The subdivision proposed, does not achieve these parameters, nor fit in with the rest of Scotland, plain and simple. This is one of several reasons why county planning must not recommend approval to council.

The residents of Scotland are very concerned about their water quantity and quality. The county deemed a hold on future development, after the Royal Troon development was completed. Kayla, this may have been before your time with the county, but the concern was over the quality & quantity of the water. Currently, there is no infrastructure in place to safely support/sustain such proposed subdivisions of this magnitude. If our current water table level (aquifer) was to drop, dry up or worse...become contaminated from the types of developments like the one on 13<sup>th</sup> Concession Rd, that would be a health hazard to the whole community. Recalling the Walkerton water contamination and how it affected residents there, the Ontario government would not want another class action lawsuit.

I understand there are other property owners, in/around the area of 29-Thirteenth Concession Rd, who are awaiting the outcome of this subdivision development. If approved, you can bet there will be other subdivision applications popping up so fast, heads will spin. With unsupported infrastructure for 108 lots, how on earth is the area going to safely handle more? Answer is, it cannot. Think of the big picture here, this isn't just about one development, but all future developments in this area.

Kayla, on behalf of Scotland residents, I urge you to review the above details carefully and meaningfully. Do not be swayed by this property owner, his engineer, planning consultant or legal counsel. They have only one interest in this, and that is to make money. Do not allow those with money to dictate Scotland's fate. Our quality of life, in our wonderful rural farm community, hinges on your recommendation. Just because the applicants did not follow your recommendations, and went ahead with the application, doesn't mean we as the county and community should not continue to fight for what we believe is best for the area.

Scotland residents anxiously await the planning report, containing staff recommendation to council. Please do the right thing of not recommending approval of the current subdivision plan, nor the removal of the holding provision condition.

Respectfully yours,

Sabrina & Barry Hart

**From:** [Kayla DeLeye](#)  
**To:** [REDACTED] [Dan Namisniak](#)  
**Cc:** [Sarah Dymont-Smith](#)  
**Subject:** RE: Proposed Scotland Development Concerns  
**Date:** Monday, July 22, 2024 3:24:42 PM

---

Good Afternoon,

Thank you for the email, Emmi. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

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C 226.387.8653 | F 519.442.7268 X 3081 | [kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)



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**From:** Emmi Donaldson [REDACTED]  
**Sent:** Thursday, July 18, 2024 1:53 AM  
**To:** Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>; Kayla DeLeye <[kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)>  
**Subject:** Proposed Scotland Development Concerns

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Hello,

I am writing to you over concerns surrounding the proposed Scotland Development of 108 lots.

My concerns are as follows:

1. Road Infrastructure and traffic: Highway 24 is getting more and more traffic,

accidents, and slowdowns as it is. Can this Highway and surrounding roads even support the drivers for the future homes of these 108 lots? Not to mention the smaller roads like Norwich Road and roads right in Scotland.

2. Sewage and water: can the grids even support this? If not who will pay for these improvements? Taxpayers of Brant County for a development that most people don't even want?

2. Increased amenities that are required for all of these future homes. Scotland has very few businesses. Where will more businesses even go? There is no space. What's next? Investors leaning on farmers to sell until they have no other choice but to sell, just so the developers can get their land to build the businesses that these developments will require?

3. Quality of life for those who moved to Scotland to be away from these exact type of developments and what they bring... cities are encroaching more and more on small towns and there will be no small towns left. Preserving Scotland to be the safe haven that it is would be so much more preferable to many of its residents, versus than beefing up the population count just to satisfy a developer and their investors pockets, or to further political agendas by showing that Brant County excels at economic development: there are other ways to excel at economic development. Perhaps focusing on Paris would be a good place to start, because the issues in Paris are the future issues of Scotland.

4. Crime. Scotland currently has very little crime. This onslaught of homes would increase that drastically, and with persons coming from larger cities out to small towns like Scotland it increases the severity of crimes too, including but not limited to human trafficking rings, and drug trafficking.

Please note I do understand that my questions above will not be answered directly, but I really hope they are considered, if they haven't been already.

I care so much about this proposal because Scotland is where I hope to raise my children in the future, but it's the Scotland now that I want to raise a family in. Not the one it will become if this development is allowed. I think you would find a lot of young families settling into Scotland right now would agree with me in why they picked Scotland, for the small town life, safety & escape from the city, and I think you would also find that they would not have picked Scotland if this development was announced before they moved there, and that they WILL move before it happens if they have the financial means to do so.

I also care so much about this proposal because my horses are kept at a barn in Scotland and so many of these concerns I have will affect my horses quality of life, safety, and care. I don't want them around more traffic because it takes away from their enjoyment and quality of life. I don't want them to be at a higher risk for violence, theft, or vandalism of their barn, which is their home, with an increased population. Not to mention the extra air pollution for them that I really don't want increased for them. I want them to be safe in their home. Scotland is their home. This proposed development looks to take away their safety and quality of life.

I truly do not believe this development is required, nor should it be allowed in any capacity. I cannot say this strongly enough. I believe this to my core. I have never



written an email like this, but I had to. I had to try and voice my concerns and deep seeded refusal for this proposed development to be approved. I almost feel desperate as I write this, because I just truly cannot stress how much this development should NOT happen, ever. Not in Scotland. Pick somewhere else. Please.

Thank you for your time and consideration.

Emmi Donaldson

**Location: 29 13<sup>th</sup> Concession Road, Scotland, Ont.**

My name is Edna MacDonald at 13 King's Lane, Scotland.

Concerning the opening of a 108 housing development in a new sub-division that is off the 13<sup>th</sup> Concession and extends down to the Norwich Road and surrounds the existing Hunter sub-division and Optimist Park, then yes I have a few questions that need to be answered.

**Where is all the water run off going from the hard surfaces (houses, pavement road, cement walks, drainage ditches etc.)?**

Scotland is on a hill. We all know that water runs downhill and takes the easiest path. King's Lane and Prince Court are down the hill from this location. The Storm catch basins end at Queen St. North (the old Burford Township line). When the Hunter Survey was done, Burford Township wanted to partner with Oakland Township on water management. However, at that time Oakland Township did not have the money to properly complete the project.

Water has become an issue for us. It follows a natural path that comes down from up town. It flows through the Donn's, Lowe's and between our lots and the Fuller's farm. At one time it ran into the stream that flows behind the Fuller's farm, but somehow this got changed. The county keeps referring to this as the stream, or drainage ditch, which it is not and it does not show up on any maps of the Oakland Township/Brant County. This was confirmed by the County. It is not a stream or municipal drainage ditch, but a natural run off of excess water from above.

When we first moved in at 13 Kings Lane we only ever saw water flow down when we had a heavy rain storm. Now that more building have gone up, we are getting more and more water. The area gets constantly wetter. People run their sub-pumps, empty their pools into the catch basins up town and this comes down to us. Our septic system is on that side of the house. I am afraid that this will erode the earth away from our septic system and then we will have a mess.

My husband had a hard time mowing the grass in this area and at one time we had a residential muskrat who lived in the water. After a heavy rain you can watch the water come down, it is like a tidal surge. To help with this problem

so we can maintain our property, we have put in a big “O” to help with the drainage. Every so far a clean out was put in so that we could wash any dirt etc. out. It also acts as an overflow. The area has drained faster. However, with more water coming down from new builds this is going to become a bigger issue.

How do I know this? My father was Harry Martin, former Road Superintendent of Burford Township. When we moved in he asked about why the big culvert on King’s Lane by our property, this was when he explained it to us what went on.

All this area water flows on down to Willow Lake, McKenzie Creek, Upper Oakland Ponds and Lower Oakland Ponds eventually to the Grand River. I believe this is designated as a Drinking Water area.

I have been told by the older generation that this area is an underground lake and with underground springs run through the area. The water level rises and lowers during the winter run off. We have a sub-pump that ran only during the winter melt run off. Now it is starting to run longer and longer.

**Drinking Water:** Everyone in Scotland uses water wells and septic systems. Our well is only 40 ft. deep with 28-30 feet of water. Adding another 108 houses, what is all this septic systems going to do to our drinking water? Will we have enough to supply the area? Are we going to be another Burford, that you cannot drink the water?

All the pretty little plans in the world look good at the present time on paper but what about the future? Do you have plans to cover that?

Thank You for listening. Please see the attached photos.



























**From:** [David Miller](#)  
**To:** [C Craig](#); [Kayla DeLeye](#)  
**Subject:** Re: Proposed lots on Concession 13 in Scotland County of Brant  
**Date:** December 3, 2024 4:33:19 PM  
**Attachments:** [Outlook-4v1n2dli.jpg](#)

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Kayla,

Can you please include the Craig's comments in the Planning file?

thx,

Dave Miller  
Councillor, Ward 4  
County of Brant  
66 Grand River St. N., Paris, ON

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T 519.44BRANT (519.442.7268) 1.855.44BRANT I C 519 449 1240 I [www.brant.ca](http://www.brant.ca)



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**From:** C Craig [REDACTED]  
**Sent:** December 3, 2024 4:24 PM  
**To:** David Bailey <david.bailey@brant.ca>; David Miller <david.miller@brant.ca>; Robert Chambers <robert.chambers@brant.ca>; Stefanie DiGiovanni <Stefanie.DiGiovanni@brant.ca>  
**Subject:** Proposed lots on Concession 13 in Scotland County of Brant

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Hello! I am writing to voice my concern over the development of land near the intersection of Bishopsgate road and Concession 13 in county of Brant in Scotland On.

It has come to my understanding that the water supply for this area may not perform adequately for more homes. As it is there are issues with water supply for the existing subdivision behind the Optimist Park.

We as a small community have concerns about this proposed development for a variety of reasons (traffic, crime, quality of rural living) and water supply is yet another concern.

Please take this into consideration

John and Cynthia Craig -Scotland residents.

**From:** [REDACTED]  
**To:** [clerks](#)  
**Subject:** Housing development Scotland  
**Date:** Tuesday, July 9, 2024 8:23:31 PM

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Two other developments were already turned down and this is an even larger one which will have an even bigger strain on our water system among everything else and turn our quaint tiny village into a big town, which then in turn increases our taxes yet again above the recent 9% which has hit us like a brick. We are 100% against this development, just look at paris the new brantford.....its sad. If this continues in every rural area there won't be any rural areas left and once it's gone there is no turning back. Think of the future generations. Do right by those who put you in your seat.

Regards  
Mr.&Mrs Swartz

K&P Swartz.

**From:** [Kayla DeLeye](#)  
**To:** [REDACTED]; [Dan Namisniak](#)  
**Cc:** [Sarah Dymont-Smith](#)  
**Subject:** RE: scotland development  
**Date:** Monday, July 22, 2024 3:25:52 PM

---

Thank you for the email, Kim. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you ,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

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**From:** Kim Rowe [REDACTED]  
**Sent:** Thursday, July 18, 2024 12:02 PM  
**To:** Kayla DeLeye <[kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)>; Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>  
**Subject:** scotland development

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Hey;

Its been some time but after the difficulties we went through, I am astonished that you are even considering the current subdivision plan that violates all the rules that you pushed on me at great expense. How about a level playing field here? Minimum 3/4 acre lots with safe curved streets would be much more appropriate. It would fit in with the neighborhood and make sure the water table is not disrupted.

Alternatively, we could support the development of a complete sewage treatment system along with municipal water guarantees with no change in our taxes.

Why such a hack job and unlevel playing field?

Best Regards, Kim Rowe,

74 Simcoe St, Scotland,

ON, N0E 1R0 Canada

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This message is private and confidential. If received in error please notify the sender and delete the message.

**From:** [Kayla DeLeye](#)  
**To:** [REDACTED]; [Dan Namisniak](#)  
**Cc:** [David Bailey](#); [Sarah Dymont-Smith](#)  
**Subject:** RE: Concerns about Development Plan - File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd. Scotland  
**Date:** Friday, August 9, 2024 2:33:21 PM

---

Hi Larae,

Thank you very much for the detailed submission, it will become part of the public record and taken into consideration during the review process.

You will be notified of any future meetings on this site.

Thank you,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

---

C 226.387.8653 | F 519.442.7268 X 3081 | [kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)



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**From:** Larae Massicotte [REDACTED]  
**Sent:** Tuesday, July 30, 2024 10:58 AM  
**To:** Kayla DeLeye <[kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)>; Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>  
**Cc:** David Bailey <[david.bailey@brant.ca](mailto:david.bailey@brant.ca)>  
**Subject:** Concerns about Development Plan - File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd. Scotland

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Hello Kayla and Dan,

My name is Larae Massicotte and I am writing to you as a concerned resident of Scotland regarding the proposed development of 108 houses off of 13<sup>th</sup> Concession Rd. (File No. ZBA-12-24-PS1-24-KD-Haley-29 Thirteenth Concession Rd.)

My husband and I were both born and raised in the Scotland/ Oakland area but we bought our first home in Brantford on Grey St between Wayne Gretzky Parkway and Gardner Ave. We lived there during the development of Gardner Ave and the expansion of the Grey St extension. In just 5 short years our neighbourhood changed as more houses were built and I fear it will happen in Scotland:

**1. Increase in traffic and safety concerns** - Grey St became a speedway for people to quickly access the new developed homes on Garderen Ave. We lived 3 houses down from a 4-way stop and people would roll through it so it was never safe for children to cross. There were accidents at the intersection often.

**2. Increase in noise** - gone were the days of relaxing in the evenings with the windows open as it was just too loud from both the increase in vehicle and pedestrian traffic outside.

**3. Increase in vandalism and theft** - Signs, fences and vacant properties were spray painted, damaged or broken into by vandals and car break-ins became a common occurrence in the area.

My husband and I jumped at the opportunity to move to Scotland at the end of 2020. We now live at 1 Talbot St. in Scotland and feel blessed every day to be back to our roots and out of the city.

The houses you wish to build on 13<sup>th</sup> Concession will have the same effect on Scotland as it did to our Grey St home. Simcoe Street in Scotland will become a speedway as people race to get to the other side of the village, no doubt contributing to the noise we already endure from the transports that must cross directly through town. There is not a complete sidewalk from one end of Simcoe St to the other and there are two active businesses on this road that use the shoulder of the road for parking so I can only imagine the danger to pedestrians and more accidents that will occur due to the increase of traffic. We already struggle with car break-ins and petty theft in the area (these events are shared on the Scotland Facebook group often to keep the community alert) so more houses can attract more vandals and there is no police presence to deter them.

There is also my concern of the amount of houses proposed for this space. 108 houses in that section of land is more suited for a urban development strategy (with sewer and water supply), whereas Scotland is rural (uses septic and wells). The people that live in Scotland choose to live here because of the rural, small-town look and feel. This development will change the look and feel completely. There have been developments to Scotland in the past (Royal Troon Drive and the expansion to Angustus St) but those developments kept the rural feel of the town by allowing 0.8acr (approx.) lot sizes so the houses can be spaced apart, keeping the look of a city at bay. This development needs to respect the rural community of Scotland.

I think as a village, Scotland understands that development will happen eventually, but squeezing as many houses as you possibly can into a space where we love and enjoy the farmland surrounding us is not the appropriate approach. You will destroy Scotland for the existing homeowners and I cannot sit quietly as this happens. Please reconsider this development strategy and listen to the community as we tell you this is not a good plan for Scotland.

Thank you for your time,  
Larae Massicotte

## Nicole Campbell

---

**From:** lloyd saunders [REDACTED]  
**Sent:** July 8, 2024 11:39 AM  
**To:** Kayla DeLeye; clerks  
**Subject:** 29 Thirteenth Concession Road Planning Act  
**Attachments:** IMG\_E3513.JPG

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Hi My name is Lloyd Saunders  
Owner @ 27 thirteenth concession road Scotland

I'm completely not in favor of this proposed subdivision , I will add pictures to explain , as well I asked many times to the owner and his relator of land I bought from him Micheal Hailey that there where no side and rear neighbours , I have also attached original relator MLS listing and the words in the document



[IMG 3511.JPG](#)

, as well a picture of what was said to be true of lands around my house as to long term lease with Smith Family and company Sangi High Farms , as well the late Murry Smith says they would not build around this house.

I moved from the City and the sole condition of buying this old farm house was no Neighbours , Guessing I have no leg to stand on with the Lie's of seller and his Realator !

This town of Scotland does not have infrastructure for this amount of homes , Schools are not big enough , water supply not enough , roadways not strong enough , No sewage system big enough etc. , Restaurants , grocery stores and so on !!

The Subdivision started in the downtown area , the builder went bankrupt as I heard ( may not be true ) that project is no where near completed , Maybe this would be a priority to look at first .

The 5 lots Mr Hailey has already on the 13 th are not sold been over a year , I understand the severance of those 9 lots as it is a small strip of land , 4 houses already built #4 # 8 #12 and #16 The other 5 lots with only one fore sale sign seems odd as well .

How much Farm land that a grain elevator guy wants to destroy ? I'm sure he is a good Business man looking to fill his pockets .



[IMG 3509.JPG](#)



[IMG 3510.JPG](#)





[IMG\\_E3513.JPG](#)



[IMG\\_3510.JPG](#)



[IMG\\_3512.JPG](#)

As we Can see in first photo of ponds , buildings , my knowledge of a dry well collapse all just filled in Buried in the ground ,

Photo 2 NO Neighbours ! Stated and was confirmed at the time but , Micheal Hailey is now Changing ?

Photo 3 Stated in the public library under Victorin homes BY the Shepard Farm History , Long term lease of farm land !

Photo 4 Same sorry not sure how to remove

Photo 5 Goes with Photo one as to where lots are planned ,old barn foundations , ponds , I assume with no permits to fill in , barns buried no permits ? Also in photo possible My septic weeping bed location JUNE OF 2021 I discussed this with Dan in the planning department he told me not to worry as they will never build around your house ! I would assume that the severance of my property back in the day septic location was not looked at , I think this should have been part of a severance ! 2012-2013

The signage of this proposed Scotland # 2 as it really is not part of the town or meet up with any lands of the town , was posted for 2 days ( Blew Away In wind !) Adjacent the Smith driveway, Small and un seen by people in town , I think something like this should be billboard size , as the Optimist park(why we need another park ?) and many other people would like to see , a letter to every house in 5 mile radius should get a letter ,

Water on my farm , Very high in Black Iron , as yearly i need to clean , So my Not inexpensive Furnace also listed in MLS listing works decent , I can send pictures if anyone cares .

On closing I think You will see I have documentation to cover my concerns , Facts etc.

Thanks if you actually read this

Lelsie Lloyd Saunders  
27 thirteenth concession road Scotland Ont



**From:** [Spencer Pluck](#)  
**To:** [Briar Allison](#)  
**Subject:** FW: Farmers Opposing Proposed Residential Development - 29 13th Concession Rd  
**Date:** Thursday, July 11, 2024 10:39:57 AM

---

**From:** Lynelle Aasla [REDACTED]  
**Sent:** Tuesday, July 9, 2024 4:28 PM  
**To:** David Bailey <david.bailey@brant.ca>  
**Subject:** Farmers Opposing Proposed Residential Development - 29 13th Concession Rd

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor David Bailey,

I am writing to you today in respect to the Planning and Development Committee meeting happening tonight addressing the proposed 108-home subdivision at 29 Thirteenth Concession in Scotland as a member of a nearby farming family **in opposition** to this. *However, due to the ties that the individual proposing this development has to the farming community, I ask that my email and concerns be addressed anonymously to avoid unwelcome personal and professional repercussions.*

It is disheartening to know that this dense of a development could go ahead on land that is capable of supporting agriculture. **Arable land is a vital, non-renewable resource that is worthy of preserving.** And as members of the Ontario Federation of Agriculture (OFA) we stand by the belief that the highest and best use of our province's arable land is agricultural activity. And yet, we continue to see surrounding communities have thousands of acres of farmland sold off, rezoned and developed at a rate that is alarming for the future of farming. **What is the government doing to ensure the future of farming stay local, and keep foods & resources accessible and affordable?**

However, we are not naive to the fact that there is a trend in increased housing development. And so, if we are not able to stop this subdivision from happening, we ask that our government work with the community to **reach a much more reasonable and manageable number of homes on this proposed site.** I ask that you take a moment to read through the below concerns that have arisen and take these into consideration as the County reviews this proposal.

One of the adverse effects that concerns my family directly is that of **the increased risk of road safety.** As currently the only 2 proposed access points in and out of this subdivision are both to be located on the south side of the 13th Concession which are flanking our farm's entrance- which is located on the north side. There naturally becomes an increase in the risk of accidents, near misses, and aggressive drivers for our workers- including our temporary foreign workers of whom our farm *and the*

*government* have made a commitment to the responsibility of their safety- while driving large machinery and slow moving vehicles in this area. This concession is an essential route for many farm vehicles, not just our own, as well as many large trucks and transports. **What are the alternative locations that these access points could be moved to?** All of this, in addition to the increased number of cars, noise, and pollution **needs to be addressed** by the County and the individual proposing this. Such as, **what road or traffic studies have been done? And which comparable communities are being used as reference for this type of study?**

And how does the County justify such a large growth in population, in respect to Scotland's current population, without causing long-term, detrimental effects on the environment? We, as well as other neighbouring farmers, are concerned about environmental impacts that the months, if not years, of construction and a densely populated subdivision may have on our surrounding fields and crops. **How can the government reassure the farmers in this community that there will be minimal ramification to the welfare of our businesses; that feed, clothe, and support our province?**

I cannot urge you enough to come and take a drive down the 13th Concession and surrounding landscape. Especially during this time of year, as you'll be met with the picturesque views of a true farming town. Rolling hills, thriving crops (corn stalks as tall as I am), the noise of tractors hard at work- from sun rise to sun down, the sounds of wildlife and the smells of livestock. Our family has lived and worked here for decades, and have contributed to the wellbeing of this community and the people that live in it. We have seen the community change and grow- so let me be clear, it is not change that we are against. It is the disruption and risks that are posed on this community, without thoughtfulness and proper evaluation of the outcomes, that we do not accept.

How will we know our **generations of hard work** will not be put to risk by 108 new families (not to mention the people drawn in by the proposed park and mix-used site) moving to our small farming community? We have grown accustomed to the sounds and smells that go hand-in-hand with agriculture (manure, fertilizers, rotting crops on a hot fall day, dust & dirt blown up from the fields during planting and combining, loud machinery, grain dryers running around the clock- to name a few). And as you can imagine, these aren't always embraced by those who are less familiar. What happens if these individuals were to complain? Why should our farm, family, and employees suffer the consequences of something out of our control? We have taken reasonable measures to mitigate these in the past out of respect for the neighbours in our community, but naturally there is a limit as to what can be done. So what is the impending fate of our livelihoods if we become grossly outnumbered?

There are also more general concerns that we face as members of the community: such as the water table and septic systems, the power stations, the school system, the postal service, the telecommunications providers, the fact that the fire station is volunteer run, there are no medical offices nearby, no public transportation options, no grocery or pharmacy, and no police or EMS in our community. What is the proposed solution to the limited infrastructure and amenities currently in our

community? If these new homes are to rely on the outside communities, like Burford, for these then **how does the County uphold that there will be sufficient and sustainable supply, employees, parking, etc. to keep these running without overwhelming their current infrastructure as well?**

And with an increase in population comes an increased risk of crime. Has there been a study done to anticipate the amount of increase in the rate of crime in relation to increase in population? Will there be a study done? What is the County's plan for increased police presence and availability? Scotland is located at the edge of Brant County, wavering on the border of Norfolk County, so how do we know these resources are equipped for a spike in population? If the closest OPP station is Paris, then how do we know there will be enough resources to handle the immense increase in Paris' community as well as in ours?

**What is the cost of this proposal going to be on the future of Scotland's social and economic infrastructure?** What is the environmental impact on drilling such a large amount of wells? How will this be studied? How will it change the course of the underground aquifers? What is going to happen with the lot at the east end of 13th Concession on Bishopsgate and Elliott that was recently sold to developers? How are they going to develop both of these parcels amid all of the concerns discussed above?

Thank you for taking the time to read through. I trust that you will take these issues seriously into consideration and stand with our community and its farmers while deciding our future.

Lynelle Smith

**From:** [Kayla DeLeye](#)  
**To:** [REDACTED]  
**Cc:** [Dan Namisniak](#); [Sarah Dymont-Smith](#)  
**Subject:** RE: Scotland Development  
**Date:** Monday, July 22, 2024 3:22:50 PM

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Hi Mike,

Thank you for the email. Please note it will be part of the public record.

You will receive notice when the application is scheduled to come back to Council for a decision. Currently, planning staff are working with the applicants to address concerns and reviewing the proposal against all relevant planning policies.

Thank you ,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

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**From:** Mike Mcinnis [REDACTED]  
**Sent:** Thursday, July 18, 2024 8:45 AM  
**To:** Kayla DeLeye <[kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)>  
**Cc:** [DanNamisniak@brant.ca](mailto:DanNamisniak@brant.ca)  
**Subject:** Scotland Development

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Hello,

My name is Mike McInnis and I am from Scotland Ontario and I have some concerns regarding the possibility of this project being permitted in our location.

My first concern is a 3000 square meters to a 2000 square meters lot is going to be too small for a house on a septic system. That will lead to pollution of our ground

water.

My second concern is infrastructure, we would have to build a new school because our school is too small for a possibility of 200 to 300 more children. Also our storm sewers cannot handle 108 extra houses.

My third concern is traffic, Simcoe St. is already an extremely busy street here in town with all the truck and car traffic and adding more cars to that would be highly dangerous for the pedestrians trying to cross the road especially for those who are handicapped and also the children.

My final concern is that we would be wasting valuable farm land. A lot of us rely on the produce that comes from these fields and this project would take that away from us.

Thank you for your time for addressing my concerns.

Regards,  
Mike McInnis

## Nicole Campbell

---

**From:** Matt N. [REDACTED]  
**Sent:** July 9, 2024 5:34 PM  
**To:** David Miller; Robert Chambers; David Bailey; clerks; Planning  
**Subject:** ZBA12-24-PS1-24-KD 29 Thirteenth Concession Road, Scotland

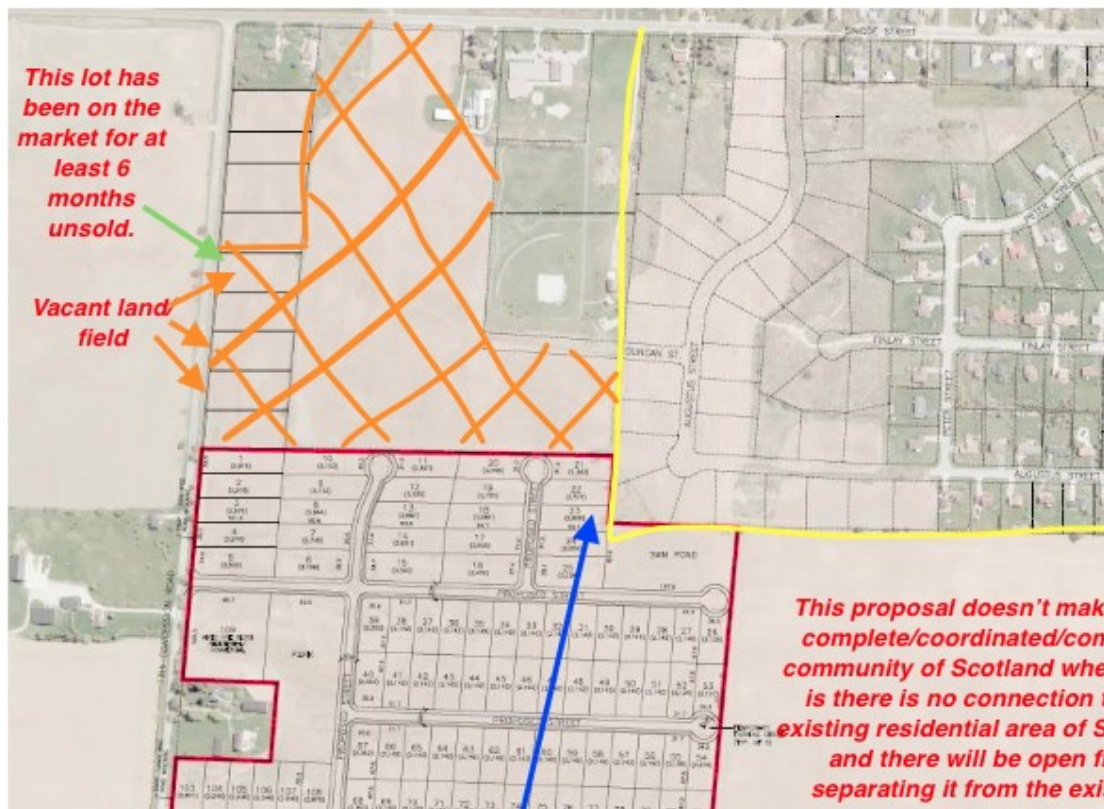
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor, councillors, and staff,

I have concerns with the application for a 108 house subdivision on the West side of Scotland:

1. I'm concerned about the ability to support the # of wells, sanitary/septic systems and storm drainage. Nearby residents already have issues with all three of these.
2. Special exception holding Suburban Residential h-33-SR (d) requires "That the Draft Approved Plan of Subdivision achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern with a range of housing types / uses where appropriate." I don't see how the proposed entrance to the subdivision off of the 13th meets this requirement since it's not connected to the rest of the town of Scotland and doesn't make for a complete community of Scotland. There are no existing entrances to Scotland off the 13th and there is vacant land/field separating all but 3 lots of the perimeter of the proposed subdivision from Scotland. You can see from the official aerial image in the planner's package that the lots shown adjacent to the north of the subdivision on the 13th are not actually

severed, their plan seems to show what they plan to



sever.

3. The proposed expansion of Scotland is too dense and too fast for our small town. As you can see from Slide 4 of Kayla's presentation (see copy above with modifications), this is nearly doubling the area of Scotland west of Simcoe St. (half of town). People live in Scotland to be away from more populated areas and this is going to change that. Some people in Scotland have moved away from Paris to get away from the large developments there and the council is well aware of how much of the community was against that. We don't need to repeat past mistakes from Paris's rapid growth.

Thank you,  
Matt N.  
Scotland, ON

P.S. The public notice sign was never displayed at the proposed site for any time where I drove by it, as others confirmed in their statements. I only saw two stakes in the ground.



**From:** [REDACTED]  
**To:** [David Miller](#); [Robert Chambers](#); [David Bailey](#)  
**Cc:** [Briar Allison](#)  
**Subject:** RE: Proposed development on 13th Concession, Scotland  
**Date:** Tuesday, July 9, 2024 4:00:22 PM

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Hello – I am unable to attend the meeting this evening at which the planned residential development on the 13<sup>th</sup> Concession in Scotland will be shared. I would like to stay informed about this project and have several questions that relate to areas of concern. I have listed these below and wonder what the opportunity is to have these addressed?

1. How will a significant increase in traffic be managed? Scotland is already inundated with dangerous speeding vehicles.
2. What is the accommodation plan for educational opportunities of people who move to the community as childcare, the elementary school, and secondary school buses are already at maximum capacity, with long wait lists for the childcare services?
3. What will the impact be on water availability? Is there a plan to move to sewers for this development, and, if so, would that extend into the village as well? What would the cost implications of this shift be for existing property owners, and over what time period?
4. Is there road access planned into the development from anywhere but the 13<sup>th</sup> Concession (e.g., from Augustus St.)?

I appreciate, in advance, your help with gaining the answers to these questions and identifying how I can be kept informed of this process.

Regards,

Nancy Dubois  
12 Finlay St.  
Scotland, ON  
[REDACTED]

**From:** [Briar Allison](#)  
**To:** [David Miller](#); [REDACTED]  
**Cc:** [Kayla DeLeye](#)  
**Subject:** RE: development for 100 plus houses  
**Date:** Tuesday, July 9, 2024 5:27:49 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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Hello Councillor Miller,

I have printed the correspondence and will have it available for viewing in Council Chambers. I have also cc'd the planner for the file on this email, who will be able to answer your questions.

Thank you!

**Briar Allison**  
**Deputy Clerk**

**Corporate Services Division**  
**County of Brant**  
**66 Grand River St. N., Paris, ON N3L 2M2**

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---

**From:** David Miller <david.miller@brant.ca>  
**Sent:** Tuesday, July 9, 2024 5:24 PM  
**To:** [REDACTED] Briar Allison <briar.allison@brant.ca>  
**Subject:** Re: development for 100 plus houses

Good afternoon, Briar.

Would you be able to get Mr. Dyer's concerns on to the agenda for tonight? If not, at least pass them on to the Planner.

Thank you for the email, William. Tonight's meeting is strictly for informational purposes only so it's important that we hear from as many people with concerns as possible.

thx,

Dave Miller

Councillor, Ward 4

County of Brant

66 Grand River St. N., Paris, ON

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**From:** cdncowboy e [REDACTED]  
**Sent:** July 9, 2024 5:14 PM  
**To:** David Miller <[david.miller@brant.ca](mailto:david.miller@brant.ca)>; Robert Chambers <[robert.chambers@brant.ca](mailto:robert.chambers@brant.ca)>; David Bailey <[david.bailey@brant.ca](mailto:david.bailey@brant.ca)>  
**Subject:** re: development for 100 plus houses

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

hello my name is William Sean Dyer

I have lived at 41 simcoe st in scotland for 10 years now. we moved here for the small town for our kids to grow up in a tight knit community.

we are at max as is .. our water table, our school and our resources, we have already complained about traffic and the county refused to do what was asked of them to remedy the

situation they refused increase in patrol, stop signs they attempted speed bumps it was loud since the trucks coming from the Toyota parts plant don't care and just hit them full speed or above the speed limit since then they have bolted signs in the middle of the roads that do nothing to calm traffic as I have witnessed people actually trying to hit them, the only street they did correct was talbot . adding another 100 plus houses with minimum of one car most of them having 2 – 3 daily drivers is just going to add to that and cause more traffic issues that people who actually live here do not want to deal with.

our school already has one portable and I do not want the school to become more over crowded we already know the county wants to remove the school and the library it has been proven in the past and recently with the condemning of the play ground with little to no support to replace it. we don't want our kids shipped to places like paris even more now that it has become an over grown city. unless we have a written guarantee on an actual upgrade to our school not just portables or tempory fixes.. or building a new school in our village and keeping our library and not putting our taxes towards the destruction of the beautiful place we once knew as paris.

But that still won't change the fact of our water table and waste management . I for one do not want county water I much prefer my well and septic it allows me to be self sufficient and not rely on others. This is another reason we moved to a rural village

Such a large development will alter and destroy our community and overall feel of our quaint little village and cause so much more unwanted traffic.

Then on to the destruction of prime farm land. We have lost too much farm land and greenspace in our county to development already we do not want to loose more if anything the land should be bought and turned back in to farm land or green space like a forest replanted with trails and a place for the wild life to live that have been displaced by to much development in our county already

so keeping scotlands population to it's current number would be an asset to our village and keep it's farm village feel

lets keep our village small where we can watch our kids walk to school and play, ride and live

all the best

Sean Dyer

**From:** [REDACTED]  
**To:** [Kayla DeLeye](#)  
**Cc:** [Dan Namisniak](#); [Jennifer Kyle](#); [John MacAlpine](#); [Steve Howes](#); [Lukas Oakley](#); [John Peirce](#); [Robert Chambers](#); [David Miller](#); [brianatbridgeview@gmail.com](#); [Christine Garneau](#); [David Bailey](#); [Sarah Dymont-Smith](#); [Alysha Dyjach](#)  
**Subject:** Re: application #ZBZ12-24 & PS1-24-KD-Haley-29 Thirteenth Concession Rd.  
**Date:** Sunday, August 18, 2024 9:17:14 PM

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Thank you for your reply Kayla. Glad to hear county planning staff shares many of the same concerns, outlined in my letter from the July 9 council meeting.

However, on August 12, there was an article in the Brantford Expositor which brought to light Mr Hayley's reasoning for the 108 lot subdivision. You can imagine to the community's surprise, that the additional high-density, along with a mix of residential-commercial, were recommendations by county staff. According to the article, this was confirmed by the acting general manager of development services, Alysha Dyjach.

The confusion surrounding this particular application, from a community perspective, has significantly increased. If you recall from my letter, the current proposal for 108 lots and commercial development, is that of an urban plan and not a rural plan. To reiterate, Scotland is a small rural village, with no municipal services (water/sewage) with existing rural lots and thus why on earth would county staff suggest an urban plan here? This has turned into a mess, to say the least.

At this point, the right thing to do would be for the county to encourage Mr Hayley to withdraw his current urban proposal and reapply with a rural plan that more suits the community's best interests. A meeting, much like the one for the storm water plan, should be afforded to all Scotland residents. Communication is key, to a successful outcome for everyone.

The community is aware of the upcoming deadline, for the September 10

council meeting. This leaves very limited time for residents feedback/ideas to help convince Mr Hayley this is not in the best interest of Scotland.

Sincerely,

Sabrina Hart

Sent from my iPad

On Jul 16, 2024, at 8:40 AM, Kayla DeLeye  
<kayla.deleye@brant.ca> wrote:

Good Morning Sabrina,

Thank you for the submission- it has been filed as part of the public record.

Please note that the lands are designated for some level of development; planning staff do have many of the same concerns that you speak about in your letter and are carefully taking these into account as we review the proposal from a planning policy perspective.

Thank you,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

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C 226.387.8653 | F 519.442.7268 X 3081  
| [kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)





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**From:** SABRINA HART [REDACTED]

**Sent:** Monday, July 15, 2024 8:06 PM

**To:** Kayla DeLeye <kayla.deleye@brant.ca>; Dan Namisniak <dan.namisniak@brant.ca>

**Cc:** Jennifer Kyle <jennifer.kyle@brant.ca>; John MacAlpine <john.macalpine@brant.ca>; Steve Howes <steve.howes@brant.ca>; Lukas Oakley <lukas.oakley@brant.ca>; John Bell <john.bell@brant.ca>; john.pierce@brant.ca; Robert Chambers <robert.chambers@brant.ca>; David Miller <david.miller@brant.ca>; brianatbridgeview@gmail.com; Christine Garneau <christine.garneau@brant.ca>; David Bailey <david.bailey@brant.ca>

**Subject:** application #ZBZ12-24 & PS1-24-KD-Haley-29 Thirteenth Concession Rd.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Brant County Planning Department: Kayla DeLeve & Dan Namisniak

From: Sabrina & Barry Hart, Scotland residents

Date: July 15, 2024

Subject: application #ZBZ12-24 & PS1-24-KD-Hayley-29 Thirteenth Concession Rd.

The council meeting on Tuesday July 9<sup>th</sup>, provided members of the public the opportunity to voice their concerns, regarding Haley's Elevator Inc. proposal for a 108-lot subdivision, located at 29-Thirteenth Concession Rd. in Scotland. From that meeting, I've received a broader range of information of which I am writing to you about.

First of all, I would like you to know that only one person was informed about the proposal, with a delivered letter to their property, addressed from Ruchika Angrish (the Angrish Group) and Bob Phillips (JH Cohoon). The letter was circulated on a FB group, which left residents thinking what is this, who is this from, what's going on? By the time we digested what it was about, the deadline date of May 10<sup>th</sup>, for questions and comments to be submitted, came and went. This was a calculated, sneaky and underhanded move by these individuals. If they led you to believe Scotland residents were made aware of this subdivision plan, that is untrue. The notice states "the process involves receiving feedback from the community". Well, how could the community provide feedback, when they were not informed. This was completely unprofessional and most certainly unfair.

We have been fortunate to live in the country, escaping the city and all its stresses. We've raised our children in a clean-living environment, with fresh air and good water quality. Growth has crept its way around our community, however, now it's making its way here. Right out of the gate, the number of homes on that piece of land, is far too dense to support water wells and septic safely. The disregard for the 3000-square-meter lots, to reduced 2000-square-meter lots, is just outright blatant.

The row upon row of lots in this proposal, present as an Urban plan, which have municipal water towers and sewers. Scotland is not on these types of services and thus all development should continue as a Rural plan, which have septic and water wells. As these two types of plans are very different from each other, I wonder if this distinction was ever made or understood, by the Angrish Group and/or J.H. Cohoon.

Surely the county planning department made this realization, and thus, must not recommend approval of the development plan as presented, to council. Regarding the application, the property at 29-Thirteenth Concession Rd, is zoned as SR-H, which means it has a holding provision condition. This was set by the OLT itself and what Michael Hayley is trying to do now, is to have the hold removed. If this were to occur, it would give him "carte blanche" to do whatever he wants with the subdivision, including commercial use. This is the country; commercial is not a necessity out here and would only junk up the area. Those that move to the country are well aware they will need to drive to a grocery store, hardware store, etc....and we accept that. Scotland is 15 minutes to Paris as well as West Brant, 10 minutes to Waterford as well as Mt. Pleasant and 17 minutes to Simcoe. We have everything we need all around us.

The special exception SR-h-33-SR (d) requires “That the Draft Approved Plan of Subdivision, achieves a structure of complete communities, through an efficient, compact, connected and coordinated development pattern, with a range of housing types/uses where appropriate”. The subdivision proposed, does not achieve these parameters, nor fit in with the rest of Scotland, plain and simple. This is one of several reasons why county planning must not recommend approval to council.

The residents of Scotland are very concerned about their water quantity and quality. The county deemed a hold on future development, after the Royal Troon development was completed. Kayla, this may have been before your time with the county, but the concern was over the quality & quantity of the water. Currently, there is no infrastructure in place to safely support/sustain such proposed subdivisions of this magnitude. If our current water table level (aquifer) was to drop, dry up or worse...become contaminated from the types of developments like the one on 13<sup>th</sup> Concession Rd, that would be a health hazard to the whole community. Recalling the Walkerton water contamination and how it affected residents there, the Ontario government would not want another class action lawsuit.

I understand there are other property owners, in/around the area of 29-Thirteenth Concession Rd, who are awaiting the outcome of this subdivision development. If approved, you can bet there will be other subdivision applications popping up so fast, heads will spin. With unsupported infrastructure for 108 lots, how on earth is the area going to safely handle more? Answer is, it cannot. Think of the big picture here, this isn't just about one development, but all future developments in this area.

Kayla, on behalf of Scotland residents, I urge you to review the above details carefully and meaningfully. Do not be swayed by this property owner, his engineer, planning consultant or legal counsel. They have only one interest in this, and that is to make money. Do not allow those with money to dictate Scotland's fate. Our quality of life, in our wonderful rural farm community, hinges on your recommendation. Just because the applicants did not follow your recommendations, and went ahead with the application, doesn't mean we as the county and community should not continue to fight for what we believe is best for the area.

Scotland residents anxiously await the planning report, containing staff recommendation to council. Please do the right thing of not recommending approval of the current subdivision plan, nor the removal of the holding provision condition.

Respectfully yours,

Sabrina & Barry Hart

**From:** [Kayla DeLeye](#)  
**To:** [REDACTED]  
**Cc:** [Dan Namisniak](#); [Sarah Dymment-Smith](#)  
**Subject:** RE: Development Plan for Scotland  
**Date:** Friday, August 9, 2024 2:31:54 PM

---

Hi Sandy,

Thank you very much for the detailed submission, it will become part of the public record and taken into consideration during the review process.

You will be notified of any future meetings on this site.

Thank you,

**Kayla DeLeye** MA, Ec.D, MCIP, RPP  
Supervisor of Development Planning

Development Services  
County of Brant  
66 Grand River Street North, Paris ON N3L 2M2

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**From:** Sandi Hunter [REDACTED]  
**Sent:** Monday, July 29, 2024 4:00 PM  
**To:** Kayla DeLeye <[kayla.deleye@brant.ca](mailto:kayla.deleye@brant.ca)>  
**Cc:** Dan Namisniak <[dan.namisniak@brant.ca](mailto:dan.namisniak@brant.ca)>  
**Subject:** Development Plan for Scotland

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kayla and Dan

I hope I have reached the right people to express my concerns about the Scotland development proposal. If not please forward this email.

If my understanding is correct a plan for development has already been approved but what is not approved is the number of houses and lot sizes.

It is this which I would like to address. If the plan is to put 108 houses in these are my concerns.

1. Wells. What steps will be taken to ensure the wells of current home owners don't go dry? What is the recourse for current homeowners if after your water study is done, the houses go in and our wells go dry? I am familiar with developments that were poorly planned, approved quickly and the existing homeowners are now trucking in water forever, as their wells are dry. 108 homes means some will want swimming pools, some will want inground sprinklers. This will place increasing demands on our water we all will have to share. And what of the local farms who also need water for their crops?

2. Services are not adequate for 108 new "affordable" homes. Specifically:

- we already have an excessive traffic noise and speed issue coming in and leaving Scotland effecting both homeowners and safety with the Community Center. We have as a community tried to get large trucks diverted out of the village but are told over and over again this is not possible but we CAN limit vehicles from new homes.
- Scotland is a RURAL area not appropriate for 108 city lots.
- Transportation is an issue, there is no bus service, I have never seen a cab here or an Uber
- The school cannot accommodate all these new children, especially if these children are "irregular" and not able to easily integrate into a small rural school with limited resources, aids and teachers.
- The store is realistically only available for convenience purchases, for discount grocery purchases home owners need a car for Burford, Simcoe or Brantford.
- there is nothing for youth to do in this rural area and city kids don't seem to want jobs on farms, that means no employment

3. Crime. Scotland is seeing an increase in crime. I realize this is happening in many communities. The response time from Police to Scotland is not fast. The Royal Bank was robbed several times and has now closed. The Store has had shoplifters and grab and go robberies. Home owners have had cars broken into and vehicles stolen from driveways. A car was set on fire on Oakland Rd a few months ago. Last week a home on Peter St had their window screen cut by one person while another was at the front door as a distraction. 108 new "affordable" homes will bring more people, and more crime and we have no close police presence here. Kids won't be able to get work in Scotland, they won't have anything to do in Scotland so they will do what bored kids do, get into trouble.

4. Garbage. Currently we as home owners in Scotland, and the school organize community clean ups for the very little garbage that accumulates, mostly as a result of recycling bin content being blown about when pick up is delayed. The Optimist Park is clean and pristine, current home owners take pride in this beautiful property and pick up the occasional garbage that is left. With 108 new homes being built adjacent to the park, there will be more use of the park and thus more garbage, more vandalism from young people with nothing to do out here in a rural area.

5. Quality of home construction. Currently Scotland is a mix of new and original homes. Current home owners take pride in their property, they renovate, they are tidy, grass is cut, fences are mended. The homes are well maintained and quality built, taken care of by the owners. Many houses have no fencing due to good neighbours. Large lots, and expensive

homes are mixed in with modest well built well kept older homes. If 108 new "affordable" homes are slapped together I question the quality of construction. I have seen this happen in other parts of Ontario. Cheap building materials are used, the houses are sold, and in just a few years ago they look run down. Affordable means small lots, and this is not in keeping with the current homes and lots in Scotland. This is a rural area.

Kindly consider this...

If you are going to approve new homes on this plot of land make them bigger lots and fewer homes. Instead of 108 homes what about 50? Let Brantford offer "affordable" homes so newcomers can buy a house and have access to services close by with public transportation. There is a market for more expensive homes, those buyers will buy a house in Scotland and have vehicles and will be able to drive for services, schools.

Don't let the vacant lots on Augustus St make you think people don't want those lots. Look at the development in Oakland - it was sold out quickly with big beautiful homes. The reason the Augustus St lots are vacant is due to the builder/developer fiasco, buyers completely lost trust in those deals and there is no consumer confidence with negativity on social media. And now that part of the street looks derelict. Cleaned up, and managed those lots will sell and should be sold BEFORE new development takes place elsewhere in Scotland.

Thank you for your time and for reading this.

Respectfully submitted with sincere appreciation for the work you do.

Sandi and George Kosch Scotland



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Scotland Development Plan  
**Date:** Monday, August 5, 2024 2:55:12 PM

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Hello

Re: Scotland Development Plan

I hope I have reached the right people to express my concerns about the Scotland development proposal. If not please forward this email.

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Respectfully submitted with sincere appreciation for the work you do.

Sandi and George Kosch Scotland





<b>Application No.:</b>	ZBA12-24-PS1-24-KD
<b>Report No.:</b>	RPT-0206-25
<b>Application Type:</b>	Zoning By-Law Amendment & Draft Plan of Subdivision
<b>Subject Lands:</b>	29 Thirteenth Concession Road
<b>Agent / Applicant:</b>	The Angrish Group
<b>Owner:</b>	Michael Haley

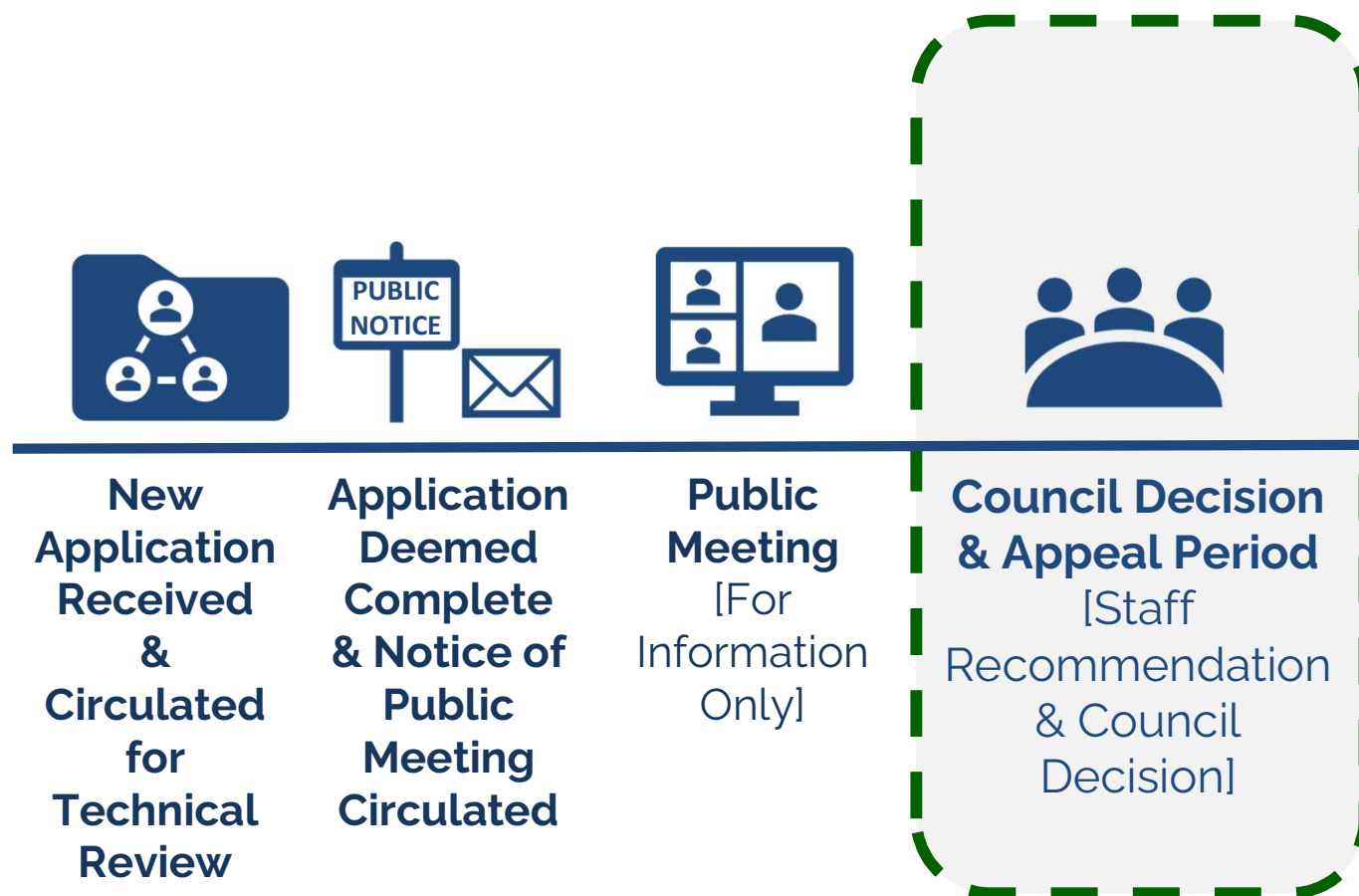
### **Staff Recommendation:**

REFUSE the Draft Plan of Subdivision and Zoning Bylaw Amendment applications

**Council**  
May 13, 2025

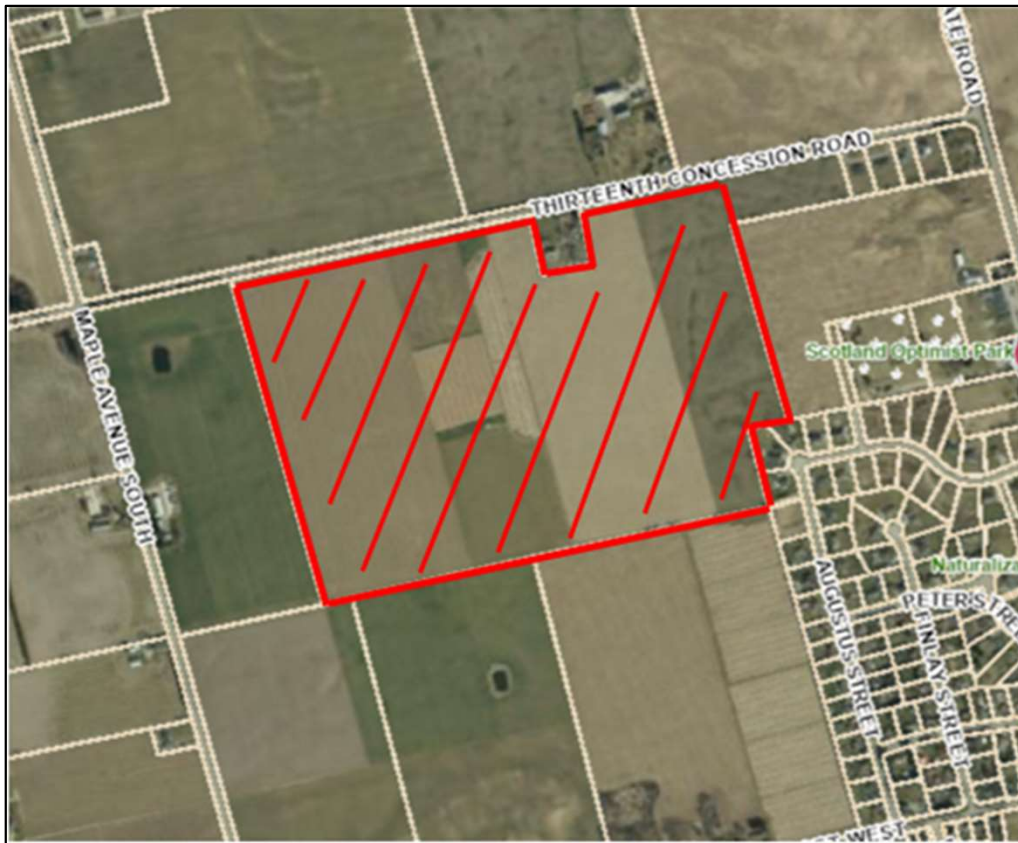


# Application Process / Next Steps

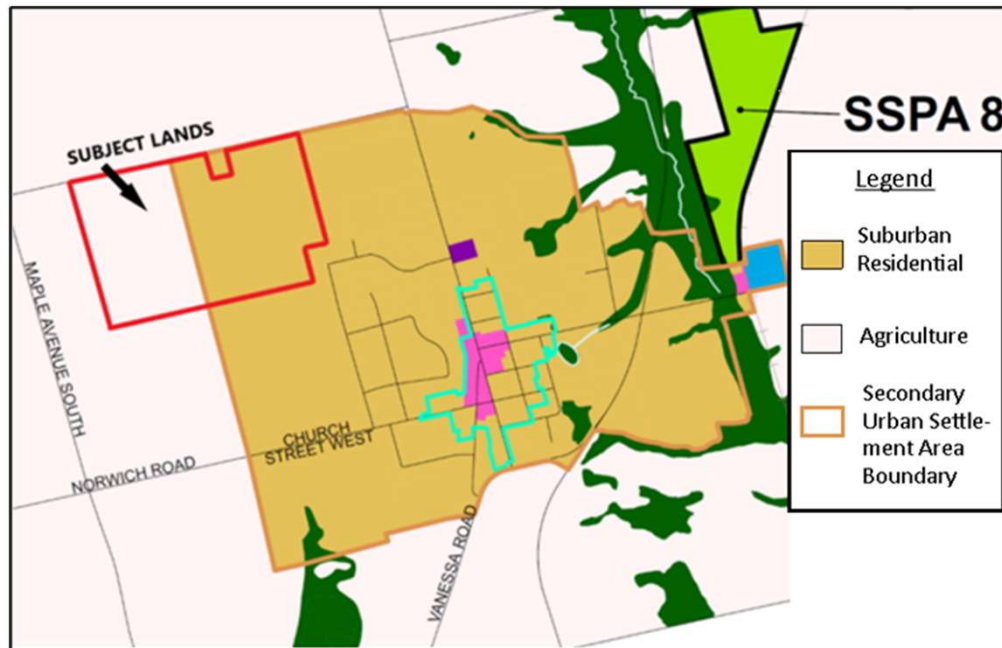




# Location & Conditions



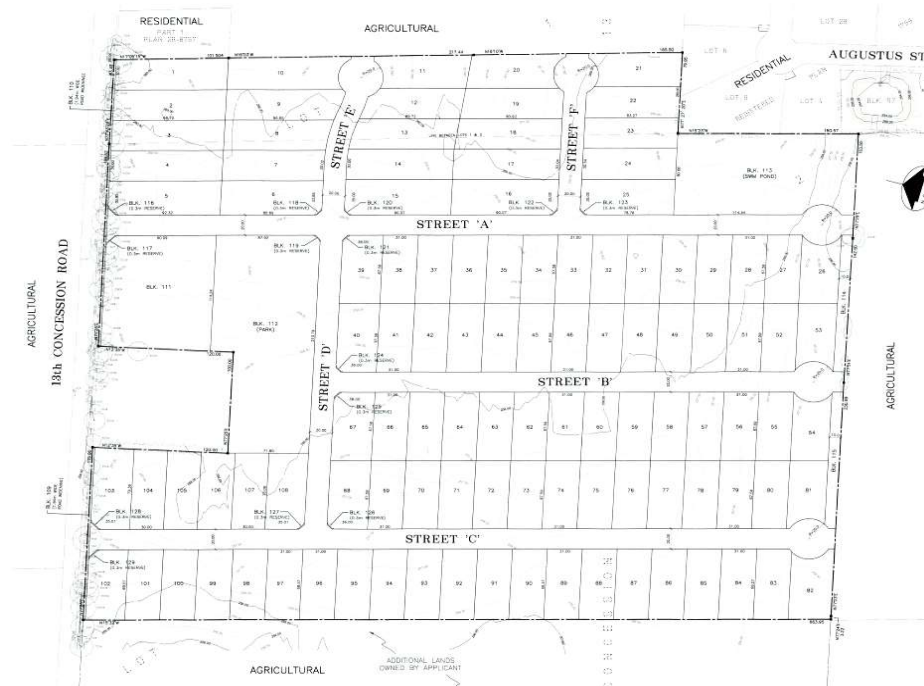
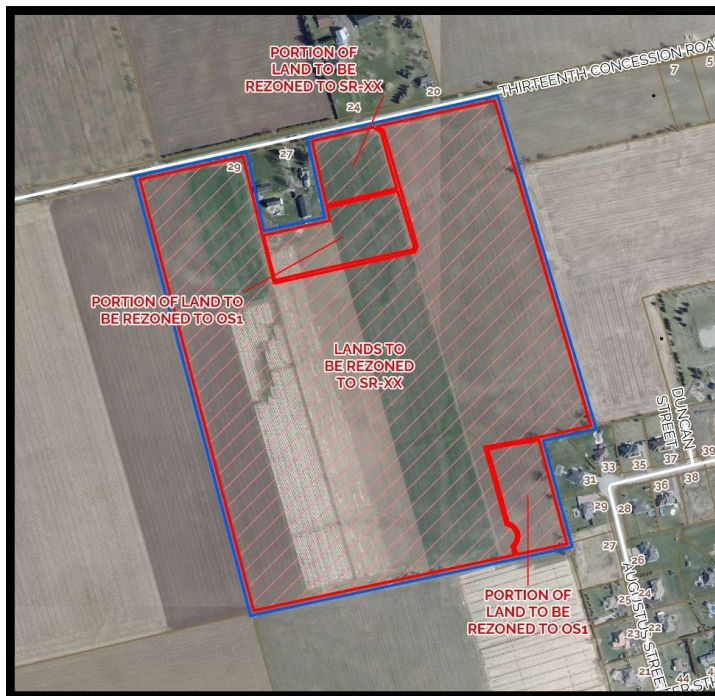
# County of Brant Official Plan (2012)



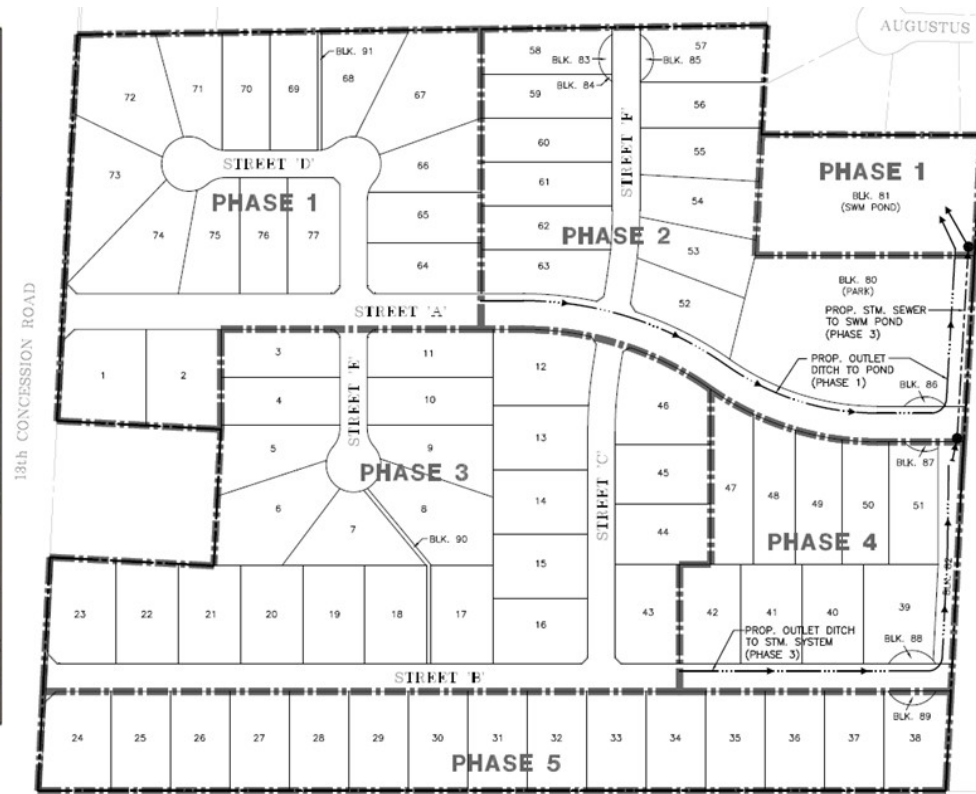
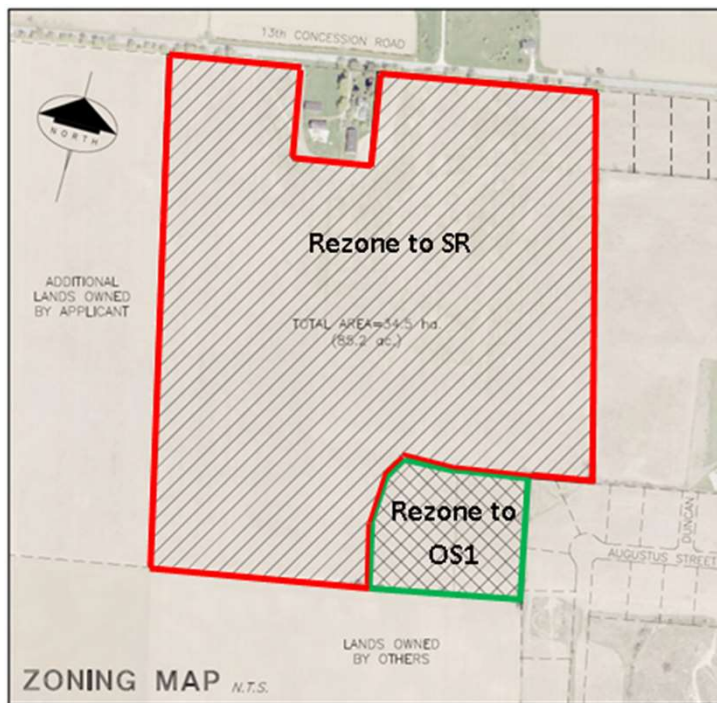
**Land Use Designation:**  
Suburban Residential & Agriculture (not  
proposed to be developed)



# Original Request



# Revised Zoning Bylaw Amendment & Draft Plan





# Staff Recommendation

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**Refuse** the Draft Plan of Subdivision and Zoning Bylaw Amendment Applications

**Reason:**

**Hydrogeological Assessment has demonstrated significant challenges in providing waste and wastewater servicing, which have not been adequately addressed. There are environmental risks associated with the protection of water, environmental, and human health.**





# Questions?

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<b>Application No.:</b>	ZBA12-24-PS1-24-KD
<b>Report No.:</b>	RPT-0361-24
<b>Application Type:</b>	Zoning By-Law Amendment & Draft Plan of Subdivision
<b>Subject Lands:</b>	29 Thirteenth Concession Road
<b>Agent / Applicant:</b>	The Angrish Group
<b>Owner:</b>	Michael Hayley

---

## **Staff Recommendation:**

**REFUSE the Draft Plan of Subdivision and Zoning Bylaw Amendment applications**



## County of Brant Council Report

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**To:** The Mayor and Members of County of Brant Council  
**From:** Negin Mousavi Berenjaghi, Junior Planner – Policy Planning Division  
**Date:** May 13, 2025  
**Report #:** RPT-0157-25  
**Subject:** Zoning By-Law Amendments to Permit Four Units As-of-Right in Paris and St. George  
**Purpose:** For Approval

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### Recommendation

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**WHEREAS** on February 11, 2025, Council initially directed County Staff to proceed with a zoning by-law amendment to permit four (4) units as-of-right in fully serviced areas of Paris and St. George;

**AND WHEREAS** on April 8, 2025, Staff presented [ZBA2-25-NM](#) (Preliminary Zoning Changes to Permit Four Units As-of-Right in Paris and St. George) to Council as information for input and direction;

**AND WHEREAS** Council directed staff to finalize zoning by-law amendments and prepare a recommendation for enabling four units as-of-right in primary settlement areas;

**THEREFORE THAT** report RPT-0157-25 be received as information.

**AND THAT** Zoning By-Law Amendment file ZBA2-25-NM, initiated by the County of Brant to enable four units as-of-right in all low-density, fully serviced areas of Paris and St. George, be approved.

**AND THAT** the reason(s) for approval are as follow:

1. The amendments are consistent with the Provincial Planning Statement (2024) and County of Brant Official Plan (2023);
2. The amendments are in keeping with the overall intent of the County of Brant Comprehensive Zoning By-Law;
3. The amendments support the County in receiving federal funding and upgrading housing-enabling infrastructure; and
4. The amendments support the County's broader housing needs by promoting more diverse, innovative, and affordable housing options.

## **Executive Summary**

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This project began in February 2025 with [RPT-0078-25](#), where Council directed County staff to explore local zoning provisions that would enable four units as-of-right in fully serviced areas. On April 8, 2025, staff presented [ZBA2-25-NM](#) (preliminary zoning changes) to Council for input and direction. Since then, staff have further reviewed the zoning regulations in light of Council's direction and public feedback to finalize the zoning by-law amendments for recommendation.

This report outlines the project background, presents recommended zoning by-law amendments for approval, including the "Draft Amending By-Law" and the "Draft Amendments Chart" as supplementary documents, and identifies the next steps in the process. The amendments are organized into two main categories: (1) housing supply and delivery, and (2) change management. These zoning changes would support the County's eligibility for federal infrastructure funding and represent a positive step toward addressing broader housing challenges in the County.

## **Strategic Plan Priority**

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Strategic Priority 2 - Focused Growth and Infrastructure

## **Impacts and Mitigation**

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### Social Impacts

Allowing up to four units as-of-right in primary settlement areas with existing infrastructure would help mitigate housing availability and affordability challenges in the County, while also encouraging a greater diversity of housing options.

### Environmental Impacts

Facilitating infill development in fully serviced areas advances sustainable land use planning, optimizes existing infrastructure investments, and ensures that primary settlement areas are the focus of growth.

### Financial Impacts

Permitting four units as of right would allow development of such units without additional planning approvals. This reduces the costs for the applicant in terms of both application fees and timing. Such reductions can make units more affordable and may incentivize such developments by reducing barriers. Implementing the four units as-of-right initiative also supports the County of Brant to qualify for federal infrastructure funding programs, namely the Canada Housing Infrastructure Fund (CHIF). The CHIF funding, if awarded, could provide financial support for two major infrastructure projects: the expansion of the Paris Water Pollution Control Plant and the St. George Water Treatment Plant. These upgrades are essential to support housing-enabling infrastructure needed for future developments.

## Report

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### Background

On February 11, 2025, upon the receipt of [RPT-0078-25](#) as information, Council directed staff to undertake a detailed analysis to identify local zoning provisions that would permit up to four residential units as-of-right per lot within Paris and St. George. As such, staff presented zoning file [ZBA2-25-NM](#) – Preliminary Zoning Changes to Permit Four Units As-of-Right – for information and input on April 8, 2025 Council meeting. Both Council and members of the public provided comments at the meeting, which have informed further review of zoning regulations and are reflected in the recommended amendments outlined in this report. Additional public consultation on this project has been undertaken, including notice in the Brantford Expositor to fulfill the requirements of the *Planning Act*. Additional engagement opportunities were provided through the [Engage Brant](#) platform, as part of the broader Housing Needs Assessment (HNA) process, to make residents aware of this project, inform them of the May 13<sup>th</sup> public meeting, and invite written feedback submissions.

The four units as-of-right initiative is one of the initial steps in the process of updating regulations to support a broader range of housing options in the County. It is worth noting that while this initiative aims to reduce zoning-related barriers and enable more creative and affordable housing models, there are external factors such as the Residential Tenancies Act and Ontario's Building Code that fall outside the scope of land use planning but nonetheless affect the implementation of our housing policies. While these matters fall outside the scope of local land use planning, they play an important role in determining whether new housing can be delivered in a practical way. Through the broader HNA project, these external factors are being reviewed further to help identify potential implementation challenges, support the County's approach to advocate for provincial and federal policy changes, and support a coordinated and realistic approach to housing delivery. Acknowledging the need for broader provincial and federal support in addressing housing-related challenges, this zoning by-law amendment focuses specifically on land use aspects of facilitating more diverse housing options in settlement areas with existing municipal services.

## Analysis

Since presenting preliminary zoning changes at the public meeting on April 8, 2025, staff have further reviewed the County's zoning regulations in light of Council's feedback and public input to provide a recommendation. The recommended zoning by-law amendments remain similar to the draft proposed changes, with some additional amendments to the permitted uses in Urban Residential Zones (R-Class Zones), as well as the maximum lot coverage and building height for accessory structures, which will be explained later in this report. In general, the recommended zoning changes are based on two main themes:

**(1) Housing Supply and Delivery:** Increasing opportunities for diverse and innovative housing options in fully serviced areas

**(2) Change Management:** Introducing new housing types in a way that protects existing residents from unintended negative impacts, while benefiting the broader community. This includes removing overly restrictive requirements, new supportive provisions to ensure responsible growth, and maintaining zoning provisions that have effectively mitigated negative impact.

### **1. Housing Supply and Delivery**

The County's zoning regulations for permitted uses within R-Class Zones are very restrictive, especially for lower-density residential zones (R1, R2, and RM1 Zones). Current regulations only allow single-detached dwellings, existing duplexes, and group homes in the R1 Zone, while the R2 zone allows the same dwelling types, with the addition of semi-detached dwellings. RM1 is the most permissive zone, allowing for rowhouses, stacked townhouses, street-fronting rowhouses, triplexes, and lodging houses in addition to the permitted uses in R1 and R2 zones. One recommended amendment is to add fourplexes as a permitted use for all R-Class Zones. Subsequently, all dwelling types that can accommodate up to four units would be permitted in R1, R2, and RM1 zones.

Preliminary findings of the County's Housing Needs Assessment (HNA), as outlined in staff report [RPT-0175-25](#), identify *Affordability, Diversity, Availability, and Accessibility* as the four key themes that reflect core housing challenges in the County. Given that approximately 80% of housing growth in the County has been dominated by single-detached dwellings, the proposed changes to permitted uses in R-Class zones are intended to support the County's housing diversity needs by encouraging gentle density through the development of more inclusive, innovative, and affordable housing models. Staff acknowledge, however, that the recommended amendments would result in the permitted uses for R1, R2, and RM1 zones becoming almost the same. To address this, these zones will be consolidated as part of the upcoming zoning housekeeping project to reduce redundancy and simplify interpretation.

In addition, to better distinguish between the RM2 (Residential Multiple Density) and the RM3 (Residential Multiple High Density) zones, further amendments are recommended to



add duplexes as a permitted use for RM2 zones and remove triplexes from the list of permitted uses for RM3 zones (see **Table 1**). A corresponding footnote is also proposed for RM3 zones, requiring a minimum of four attached dwelling units to better reflect the intended higher-density character of this zone. No changes are currently proposed for group homes and lodging houses, as their definitions and related regulations will be further reviewed as part of the HNA project.

**Table 1: Permitted Uses in Urban Residential Zones**

List of Uses*	R-Class Zones				
	R1	R2	RM1	RM2	RM3**
Apartment					●
Duplex	●	●	●	●	
Fourplex	●	●	●	●	●
Rowhouse	●	●	●	●	●
Semi-Detached	●	●	●		
Single Detached	●	●	●		
Stacked Townhouse	●	●	●	●	●
Street Fronting Rowhouse	●	●	●	●	●
Triplex	●	●	●	●	●
Group Home	●	●	●		
Lodging House			●	●	●

The blue dots represent the proposed additional permitted uses in each zone, and the red dot indicates the use that is proposed to be removed.

\* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.

\*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.

## 2. Change Management

### 2.1 Removing or Amending Restrictive Zoning Regulations

Amendments under this theme are generally intended to increase the flexibility of relevant zoning regulations. The definition of a converted dwelling is recommended to be removed to avoid unnecessary classification of additional residential units (ARUs). As noted in the previous staff report, converted dwellings are not defined as a permitted use in any R-Class Zones, and have only been used in two site-specific zoning provisions. Another recommended regulatory change is to remove the “existing only” condition for duplex dwellings in the R1 and R2 zones. This will ensure that both newly constructed duplex dwellings and those created through conversion are permitted in these zones.

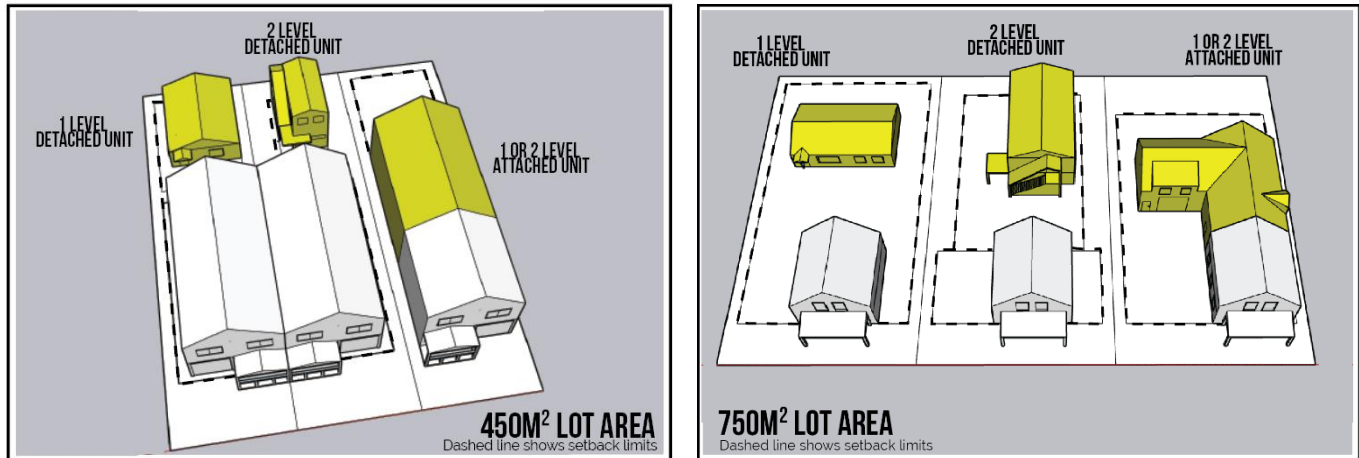
An amendment is proposed to remove the 45% overall lot coverage limit in low-density R-Class Zones. Currently, a footnote in Tables 8.2.1 and 8.2.2 of Comprehensive Zoning By-law 61-16 sets a maximum of 40% lot coverage for the primary dwelling, with an additional 5% permitted only for accessory buildings or structures. Since detached accessory buildings are not subject to the same requirements as the primary dwelling, it is recommended that this combined regulation be removed. This change would allow for clearer separation between the lot coverage limits for primary dwellings, which would remain at 40%, and those for detached accessory buildings or structures, helping to prevent unintended additional restrictions on accessory buildings.

Initially, no changes were proposed to the maximum lot coverage for accessory buildings or structures in Urban Residential Zones, which is defined as the lesser of 15% of the total lot area or 95 square metres. Public feedback suggesting the potential for increased maximum lot coverage resulted in further review of this provision. **Table 2** provides examples of average lot sizes in Rest Acres Road (representing more recent subdivisions) and Dundas Street (representing older established areas), which are approximately 450 and 750 square metres, respectively. As shown, applying the 15% lot coverage in older established areas may result in a lot coverage that exceeds the 95 square metre limit. Based on this analysis, it is recommended that the 95 square metre maximum be removed, and that maximum lot coverage be determined solely based on a percentage of the total lot area. This approach would provide greater flexibility for larger lots that can accommodate accessory buildings exceeding 95 square metres. **Figures 1 and 2** illustrate how lot coverage may appear on both smaller and larger parcels. As shown, larger lots have a greater capacity to accommodate larger ARUs.

**Table 2: Example Lot Sizes and Corresponding 15% Lot Coverage in Selected Areas**

Location	Average Lot Area (square metres)	15% of Lot Area (square metres)
Rest Acres Road	450	67.5
Dundas Street	750	112.5

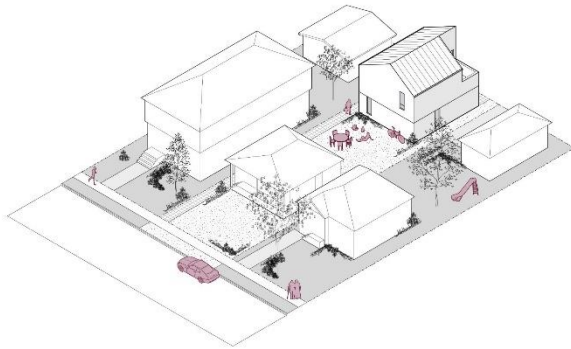
**Figure 1 & 2: 3d Visualizations of Lot Coverage on Smaller and Larger Parcels**



Another proposed amendment is related to the maximum height for accessory buildings. In the information report, staff highlighted that the existing maximum structure height of 4.5 metres is insufficient to accommodate a two-storey detached building. Two-storey structures support the inclusion of ground-level parking with habitable space above, making efficient use of the space and providing parking opportunities. This approach also provides opportunities for smaller properties to accommodate more living space within a compact footprint. The preliminary proposed increased height of 6 metres was based on an Ontario example from the [Housing Design Catalogue](#) published by the Canada Mortgage and Housing Corporation (CMHC). This height is consistent with regulations in other Ontario municipalities, such as Hamilton and London, which both set a 6-metre maximum, while the City of Guelph permits up to 6.1 metres. Staff note, however, that the federal design catalogue includes examples exceeding 6 metres in height, such as 6.73 metres for Alberta and 6.89 metres for Saskatchewan and Manitoba, which can be seen in **Figure 3**.

**Figure 3: Examples of a Two-Storey Detached ARU**

Alberta – Detached Two-Storey Structure



Saskatchewan and Manitoba – Detached Two-Storey Structure



Source: <https://www.housingcatalogue.cmhc-schl.gc.ca/>

In considering local provisions for maximum accessory structure height, staff further reviewed a Minor Variance Application (A5-21-AW) for a property at 6 Ann Street in Paris as a relevant example. The application involved a second-storey ARU above a detached garage, with a requested maximum height of 6.9 metres (22.6 feet) and a measured midpoint roof height of 6.248 metres (20.5 feet). Site photos have been included in **Figure 4** to illustrate the existing conditions and the context of the structure.





**Figure 4: 6 Ann Street, Paris**

Drawing on the CMHC Design Catalogue, regulations from other municipalities, and a relevant local example, staff recommend introducing a maximum height of 6.5 metres specifically for habitable accessory structures, with the existing 4.5-metre limit continuing to apply to non-habitable accessory buildings. Staff are of the opinion that the proposed 6.5-metre height would provide a reasonable balance by reducing the likelihood of future zoning relief requests while meeting the Building Code requirements.

## 2.2 Including Supportive Zoning Regulations to Ensure Responsible Growth and Enhance Clarity

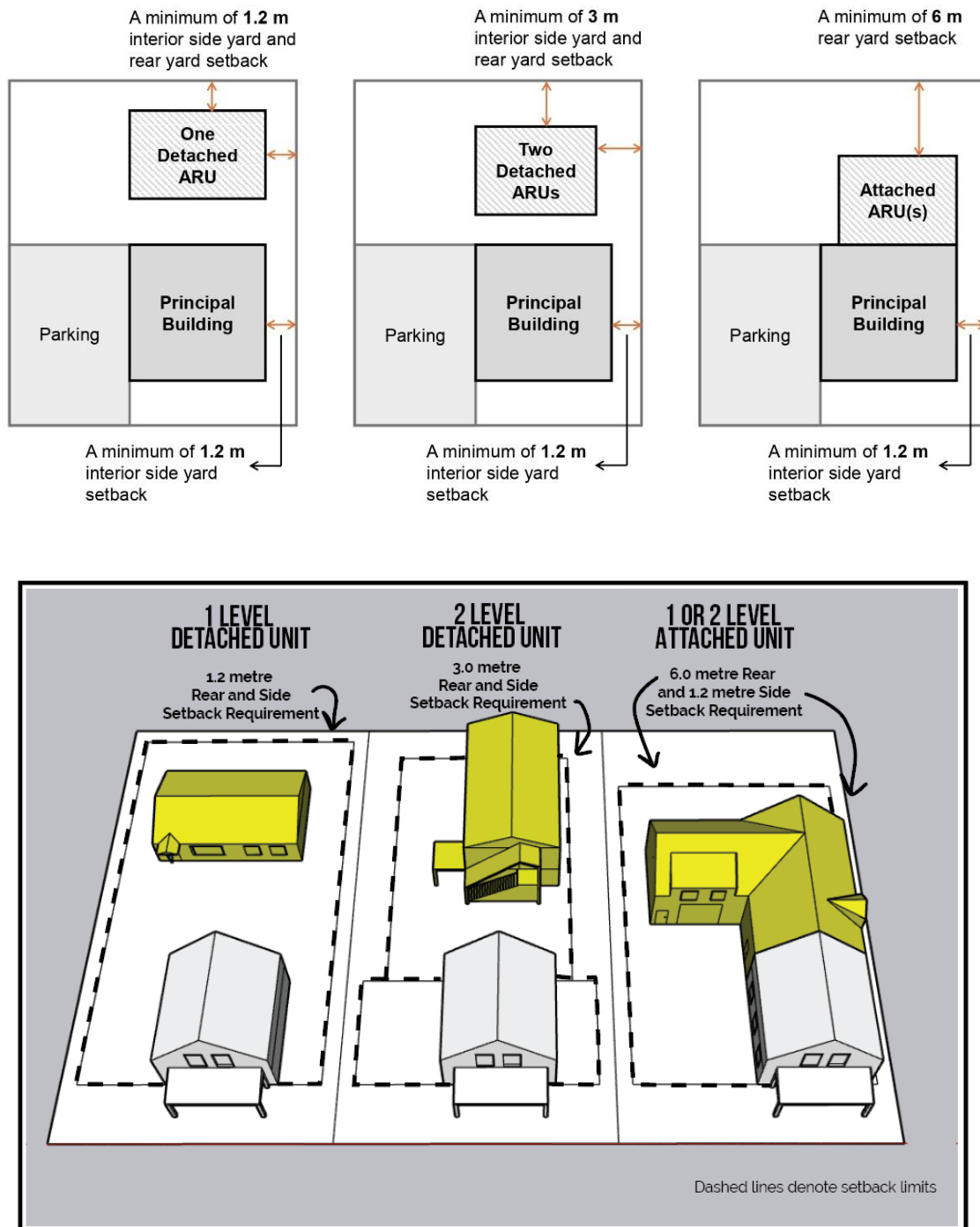
Recommended amendments related to this theme are the same as the proposed preliminary zoning changes. Two new ARU-related provisions are recommended to be added. The first recommended amendment is to update the definition for “Additional Residential Unit” to include a list of dwelling types that would allow ARUs. These dwellings include singles, semis, duplexes, triplexes, fourplexes, stacked townhouses, rowhouses, and street fronting rowhouses. The second amendment proposes adding a regulation to specify the number of permitted ARUs and the associated building configurations in fully serviced residential areas. This new provision would allow for up to three units attached to or within the primary dwelling, and up to two units in detached structures. The potential to allow up to three ARUs within a detached structure will be considered at a later stage as part of future housekeeping changes, if deemed necessary.

Given that the updated zoning by-law would permit up to two residential units within a detached accessory building, staff recommend a minimum 3-metre interior side yard and rear yard setback for two-storey detached ARUs. This setback would provide an adequate



buffer from adjacent lots and address privacy concerns. **Figures 5 and 6** illustrate the required rear yard and side yard setback depending on the type (attached or detached) and number of ARUs. If an ARU is attached to the principal building, it will be subject to the setbacks required for the associated zone, which is a minimum 6 m rear yard setback and 1.2 m side yard setback. For detached ARUs, the required setback will be either 1.2 metres or 3 metres, depending on whether one level or two-level structure is being proposed.

**Figure 5 & 6: Rear Yard and Side Yard Setback Requirements Based on the Number and Type of ARU(s)**



In addition to the increased setbacks for two-level detached ARUs, it is recommended to prohibit any rooftop amenity space above the second storey of a detached ARU unless it meets the maximum building height. This provision is intended to prevent overlook onto neighbouring properties and address potential privacy concerns.

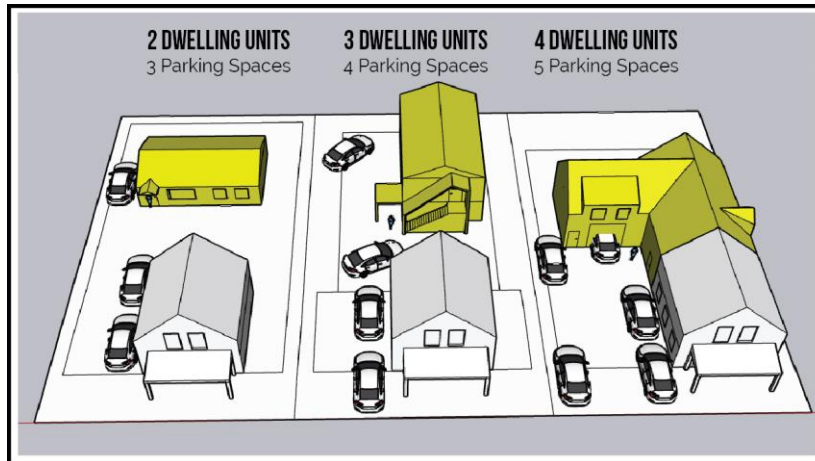
### 2.3 Zoning Standards to Remain Unchanged

Except for the amendments noted above, no changes are being proposed to the zoning requirements for parking, landscape open spaces, unobstructed access, lot frontage, and lot area. The intention behind maintaining these regulations is to ensure that future infills remain gentle and to minimize impacts on existing developments. Meanwhile, these required standards, along with site-specific conditions, can influence the potential uptake of the four-unit initiative. For instance, based on the minimum parking requirements outlined in **Table 3**, at least five parking spaces would be required for four dwelling units, assuming the primary dwelling unit fronts a public street and includes three ARUs. While larger lots may be able to achieve these parking requirements, smaller lots are unlikely to accommodate sufficient parking for more than three dwelling units (see **Figures 7 and 8**). Staff also note that minimum parking requirements would be higher for other housing forms such as condominiums and similar developments on private streets, as they must provide 2 parking spaces per dwelling unit plus an additional 0.35 visitor spaces per unit. Unless these unit types are planned to accommodate the additional parking at the development stage, they will not support this intensification and the ARUs will not be permitted.

**Table 3: Minimum Required Off-Street Parking Spaces Based on the Housing Form**

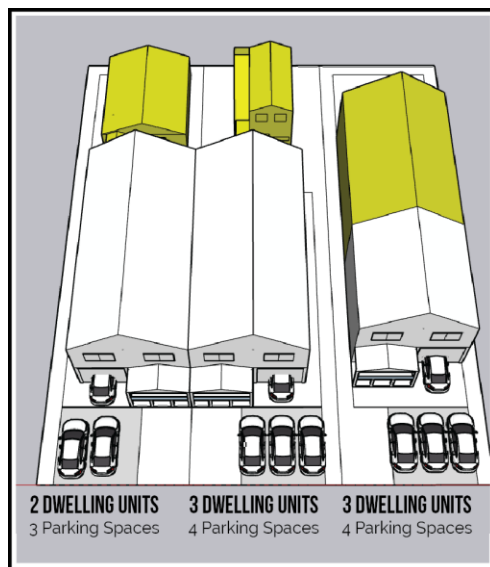
Housing Form	Minimum Required Off-Street Parking Space Regulations
Additional Residential Unit	1 space per unit
Dwelling unit with frontage on a public street	2 spaces per unit
All other housing forms	2 spaces for unit (for residents) +0.35 visitor spaces per unit

**Figure 7: Minimum Parking Requirements Based on the Number of Dwelling Units (Larger Lots)**



Assuming the primary dwelling fronts a public street, the minimum parking requirements for lots containing two, three, and four dwelling units are illustrated in this 3D visualization.

**Figure 8: Minimum Parking Requirements Based on the Number of Dwelling Units (Smaller Lots)**



A similar illustration for smaller lots is shown. As indicated, these parcels lack sufficient space to meet the minimum parking requirements for more than three dwelling units.

### 3. Consistency of the Four Units Initiative with the PPS (2024) and the County of Brant Official Plan (2023)

Tables below demonstrate the consistency of the four units as-of-right initiative with the PPS (2024) and the County's Official Plan, *Simply Grand Plan* (2023).

Provincial Planning Statement (2024)	Section Number	Consistency Analysis
Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.	2.3.1.1	Primary settlement areas of Paris and St. George, where municipal servicing is already available is the focus of enabling four units as-of-right.
Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by permitting and facilitating all types of residential intensification.	2.2.1. b.2	The four-unit initiative would encourage residential intensification in already developed areas, providing a greater range of housing options and densities for both the existing and future residents of Paris and St. George.
Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	2.3.1.3	The proposed zoning bylaw amendments support intensification by encouraging a broader range of non-traditional, creative, and diverse housing developments within primary settlement areas. Enabling four units in low-density residential areas of Paris and St. George would also help the County in receiving federal funding for housing-enabling infrastructure projects.
Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities;	2.3.1.2. (a) and (b)	Enabling four units as-of-right in fully serviced areas ensures maximizing the use of existing and planned infrastructure, while encouraging gentle infill in established settlement areas.

Official Plan (2023)	Section Number	Consistency Analysis
Appropriate water and sanitary sewage systems shall be provided for development or redevelopment of housing within designations which permit residential uses.	Part 5, subsection 1.8.1	Adequate municipal water, sanitary services, and capacity shall be provided to the satisfaction of the County of Brant. Developments or redevelopments that cannot meet such servicing requirements will not be supported by the County staff.
The County shall encourage innovative and compatible housing development that exhibits sustainable and high standard of design, in compact built form, which may represent non-traditional additions to the County's housing stock.	Part 5, subsection 1.8.2	The proposed amendments provide more permissive and flexible zoning regulations to support the construction of innovative and non-traditional housing. Additionally, maintaining requirements for parking, landscape open spaces, unobstructed access, lot frontage, and lot area would ensure that future developments are compatible with the existing development. Increased setbacks for two-level detached structures and the prohibition of rooftop amenity spaces would also mitigate potential negative impacts on the surrounding development.
The County shall develop zoning and other implementation standards that are flexible and permit a range and mix of housing forms, types, sizes, and tenures to help eliminate barriers to housing, specifically affordable housing, attainable housing, and community housing.	Part 5, Subsection 1.8.3	The amendment to increase the permitted uses within Urban Residential Zones would eliminate restrictive zoning regulations, providing more flexibility to permit a range and mix of housing options.
The additional residential unit shall only be permitted on properties of a size where the site conditions are suitable for the long-term provision of such services with no negative impacts, as may be confirmed by a hydrogeological assessment prepared by a qualified professional.	Part 5, subsection 1.9.2	The four-units-as-of-right initiative would maximize opportunities for delivering more innovative and diverse housing options in fully serviced areas. All development proposals must comply with zoning regulations and meet servicing requirements to proceed with approval.



## Summary and Recommendations

Allowing up to four residential units as-of-right in fully serviced, low-density primary settlement areas is a required step for the County to qualify for federal funding programs, including the CHIF. If approved, CHIF funding could support infrastructure upgrades in Paris and St. George, helping to expand capacity for future housing developments. The four units as-of-right initiative is consistent with the Provincial Planning Statement (2024) in promoting the provision of a range and mix of housing options, permitting and facilitating residential intensification within previously developed areas, and optimizing existing and planned infrastructure. Additionally, this initiative advances key objectives for complete communities in the County of Brant Official Plan (2023), particularly by encouraging housing options across a wide range of prices, occupancy types, and tenures to meet the needs of a growing and diverse community. It also aligns with policies that encourage innovative, compatible, sustainable, and high-quality housing in compact built forms and supports enabling more flexible zoning standards to help eliminate barriers to housing.

The recommended amendments are similar to the preliminary changes suggested in the information report, with some additional revisions to the permitted uses in Urban Residential Zones, as well as the maximum lot coverage and structure height for accessory structures within these zones. These revisions aim to promote diverse and innovative housing options while ensuring compatibility with surrounding development and supporting responsible growth. This step is only one element to support housing options and there are other factors, some outside of municipal control, such as development charges, servicing, and other internal and external considerations that may influence the uptake of this initiative. Nevertheless, enabling four units as-of-right in fully serviced settlement areas can help update land use-related regulations to keep up with the growing demand for more affordable, diverse, and creative housing options.

## Next Steps

Following the May 13<sup>th</sup> public meeting and the passing of the recommended zoning by-law amendments, a notice of passing and final summary of the project will be posted on the Engage Brant project page. The standard 20-day appeal period would then commence providing any person in Paris or St. George who made verbal presentations at the public meeting or submitted written comments prior to the passing of the zoning by-law to appeal the by-law amendment to the Ontario Land Tribunal. Provided no appeals are received, the bylaw would be considered to have been in force as of the date it is passed. Policy Planning staff will continue to track the implementation of this project, including the need for any further changes and will return to Council with future housekeeping changes as may be necessary.

## Attachments

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Attachment 1 – Draft Amendments Chart

Attachment 2 – Amending By-Law

**Reviewed By**

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Jeremy Vink, Director of Planning  
Brandon Kortleve, Manager of Policy Planning

**Copied To**

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Senior Management Team  
Alysha Dyjach, General Manager of Development Services  
Mark Maxwell, Director of Engineering and Infrastructure Planning  
Heather Mifflin, Director of Finance, Treasurer

**By-law and/or Agreement**

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By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

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<b>1.2</b> Section 4.4 – Regulations for Accessory Buildings and Structures.....	3
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<b>1.4</b> Section 8 – Urban Residential (R) Zones.....	5

Item and Justification	Proposed Revision to By-Law 61-16
<p><b>1.1 Section 3 – Definitions</b></p> <p>The definition for an additional residential unit (ARU) is being amended to remove the word “second” from the definition, as it restricts the number of permitted ARUs per lot. The revised definition will also include a list of dwelling types that may include ARU(s) to enhance the clarity and interpretation.</p> <p>The definition for a converted dwelling is being removed to eliminate redundancy and avoid unnecessary classification of ARUs. Subsequently, definitions with a reference to converted dwelling will be amended to remove this terminology. The duplex dwelling definition is being amended to remove the reference to ARU in addition to converted dwelling, to allow the inclusion of an ARU within a duplex building.</p>	<p><b>Additional Residential Unit</b></p> <p>Means a <del>second</del> <u>self-contained</u> residential <i>dwelling unit</i> <del>self-contained</del> that is either located within or attached to the <i>primary dwelling</i> unit or located within a detached <i>accessory structure</i> to the <i>primary dwelling unit</i>. An Additional Residential Unit is subordinate to the <i>primary dwelling unit</i>, <u>and may be included on the same lot as a single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling.</u></p> <p><b>Dwelling, Converted</b></p> <p><del>Means an existing dwelling, constructed as a single or semi-detached unit that has been altered internally to provide one or more additional dwelling units, prior to January 2014.</del></p> <p><b>Dwelling, Fourplex</b></p> <p>Means a <i>building</i> that is divided horizontally and/or vertically into four (4) separate <i>dwelling units</i>, each of which has an independent entrance either directly from the outside or through a common entryway but does not include a <del>converted dwelling or a rowhouse dwelling</del>.</p> <p><b>Dwelling, Duplex</b></p> <p>Means a <i>building</i>, <del>other than a converted dwelling or additional residential unit</del>, that is divided horizontally into two (2) separate <i>dwelling units</i> each of which has an independent entrance either directly from the outside or through a common entryway.</p>

Under the proposed revisions to the by-law included in this comparison chart, underlined text indicates the addition of new wording and ~~text with a strikethrough~~ indicates the deletion of existing wording.

Item and Justification	Proposed Revision to By-Law 61-16	
<p><b>1.2 Section 4.4 – Regulations for Accessory Buildings and Structures</b></p> <p>Table 4.4.1 (Accessory Use Regulations) is being amended to remove the 95 square metres limit, establishing the maximum lot coverage solely as 15% of the total lot area. This will provide greater flexibility for residential lots that can accommodate ARU(s) exceeding the 95m<sup>2</sup> limit.</p> <p>An additional provision is being proposed for interior side yard and rear yard setback to require a minimum of 3-metre setback for two-level habitable detached structures. This regulation is being added to ensure that future developed ARUs will be considerate of surrounding properties and address privacy concerns.</p> <p>An update is being proposed to allow a maximum height of 6.5 metres for habitable accessory structures, while the existing 4.5-metre height limit would continue to apply to non-habitable structures. The additional provision is necessary to accommodate two-storey detached structures.</p>	4.1.1 Accessory Use Regulations Table	
	<b>Regulations</b>	<b>Urban Residential Zones</b>
	Lot Coverage, Maximum	<del>The lesser of 15% of the total lot area or 95m<sup>2</sup></del>
	Interior side yard and rear yard setback, Minimum (metres)	1.2m  <u>3m for two-level detached accessory structures or buildings</u>
	Structure Height, Maximum (metres)	<u>4.5m for non-habitable structures or buildings</u> <u>6.5m for habitable structures or buildings</u>

Under the proposed revisions to the by-law included in this comparison chart, underlined text indicates the addition of new wording and ~~text with a strikethrough~~ indicates the deletion of existing wording.



Item and Justification	Proposed Revision to By-Law 61-16
<p><b>1.3</b> Section 4.5 – Additional Residential Units</p> <p>Clause iv) of Section 4.5 of the By-Law is being removed and replaced, as it limits the number and types of permitted ARUs. The new regulation will permit up to four dwelling units as-of-right on a fully serviced residential lot and outlines the permissible building configurations. This provision will provide transparency with respect to the number (up to three) and type (attached or detached) of ARUs.</p> <p>An additional clause is being proposed to prohibit any rooftop amenity space above the second storey of a detached ARU, unless it meets the maximum permitted structure height. This provision is intended to prevent overlook onto neighbouring properties and address potential privacy concerns.</p>	<p><del>4.5 iv) There are no other additional dwelling units or garden suites on the property</del></p> <p><u>4.5 iv) Up to four dwelling units are permitted on a lot, including the primary dwelling unit together with:</u></p> <p><u>(1) Up to three additional residential units within or attached to the primary dwelling unit; or</u></p> <p><u>(2) Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure; or</u></p> <p><u>(3) Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.</u></p> <p><u>4.5 ix) Any rooftop amenity space above the second storey of a detached additional residential unit shall be prohibited unless it meets the maximum height for accessory structures or buildings.</u></p>

Under the proposed revisions to the by-law included in this comparison chart, underlined text indicates the addition of new wording and ~~text with a strikethrough~~ indicates the deletion of existing wording.

#### 1.4 Section 8 – Urban Residential (R) Zones

To increase opportunities for diverse housing options and enable up to four units as-of-right in Urban Residential Zones, Table 8.1.1 of Section 8 is being amended to add fourplex dwellings as a permitted use in all Urban Residential Zones. As a result of this amendment, all dwelling types accommodating up to four units will be permitted in R1, R2, and RM1 zones. These revisions will make the permitted uses within the R1, R2, and RM1 zones largely similar. As such, the consolidation of these zones will be considered as part of an upcoming housekeeping project. To better differentiate between RM2 and RM3 zone, an amendment is being proposed to add duplex dwellings as a permitted use to RM2 and remove triplex dwellings from permitted uses within RM3 zone. This will ensure that the permitted uses in RM3 better reflect the intended higher-density character of this zone.

To complement the above-noted amendments, two new footnotes are being proposed to clarify which dwelling types may contain up to four dwelling units, and to require a minimum of four attached dwelling units for RM3 zone.

The “Existing Only” condition currently applied to duplex dwellings in the R1 and R2

#### Table 8.1.1 – Uses Permitted Table

*Duplex Dwelling* is permitted in R1, R2, and RM1 – Add to RM2

*Fourplex Dwelling* is permitted in RM2 and RM3 – Add to R1, R2, and RM1

*Rowhouse Dwelling* is permitted in RM1, RM2, and RM3 – Add to R1 and R2

*Semi-Detached Dwelling* is permitted in R2 and RM1 – Add to R1

*Stacked Townhouse Dwelling* is permitted in RM1, RM2, and RM3 – Add to R1 and R2

*Street Fronting Rowhouse* is permitted in RM1, RM2, and RM3 – Add to R1 and R2

*Triplex Dwelling* is permitted in RM1, RM2, and RM3 – Add to R1 and R2, and remove from RM3

#### Footnotes for Uses Permitted Table

~~†Existing Only~~

\* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.

\*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.

#### Tables 8.2.1 and 8.2.2 – Zone Requirements Tables (Footnote attributed to “Lot Coverage, Maximum”)

~~Maximum lot coverage of 40% shall apply to dwelling units. Maximum overall lot coverage of 45% shall be permitted. The additional 5% shall only be used for accessory buildings or structures.~~

Under the proposed revisions to the by-law included in this comparison chart, underlined text indicates the addition of new wording and ~~text with a strikethrough~~ indicates the deletion of existing wording.

Item and Justification	Proposed Revision to By-Law 61-16
<p>zones is being proposed to be removed, to ensure that both newly constructed duplex dwellings and those created through renovation or conversion are permitted in these zones.</p> <p>An amendment is being proposed to remove the footnote related to maximum lot coverage for Urban Residential Zones in Tables 8.2.1 and 8.2.2. This change will allow for clearer separation between the lot coverage limits for primary dwellings and those for detached accessory buildings or structures, as detached accessory structures are not subject to the same standards as the primary dwelling.</p>	

Under the proposed revisions to the by-law included in this comparison chart, underlined text indicates the addition of new wording and ~~text with a strikethrough~~ indicates the deletion of existing wording.

**BY-LAW NUMBER XX-25**

- of -

**THE CORPORATION OF THE COUNTY OF BRANT**

To amend By-Law Number 61-16, the Comprehensive Zoning By-Law for the County of Brant, as amended (County of Brant, Four Units As-of-Right Zoning Project)

**WHEREAS** Section 34 of the *Planning Act* empowers councils of local municipalities to pass zoning by-laws.

**AND WHEREAS** The County of Brant initiated a review of its Zoning By-Law to allow up to four dwelling units as-of-right in fully serviced areas, and wishes to amend the Comprehensive Zoning By-Law for the County of Brant (By-law 61-16, as amended) for technical and housekeeping purposes;

**AND WHEREAS** the amendments are in conformity with the County of Brant Official Plan (2023) and consistent with the *Provincial Planning Statement (2024)*;

**AND WHEREAS** the Council of the Corporation of the County of Brant deems these amendments to be desirable for the future development and use of the lands within the County of Brant;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS** that By-Law 61-16, as amended, be further amended as follows:

1. THAT Section 4.5 – Additional Residential Units, clause iv) be hereby removed and replaced as follows:  
  
Up to four dwelling units are permitted on a lot, including the primary dwelling unit together with:  
  
(1) Up to three additional residential units within or attached to the primary dwelling unit; or  
  
(2) Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure; or  
  
(3) Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.
2. THAT Section 4.5 – Additional Residential Units be hereby amended to add the following clause:  
  
ix) Any rooftop amenity space above the second storey of a detached additional residential unit shall be prohibited unless it meets the maximum height for accessory structures or buildings.
3. THAT Section 4.4 – Regulations for Accessory Buildings and Structures. Table 4.4.1 be hereby amended to remove the 95 square metre maximum lot coverage requirement, to add an increased minimum side yard and rear yard setback requirement for two-level habitable detached accessory structures, and to amend the maximum permitted structure height as follows:

Regulations	Urban Residential Zones
Lot Coverage, Maximum	15% of the total lot area
Interior side yard and rear yard setback, Minimum (metres) *	1.2m 3m for two-level detached accessory structures or buildings
Structure Height, Maximum (metres)	4.5 for non-habitable structures or buildings 6.5m for habitable structures or buildings

4. THAT Section 3 – Definitions be hereby amended to remove the definition of a “Converted Dwelling”.

5. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Additional Residential Dwelling” as follows:

Means a self-contained residential dwelling unit that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit, and may be included on the same lot as a single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling.

6. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Fourplex Dwelling” as follows:

Means a *building* that is divided horizontally and/or vertically into four (4) separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common entryway but does not include a rowhouse dwelling.

7. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Duplex Dwelling” as follows:

Means a building that is divided horizontally into two (2) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entryway.

8. THAT the following uses be amended in the permitted uses under Section 8 – Urban Residential (R) Zones under Table 8.1.1, to be permitted as indicated below:

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
Dwelling, Duplex	•	•	•	•	
Dwelling, Fourplex	•	•	•	•	•
Dwelling, Rowhouse	•	•	•	•	•
Dwelling, Semi-Detached	•	•	•		



Dwelling, Stacked Townhouse	•	•	•	•	•
Dwelling, Street Fronting Rowhouse	•	•	•	•	•
Dwelling, Triplex	•	•	•	•	

9. THAT the provision following Table 8.1.1, being the superscript number attributed to the “Dwelling, Duplex” and the corresponding footnote text, be removed.
10. THAT Section 8.1 – Uses Permitted Table be amended to add the following footnote for the “List of Uses”:
- \* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.
11. THAT Section 8.1 – Uses Permitted Table 8.1.1 be amended to add the following footnote for the “RM3” Zone:
- \*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.
12. THAT the provision following Zone Requirement Tables 8.2.1 and 8.2.2, being the asterisk attributed to the “Lot Coverage, Maximum” and the corresponding footnote, be removed.
13. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

**READ** a first and second time, this \_\_\_\_ day of \_\_\_\_\_ 2025.

**READ** a third time and finally passed in Council, this \_\_\_\_ day of \_\_\_\_\_ 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

DRAFT

David Bailey, Mayor

DRAFT

Sunayana Katikapalli, Clerk






# Zoning By-Law Amendments to Permit Four Units As-of-Right in Paris and St. George

RPT-0157-25  
Negin Mousavi Berenjaghi, Junior Planner

County of Brant Council  
May 13<sup>th</sup>, 2025  
Page 157 of 263



On February 11th, Council received Report RPT-0078-25 as information and directed staff to proceed with a zoning by-law amendment to permit Four Units As-of-Right.

On April 8<sup>th</sup>, staff introduced preliminary zoning changes to permit four units as-of-right in a public meeting.

Staff have prepared a recommendation report and a draft zoning bylaw amendment for consideration and approval.

## **1. Housing Supply and Delivery:**

- Increasing opportunities for diverse and innovative housing options in fully serviced areas.

## **2. Change Management:**

- Removing or amending overly restrictive requirements
- Adding new supportive provisions to ensure responsible growth
- Maintaining zoning provisions that have effectively mitigated negative impacts



# 1. Housing Supply and Delivery

- To permit fourplexes in all Urban Residential (R) Zones.
- To permit dwelling types that can accommodate up to four units in Residential Singles (R1), Residential Singles and Semis (R2), and Residential Multiple Low Density (RM1) zones.
- To better distinguish between RM2 and RM3 zones by adding duplexes as a permitted use for RM2 zones and removing triplexes from the list of permitted uses for RM3 zones.
- To require a minimum of four attached dwelling units to better reflect the intended higher-density character of the RM3 zone.

# Urban Residential Zones

**Table 1: Permitted Uses in Urban Residential Zones**

List of Uses*	R-Class Zones				
	R1	R2	RM1	RM2	RM3**
Apartment					●
Duplex	●	●	●	●	
Fourplex	●	●	●	●	●
Rowhouse	●	●	●	●	●
Semi-Detached	●	●	●		
Single Detached	●	●	●		
Stacked Townhouse	●	●	●	●	●
Street Fronting Rowhouse	●	●	●	●	●
Triplex	●	●	●	●	
Group Home	●	●	●		
Lodging House			●	●	●

\* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.

\*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.

## 2. Change Management

### 2.1 Removing Restrictive Zoning Regulations

- To remove the definition of a converted dwelling to avoid redundancy.
- To remove the “Existing Only” condition for duplexes within R1 and R2 zones, allowing the inclusion of both newly constructed duplex dwellings and those created through conversion.
- To remove the combined regulation of a 45% overall lot coverage limit in low-density R-Class Zones, allowing for clearer separation between the lot coverage limits for primary dwellings, which would remain at 40%, and those for detached accessory buildings or structures.

# Maximum Lot Coverage (for detached structures)

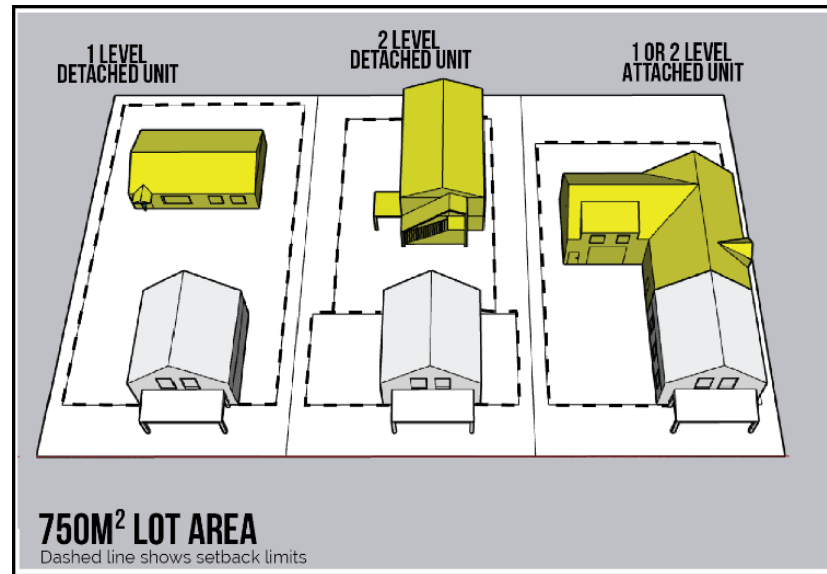
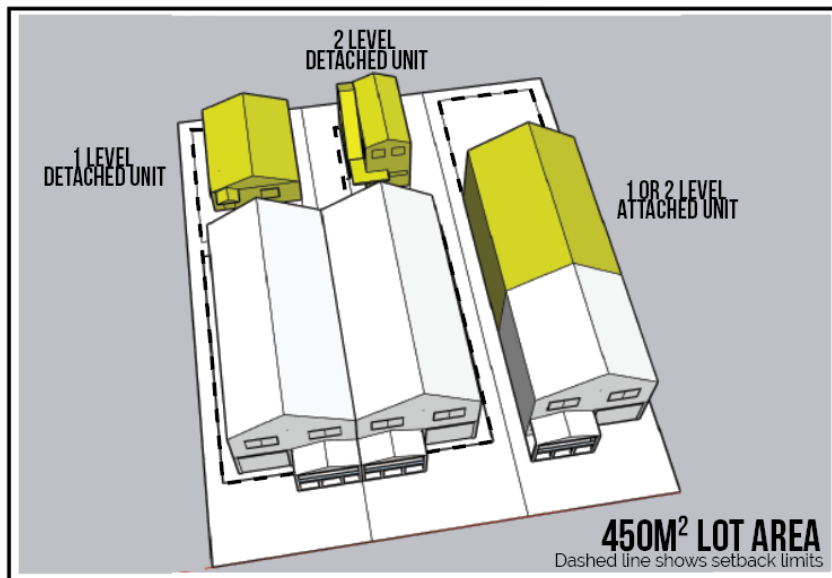
## 2.1 Removing Restrictive Zoning Regulations

- To remove the 95 square metres limit on accessory building lot coverage and base coverage solely on lot area percentage, which is 15%.
- Applying the 15% lot coverage in older established areas may result in a lot coverage that exceeds the 95 square metre limit.
- This change would provide greater flexibility for larger lots that can accommodate accessory buildings exceeding 95 square metres

**Table 2: Example Lot Sizes and Corresponding 15% Lot Coverage in Selected Areas**

Location	Average Lot Area (square metres)	15% of Lot Area (square metres)
Rest Acres Road	450	67.5
Dundas Street	750	112.5

# Maximum Lot Coverage (for detached structures)



3d Visualizations of Lot Coverage on Smaller and Larger Parcels



# Maximum Building Height (for detached habitable structures)

## 2.1 Amending Restrictive Zoning Regulations

- To enable a two-storey detached accessory structure, staff initially proposed increasing the maximum structure height to 6 metres.
- There are examples exceeding 6 metres both in the federal Housing Design Catalogue and other municipalities.

**Alberta**  
6.73 m

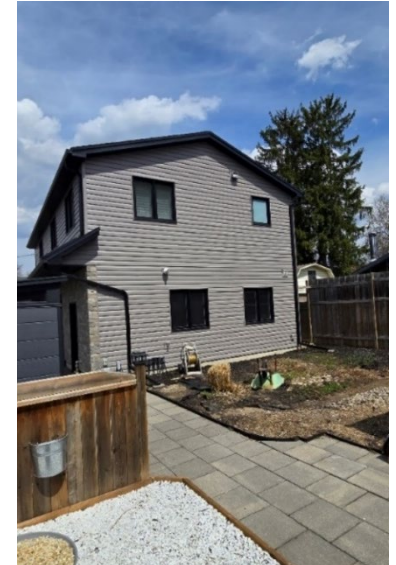


**Manitoba and  
Saskatchewan**  
6.89 m

Source: <https://www.housingcatalogue.cmhc-schl.gc.ca/>

# Maximum Building Height (for detached habitable structures)

- Minor Variance Application involved a second-storey ARU above a detached garage, with a requested maximum height of 6.9 metres and a measured midpoint roof height of 6.248 metres.



6 Ann Street, Paris

# Maximum Building Height (for detached habitable structures)

## 2.1 Amending Restrictive Zoning Regulations

- To introduce a maximum building height of 6.5 metres specifically for habitable accessory structures, with the existing 4.5-metre limit continuing to apply to non-habitable accessory buildings.
- This amendment would provide a reasonable balance by reducing the likelihood of future zoning relief requests while meeting the Building Code requirements.

**Table 3: Regulations for Accessory Structures or Buildings**

Regulations	Urban Residential Zones
Structure Height, Maximum (metres)	4.5 for non-habitable structures or buildings
	6.5m for habitable structures or buildings

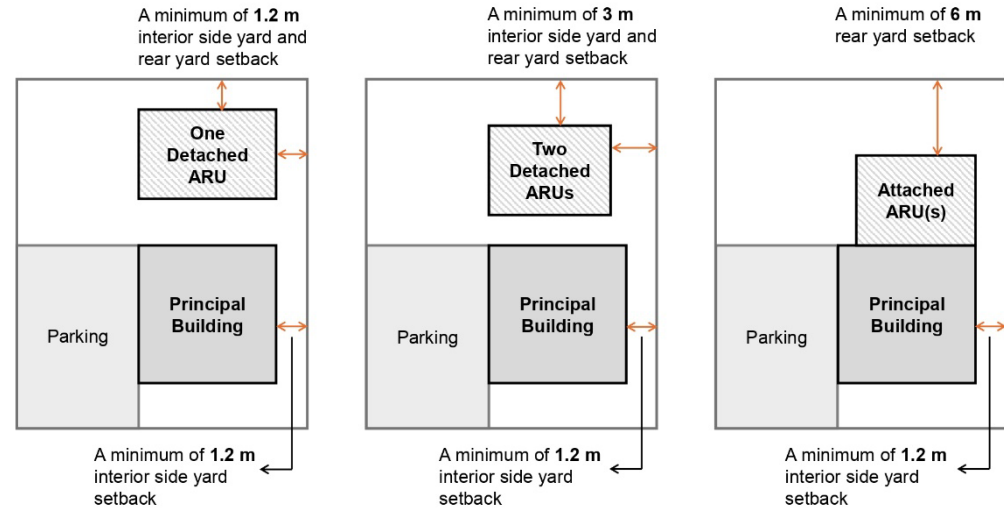
## 2. Change Management

### 2.2 Including Supportive Zoning Regulations to Ensure Responsible Growth and Enhance Clarity

- To update the definition for “Additional Residential Unit” to include a list of dwelling types that would allow ARUs.
- To add a regulation specifying the number of permitted ARUs and the associated building configurations, which will be up to three units attached to or within the primary dwelling, and up to two units in detached structures.
- To prohibit any rooftop amenity space above the second storey of a detached structure unless it meets the maximum building height.

## 2.2 Including Supportive Zoning Regulations to Ensure Responsible Growth and Enhance Clarity

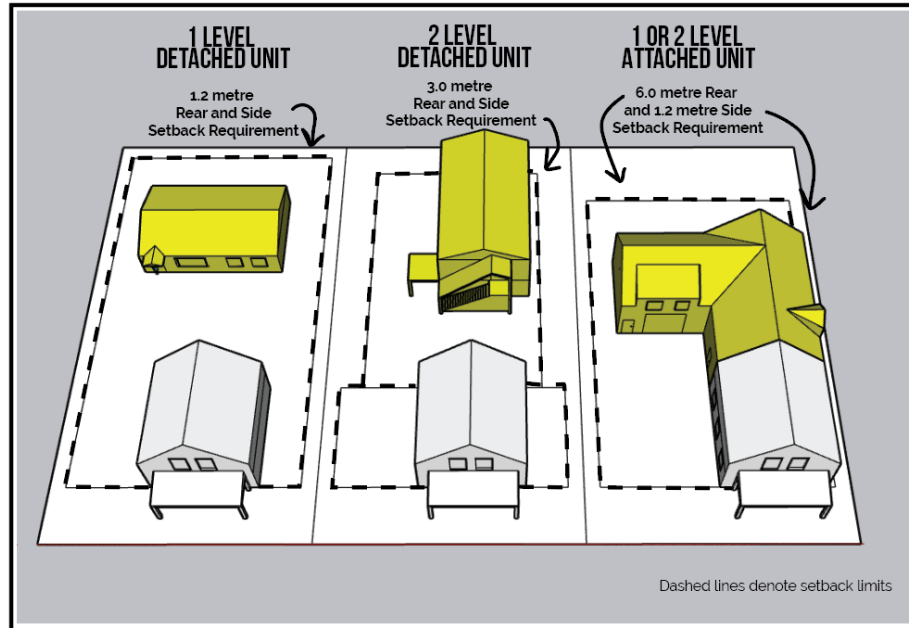
- To require an increased interior side yard and rear yard setback of 3 metres for two-level detached structures, providing adequate buffer from adjacent lots.





# Side and Rear Yard Setbacks

## 3d Visualizations of the Rear Yard and Side Yard Setback Requirements Based on the Number and Type of ARU(s)



## 2. Change Management

### 2.3 Zoning Standards to Remain Unchanged

- No changes are being proposed to zoning requirements for parking, landscape open spaces, unobstructed access, lot frontage, and lot area to ensure that future infills remain gentle and to minimize impacts on existing developments.
- Any residential development and redevelopment must demonstrate the availability of adequate servicing.
- These required standards, along with site-specific conditions, can influence the potential uptake of the four units' initiative.

## 2.3 Zoning Standards to Remain Unchanged

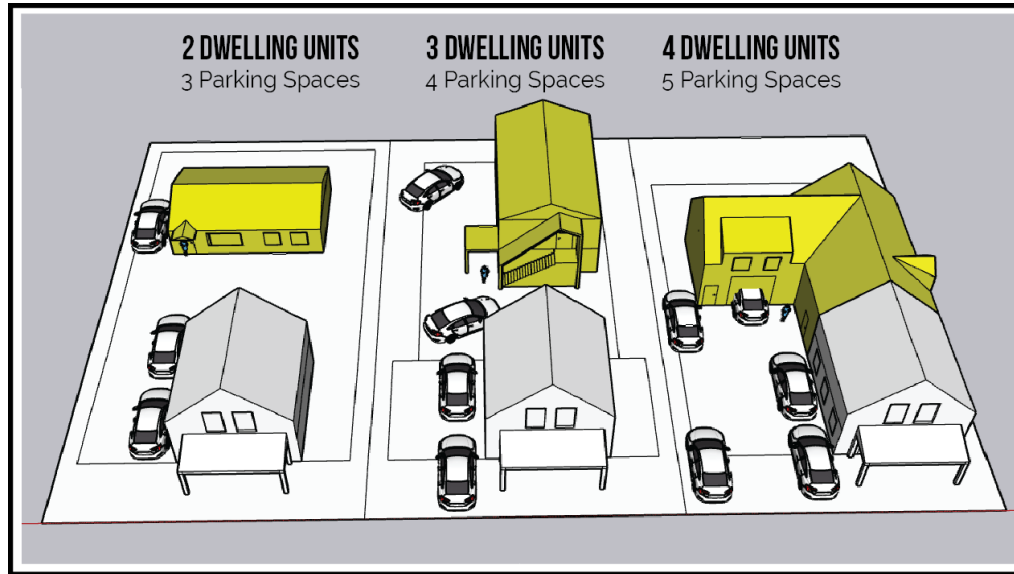
- At least five parking spaces would be required for four dwelling units, assuming the primary dwelling unit fronts a public street and includes three ARUs.
- Smaller lots are unlikely to accommodate sufficient parking for more than three dwelling units

**Table 4: Minimum Required Off-Street Parking Spaces Based on the Housing Form**

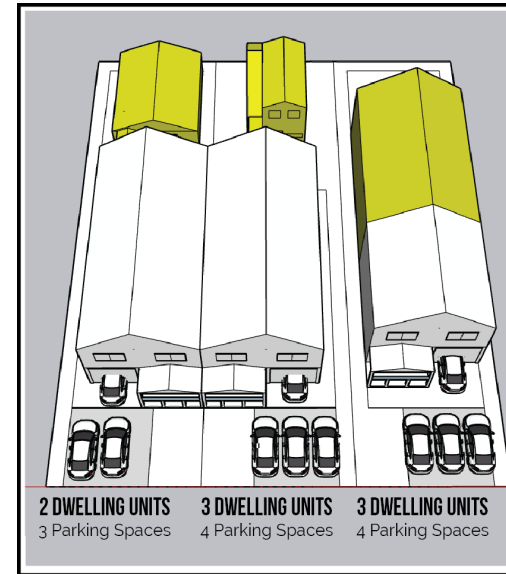
Housing Form	Minimum Required Off-Street Parking Space Regulations
Additional Residential Unit	1 space per unit
Dwelling unit with frontage on a public street	2 spaces per unit
All other housing forms	2 spaces for unit (for residents) +0.35 visitor spaces per unit

# Minimum Parking Requirements

## Minimum Parking Requirements Based on the Number of Dwelling Units



(Larger Lots)



(Smaller Lots)

## **Consistency of the amendments with the Provincial Planning Statement (2024) in:**

- Promoting the provision of a range and mix of housing options
- Permitting and facilitating residential intensification within previously developed areas;
- Optimizing existing and planned infrastructure.

## **Consistency with the County of Brant Official Plan (2023) in:**

- Encouraging housing options across a wide range of prices, occupancy types, and tenures
- Promoting innovative, compatible, sustainable, and high-quality housing in compact built forms
- Enabling more flexible zoning standards



# Questions?

**Report No:** RPT-0157-25

**Subject:** Zoning By-Law Amendments to Permit Four Units As-of-Right in Paris and St. George

**Purpose:** For Approval

**Next Step:** **THAT** Zoning By-Law Amendment file ZBA2-25-NM, initiated by the County of Brant to enable four units as-of-right in all low-density, fully serviced areas of Paris and St. George, be approved.

**AND THAT** the reason(s) for approval are as follow:

1. The amendments are consistent with the Provincial Planning Statement (2024) and County of Brant Official Plan (2023);
2. The amendments are in keeping with the overall intent of the County of Brant Comprehensive Zoning By-Law;
3. The amendments support the County in receiving federal funding and upgrading housing-enabling infrastructure; and
4. The amendments support the County's broader housing needs by promoting more diverse, innovative, and affordable housing options.

**Planner:** Negin Mousavi Berenjaghi, Junior Planner  
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County of Brant Council  
May 13<sup>th</sup>, 2025







## Agricultural Advisory Committee Minutes

**Date:** April 28, 2025  
**Time:** 9:00 a.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

**Present:** Mayor Bailey, Councillors Kyle, and Coleman, Members Aulsebrook, L. Miller, Sharp, Snyder, and Vos

**Regrets:** Members Eddy, Hodge, and R. Miller

**Staff:** Vink, Gable, Kortleve, Webb, and Pluck

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Member Vos in the Chair.

**1. Attendance**

Attendance was taken.

**2. Approval of Agenda**

Member Sharp indicated that he had two items under other business.

Councillor Kyle indicated that she had two items under other business.

Moved by Councillor Coleman

Seconded by Member Sharp

That the agenda for the April 28, 2025 Agricultural Advisory Committee including four items under other business be approved.

**Carried**

**3. Declaration of Pecuniary Interests**

None.

**4. Delegations / Petitions / Presentations**

None.

**5. Adoption of Minutes from Previous Meetings**

**5.1 Agricultural Advisory Committee Minutes of January 27, 2025**

Moved by Councillor Coleman  
Seconded by Councillor Kyle

That the Agricultural Advisory Committee minutes of January 27, 2025, be approved.

**Carried**

**6. Business Arising from the Minutes**

None.

**7. Agricultural Planning Applications**

None.

**8. Staff Reports**

**8.1 Draft Rural Prosperity Community Improvement Plan**

Brandon Webb, Research & Marketing Economic Development Officer appeared before the Committee and presented the Draft Rural Prosperity Community Improvement Plan (RPCIP). He advised that the RPCIP offers incentives to support on-farm diversified uses to expand farming operations, promote the development of Additional Residential Units (ARUs) on agricultural properties to address housing needs, and to foster commercial and community-benefiting uses in rural hamlets and villages. B. Webb highlighted the guiding objectives of the RPCIP and noted the grants offered under the incentive program.

In response to questions, Zach Gable, Director of Economic Development & Tourism advised that there is a current annual contribution to the capital budget of \$150,000 to fund downtown CIP projects, and the intent would be to use those funds for this program.

In response to questions, Brandon Kortleve, Manager of Policy Planning advised that as of current, only one principal unit and one Additional Residential Unit are permitted on agricultural properties.

The Committee further discussed ARUs on agricultural properties.

Moved by Councillor Coleman  
Seconded by Member Sharp

That the staff presentation regarding the Draft Rural Prosperity Community Improvement Plan be received as information.

**Carried**

**9. Communications**

None.

**10. Other Business**

Proposed Glen Morris Subdivision

Discussion was held surrounding a proposed subdivision within Glen Morris, with staff noting a Neighbourhood Information Meeting was held and that no application for this proposed subdivision has been received at this time. Discussion was held with regards to the traffic implications from the proposed development.

McPherson School Road Building Application

Member Vos advised of concerns they received pertaining to a building application for a pig barn on McPherson School Road.

Jeremy Vink, Director of Planning advised that the application has been withdrawn.

Backyard Hen By-law

Councillor Kyle inquired to the status of updating the County of Brant website and social media to include information pertaining to the Backyard Hen By-law.

In response to questions, B. Kortleve advised that a dedicated webpage and social media posts on backyard hens will be launching in the coming days.

Further discussion was held surrounding the enforcement of the Backyard Hen By-law, with the suggestion being made of inviting Enforcement Services to attend the May 26, 2025, Agricultural Advisory Committee to speak further to this topic.

Road Safety Surrounding Farming Practices

Councillor Kyle spoke to the importance of road safety surrounding farming equipment and requested that the County of Brant share communications on the importance of patience and sharing the road with farming equipment.

**11. In Camera**

None.

**12. Next Meeting and Adjournment**

Committee adjourned at 9:46 am to meet again on Monday, May 26, 2025, at 9:00 a.m. at the County of Brant Council Chambers.

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Secretary





**BY-LAW NUMBER 22-25**

**-of-**

**THE CORPORATION OF THE COUNTY OF BRANT**

To provide for drainage works in the County of Brant (Lowes-Amey  
Municipal Drain)

**WHEREAS** the Council of the Corporation of the County of Brant has appointed K. Smart Associates Limited, by resolution to prepare a report for improvement of the existing Lowes-Amey Municipal Drain in accordance with Section 76 of the Drainage Act, R.S.O. 1990;

**AND WHEREAS** the Council of The Corporation of The County of Brant has procured a report under Sections 76 of the Drainage Act, R.S.O. 1990, as amended, Chapter D.17, K. Smart Associates Limited, dated January 31, 2025, attached hereto as Schedule "A" and forming part of this by-law;

**AND WHEREAS** the estimated total cost to prepare the report for the drainage works is eighteen thousand dollars (\$18,000.00);

**AND WHEREAS** one thousand, four hundred fifty dollars (\$1,450.00) is the amount to be contributed by the municipality for the County land and road portions of the drainage works;

**AND WHEREAS** the Council is of the opinion that the proposed works are required;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT**  
enacts as follows:

1. **THAT** the report prepared by K. Smart Associates Limited dated January 31, 2025, and attached hereto as Schedule "A" is hereby adopted
2. **AND THAT** the Corporation of the County of Brant may borrow on the credit of the corporation the amount of \$18,000.00 being the amount necessary for the preparation and construction of the report
3. **AND THAT** for paying the amount of \$1,450.00 being the amount assessed upon the lands and roads within the municipality, a special rate sufficient to pay the amount assessed, plus interest thereon, shall be levied upon the whole rateable properties in The Corporation of The County of Brant for one (1) year after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected
4. **THAT** all assessments of One Thousand Dollars (\$1000.00) or less are payable in the first year in which the assessment is imposed.

5. **THAT** this by-law comes into force on the passing thereof and may be cited as the Lowes-Amey Municipal Drain.

**READ** a first and second time and provisionally adopted, this 4<sup>th</sup> day of March, 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

\_\_\_\_\_  
David Bailey, Mayor

\_\_\_\_\_  
Briar Allison, Deputy Clerk

**READ** a third time and finally passed in Council, this 13<sup>th</sup> day of May, 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

\_\_\_\_\_  
David Bailey, Mayor

\_\_\_\_\_  
Spencer Pluck, Deputy Clerk

# ENGINEERING REPORT

For

## **LOWES-AMEY MUNICIPAL DRAIN** *(Section 76 Report)*

**County of Brant**

(Geographic Township of Burford)

Date: January 31, 2025

File No. 23-237



**K. SMART ASSOCIATES LIMITED**  
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive  
Kitchener, ON N2R 1H6

Tel: 519-748-1199  
Fax: 519-748-6100

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SCHEDULE A – SCHEDULE OF ASSESSMENTS FOR REPORT

SCHEDULE B – SCHEDULE OF ASSESSMENTS FOR MAINTENANCE

APPENDIX A – CALCULATION OF ASSESSMENTS FOR FUTURE MAINTENANCE

DRAWING 1



Definitions:

“Act” means The Drainage Act RSO 1990

“CSP” means “Corrugated Steel Pipe”

“Drain” means Lowes-Amey Municipal Drain

“Grant” means Agricultural Drainage Infrastructure Program

“HDPE” means “High-Density Polyethylene”

“Ministry” means The Ministry of Agriculture, Food and Rural Affairs

“Municipality” means The County of Brant

“Tribunal” means Agriculture, Food and Rural Affairs Appeal Tribunal

“Ø” means diameter



# **K. SMART ASSOCIATES LIMITED**

## **CONSULTING ENGINEERS & PLANNERS**

85 McIntyre Drive  
Kitchener, ON N2R 1H6

Tel: 519-748-1199  
Fax: 519-748-6100

January 31, 2025

File No. 23-237

### **LOWES-AMEY MUNICIPAL DRAIN**

#### **County of Brant**

#### **1) EXECUTIVE SUMMARY**

This report is prepared pursuant to Section 76 of the Drainage Act RSO 1990 (the Act).

On October 24, 2023, K. Smart Associates Limited was appointed by Council resolution to prepare a report on the Lowes-Amey Municipal Drain, pursuant to Section 76 of the Act.

The primary objective of this report is to update maintenance schedules and confirm watershed boundaries and maintenance provisions. The estimated cost of this report is \$18,000.

The total drain length for maintenance purposes is 5,477m (17,969ft).

The watershed served is approximately 941.2 hectares (2,326 acres).

Assessment schedules are provided to distribute the cost of this report and maintenance of the drainage works.

- Schedule A shows the assessment of the report cost
- Schedule B will be used for prorating maintenance cost
- Appendix A illustrates the calculation of the assessments outlined in Schedule B.

## **2) DRAINAGE HISTORY**

The Lowes-Amey Municipal Drain is an open ditch, over 5km in length, located to the northwest of Burford, east of Middle Townline Road and crossing Highway 403. The Drain was last updated in full under a report by John B. Dodd O.L.S. dated May 21, 1975, under Section 78 of the Drainage Act (By Law 1915-75). This report proposed a cleaning/deepening of the existing open ditch for nearly the full length of Drain (with exception of the lower 2,500 feet deemed not necessary at the time). Existing culverts were lowered as required.

Prior to this 1975 report, another full report on the Lowes-Amey Municipal Drain was completed by John B. Dodd, O.L.S., dated January 31, 1962. The 1962 report explained that the original Lowes-Amey Municipal Drain consisted of 3,400 feet of open ditch from Horner Creek north, constructed in 1914. It was also known that in 1927 the Drain was “*extended upstream*”, however records were incomplete to be able to say how far the extension was made. Therefore, in his 1962 report, John B. Dodd treated the Lowes-Amey Municipal Drain as if it were a completely new drain.

After 1975, reports under section 65 of the Act have been completed in 1979 & 1989 to recognize severances with the watershed.

No construction work has been undertaken to the Drain since 1975.

## **3) APPOINTMENT BACKGROUND**

It is understood that a request for maintenance has been made to the County of Brant for portions of the Lowes-Amey Municipal Drain. It is also understood that a request was submitted to the County for an update to the watershed and assessment schedules for the Drain by an assessed owner.

Furthermore, select paragraphs from the County of Brant Council resolution reads:

*“And whereas the Lowes-Amey Municipal Drain was last improved under a report prepared by John B. Dodd, O.L.S., dated May 21, 1975, and adopted by By-Law 1915 of the former Township of Burford;*

*“And whereas a property owner assessed into the Lowes-Amey Municipal Drain has requested that the assessment schedule in the report dated May 21, 1975, be updated;”*

*“And whereas the Lowes-Amey Municipal Drain assessment schedule used for future maintenance would appear to need updating;”*

Upon a review of the current report by-law (watershed and assessment schedule for future maintenance), it is apparent to this engineer that the current by-law should not be used for maintenance. Significant lands to the east and northwest areas of the governing watershed boundary appear to convey overland surface waters into the Lowes-Amey Municipal Drain that were not shown to be contained in the current watershed and assessed as a part of the schedule for future maintenance.

In addition, a new schedule of assessment for future maintenance with sections of the Drain broken down into intervals would assist the Municipality in assessing costs in a fair and equitable manor, should only select sections of the Drain require maintenance at a given time.

#### **4) AUTHORITY FOR REPORT**

On October 24, 2023, K. Smart Associates Limited was appointed by resolution of the County of Brant Council to prepare a report on the Drain, pursuant to Section 76 of the Act. This report provides only for the creation of a new major watershed boundary, and a schedule of assessment for future maintenance.

No construction is proposed as a part of a report under section 76 of the Drainage Act, RSO 1990.

#### **5) On-Site Meeting**

On January 30, 2025 an on-site meeting was held in accordance with the Act. Notice of the meeting was sent to landowners in the watershed.

The following were in attendance: Joe Sroka, Don Lane, Lisa Tomkinson, Alexis Marcella, Imelda Edgeworth, Dan Bailey, Jillian Scott, Marcus Stryker, Bertus Kroondijk, Shannon Tweedle (Drainage Superintendent), Vladimir Solarzano (Engineering assistant), and Curtis MacIntyre (Engineer).

Discussion topics included the scheduled maintenance work for summer 2025, the requirement of a new maintenance schedule, the extents of the drain, hypothetical maintenance assessments, and assessments for this Section 76 report. The engineer also discussed the drain location in relation to property lines, as depicted on the watershed plan, with Mr. Lane. A follow up site visit was made to confirm the drain location and the need to update the parcel fabric.

No significant concerns were raised.

#### **6) WATERSHED DESCRIPTION**

The watershed as defined in this report was established primarily using topographic information (LiDAR) provided by the province, in addition to on site investigations at select locations. In some locations, the new watershed has been compared and found to generally agree with the previous watershed, as per the John B. Dodd, O.L.S. report of 1975. However, additional lands on Lot 7 & 8, Concessions 3 & 4, and on the northern portion of Lot 12, Concession 2, not previously included, have now been included in the new watershed.

The watershed is composed of approximately 64% agricultural lands, 30% forest lands, and 6% roads.

## 7) EXISTING DRAIN

### 7.1) Drain Stations

The following table outlines, simply, the different sections of the Lowes-Amey Municipal Drain as it exists and is to be maintained by the County of Brant. For greater detail on grades, shapes/sizes, and other specifications, for the Lowes-Amey Municipal Drain reference should be made to the John B. Dodd, O.L.S Report dated May 21, 1975.

*Table 7-1 - Drain Intervals and Specifications*

<b><u>Drain Interval</u></b>	<b><u>Stations (from 1975 Report in feet)</u></b>	<b><u>Open/ Closed</u></b>	<b><u>Specifications</u></b>
Interval 1	0+00 to 65+25	Open	0+00 to 24+85 - 1m bottom, 1.5:1 side slope 24+85 to 65+25 - 1.5m bottom, 1.5:1 side slope
Interval 2	65+25 to 90+55	Open	1.2m bottom, 1.5:1 side slope
Interval 3	90+55 to 112+00	Open	1.2m bottom, 1.5:1 side slope
Interval 4	112+00 to 138+20	Open	112+00 to 115+00 - 1.2m bottom, 1.5:1 side slope 115+00 to 138+20 - 1m bottom, 1.5 side slope
Interval 5	138+20 to 179+69	Open	138+20 to 179+69 - 1m bottom, 1.5 side slope

### 7.2) Culverts

Upon review of the 1962 report by John B. Dodd, O.L.S., it is understood that the report provided “Severance” allowances (now referred to as “Loss of Access”) to all properties along the Lowes-Amey Drain, in lieu of constructing farm access crossings. The report provided severance amounts ranging from \$50 to \$340 in proportion to the minimum size of culvert required along the Drain (18” to 72” minimum diameter). Under the 1975 report, existing culverts are depicted on the profile, with a construction item listed for adjusting culvert grades, however no further mention is made in the report regarding status nor construction of any new culverts. Therefore, it is confirmed that all existing culverts on the Lowes-Amey Drain are private and therefore the physical and financial responsibility of the property owner.

The following table identifies all existing culverts on the Drain as depicted in the 1975 report and verified by site inspection. The table also lists the Minimum Culvert Size as originally indicated by John B. Dodd, O.L.S. under the 1962 report of the Lowes-Amey Drain. It is important to note that the minimum culvert sizes determined in 1962 may no longer meet the current regulatory requirements. Should an owner desire to construct or replace an existing private culvert on the Lowes-Amey Municipal Drain, they are to follow the current regulatory permits/requirements established by the applicable regulatory bodies (contact the County of Brant Drainage Superintendent for guidance). A starting reference can be made to the Minimum Culvert Size in the table below, with the selected size being at least the minimum stated.

Table 7-2 - Summary of Culverts

<b><u>Roll No. / Road</u></b>	<b><u>Station</u></b>	<b><u>Existing</u></b>	<b><u>Minimum Culvert Size (from 1962 report)</u></b>
(040-68400)	24+66	9m x 1800mm CSP (72")	72"
5 <sup>th</sup> Concession Road	41+94	2800mm SPCSP	
(040-75400)	45+29	6m x 1800mm CSP (72")	60"
(040-75200)	49+84	6m x 1800mm CSP (72")	60"
Golf Links Road	90+55	1800mm High x 3300mm Wide SPCSP ARCH	
Highway 403 (Alexander Graham Bell PWY)	112+00	2000mm High x 3000mm Wide Concrete Box Culvert	
(040-81300)	119+05	5m x 1650mm CSP (66")	48"
3 <sup>rd</sup> Concession Road	138+00	12m x 900mm CSP (36")	
(040-83200)	159+47	6m x 600mm CSP (24")	<b>30"</b> Note

*Note: Given that a detailed site review and hydrologic analysis was not a part of the scope of this report under Section 76 of the Act, the existing 24" (600mm) diameter culvert on property with Roll No. 040-83200 may or may not be sufficient, as is, even though it does not meet the original engineer's minimum size. No action is required unless the owner wishes to replace the existing 24" diameter access crossing, then, as stated on page 4, current regulatory permits/requirements should be followed, with the size at least meeting the minimum stated above.*

## **8) DRAWINGS**

### **8.1) Drain Location and Watershed Plan**

The location of the Drain (solid, black, bold line) and the affected properties are shown on Drawing No. 1 included with this report. The numbers adjacent to the drain are station numbers which indicate in *feet* the distance along the drain from the outlet. The dashed black, bold line depicts the watershed limits of the Drain.

### **8.2) Alignment of Drains**

For maintenance purposes, the drain location on Drawing No. 1 is based on the current, governing report, adjusted to match available aerial mapping.

In the absence of survey bars, existing fences and similar boundary features are assumed to represent property lines. Should landowners desire a more precise location for the drain



in relation to their property line or if there is dispute about the location of any property line, it is recommended that landowners obtain a legal survey at their own cost prior to maintenance work.

## 9) COSTS

### 9.1) Engineering Cost Estimate

Engineering Costs include report preparation and attending the Council meeting to consider report and Court of Revision.

The cost for report preparation is usually not altered at the conclusion of a project unless the report is referred back or the report is appealed to the Drain Tribunal which would result in additional cost. The amount shown for meetings is an estimate. The final cost will be based on the actual time required for meetings. Engineering costs are summarized in Table 9-1 - Estimated Cost Summary.

### 9.2) Estimate of Section 73 Costs

Section 73(2) and 73(3) of the Act direct that the cost of services provided by municipal staff and Council to carry out the Act process shall not form part of the final cost of the drain. However, Section 73(1) outlines that the following costs incurred by the municipality can be included in the cost of the drain: “cost of any application, reference or appeal and the cost of temporary financing.” The estimate of Section 73 costs is included to cover the cost of carrying out the required procedures under the Act.

### 9.3) Harmonized Sales Tax

The Harmonized Sales Tax (HST) will apply to most costs on this project. The Municipality is eligible for a partial refund on HST paid, the net 1.76% HST is included in the cost estimates in this report.

### 9.4) Estimated Cost Summary

Table 9-1 - Estimated Cost Summary

<b>ENGINEERING</b>	
Report Preparation	16,688.68
Consideration of Report Meeting	500
Court of Revision	500
Net HST (1.76%)	311.32
<b>TOTAL ENGINEERING COSTS:</b>	<b>\$18,000</b>
<b>SECTION 73 COSTS</b>	
<b>TOTAL SECTION 73 COSTS:</b>	<b>\$0</b>
<b>TOTAL ESTIMATED COST:</b>	<b>\$18,000</b>

## **10) ASSESSMENTS**

The Drainage Act requires that the total estimated cost be assessed to the affected lands and roads under the categories of Benefit (Section 22), Outlet Liability (Section 23), Injuring Liability (Section 23), Special Benefit (Section 24) and Increased Cost (Section 26). On this project only assessments for Benefit and Outlet Liability are involved.

### **10.1) Calculation of Assessments**

The method of calculating the assessment for the purpose of Future Maintenance of the Drain is illustrated in Appendix A, included with this report. Appendix A divides the Drain into intervals. An estimated (hypothetical) cost of future maintenance is established at the top of the column for each interval. This hypothetical maintenance cost is not a real cost at this time, and is included only for establishing the Benefit and Outlet Liability assessments for each property. The hypothetical maintenance cost is a reflection of the potential cost for cleanout/brushing of the open ditch across a given interval.

For each interval, the first step in the assessment calculation is to determine the benefit assessment to the affected lands and roads. After deducting the total benefit from the hypothetical maintenance cost (per interval), the balance of the cost is then assessed as outlet liability on a per hectare basis to all lands and roads within and/or upstream of this interval.

### **10.2) Benefit Assessments (Section 22 and 24)**

Section 22 benefits were calculated for lands that benefit from the existence of the drain and are not proportional to watershed area. Where applicable, Section 22 benefits are outlined per interval in Appendix A.

### **10.3) Outlet Liability Assessment (Section 23)**

Section 23(3) of the Drainage Act states that outlet liability assessment is to be based on the volume and rate of flow of the water artificially caused to flow. To satisfy this requirement, the lands and roads in the watershed are assessed on a per hectare basis, with adjustments made to recognize the different amount of runoff generated by different land uses. The basis for the adjustments is 1 hectare of cleared agricultural land contributing both surface and subsurface water to the drain. Land uses with a different runoff rate are adjusted by the factors given in the Table 10-1 - Runoff Factors Table.

Table 10-1 - Runoff Factors Table

Land Use	Runoff factor
Agricultural	1
Forest	0.5
Gravel Road	2
Paved Road	3

## **11) Assessment Schedules**

In accordance with Section 74 of the Act, the Drain is to be maintained by the municipality and the cost of maintenance assessed to lands/roads upstream of the maintenance location. In the assessment schedules, each parcel of land assessed has been identified by the municipal assessment roll number at the time of the preparation of this report. The size of each parcel was established using the assessment roll information. For convenience only, each parcel is also identified by the owner name(s).

There are no grants available towards the cost of preparing a Section 76 report. However, maintenance costs may be eligible for grant. Grant eligibility will be determined by the Municipality when actual maintenance costs are levied.

### **11.1) Schedule A - Schedule of Assessments**

The estimated cost for this report is distributed among lands and roads as shown in Schedule A, the Schedule of Assessments for Report. Lands have been broken down into five (5) categories of assessments. Those include:

1. Large agricultural properties (>15 ha.)	\$450
2. Medium agricultural properties with bush lands (5< ha.< 15)	\$350
3. Smaller agricultural properties (<5 ha.)	\$200
4. Primarily bush lots	\$150
5. Other small residential lots	\$100

### **11.2) Schedule B - Schedule of Assessment for Maintenance**

Schedule B amounts are not payable at this time, they will be used to prorate maintenance cost. The amounts in Schedule B are derived from the cost distribution shown in Appendix A. Refer to 10.1) *Calculation of Assessments* for a detailed explanation of how maintenance assessments were arrived at.

Schedule B is divided into columns to reflect the different drain intervals where maintenance work may be undertaken. These intervals assist in identifying upstream lands and roads to be assessed for maintenance. The percentages shown in Schedule B determine the share of maintenance to be levied on a property/road. For example, a \$1,000 beaver dam removal will result in a \$50 assessment to a property with a 5% maintenance assessment.

## **12) MAINTENANCE**

The following paragraphs apply for maintenance of the Drain.

### **12.1) Culverts**

- The costs of cleaning through all culverts shall be assessed as drain maintenance to upstream lands and roads.
- As stated above, since the status of all culverts are deemed private, the cost of installation, repair, replacement and removal are the responsibility of each owner.
- Prior approval of the Municipality is required before a landowner installs a culvert on the Drain.

### **12.2) Access and Obstructions**

According to Section 74 of the Act, a right-of-way along the drain and access routes to the drain exist for the Municipality to maintain the drain. The right-of-way for the drain and the drain itself shall remain free of obstructions. The cost for removing obstructions is the responsibility of the owner.

### **12.3) New Connections**

Any landowner making a new connection to the Drain, shall notify the Drainage Superintendent before making the connection. If the Drainage Superintendent is not notified, the cost to remedy new connections that obstruct or otherwise damage the drain will be the responsibility of the owner.

### **12.4) Landowner Inspection of Drain**

All parties affected by the Drain, are encouraged to periodically inspect the drain and report any visible or suspected problems to Municipality.

### **12.5) Updating Future Maintenance Schedules**

To ensure future maintenance assessments are equitable, the assessments provided in this report should be reapportioned under Section 65 when severances or amalgamations occur, when new lands are connected to the Drain or when a land-use change occurs that can be accommodated by the existing Drain. If a future land-use change will cause the drain capacity to be exceeded, a report under Section 4 or 78 may be required to provide increased capacity.

## **13) PRIVACY OF LANDS**

Although a municipal drain is situated on the property of various landowners, one landowner may not enter another landowner's property by means of the drain. Persons authorized to enter private lands to carry out duties authorized under the Act include: Engineers, Contractors, and the appointed Drainage Superintendents (or their assistants).

## **14) BYLAW**

This report including the assessment schedules, appendix and drawing(s), when adopted by bylaw in accordance with the Act, provides the basis for maintenance of the Lowes-Amey Municipal Drain. The John B. Dodd report dated May 21, 1975, shall govern the grades, shapes/sizes, and specifications for the Drain.

All of which is respectfully submitted,

K. SMART ASSOCIATES LTD.



Curtis MacIntyre, P. Eng.



**SCHEDULE A - SCHEDULE OF ASSESSMENTS FOR REPORT  
LOWES-AMEY MUNICIPAL DRAIN  
COUNTY OF BRANT**

Con	Lot	Roll No. (Owner)	Total ha affected	Gross Total Assessment (\$)
<b>County of Brant (Roll No. 2920011-)</b>				
5	Pt. Lot 9 & 10	040-68400 (Robert Edgeworth)	63.9	450
5	Pt. Lot 9	040-68500 (Grand River Conservation Authority)	22.3	450
5	Pt. Lot 9	040-68600 (Danny & Janet Bailey)	0.5	100
4	Pt. Lot 10 & 11	040-74300 (Woodbury Farms Ltd.)	24.6	450
4	Pt. Lot 9 & 10	040-74400 (Paul & Dori Lehmann)	43.6	450
4	Pt. Lot 8 & 9	040-74500 (Pond Meadows Inc.)	29.0	450
4	Pt. Lot 7	040-74501 (Mervin & Mary Bell)	0.3	100
4	Pt. Lot 8	040-74510 (Trent Malcolm)	0.4	100
4	Pt. Lot 8	040-74550 (James Lehmann)	0.6	100
4	Pt. Lot 7	040-74600 (571245 Ontario Ltd.)	27.0	450
4	Pt. Lot 7	040-74610 (Mike Banks & Michelle Earls)	0.2	100
4	Pt. Lot 7	040-74650 (Justin & Lucinda Lehmann)	0.4	100
4	Pt. Lot 7, 8 & 9	040-74800 (Tansleyview Holsteins Ltd)	43.1	450
4	Pt. Lot 9	040-75100 (Danny & Janet Bailey)	14.3	350
4	Pt. Lot 9	040-75200 (Donald & Marilyn Lane)	6.1	150
4	Pt. Lot 9	040-75300 (Donald Lane)	0.4	100
4	Pt. Lot 9	040-75400 (Alexis Marcella)	9.2	350
4	Pt. Lot 10	040-75500 (Robert Edgeworth)	15.5	350
3	Pt. Lot 12	040-80800 (Mildred Tillotson, Linda Deveney)	12.0	350
3	Pt. Lot 12	040-80850 (Joe & Angela Sroka Farm Produce)	16.3	350
3	Pt. Lot 11	040-80900 (Joe & Angela Sroka Farm Produce)	35.4	450
3	Pt. Lot 10	040-81000 (Jillian Scott, Rachel Banham)	37.2	450
3	Pt. Lot 9	040-81100 (Antonio & Josephine Nadalin)	8.5	150
3	Pt. Lot 9	040-81200 (Marcus & Jennifer Stryker)	14.6	350
3	Pt. Lot 8 & 9	040-81300 (1322381 Ontario Inc.)	30.1	450
3	Pt. Lot 8	040-81400 (Leslie Lorincz)	2.0	100
3	Pt. Lot 8	040-81500 (Joe & Angela Sroka Farm Produce)	15.9	350
3	Pt. Lot 7	040-81590 (Martha Proceviat)	0.2	100
3	Pt. Lot 7	040-81600 (Ian Shaw)	0.9	450
3	Pt. Lot 7	040-81700 (Matthew & Shannon Caudle)	4.4	150
3	Pt. Lot 7	040-81800 (Myles & Brontley Pynenburg)	13.9	350
3	Pt. Lot 7 & 8	040-81900 (Tricor Farms Ltd.)	44.0	450
3	Pt. Lot 7	040-81902 (Robert Foster)	0.1	100
3	Pt. Lot 8	040-81950 (Keith & Jennifer Matheson)	0.4	100
3	Pt. Lot 8 & 9	040-82000 (Woodbury Leaf Inc.)	22.0	450
3	Pt. Lot 8	040-82010 (Elizabeth Thompson, Denise Hernandez)	0.4	100
3	Pt. Lot 9	040-82100 (Craig & Sarah Matheson)	9.9	350
3	Pt. Lot 9	040-82200 (Margaret Campbell Estate)	18.1	150
3	Pt. Lot 9	040-82210 (Ministry of Transportation Ontario)	4.9	150
3	Pt. Lot 10	040-82230 (Tansleyview Holsteins Ltd)	16.7	350
3	Pt. Lot 10	040-82240 (Bradley & Lindsay Hunter)	0.6	100
3	Pt. Lot 10	040-82300 (Benona & Kimberley Mannen)	0.9	100
3	Pt. Lot 10 & 11	040-82400 (John & Paul Kowalczyk)	35.2	450
3	Pt. Lot 11	040-82500 (Woodbury Leaf Inc.)	8.6	350
3	Pt. Lot 12	040-82600 (Woodbury Leaf Inc.)	5.2	200
3	Pt. Lot 12	040-82700 (Joseph, Joseph, Jason & Joshua Slusarczyk)	1.8	200
2	Pt. Lot 12	040-82800 (DG Global Grain Inc.)	4.3	200
2	Pt. Lot 12	040-82850 (RJ Wilson Investments Ltd.)	2.8	200
2	Pt. Lot 12	040-82900 (Pennmar Holdings Inc.)	47.2	450
2	Pt. Lot 11	040-82950 (Joseph & Irene Demeulenaere)	0.9	100
2	Pt. Lot 11	040-83100 (2275223 Ontario Ltd.)	61.7	450
2	Pt. Lot 10	040-83200 (A & R DaSilva Farms Ltd.)	68.4	450
2	Lot 9	040-83300 (Beverly Realty Investments Inc.)	32.8	450
2	Pt. Lot 12	040-83900 (Todd & Emily Box)	1.1	100
2	Pt. Lot 12	040-83901 (Allan Vandecappelle)	0.6	100
2	Pt. Lot 12	040-83920 (Prime-Tech Precision Inc.)	7.6	350
2	Pt. Lot 12	040-83950 (Mona & Nicola Dinardo)	0.4	100
<b>Total Assessments on Lands:</b>			<b>889.4</b>	<b>15,650</b>
Middle Townline Road (County of Brant)			2.1	350
3rd Concession Road (County of Brant)			5.1	350
Golf Links Road (County of Brant)			5.1	350
5th Concession Road (County of Brant)			0.8	200
Wight Road (County of Brant)			1.1	200
Highway 403 (M.T.O.)			37.6	900
<b>Total Assessments on Roads:</b>			<b>51.8</b>	<b>2,350</b>
<b>TOTAL ASSESSMENTS LOWES-AMEY MUNICIPAL DRAIN (For Report):</b>			<b>941.2</b>	<b>18,000</b>

## Notes:

- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience the owner's names as shown by the last revised assessment roll have also been included.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE  
LOWES-AMEY MUNICIPAL DRAIN  
COUNTY OF BRANT**

			LOWES-AMEY MUNICIPAL DRAIN										Main Drain	
			Interval 1		Interval 2		Interval 3		Interval 4		Interval 5		Total	
			0+00 to 65+25		65+25 to 90+46		90+46 to 112+00		112+00 to 138+20		138+20 to 179+69			
Con	Lot	Roll No. (Owner)	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
<b>County of Brant (Roll No. 2920011-)</b>														
5	Pt. Lot 9 & 10	040-68400 (Robert Edgeworth)	3,751	13.64	0	0.00	0	0.00	0	0.00	0	0.00	3,751	4.94%
5	Pt. Lot 9	040-68500 (Grand River Conservation Authority)	466	1.69	0	0.00	0	0.00	0	0.00	0	0.00	466	0.61%
5	Pt. Lot 9	040-68600 (Danny & Janet Bailey)	12	0.04	0	0.00	0	0.00	0	0.00	0	0.00	12	0.02%
4	Pt. Lot 10 & 11	040-74300 (Woodbury Farms Ltd.)	590	2.15	199	1.90	0	0.00	0	0.00	0	0.00	789	1.04%
4	Pt. Lot 9 & 10	040-74400 (Paul & Dori Lehmann)	758	2.76	705	6.71	0	0.00	0	0.00	0	0.00	1,463	1.93%
4	Pt. Lot 8 & 9	040-74500 (Pond Meadows Inc.)	537	1.95	856	8.15	0	0.00	0	0.00	0	0.00	1,393	1.83%
4	Pt. Lot 7	040-74501 (Mervin & Mary Bell)	7	0.03	2	0.02	0	0.00	0	0.00	0	0.00	9	0.01%
4	Pt. Lot 8	040-74510 (Trent Malcolm)	10	0.04	3	0.03	0	0.00	0	0.00	0	0.00	13	0.02%
4	Pt. Lot 8	040-74550 (James Lehmann)	15	0.05	5	0.05	0	0.00	0	0.00	0	0.00	20	0.03%
4	Pt. Lot 7	040-74600 (571245 Ontario Ltd.)	578	2.10	195	1.86	0	0.00	0	0.00	0	0.00	773	1.02%
4	Pt. Lot 7	040-74610 (Mike Banks & Michelle Earls)	5	0.02	2	0.02	0	0.00	0	0.00	0	0.00	7	0.01%
4	Pt. Lot 7	040-74650 (Justin & Lucinda Lehmann)	10	0.04	3	0.03	0	0.00	0	0.00	0	0.00	13	0.02%
4	Pt. Lot 7, 8 & 9	040-74800 (Tansleyview Holsteins Ltd)	767	2.79	252	2.40	0	0.00	0	0.00	0	0.00	1,019	1.34%
4	Pt. Lot 9	040-75100 (Danny & Janet Bailey)	608	2.21	10	0.10	0	0.00	0	0.00	0	0.00	618	0.81%
4	Pt. Lot 9	040-75200 (Donald & Marilyn Lane)	690	2.51	53	0.50	0	0.00	0	0.00	0	0.00	743	0.98%
4	Pt. Lot 9	040-75300 (Donald Lane)	10	0.04	0	0.00	0	0.00	0	0.00	0	0.00	10	0.01%
4	Pt. Lot 9	040-75400 (Alexis Marcella)	585	2.13	20	0.19	0	0.00	0	0.00	0	0.00	605	0.80%
4	Pt. Lot 10	040-75500 (Robert Edgeworth)	238	0.87	58	0.55	0	0.00	0	0.00	0	0.00	296	0.39%
3	Pt. Lot 12	040-80800 (Mildred Tillotson, Linda Deveney)	257	0.93	87	0.83	110	1.22	272	2.37	0	0.00	726	0.96%
3	Pt. Lot 12	040-80850 (Joe & Angela Sroka Farm Produce)	352	1.28	119	1.13	150	1.67	372	3.23	0	0.00	993	1.31%
3	Pt. Lot 11	040-80900 (Joe & Angela Sroka Farm Produce)	678	2.47	228	2.17	288	3.20	715	6.22	0	0.00	1,909	2.51%
3	Pt. Lot 10	040-81000 (Jillian Scott, Rachel Banham)	668	2.43	225	2.14	284	3.16	705	6.13	0	0.00	1,882	2.48%
3	Pt. Lot 9	040-81100 (Antonio & Josephine Nadalin)	121	0.44	41	0.39	52	0.58	128	1.11	0	0.00	342	0.45%
3	Pt. Lot 9	040-81200 (Marcus & Jennifer Stryker)	238	0.87	80	0.76	101	1.12	651	5.66	0	0.00	1,070	1.41%
3	Pt. Lot 8 & 9	040-81300 (1322381 Ontario Inc.)	702	2.55	237	2.26	299	3.32	1,141	9.92	0	0.00	2,379	3.13%
3	Pt. Lot 8	040-81400 (Leslie Lorincz)	49	0.18	16	0.15	21	0.23	0	0.00	0	0.00	86	0.11%
3	Pt. Lot 8	040-81500 (Joe & Angela Sroka Farm Produce)	333	1.21	112	1.07	142	1.58	0	0.00	0	0.00	587	0.77%
3	Pt. Lot 7	040-81590 (Martha Proceviat)	5	0.02	2	0.02	2	0.02	0	0.00	0	0.00	9	0.01%
3	Pt. Lot 7	040-81600 (Ian Shaw)	22	0.08	7	0.07	9	0.10	0	0.00	0	0.00	38	0.05%
3	Pt. Lot 7	040-81700 (Matthew & Shannon Caudle)	56	0.20	19	0.18	24	0.27	0	0.00	0	0.00	99	0.13%
3	Pt. Lot 7	040-81800 (Myles & Brontley Pynenburg)	318	1.16	107	1.02	135	1.50	0	0.00	0	0.00	560	0.74%
3	Pt. Lot 7 & 8	040-81900 (Tricor Farms Ltd.)	840	3.05	283	2.70	283	3.14	0	0.00	0	0.00	1,406	1.85%
3	Pt. Lot 7	040-81902 (Robert Foster)	2	0.01	1	0.01	0	0.00	0	0.00	0	0.00	3	0.00%
3	Pt. Lot 8	040-81950 (Keith & Jennifer Matheson)	10	0.04	3	0.03	0	0.00	0	0.00	0	0.00	13	0.02%
3	Pt. Lot 8 & 9	040-82000 (Woodbury Leaf Inc.)	512	1.86	173	1.65	368	4.09	0	0.00	0	0.00	1,053	1.39%
3	Pt. Lot 8	040-82010 (Elizabeth Thompson, Denise Hernandez)	10	0.04	3	0.03	4	0.04	0	0.00	0	0.00	17	0.02%
3	Pt. Lot 9	040-82100 (Craig & Sarah Matheson)	202	0.73	68	0.65	86	0.96	0	0.00	0	0.00	356	0.47%
3	Pt. Lot 9	040-82200 (Margaret Campbell Estate)	245	0.89	83	0.79	329	3.66	0	0.00	0	0.00	657	0.86%
3	Pt. Lot 9	040-82210 (Ministry of Transportation Ontario)	61	0.22	20	0.19	26	0.29	0	0.00	0	0.00	107	0.14%
3	Pt. Lot 10	040-82230 (Tansleyview Holsteins Ltd)	364	1.32	123	1.17	155	1.72	0	0.00	0	0.00	642	0.84%
3	Pt. Lot 10	040-82240 (Bradley & Lindsay Hunter)	15	0.05	5	0.05	6	0.07	0	0.00	0	0.00	26	0.03%
3	Pt. Lot 10	040-82300 (Benona & Kimberley Mannen)	22	0.08	7	0.07	9	0.10	0	0.00	0	0.00	38	0.05%
3	Pt. Lot 10 & 11	040-82400 (John & Paul Kowalczyk)	840	3.05	283	2.70	358	3.98	0	0.00	0	0.00	1,481	1.95%
3	Pt. Lot 11	040-82500 (Woodbury Leaf Inc.)	192	0.70	65	0.62	82	0.91	0	0.00	0	0.00	339	0.45%
3	Pt. Lot 12	040-82600 (Woodbury Leaf Inc.)	87	0.32	29	0.28	37	0.41	0	0.00	0	0.00	153	0.20%
3	Pt. Lot 12	040-82700 (Joseph, Joseph, Jason & Joshua Slusarczyk)	44	0.16	15	0.14	19	0.21	0	0.00	0	0.00	78	0.10%
2	Pt. Lot 12	040-82800 (DG Global Grain Inc.)	104	0.38	35	0.33	44	0.49	110	0.96	301	1.72	594	0.78%
2	Pt. Lot 12	040-82850 (RJ Wilson Investments Ltd.)	68	0.25	23	0.22	29	0.32	72	0.63	196	1.12	388	0.51%
2	Pt. Lot 12	040-82900 (Pennmar Holdings Inc.)	1,107	4.03	373	3.55	471	5.23	1,169	10.17	3,189	18.22	6,309	8.30%
2	Pt. Lot 11	040-82950 (Joseph & Irene Demeulenaere)	12	0.04	4	0.04	5	0.06	13	0.11	35	0.20	69	0.09%
2	Pt. Lot 11	040-83100 (2275223 Ontario Ltd.)	1,275	4.64	430	4.10	543	6.03	1,346	11.70	4,471	25.55	8,065	10.61%
2	Pt. Lot 10	040-83200 (A & R DaSilva Farms Ltd.)	1,528	5.56	515	4.90	650	7.22	1,613	14.03	5,298	30.27	9,604	12.64%
2	Lot 9	040-83300 (Beverly Realty Investments Inc.)	765	2.78	258	2.46	326	3.62	808	7.03	2,703	15.45	4,860	6.39%
2	Pt. Lot 12	040-83900 (Todd & Emily Box)	27	0.10	9	0.09	11	0.12	28	0.24	77	0.44	152	0.20%
2	Pt. Lot 12	040-83901 (Allan Vandecappelle)	15	0.05	5	0.05	6	0.07	15	0.13	42	0.24	83	0.11%
2	Pt. Lot 12	040-83920 (Prime-Tech Precision Inc.)	185	0.67	62	0.59	79	0.88	195	1.70	531	3.03	1,052	1.38%
2	Pt. Lot 12	040-83950 (Mona & Nicola Dinardo)	10	0.04	3	0.03	4	0.04	10	0.09	28	0.16	55	0.07%
<b>Total Assessments on Lands:</b>			<b>21,978</b>	<b>79.94</b>	<b>6,521</b>	<b>62.14</b>	<b>5,547</b>	<b>61.63</b>	<b>9,363</b>	<b>81.43</b>	<b>16,871</b>	<b>96.40</b>	<b>60,280</b>	<b>79.32%</b>
Middle Townline Road (County of Brant)			153	0.56	52	0.49	65	0.72	163	1.41	163	1.44	685	0.90%
3rd Concession Road (County of Brant)			372	1.35	125	1.18	158	1.76	1,128	9.80	1,128	2.16	2,160	2.84%
Golf Links Road (County of Brant)			372	1.35	875	8.32	65	0.72	0	0.00	750	0.00	1,312	1.73%
5th Concession Road (County of Brant)			808	2.93	0	0.00	0	0.00	0	0.00	750	0.00	808	1.06%
Wight Road (County of Brant)			80	0.29	0	0.00	0	0.00	0	0.00	0	0.00	80	0.11%
Highway 403 (M.T.O.)			3,737	13.58	2,927	27.87	3,165	35.17	846	7.36	5,846	0.00	10,675	14.05%
<b>Total Assessments on Roads:</b>			<b>5,522</b>	<b>20.06</b>	<b>3,979</b>	<b>37.86</b>	<b>3,453</b>	<b>38.37</b>	<b>2,137</b>	<b>18.57</b>	<b>8,637</b>	<b>3.60</b>	<b>15,720</b>	<b>20.68%</b>
<b>TOTAL ASSESSMENTS LOWES-AMEY MUNICIPAL DRAIN (For Maintenance):</b>			<b>27,500</b>	<b>100.00</b>	<b>10,500</b>	<b>100.00</b>	<b>9,000</b>	<b>100.00</b>	<b>11,500</b>	<b>100.00</b>	<b>25,508</b>	<b>100.00</b>	<b>76,000</b>	<b>100.00%</b>

Notes:

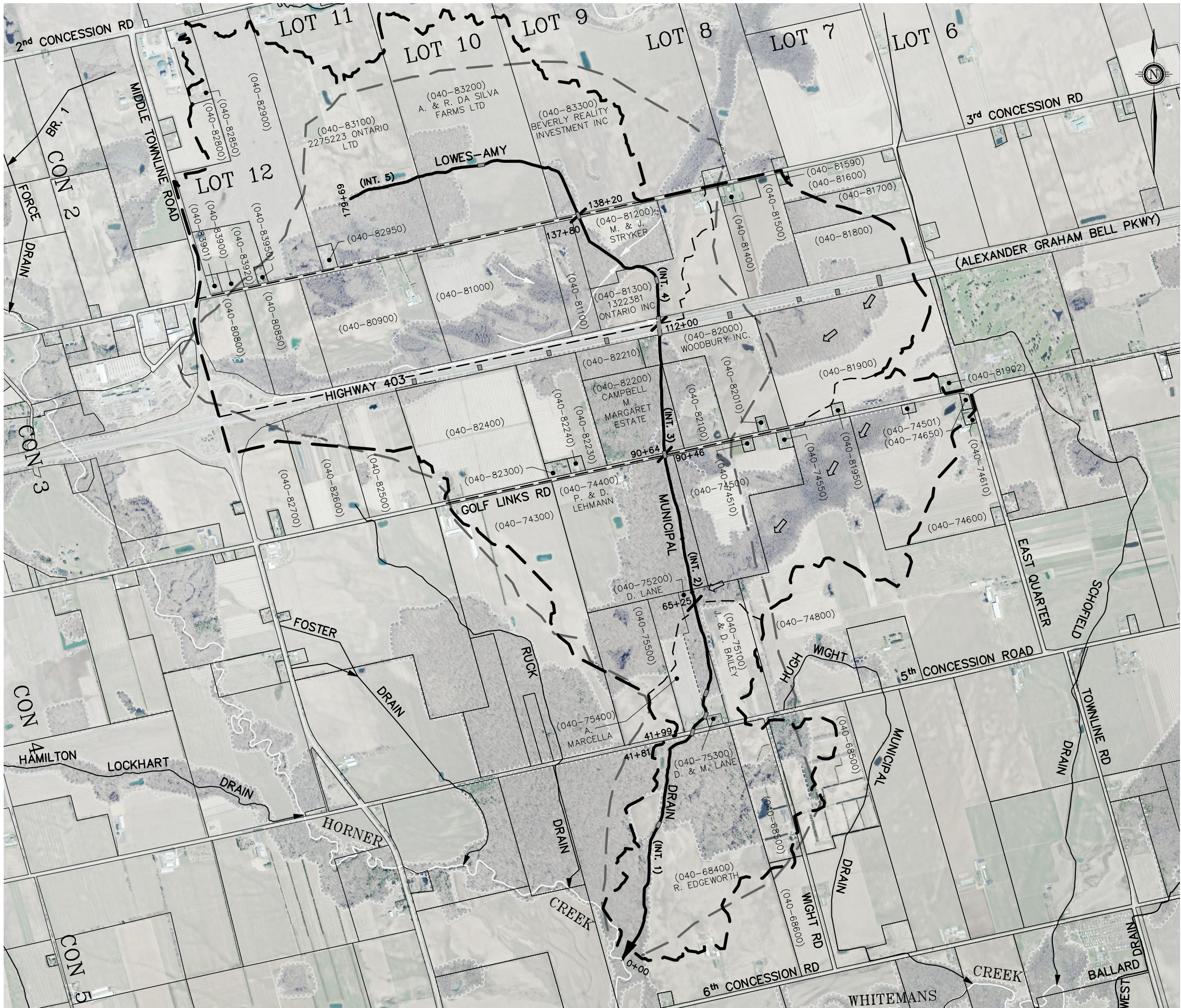
1. Agricultural designation not included as grant eligibility has to be confirmed at the time of maintenance cost levy.
2. \$ amounts above are listed solely for calculating percentages (share of future maintenance costs) and will not be levied with the final cost of the drainage works.



APPENDIX A - Calculation of Assessments for Future Maintenance  
LOWES-AMEY MUNICIPAL DRAIN  
COUNTY OF BRANT

		Main Drain																						Main Drain				
		Interval 1						Interval 2				Interval 3				Interval 4				Interval 5						Total		
		Station	0+00	to	65+25		Station	65+25	to	90+46		Station	90+46	to	112+00		Station	112+00	to	138+20		Station	138+20	to	179+69			76,000
ESTIMATED (HYPOTHETICAL) MAINTENANCE COSTS		27,500						10,500				9,000				11,500				17,500						Total		
Roll No. (Owner)	Total Ha Affected	Run-off Factor	Total ha Adjusted	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	%	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	%	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	%	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	%	Benefit (Sec. 22)	Adj Ha	Outlet (Sec. 23)	%	Total Benefit	Total Outlet	Total	%	
County of Brant (Roll No. 2920011-)																												
040-68400 (Robert Edgeworth)	63.9	0.74	47.4	2,600	47.4	1,151	13.64		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		2,600	1,151	3,751	4.94%
040-68500 (Grand River Conservation Authority)	22.3	0.86	19.2		19.2	466	1.69		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	466	466	0.61%
040-68600 (Danny & Janet Bailey)	0.5	1.00	0.5		0.5	12	0.04		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	12	12	0.02%
040-74300 (Woodbury Farms Ltd.)	24.6	0.99	24.3		24.3	590	2.15		24.3	199	1.90		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	789	789	1.04%
040-74400 (Paul & Dori Lehmann)	43.6	0.72	31.2		31.2	758	2.76	450	31.2	255	6.71		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		450	1,013	1,463	1.93%
040-74500 (Pond Meadows Inc.)	29.0	0.76	22.1		22.1	537	1.95	675	22.1	181	8.15		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		675	718	1,393	1.83%
040-74501 (Mervin & Mary Bell)	0.3	1.00	0.3		0.3	7	0.03		0.3	2	0.02		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	9	9	0.01%
040-74510 (Trent Malcolm)	0.4	1.00	0.4		0.4	10	0.04		0.4	3	0.03		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	13	13	0.02%
040-74550 (James Lehmann)	0.6	1.00	0.6		0.6	15	0.05		0.6	5	0.05		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	20	20	0.03%
040-74600 (571245 Ontario Ltd.)	27.0	0.88	23.8		23.8	578	2.10		23.8	195	1.86		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	773	773	1.02%
040-74610 (Mike Banks & Michelle Earls)	0.2	1.00	0.2		0.2	5	0.02		0.2	2	0.02		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	7	7	0.01%
040-74650 (Justin & Lucinda Lehmann)	0.4	1.00	0.4		0.4	10	0.04		0.4	3	0.03		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	13	13	0.02%
040-74800 (Tansleyview Holsteins Ltd)	43.1	0.73	31.6		31.6	767	2.79		30.8	252	2.40		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	1,019	1,019	1.34%
040-75100 (Danny & Janet Bailey)	14.3	0.89	12.7	300	12.7	308	2.21		1.2	10	0.10		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		300	318	618	0.81%
040-75200 (Donald & Marilyn Lane)	6.1	0.61	3.7	600	3.7	90	2.51	50	0.4	3	0.50		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		650	93	743	0.98%
040-75300 (Donald Lane)	0.4	1.00	0.4		0.4	10	0.04		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	10	10	0.01%
040-75400 (Alexis Marcella)	9.2	0.83	7.6	400	7.6	185	2.13		2.4	20	0.19		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		400	205	605	0.80%
040-75500 (Robert Edgeworth)	15.5	0.63	9.8		9.8	238	0.87		7.1	58	0.55		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	296	296	0.39%
040-80800 (Mildred Tillotson, Linda Deveney)	12.0	0.88	10.6		10.6	257	0.93		10.6	87	0.83		10.6	110	1.22		10.6	272	2.37		0.0	0	0.00		0	726	726	0.96%
040-80850 (Joe & Angela Sroka Farm Produce)	16.3	0.89	14.5		14.5	352	1.28		14.5	119	1.13		14.5	150	1.67		14.5	372	3.23		0.0	0	0.00		0	993	993	1.31%
040-80900 (Joe & Angela Sroka Farm Produce)	35.4	0.79	27.9		27.9	678	2.47		27.9	228	2.17		27.9	288	3.20		27.9	715	6.22		0.0	0	0.00		0	1,909	1,909	2.51%
040-81000 (Jillian Scott, Rachel Banham)	37.2	0.74	27.5		27.5	668	2.43		27.5	225	2.14		27.5	284	3.16		27.5	705	6.13		0.0	0	0.00		0	1,882	1,882	2.48%
040-81100 (Antonio & Josephine Nadalin)	8.5	0.59	5.0		5.0	121	0.44		5.0	41	0.39		5.0	52	0.58		5.0	128	1.11		0.0	0	0.00		0	342	342	0.45%
040-81200 (Marcus & Jennifer Stryker)	14.6	0.67	9.8		9.8	238	0.87		9.8	80	0.76		9.8	101	1.12	400	9.8	251	5.66		0.0	0	0.00		400	670	1,070	1.41%
040-81300 (1322381 Ontario Inc.)	30.1	0.96	28.9		28.9	702	2.55		28.9	237	2.26		28.9	299	3.32	700	17.2	441	9.92		0.0	0	0.00		700	1,679	2,379	3.13%
040-81400 (Leslie Lorincz)	2.0	1.00	2.0		2.0	49	0.18		2.0	16	0.15		2.0	21	0.23		0.0	0	0.00		0.0	0	0.00		0	86	86	0.11%
040-81500 (Joe & Angela Sroka Farm Produce)	15.9	0.86	13.7		13.7	333	1.21		13.7	112	1.07		13.7	142	1.58		0.0	0	0.00		0.0	0	0.00		0	587	587	0.77%
040-81590 (Martha Proceviat)	0.2	1.00	0.2		0.2	5	0.02		0.2	2	0.02		0.2	2	0.02		0.0	0	0.00		0.0	0	0.00		0	9	9	0.01%
040-81600 (Ian Shaw)	0.9	1.00	0.9		0.9	22	0.08		0.9	7	0.07		0.9	9	0.10		0.0	0	0.00		0.0	0	0.00		0	38	38	0.05%
040-81700 (Matthew & Shannon Caudle)	4.4	0.52	2.3		2.3	56	0.20		2.3	19	0.18		2.3	24	0.27		0.0	0	0.00		0.0	0	0.00		0	99	99	0.13%
040-81800 (Myles & Brontley Pynenburg)	13.9	0.94	13.1		13.1	318	1.16		13.1	107	1.02		13.1	135	1.50		0.0	0	0.00		0.0	0	0.00		0	560	560	0.74%
040-81900 (Tricor Farms Ltd.)	44.0	0.79	34.6		34.6	840	3.05		34.6	283	2.70		27.4	283	3.14		0.0	0	0.00		0.0	0	0.00		0	1,406	1,406	1.85%
040-81902 (Robert Foster)	0.1	1.00	0.1		0.1	2	0.01		0.1	1	0.01		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	3	3	0.00%
040-81950 (Keith & Jennifer Matheson)	0.4	1.00	0.4		0.4	10	0.04		0.4	3	0.03		0.0	0	0.00		0.0	0	0.00		0.0	0	0.00		0	13	13	0.02%
040-82000 (Woodbury Leaf Inc.)	22.0	0.96	21.1		21.1	512	1.86		21.1	173	1.65	150	21.1	218	4.09		0.0	0	0.00		0.0	0	0.00		150	903	1,053	1.39%
040-82010 (Elizabeth Thompson, Denise Hernandez)	0.4	1.00	0.4		0.4	10	0.04		0.4	3	0.03		0.4	4	0.04		0.0	0	0.00		0.0	0	0.00		0	17	17	0.02%
040-82100 (Craig & Sarah Matheson)	9.9	0.84	8.3		8.3	202	0.73		8.3	68	0.65		8.3	86	0.96													





THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**NOTES:**  
-ALL ROLL NUMBERS IN BEGIN WITH 29-20-011  
ie. 040-68400 IN FULL IS 29-20-011-040-68400

**PLAN LEGEND**

- WATERSHED
- - - SUBWATERSHED
- LOWES-AMEY MUNICIPAL DRAIN SUBJECT TO THIS SECTION 76 REPORT
- - - HISTORICAL LOWES-AMEY MUNICIPAL DRAIN WATERSHED (J.B. DODD-1975)
- OTHER EXISTING DRAINS
- ~ DITCH OR WATERCOURSE
- (12.8) APPROXIMATE HECTARES IN WATERSHED
- 5.2 ha. HECTARES OWNED
- (040-69500) ASSESSMENT ROLL NUMBER
- BUSH
- OVERLAND FLOW DIRECTION
- EXISTING CULVERTS

NO.	DESCRIPTION	DATE
1	PUBLIC MEETING	JAN. 30, 2025
2	ISSUED FOR REPORT	JAN. 31, 2025

DESIGNED BY: C.J.M.  
CHECKED BY: C.J.M.  
DRAWN BY: V.E.S.  
CHECKED BY: C.J.M.



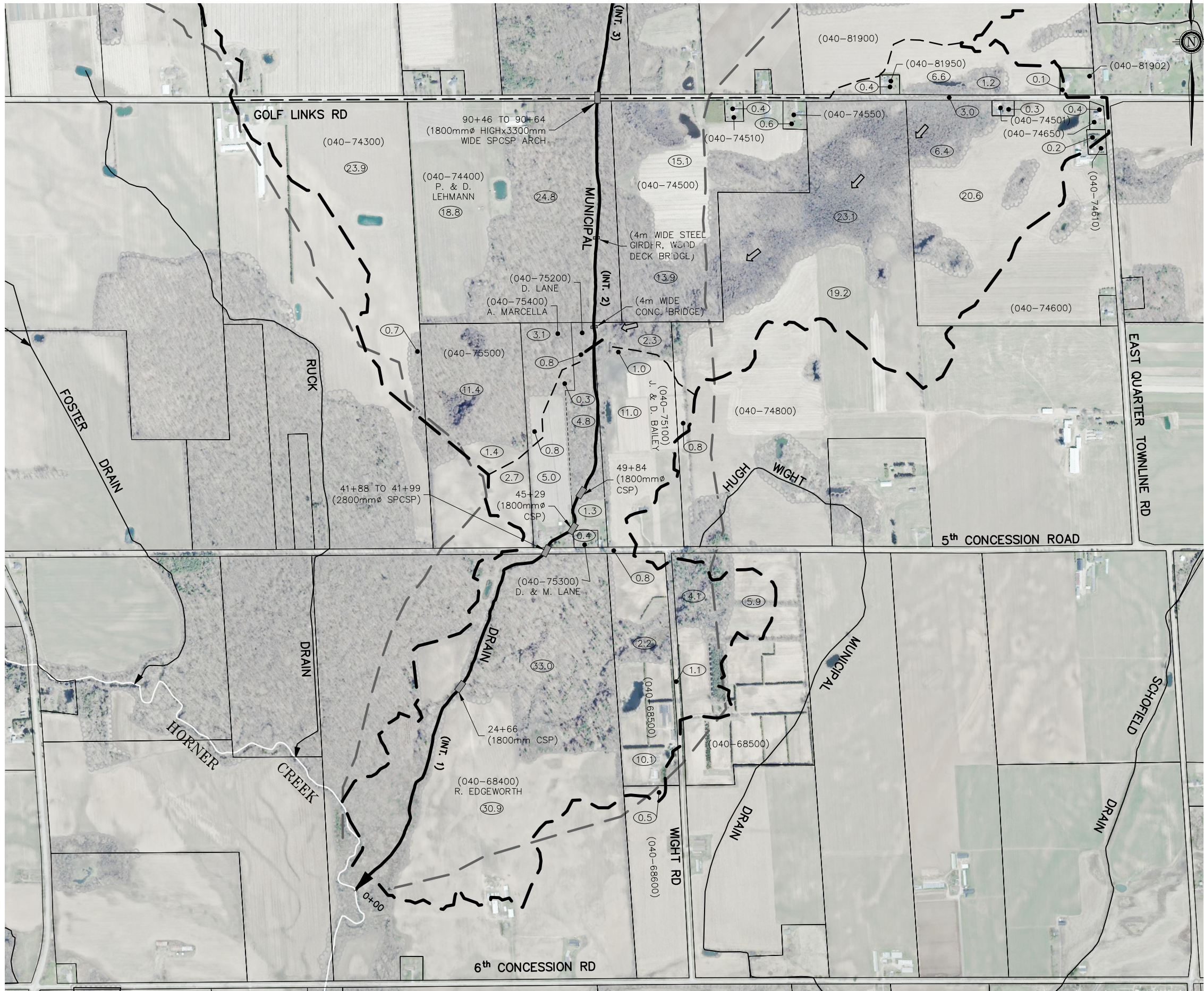
0 200 400m  
SCALE 1 : 20,000  
HORZ.  
(ON 11"x17")

**LOWES-AMEY MUNICIPAL DRAIN**

BRANT COUNTY (FORMER TOWNSHIP OF BURFORD)

WATERSHED PLAN	JAN. 31, 2025
REVISED:	JOB NUMBER: 23-237
K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	DRAWING 1 OF 3





THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**NOTES:**  
-ALL ROLL NUMBERS IN BEGIN WITH  
29-20-011  
ie. 040-68400 IN FULL IS  
29-20-011-040-68400

- PLAN LEGEND**
- WATERSHED
  - SUBWATERSHED
  - LOWES-AMEY MUNICIPAL DRAIN  
SUBJECT TO THIS SECTION 76 REPORT
  - HISTORICAL LOWES-AMEY MUNICIPAL  
DRAIN WATERSHED (J.B. DODD-1975)
  - OTHER EXISTING DRAINS
  - DITCH OR WATERCOURSE
  - (12.8) --- APPROXIMATE HECTARES  
IN WATERSHED
  - 5.2 ha. --- HECTARES OWNED
  - ASSESSMENT ROLL NUMBER
  - BUSH
  - OVERLAND FLOW DIRECTION
  - EXISTING CULVERTS

NO.	DESCRIPTION	DATE
1	PUBLIC MEETING	JAN. 30, 2025
2	ISSUED FOR REPORT	JAN. 31, 2025

DESIGNED BY: C.J.M.  
CHECKED BY: C.J.M.  
DRAWN BY: V.E.S.  
CHECKED BY: C.J.M.

0 125 250m  
SCALE 1 : 12,500  
HORIZ.  
(ON 11"x17")

**LOWES-AMEY MUNICIPAL DRAIN**  
BRANT COUNTY (FORMER TOWNSHIP OF BURFORD)

**ENLARGEMENT  
INTERVAL 1 & 2**

**JAN. 31, 2025**

**K. SMART ASSOCIATES LIMITED**  
CONSULTING ENGINEERS AND PLANNERS  
KITCHENER SUDBURY

REVISED:  
JOB NUMBER: **23-237**  
DRAWING  
**2 OF 3**







**BY-LAW NUMBER 24-25**

**-of-**

**THE CORPORATION OF THE COUNTY OF BRANT**

To provide for drainage works in the County of Brant (Terryberry  
Municipal Drain)

**WHEREAS** the Council of the Corporation of the County of Brant has appointed Streamline Engineering Inc., by resolution to prepare a report for the construction and improvement of the existing Terryberry Municipal Drain in accordance with Section 78 of the Drainage Act, R.S.O. 1990;

**AND WHEREAS** the Council of The Corporation of The County of Brant has procured a report under Sections 78 of the Drainage Act, R.S.O. 1990, as amended, Chapter D.17 Streamline Engineering Inc., dated January 29, 2025, attached hereto as Schedule "A" and forming part of this by-law;

**AND WHEREAS** the estimated total cost to prepare the report for the drainage works is four hundred, thirty-six thousand dollars (\$436,000.00);

**AND WHEREAS** one hundred sixty-one thousand, two hundred dollars (\$161,200.00) is the amount to be contributed by the municipality for the County land and road portions of the drainage works;

**AND WHEREAS** the Council is of the opinion that the proposed works are required;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT** enacts as follows:

1. **THAT** the report prepared by Streamline Engineering Inc. dated January 29, 2025, and attached hereto as Schedule "A" is hereby adopted
2. **AND THAT** the Corporation of the County of Brant may borrow on the credit of the corporation the amount of \$436,000.00 being the amount necessary for the preparation and construction of the report
2. **AND THAT** for paying the amount of \$161,200.00 being the amount assessed upon the lands and roads within the municipality, a special rate sufficient to pay the amount assessed, plus interest thereon, shall be levied upon the whole rateable properties in The Corporation of The County of Brant for one (1) year after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected
3. **AND THAT** the Corporation of the County of Brant may arrange the issue of debentures for the amount borrowed less the total of:
  - (a) grants received under section 85 of the Drainage Act;
  - (b) monies paid as allowances;
  - (c) commuted payments made in respect of lands and roads assessed with the municipality;
  - (d) money paid under subsection 61(3) of the Drainage Act; and

(e) money assessed in and payable by another municipality, and such debentures shall be made payable within five (5) years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by Infrastructure Ontario on the date of sale of such debenture.

4. **THAT** all assessments of One Thousand Dollars (\$1000.00) or less are payable in the first year in which the assessment is imposed.
5. **THAT** this by-law comes into force on the passing thereof and may be cited as the Terryberry Municipal Drain.

**READ** a first and second time and provisionally adopted, this 4<sup>th</sup> day of March, 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

---

David Bailey, Mayor

---

Briar Allison, Deputy Clerk

**READ** a third time and finally passed in Council, this 13<sup>th</sup> day of May, 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

---

David Bailey, Mayor

---

Spencer Pluck, Deputy Clerk



Engineer's Report

# TERRYBERRY MUNICIPAL DRAIN IMPROVEMENT 2025

County of Brant



January 29, 2025

To the Mayor and Members of Council of the County of Brant,

---

Streamline Engineering is pleased to present our accompanying report for the Terryberry Municipal Drain Improvement 2025.

This report recommends the construction of approximately 62m of channel and the improvement of approximately 1,079m of municipal tile drain, including the improvement of four gravel road crossings on Seventh Concession Road.

A summary of the assessments for the project are as follows:

Municipal Lands	\$	35,900
Privately Owned Agricultural – Grantable	\$	274,800
Special Non-Proratable Assessments	\$	125,300
<b>Total Estimated Assessments</b>	<b>\$</b>	<b>436,000</b>

We appreciate the opportunity to provide services to the County of Brant and we trust that this report meets the requirements of the County of Brant.

Respectfully submitted by,

Streamline Engineering Inc.



Trevor Kuepfer, P. Eng.  
Project Engineer

A handwritten signature in black ink, appearing to read "Michael Siemon".

Michael Siemon  
Civil Technologist

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## Appendices

Appendix A Construction Specifications

Appendix B Drawings

# 1 Project Background

## 1.1 Existing Conditions

The existing Terryberry drain is located in the County of Brant, just to the west of Burford ON, and is on Lots 11-12, Concession 6-7. The existing municipal tile is in very poor condition. Many blowouts of the drain were observed and are causing a nuisance for the agricultural operations, particularly on Lot 11 and 12, Concession 6. Further, complaints surrounding this municipal drain system have been noted as early as 1998.



*Figure 1 – Tile Blowout of the Terryberry Drain on Agricultural Lands on Lot 11, Concession 6*

The drain crosses the Seventh Concession Road in four locations. These crossings include eight concrete structures, six of which were noted to be in very poor condition, being either partially, or completely filled with sediment.





*Figure 2 - Existing Concrete Catchbasin Filled with Sediment*

The drain outlets into a Provincially Significant Wetland area which flows into Kenny Creek. The existing outlet of the Terryberry drain was observed to be notably lower than the elevation of the channel that it flows into causing it to be submerged with water.

## 1.2 Municipal Drain History

Streamline Engineering conducted a thorough review of all the historical documentation available in the County of Brant office regarding the Terryberry Municipal Drain as well as for other abutting Municipal Drains. The following is a summary of the drain's history:

- The drain was originally established in 1917.
  - This report established the Main Drain, and Branches A through F which were all tile systems.
- The drain was improved in 1967 under a report by John B. Dodd, O.L.S.
  - This report proposed a full reconstruction of the Main Drain, and Branches A through F of the Terryberry Drain, noting that the existing system was in a state of complete failure.
  - The report provided for over 3 km of tile to be installed, ranging from 8" to 16" in diameter.
  - This report provided for the excavation of approximately 230m of channel to improve the outlet configuration to Kenny Creek.
- Branch E of the Terryberry Drain was improved in 1979 under a report by Karl E. Weslan, P.Eng.
  - This report noted that the tile portion of Branch E was not properly functioning and provided for the excavation of approximately 200m of channel to address this issue.



### 1.3 Project Authorization

This report has been prepared in response to an appointment by the County of Brant, dated September 24, 2024 to provide an improvement to the Terryberry Municipal Drain in accordance with Section 78 of the Drainage Act, R.S.O. 1990.

A request to improve the drain was completed by staff from the County of Brant in report dated September 17, 2024 (Report #: RPT-0138-24).

### 1.4 On-Site Meeting

The on-site meeting for this project was held on October 15, 2024 at the intersection of Regional Road 25 and the Seventh Concession Road. The following were present at the meeting.

Dan Bailey	Property Owner
Cindy Martin	Property Representative
Jeff Gulas	Property Owner
Shannon Tweedle	Drainage Superintendent, County of Brant
Braeden Robinson	Engineering Technologist, County of Brant
Michael Siemon	Streamline Engineering
Trevor Kuepfer	Streamline Engineering

It was indicated that there are various blowouts throughout the length of the drain and this has been an ongoing issue for many years. A number of those in attendance at the meeting expressed concern with the water levels in Kenny Creek and the impact on the outlet of the Terryberry Drain.

There was discussion regarding provincially significant wetland areas within the Terryberry drain drainage area. Specifically, the outlet of the drain, as well as some other sporadic lengths of the tile portion of the Terryberry drain were noted to be located in a provincially significant wetland areas. The potential to abandon some portions of the drain within these environmentally sensitive areas that were no longer serving a useful purpose was briefly discussed as well.

### 1.5 Watershed Area

The total watershed area contributing to the Terryberry drain is approximately 172 acres. The watershed was determined through the examination of topographic contour mapping, the examination of existing drainage reports, and the review of field survey and observations. The watershed area has been adopted as part of this report.

Land use within the watershed area is approximately divided as follows:

- 139 acres as agricultural lands
- 29 acres as woodlot/wetland
- 4 acres as county road right-of-way

## 2 Design Process and Engineering Considerations

### 2.1 Information Meeting No. 1

An information meeting for this project was held on November 20<sup>th</sup>, 2024 at the Burford Community Centre. The following were present at the meeting.

Dan Bailey	Property Owner
Jerry Davis	Property Owner
Cindy Martin	Property Representative
Jeff Gulas	Property Owner
Shannon Tweedle	Drainage Superintendent, County of Brant
Braeden Robinson	Engineering Technologist, County of Brant
Michael Siemon	Streamline Engineering
Cody Kuepfer	Streamline Engineering
Trevor Kuepfer	Streamline Engineering

The watershed boundary, estimated costs, design, allowances and assessments for the recommended improvements were discussed with all of those in attendance. The recommended improvements presented at the meeting included some minor channel works on Lot 12, Concession 6, improvement of the Main Drain, Branch A, Branch, B and Branch C in their entirety to the south limit of the Seventh Concession Road. In addition, it was proposed to abandon a portion of Branch A, as well as the entirety of Branch D and Branch E and utilize the provincially significant wetland area with a newly established outlet point as the connection point for adjacent lands.

Those in attendance inquired about the configuration of the proposed outlet to Kenny Creek, the measures being taken to prevent future drain blowouts, as well as other general questions pertaining to estimated costs. Furthermore, it was questioned if the drain could be realigned slightly in some locations. Streamline Engineering indicated that they would investigate this further, following in the coming months.

### 2.2 Follow up Discussions with Property Owners

Following the information meeting, Streamline Engineering evaluated and refined the proposed scope of work based on comments from the property owners. The property owners were then contacted to discuss the implications of these adjustments. In addition, Streamline Engineering made an effort to contact all property owners impacted by this project who were not in attendance at either of the previous public meetings.

### 2.3 Design Considerations

#### Tile Drain

The tile system has been designed with the Drainage Coefficient Method outlined in the OMAFRA Drainage Guide for Ontario. The drainage coefficient relates to the design capacity of the drainage

system, and is expressed as a depth of water removed from the contributing drainage area, in 24 hours.

For this project an approximate 1 and ½ inch drainage coefficient has been used in the design of the tile drainage system.

### **Water Quality**

This system has been designed to utilize existing wetland areas to attenuate stormwater and improve the quality of the water conveyed by the system.

The proposed system will predominately consist of concrete tiles with geo-textile wrap at each tile joint, designed with very gradual curves to prevent sediment entry into the municipal drainage system. This will greatly reduce the opportunity for soils to enter the municipal drainage system when compared to the existing system with much shorter tile lengths, no geo-textile wrap at the tile joints, and generally meandering alignment. There is anticipated to be a substantial reduction in the amount of sediment conveyed into the downstream watercourse and impacts to agricultural lands due to tile blowouts as a result.

In addition, rip-rap erosion protection is proposed at the outlet of the proposed drain to mitigate erosion along the banks of the receiving channel.

### **Sufficient Outlet**

Section 15 of the Drainage Act requires proposed work be continued to a sufficient outlet which is defined as “a point at which water can be discharged safely so that it will do no damage to lands or roads.” For this project Kenny Creek represents a sufficient outlet for the Terryberry Drain.

## **2.4 Environmental Considerations**

### **Grand River Conservation Authority, (GRCA)**

The GRCA has been apprised of this project throughout its progression and has provided input specific to this project. Their comments were responded to by Streamline Engineering, considered in the proposed works, and the GRCA has indicated that a permit is not required for this project since the project is being completed under the requirements of the Drainage Act.

### **The Department of Fisheries and Oceans Canada (DFO)**

No modifications to an existing channel are proposed as part of this report, only new channel construction. As a result, this project does not require review by DFO.

### **The Ministry of Environment, Conservation, and Parks (MECP)**

There is no indication of any adverse impacts to Species at Risk because of the proposed works.

## 3 Proposed Work

### 3.1 Recommendations

Considering topographic survey information, site investigations, design options and their respective costs, environmental constraints, and discussion with involved project stakeholders, Streamline Engineering is of the opinion that the following recommended work best addresses the concerns of the parties affected by the proposed work, while meeting required design constraints.

Streamline Engineering recommends the construction of 62m of channel c/w the installation of erosion and sediment control, and a stilling basin in the open section of the Terryberry Municipal Drain. We also recommend improving approximately 1,025m of Municipal tile drain ranging in diameter from 12" to 30", and eight concrete structures.

Furthermore, we recommend improving four Seventh Concession Road crossings with an approximate total of 54m of plastic pipe ranging in diameter from 12" to 21" c/w surface culvert crossings consisting of an approximate total of 57m of 18" diameter plastic pipe.

This report recommends the abandonment and future considerations for various existing parts of the municipal drainage system as highlighted in Section 5.2 of this report. This report also recommends the incorporation of the wetland areas adjacent to the Main Drain on Lots 11 and 12, Concession 7, and adjacent to Branch A on Lots 10 and 11, Concession 7 into the drainage system to serve as legal outlet points for connecting properties.

### 3.2 Summary of Work on Each Property

#### **Danny, Janet & Justin Bailey (Roll No. 4-656)**

- Construction of a temporary rock check dam;
- Approximately 62m of channel construction;
- Construction of one stilling basin c/w rip-rap erosion protection;
- Stripping of topsoil on agricultural lands and subsequent restoration along route of the drain;
- Installation of approximately 12m of 30" diameter dual-wall plastic pipe;
- Installation of approximately 294m of 30" diameter concrete tile;
- Installation of approximately 154m of 21" diameter concrete tile;
- Installation of approximately 265m of 18" diameter concrete tile;
- Installation of approximately 63m of 12" diameter dual-wall plastic pipe;
- Installation of one concrete junction box;
- Destruction of the existing municipal drain in its entirety;
- Connection of all impacted tiles;
- Tree clearing as required.

#### **Jerome & Wendy Davis (Roll No. 4-658)**

- Stripping of topsoil on agricultural lands and subsequent restoration along route of the drain;

- Installation of approximately 159m of 16" diameter concrete tile;
- Installation of approximately 78m of 15" diameter dual-wall plastic pipe;
- Installation of one concrete catchbasin c/w the connection of impacted private drain;
- Connection of all impacted tiles;
- Tree clearing as required.

#### **Seventh Concession Road**

- Installation of approximately 18m of 21" diameter dual-wall plastic pipe as part of one road crossing;
- Installation of approximately 36m of 12" diameter dual-wall plastic pipe as a part of two road crossings;
- Installation of approximately 57m of 18" diameter dual-wall plastic pipe as surface culverts as a part of four road crossings;
- Installation of six concrete catch basins c/w the connection of impacted drains;
- Removal and disposal of existing pipe infrastructure in the vicinity of each crossing;
- Restoration of four road crossings to existing conditions or better following pipe installation;

#### **Robert & Scott Bailey (Roll No. 4-420)**

- Connection of all impacted tiles.

#### **Hog Farm Van Deelen (Roll No. 4-421)**

- Connection of all impacted tiles.

## **4 Project Costs**

### **4.1 Allowances to Property Owners**

For this project allowances have been provided under Sections 29, and 30 of the Drainage Act which are further described below. The allowances for this project are provided in Schedule A of this report.

#### **Section 29 – Right-of-Way (ROW)**

For the construction and future maintenance of a drainage system a ROW is required to be established for any party that is required to enter on to private lands. As such, a ROW allowance may be provided for the footprint of a drain, a working space required for the drain, and for any necessary access routes. This allowance compensates property owners to establish such a ROW.

In this report, ROW allowances have been provided as follows:

- A \$5,000 per acre allowance has been provided to establish a working space for lands along the tile portion of the drain.
- All properties with areas designated as wetland proposed to be utilized for the drainage system have been provided an allowance at a rate of \$250 per acre of wetland.
- A \$200 allowance has been provided to all properties where access to the drain may be necessary.



No permanent buildings, structures or plantings should be allowed within the ROW, to allow for future maintenance of the drain.

## **Section 30 – Damages**

The Damage allowance compensates property owners for land damage that may occur during construction and in future maintenance activities. The assumed working corridors for this project are utilized in the Damage allowance calculations and are summarized in the Special Provisions in Appendix A for this project.

In this report, damages have been calculated as follows:

- A \$1,600 per acre allowance has been provided on workable, agricultural lands where crops damage may be necessary during the drain construction.
- A minimum damage allowance of \$200 was provided to properties affected by minor construction activities.

## **4.2 Project Cost Estimate**

The total project cost is estimated to be **\$ 436,000**. This cost includes estimated construction costs, allowances, administrative costs, an allotment for contingency costs, net HST, interest charges, etc. Schedule B – Project Cost Estimate details a breakdown of all of the estimated costs anticipated for this project.

## **4.3 Assessment Schedules**

All properties that are within a project watershed boundary, or that are the site of construction works may be assessed costs associated with a drainage project.

Streamline Engineering has prepared Schedule C – Construction Assessments which shall govern the distribution of the costs for this project. It is the opinion of Streamline Engineering that the assessments provided are fair and equitable for all assessed properties.

The Engineer is authorized to assess project costs in accordance with Sections 22, 23, and 26 of the Drainage Act which are further described below.

## **Section 22 – Benefit**

Benefit assessments are generally assessed to properties in the vicinity of where work is completed.

Benefit can be generally defined as advantages to any lands, roads, buildings or other structures resulting from the construction, improvement, repair or maintenance of a drainage works that will result in a higher market value, increased crop production, improved appearance, better control of surface or subsurface water, etc.

## Section 23 – Outlet

Outlet assessments are distributed to all properties within a watershed area and are based on the volume and rate of flow of water from that property during a rainfall event. Based on the judgement of the Engineer, different land types are assessed at different outlet rates based on the amount of flow they are anticipated to contribute to the drainage system.

## Section 26 – Special Assessment

Special assessments are utilized to directly assess increased costs that are required as a result of the existence of a roadway directly to the owner of that roadway.

Special assessments are calculated by first the determining the cost of a portion of the drain that is affected by the existence the road including all associated administration costs. Following this the cost of an “equivalent drain” is determined by estimating the cost of the portion of drain if the roadway did not exist. The difference between these two costs form the Special Assessment for the owner of the roadway.

For this project the following Special Assessments have been determined and all pertain to the Seventh Concession Road owned by the County of Brant:

Drain Name	Est. Construction Cost	Plus Est. Admin Cost	Less Equivalent Drain Cost	Est. Special Assessment
Main Drain	\$ 30,500	\$ 11,900	\$ 2,300	\$ 40,100
Branch A	\$ 23,000	\$ 11,700	\$ 1,700	\$ 33,000
Branch B	\$ 24,300	\$ 11,700	\$ 1,600	\$ 34,400
Branch E	\$ 12,100	\$ 5,700	\$ 0	\$ 17,800

The Special Assessments shall be finalized and assessed to the County of Brant based on the applicable actual construction costs.

## 4.4 Grant

Under the authorization of Section 85 of the Drainage Act, some properties may be eligible for an OMAFRA grant for up to  $\frac{1}{3}$  of the property assessment. Grant eligibility is determined by the OMAFRA Agricultural Drainage Infrastructure Program (ADIP). A property is required to be used for agricultural purposes and have a Farm Property Tax Class rate in order to be eligible for the grant under this program. The County of Brant will be required to apply for this grant upon the completion of this project and if a property is eligible for to receive grant, it will be deducted from its assessment.

## 5 Future Considerations

### 5.1 Maintenance Costs

The County of Brant will be responsible for the maintenance of the proposed drain following its construction as authorized by Section 74 of the Drainage Act.

The County of Brant shall utilize Schedule D – Maintenance Assessments provided in this report to divide any maintenance costs using the same relative proportions until such time that the maintenance schedule is changed under the relevant process in the Drainage Act. Two schedules have been provided for the main drain, one for Branch A, and one for Branch B.

The County of Brant shall be responsible for all maintenance costs associated with the work on the right-of-way of the Seventh Concession Road.

### 5.2 Drain Abandonment

Section 19 of the Drainage Act provides the Engineer the ability to abandon any drain or part that is no longer useful or is being supplanted by a new drainage works. The following drains shall be considered abandoned and cease of have Municipal Drain Status following the construction of the proposed drain.

- The Terryberry Main Drain tile upstream of the catchbasin at station 0+845;
- The existing Branch A of the Terryberry drain upstream of the catchbasin at station A0+265;
- The entire tile length of Branch D of the Terryberry drain;
- The entire tile and channel length of Branch E of the Terryberry drain;
- The entire tile length of Branch F of the Terryberry drain;

### 5.3 Future Maintenance Specifics

All work proposed to be completed in this report shall be maintained as per the specifications and commentary in this report.

#### **Work on channel in Kenny Creek Wetland Area**

In the future, the Drainage Superintendent shall use non-intrusive methods (i.e. handwork when possible, avoid disturbance of trees and vegetation, using swamp mats if access with equipment is required, etc.), to the discretion of the Drainage Superintendent, to remove blockages and sediment in the channel and maintain the geometry of the channel within the Kenny Creek floodplain area from station 0+000 to -0+278. The channel shall be maintained to the specifics noted on the accompanying drawings.

#### **Work in other Wetland Areas**

While all existing tile and channel infrastructure shall be considered abandoned in the wetland areas adjacent to the Main Drain catchbasin located at station 0+845 and the Branch A catchbasin located

at station A0+502, the entirety of the wetland itself in both of these locations shall be considered to be part of the municipal drain system in the future (refer to the watershed plan to note the extents of these wetlands). The Drainage Superintendent shall have the authority to complete non-intrusive maintenance techniques methods (i.e. handwork when possible, avoid disturbance of trees and vegetation, using swamp mats if access with equipment is required, etc.) to their discretion to ensure that surface water can be conveyed by the station 0+845 and station A0+502 catchbasins at the elevations specified on the accompanying drawings to avoid flooding on the surrounding agricultural properties.

#### **Future Maintenance of Main Drain South of Seventh Concession Road**

No work on the Main drain is proposed between station 0+478 to 0+845 at this time. Despite this, a profile and catchbasin detail have been provided for future reference. The Drainage Superintendent shall maintain this portion of the drain as per the profile and detail provided in accordance to the tile installation special provision (SP6) and structure installation special provision (SP7) included in Appendix A.

Project Schedules



SCHEDULE A - ALLOWANCES

Main Drain						
Lot	Conc.	Property Owner	Roll No.	Right-of-Way (Sect. 29)	Damages (Sect. 30)	Totals
Pt. 12	7	Robert & Scott Bailey	4-420	\$ 500	\$ 200	\$ 700
Pt. 11 & Pt. 12	7	Crystal Benko & Mason Daviault	4-629	\$ 2,500	\$ -	\$ 2,500
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	\$ 6,700	\$ 4,600	\$ 11,300
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	\$ 600	\$ -	\$ 600
SUBTOTAL - Main Drain				\$ 10,300	\$ 4,800	\$ 15,100
Branch A						
Lot	Conc.	Property Owner	Roll No.	Right-of-Way (Sect. 29)	Damages (Sect. 30)	Totals
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	\$ 3,300	\$ 2,100	\$ 5,400
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	\$ 200	\$ 200	\$ 400
Pt. 11	6	Jerome & Wendy Davis	4-658	\$ 2,500	\$ 1,300	\$ 3,800
Pt. 10	6	Donald Martin	4-659	\$ 400	\$ -	\$ 400
SUBTOTAL - Branch A				\$ 6,400	\$ 3,600	\$ 10,000
Branch B						
Lot	Conc.	Property Owner	Roll No.	Right-of-Way (Sect. 29)	Damages (Sect. 30)	Totals
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	\$ 800	\$ 500	\$ 1,300
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	\$ 200	\$ 200	\$ 400
SUBTOTAL - Branch B				\$ 1,000	\$ 700	\$ 1,700
TOTAL ALLOWANCES				\$ 17,700	\$ 9,100	\$ 26,800

SCHEDULE B - PROJECT COST ESTIMATE

GENERAL				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
G1	1	Pre-Construction Meeting, Mobilization, De-Mobilization.	LS	\$5,300
G2	2	Supply 19mm (¾") clear crushed stone.	920 tonnes	\$26,700
G3	3	Tree clearing, grubbing, and brushing as specified.	LS	\$6,100
SUBTOTAL - GENERAL				\$38,100
Main Drain				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
M1	4	Construct a temporary rock check dam (OPSD 219.211) c/w removal once construction area has stabilized (Sta. -0+038).	LS	\$1,300
M2	5	a) Construction of one stilling basin, including the supply and installation of rip-rap erosion protection, and channel construction as specified (Sta. -0+062 to 0+000).	LS	\$9,500
	9	b) Handseeding of exposed channel banks following channel excavation.	LS	\$700
M3	6	a) Supply 12m of 750mm dia. solid, plain end, HPDE pipe (320 kPa).	LS	\$3,800
		b) Supply one 750mm dia. solid, 45 degree HDPE elbow (320 kPa) with bell ends.	LS	\$600
		c) Install 12m of HDPE pipe and elbow at connection between HDPE pipes c/w the destruction of the existing Municipal drain (Sta. 0+000 to 0+012).	LS	\$2,100
M4	6	a) Supply 750mm dia. concrete tile (2000D) and required geotextile.	294 m	\$32,400
		b) Install concrete tile via excavator c/w the destruction of the existing Municipal drain (Sta. 0+012 to 0+306).	294 m	\$23,600
M5	7	a) Supply 900mm x 1,200mm concrete JB.	LS	\$1,900
		b) Install JB (Sta. 0+306).	LS	\$1,600
M6	6	a) Supply 525mm dia. concrete tile (2000D) and required geotextile.	154 m	\$8,200
		b) Supply one 525mm dia. solid, 45 degree HDPE elbow (320 kPa) with plain ends and required geotextile.	LS	\$500
		c) Install concrete tile via excavator c/w install of elbow as specified and the destruction of the existing Municipal drain (Sta. 0+306 to 0+460).	154 m	\$9,700
Work on the Seventh Concession Road				
M7	7	a) Supply 900mm x 1,200mm concrete CB.	LS	\$2,600
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install CB (Sta. 0+460).	LS	\$1,600
M8	8	a) Supply 525mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	18 m	\$3,000

SCHEDULE B - PROJECT COST ESTIMATE

M8	8	b) Supply 450mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	12 m	\$1,500
		c) Install 525mm dia. HDPE drain crossing and 450mm dia. HDPE culvert through Seventh Concession Road as per accompanying detail c/w removal of existing municipal pipe and road restoration as specified. (Sta. 0+460 to 0+478).	LS	\$12,400
M9	9	Handseeding of vegetated areas disturbed during crossing install.	LS	\$300
M10	7	a) Supply 900mm x 1,200mm concrete DICB.	LS	\$2,600
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install DICB.	LS	\$1,600
		d) Supply & install approx. 6m of 375mm dia. solid, HDPE pipe (320 kPa) and one 375mm dia., solid 45 degree HDPE elbow (320 kPa) with bell ends for connection of ex. municipal drain to CB (Sta. 0+478).	LS	\$800
SUBTOTAL - Main Drain				\$123,300
Branch A				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
A1	6	a) Supply 450mm dia. concrete tile (2000D) and required geotextile.	265 m	\$11,100
		b) Install concrete tile via excavator c/w the destruction of the existing Municipal drain (Sta. A0+000 to A0+265).	265 m	\$15,000
A2	7	a) Supply 900mm x 1,200mm concrete CB.	LS	\$2,600
		b) Install CB (Sta. A0+265).	LS	\$1,600
A3	6	c) Supply & install approx. 3m of 300mmØ solid, plastic ag. tubing for connection of ex. Branch A drain to CB (Sta. 0+478).	LS	\$300
		a) Supply 400mm dia. concrete tile (2000D) and required geotextile.	159 m	\$5,800
		b) Supply one 400mm dia. solid, plain end, 45 degree HDPE elbow (320 kPa) and required geotextile.	LS	\$500
A4	6	c) Install concrete tile via excavator c/w install of elbow as specified (Sta. A0+265 to A0+424).	159 m	\$8,300
		a) Supply 375mm dia. solid, gasketed, bell & spigoted, HPDE pipe (320 kPa).	78 m	\$7,000
		b) Supply one 375mm dia. solid, 22.5 degree HDPE elbow (320 kPa) with bell ends.	LS	\$400
		c) Install HDPE pipe via excavator c/w install of elbow as specified (Sta. A0+424 to A0+502).	78 m	\$2,900
Work on the Seventh Concession Road				
A5	7	a) Supply 600mm x 600mm concrete CB.	LS	\$2,100
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install CB (Sta. A 0+502).	LS	\$1,100

SCHEDULE B - PROJECT COST ESTIMATE

A6	8	a) Supply 300mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	18 m	\$1,000
		b) Supply 450mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	15 m	\$1,900
		c) Install 300mm dia. HDPE drain crossing and 450mm dia. HDPE culvert through Seventh Concession Road as per accompanying detail c/w removal of existing municipal pipe and road restoration as specified. (Sta. A0+502 to A0+520).	LS	\$9,900
A7	9	Handseeding of vegetated areas disturbed during crossing install.	LS	\$300
A8	7	a) Supply 600mm x 600mm concrete DICB.	LS	\$2,100
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install DICB (Sta. A0+520).	LS	\$1,100
SUBTOTAL - Branch A				\$76,000
Branch B				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
B1	6	a) Supply 300mm dia. solid, split coupler HPDE pipe (320 kPa) and required couplers.	63 m	\$3,600
		b) Install HDPE pipe via excavator c/w the destruction of the existing Municipal drain (Sta. B0+000 to B0+063).	63 m	\$2,300
Work on the Seventh Concession Road				
B2	7	a) Supply 600mm x 600mm concrete CB.	LS	\$2,100
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install CB (Sta. B0+063).	LS	\$1,100
B3	8	a) Supply 300mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	18 m	\$1,000
		b) Supply 450mm dia. solid, split coupler, HPDE pipe (320 kPa) and required couplers.	LS	\$1,900
		c) Install 300mm dia. HDPE drain crossing and 450mm dia. HDPE culvert through Seventh Concession Road as per accompanying detail c/w removal of existing municipal pipe and road restoration as specified. (Sta. B0+063 to B0+081).	LS	\$9,900
B4	9	Handseeding of vegetated areas disturbed during crossing install.	LS	\$300
B5	7	a) Supply 600mm x 600mm concrete CB.	LS	\$2,100
		b) Remove and dispose of existing DICB.	LS	\$500
		c) Install CB.	LS	\$1,100
		d) Supply & install approx. 3m of 200mm dia. solid, plastic ag. tubing for connection of ex. private drain to CB (Sta. B0+081).	LS	\$400
SUBTOTAL - Branch B				\$26,800

SCHEDULE B - PROJECT COST ESTIMATE

Branch E				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
<b>Work on the Seventh Concession Road</b>				
E1	7	Remove and dispose of existing DICB.	LS	\$500
E2	8	a) Supply 450mmØ solid, split coupler, HPDE pipe (320 kPa) and required couplers. b) Install 450mmØ HDPE culvert through Seventh Concession Road as per accompanying detail c/w removal of existing municipal pipe and road restoration as specified.	15 m  LS	\$1,900  \$7,600
E3	9	Handseeding of vegetated areas disturbed during crossing install.	LS	\$300
E4	7	Remove and dispose of existing DICB.	LS	\$500
SUBTOTAL - Branch E				\$10,800
Provisional Costs				
These costs are included to account for construction activities that may or may not be required at the time of construction.				
Item No.	SP No.*	Description	Approx. Quantity	Est. Cost
P1	10	Tile connections into the proposed drain with core drilled hole and coupler. a) 100mm dia. connection b) 150mm dia. connection	5 ea. 5 ea.	\$1,100 \$1,600
P2	11	Supply and install Granular 'B' material	100 tonne	\$2,600
P3	12	Increased cost to install drain on wrapped 19mm (¾") clear stone bedding in areas of soil instability as per the Drain Installation on Wrapped Stone Bedding detail, not including the supply of clear stone. a) 300mm dia. to 450mm dia. pipe b) 525mm dia. to 750mm dia. pipe	100 m 100 m	\$7,400 \$8,400
SUBTOTAL - Provisional Costs				\$21,100
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$296,100</b>

\*SP No. refers to the Special Provisions - Project Specific Construction Specification associated with the item



## SUMMARY OF COSTS

### Construction

Total estimated cost of construction	\$296,100
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### Allowances

Allowances to property owners	\$26,800
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### Administration

Public meetings, survey, design and drafting, preparation of cost estimates and assessments, drainage report preparation, presentation at the Consideration of the drainage report	\$59,000
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Tendering, contract administration and construction review	\$26,500
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Miscellaneous project expenses (i.e. printing, permitting fees, mileage, estimated interest charges, net HST, etc.)	\$27,600
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<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$436,000</b>
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The above costs are estimates only. The final costs of construction, and administration cannot be determined until the project is completed.

These estimates do not include costs to defend the Drainage Report should appeals be filed with the Court of Revision, Drainage Tribunal, and/or Drainage Referee.

SCHEDULE C - CONSTRUCTION ASSESSMENTS

Terryberry Municipal Drain Improvement Summary					
Private Lands (The County of Brant)					
Lot	Conc.	Property Owner	Roll No.	Affected Area (acres)	Total Assessment
Pt. 12	7	Robert & Scott Bailey	4-420	22.3	\$ 28,200
Pt. 11 & Pt. 12	7	Crystal Benko & Mason Daviault	4-629	30.9	\$ 26,600
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	41.8	\$ 90,200
Pt. 11	7	Jeffery & Mindy Gulas	4-423	4.8	\$ 5,000
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	36.0	\$ 63,900
Pt. 11	6	Jerome & Wendy Davis	4-658	22.8	\$ 45,300
Pt. 10	6	Donald Martin	4-659	9.4	\$ 15,600
SUBTOTAL - Private Lands (The County of Brant)				168.0	\$ 274,800
Roads					
Road Name		Property Owner	Affected Area (acres)		Total Assessment
Seventh Concession Road		* County of Brant	4.3		\$ 35,900
SUBTOTAL - Roads				4.3	\$ 35,900
Special Assessments (Sect. 26)					
Special Assessments against the County of Brant for work on Seventh Concession Road					\$ 125,300
SUBTOTAL - Special Assessment					\$ 125,300
Total Affected Area (acres)				172.3	
TOTAL COST - TERRYBERRY MUNICIPAL DRAIN IMPROVEMENT					\$436,000

For Information Purposes Only		
Total Allowances	OMAFRA 1/3 Grant	Est. Net Assessment
\$ 700	\$ 9,400	\$ 18,100
\$ 2,500	\$ 8,867	\$ 15,233
\$ 18,000	\$ 30,067	\$ 42,133
\$ -	\$ 1,667	\$ 3,333
\$ 1,400	\$ 21,300	\$ 41,200
\$ 3,800	\$ 15,100	\$ 26,400
\$ 400	\$ 5,200	\$ 10,000
\$ 26,800	\$ 91,600	\$ 156,400

Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*\*\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

SCHEDULE C - CONSTRUCTION ASSESSMENTS

Main Drain							
Private Lands (The County of Brant)							
Lot	Conc.	Property Owner	Roll No.	Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Pt. 12	7	Robert & Scott Bailey	4-420	22.3	\$ 5,900	\$ 22,300	\$ 28,200
Pt. 11 & Pt. 12	7	Crystal Benko & Mason Daviault	4-629	30.9	\$ -	\$ 26,600	\$ 26,600
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	41.8	\$ 41,000	\$ 24,300	\$ 65,300
Pt. 11	7	Jeffery & Mindy Gulas	4-423	4.8	\$ -	\$ 5,000	\$ 5,000
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	36.0	\$ -	\$ 28,200	\$ 28,200
Pt. 11	6	Jerome & Wendy Davis	4-658	22.8	\$ -	\$ 13,500	\$ 13,500
Pt. 10	6	Donald Martin	4-659	9.4	\$ -	\$ 6,100	\$ 6,100
SUBTOTAL - Private Lands (The County of Brant)				168.0	\$ 46,900	\$ 126,000	\$ 172,900
Roads							
Road Name		Property Owner		Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Seventh Concession Road		* County of Brant		4.3	\$ 5,900	\$ 10,300	\$ 16,200
SUBTOTAL - Roads				4.3	\$ 5,900	\$ 10,300	\$ 16,200
Special Assessments (Sect. 26)							
Special Assessment against the County of Brant for work on Seventh Concession Road							\$ 40,100
SUBTOTAL - Special Assessment							\$ 40,100
Total Affected Area (acres)				172.3			
TOTAL COST - MAIN DRAIN							\$229,200

For Information Purposes Only		
Total Allowances	OMAFRA 1/3 Grant	Est. Net Assessment
\$ 700	\$ 9,400	\$ 18,100
\$ 2,500	\$ 8,867	\$ 15,233
\$ 11,300	\$ 21,767	\$ 32,233
\$ -	\$ 1,667	\$ 3,333
\$ 600	\$ 9,400	\$ 18,200
\$ -	\$ 4,500	\$ 9,000
\$ -	\$ 2,033	\$ 4,067
\$ 15,100	\$ 57,633	\$ 100,167

Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*\*\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

SCHEDULE C - CONSTRUCTION ASSESSMENTS

Branch A							
Private Lands (The County of Brant)							
Lot	Conc.	Property Owner	Roll No.	Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	10.2	\$ 20,200	\$ 3,900	\$ 24,100
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	25.4	\$ 8,300	\$ 19,600	\$ 27,900
Pt. 11	6	Jerome & Wendy Davis	4-658	22.8	\$ 17,900	\$ 13,900	\$ 31,800
Pt. 10	6	Donald Martin	4-659	9.4	\$ -	\$ 9,500	\$ 9,500
SUBTOTAL - Private Lands (The County of Brant)				67.8	\$ 46,400	\$ 46,900	\$ 93,300
Roads							
Road Name		Property Owner		Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Seventh Concession Road		* County of Brant		2.8	\$ 8,300	\$ 6,900	\$ 15,200
SUBTOTAL - Roads				2.8	\$ 8,300	\$ 6,900	\$ 15,200
Special Assessments (Sect. 26)							
Special Assessment against the County of Brant for work on Seventh Concession Road							\$ 33,000
SUBTOTAL - Special Assessment							\$ 33,000
Total Affected Area (acres)				70.6			
TOTAL COST - BRANCH A							\$141,500

For Information Purposes Only		
Total Allowances	OMAFRA 1/3 Grant	Est. Net Assessment
\$ 5,400	\$ 8,033	\$ 10,667
\$ 400	\$ 9,300	\$ 18,200
\$ 3,800	\$ 10,600	\$ 17,400
\$ 400	\$ 3,167	\$ 5,933
\$ 10,000	\$ 31,100	\$ 52,200

Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*\*\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

SCHEDULE C - CONSTRUCTION ASSESSMENTS

Branch B							
Private Lands (The County of Brant)							
Lot	Conc.	Property Owner	Roll No.	Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	0.0	\$ 800	\$ -	\$ 800
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	13.3	\$ 3,400	\$ 4,400	\$ 7,800
SUBTOTAL - Private Lands (The County of Brant)				13.3	\$ 4,200	\$ 4,400	\$ 8,600
Roads							
Road Name		Property Owner		Affected Area (acres)	Benefit (Sect. 22)	Outlet (Sect. 23)	Total Assessment
Seventh Concession Road		* County of Brant		1.2	\$ 3,500	\$ 1,000	\$ 4,500
SUBTOTAL - Roads				1.2	\$ 3,500	\$ 1,000	\$ 4,500
Special Assessments (Sect. 26)							
Special Assessment against the County of Brant for work on Seventh Concession Road							\$ 34,400
SUBTOTAL - Special Assessment							\$ 34,400
Total Affected Area (acres)				14.5			
TOTAL COST - BRANCH B							\$47,500

For Information Purposes Only		
Total Allowances	OMAFRA 1/3 Grant	Est. Net Assessment
\$ 1,300	\$ 267	\$ (767)
\$ 400	\$ 2,600	\$ 4,800
\$ 1,700	\$ 2,867	\$ 4,033

Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*\*\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

Branch E	
Special Assessments (Sect. 26)	
Special Assessment against the County of Brant for work on Seventh Concession Road	
	\$ 17,800
SUBTOTAL - Special Assessment	
	\$ 17,800
TOTAL COST - BRANCH E	
	\$17,800



Main Drain Downstream of Branch A				
Private Lands (The County of Brant)				
Lot	Conc.	Property Owner	Roll No.	Portion of Maint. Cost
Pt. 12	7	Robert & Scott Bailey	4-420	12.2%
Pt. 11 & Pt. 12	7	Crystal Benko & Mason Daviault	4-629	14.5%
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	25.1%
Pt. 11	7	Jeffery & Mindy Gulas	4-423	2.7%
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	20.9%
Pt. 11	6	Jerome & Wendy Davis	4-658	11.6%
Pt. 10	6	Donald Martin	4-659	5.2%
Roads				
Road Name		Property Owner	Portion of Maint. Cost	
Seventh Concession Road		* County of Brant	7.8%	
<b>TOTALS</b>				<b>100.0%</b>

Main Drain Upstream of Branch A				
Private Lands (The County of Brant)				
Lot	Conc.	Property Owner	Roll No.	Portion of Maint. Cost
Pt. 12	7	Robert & Scott Bailey	4-420	29.5%
Pt. 11 & Pt. 12	7	Crystal Benko & Mason Daviault	4-629	35.1%
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	8.7%
Pt. 11	7	Jeffery & Mindy Gulas	4-423	6.5%
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	13.6%
Roads				
Road Name		Property Owner	Portion of Maint. Cost	
Seventh Concession Road		* County of Brant	6.6%	
<b>TOTALS</b>				<b>100.0%</b>

## Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

SCHEDULE D - MAINTENANCE ASSESSMENTS

Branch A				
Private Lands (The County of Brant)				
Lot	Conc.	Property Owner	Roll No.	Portion of Maint. Cost
Pt. 11 & Pt. 12	6	Danny, Janet & Justin Bailey	4-656	14.2%
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	35.2%
Pt. 11	6	Jerome & Wendy Davis	4-658	26.8%
Pt. 10	6	Donald Martin	4-659	12.1%
Roads				
Road Name		Property Owner	Portion of Maint. Cost	
Seventh Concession Road		* County of Brant	11.7%	
<b>TOTALS</b>				<b>100.0%</b>

Branch B				
Private Lands (The County of Brant)				
Lot	Conc.	Property Owner	Roll No.	Portion of Maint. Cost
Pt. 11	7	Hog Farm Van Deelen Ltd	4-421	78.7%
Roads				
Road Name		Property Owner	Portion of Maint. Cost	
Seventh Concession Road		* County of Brant	21.3%	
<b>TOTALS</b>				<b>100.0%</b>

Notes:

Properties are presumed to have agricultural tax class, and thus be eligible for a 1/3 OMAFRA grant, with the exception of properties denoted with a "\*". Property owners shall note it is their individual responsibility to confirm the tax class of each of their properties and verify grant eligibility under the most current agricultural drain infrastructure (ADIP) policies.

## Appendix A

### Construction Specifications

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## 1 Special Provisions

Special Provisions are directions specific to this project. A project specific specification is included in the Special Provisions for each line item bid for the project. Should a discrepancy be noted between the Special Provisions and General Conditions/Specifications, the Special Provisions shall take precedence.

### 1.1 Working Space and Access Routes

The Contractor shall be entitled to undertake work and stage construction equipment/materials in the following working areas:

- A 10m width to the west side of the new channel portion of the municipal drain
- For future maintenance, a 10m width to the east side of the channel portion of the municipal drain
- A 20m width centered on the proposed tile drain
- A 6m width centered on the existing tile drain where tile destruction only is required
- A 20m x 20m construction staging area as required on the Danny, Janet, & Justin Bailey property (Roll No. 4-656)

The Contractor shall be entitled to utilize the following access routes, which shall be a maximum 6m in width:

- Access Route #1 – From Highway 53 to the farm access laneway on Lot 11, Concession 6 along the edge of the agricultural lands to the proposed tile alignment.
- Access Route #2 – From the north side of the Seventh Concession Road ROW and the west side of the wetland on the Jerome & Wendy Davis (Roll No. 4-658) property to the farm access located approximately 80m west of the Branch A drain crossing of Seventh Concession Road.
- The Contractor shall access the drain from the Seventh Concession Road ROW directly adjacent to any proposed drain crossing. The Contractor shall be responsible to complete any work necessary to provide temporary access from the Seventh Concession Road ROW as well as restoration after the completion of construction.

The Contractor shall obtain approval from the Contract Administrator and relevant property owner(s) prior to exceeding the noted working spaces, or if they wish to use an alternative access route. The Contractor shall be responsible for any damages to lands, crops, etc. outside of the specified working areas or access routes.

### 1.2 Utilities

A utilities investigation was undertaken during the design stage to determine possible conflicts prior to the time of construction. The following utilities were noted in the area of the proposed drain:

- The work area was noted to be clear of buried hydro lines
- One overhead hydro line located on the northern half of Seventh Concession Road

- One overhead hydro line crossing Seventh Concession Road approx. 3m east of Branch E
- One telephone line located on the southern half of Seventh Concession Road

All public and private utilities shall be located by the Contractor prior to the construction of the proposed drain. If required by the specific utility, the Contractor shall be responsible to coordinate for a representative of the utility to be on-site during the relevant construction works.

### 1.3 Anticipated Soil Conditions

No soils investigation was completed for this project, however soils are anticipated to be generally sandy. The Contractor shall note the increased likelihood of water sand (i.e. quicksand) conditions for this project and schedule their construction activities accordingly.

### 1.4 Agency Project Requirements

The Contractor shall ensure that all relevant permits have been obtained prior to the commencement of any regulated construction activities and if required, ensure that they have a printed copy of the permit(s) available on-site.

#### **Grand River Conservation Authority (GRCA)**

The Contractor shall establish erosion and sediment control measures (i.e. rock check dam) at the onset of the project and remove any accumulated sediment as required to ensure continued effectiveness throughout construction.

#### **The Department of Fisheries and Oceans Canada (DFO)**

No works in an existing channel are proposed as part of this report and as a result, there are no DFO requirements for this project.

#### **The Ministry of Environment, Conservation and Parks (MECP)**

There is no indication of any adverse impacts to Species at Risk because of the proposed works.

### 1.5 Project Specific Construction Specifications

#### **SP1 Pre-Construction Meeting, Mobilization, and De-Mobilization**

The Contractor shall not complete any construction activities prior to an executed Contract being completed, as well as confirmation of their anticipated construction start date with the Contract Administrator.

The Contractor shall be responsible to notify all property owners, the Drainage Superintendent and Contract Administrator and conduct a pre-construction meeting prior to the commencement of any construction activities. A minimum 48 hours' notice shall be provided by the Contractor.

Furthermore, this item covers the Contractor's costs associated with facilitation and attendance at the pre-construction meeting, the transportation and/or accommodation (meals and lodging) of labour, equipment, offices, conveniences, and other items not required to form part of the permanent works and not covered by other items in the Schedule of Unit Prices. This line item shall only apply to the first/ primary mobilization/demobilization required to fulfill the Contract. Additional mobilization costs will not be paid if the Contractor chooses to leave the site on their own accord following the initial mobilization. However, if at the discretion of the Contract Administrator a situation warrants the Contractor to demobilize from site to complete the remainder of the work at a later date, the costs associated with this may be negotiated with the Contract Administrator and paid as an extra item.

Payment at the Lump Sum price set out in the schedule of unit prices for the pre-construction meeting, mobilization and demobilization will be made as follows:

- 25% payable following the pre-construction meeting.
- 50% payable following the first mobilization.
- 25% payable on the Substantial Performance of the Contract.

### **SP2 Supply 19mm (¾ inch) Diameter Clearstone**

For the unit price bid per tonne, the Contractor shall supply 19mm (¾ inch) dia. clear crushed stone. This unit price shall be used as payment for **all** 19mm clear crushed stone installed for this project.

The Contractor shall provide tickets and/or adequate supporting documentation to the Contract Administrator to support the quantity of clearstone proposed to be paid.

### **SP3 Clearing, Grubbing, and Brushing**

**Clearing** means the cutting of all standing trees, brushing, and other vegetation to a maximum height of 300mm above the original ground level.

All trees greater than 150mm in diameter shall be felled, delimbed, cut into lengths no larger than 6m, and neatly stacked in piles to the satisfaction of the Contract Administrator.

**Grubbing** means the removal of all stumps, roots, embedded logs, debris, and secondary growth. The Contractor shall remove and dispose of all grubbed material off-site. Burying of grubbed material shall not be permitted.

**Brushing** means the removal of trees, limbs, and brush less than 150mm in diameter by the using one of the following methods:

- Chipped in place by an excavator equipped with a hydraulic brushing attachment.
- Chipped using a woodchipper and piled or spread within the ROW
- Piled and burned in accordance with the County of Brant's burning regulations and by-law(s)

The method preferred by the Contractor shall be discussed at the pre-construction meeting and shall be completed to the satisfaction of the Contract Administrator.

Any trees required to be removed for this project are specified in the table below:

Station Range	Description of Work
<b>Main Drain</b>	
-0+062 to 0+012	<ul style="list-style-type: none"> <li>Clearing and brushing of trees within the working space. There are expected to be approximately ten trees ranging in diameter from 0.15m to 1.2m in diameter within the working space.</li> <li>Grubbing as required to facilitate the tile installation and channel excavation.</li> </ul>
<b>Branch A</b>	
A0+170	<ul style="list-style-type: none"> <li>Clear and grub one large tree (approx. 0.6m in diameter) within the working space.</li> <li>Tree to be piled with others along the property line at station A0+265.</li> </ul>
A0+263 to A0+272	<ul style="list-style-type: none"> <li>Clear and brush trees within the working space. There is expected to be approximately five trees greater than 0.3m in diameter within the working space that are required to be removed. There is expected to be approximately two trees greater than 0.3m in diameter near the edge of the working space that may be required to be removed.</li> <li>Grubbing as required to facilitate construction.</li> <li>De-limbed trees greater than 150mm in diameter to be piled along the property line near station A0+265.</li> </ul>
<b>Branch B</b>	
B0+045 to B0+063	<ul style="list-style-type: none"> <li>Clear and grub one large tree (approximately 0.8m in diameter) within the working space.</li> <li>Tree to be piled with others along the property line at station A0+265.</li> </ul>

#### **SP4 Temporary Rock Flow Check Dam**

The Contractor shall install a temporary rock flow check dam as per OPSD 219.211 at approximately station -0+038, prior to commencement of any work on the remainder of the proposed drain. After the completion of the work and when so instructed by the Contract Administrator, the rock flow check dam shall be removed. The excess stone may be incorporated into the surrounding channel features.

#### **SP5 Stilling Basin and Channel Construction**

A permanent stilling basin shall be installed immediately downstream of the outlet pipe as per the accompanying details to the satisfaction of the Contract Administrator.

The basin shall be lined with approximately 15m<sup>2</sup> of rip-rap (450mm thickness of 150 to 300mm dia.) in the base of the stilling basin and spillway from station -0+010 to station 0+000.

Additionally, approximately 35m<sup>2</sup> of rip-rap (450mm thickness of 150 to 300mm diameter quarry stone with geotextile underlay) shall be installed on the side banks from station -0+010 to station 0+000 and on the same bank as the outlet pipe, as erosion protection to a minimum elevation of 355.48m.

The Contractor shall consider the below information in their bid for the proposed channel works.

Station Range	Approx. Volume of Exc.	Description of Work
-0+062 to 0+000	70m <sup>3</sup>	<ul style="list-style-type: none"> <li>Excavated material shall be placed on the west side of the drain and a clear buffer of at least 1m shall be maintained between the top edge of the open drain and all excavated material. No excavated material be left in any low runs, depressions, or low areas which would cause water to pond behind the spoil bank. The excavated spoil shall be levelled to a maximum depth of 200mm.</li> <li>The dimensions of the channel shall be trapezoidal with a 1.0m bottom width, side slopes no steeper than 2H:1V, and to the elevations noted on the accompanying drawings.</li> <li>The course of the channel shall be directly from the outlet of the Municipal tile to the existing channel, as directed by the Contract Administrator.</li> </ul>

## SP6 Tile Installation

All concrete tile shall be 2000D strength. All HDPE pipe shall be solid dual-wall (i.e. smooth inner wall) pipe with a minimum 320 kPa stiffness at 5% deflection.

### Topsoil Stripping

Prior to the installation of the new tile, or destruction of the existing tile, in all locations the Contractor shall strip the topsoil from the area of the proposed tile trench as per the table below. The topsoil shall be stockpiled separately from the subsoil material.

Tile Diameter	Minimum Topsoil Stripping Width
<450mm	4m
450mm – 750mm	6m

Where the tile installation exceeds the maximum digging depth of the Contractor's excavator, they shall lower the surface grade in order that the excavator may excavate at the correct depth. The Contractor shall complete any additional stripping required to facilitate the work. The Contractor shall consider the additional stripping and excavating required in their bid of the associated line item.



### **Trenching**

All trenching shall be carried out with an excavator and the pipe shall be installed with 19mm clearstone bedding and backfill as per the accompanying details. The minimum trench shall be equal to the outside diameter of the pipe plus 100mm on each side of the pipe. The maximum trench width shall be equal to the outside diameter of the pipe plus 300mm on each side of the pipe.

### **Concrete Tile Installation**

The concrete tiles shall be laid carefully so that successive tiles align both horizontally and vertically as firmly as possible and at a regular grade and alignment in accordance with the drawings. The maximum acceptable gap between any tiles shall be 10mm. Any ground/debris along the edges, faces, or inside of the tile shall be scraped off by the Contractor prior to the tile being laid. If requested by the Contract Administrator, the Contractor shall use a concrete saw to cut the edges of any concrete tile to bevel the tile and minimize the gap between the butt joints at a turn in the proposed drain.

The Contractor shall wrap all concrete tile joints with RM-150 (4 oz.) non-woven geotextile or approved equivalent centered on the tile joints with the following minimum widths.

- 300mm wide for tiles sizes smaller than 450mm in diameter
- 400mm wide for tiles sizes 450mm in diameter or larger

### **High Density Polyethylene Pipe Installation**

All HDPE pipe shall be laid carefully so that the successive tiles align both horizontally and vertically as firmly as possible and at a regular grade and alignment in accordance with the drawings. The joints of the HDPE pipe shall be secured with a prefabricated coupler, or with the spigoted end of the pipe inserted into a gasketed bell end of the successive pipe to the satisfaction of the Contract Administrator.

### **Backfilling**

Once sufficient time has been given for the Contract Administrator to verify the elevation of the tile, backfilling of the trench may commence. The tile installation trench shall be backfilled by the Contractor at the end of each working day. Clean native material free of stones greater than 150mm in diameter and organic material shall be used within 300mm of the proposed tile. In cases, where in the opinion of the Contract Administrator the backfill material is too stony to be used as backfill around the tile, the Contractor shall use 19mm clear stone as backfill up to 150mm overtop of the tile. The Contractor shall take care to ensure that the area between the tile and the trench wall is backfilled as to avoid any voids between the tile and the trench wall. The remainder of the trench may be backfilled with the remaining native material.

### **Topsoil Restoration**

Following backfilling with the native material, the topsoil shall be replaced to the satisfaction of the Contract Administrator. The trench shall be mounded to allow for the settlement of the backfill material to ensure that no depression remains after settling has occurred, and conversely that the trench can be easily cultivated with ordinary farm equipment without causing undue hardship to the farm machinery and farm personnel.

Under no circumstances shall frozen topsoil be levelled or placed over top of the drain. If the Contractor elects to install the drain during winter months, the Contractor shall return to the site and level the topsoil when conditions are appropriate. No additional mobilization charges shall be made for returning the site to complete the levelling of topsoil.

### Tile Installation Specifics

The proposed drain shall be bid and installed considering information highlighted in the table below:

Station Range	Comments
Main Drain	
0+000 to 0+012	<ul style="list-style-type: none"> <li>The existing Municipal drain is offset from the proposed alignment and shall be destroyed in place in its entirety on agricultural lands along this length.</li> <li>Tree removals are required through this length. Contractor to ensure organic material such as tree roots are absent from the trench backfill.</li> <li>Two, 6m lengths (12m total) of 750mm dia. HPDE pipe shall be supplied, as well as one 750mm dia. solid, bell and spigoted, 45° HDPE elbow (320 kPa). The elbow shall be installed at the joint between the two lengths of HDPE pipe to the satisfaction of Contract Administrator.</li> <li>The HDPE pipe shall be butt jointed to the concrete tile at 0+012 and double wrapped with geo-textile.</li> </ul>
0+012 to 0+460	<ul style="list-style-type: none"> <li>The proposed Municipal drain shall not follow the natural low run, but be installed along the alignment shown in the accompanying drawings. It shall be installed in as straight a line as possible to the satisfaction of the Contract Administrator.</li> <li>For backfilling in this section, areas with less than 0.9m of cover shall be locally regraded by the Contractor to establish a minimum cover of 0.9m.</li> <li>A 45°, 525mmØ HDPE elbow to be installed at approximately station 0+459. There shall be only one length of concrete tile downstream of the CB at station 0+460 before the elbow is butt-jointed to the HDPE elbow. Both elbow joints shall be double-wrapped with geotextile.</li> <li>The existing Municipal drain shall be destroyed in place in its entirety along this length and it should be noted by the Contractor</li> </ul>

	<p>that this alignment is notably different that that of the proposed tile alignment.</p> <ul style="list-style-type: none"> <li>Following the destruction of the existing tile, the Contractor shall restore any existing tile blowout areas to allow these areas to be farmed following construction. Of note in this area are blowouts at station 0+225 and station 0+375.</li> </ul>
Branch A	
A0+000 to A0+265	<ul style="list-style-type: none"> <li>The existing Municipal drain shall be destroyed in place in its entirety along this length.</li> <li>Tree clearing and grubbing required at station A0+170.</li> <li>Following the destruction of the existing tile, the Contractor shall restore any existing tile blowout areas to allow these areas to be farmed following construction. Of note in this area is the blowout at station A0+147.</li> <li>Contractor to be aware of the low-lying grassed lands from station A0+167 to station A0+182 and shall restore the areas to allow them to be easily farmed following construction.</li> </ul>
A0+265 to A0+424	<ul style="list-style-type: none"> <li>Depth from existing ground to the proposed tile invert elevation exceeds 2.5m through a portion of this length. From approximate station A0+330 to station A0+410.</li> <li>The proposed drain alignment does not follow the existing Branch A or Branch C, and the existing tile is not proposed to be destroyed as a part of this project.</li> <li>A 45°, 400mmØ HDPE elbow to be installed at approximately station A0+353. The concrete tile both upstream and downstream of the elbow shall be butt-jointed to the HDPE elbow. Both elbow joints shall be double-wrapped with geotextile.</li> </ul>
A0+424 to A0+502	<ul style="list-style-type: none"> <li>Sealed, bell &amp; spigoted and gasketed, HDPE pipe to be installed through this length.</li> <li>Care to be taken by the Contractor to minimize the disturbance from construction activities through this wetland area.</li> <li>A 22.5°, 375mmØ HDPE elbow to be installed at approximately station A0+499.</li> </ul>
Branch B	
B0+000 to B0+063	<ul style="list-style-type: none"> <li>Solid, split coupler, HDPE pipe to be installed through this length.</li> <li>The existing Municipal drain shall be destroyed in place in its entirety along this length.</li> <li>Tree removals are required through this length. Contractor to ensure organic material such as tree roots are absent from the trench backfill.</li> </ul>

All of the aforementioned work shall be included as part of the work of the associated tile installation line item. An extra payment will not be made for the stripping, stockpiling and replacing of topsoil.

The Contractor shall be responsible for any damage to the new tile throughout the warranty period.

### **Provisional Items Associated with Tile Installation**

The Contractor shall bid the installation of the new pipe on the basis of using the specified installation technique; however, as specified in the provisional items, the Contractor shall provide additional unit prices for instances that may require transition to a different installation technique.

### **SP7 Structure Installation**

The proposed catchbasins and junction boxes shall be manufactured with cored holes, knockouts, and sumps as per the applicable structure details. Structures shall be oriented, and grading surrounding all structures completed as per the accompanying drawings. Any existing structures in the general vicinity of a proposed structure shall be removed and disposed of offsite by the Contractor unless specified otherwise. The Contractor shall include the cost to complete all necessary tile connections c/w parging on the interior and exterior of the proposed structure as part of the associated line item.

All catchbasins shall have a minimum 300mm deep sump unless specified otherwise.

All catchbasins shall be cast in sections and include a minimum one 50mm to 150mm riser to allow for adjustment of the top elevation during construction to account for the field conditions. All catchbasin sections shall be wrapped with a minimum 400mm thickness of RM-150 (4 oz.) non-woven geotextile or approved equivalent.

All ditch inlet catchbasins (DICBs) shall have a 2H:1V slope if they are a 600mm x 600mm DICB and a 3H:1V slope if they are a 900mm x 1,200mm DICB.

Junction boxes shall have a minimum 150mm thick reinforced concrete lid and shall have a minimum 450mm of cover.

All structures shall be placed on either firm native material, or if necessary, 19mm clearstone bedding. All structures shall be levelled by the Contractor to the satisfaction of the Contract Administrator. Excavated subsoil material may be used by the Contractor as backfill surrounding the catchbasins, however the Contractor shall be responsible to address any settlement around the structure during the warranty period.

The Contractor shall supply and place a minimum 1m width of rip-rap with geotextile on all sides of all catchbasins and install each catchbasin with tabs, and approved post and marker. All catchbasins shall be topped with a birdcage type steel grate which shall be removable and shall be inset into a recess around the top of the structure.

The following specific notes shall be considered by the Contractor in their bid of the associated line item:

**DICB at Station 0+478** – The Contractor shall supply & install approx. 6m of 375mmØ solid, HDPE pipe (320 kPa) and one 375mm dia. 45 degree HDPE elbow (320 kPa) for the connection of the existing Municipal drain. The elbow shall only be connected to HDPE pipes and the plain end of the

pipe shall be inserted into each bell end of the elbow. The joint between the existing CDT and the proposed pipe shall be butt jointed and double wrapped with a minimum 400mm width of geotextile. All existing municipal tile destroyed in the making of this connection shall be disposed of offsite by the Contractor. The connection shall be properly supported with 19mm clearstone to the satisfaction of the Contract Administrator.

**CB at Station A0+265** – The Contractor shall supply & install a approx. 3m of 300mmØ solid, plastic ag. tubing for the connection of the existing Branch A drain. The joint between the existing CDT and the proposed pipe shall be butt jointed and double wrapped with a minimum 400mm width of geotextile. All existing private tile destroyed in the making of this connection shall be disposed of offsite by the Contractor. The connection shall be properly supported with 19mm clearstone to the satisfaction of the Contract Administrator.

**CB at Station B0+081** – The Contractor shall supply & install approx. 3m of 200mmØ solid, plastic ag. tubing for the connection of an existing private drain. The joint between the existing CDT and the proposed pipe shall be butt jointed and double wrapped with a minimum 400mm width of geotextile. All existing private tile destroyed in the making of this connection shall be disposed of offsite by the Contractor. The connection shall be properly supported with 19mm clearstone to the satisfaction of the Contract Administrator.

### **SP8 Seventh Concession Road Open Cut Crossings**

The crossings shall be as constructed as per the accompanying drawings and details.

**Notification.** The Contractor shall give the Authority responsible for the lands being crossed a minimum seven days' notice before they commence any work on the crossing and shall provide a traffic control plan for review by the Authority at that time. The plan shall be approved by the Owner prior to the beginning of construction. This information shall be provided to Braeden Robinson at the County of Brant (email: braedan.robinson@brant.ca, phone: (519) 732 – 5649))

**Traffic Control.** The Contractor shall be responsible for providing, erecting, maintaining and removing all signage and traffic control in accordance with the Ontario Traffic Manual (OTM) and the OTM Book 7 Temporary Conditions – Field Edition. Any required traffic control measures shall be the responsibility of the Contractor and the cost of the traffic control is to be included in the bid price for the crossing.

**Construction.** The Contractor shall strip all topsoil material that will be disturbed in the completion of the crossing. This material shall be stockpiled separately from the subsoil material. The Contractor shall note dewatering requirements noted in the General Specification for the crossing installation works.

The existing pipe shall be removed and disposed of off-site by the Contractor. All unsuitable or excess material shall be spread and levelled within the working ROW to the satisfaction of the Contract Administrator.



The Contractor shall be responsible for all equipment, labour and material costs associated with temporary excavations (i.e. shelf construction within the crossing), access crossings, etc. required to facilitate the construction works. The Contractor shall restore any of these locations to existing conditions or better once they are no longer necessary.

The Contractor shall complete all trenching required to install the pipe with slopes as per OPSD 802.010. The Contractor shall stockpile the existing granular material separately from the native subsoil material in the crossing for re-use in the crossing. If the native subsoil material is not suitable for re-installation in the roadway, Granular 'B' material shall be imported and paid for as a provisional item.

The Contractor shall bed the pipe on a minimum 150mm thickness of 19mm dia. clear crushed stone or Granular 'A' material compacted to a minimum 98% Standard Proctor Dry Density (SPDD). The Contractor shall install the bedding material a minimum 300mm in thickness around the edges and top of the pipe at a minimum. The Contractor shall use select native material, or if required, imported Granular 'B' material be used as backfill within the crossing and be paid for as a provisional item. The Contractor shall place the material in lifts no greater than 300mm in depth, and shall compact each lift with an approved vibratory plate compactor to a minimum 98% SPDD prior to the next lift being placed. Compacted backfill material shall extend a minimum 1m from the edge of the crossing projecting downwards at a 1H:1V slope at a minimum. The Contractor shall provide a minimum 150mm topcoat depth of Granular 'A' compacted to 98% SPDD. The final top width of the crossing shall match the existing crossing.

Should Granular 'B' be required to be imported to the site, only the additional labour time resulting for levelling the excess spoil in the working ROW, or trucking away the excess spoil shall be considered to be extra work and shall be negotiated at the time of construction. These extras shall only apply from the imported Granular 'B' displacing existing native material and shall not apply for the spoil levelling/trucking that will be required from the native material displaced by the proposed pipes, imported bedding material, topcoat of Granular 'A' material, etc.

Any settlement or deficiency with the crossing shall be the sole responsibility of the Contractor. The Owner of the crossing shall be contacted by the Contractor regarding any issues pertaining to the pipe installation on their property, prior to leaving the site. Any issues shall be remedied to the satisfaction of the Contract Administrator and Owner.

**Restoration.** All stockpiled topsoil shall be spread and levelled in the disturbed vegetation areas at the conclusion of construction works. Following topsoil restoration with the stockpiled material, disturbed areas that were previously grassed shall be seeded as per the General Requirements.

The finished work shall be left in a clean and orderly condition flush or slightly higher than the adjacent ground so that after settlement it will conform to the surrounding ground.

### **SP9 Seeding**

All grass seed shall be as per the General Requirements.

Following the completion of construction work, all areas that were previously grassed, and the newly excavated channel banks shall be handseeded by the Contractor to the satisfaction of the Contract Administrator.

### **SP10 Tile Connections**

For the unit bid price, the Contractor shall provide all labour and material required to connect all any private drains encountered during construction to the proposed drain with appropriately sized agricultural tubing or approved equivalent (assuming a length of 6m or less). Initially the Contractor shall connect to the existing tile with an appropriate coupler or reducer. The connection shall be adequately supported with 19mm clear stone bedding and the stone shall be paid out based on the bid unit price in the Tender and not included in the bid of this line item. Connections directly to a length of tile shall be installed into the drain with a core drilled hole and manufactured HDPE tee/coupler fitting as per the detail in the accompanying drawings. Connections directly to a structure shall be into the appropriate opening/knockout provided, and parged on the interior and exterior of the structure.

The Contractor shall also cap the downstream end of the connected tile with an end cap, geotextile, or other item to the satisfaction of the Contract Administrator.

The Contractor shall be responsible for all tile connections made, or any missed tile connections over the course of the warranty period, and is required to rectify any deficiencies related to the connections.

### **SP11 Supply and Install Granular 'B'**

For the unit price bid per tonne, the Contractor shall supply Granular 'B' Type I, II, or III material as per the requirements in OPSS.MUNI 1010. These unit prices shall be used for payment for any Granular 'B' material installed in addition to those quantities already specified in other items and for credit for any quantities of Granular 'B' deleted from other items.

The Contractor shall then install the granular material as directed by the Contract Administrator.

### **SP12 Special Installation Technique**

If poor construction conditions are encountered during construction where, in the opinion of the Contractor, it is not feasible to install tile via excavator as per the typical installation technique on the accompanying details, the Contractor shall immediately inform the Contract Administrator to obtain approval to switch to:

- Installation on a minimum depth of 300mm of geotextile wrapped 19mm dia. clear crushed stone (or approved equal) with 19mm clear crushed stone backfill up to the springline of the pipe at a minimum.

The Contractor shall bid the additional unit price bid per lineal metre of trench, including all additional labour, equipment and materials (excluding the supply cost of 19mm clearstone) required, to install the pipe on geotextile wrapped 19mm ( $\frac{3}{4}$  inch) diameter clear crushed stone, as described in the schedule of unit prices per the detail in the accompanying drawings, with a hydraulic excavator. The supply cost of the 19mm clearstone shall be paid based on the bid unit price in the Tender and not included in the bid of this line item. The Contractor shall note that the wrapping of tile joints still applies under original items.

The Contractor shall keep a list of stations where this installation technique is used, to be confirmed with the Contract Administrator on a daily basis.

This item shall be used only when the soil conditions encountered are such that the typical installation technique with an excavator cannot, in the opinion of the Contract Administrator, be used effectively to install the pipe. The Contractor must receive approval from the Contract Administrator prior to using this technique. When soil conditions are again favourable in the opinion of the Contractor and the Contract Administrator, typical installation techniques shall resume as soon as possible. Failure to do so may result in non-payment of this provisional item.

## 2 General Requirements

### 2.1 Periodic and Final Construction Review

Periodic review of the construction works will be made by the Contract Administrator during the completion of the work. The Contract Administrator may order the Contractor to daylight any aspect of the work completed so that they may verify elevations, or review any other aspect of the work.

Regardless of whether or not the Contractor's work has been checked by the Contract Administrator, the Contractor shall assume full responsibility for the alignment, elevations, and dimensions of each and all parts of the work.

Prior to demobilization and removal of equipment and materials from the site, the Contractor shall arrange an on-site final review of the work with the Contract Administrator. A minimum 48 hours' notice shall be provided by the Contractor.

### 2.2 Existing Conditions

The Contractor shall clean up and restore all disturbed areas to condition equal to or better than existing conditions using materials equal to or better than existing materials.

The Contractor shall maintain flow in all existing sewers, drains, ditches, watercourses, etc. as applicable.

### 2.3 Benchmarks and Temporary Construction Markers

The established benchmarks will govern the elevation of the proposed work and the Contractor shall verify the accuracy of benchmarks prior to completing any construction works. Any discrepancies shall be brought to the attention of the Contract Administrator immediately.

Both prior to and during construction, the Contract Administrator may set out temporary benchmarks, stakes, flags, or markers. The Contractor or property owner shall be held liable for the cost of re-establishing any destroyed benchmarks or temporary construction markers.

### 2.4 Material Specifications

Unless otherwise specified elsewhere in the Contract Documents the following specifications shall apply for the following construction materials.

- All concrete tile shall conform to the requirements of the most recent ASTM C412 specification for with a pipe strength of 2000D.
- All high-density polyethylene (HDPE) pipe shall be solid dual-wall (i.e. smooth inner wall) pipe with a minimum stiffness of 320 kPa at 5% deflection. The pipe joints shall be secured with either snap-on couplers for pipes up to and including 200mm in diameter, or split couplers for pipes larger

than 250mm in diameter, or gasketed bell and spigot joints, whichever is specified in the Contract Documents.

- All agricultural tubing shall be corrugated inner and outer wall tubing conforming to the Land Improvement Contractors of Ontario – Standard Specification for Corrugated Plastic Drainage Tubing, 2006. Requirements for the tubing to be perforated or wrapped in a sock will be specified in the Contract Documents.
- All non-woven geotextile shall be RM-150 (4 oz), Terrafix 270R or approved equivalent unless specified elsewhere.
- Granular 'A' material shall be as per requirements in OPSS.MUNI 1010.
- Granular 'B' material shall be as per requirements in OPSS.MUNI 1010 and be assumed to be Type I, II, or III Granular 'B' material.
- 19mm (¾ inch) crushed clear stone shall be as per requirements in OPSS.MUNI 1004.
- Rip-Rap shall be as per requirements in OPSS.MUNI 1004 and be assumed to be R-50 classification (generally ranging from 100mm to 300mm in diameter).

### 2.5 Iron Bars

The Contractor shall notify the Contract Administrator should they disturb an iron bar during construction so it can be replaced by an Ontario Land Surveyor. If, to the discretion of the Contract Administrator, the disturbance of the iron bar is due to negligence on the Contractor's behalf, the Contractor shall retain an Ontario Land Surveyor to replace the bar at their own expense.

### 2.6 Pollution

The Contractor shall keep their equipment in good repair. The Contractor shall refuel or repair equipment away from open water.

If polluted material from the construction materials or equipment is caused to flow into the drain, the Contractor shall immediately follow the relevant spill reporting and cleanup protocols specified by the relevant governing body.

### 2.7 Fences

The Contractor will be permitted to remove fences to the extent necessary to allow for the construction of the drain. Unless specifically noted in the Contract documents, disturbed fences shall be restored in as good of condition as they were found. Fences should be handled in such a manner to prevent any unnecessary damage. Where feasible, cutting of the fence and subsequently patching the fence shall be avoided. The Contractor shall not leave any fence open when not working in the immediate area and shall replace the fence in a timely manner.

Fences damaged beyond repair as a result of the Contractor's negligence shall be replaced with new materials similar to the existing fence to the satisfaction of the Contract Administrator, and all costs incurred shall be at the Contractor's expense.

## **2.8 Livestock and Standing Crops**

The Contractor shall notify all property owners with a minimum 48 hours' notice prior to removing a fence that may contain livestock, or prior to damaging to any standing crops. The Contractor shall be responsible for all loss or injury of livestock, or damage to crops if they fail to provide 48 hours' notice to the relevant property owner.

Following notification, the property owner shall be responsible to keep the livestock clear of the construction activities until all such activities have concluded.

## **2.9 Material Disposal**

The Contractor is responsible to remove and dispose of all excess construction materials off-site prior to demobilizing from the site.

## **2.10 Removal of Large Stones and Rock**

The Contractor shall haul all stones greater than 300mm in diameter that remain at the ground surface following construction to a location approved by the property owner or, if there is no suitable location, disposed of off-site. Extra costs for such stone relocation/removal shall be to the discretion of the Contract Administrator.

## **2.11 Damage by Vehicles and Other Equipment**

Throughout all construction activities, the Contractor shall be responsible maintain all road surfaces impacted by the construction activities. This maintenance shall include but not be limited to scraping mud from the road surfaces, repairing potholes, etc.

If at any time, in the opinion of the Contract Administrator, damage is being or is likely to be done to any road or other infrastructure that is not included in the scope of work, by the Contractor's vehicles or other equipment, the Contractor shall, on the direction of the Contract Administrator and at the Contractor's own expense make changes in or substitutions for such vehicles or other equipment or shall in some manner remove the cause of such damage to the satisfaction of the Contract Administrator.

## **2.12 Equipment and Material Staging**

Construction equipment and materials shall be staged in the areas specified in the Contract Documents. No construction equipment or materials shall be left unattended within five (5) metres of any road ROW.

## **2.13 Deficient Items**

Deficient items as noted by the Contract Administrator shall be remedied by the Contractor in a timely manner. The Contract Administrator shall, at their discretion, have the authority to holdback up



to **250%** of the value of a deficient item. If the deficient item is not remedied in a reasonable time frame, the Contract Administrator shall notify the Contractor, and, at the Contract Administrator's discretion, procure an alternative Contractor to complete the work and any outstanding payment associated with the deficient item shall be forfeited by the original Contractor.

## 2.14 Construction Document Errors

The Contractor shall notify the Contract Administrator immediately with respect to any errors or omissions with any of the construction contract documents. The Contractor shall be responsible for any decisions they make of their own accord to correct such errors or omissions and no extra charge shall be incurred because of said decisions.

The Contractor and Contract Administrator shall, in a timely manner, rectify the errors and omissions and adjust the contract documents as the situation warrants.

## 2.15 Alterations to Work

The Contract Administrator shall have the power to make alterations in the work and the Contractor shall proceed to make such changes without causing delay. Such alterations shall in no way render the Contract void.

The valuation of such alterations shall be determined as a result of negotiations between the Contractor and Contract Administrator, but in all cases the Contract Administrator shall maintain the final responsibility for the decision. Where such changes involve additional work similar to other items in the Contract, the price for the additional work shall be determined after consideration is given to the bid price for similar items.

Furthermore, in the event that the quantity of any provisional item exceeds the quantity specified in the Bid Form by more than 150%, the Contract Administrator may request revised unit pricing resulting from economies of scale, and the Contractor shall provide updated unit pricing within one (1) working day.

No claims for a variation or alteration in the increased or decreased price shall be valid unless done in pursuance of an order form from the Contract. In no case shall the Contractor commence work that they consider to be an extra charge before receiving approval from the Contract Administrator.

## 2.16 Liquidated Damages

It is agreed by the parties to the Contract, that if this Contract is not substantially performed by the required date specified in the Contract Documents without prior consultation with the Contract Administrator and Owner, that the Contractor may be subject to **daily liquidated damages of \$500 plus HST** for each and every calendar day's delay in finishing the work to the discretion of the Contract Administrator and Owner.

## **2.17 Sub-Contractors**

The Contractor shall not sublet the whole or part of this Contract without the approval of the Contract Administrator.

## **2.18 Payment**

Progress payments equal to 87% of the value of work completed and materials incorporated shall be made to the Contractor on a monthly basis. The remaining 13% of the work completed shall consist of a 10% Statutory Holdback and a 3% Warranty Holdback for the project.

Payments shall be made on the written request and submission of a proper invoice by the Contractor to the Contract Administrator or Owner. A proper invoice submission, in addition to the definition provided in the Construction Act shall require the following:

- Quantities and unit prices shall be provided for with adequate supporting documentation shall be provided by the Contractor for all necessary items. For extras in the Contract, the Contract Administrator may request a detailed labour and material breakdown.
- A current clearance certificate from the Workplace Safety and Insurance Board (WSIB).
- A detailed unit summary page denoting all payable line items, applicable holdbacks, taxes, etc.

If any of these requirements are not met to the satisfaction of the Contract Administrator, the Contract Administrator shall promptly notify the Contractor, at which time the Contractor shall revise the invoice. Prompt payment procedures shall not begin until the Contract Administrator receives a proper invoice to the satisfaction of the Contract Administrator.

## **2.19 Project Completion/Substantial Performance**

For all intents and purposes, for this project, the substantial performance date shall be deemed to be the same as the completion date of the project and any documentation indicating such shall represent both the date of substantial performance and project completion. Substantial performance shall be determined as per its definition in the Construction Act.

## **2.20 Statutory Holdback**

As per the Construction Act, a 10% Statutory Holdback shall not be due until 60 days from the date of Substantial Performance. This payment shall be released once the Contractor provides a Statutory Declaration that all material and/or labour incorporated in the work has been fully paid for.

## **2.21 Warranty Holdback**

A 3% Warranty Holdback shall not be paid for a minimum one year from the date of Substantial Performance. If the Contract Administrator notifies the Contractor in writing of any deficient items prior to the expiration of the warranty period, they shall be remedied promptly by the Contractor notwithstanding that the rectification of the work may extend beyond the end of the warranty period.

The warranty holdback shall not be considered due until all outstanding deficient items have been rectified by the Contractor to the satisfaction of the Contract Administrator.

### **2.22 Tests**

The cost for testing of materials supplied to the job by the Contractor shall be borne by the Contractor.

The Contract Administrator shall have the authority to subject any lengths of any pipe to a competent testing laboratory to ensure the adequacy of the pipe. If any pipe supplied by the Contractor is determined to be inadequate to meet the applicable governing standards, the Contractor shall bear the full responsibility to remove and/or replace all such inadequate pipe with pipe that satisfies the requirements of said governing standards.

### **2.23 Species at Risk**

The Contractor is responsible to ensure that during construction, no extirpated, endangered, threatened, or special concern species or their habitats are adversely affected. Should a Species at Risk be encountered, the Contractor shall notify the Contract Administrator immediately and follow the Ministry's guidelines and guidance regarding handling of the species, measures to exclude the species from the site, safety considerations, etc.

### **2.24 Weather**

The Contractor shall make every effort to avoid working in weather conditions that may increase the difficulty of construction activities. Should the Contractor choose to work during periods of frequent rainfall or snow, or excessively hot or cold weather, etc., extra charges resulting from working in unfavourable construction conditions caused by such weather may not be applicable and shall be to the discretion of the Contract Administrator.

### **2.25 Dewatering**

The Contractor shall dewater excavations/trenches and maintain the groundwater level at least 0.5m below the excavation bases, thereby facilitating proper completion of the work in reasonably dry, stable conditions. If a specific line item for dewatering is not included with the Contract, the cost of such dewatering shall be included with the bid of the associated line items and no additional payments shall apply if the Contractor is required to complete damming, pumping, etc. in order to facilitate construction works.

The dewatering system shall be discharged a minimum 20m away from its re-entry point to the drain to encourage water filtration. The quality of the water re-entering the watercourse shall be to the satisfaction of the Contract Administrator and should additional means be required to ensure suitable water quality (i.e. filter bags, settling ponds, check dams, geo-textile, etc.), they shall be negotiated as an extra item at the time of construction.

## 2.26 Erosion and Sediment Control

Appropriate erosion and sediment control measures shall be in place for the entirety of construction and the Contractor shall regularly monitor and maintain said measures. The Contractor shall ensure that the site is left each day with appropriate controls to avoid erosion. No construction activities which may cause sediment to be conveyed downstream of the working area shall commence until appropriate erosion and sediment control measures are in place.

## 2.27 Seeding

Grass seed shall be fresh, and clean seed, and unless specified elsewhere be as per OPSS.MUNI 804 Standard Roadside Mix which is duplicated below for convenience. It shall be applied at a rate of 130kg per 10,000m<sup>2</sup>:

- 50 % Creeping red fescue
- 10% Kentucky Bluegrass
- 35% Perennial Ryegrass
- 5% White clover

If a nurse crop is required, it shall be fall rye grain or winter wheat grain applied at a rate of 60 kg per 10,000m<sup>2</sup>.

### 3 General Specifications for Open Drains

#### 3.1 Profile

The profile drawing shows the approximate depth of cuts from the base of the existing open drain to the proposed base of the drain as well as the total existing depth of the open drain. These cuts are established for the convenience of the Contractor, however, benchmarks will govern the final elevation of the drain. Accurate grade control must be maintained by the Contractor during the work in the open drain to the satisfaction of the Contract Administrator.

#### 3.2 Tile Outlets

During any construction activities on an open drain, the Contractor shall guard against damaging the outlet of any private or municipal pipes that outlet into the open drain.

Repair or replacement of any tile outlets shall be as per the accompanying drawings. Any marked tile drain outlets damaged during construction shall be repaired by the Contractor at their own expense. Any unmarked tile drain outlets damaged during construction shall be repaired by the Contractor and paid as a provisional item.

#### 3.3 Crossing of Open Drains

No crossing of any drain, watercourse, or other waterbody with construction equipment shall be permitted throughout the duration of construction. Should a temporary crossing be required it shall be on a bed of rip-rap or a temporary crossing with an appropriately sized culvert shall be constructed by the Contractor. The Contractor shall be responsible for the failure of the temporary crossing or if any deleterious substances are released as a result of inadequacies with the temporary crossing.

The Contractor shall remove all materials associated with the temporary crossing when it is no longer required and restore the channel to its undisturbed conditions or better to the satisfaction of the Contract Administrator.

## 4 General Specifications for Tile Drains

### 4.1 Alignment

The Contractor shall contact the Contract Administrator to establish the approximate course of the drain at the onset of construction and provide a minimum 48 hours' notice to do so. The drain shall run in as straight a line as possible throughout its length.

Where an existing drain is to be removed and replaced by the new drain, or where the new drain is to be installed parallel to the existing drain, or between two runs of existing drains, the Contractor shall locate the existing drain(s) at intervals along the course of the drain such that the disturbance of any existing drainage systems is minimized. The frequency of drain locating shall be to the discretion of the Contractor and should be generally more frequent in areas where the existing drain is turning to avoid disturbance of the existing system. The costs of locating shall be included in the bid price and the Contractor shall be responsible to repair any tiles that are damaged during the drain locating at no additional cost.

### 4.2 Profile

The profile drawing shows the elevations and gradients that the tile drain shall be installed at as well as the approximate depth of cuts from the existing ground elevation to the proposed invert of the pipe in key locations. The cuts are noted for the convenience of the Contractor, however, benchmarks will govern the final elevation of the drain. Accurate grade control must be maintained by the Contractor during the installation of any tile drains to the satisfaction of the Contract Administrator.

When installing a drain towards a fixed point such as a previously installed bore pipe, the Contractor shall confirm the elevations of such a fixed point at a sufficient distance away from the pipe in order to allow for any minor adjustments to the pipe grade as required.

### 4.3 Trench Crossings

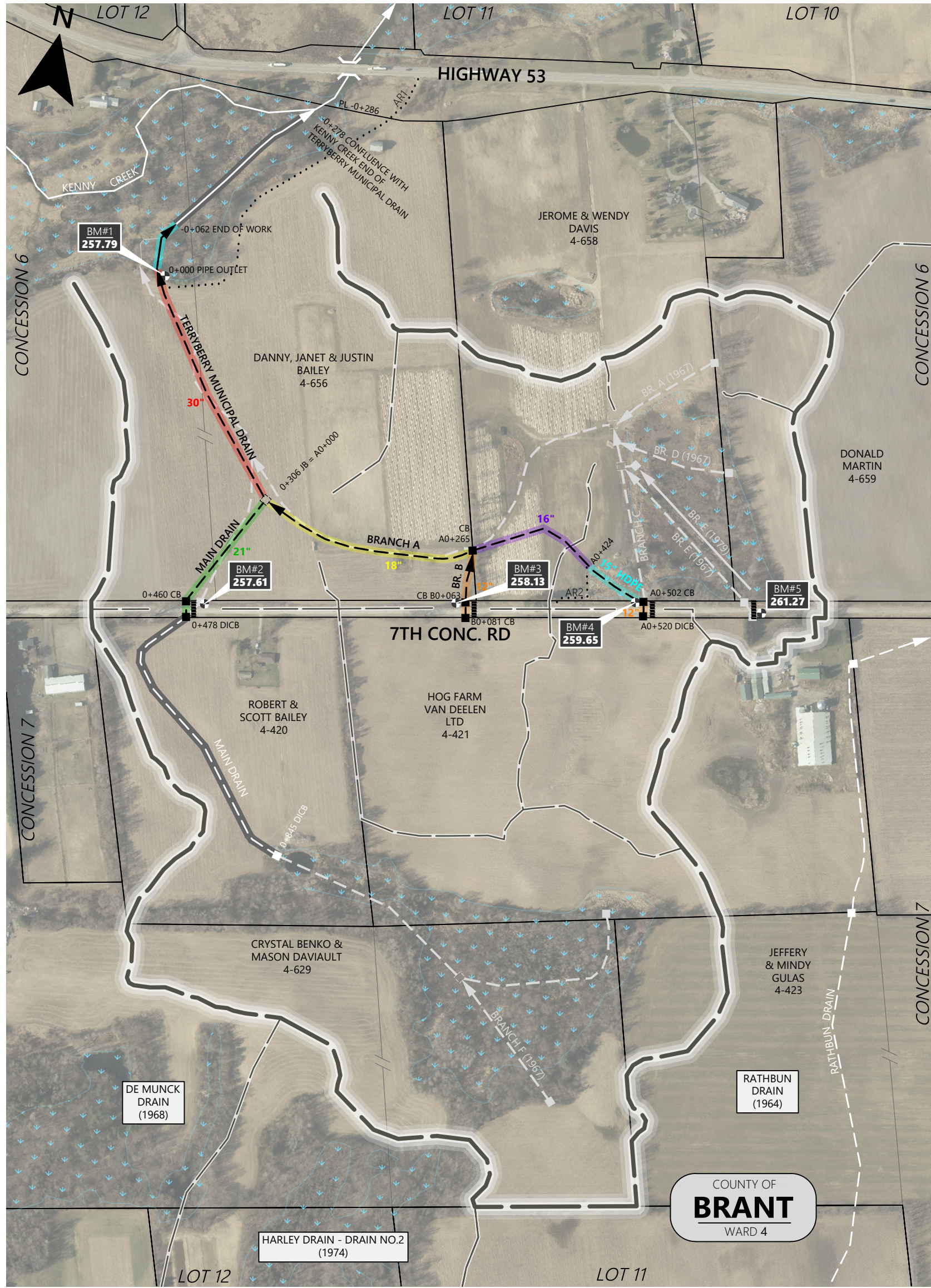
The Contractor shall not cross any backfilled trench with any construction equipment, except at one designated crossing location on each property. The Contractor shall ensure that the bedding and backfill material at this designated crossing location is properly placed and compacted to adequately support the equipment and vehicles that may cross the trench. The Contractor shall be responsible for any damage to the new tile resulting from the crossing of the drain.



## Appendix B

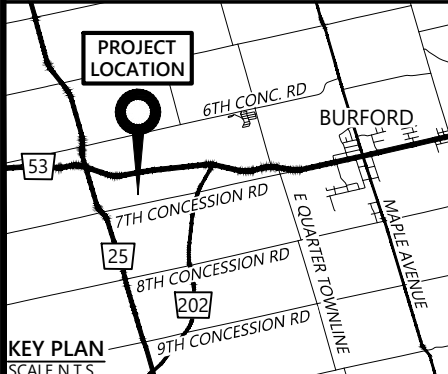
### Drawings





WATERSHED PLAN

SCALE 1:5,000  
0 50 100 200 300m  
1:5,000



LEGEND

WATERSHED BOUNDARY  
SUBWATERSHED BOUNDARY  
APPROX. PROPERTY LINE  
PROPERTY SHARED BETWEEN LOT LINES  
PR. TILE  
EX. TILE  
FUTURE MAINT. TILE  
PR. SURFACE CULVERT

PR. OPEN DRAIN  
EX. OPEN DRAIN  
FUTURE MAINT. OPEN DRAIN  
BENCHMARK LOCATION, NUMBER, & ELEVATION  
PR. CATCH BASIN  
EX. CATCH BASIN  
PR. JUNCTION BOX  
EX. JUNCTION BOX  
ACCESS ROUTE PATH

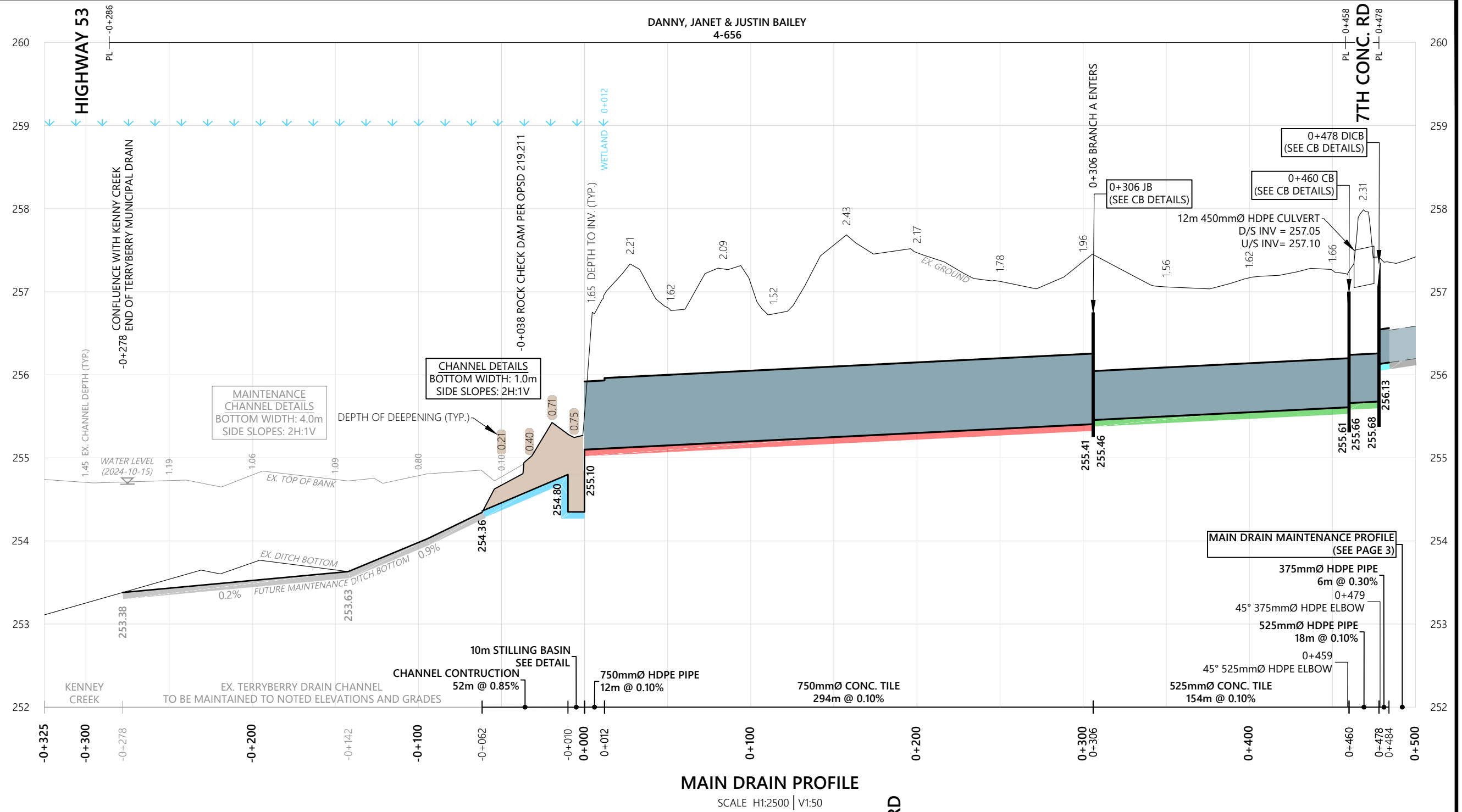
PROVINCIAL SIGNIFICANT WETLAND AREA  
EX. DRAIN CROSSING  
BENCHMARK ELEVATION  
ART

BENCHMARKS

BENCHMARK No. 1 ELEVATION=257.79m  
NAIL IN 400mmØ DECIDUOUS TREE APPROX. 5m NORTH OF FIELD EDGE AND APPROX. 30m EAST OF EXISTING OUTLET. APPROX. 10m SOUTH EAST OF PROPOSED TILE OUTLET AT STA. 0+000.  
BENCHMARK No. 2 ELEVATION=257.61m  
NAIL IN HYDRO POLE WITH ID# AWTCTY ON NORTH SIDE OF 7TH CONCESSION ROAD, LOCATED APPROX. 20m EAST OF STA. 0+460 NEAR EXISTING MAIN DRAIN CROSSING. APPROX. 500m EAST OF INTERSECTION BETWEEN 7TH CONCESSION ROAD AND REGIONAL ROAD 25.  
BENCHMARK No. 3 ELEVATION=258.13m  
NAIL IN HYDRO POLE WITH ID# AWTSD ON NORTH SIDE OF 7TH CONCESSION ROAD, APPROX. 5m WEST OF STA. B0+063, NEAR EXISTING BRANCH B CROSSING. APPROX. 800m EAST OF INTERSECTION BETWEEN 7TH CONCESSION ROAD AND REGIONAL ROAD 25.  
BENCHMARK No. 4 ELEVATION=259.65m  
NAIL IN HYDRO POLE WITH ID# AWTSD ON NORTH SIDE OF 7TH CONCESSION ROAD, APPROX. 10m WEST OF STA. A0+502, NEAR EXISTING BRANCH C CROSSING. APPROX. 1000m EAST OF INTERSECTION BETWEEN 7TH CONCESSION ROAD AND REGIONAL ROAD 25.  
BENCHMARK No. 5 ELEVATION=261.27m  
NAIL IN HYDRO POLE WITH ID# CDT4FN ON SOUTH SIDE OF 7TH CONCESSION ROAD, APPROX. 5m EAST OF EXISTING BRANCH E CROSSING, NEAR PROPOSED CULVERT. APPROX. 1150m EAST OF INTERSECTION BETWEEN 7TH CONCESSION ROAD AND REGIONAL ROAD 25.

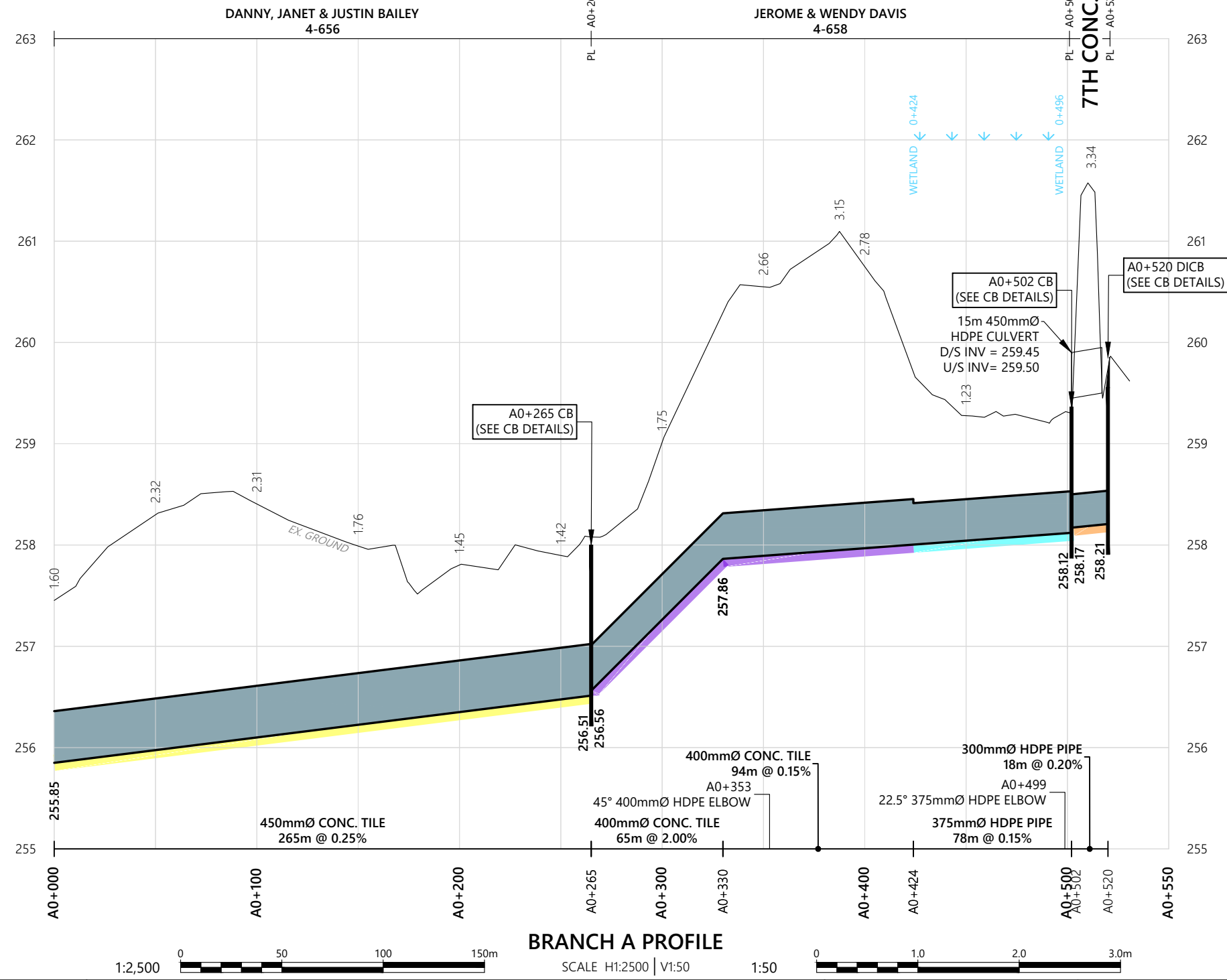


PROJECT		TERRYBERRY MUNICIPAL DRAIN IMPROVEMENT 2025	
STREAMLINE ENGINEERING INC.		CLIENT COUNTY OF Brant Simply Grand	
ISSUE / REVISION		DATE	
FOR ON-SITE MEETING		OCT 2024	
FOR INFO MEETING		NOV 2024	
FOR ENGINEER'S REPORT		JAN 2025	
DRAWING		PLAN & PROFILES	
DESIGNED MS/CK	DRAWN MS/CK	CHECKED TK	PROJECT NO. 0015
DRAWING NO.			1 OF 3



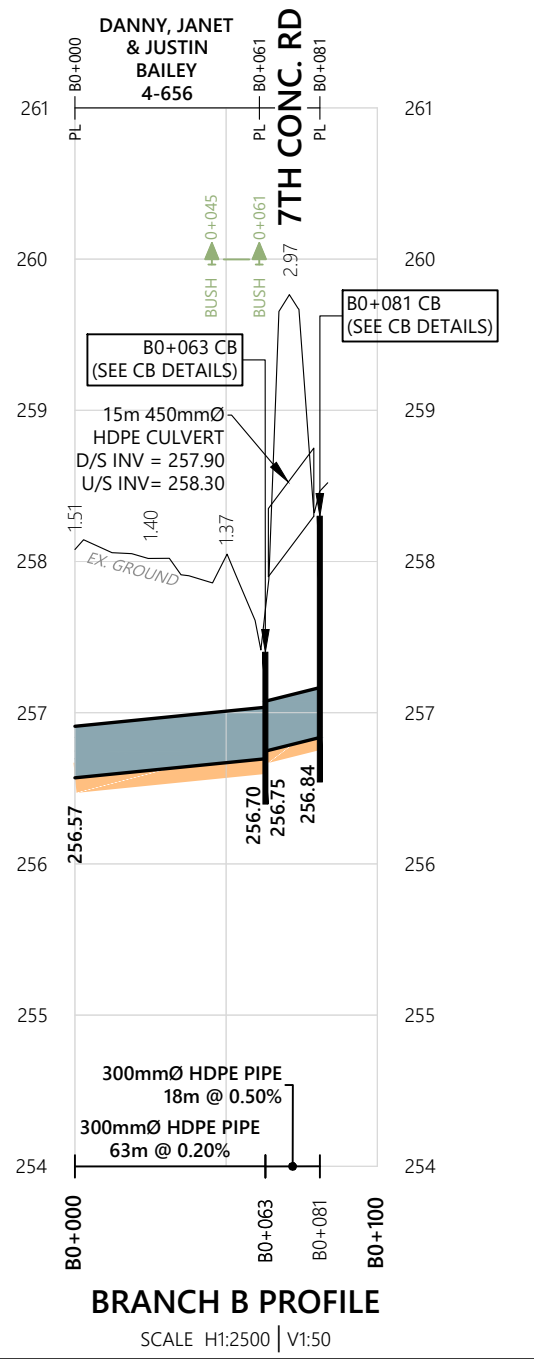
MAIN DRAIN PROFILE

SCALE H1:2500 | V1:50



BRANCH A PROFILE

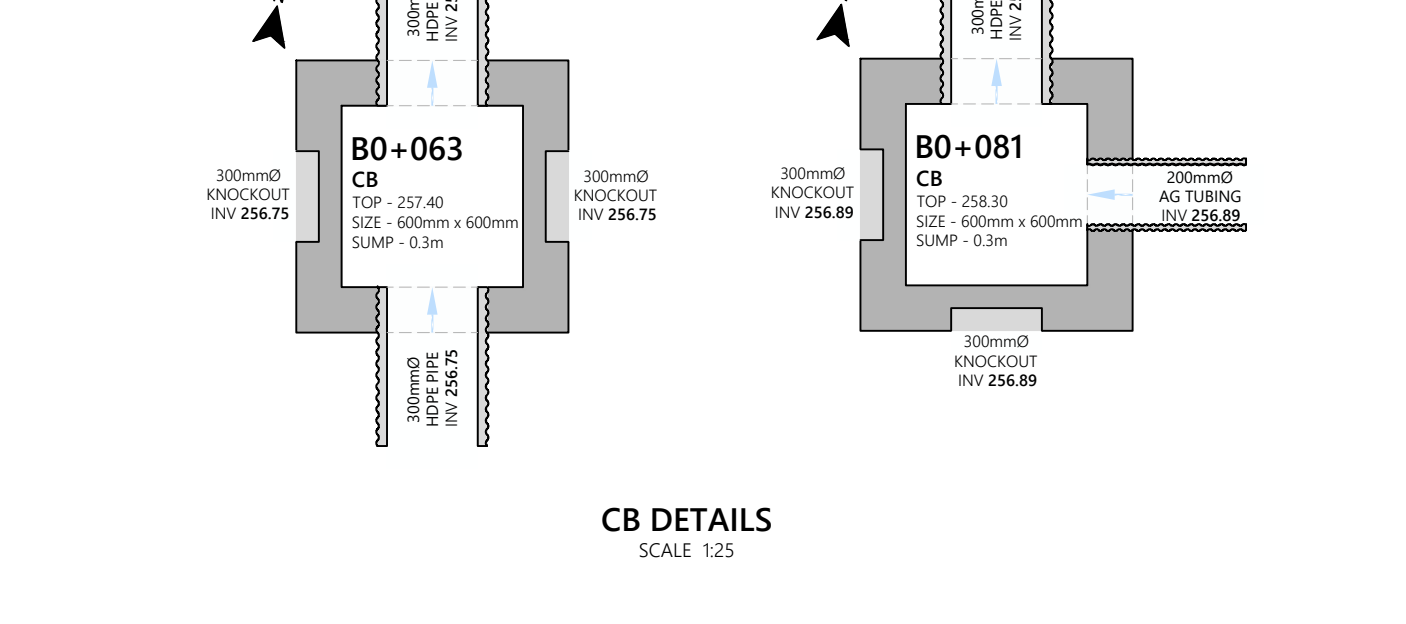
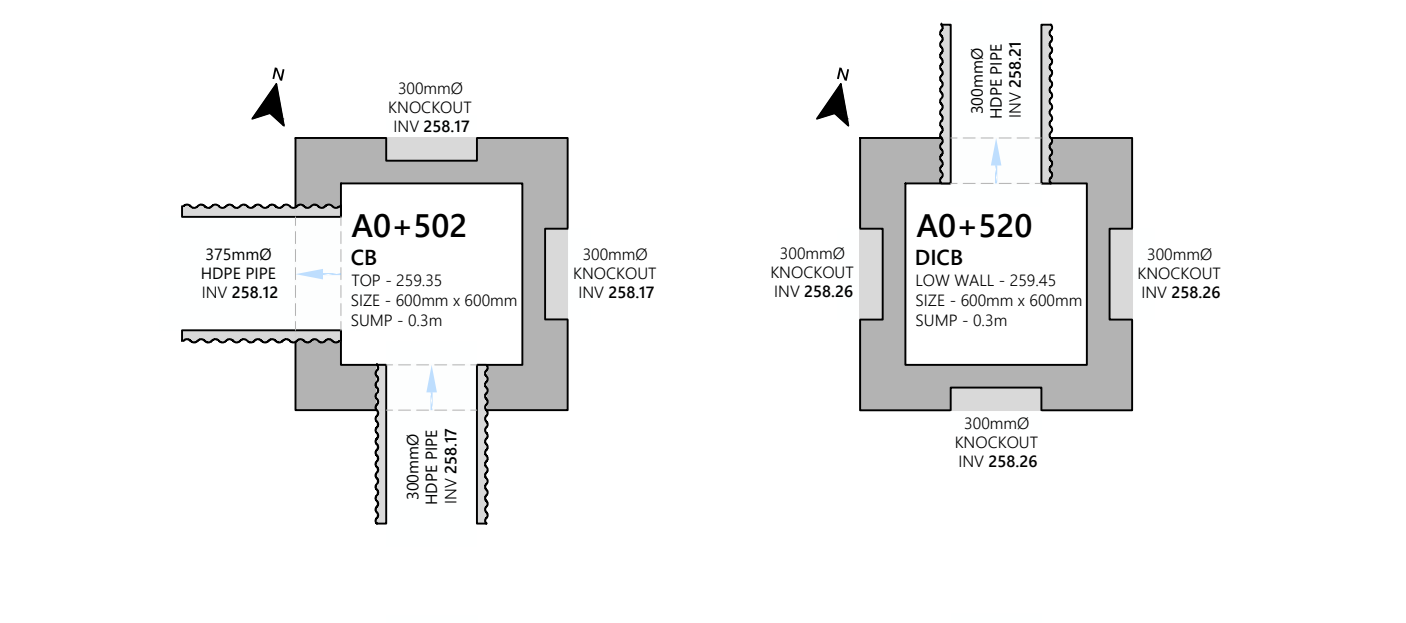
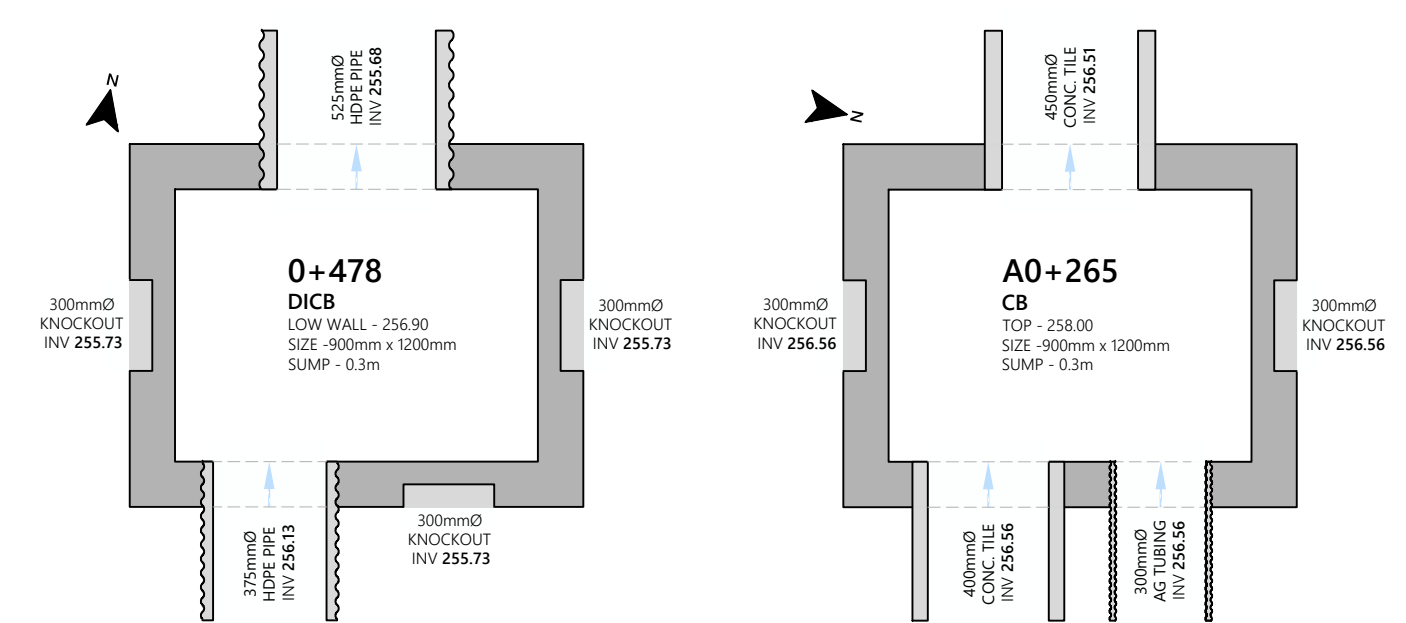
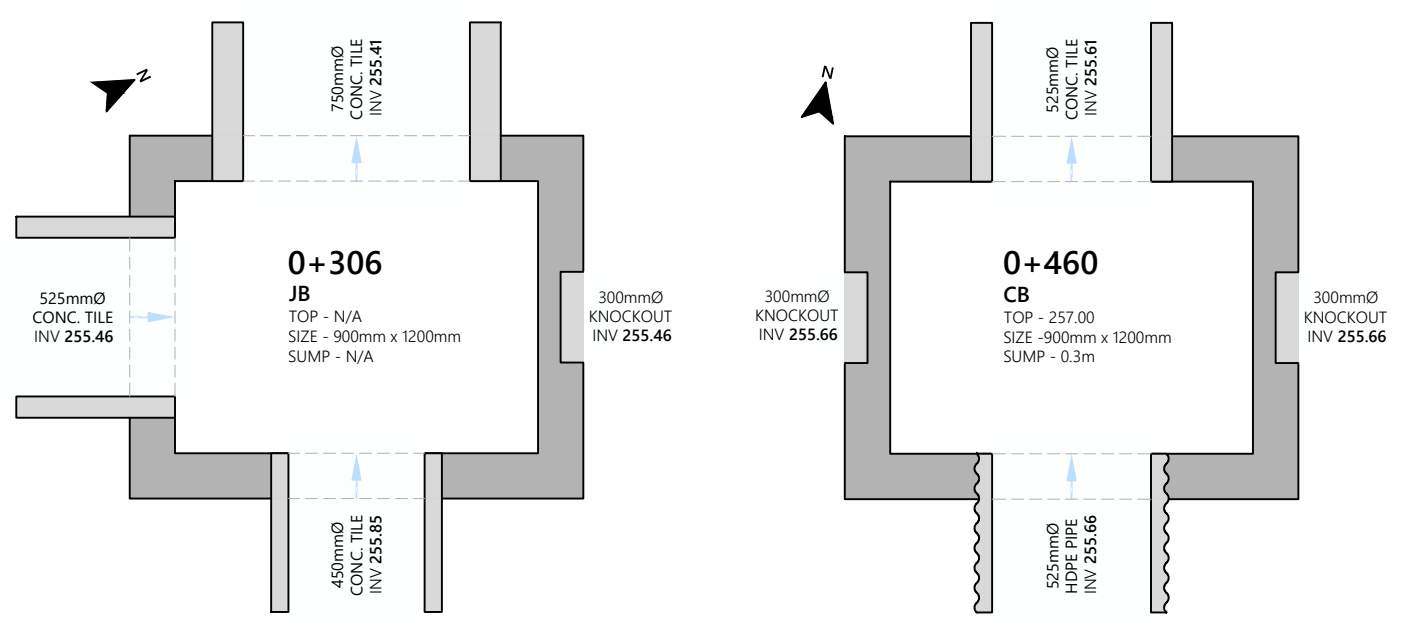
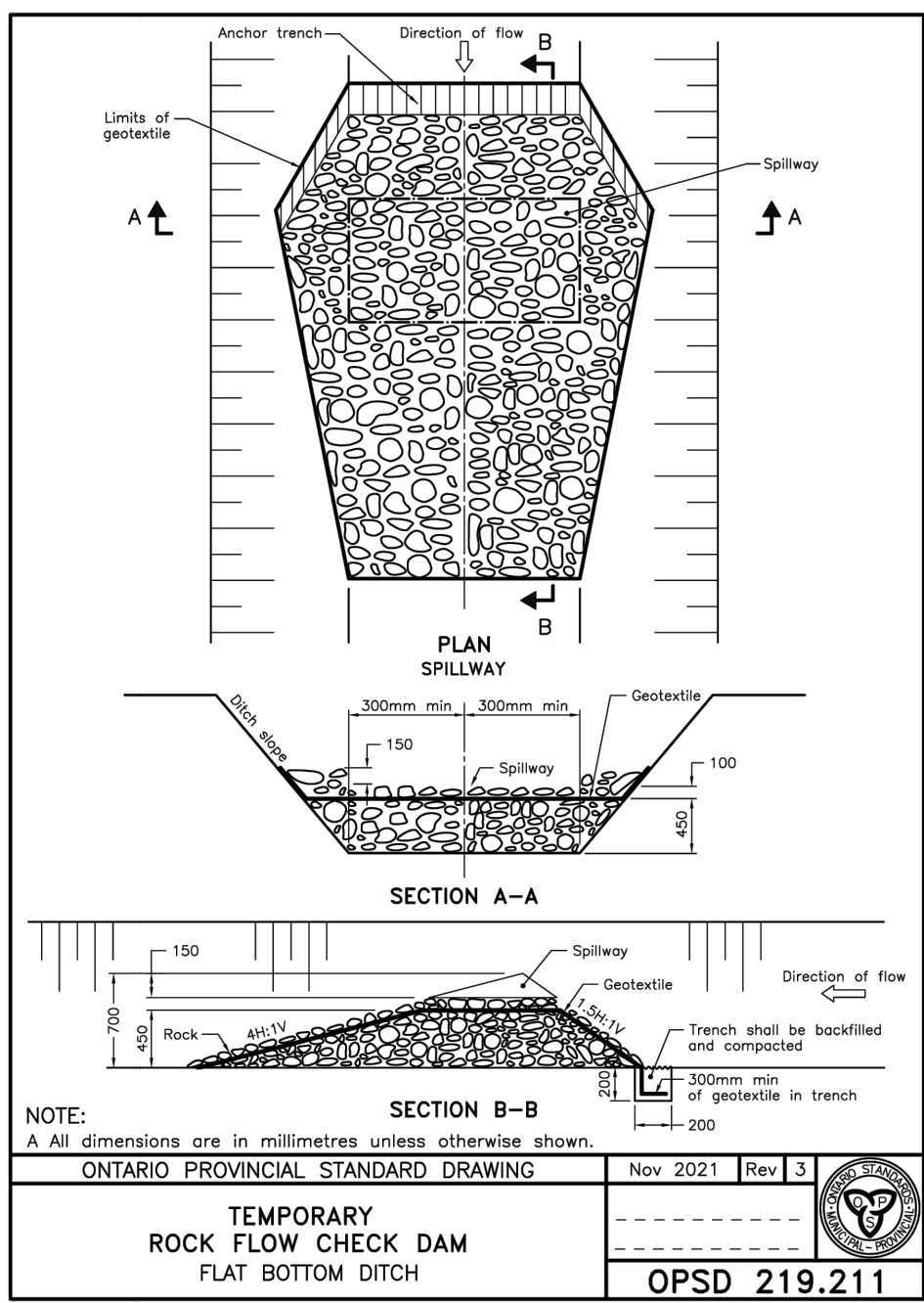
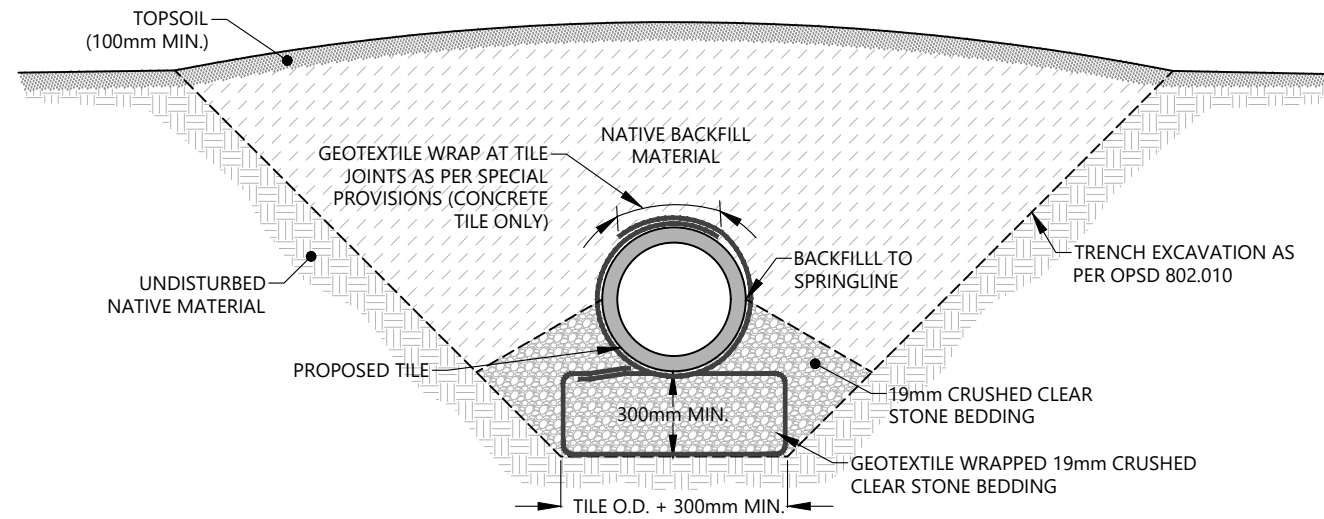
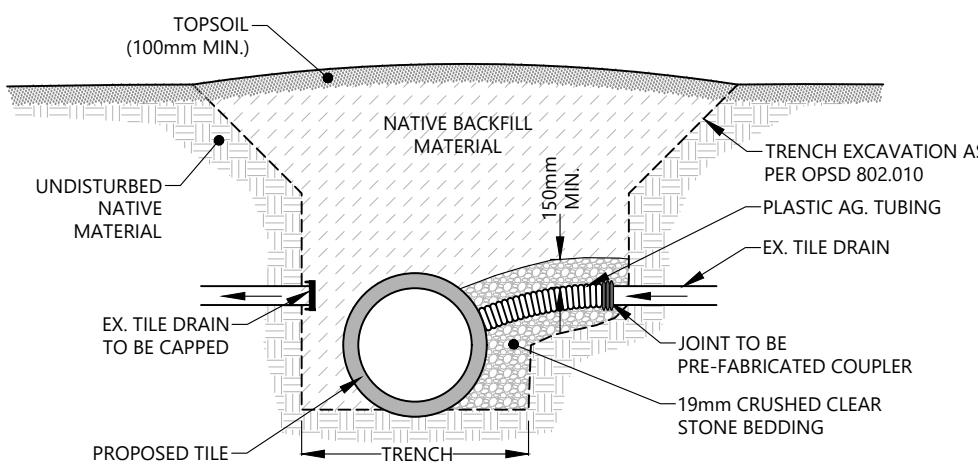
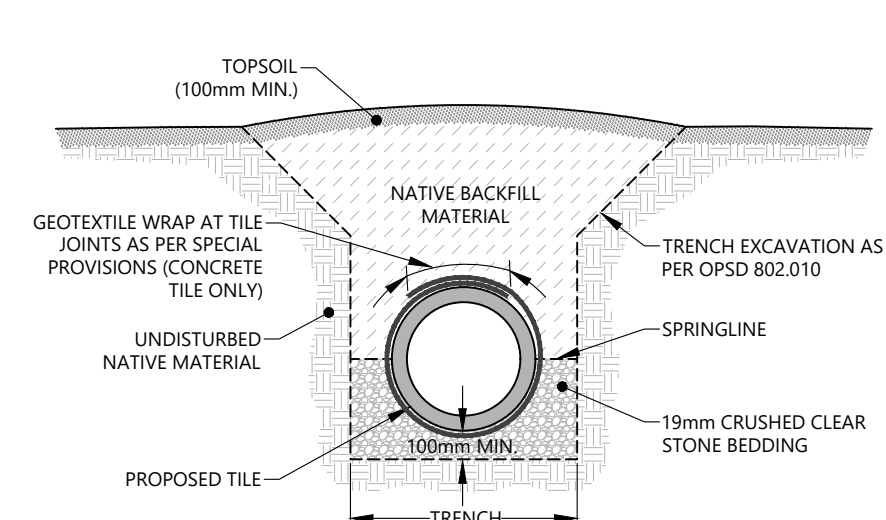
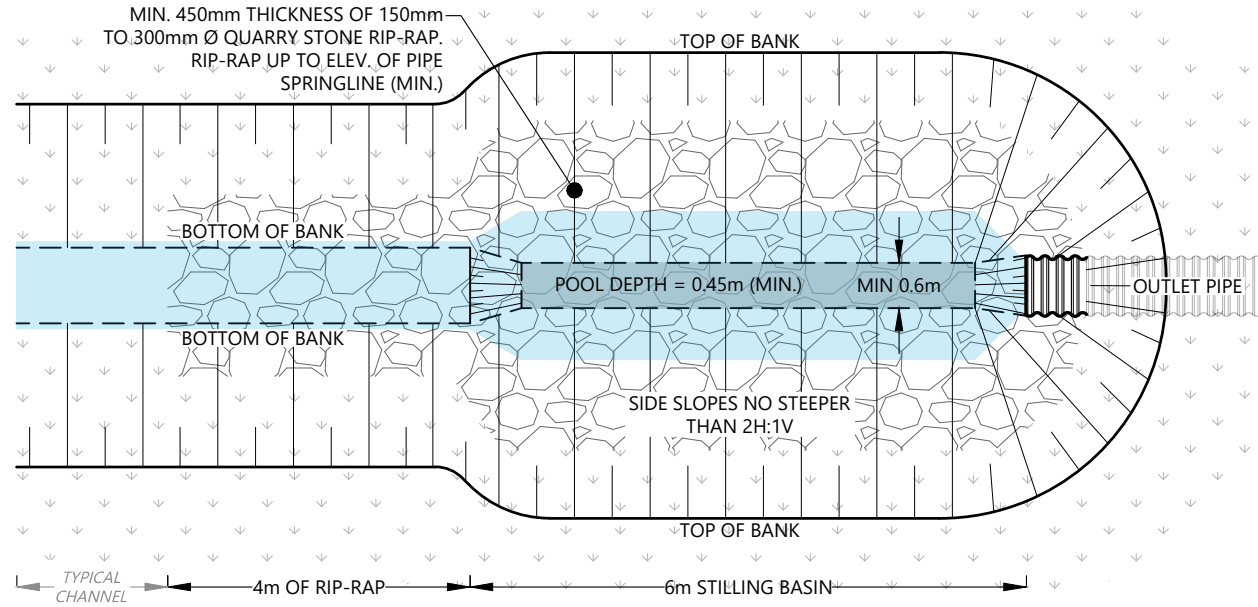
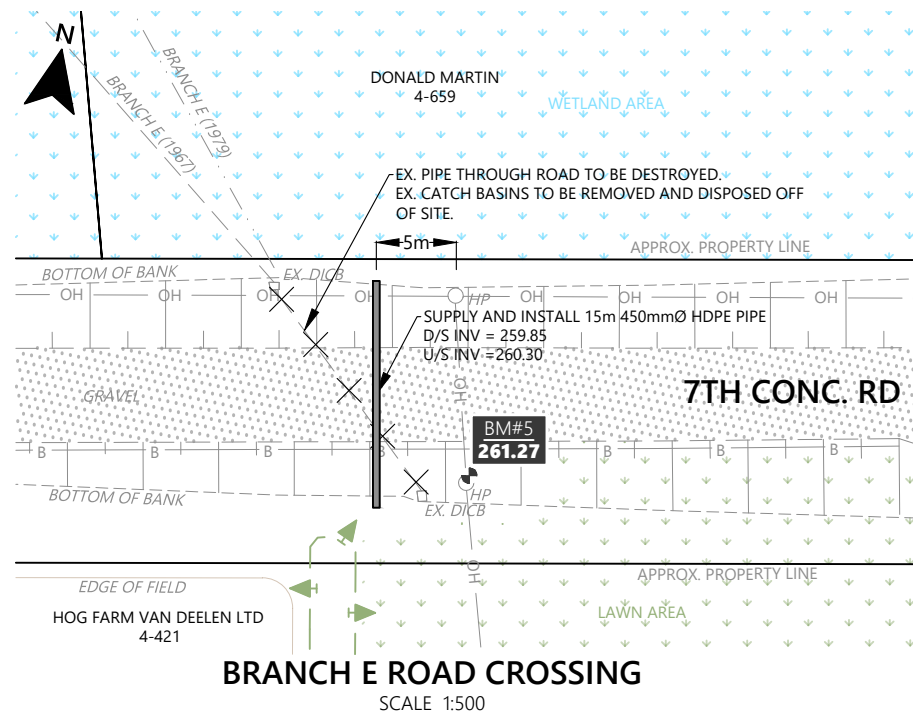
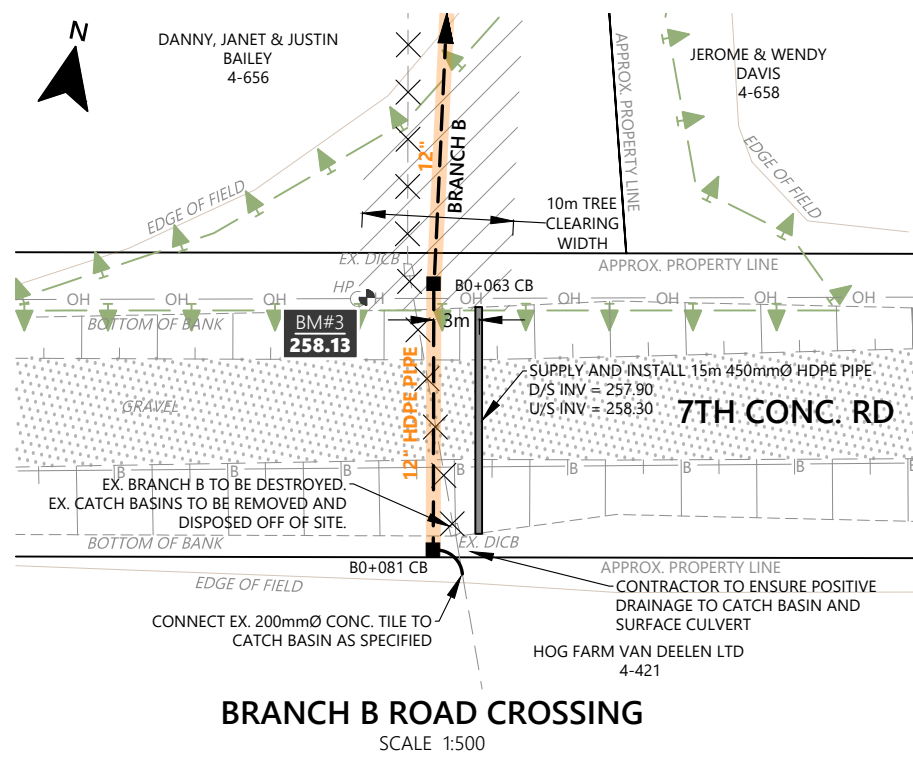
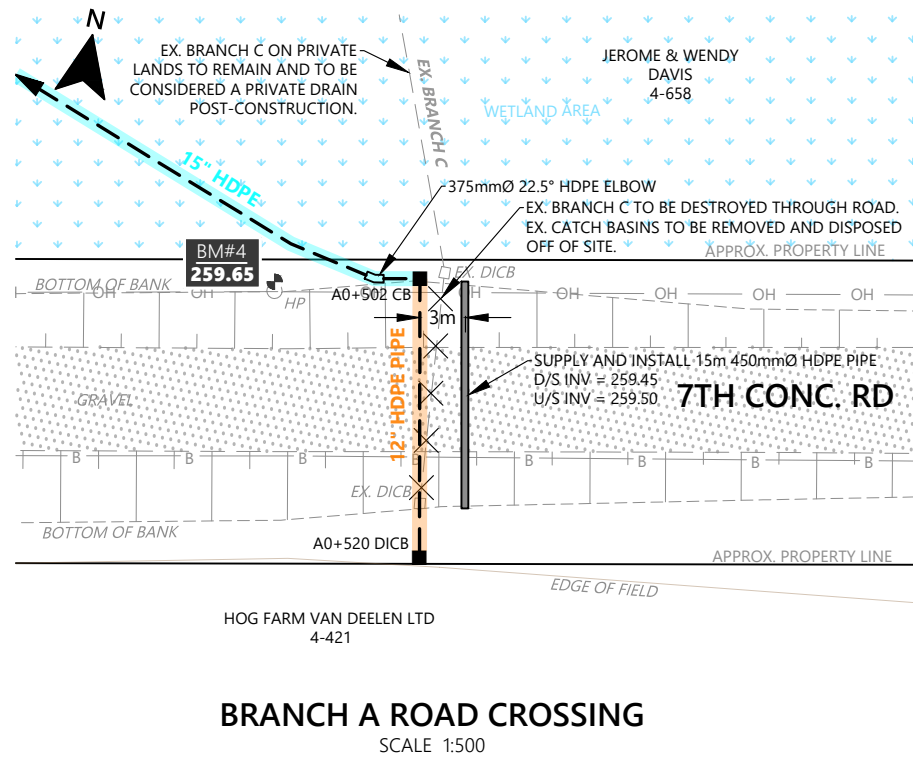
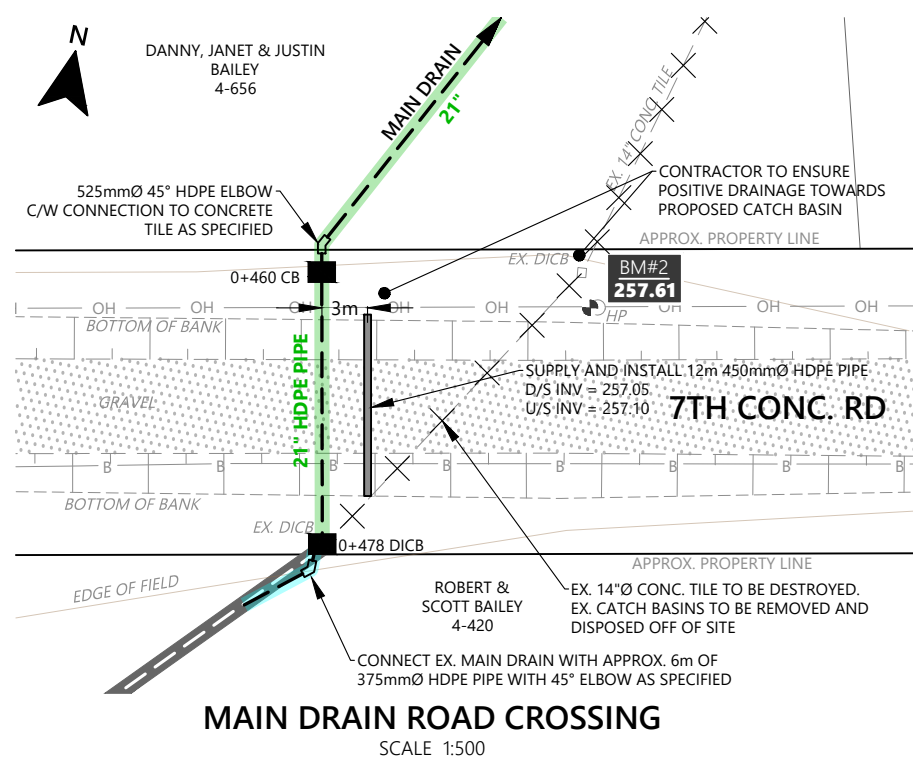
SCALE H1:2500 | V1:50



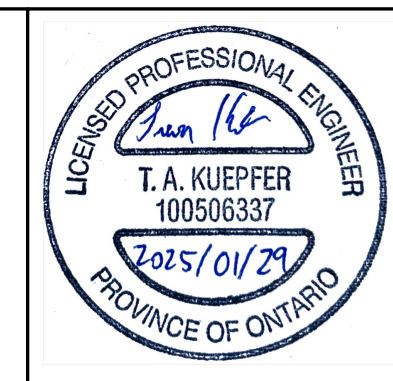
BRANCH B PROFILE

SCALE H1:2500 | V1:50

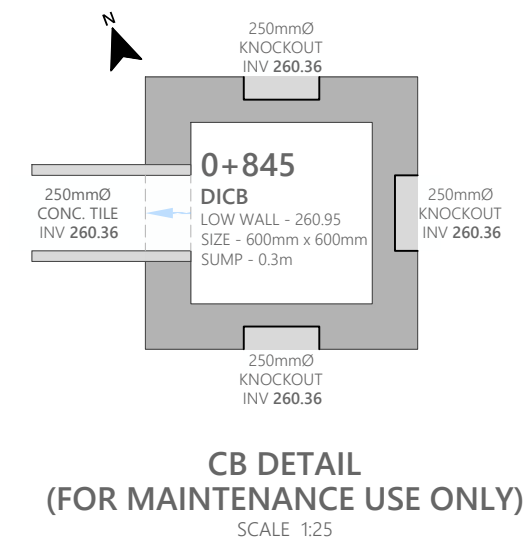
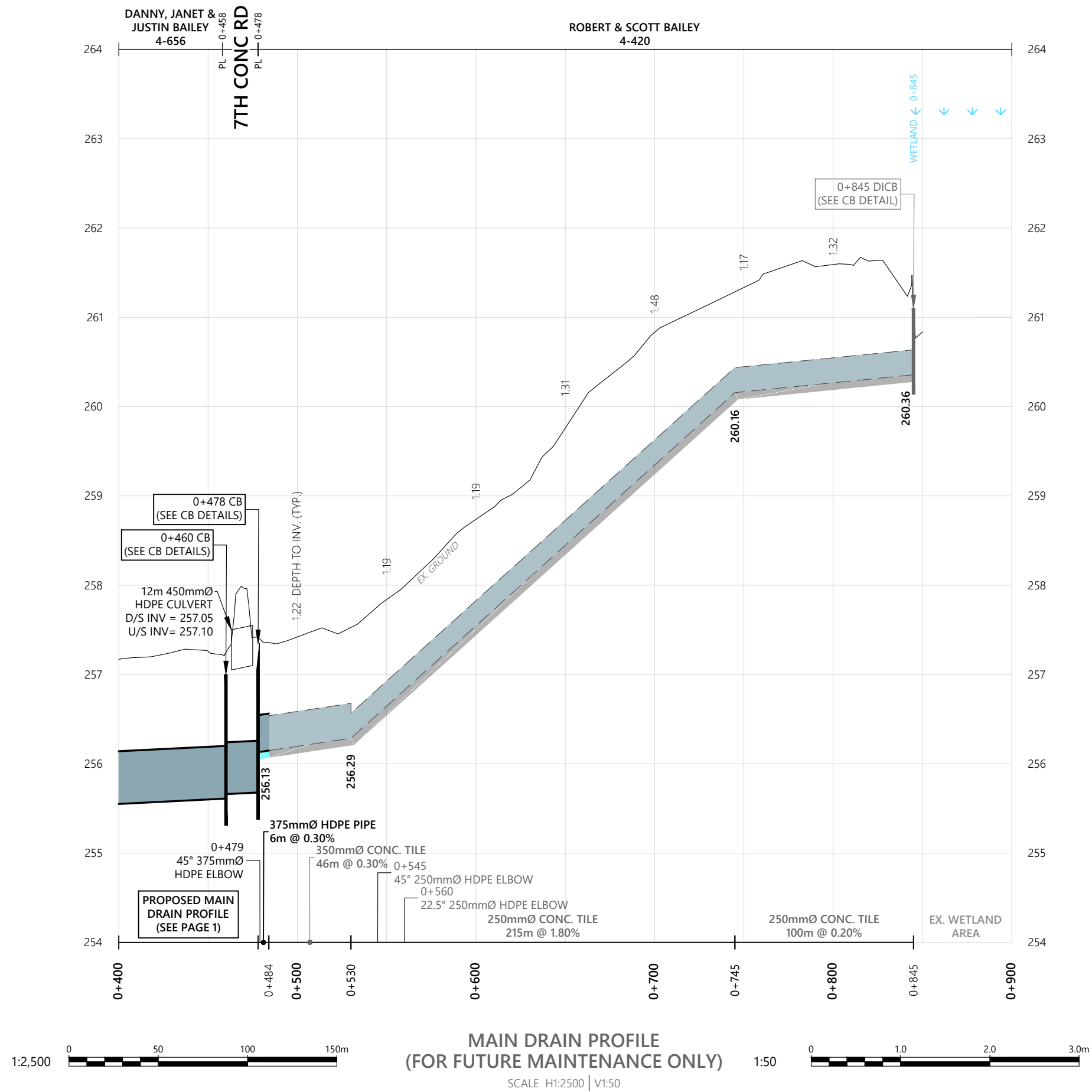




LEGEND		
BENCHMARK LOCATION, NUMBER, & ELEVATION	PR. TILE	TREELINE
PR. TILE	EX. TILE	FENCELINE
FUTURE MAINT. TILE	EX. OPEN DRAIN	EDGE OF FIELD
PR. SURFACE CULVERT	PR. CATCH BASIN	BELL LINE (APPROX. LOCATION)
EX. CATCH BASIN		OVERHEAD HYDRO
		HYDRO POLE



PROJECT		TERRYBERRY MUNICIPAL DRAIN IMPROVEMENT 2025	
ISSUE / REVISION		DATE	
FOR ON-SITE MEETING		OCT 2024	
FOR INFO MEETING		NOV 2024	
FOR ENGINEER'S REPORT		JAN 2025	
DESIGNED		DRAWN	
MS/CK		MS/CK	
CHECKED		PROJECT NO.	
TK		0015	
DRAWING NO.		2 OF 3	



PROJECT			
TERRYBERRY MUNICIPAL DRAIN IMPROVEMENT 2025			
CLIENT			
COUNTY OF Brant Simply Grand			
ISSUE / REVISION		DATE	
FOR ON-SITE MEETING		OCT 2024	
FOR INFO MEETING		NOV 2024	
FOR ENGINEER'S REPORT		JAN 2025	
DRAWING		DRAWING NO.	
FOR MAINTENANCE USE ONLY		3 OF 3	
DESIGNED	DRAWN	CHECKED	PROJECT NO.
MS/CK	MS/CK	TK	0015

**BY-LAW NUMBER 47-25**

- of -

**THE CORPORATION OF THE COUNTY OF BRANT**

To amend By-Law Number 61-16, the Comprehensive Zoning By-Law for the County of Brant, as amended (County of Brant, Four Units As-of-Right Zoning Project)

**WHEREAS** Section 34 of the *Planning Act* empowers councils of local municipalities to pass zoning by-laws.

**AND WHEREAS** The County of Brant initiated a review of its Zoning By-Law to allow up to four dwelling units as-of-right in fully serviced areas, and wishes to amend the Comprehensive Zoning By-Law for the County of Brant (By-law 61-16, as amended) for technical and housekeeping purposes;

**AND WHEREAS** the amendments are in conformity with the County of Brant Official Plan (2023) and consistent with the *Provincial Planning Statement (2024)*;

**AND WHEREAS** the Council of the Corporation of the County of Brant deems these amendments to be desirable for the future development and use of the lands within the County of Brant;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS** that By-Law 61-16, as amended, be further amended as follows:

1. THAT Section 4.5 – Additional Residential Units, clause iv) be hereby removed and replaced as follows:

Up to four dwelling units are permitted on a lot, including the primary dwelling unit together with:

(1) Up to three additional residential units within or attached to the primary dwelling unit; or

(2) Up to two additional residential units within or attached to the primary dwelling unit and up to one additional residential unit in a detached accessory structure; or

(3) Up to one additional dwelling unit within or attached to the primary dwelling unit and up to two additional residential units in a detached accessory structure.

2. THAT Section 4.5 – Additional Residential Units be hereby amended to add the following clause:

ix) Any rooftop amenity space above the second storey of a detached additional residential unit shall be prohibited unless it meets the maximum height for accessory structures or buildings.

3. THAT Section 4.4 – Regulations for Accessory Buildings and Structures. Table 4.4.1 be hereby amended to remove the 95 square metre maximum lot coverage requirement, to add an increased minimum side yard and rear yard setback requirement for two-level habitable detached accessory structures, and to amend the maximum permitted structure height as follows:



Regulations	Urban Residential Zones
Lot Coverage, Maximum	15% of the total lot area
Interior side yard and rear yard setback, Minimum (metres) *	1.2m 3m for two-level detached accessory structures or buildings
Structure Height, Maximum (metres)	4.5 for non-habitable structures or buildings 6.5m for habitable structures or buildings

4. THAT Section 3 – Definitions be hereby amended to remove the definition of a “Converted Dwelling”.
5. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Additional Residential Dwelling” as follows:

Means a self-contained residential dwelling unit that is either located within or attached to the primary dwelling unit or located within a detached accessory structure to the primary dwelling unit. An Additional Residential Unit is subordinate to the primary dwelling unit, and may be included on the same lot as a single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, stacked townhouse dwelling, rowhouse dwelling, and street fronting rowhouse dwelling.

6. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Fourplex Dwelling” as follows:

Means a *building* that is divided horizontally and/or vertically into four (4) separate *dwelling units*, each of which has an independent entrance either directly from the outside or through a common entryway but does not include a rowhouse dwelling.

7. THAT Section 3 – Definitions be hereby amended to replace the definition of a “Duplex Dwelling” as follows:

Means a building that is divided horizontally into two (2) separate dwelling units, each of which has an independent entrance either directly from the outside or through a common entryway.

8. THAT the following uses be amended in the permitted uses under Section 8 – Urban Residential (R) Zones under Table 8.1.1, to be permitted as indicated below:

List of Uses	Zones				
	R1	R2	RM1	RM2	RM3
Dwelling, Duplex	•	•	•	•	
Dwelling, Fourplex	•	•	•	•	•
Dwelling, Rowhouse	•	•	•	•	•
Dwelling, Semi-Detached	•	•	•		



Dwelling, Stacked Townhouse	•	•	•	•	•
Dwelling, Street Fronting Rowhouse	•	•	•	•	•
Dwelling, Triplex	•	•	•	•	

9. THAT the provision following Table 8.1.1, being the superscript number attributed to the “Dwelling, Duplex” and the corresponding footnote text, be removed.
10. THAT Section 8.1 – Uses Permitted Table be amended to add the following footnote for the “List of Uses”:
  - \* Provided the applicable zoning standards can be met, a total of up to four (4) dwelling units are permitted per lot in any Urban Residential Zone, which may include the principal dwelling unit and up to three (3) additional residential units, regardless of the type of principle dwelling.
11. THAT Section 8.1 – Uses Permitted Table 8.1.1 be amended to add the following footnote for the “RM3” Zone:
  - \*\* Notwithstanding any definition or standard of this By-Law to the contrary, in the RM3 Zone, a minimum of four attached dwelling units is required.
12. THAT the provision following Zone Requirement Tables 8.2.1 and 8.2.2, being the asterisk attributed to the “Lot Coverage, Maximum” and the corresponding footnote, be removed.
13. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant.

**READ** a first and second time, this 13<sup>th</sup> day of May 2025.

**READ** a third time and finally passed in Council, this 13<sup>th</sup> day of May 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

\_\_\_\_\_  
David Bailey, Mayor

\_\_\_\_\_  
Spencer Pluck, Deputy Clerk



**BY- LAW NUMBER 48-25**

- of -

**THE CORPORATION OF THE COUNTY OF BRANT**

To confirm the proceedings of Council

**WHEREAS** by Section 5 of The Municipal Act, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** by Section 11 of The Municipal Act 2001, S.O. 2001, c. 25, the powers of every Council are to be exercised by by-law;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of the Corporation of the County of Brant at this meeting be confirmed and adopted by by-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS** as follows:

1. **THAT** the action of the Council of the Corporation of the County of Brant in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the County of Brant, at its regular meeting held on May 13, 2025, are hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law;
2. **THAT** the Mayor and proper officials of the Corporation of the County of Brant are hereby authorized and directed to do all things necessary to give effect to the action of the Council referred to in the preceding section hereof;
3. **THAT** the Mayor and the Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the County of Brant.

**READ** a first and second time, this 13<sup>th</sup> day of May 2025.

**READ** a third time and finally passed in Council, this 13<sup>th</sup> day of May 2025.

**THE CORPORATION OF THE COUNTY OF BRANT**

\_\_\_\_\_  
David Bailey, Mayor

\_\_\_\_\_  
Spencer Pluck, Deputy Clerk