



County of Brant Council Agenda

Date: Tuesday, July 8, 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

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 July 8, 2025 be approved.

4. Declaration of Pecuniary Interests

5. Delegations / Petitions / Presentations

6. Adoption of Minutes from Previous Meetings

6.1 County of Brant Council Minutes of June 10, 2025

7 - 17

7. Business Arising from the Minutes

8. Consent Items

8.1	<u>Consent Items to be Approved</u>	
8.2	<u>Consent Items to be Received</u>	
9.	Public Hearings Under the Planning Act to Receive Information from the Public	
9.1	<u>ZBA12-25-PB - 612 Burtch Road - P. Bordeaux</u> <u>Recommendation</u>	17 - 30
	<p>THAT Zoning By-law Amendment Application ZBA12-25-PB from The Angrish Group c/o Ruchika Angrish, Agent on behalf of owners Manuel and Deolinda Azevedo of 612 Burtch Road, proposing to amend the zoning from Agriculture (A) to Agricultural-9 (A-9) to prohibit residential development on the retained agricultural lands and to permit a reduced setback to the existing agricultural buildings for the retained lot, accommodating the new lot configuration resulting from the severance, be received as information and any comments/ submissions regarding this application be referred to staff for review.</p>	
9.2	<u>ZBA9-25-RC & PS1-25-RC - 73 West River Road - R. Cummins</u> <u>Recommendation</u>	31 - 44
	<p>THAT Zoning By-law Amendment Application ZBA9-25-RC & Draft Plan of Subdivision Application PS1-25-RC from MHBC Planning, Agent on behalf of West River Developments Inc., owner of 73 West River Road, proposing to rezone the subject lands from R1-58 to a site specific RM1 zone with a proposed park zoned OS1, and further proposing a plan of subdivision consisting of 71 townhouse units, a public park, new private street network, and visitor parking, be received as information and any comments / submissions regarding this application be referred to staff for review.</p>	
9.3	<u>ZBA10-25-RC & PS2-25-RC - 71 Woodslee Avenue - R. Cummins</u> <u>Recommendation</u>	45 - 58
	<p>THAT Zoning By-law Amendment Application ZBA10-25-RC & Draft Plan of Subdivision Application PS2-25-RC from Arcadis Professional Services, Agent on behalf of Pinevest Homes Inc., owner of 71 Woodslee Avenue, proposing to rezone the subject lands from Light Industrial (M2) to a modified Residential Multiple Medium Density (RM2-XX) zone, and further proposing a plan of subdivision consisting of 288 residential units with a mix of housing typology and up to 35 affordable units, be received as information and any comments / submissions regarding this application be referred to staff for review.</p>	
9.4	<u>OPA3-25-BK - Official Plan Omnibus Report - County-Initiated Official Plan Amendment - B. Kortleve</u> <u>Recommendation</u>	59 - 74
	<p>That OPA3-25-BK be received as information and any comments / submissions regarding this application be referred to staff for review.</p>	
10.	Public Hearings Under the Planning Act to Consider Staff Recommendations	
10.1	<u>ZBA29-24-LG - 24 Elm Street - L. Graham</u> <u>Recommendation</u>	75 - 104
	<p>THAT Zoning By-Law Amendment Application ZBA29-24-LG from Matt Reniers & Associates, agent on behalf of Edward Horsfall, applicant/ owner of PART LOTS 11,12 & 13 W ELM STREET, County of Brant, in the geographic former township</p>	

of Paris, located at 24 Elm Street, County of Brant, BE APPROVED to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43) in order to:

1. Permit a residential addition on an existing lot of record with a 0 metre frontage, current access byway of Elm Lane.
2. Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
3. Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
4. Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
5. Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
6. All other provisions of the By-Law apply.

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

- a. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.
- b. The application is consistent with the policies of the Provincial Planning Statement.

10.2 ZBA8-25-LK - 452 / 428 West River Road - L. Keen
Recommendation

105 - 130

THAT application ZBA8-25-LK from Ava Barnett, of King and Benton on behalf of Steve Charest, Whispering Grand Farms Inc, owner of Concession 5, Parts of Sub Lot 2 and Sub Lot 3, West of the Grand River, in the geographic township of South Dumfries, located at 428 and 452 West River Road, proposing the extension of a Temporary Use Zoning By-Law on a portion of the lands from Agricultural (A) to Special Exception Temporary Zone (T-100) to permit two (2) dwelling units for a period of two (2) years, BE APPROVED

AND THAT the reasons for approval are as follows:

- The proposed temporary use extension is in conformity with the policies of the County of Brant Official Plan (2023) and meets the general intent of the County of Brant Zoning By-Law 61-16, as amended, for the purpose of cultural heritage protection.
- The proposed temporary use extension consistent with Section 34 and 39 of the Planning Act and Provincial Planning Statement (2024).

11. **Committee Reports**

12. **Staff Reports**

12.1 RPT-0269-25 - All-Way Stop at Keg Land and Brant-Oxford Road - M. Eby and R. Knap

131 - 136

Recommendation

WHEREAS the reconstruction of Grand River Street North in downtown Paris is underway, and motorists are being encouraged to use the Paris West bypass as an alternate route, resulting in increased traffic volumes and congestion on Keg Lane at the intersection with Brant-Oxford Road;

AND Whereas temporary traffic signals are currently being designed with anticipated installation and commissioning later in the summer;

AND Whereas immediate relief is needed to facilitate safer and more efficient traffic movements from Keg Lane onto Brant-Oxford Road;

AND Whereas Brant-Oxford Road is a shared boundary road with Oxford County;

AND Whereas recommended modifications on Brant-Oxford Road must be approved by both municipalities;

THEREFORE, be it resolved that Traffic By-law 182-05 be amended by implementing the following by-law traffic regulations:

1. Keg Lane at Brant-Oxford Road
 - Schedule B, Stop Signs – for northbound and southbound motorists on Brant-Oxford Road as it intersects with Keg Lane, in order to implement an all-way, stop control at this intersection.

12.2	<u>RPT-0278-25 - Award of DEV-RFP-25-01 (Community Planning Permit System) - B. Kortleve</u> <u>Recommendation</u>	137 - 140
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THAT Report RPT-0278-25 be received as information;

AND THAT Council approve the award of the contract for DEV-RFP-25-01, for the development of a Community Planning Permit System, to Dillon Consulting Limited for the total price of \$252,848.00 (excluding HST).

13. Communications

14. Resolutions

15. Other Business

16. In Camera

17. By-laws

17.1	<u>By-law Number 77-25 - Being a By-law to amend Traffic By-law Number 182-05 (Schedule B - Stop Signs - Keg Lane and Brant-Oxford Road)</u>	141 - 142
17.2	<u>By-law Number 85-25 - Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (24 Elm Street)</u>	143 - 146
17.3	<u>By-law Number 86-25 - Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (428-452 West River Road)</u>	147 - 150
17.4	<u>By-law Number 87-25 - Being a By-law to confirm the proceedings of Council</u>	151 - 152

18. Next Meeting and Adjournment

Tuesday, July 22, 2025 at 6:00 p.m. in the County of Brant Council Chambers



County of Brant Council Minutes

Date: June 10, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Regrets: Councillor Garneau

Staff: Newton, Dyjach, Mellor, Crozier, Vink, Kortleve, Graham, Keen, and Pluck

Mayor Bailey in the Chair.

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

1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor MacAlpine read the land acknowledgement.

3. Approval of Agenda

Councillor Miller noted one item under other business.

Moved by Councillor Chambers

Seconded by Councillor Bell

That the County of Brant Council Agenda of June 10, 2025 be approved, as amended.

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

Absent (1): Councillor Garneau

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 May 13, 2025

Moved by Councillor Howes

Seconded by Councillor Coleman

That the minutes from the County of Brant Council Meeting of May 13, 2025 be approved.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

7. Business Arising from the Minutes

None.

8. Consent Items

8.1 Consent Items to be Approved

None.

8.2 Consent Items to be Received

None.

9. Public Hearings Under the Planning Act to Receive Information from the Public

9.1 ZBA25-23-DM - 699 Paris Plains Church Road

Lauren Graham, Planner, appeared before Council and presented ZBA25-23-DM 699 Paris Plains Church Road for information purposes. She reviewed the site location and existing conditions, the land use designation within the 2023 Official Plan, and that the subject lands are zoned Agriculture (A) and Natural Heritage (NH) within the County of Brant Zoning By-law. L. Graham further reviewed the development proposal and provided an overview of the site plan and rehabilitation plan. She concluded with presenting the next steps of the application, noting that the application was presented to the Agricultural Advisory Committee and that a letter of support was received from the Paris Plains Church Cemetery Association.

Ken Zimmerman, Caitlin Port, Megan Smythe, Kevin Powers, Miller Aggregates

Ken Zimmerman, Director of Land Assets, The Miller Group, appeared before Council and further presented on the proposed Zoning By-law Amendment Application to allow for the subject lands to be used for a sand and gravel pit. K. Zimmerman provided an overview of the proposed operations, site plan, and studies that been conducted for the application, advising that extraction will only occur above the water table. He further spoke to the agricultural rehabilitation requirements, practices, and monitoring, and the implementation of the Ecological Enhancement Plan. K. Zimmerman provided further details with regards to ongoing consultations and concluded with the next steps of the application.

In response to questions, K. Zimmerman spoke to the agricultural rehabilitation process, with further discussion held with regards to traffic on Highway 24.

Members of the Public

None.

Council Consideration

Moved by Councillor Peirce
Seconded by Councillor Howes

That Zoning By-law Amendment Application ZBA25-23-DM from MHBC c/o Caitlin Port, on behalf of owner Miller Aggregates c/o Ken Zimmerman of 699 Paris Plains Church Road, proposing to rezone the subject lands from Agriculture (A) to Resource Extraction (EX) and Natural Heritage Vegetation Protection Zone with Special Exception (NH1-XX), with the Special Exception Natural Heritage Vegetation Protection (NH1-XX) Zone proposing to permit the construction and maintenance of a 3m screening berm, be received as information and any comments/ submissions regarding this application be referred to staff for review.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

10. Public Hearings Under the Planning Act to Consider Staff Recommendations

10.1 ZBA5-25-LK - 405 Third Concession Road

Logan Keen, Planner, appeared before Council and presented ZBA5-25-LK 405 Third Concession Road for approval. He presented the property location and existing conditions, the land use designation, the zoning classification, and the development proposal. L. Keen further noted that no comments were received as part of the public circulation.

Chelsea Brooks, MHBC Planning, Agent

Chelsea Brooks appeared before Council and was available for questions.

Members of the Public

None.

Council Consideration

Moved by Councillor Oakley

Seconded by Councillor Coleman

THAT Zoning By-Law Amendment Application ZBA5-25-LK received from Chelsea Brooks, MHBC Planning, Agent on behalf of Kris Martin, Owner(s) of lands legally described as Concession 3, Part Lot 19, municipally known as 405 Third Concession Road, County of Brant, proposing to:

- amend the zoning on the retained lands from Agricultural to Agricultural-Special Exception (A-9) to prohibit a dwelling unit as a permitted use; and'
- amend the zoning on the severed lands from Agricultural to Agricultural-Special Exception (A-198) to recognize the reduced lot frontage of 12.4 metres whereas 150 metres is permitted,

to satisfy a condition of the related Consent Application B15-24-ES, conditionally approved on October 17, 2024, to sever a surplus farming dwelling, be APPROVED.

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

- a. The Application is consistent and maintains the intent of applicable policies permitting the severance of a surplus farm dwelling.
- b. The Application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.
- c. The Application is consistent with the policies of the Provincial Planning Statement.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

11. Committee Reports

11.1 Agricultural Advisory Committee Report - May 26, 2025

Moved by Councillor Coleman

Seconded by Councillor Kyle

That the Agricultural Advisory Committee report and minutes of May 26, 2025 be approved, noting the following recommendations:

1. That the Agricultural Advisory Committee has no comments regarding Application Number ZBA25-23-DM, located at 304 Pinehurst Road and 699 Paris Plains Church Road.
2. Whereas, Council adopted a new Official Plan on May 30th, 2023, and the Ministry of Municipal Affairs and Housing approved the new Official Plan with modifications on October 18, 2024;

AND WHEREAS major changes have occurred to provincial planning including a new 2024 Provincial Planning Statement which replaces the 2020 Provincial Policy Statement, and repeal of A Place to Grow: Growth Plan for the Greater Golden Horseshoe;

AND WHEREAS as per Part 7 of the new Official Plan on Plan Monitoring Review, the County must review the Official Plan on an annual basis to determine if the implementation and interpretation of the policies are achieving the overall directions and intent of the policies;

AND WHEREAS staff have reviewed the Agricultural Policies and have determined that updates should be made to be consistent with updated provincial direction, provide clearer direction, and strengthen protection for agricultural uses and farming operations.

THAT the Committee receives RPT-0225-25 – Official Plan Review of Agricultural Policies.

AND THAT comments received from the Agricultural Advisory Committee be included in a future recommendation report for consideration by Council.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

12. Staff Reports

12.1 RPT-0223-25 Bill 17, Protect Ontario By Building Faster and Smart Act 2025, - Overview of Legislative Changes and Comments for Provincial Feedback

In response to questions, Adam Crozier, Director of Corporate Strategy confirmed that the cost to the County with regards to deferred Development Charges will be communicated to the Province. In response to the request from Council, A. Crozier further advised that the comments can be copied MPP Will Bouma, MPP Ernie Hardeman, and MPP Brian Riddell.

In response to questions, Alysha Dyjach, General Manager of Development Services advised that the permissions within the Community Permitting System are still intact.

Moved by Councillor Bell

Seconded by Councillor Oakley

WHEREAS the Province of Ontario has enacted Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, to reduce the barriers to new homes and infrastructure in Ontario, the amendment of several statutes including the Planning Act, R.S.O. 1990, c. P.13, the Building Code Act, 1992, and the Development Charges Act, 1997;

THEREFORE THAT Council receive RPT-0223-25 as information;

AND THAT Council direct County Staff to submit comments, herein summarized in Appendix 1, as invited to by the Province on the various aspects of Bill 17 in advance of the respective deadlines for comments.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

12.2 RPT-0243-25 Official Plan Omnibus Report - County-initiated Official Plan Amendment

Brandon Kortleve, Manager of Policy Planning appeared before Council and presented an overview of the report, noting that the proposed amendment will consolidate the County's housekeeping edits and include policy clarifications and adjustments.

In response to questions, B. Kortleve spoke to the proposed amendments surrounding Settlement Area Boundary Expansions, noting that the County of Brant has enough residential development beyond 2051. B. Kortleve further advised that the Provincial Planning Statement is directing growth towards fully serviced settlement areas.

In response to questions, B. Kortleve spoke to rural development impact analyses, advising they review the pace of growth, the financial feasibility of growth, and servicing potential within a rural area.

Moved by Councillor Kyle
Seconded by Councillor MacAlpine

Whereas the County of Brant's new Official Plan, A Simply Grand Plan (2023) ("the OP"), was approved by Council on May 30, 2023 and came into force and effect following Ministerial approval on October 18, 2024;

That Staff Report RPT-0243-25 "Initiation of Omnibus Official Plan Amendment" be received for information;

That Council endorse in principle the thematic directions outlined in Report RPT-0243-25 as the basis for a municipally initiated Omnibus Official Plan Amendment to be presented to Council in mid-2025 for formal recommendation, including changes to address legislative changes and conformity with the 2024 Provincial Planning Statement, updates to the growth management framework, and general housekeeping and technical adjustments;

And that staff be directed to prepare the draft amendment text and mapping updates for public consultation, to be refined and presented for Council consideration.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

13. Communications

None.

14. Resolutions

None.

15. Other Business

Building and Planning Departments

Councillor Miller raised concerns surrounding a structure being built in an agricultural field and not being used for agricultural use.

In response to questions with regards to the relationship between the Building and Planning departments, Jeremy Vink, Director of Planning advised that building permits also flow through the Planning department in which staff conduct a planning review and support Building staff as needed. He further spoke to the challenges of the structures being repurposed from what was listed on the building permit.

In response to further questions, J. Vink advised that a consequence of submitting a fraudulent application would be a by-law enforcement infraction.

Burford Township Historical Society Strawberry Social

Councillor Chambers advised that the Burford Township Historical Society is hosting their annual Strawberry Social on June 22, 2025. Councillor Chambers further noted that the Historical Society's leasing agreement has expired and is in the process of being renewed and would require Council's approval prior to the Strawberry Social.

Moved by Councillor Kyle
Seconded by Councillor Howes

THAT the County of Brant Council authorize the Burford Township Historical Society's Strawberry Social at the Burford Township Museum on June 22, 2025, while the leasing agreement is still underway.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

16. In Camera

Moved by Councillor Peirce
Seconded by Councillor Oakley

That County of Brant Council convene In Camera to discuss S.239(2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and S.239(2)(f) Advice that is subject to solicitor-client privilege (OLT Appeal - Nith Subdivision) - R. Welchman

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

Absent (1): Councillor Garneau

Carried (10 to 0)

Council convened In Camera at 7:24 p.m. to discuss S.239(2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and S.239(2)(f) Advice that is subject to solicitor-client privilege (OLT Appeal - Nith Subdivision) - R. Welchman. This portion of the meeting is recorded in the Confidential – In Camera minutes of June 10, 2025. Council reconvened in Open Session at 7:32 p.m. on a motion of Councillors Chambers and Oakley.

17. By-laws

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (405 Third Concession).
2. By-law Number 70-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (405 Third Concession).
2. By-law Number 70-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (405 Third Concession).
2. By-law Number 70-25, Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

18. Next Meeting and Adjournment

Council adjourned at 7:34 p.m. to meet again on Tuesday, June 24, 2025 at 6:00 p.m. at the County of Brant Council Chambers.

Secretary

Application No.:	ZBA12-25-PB
Report No.:	RPT-0253-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	612 Burtch Road
Agent / Applicant:	The Angrish Group
Owner:	Manuel and Deolinda Azevedo

Staff Recommendation:

To be received as information at this time.

Brant of County
Council

July 8 2025



Location & Conditions



Existing Conditions:

- Agricultural land with one dwelling & four (4) agricultural Structures and an structure accessory to the existing dwelling



Brant of County
Council

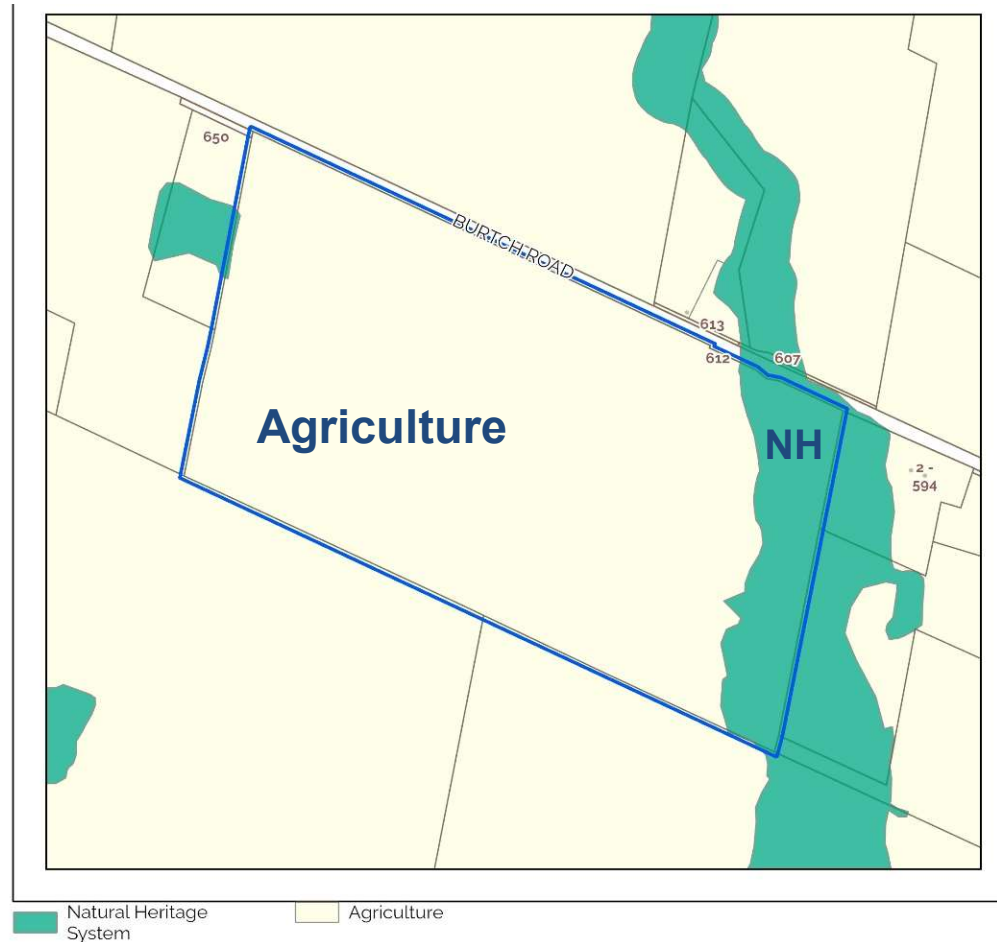
July 8 2025



Official Plan (2023)

Agriculture Land Use

Surrounded by mainly Agriculture and bounded by Natural Heritage System on the east side



Brant of County
Council

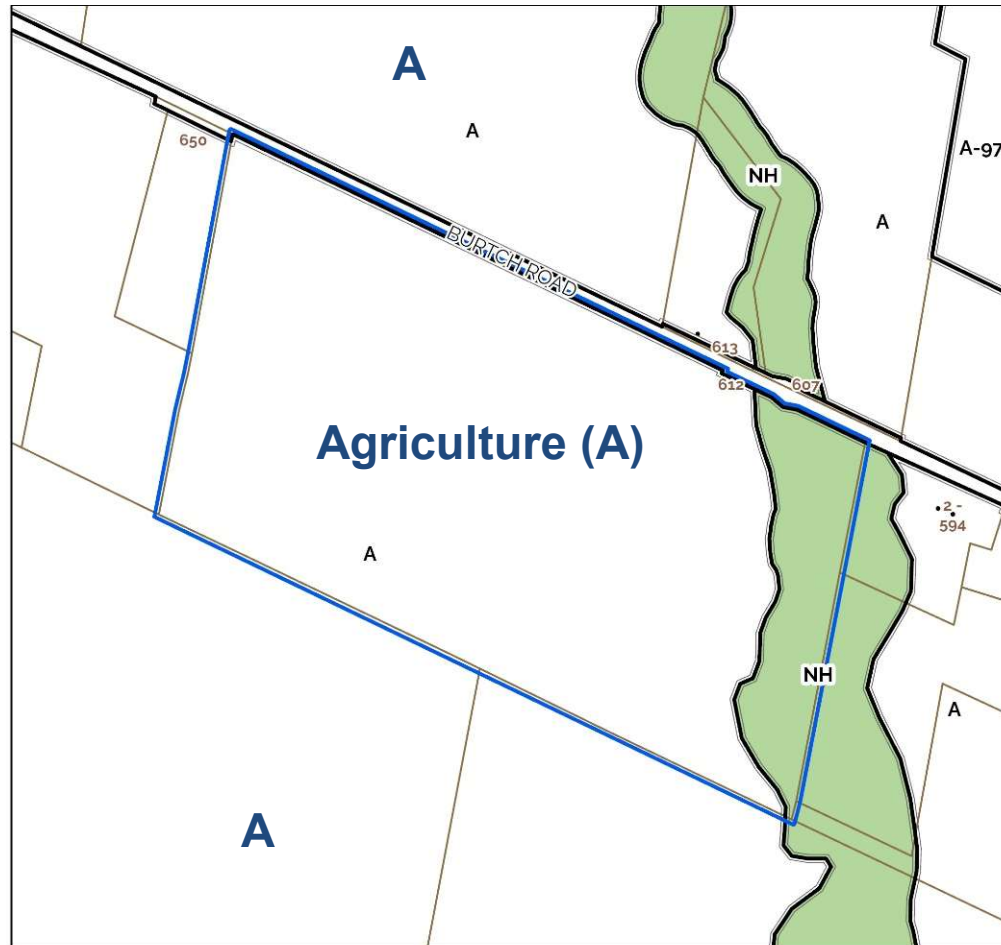
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Zoning By-Law (2016)

Agriculture (A)

Surrounded by mainly Agriculture and bounded by Natural heritage System on the east side



Brant of County
Council

July 8 2025

COUNTY OF
Brant Simply Grand

Development Proposal

Proposed Severed Parcel:

Size: ~0.4 ha (0.99 acres)

Contains: Existing single detached dwelling (built in 1952) and a small garage

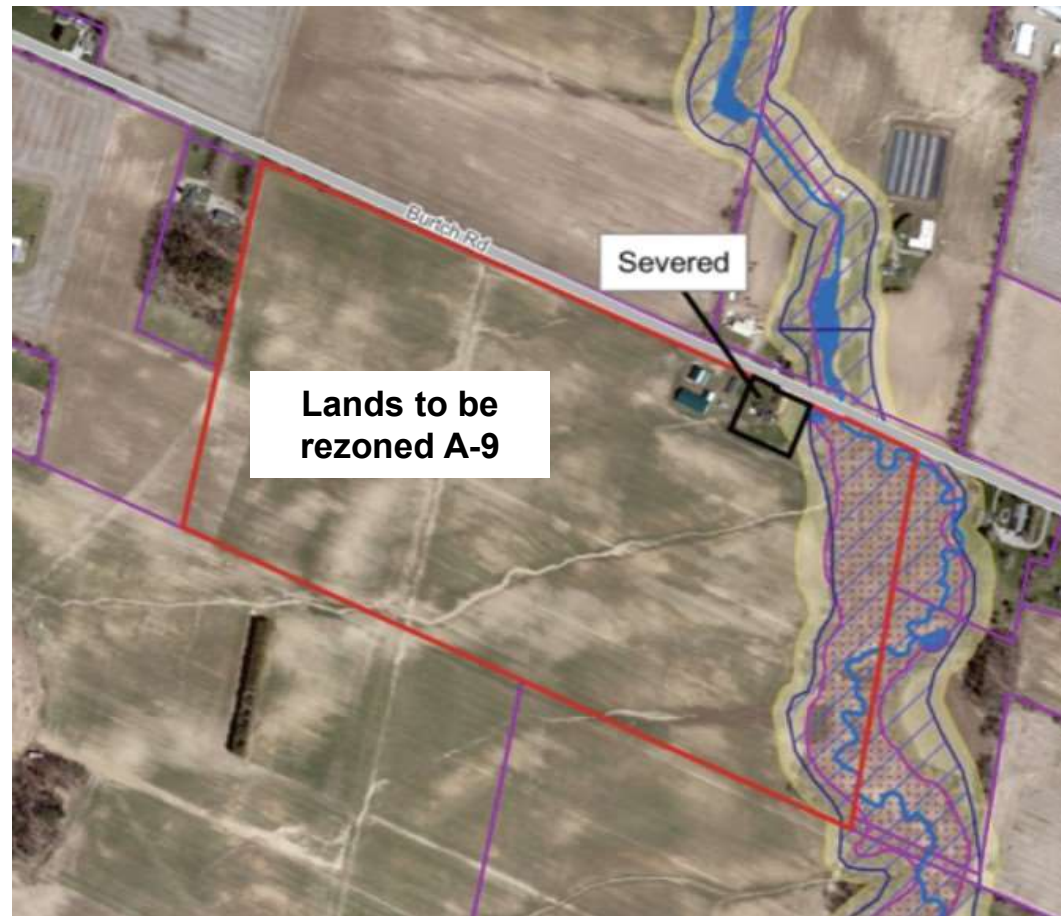
Services: Private well and septic system (fully contained on-site)

Proposed Retained Parcel:

Size: ~28.8 ha (71.2 acres)

Use: Continued agricultural use (beans, corn, tobacco)

Contains: Agricultural structures (storage buildings)



**Brant of County
Council**

July 8 2025

COUNTY OF
Brant Simply Grand

Development Proposal



Brant of County
Council

July 8 2025



6

Zoning By-law Amendment (ZBA):

To prohibit residential development on the retained agricultural lands (to preserve agricultural use).

To permit a reduced setback to the existing agricultural buildings for the retained lot, accommodating the new lot configuration resulting from the severance.

Related Consent Application:

Proposal to sever a surplus farm dwelling from an agricultural parcel in accordance with provincial and municipal policies. Scheduled for July 17, 2025.



Development Applications

Reduced Setback



**Proposed
Surplus Farm
Dwelling**

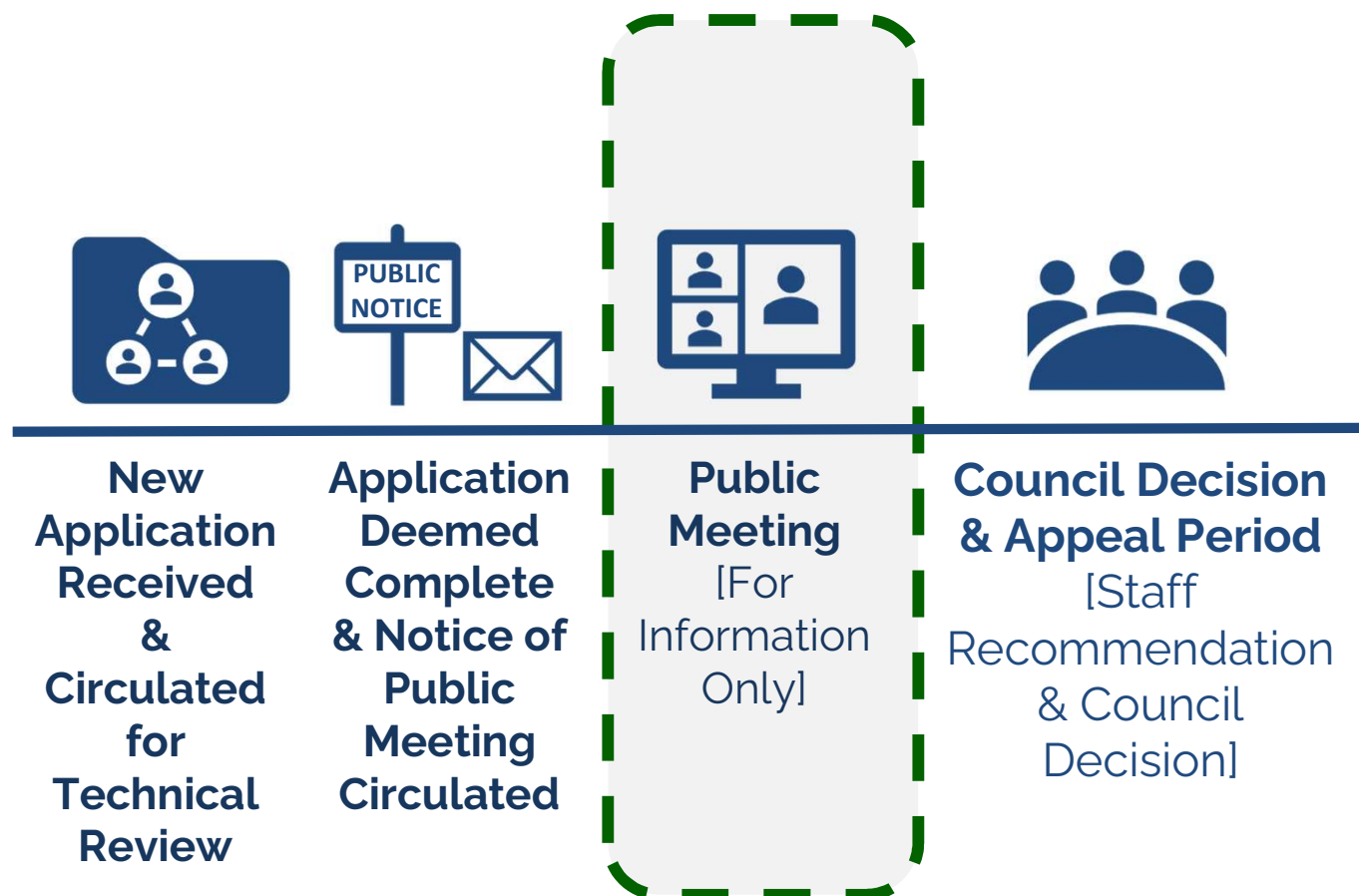


**Brant of County
Council**

July 8 2025



Application Process / Next Steps



Brant of County Council

July 8 2025



Questions?

Application No.:	ZBA12-25-PB
Report No.:	RPT-0253-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	612 Burtch Road
Agent / Applicant:	The Angrish Group
Owner:	Manuel and Deolinda Azevedo

Staff Recommendation:

To be received as information only.

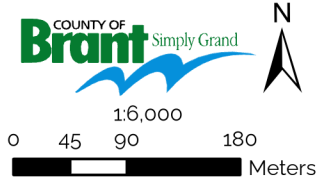
Brant of County
Council

July 8 2025

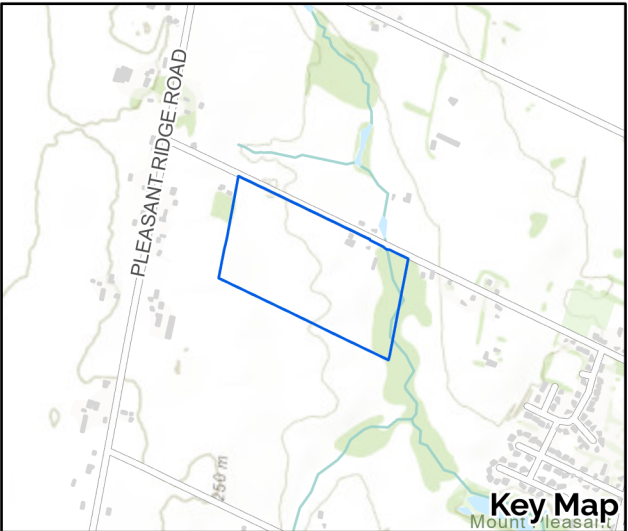


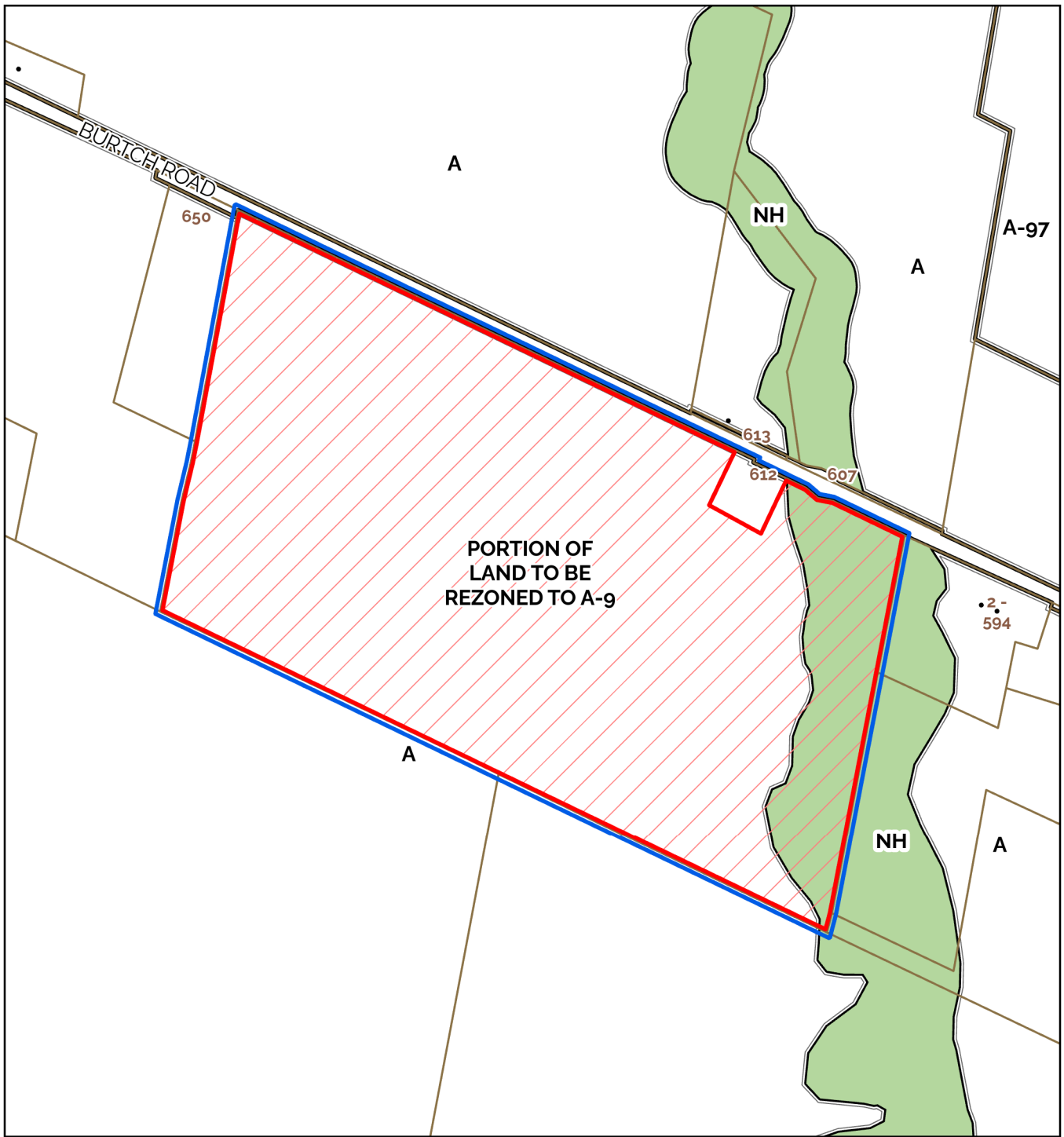
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA12-25-PB

612 Burtch Road
County of Brant
Ontario

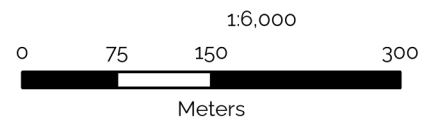


Date Printed: 2025-07-02





SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____



Date Printed: 2025-06-06

Application No.:	ZBA9-25-RC/PS1-25-RC
Report No.:	RPT-0254-25
Application Type:	Zoning By-Law Amendment & Draft Plan of Subdivision
Subject Lands:	73 West River Road
Agent / Applicant:	MHBC Planning
Owner:	West River Developments Inc.

Staff Recommendation:

To be received as information at this time.

**Brant of County
Council**

July 8 2025



Location & Conditions



Existing Conditions:

- Vacant lands, with a previous dwelling and accessory structures being demolished in November of 2024.
- Frontage of 192 metres on West River Road, depth of 125 metres, and area of approximately 2.4ha (5.9ac)



Brant of County
Council

July 8 2025



Official Plan (2023)



Brant of County
Council

July 8 2025



3

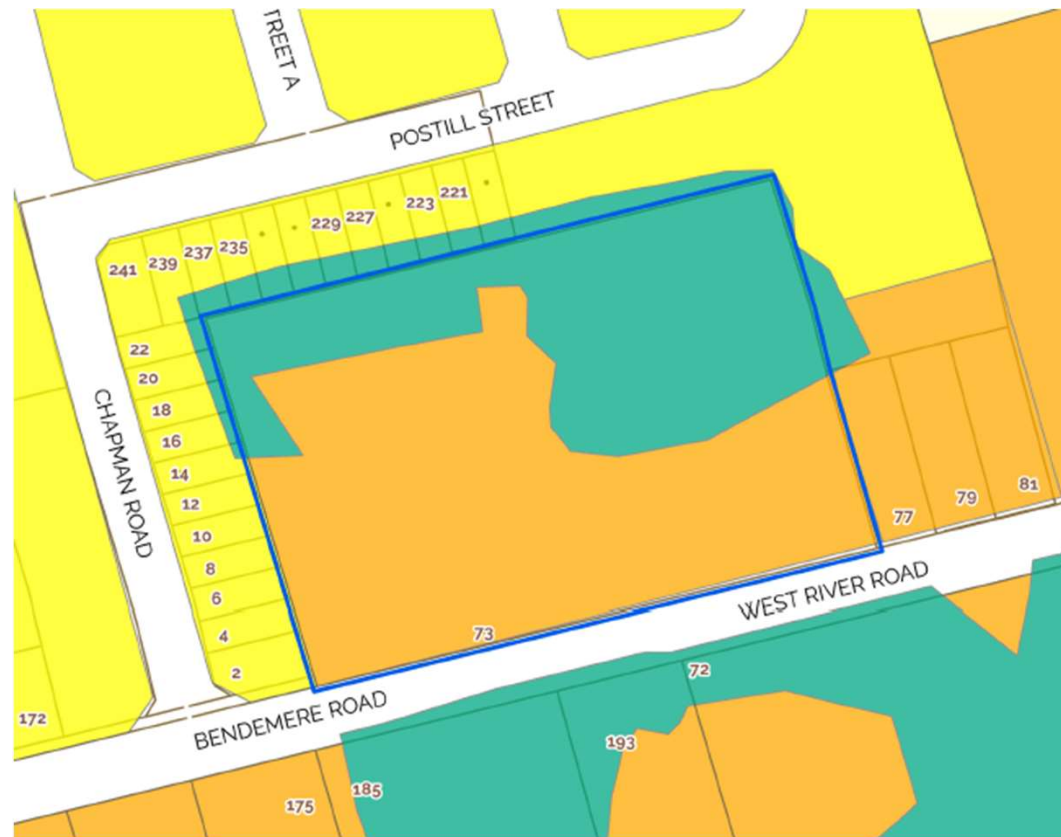
Community Corridor

Located along arterial or collector roads, this designation focuses on a variety of low-mid-high rise developments, including mixed use, institutional and office uses.

Located within the Urban Settlement Area of Paris

Natural Heritage System

The intent of this designation is to identify and protect lands identified as environmentally significant, such as woodlands, watercourses and hazard lands.



[illegible]

July 8 2025



Development Proposal

Draft Plan of Subdivision

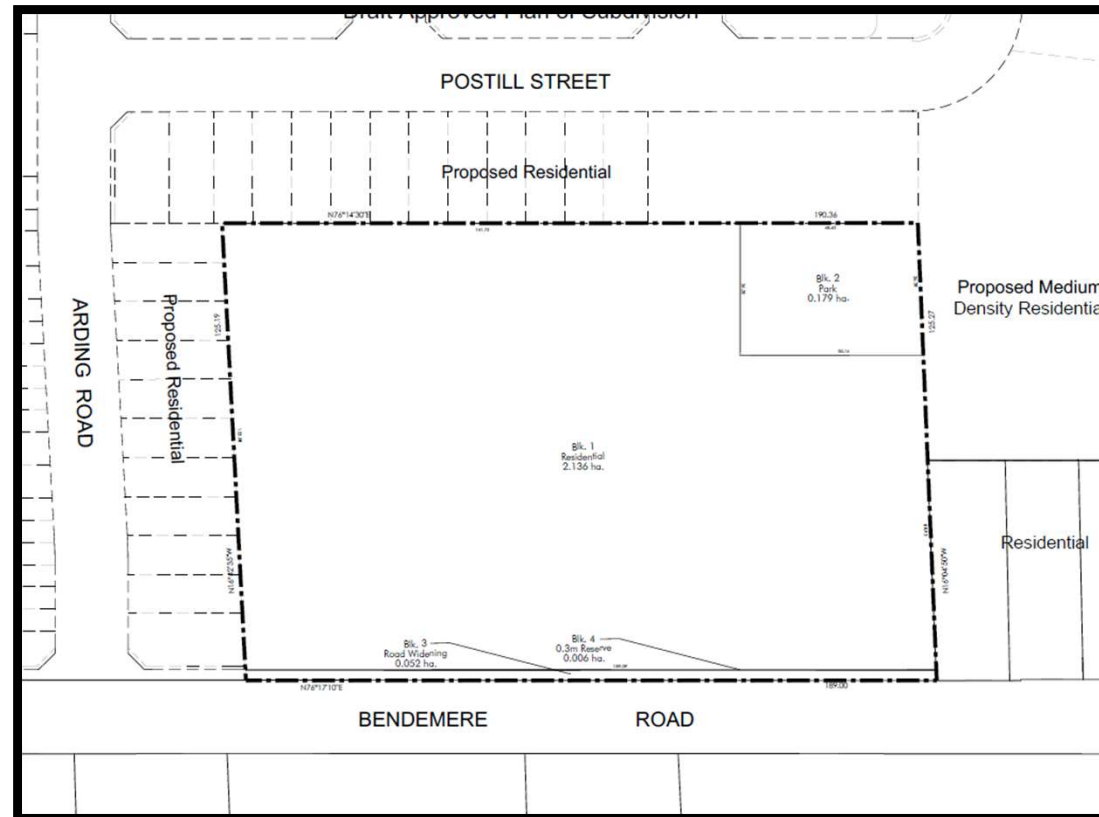
The proposed draft plan will establish legal framework to permit the future creation of freehold lots within a Common Elements Plan of Condominium.

Zoning By-Law Amendment

The proposed Zoning By-Law Amendment will allow for increased driveway width, and increased overall lot coverage within the future freehold townhouse lots.

Future Applications

Site Plan Control and Draft Plan of Condominium applications will be required in-future to facilitate this development.



Brant of County
Council

July 8 2025

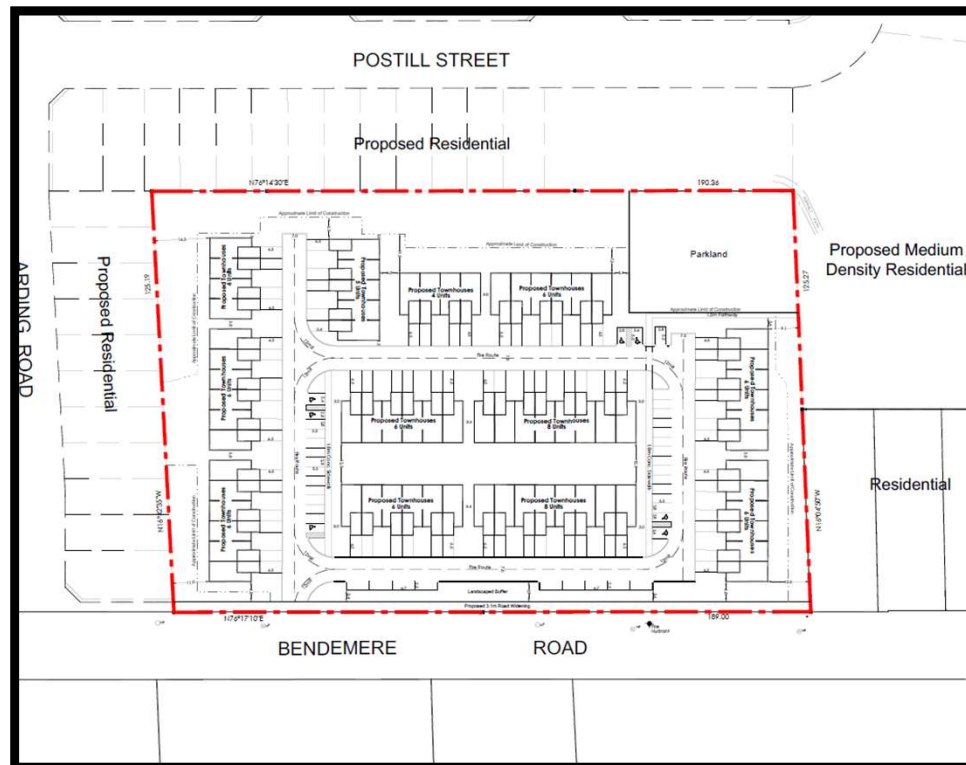


Development Proposal

Development Proposal

The proposed development consists of 71 townhouse units, a public park, new private street network, and visitor parking.

The Draft Plan of Subdivision will include one large development block, a future park block, and road widening as-required by the County.

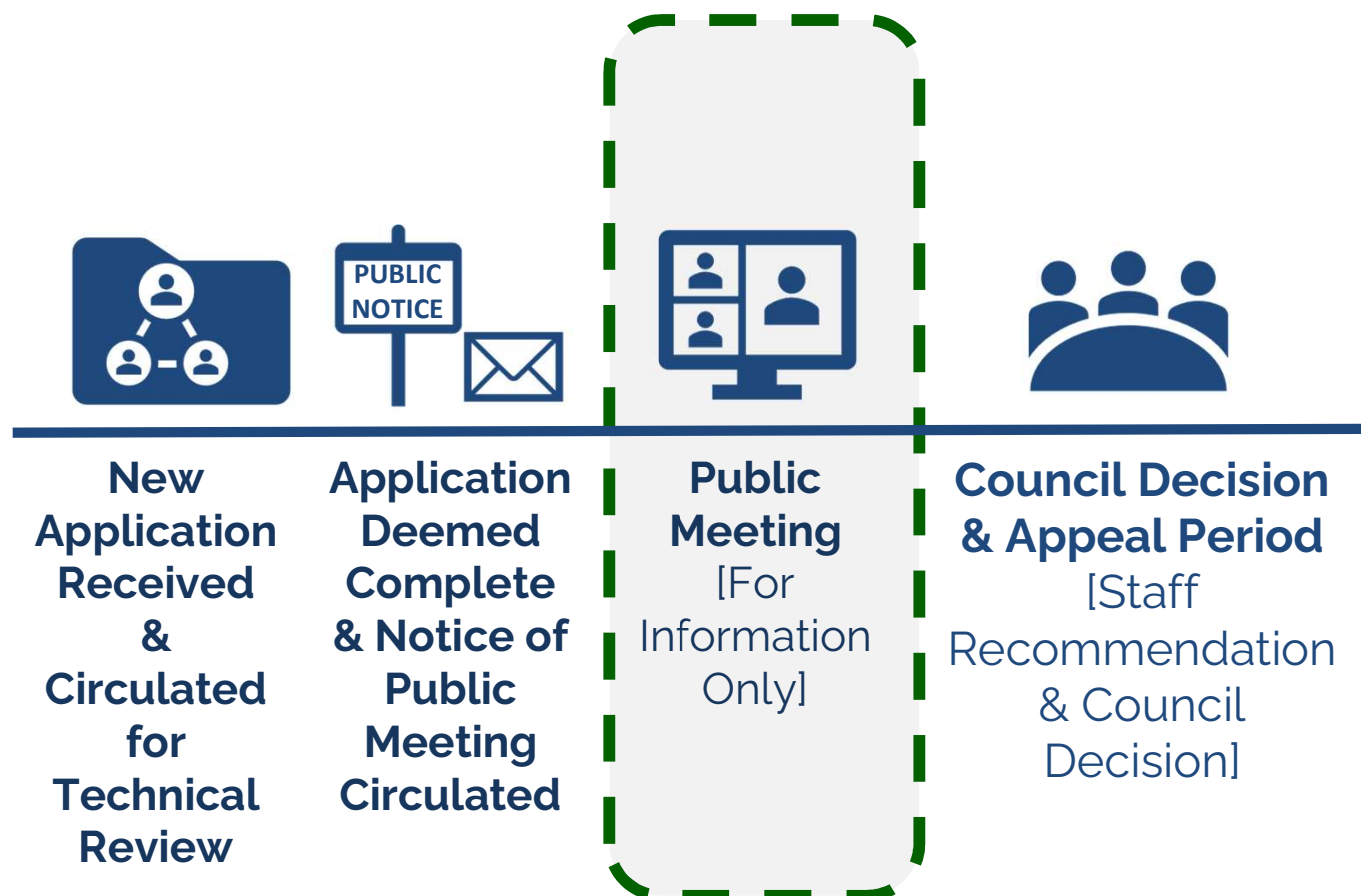


Brant of County
Council

July 8 2025

COUNTY OF
Brant Simply Grand

Application Process / Next Steps



Brant of County Council

July 8 2025



Questions?

Application No.:	ZBA9-25-RC/PS1-25-RC
Report No.:	RPT-0254-25
Application Type:	Zoning By-Law Amendment & Draft Plan of Subdivision
Subject Lands:	73 West River Road
Agent / Applicant:	MHBC Planning
Owner:	West River Developments Inc.

Staff Recommendation:

To be received as information only.

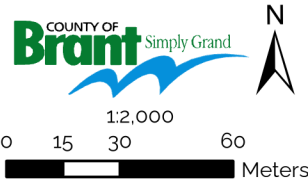
Brant of County
Council

July 8 2025

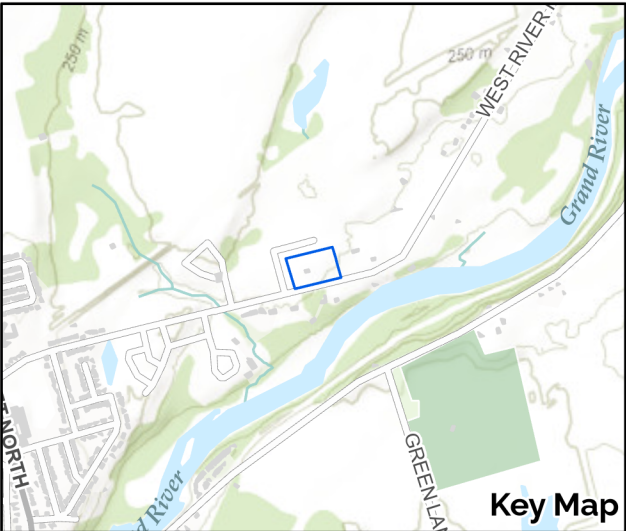


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA9-25-RC & PS1-25-RC

73 West River Road
County of Brant
Ontario



Date Printed: 2025-05-27



Key Map



PART 1, PLAN 2R-8169,
PART OF LOT 27, CONCESSION 2,
(Formerly in the Geographic Township of South Dumfries)
Now in the CITY OF PARIS,
COUNTY OF BRANT

I AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO
SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

Name - Title
Division
Company

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

DATE: _____

Name
Ontario Land Surveyors Ltd.

A. As Shown	B. As Shown	C. As Shown
D. Industrial, Stormwater Management	F. As Shown	
E. As Shown	H. Municipal Water Supply	I. Sandy Loam
G. As Shown	K. All Services As Required	L. As Shown
J. As Shown		

Description	Lots/Blocks	Units	Area (ha)
Residential	1	± 71	2.135
Park	2		0.179
Road Widening	3		0.052
0.3m Reserves	4		0.006

Total	4	± 71	2.372 ha.

Rev.	Date	Issued / Revision	By
------	------	-------------------	----

Notes:

- Topographic information prepared by J.H. Cohoon Engineering Limited, November 2023.
- Survey information prepared by West & Ruuska Ltd., Ontario Land Surveyors.
- Contour interval 0.5m.



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DRIVE, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

Stamp	Date February 18, 2025
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Drawn By	PL
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Plan Scale	1:500
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File No.	22455B
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	Checked By
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	Other
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Project	
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Pinevest Homes Inc.
73 West River Road
Paris, Ontario

File Name **DRAFT PLAN OF SUBDIVISION**

K:\22455B 73 WEST RIVER ROAD - PARIS\DP\1\DRAFT PLAN - FEBRUARY 19 2025.DWG

Page 41 of 151

From: [Ryan Cummins](#)
To: [Nicole Campbell](#)
Subject: FW: Application ZBA9-25-RC & PSI-25-RC
Date: June 12, 2025 3:24:15 PM

For the file re: public comments for 73 West River.

RC

From: Laura Liisa Ruuska [REDACTED]
Sent: Wednesday, June 11, 2025 11:59 AM
To: Ryan Cummins <ryan.cummins@brant.ca>
Subject: Application ZBA9-25-RC & PSI-25-RC

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.

Good Morning,

I received the notice about the application for planning at 73 West River Rd application ZBA9-25-RC & PSI-25-RC. I am writing to make some comments about this application and to learn what the next steps are.

My name is Laura Ruuska-MacKay and I am a resident at 81 West River Road. I am very concerned about this application for several reasons:

a) The application states that 71 town homes will be built on this lot. This lot is a small parcel of land. The north end of Paris has enough problems with traffic, infrastructure, and population increases - up to 200 more people, 71 more cars in a small neighbourhood feels very extreme and is not thinking about the people who are currently residing here and how they will be impacted by this. There has been/will be quite a population influx with the development of the golf course and that is enough. More people on this street is going to create issues with traffic and overpopulation in the local schools. Moving around Paris is difficult enough. At some point, I believe it's in our community's best interest to stop and look at how the major growth in population is affecting local residents.

b) This application shows that the forest of Black Walnut that is currently there will be cut down. Not only is Black Walnut is a protected species, but this has been a home to many species including deer, wild turkeys, birds, rodents and coyotes. With the building on the golf course, there has been enough destruction of natural habitats in our area. The drainage has been affected and the natural spaces our neighbourhood enjoys and appreciates will also be affected. Looking at the property today, I noted that 50 or more trees will need to be cut down in order to develop the lot in the way they are intending.

I believe this zoning proposal needs to be looked at very carefully considering the construction that has already been happening in the area, the serious impact the

influx of our population has had on major traffic and infrastructure, and the protected black walnut forest that exists on the property and is home to the wildlife of the area.

Thank you very much. I look forward to hearing from you.

Laura Ruuska -MacKay



Application No.:	ZBA10-25-RC/PS2-25-RC
Report No.:	RPT-0255-25
Application Type:	Zoning By-Law Amendment & Draft Plan of Subdivison
Subject Lands:	71 Woodslee Avenue
Agent / Applicant:	Arcadis Professional Services
Owner:	Pinevest Homes Inc.

Staff Recommendation:

To be received as information at this time.

**Brant of County
Council**

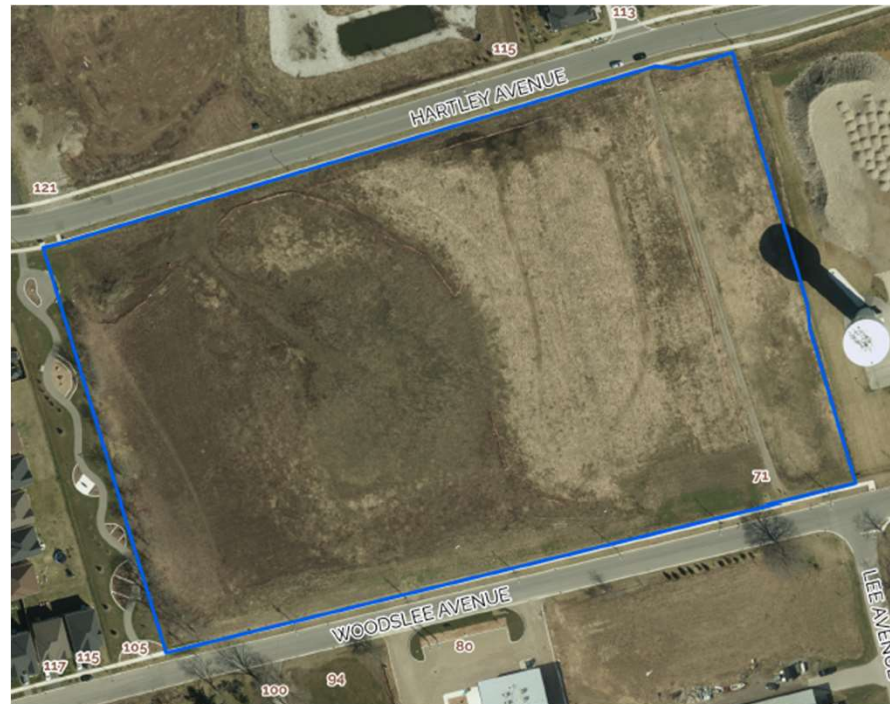
July 8 2025



Location & Conditions

Existing Conditions:

- The subject lands are currently vacant, having historically been used for agricultural production.
- Frontages of 270 metres on Woodslee Avenue and 272 metres on Hartley Avenue, with a total lot area of approximately 4.52ha (11.16ac)



Brant of County
Council

July 8 2025

COUNTY OF
Brant Simply Grand

Official Plan (2023)



Brant of County
Council

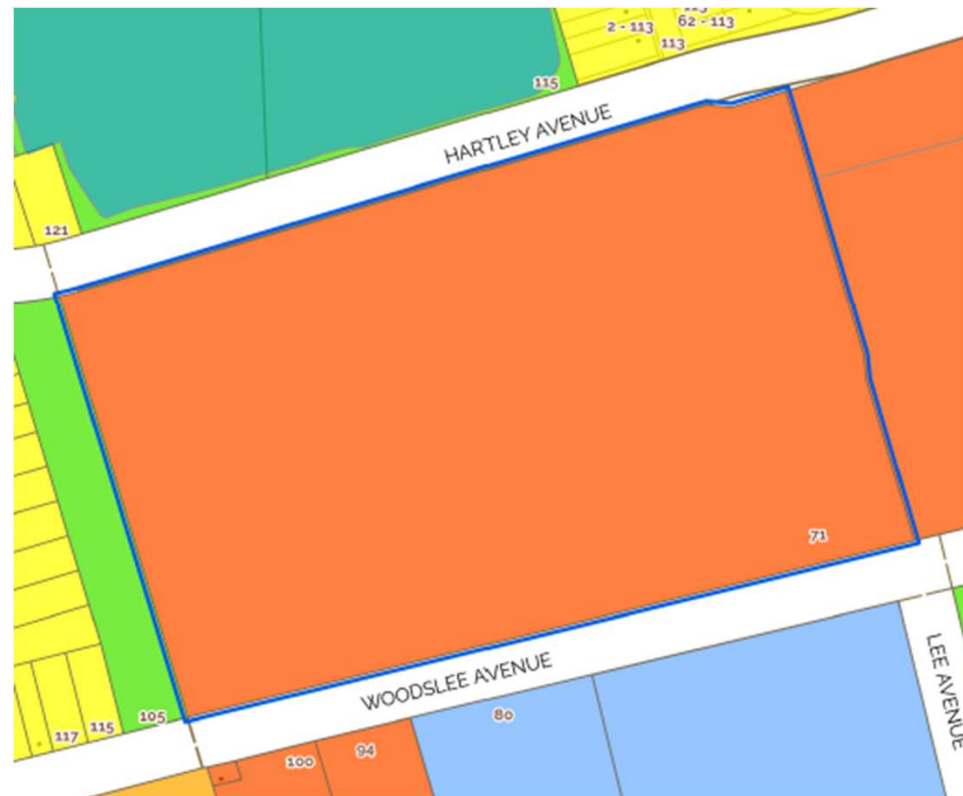
July 8 2025



Community Node

Community areas located within the urban areas of the County, providing a destination for residents, workers and visitors.

Permitted uses include low-mid-high rise residential and mixed uses, as well as institutional, commercial, office and community uses.

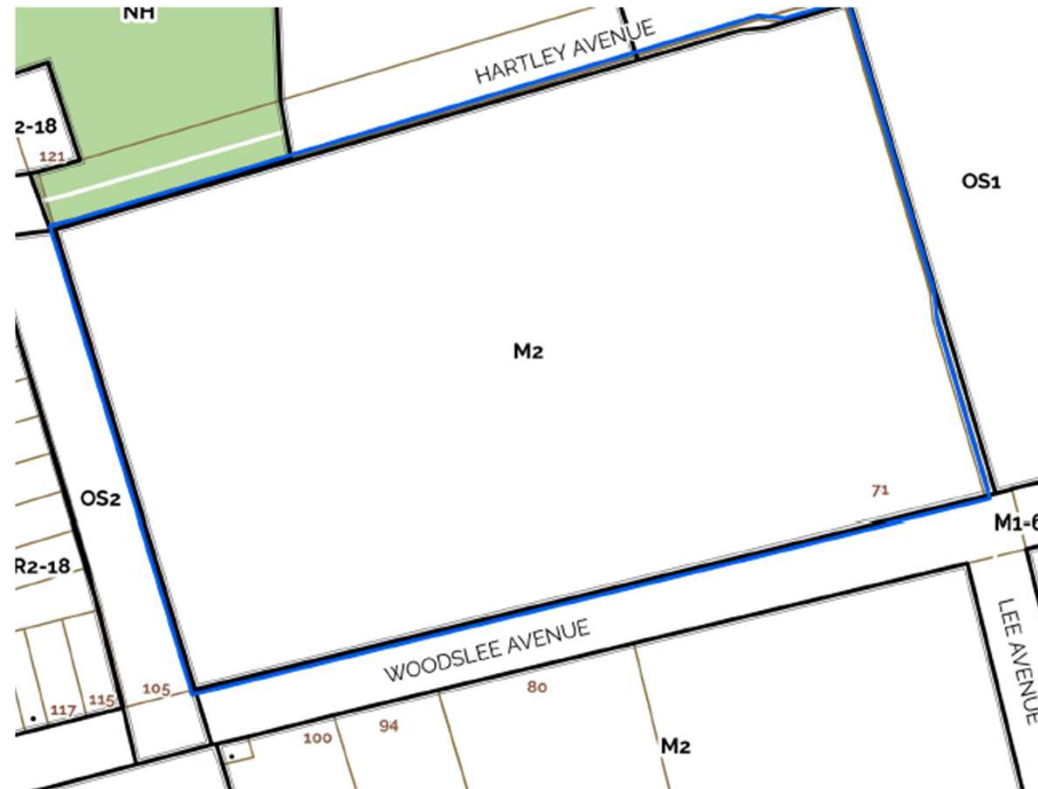


Zoning By-Law No. 61-16

Light Industrial (M2)

Permitted uses include automotive repair, recreational facilities wholesale establishments, and warehousing.

The applicant is proposing to re-zone the subject lands from Light Industrial (M2) to a modified Residential Multiple Medium Density (RM2-XX) Zone.



Brant of County
Council

July 8 2025



Development Proposal

Draft Plan of Subdivision

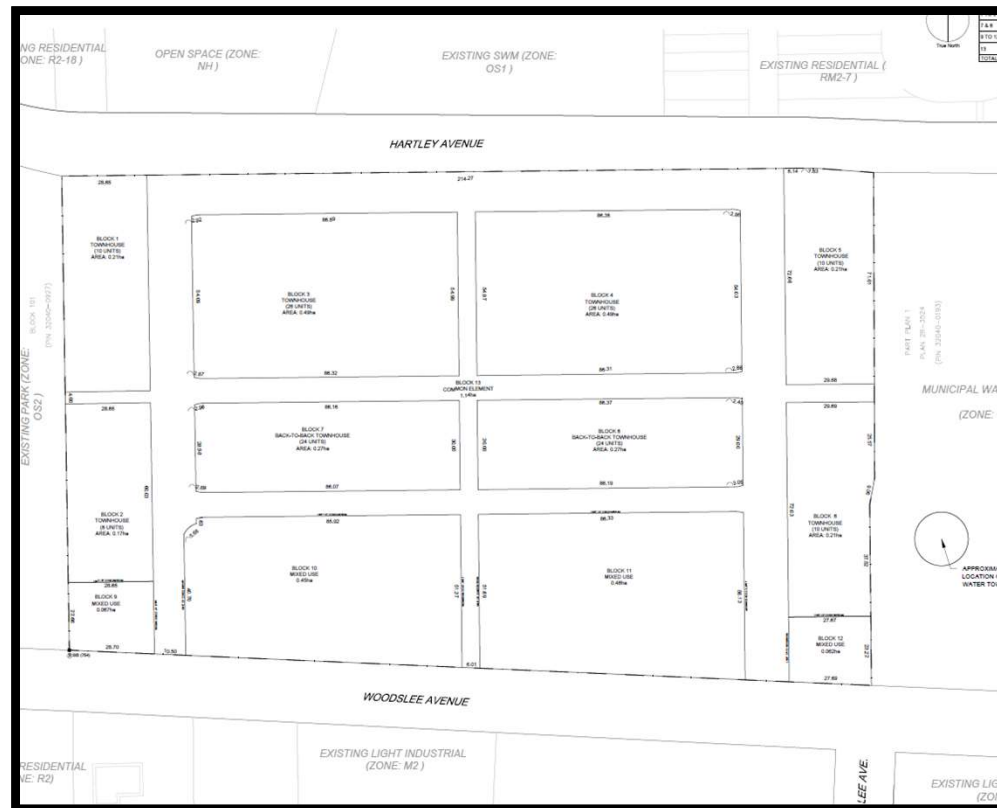
The proposed draft plan will establish legal framework to permit the future creation of freehold lots within a Common Elements Plan of Condominium.

Zoning By-Law Amendment

The proposed Zoning By-Law Amendment with site-specific provisions to allow for a mixed-use building, as well as reduced minimum lot area and increased coverage for Row House Dwellings.

Future Applications

Site Plan Control and Draft Plan of Condominium applications will be required in-future to facilitate this development.



Brant of County
Council

July 8 2025

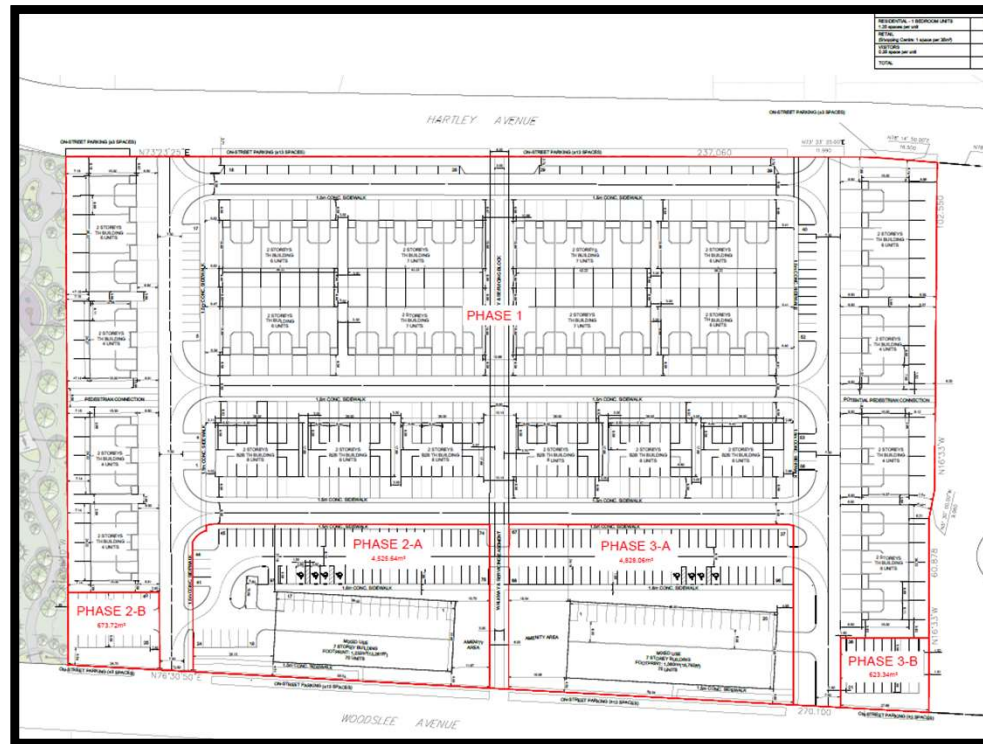


Development Proposal

Development Proposal

The proposed development consists of 288 residential units, with a mix of housing typology. The proposal will entail 3 phases, with up to 35 affordable units within the proposed 7 storey mixed use building.

The Draft Plan of Subdivision will include the required development blocks, a future park block, and common elements areas for the future Plan of Condominium.

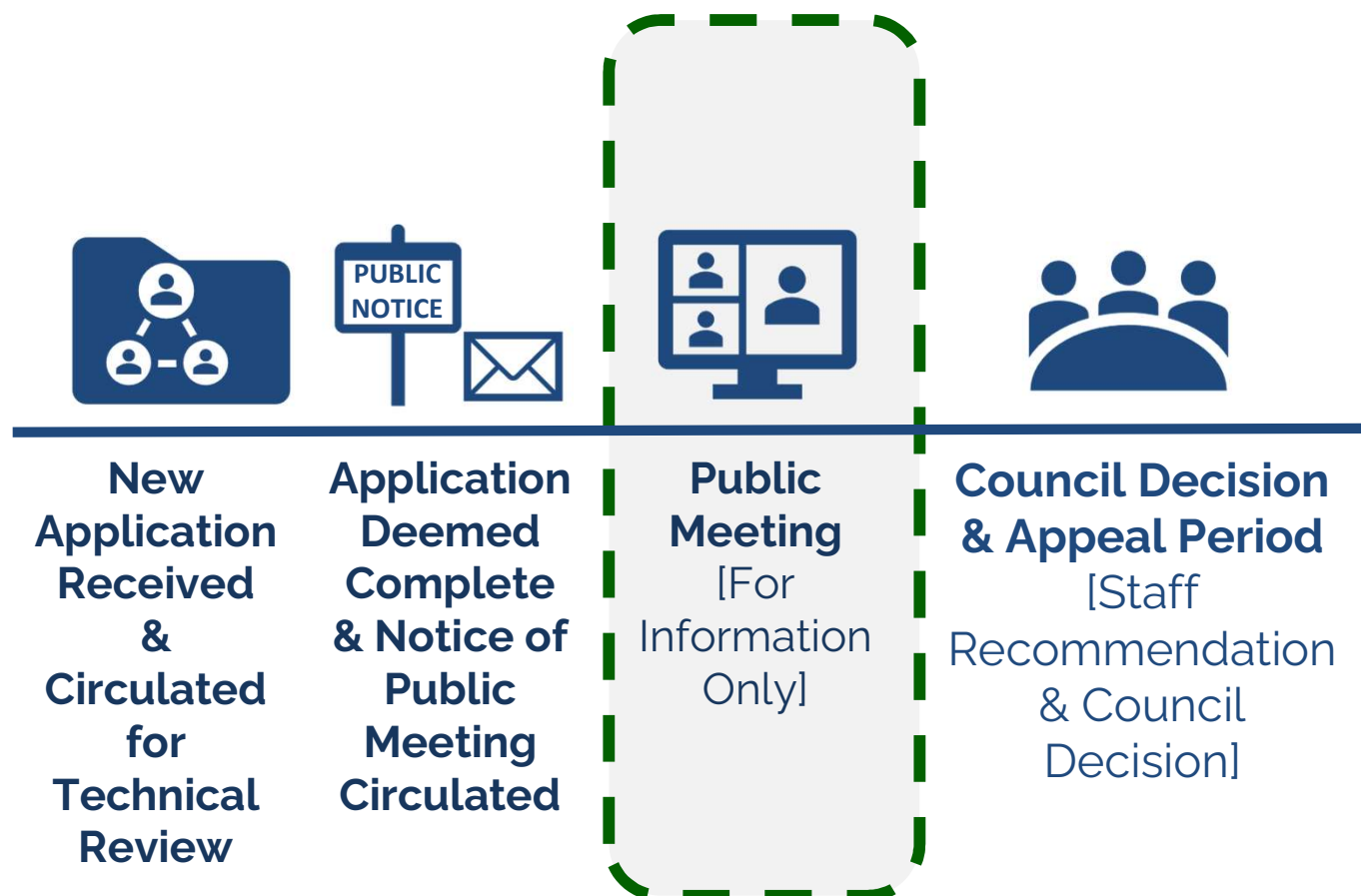


Brant of County
Council

July 8 2025

COUNTY OF
Brant Simply Grand

Application Process / Next Steps



Brant of County Council

July 8 2025



Questions?

Application No.:	ZBA10-25-RC/PS2-25-RC
Report No.:	RPT-0255-25
Application Type:	Zoning By-Law Amendment & Draft Plan of Subdivision
Subject Lands:	71 Woodslee Avenue
Agent / Applicant:	Arcadis Professional Services
Owner:	Pinevest Homes Inc.

Staff Recommendation:

To be received as information only.

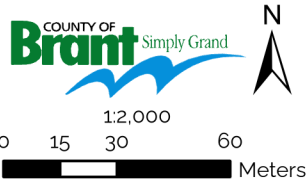
Brant of County
Council

July 8 2025

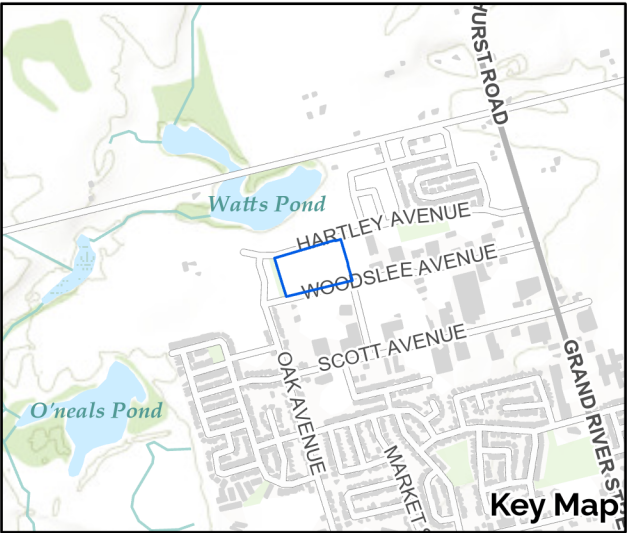


MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA10-25-PS2-25-RC

71 Woodslee Avenue
County of Brant
Ontario



Date Printed: 2025-06-05



Key Map



From: [REDACTED]
To: [Clerks](#); [Planning](#)
Subject: Application Number ZBA10-25-RC & PS2-25-RC - 71 Woodslee Ave
Date: July 2, 2025 2:55:19 PM

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.

Re: Application Number ZBA10-25-RC & PS2-25-RC - 71 Woodslee Ave - **Opposition**

To: The County of Brant Council.

Molten Metallurgy Inc is the owner of 80 Woodslee Ave and 20 Lee Ave which includes the corner of Woodslee Ave and Lee Ave and we are in Opposition to the proposed re-zoning.

My name is Andrew Guiducci and with my father Ted Guiducci, we own and operate a manufacturing company on the industrial lands referenced above. The new building on 80 Woodslee Ave is zoned M2 Industrial and was built in 2024 with the access going North onto Woodslee Ave. The facility on 20 Lee Ave has been at this location since 1975 with the present ownership and operation taking effect in 1986.

Over the past 5 years, we have seen high density residential develop around us to the North with very little Industrial or Commercial buildings being incorporated. The original plans shown to us for 71 Woodslee Ave was a light Industrial and Commercial development. This would provide much needed business opportunity including warehousing and logistic centers which are in high demand. It would provide a source of employment for an area that requires more business. With the recent closures of Pinty's Delicious Foods, Nuts for You and a number of other business in the North Industrial End of Paris, a reinvestment into business and employers would be desirable.

With the proposed re-zoning, this would eliminate potential business that qualify under the existing M2 (employment light industrial). By rezoning to RM2 (residential multiple medium density) it would be detrimental to existing employers as the encroachment of residential without a buffer to industrial will lead to complaints. These complaints could include but not be limited to: noise, odour, truck traffic, visual cosmetics/visual appeal.

In our experience, all MOE (ministry of environment) complaints from residential require immediate investigation and the rights of residential have first call over the rights of industries. Even when the complaints are found to be false or baseless, the disruption, stress and aggravation to industries is detrimental.

We have operated our business for over 40 years and have invested heavily back into the operation over the past 10 years modernizing and expanding. With over 30 employees and plans to double this over the next 10 years, we have grave concerns over the viability of our business in Paris if there is no additional industrial land with proper buffer zones in the area. This will occur if this re-zoning proceeds.

Being realistic and understanding that the Province of Ontario is desperately trying to build affordable housing, we would like to propose the following options. Either option would

result in a withdrawal of our objection.

- A. Leave a Buffer Zone of Light Industrial on the Woodslee side of the property. There is an equally desperate need for Industrial Warehousing and space for Small Industrial Businesses. During our 80 Woodslee construction, we were approached no less than 11 times by various individuals who pleaded with us to rent out space to them. Ultimately this was not in our plans but it shows the need for more affordable Industrial Buildings in the area. On the Hartley Ave Side, proposed residential could proceed. With this option, we would withdraw our objection.
- B. We ask that the owners of 71 Woodslee carry out a full environmental impact study in cooperation with the MOE and the existing Industries (or their delegates) to identify all the potential factors that could impact the welfare of the Existing Industries. After this study is completed, a detailed plan to address all the concerns and factors would be taken into consideration and implementation. For example, a tree hedge, a berm, a sound wall, fencing or other requirements with proper signage and due diligence. With this, Molten Metallurgy Inc would withdraw our objection.

Thank you for listening to us and your consideration.

We would also like to be notified of the decision of Council of the County of Brant on the proposed zoning by-law amendment.

Best Regards

Andrew Guiducci
Domite Wear Technology Inc.

80 Woodslee Ave.
Paris, Ontario
N3L 3V1,
Canada



www.domite.com



Proposed Official Plan Amendment

Municipally Initiated Changes

Report RPT-0243-25
Brandon Kortleve, Manager of Policy Planning

County of Brant Council
July 8, 2025

What is this About?

The County of Brant is proposing a series of changes to A *Simply Grand Plan*, 2023, as an amendment initiated under Section 17 of the *Planning Act*.

The project is divided into 3 phases that reflect significance in terms of potential impact and collecting meaningful engagement.

We are here 

- 1 Technical Alignment & Clarification
- 2 Policy Refinement & Implementation Support
- 3 Strategic Direction & Growth Management



Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Proposed changes are intended for discussion and feedback. All content is subject to change based on input and collaboration.

PPS 2024 Alignment

Ensure consistency with current provincial policy framework and remove references to repealed legislation.



Example of Glossary Updates:

- Agricultural System
- Energy Storage
- Public Service Facilities
- Removing Growth Plan language from housing and natural areas

Public Consultation & Delegated Authority



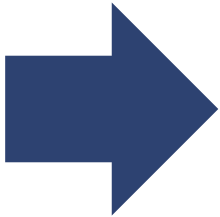
Staff are **seeking input** on possible alternative approaches that would go beyond *Planning Act* requirements. Policies would specify the classification based on technical complexity, Official Plan alignment, and potential community impact. The following is a **possible method** to classify and delegate applications:

Minor Applications (Director Approval)	Intermediate Applications (Director Approval)	Major Applications (Council Approval)
<ul style="list-style-type: none"> • Minor Variance • Standard Consent • Minor Site Plan • Minor Zoning By-Law Amendment (A-g, Temporary use extension) • Site Plan Amendment • Part Lot Control 	<ul style="list-style-type: none"> • Detailed Consent • Standard Site Plan • Uncontested Standard Zoning By-Law Amendment • Plan of Subdivision (Employment Area only) 	<ul style="list-style-type: none"> • Contested Standard Zoning By-law Amendment • Plan of Subdivision (Community Area Only) • Plan of Condominium • Official Plan Amendment

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Stage	Current <i>Planning Act</i> Process
Application Review	Review within 30 days; incomplete applications rejected.
Notice of Complete Application	Mailed to properties within 60m or 120m (varies by application type), Sign posted on-site
Public Meeting	Required at least 20 days after notice.



Possible Alternatives
<p>No studies/reports: reviewed in 15 days.</p> <p>With studies/reports: reviewed in 30 days.</p> <p>All applications classified as Minor, Intermediate, or Major.</p>
<p>Minor: 60 m mailing radius, website notice, on-site sign.</p> <p>Intermediate: 120 m radius, website notice, on-site sign.</p> <p>Major: 240 m radius, website notice, newspaper publication, large on-site sign.</p>
<p>Minor: 21 day commenting period from date of notice. No meeting.</p> <p>Major: 35 day commenting period from date of notice. No meeting if uncontested. Public meeting required for contested applications.</p>

Stage	Current <i>Planning Act</i> Process	Possible Alternatives
Decision	Council decides within 90–120 days (varies by application type).	Minor: Director, within 30 days. Intermediate: Director, within 60 days. Major: Council, within 120 days
Notice of Decision	Sent within 15 days to interested parties.	Posted on website on day of decision.
Appeal Period	20-day appeal window; decision final if no appeal.	Same appeal period; Decision final if unchallenged.

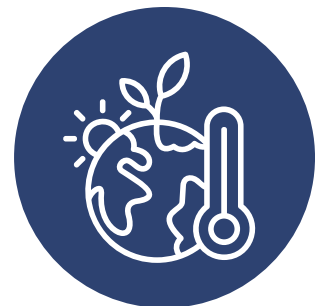


Mobile Homes Communities

- **Dwelling:** A prefabricated building constructed to Canadians Standards Association, equipped with full residential facilities, and intended for use as a year-round dwelling unit.
- **Mobile Home Community:** A parcel of land with communal roads, designed to accommodate multiple mobile homes for rent or lease, and may include recreational and limited commercial facilities for residents.

Consistency & Corporate Directions

Incorporate the directions of various approved studies, strategies and corporate policies, such as:



Climate Action Plan (2025)

- Review and refine *Protecting What We Value and How We Green*



Arts, Culture and Heritage Strategy (2024)

- Refine *Cultural Heritage Conservation* policies in Part 5, Section 2.17

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025



Home-Based...

Businesses

Create compatible economic activity in **residential** areas:

- Shall not exceed 20% of lot area.
- Shall not generate negative impacts on surroundings.

Industries

Create compatible economic activity in **rural** areas:

- Shall not exceed 25% of lot area or 1 hectare.
- Limited to avoid negative impacts on surroundings.



Housing Needs & Targets

Adding minimum housing targets for housing **types and tenures**:

- 245 total housing units constructed per year
- 70 affordable units constructed per year
- 85 rental units constructed per year

County Total Targets by 2035:

- Low-density: 85%
- Medium-density: 8%
- High-density: 7%
-

Cap on Single Detached Dwellings:

No more than 50% of a new development

Affordable Housing

Revise definition to align with Provincial definition, includes income-based and market-based affordability thresholds consistent with the Housing Needs Assessment.

- Important when determining eligibility for Provincial exemptions (e.g., Development Charge exemptions), as well as access to funding and grant programs.

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025





Agricultural Consents

Minor Boundary Adjustments

PPS: Lot additions in prime ag. areas for legal and technical reasons, including minor boundary adjustments.

OPA: Define and limit such adjustments to a cumulative area of 0.5 hectares to protect long-term viability of the prime agricultural area

Surplus Farm Dwellings

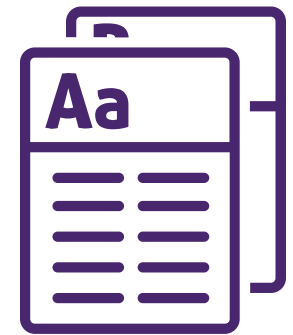
PPS: Additional residential units in surplus farm dwelling severances.

OPA: Only when farm merge with adjoining operation. No new lots without dwellings, one dwelling with the main farm and one dwelling on its own lot. Balances housing with agricultural priorities.

Natural Heritage (NH) System



Mapping: Refinement to remove Growth Plan and match updated information.



PPS Terminology: Key NH features and key hydrologic features to use one term 'natural heritage features and areas'



Vegetation Buffers: Reduce the protection zone for woodlands outside of settlement areas from 30 m to 10 m. Schedules to reflect protection zones.

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Share your Feedback



www.engagebrant.ca/OPHousekeeping



Policy@brant.ca



66 Grand River St. N, Paris, ON. N3L 2M2



(519)-442-7268 or 1-(226)-387-9360



(519)-442-3461

Proposed Official Plan
Amendment
Report RPT-0243-25

County of Brant Council
July 8, 2025

Recommendation

That OPA3-25-BK be received as
information.



Proposed changes are intended for discussion and feedback to
inform a future recommendation for approval.



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Lauren Graham, Planner
Date: July 8, 2025
Report #: RPT-0100-25
Subject: ZBA29-24-LG (24 Elm Street, Zoning By-Law Amendment)
Purpose: For Approval

Recommendation

THAT Zoning By-Law Amendment Application **ZBA29-24-LG** from Matt Reniers & Associates, agent on behalf of Edward Horsfall, applicant/ owner of PART LOTS 11,12 & 13 W ELM STREET, County of Brant, in the geographic former township of Paris, located at 24 Elm Street, County of Brant, **BE APPROVED** to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43) in order to:

- 1) Permit a residential addition on an existing lot of record with a 0 metre frontage, current access byway of Elm Lane.
- 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
- 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
- 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
- 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
- 6) All other provisions of the By-Law apply.

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

- a. The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.
- b. The application is consistent with the policies of the Provincial Planning Statement.

Executive Summary

The purpose of this report is to provide Council and the public with information and a recommendation for the application to amend the County of Brant Zoning By-Law 61-16.

The Zoning By-Law Amendment is required in order to facilitate an addition to the existing residential dwelling at 24 Elm Street in Paris. The subject lands are considered an existing lot

record with a unique configuration, as the subject lands have no frontage along Elm Street and are accessed by way of Elm Lane. The amendment seeks to recognize the 0.76 metre rear yard setback and 0.6 metre interior side yard setback of the existing dwelling, to permit a reduced street setback of 2.57 metre from Elm Lane and to recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area.

The following studies/plans/reports form part of a complete application submission and were circulated as part of the technical review by applicable internal and external agencies:

- Planning Justification Report
- Pre-Consultation Meeting Minutes
- Lot Grading Plan
- Stormwater Management Brief
- Stage 1 and 2 Archaeological Assessment
- Survey
- Tree Protection Plan

The planning analysis focuses on literature review of applicable policy, including the *Planning Act*, *Provincial Planning Statement* (2024), County of Brant Official Plan (2023) and County of Brant Zoning By-Law 61-16, consultation with departments, and an inspection of the surrounding area.

For the reasons outlined in this report, it is my professional recommendation that Zoning By-Law Amendment Application **ZBA29-24-LG** be **APPROVED**.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

No social impacts have been identified as part of this application.

Environmental Impacts

No environmental impacts have been identified as part of this application.

Economic Impacts

No economic impacts have been identified as part of this application.

Report

Location / Existing Conditions

The subject lands are located north of William Street, east of Elm Street and west of the Grand River.

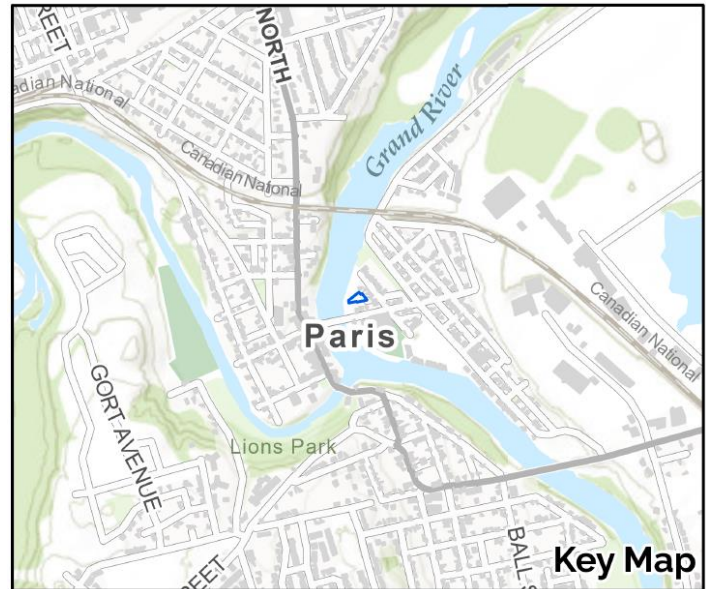
The subject lands contain one (1) existing dwelling, two (2) accessory structures (a shed and a detached garage). The detached garage is to be relocated to facilitate construction of the future addition.

The subject lands have no frontage along Elm Street and are accessible by way of Elm Lane. Elm Lane is considered a Public Lane, with its only function being to provide land access. In

order to constitute legal frontage the lands must have frontage on an improved and currently maintained street.

The subject lands have a lot area of approximately 1,578.27 square meters (0.39 acres).

The surrounding area consists of residential lands uses to the north, east, south and the Grand River to the west. The subject lands are serviced by municipal sewer and water.



Planning Analysis

Planning Act R.S.O. (1990)

Section 2(a-s) of the *Planning Act* outlines matters of provincial interest that decision making bodies shall have regard for. This application has regard for:

- Section 2(p) the appropriate location of growth and development; and

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

- The Application is in keeping with Section 34(10) of the *Planning Act*.

Provincial Planning Statement (2024)

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

Section 2.3 of the PPS, states that Settlement areas shall be the focus of growth and development. Settlement Areas can be identified as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets).

The subject lands are located within the Primary Urban Settlement Area of Paris. The lands are serviced with municipal water and sewage. The Zoning By-Law Amendment Application will allow for an addition on an existing single detached dwelling.

Section 5.2 of the PPS advises policies relating to Natural Hazards. Section 5.2.3 advises that development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and

- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Policy 5.2.5 of the PPS advises that despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:

- a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or
- b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

The subject lands are located within the Special Policy Area identified as ‘The Flats’ within the County of Brant Official Plan (2023). The Special Policy Area was approved in 1987 by the Minister of Natural Resources and Forestry and Municipal Affairs and Housing. The application is required to permit an addition on an existing residential dwelling.

It is my professional planning opinion that the proposal is consistent with the Provincial Planning Statement.

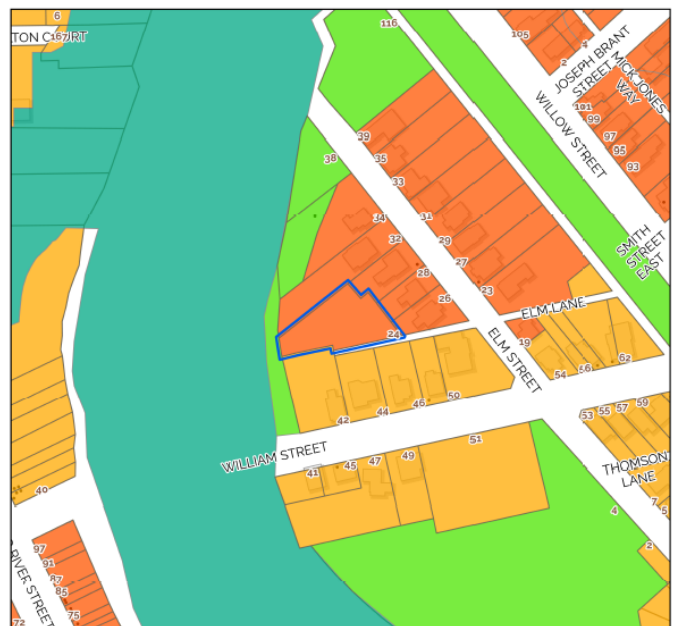
County of Brant Official Plan (2023)

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

Schedule ‘A’ of the County of Brant Official Plan (2023) identifies the land use designation on the subject lands as Community Nodes within the County of Brant Official Plan and located within the Urban Settlement Area of Paris.

Part 5, Section 1.3 of the Official Plan (2023) advises the permitted uses within the Community Node Designation, which includes residential uses in low-rise, mid-rise residential, and high-rise development, including additional residential units, home-based businesses, and home industries.

The Zoning By-Law Amendment Application proposes an addition to an existing single detached dwelling.



Part 5, Section 2.10 of the Official Plan (2023) advises the permitted uses within the Natural Heritage System. Expansions and replacement are permitted in association with a legally existing building subject to the following:

- The impact on the Natural Heritage System has been minimized and mitigated to the greatest extent possible.
- No building or structure will be in or within 30 metres of a permanent watercourse.
- New non-habitable accessory structures will be in an existing building cluster.

The subject lands are located east of the Grand River. The proposed building addition is located outside of the required 30 metre watercourse setback.

Part 5, Section 3.3 of the Official Plan (2023) advises the general policies within the Paris Special Policy Area Floodplain, including the policies for the Flats.

Specific to the portion of the Special Policy Area indicated as “the Flats” on Schedule C of this Plan, the following policies shall apply:

3.3.9 Residential development shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the Regulatory Flood Level and that the structure is floodproofed to the Regulatory Flood Level.

3.3.10 Conversion of existing buildings to a residential use shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and that the structure is floodproofed to the Regulatory Flood Level.

3.3.11 Major renovations and redevelopment of existing residential buildings shall be permitted provided that the habitable floor space of any new residential dwelling unit is located at a minimum elevation equal to the 100 Year Flood Level and floodproofed to the Regulatory Flood Level.

Schedule ‘C’ of the Official Plan (2023) identifies that the subject lands are located within a Special Policy Floodplain area known as the Flats. The Zoning By-Law Amendment proposes a residential addition to the existing dwelling. The habitable portion of the addition will be located above the regulatory flood level, with the garage located below.

It is my professional planning opinion that the recommendation conforms to the policies of the County of Brant Official Plan.

Source Water Protection

Source water protection plans contain a series of locally developed policies that, as they are implemented, protect existing and future sources of municipal drinking water. Municipalities, source protection authorities, local health boards, the Province and others, are responsible for implementing source protection plan policies.

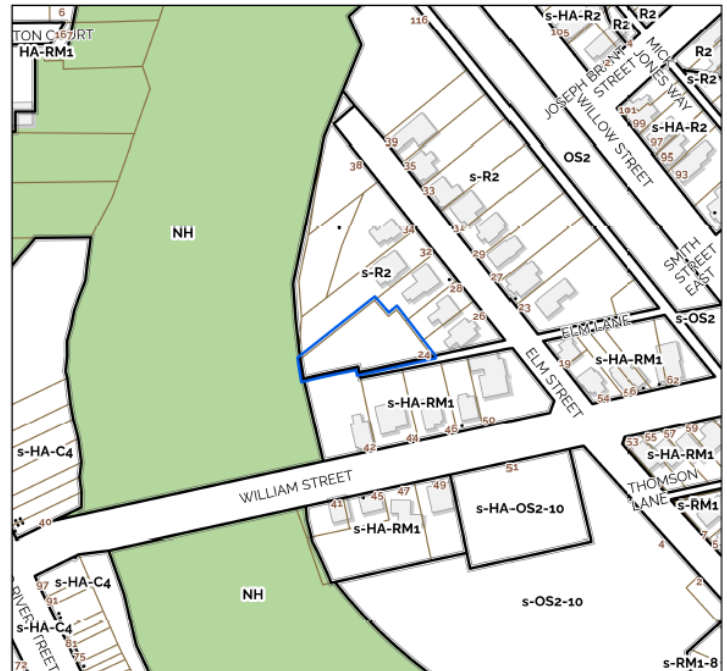
The subject lands are located within an Intake Protection Zone 3 (IPZ-3) with an associated vulnerability score of 8. As the application is residential in nature, there are no Significant Drinking Water Threats proposed at this time.

County of Brant Zoning By-Law 61-16

'Schedule A' of the Zoning By-Law identifies that the subject lands are zoned as Special Policy Area, Residential Singles and Semis (s-R2).

As outlined in the Draft Zoning By-Law Mapping, this application proposes the following amendments:

1. Permit a residential addition on an existing lot of record with a 0-metre frontage, current access byway of Elm Lane.
2. Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
3. Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
4. Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
5. Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
6. All other provisions of the By-Law apply.



Section 8.2, Table 8.2.1 of the Zoning By-Law 61-16 advises the development requirements for lands zoned Residential Singles and Semis (R2).

Development Standard	R2 Zone Requirements	Existing	Proposed
Lot Area, Minimum (m ²)	450	1578.27	1578.27
Lot Frontage, Minimum (m)	15.0	0	0
Street Setback, to the attached garage, Minimum (m)	6.0	16.43	2.57
Street Setback, to the habitable portion of the dwelling, Minimum (m)	4.5	16.43	2.57
Interior Side Yard Setback, Minimum (m)	1.2	0.6	0.6

Rear Yard Setback, Minimum (m)	6.0	0.76	0.76
Lot Coverage, Maximum	40%	11.63%	24.2%
Landscaped Open Space, Minimum	30%	67.3%	61.5%
Building Height, Maximum (m)	10.5	4.5	8.4

The Zoning By-Law Amendment seeks to permit a reduced street setback from Elm Lane and recognize the existing rear yard and interior side yard setbacks to the existing dwelling. Recognizing the existing setbacks to the residential dwelling will bring the dwelling into conformity with the Zoning By-Law 61-16 and the dwelling will no longer be considered a legal non-conforming building or structure.

Section 4.21 of the Zoning By-Law 61-16 advises no building, or structure shall be erected on a lot that does not have frontage on an improved and currently maintained street or have frontage on a private street as described in a registered Plan of Condominium.

The subject lands have frontage along Elm Lane, which is considered a Public Lane with its only function being to provide access. The laneway is 3.66 metres (12 feet) wide and there are existing accesses onto the laneway. All of the existing accesses are rear yard accesses to residential dwellings with frontage along adjoining streets; the only exception is 24 Elm Street which only has frontage along Elm Lane.

Section 4.28.1 of the Zoning By-Law 61-16 advises additional policies for existing lots of record and states that an existing lot of record is a lot in existence prior to the effective date of this By-Law that does not meet the minimum lot frontage or minimum lot area requirement of the applicable Zone is permitted to be used and buildings and structures thereon be erected, altered, enlarged, repaired, or renovated provided:

- a.) the use conforms with the By-Law and the buildings and structures comply with all other provisions of the By-Law; and
- c.) is located within a Urban Residential Zone or Non-Urban Residential Zone and has a minimum 8.0 metre lot frontage; and
- d.) is able to obtain either municipal or private services.

The said lot shall be deemed to conform to the requirements of this By-Law and all other regulations of the By-Law shall apply.

The subject lands are considered an existing lot of record within the Special Policy Area, Residential Singles and Semis (s-R2) zone with municipal servicing. The subject lands have no frontage along Elm Street and are accessed by way of Elm Lane.

Section 4.28.2 of the Zoning By-Law 61-16 advises additional policies for legal non-conforming buildings or structures including:

- a) A building or structure that has been lawfully established prior to the passing of this By- Law shall be permitted under Section 34(9) of the Planning Act as a legal nonconforming building or structure and considered as such for the purposes of this Bylaw.
- b) Such a building or structure shall be permitted to be altered or restored without the need for evaluation and approval by the Committee of Adjustment under the powers

granted by Section 45(2) of the Planning Act provided it can be shown to the satisfaction of the County of Brant that any alteration or restoration does not result in the following:

- i. The enlargement or extension of the building or structure that results in an increase to a situation of non-conformity with respect to any applicable performance standard of this By-Law,
- ii. An increased risk to human health or wellbeing, and/ or
- iii. The potential for undue adverse impacts to the surroundings.

The existing residential dwelling is considered a legal non-confirming building, as the dwelling has a 0.6 metre interior side yard setback, whereas 1.2 metres is required and a 0.76 metre rear yard setback whereas 6 metres is required. The proposed addition meets the requirements of Section 4.28.2 as the proposed addition will not increase a situation of non-conformity, does not increase the risk to human health or wellbeing and does not increase the potential for undue adverse impacts to the surroundings.

Section 4.36.3 of the Zoning By-Law 61-16 advises additional requirements for flooding hazards including:

- a) Any residential development shall be permitted subject to approval by the Conservation Authority, and that the habitable floor space is located at the minimum elevation equal to the Regulatory Flood Level and that the structure is flood proofed to the Regulatory Flood Level.
- b) Additions and alterations up to fifty percent (50%) of the ground floor area of existing residential buildings and structures shall be permitted subject to approval by the Conservation Authority, provided the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible. Furthermore, the development of non-residential buildings and structures shall be permitted subject to the approval of the Conservation Authority and where flood proofing to the Regulatory Flood Level can be achieved.

The habitable portion of the addition will be located above the regulatory flood level, with the garage located below. A permit from the Grand River Conservation Authority (GRCA) is required in advance of the building permit being issued. As the proposed addition is larger than 50% of the floor area of the existing residential building, the Zoning By-Law Amendment seeks to recognize the increase in floor area and acknowledges the requirement for a GRCA permit.

It is my professional planning opinion that the proposal meets the intent and is in compliance with the applicable policies outlined in the County of Brant Zoning By-Law 61-16.

Interdepartmental Considerations

The following comments were received from various internal and external agencies/departments as part of the circulation of this application:

Development Engineering Division	<ul style="list-style-type: none">• County staff attended the site on February 5th, 2025, and noted:<ol style="list-style-type: none">1. Concrete slab for existing garage relocation was already constructed along east property line of the
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	<p>subject lands. This was not shown on the submitted Lot Grading plan by M.C. Consulting, signed & stamped October 5, 2024.</p> <ol style="list-style-type: none"> 2. Existing shed at rear of Mun. #26 Elm St. is encroaching into the Subject Lands property on Elm Lane. 3. A garage roof downspout from Mun. #42 William St. is draining into subject lands. <ul style="list-style-type: none"> • The Subject lands are within GRCA regulation limit, and GRCA Source Water Protection Area. • GRCA must be informed of the revised addition proposal and is subject to further comments/requirements from the agency.
Environmental Planning	<ul style="list-style-type: none"> • The subject lands partially contain and are adjacent to the Natural Heritage System as described and identified on Schedules A and B of the Official Plan due to the presence of: <ul style="list-style-type: none"> ◦ The Grand River, which consists of aquatic species at risk and a waterfowl wildlife concentration area. The minimum vegetation protection zone is 30 m. ◦ Valleylands (also identified as an erosion hazard) in which the minimum setback is a 6 m emergency access allowance, or a setback determined by a geotechnical study if determined necessary by GRCA. ◦ A significant woodland in which the minimum vegetation protection zone is 10 m. ◦ The lands also contain natural hazards including erosion and flooding. They are part of the Flats Special Policy Area. In this regard, Environmental Planning defers to GRCA. • Section 2.10 of the Official Plan lists permitted uses in the Natural Heritage System. Expansions and replacement are permitted in association with a legally existing building subject to the following: <ul style="list-style-type: none"> ◦ The impact on the Natural Heritage System is minimized and mitigated to the greatest extent. ◦ No building, structures, or uses are in or within 30m of a permanent watercourses. ◦ New non-habitable accessory structures are in an existing building cluster.

	<ul style="list-style-type: none"> • With respect to an environmental impact study, Section 2.10.29 provides for the waiving of a study where impacts are expected to be minimal, and no useful purpose would be served. • <i>It is the opinion of staff the subject proposal conforms to the Official Plan and that an Environmental impact Study is not required. The proposed building is also located outside of the Watercourse Setback in the Zoning By-Law.</i> • <i>It is also the opinion of staff, based on the proposed development and setbacks, that negative impacts are not anticipated on natural heritage features, areas and system as per the Provincial Planning Statement.</i> • The applicant is advised that as part of the building permit process, environmental planning staff will require sediment and erosion control measures (e.g. silt control fencing) and notes to be added to the grading plan to protect the adjacent natural heritage features.
Grand River Conservation Authority	<p>Grand River Conservation Authority (GRCA) staff have reviewed the 2nd submission for the above-noted rezoning application to facilitate the development of a two-storey residential addition.</p> <p>Recommendation The GRCA has no objection to the zoning by-law amendment to add a site-specific exemption to the existing s-R2 zone. A GRCA permit is currently under review for the construction of the detached garage, second storey dwelling unit, and grading.</p> <p>Documents Reviewed by Staff Staff have reviewed the following documents submitted with this application:</p> <ul style="list-style-type: none"> • Lot Grading Plan (prepared by MC Consulting, revised April 23, 2025). • Cross Sectional Drawings, A1-A3, prepared by J. H. Cohoon Engineering, revised May 27, 2025 • Stormwater Management Brief, prepared by M.C Engineering, dated May 20, 2025 • Infiltration Assessment, prepared by Englobe, dated April 17, 2025 <p>GRCA Comments GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the <i>Planning Act</i> as</p>

	<p>per our CA Board approved policies. GRCA staff have reviewed the documents listed above and have no objection to the approval of the zoning by-law amendment.</p> <p>Information currently available at this office indicates that the entire property is within the Paris Special Policy Area, specifically “the Flats”, as identified in the County of Brant Official Plan. The subject property is also within the regulated allowance to a riverine erosion hazard. As such, the subject property is regulated by the GRCA under Ontario Regulation 41/24. A GRCA permit has been submitted to our office and it’s currently under review.</p> <p>As part of the permit application, we would request the following:</p> <ol style="list-style-type: none"> 1. Permit application under Ontario Regulation 41/24 2. Final Site and Grading Plan with: <ol style="list-style-type: none"> a. “Not for Construction” removed from drawing b. Indicate that all mechanical and electrical service equipment will be installed above 226.75 m CGVD2013 3. Silt fence installation details on the Erosion and Sediment Control Plan. 4. Permit fee of \$465.00 <p>Consistent with GRCA’s 2023-2025 approved fee schedule, this application is considered a minor zoning bylaw amendment. The applicant has been invoiced for the review of the initial submission and no additional fees are due at this time. A separate fee will be required for the GRCA permit.</p>
Operations	<ul style="list-style-type: none"> • ODR have no comments on this application.
Parks Capital Planning & Forestry	<ul style="list-style-type: none"> • Parks Capital Planning & Forestry has no comments regarding the rezoning of the subject lands. • Thank you for submitting the Tree Protection Plan. We have reviewed it, and it satisfies our requirements. No further action is needed at this time.
Source Water Protection (Cambium)	<ul style="list-style-type: none"> • The property at 24 Elm Street is located within an Intake Protection Zone 3 (IPZ-3) with an associated vulnerability score of 8. However, as this application is residential in nature, there are no Significant Drinking Water Threats proposed at this time. • Please find our comments in the attached source protection review letter.

Public Considerations

Notice of Complete Application, Statutory Public Information Meeting (March 11, 2025) and Council Recommendation Meeting (July 8, 2025) were provided by regular mail 20 days ahead of the meeting date, to all property owners within 120 metres of the subject lands and a sign was posted for the purposes of requesting additional information and providing public input on this application.

At the time of preparing this report, no public comments or correspondence regarding the application were received.

Summary and Recommendations

Zoning By-Law Amendment Application **ZBA29-24-LG** proposes the following amendments to Zoning By-Law 61-16:

1. Permit a residential addition on an existing lot of record with a 0 metre frontage, current access byway of Elm Lane.
2. Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
3. Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
4. Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
5. Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
6. All other provisions of the By-Law apply.

The Zoning By-Law Amendment is required in order to facilitate an addition to the existing residential dwelling at 24 Elm Street in Paris. The subject lands are considered an existing lot record with a unique configuration. The subject lands have no frontage along Elm Street and are accessed by way of Elm Lane.

A Stage 1 and 2 Archaeological Assessment was submitted as part of the application. No Archaeological Material was documented during the assessment and the subject property should be considered free of Archaeological concern and no further Archaeological Assessment is recommended.

A Tree Protection Plan was submitted as part of a complete application. Seven (7) trees within or adjacent to the subject lands were examined by an arborist. No trees are proposed to be removed to facilitate construction of the addition and recommendations have been provided to mitigate disturbance to the existing trees.

As the proposed addition is located 19.72 metre from the riverine erosion hazard, it has been determined a geotechnical study will not be required. A Grand River Conservation Authority (GRCA) permit will be required in advance of the building permit being issued.

The planning analysis focuses on literature review of applicable policy (i.e., *Planning Act*, *Provincial Planning Statement* (2024), County of Brant Official Plan (2023) and County of Brant Zoning By-Law 61-16), consultation with departments, the public, and an inspection of the surrounding area.

For the reasons outlined in this report, it is my professional recommendation that Zoning By-Law Amendment Application **ZBA29-24-LG** be **APPROVED**.

Lauren Graham

Lauren Graham,
Planner

File # ZBA29-24-LG

Attachments

1. Site Plan
2. Zoning Mapping
3. Official Plan Mapping
4. Aerial Mapping

Reviewed By

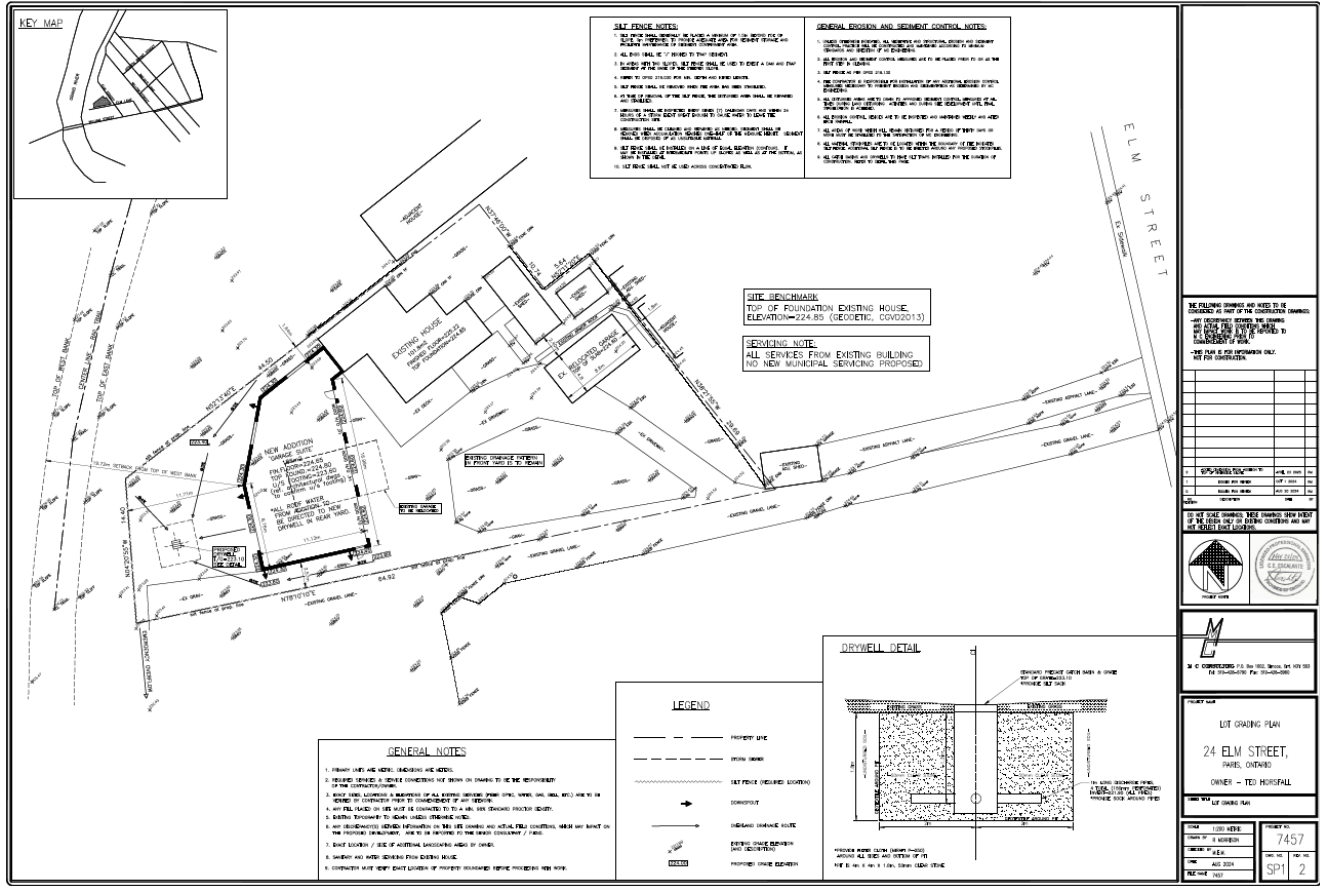
1. Jeremy Vink, Director of Planning
2. Alysha Dyjach, General Manager of Development Services

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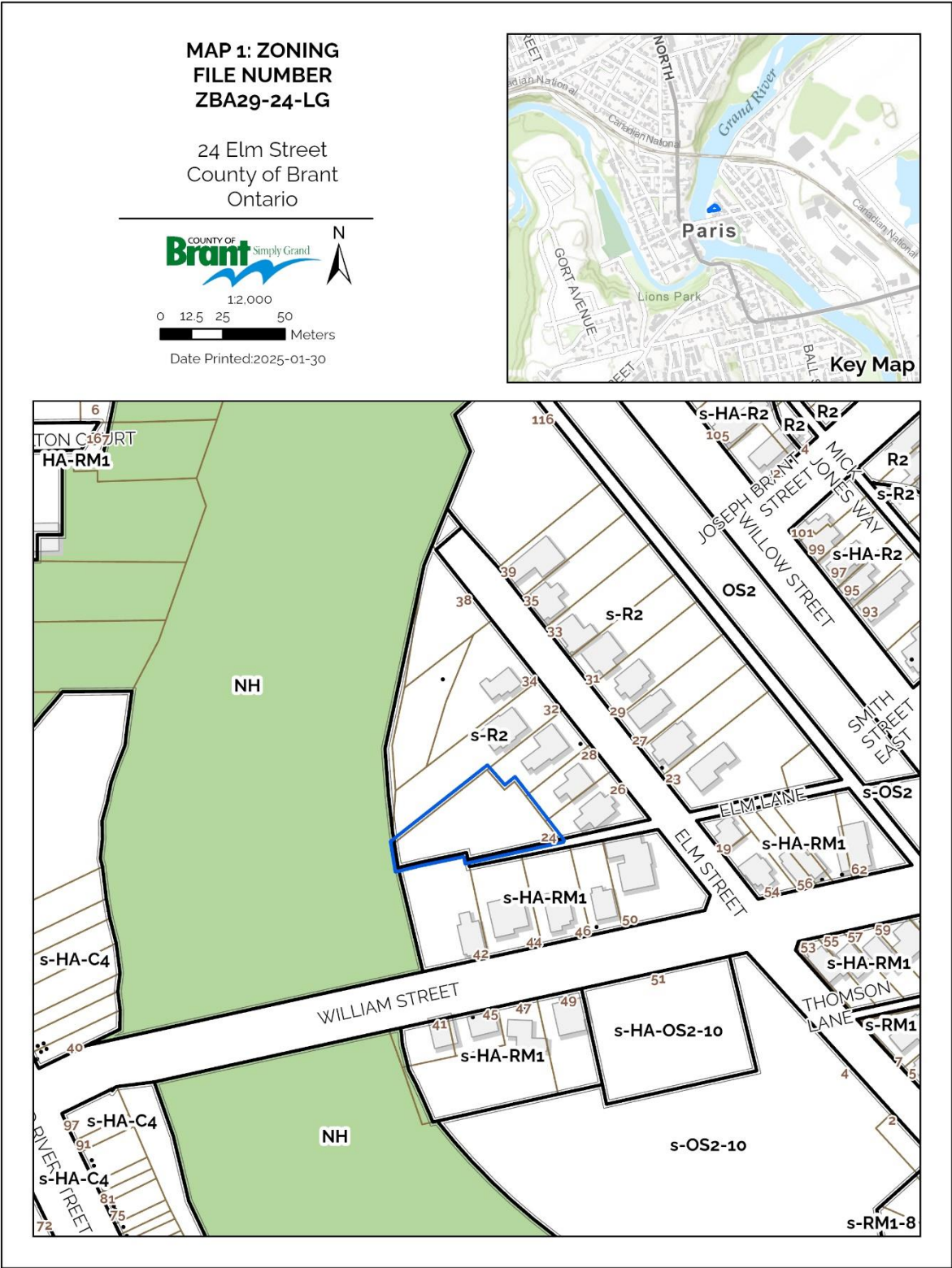
1. Spencer Pluck, Deputy Clerk
2. Alexandra Drabble, Planning Administrative Assistant
3. Applicant/Agent/Owner

By-law and/or Agreement

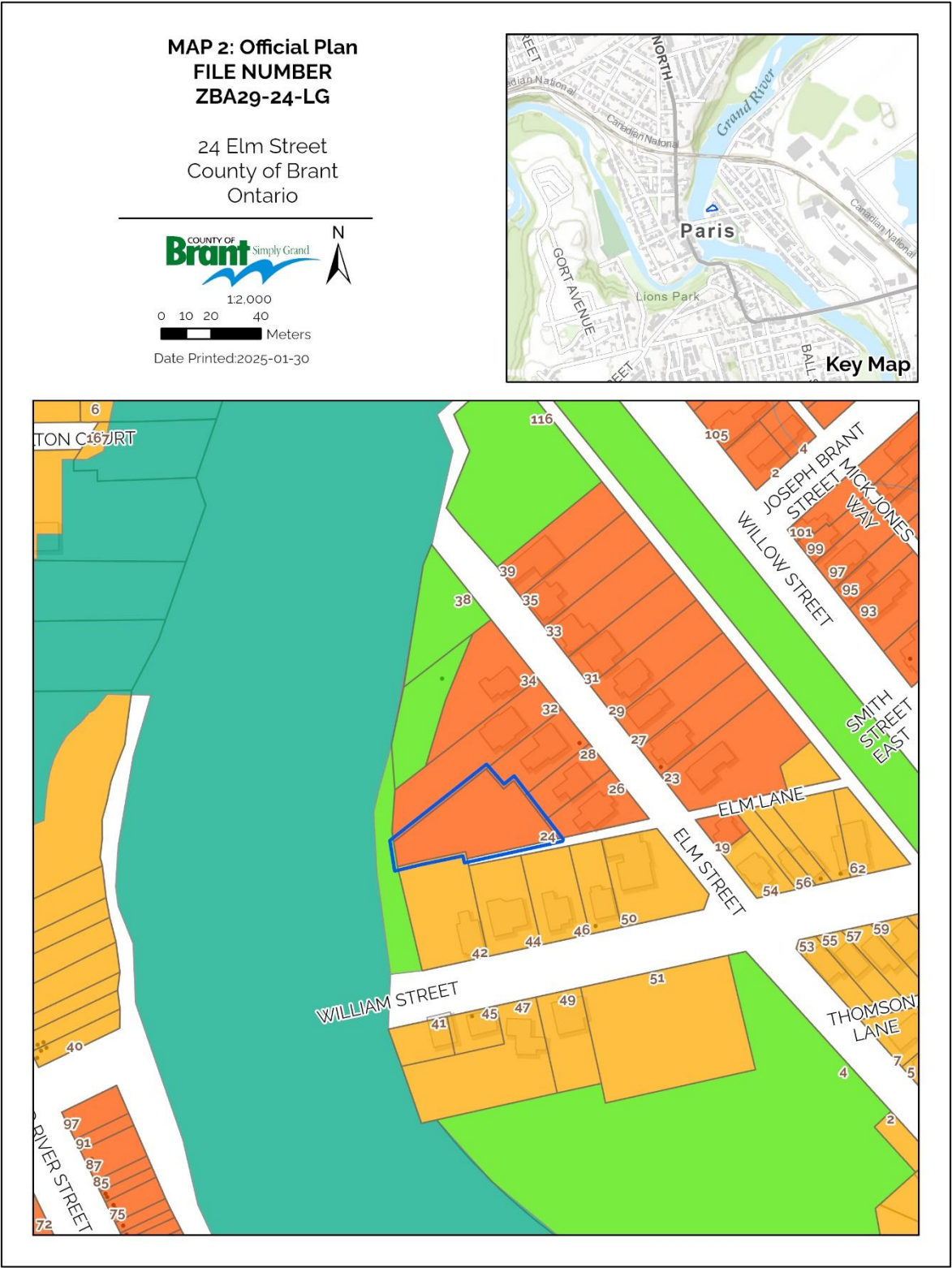
By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No



Attachment 2 - Zoning Mapping



Attachment 3 - Official Plan Mapping



Attachment 4 - Aerial Mapping



ZBA29-24-LG
24 Elm Street (292001800514000)
Matt Reniers & Associates, Agent
Edward Horsfall, Owner

County of Brant
Council
July 8, 2025

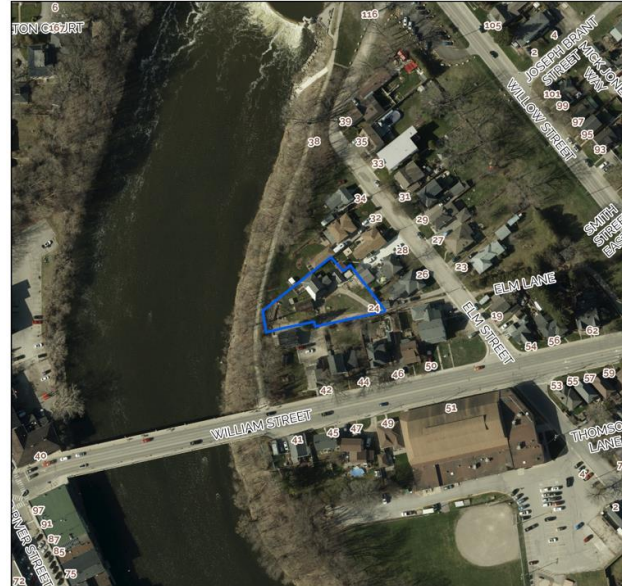
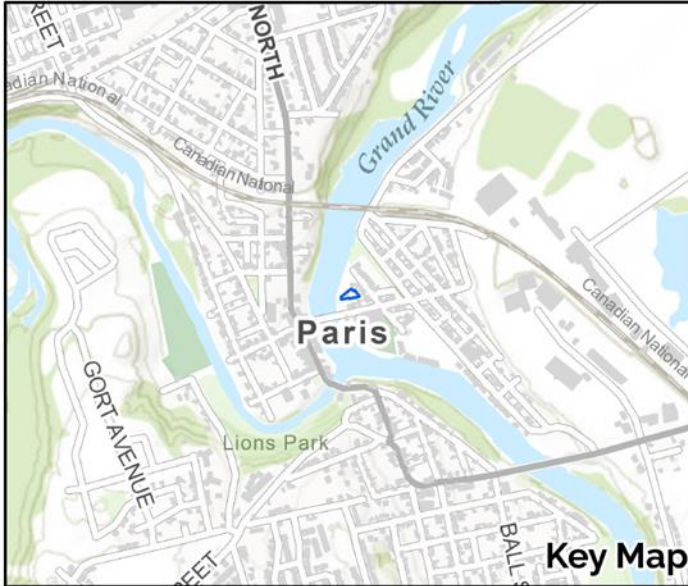


Application No.:	ZBA29-24-LG
Report No.:	RPT-0100-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	24 Elm Street
Agent / Applicant:	Matt Reniers & Associates
Owner:	Edward Horsfall

Staff Recommendation:

Approval. for the reasons outlined in the Staff Report.

Location & Conditions

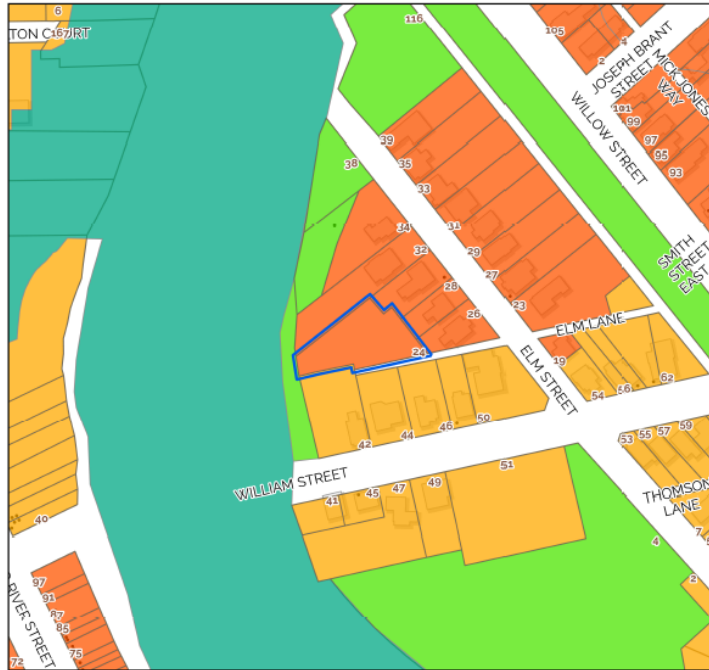


Existing Conditions:

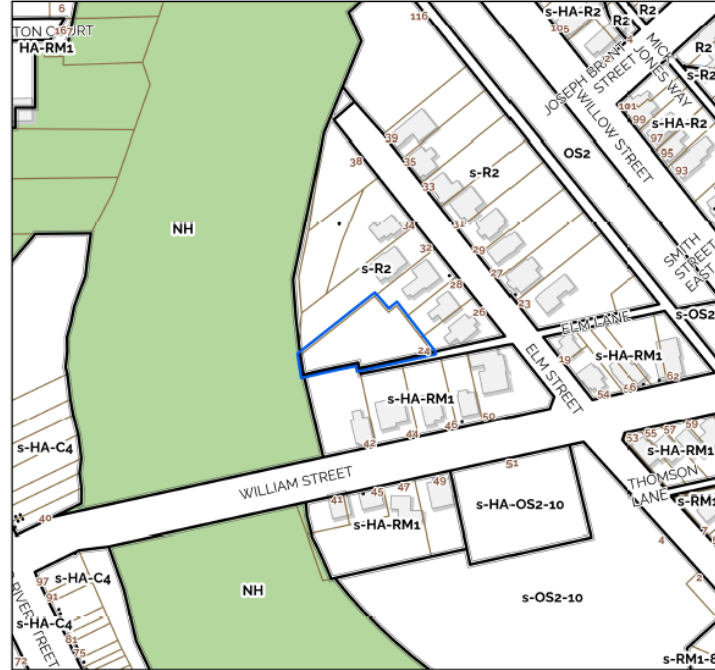
- Existing Dwelling & two (2) Accessory Structures
- The lot has no frontage along Elm Street and is accessible by way of Elm Lane

Official Plan (2023)

Zoning By-Law (2016)



Land Use Designation:
Community Nodes

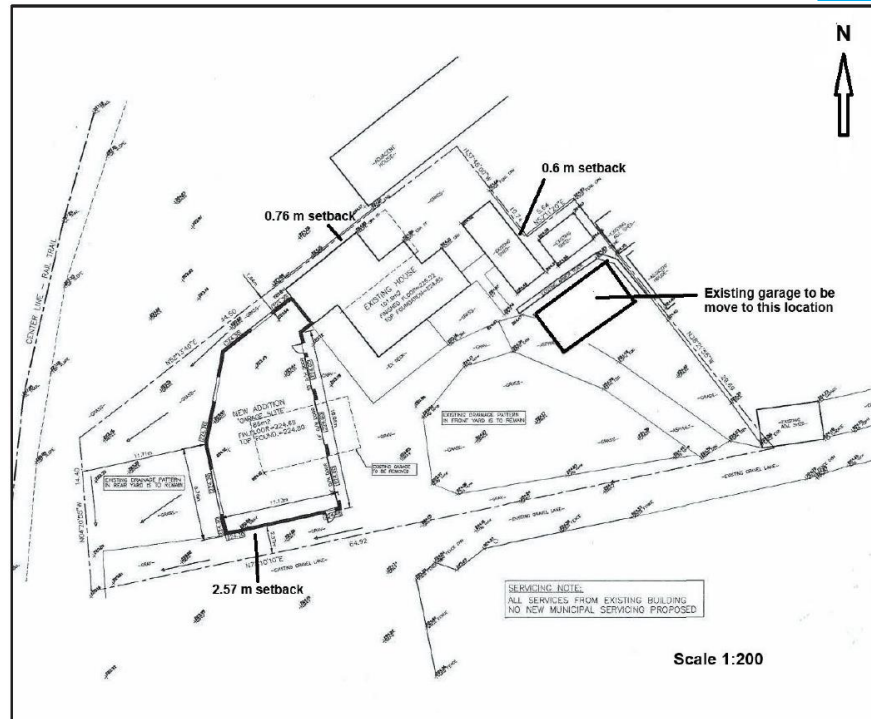


Zoning:
Special Policy Area, Residential Singles
and Semis (s-R2)

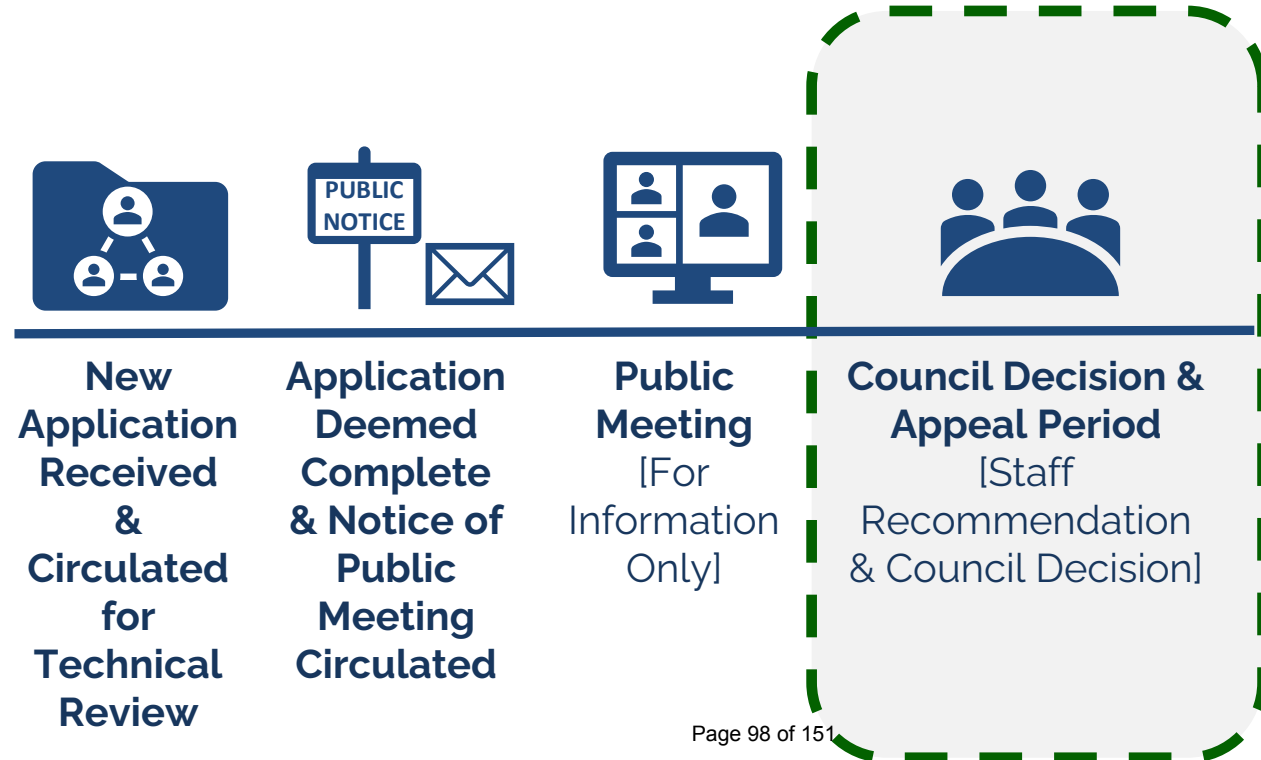
Development Proposal

Applicant is proposing to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision XX (s-R2-XX) in order to:

1. Permit a residential addition on an existing lot of record with a 0-metre frontage, current access byway of Elm Lane.
2. Permit a reduced street setback of 2.57 m from Elm Lane, whereas 6.0 m is required.
3. Recognize the existing interior side yard setback of 0.6 m, whereas 1.2 m is required.
4. Recognize the existing rear yard setback of 0.76 m, whereas 6.0 m is required.
5. Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
6. All other provisions of the By-Law apply.



Application Process / Next Steps



Questions?

Application No.:	ZBA29-24-LG
Report No.:	RPT-0100-25
Application Type:	Zoning By-Law Amendment
Subject Lands:	24 Elm Street
Agent / Applicant:	Matt Reniers & Associates
Owner:	Edward Horsfall

Staff Recommendation:

Approval, for the reasons outlined in the Staff Report.

BY-LAW NUMBER XXX-25

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended.

Matt Reniers & Associates, Agent on behalf of Edward Horsfall, Owner, 24 Elm Street

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA29-24-LG was received from Matt Reniers & Associates, agent on behalf of Edward Horsfall, owner of lands legally described as PART LOTS 11,12 & 13 W ELM STREET, in the geographic former Township of Paris, and municipally known as 24 Elm Street, County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant seeks to change the present zoning of 24 Elm Street from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43), in order to facilitate a residential addition on an existing lot of record with a 0 metre frontage, permit a reduced street setback, recognize the existing rear yard and interior side yard setbacks and recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on July 8, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law to be desirable for the future development and use of the lands.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule 'A' of the Zoning By-Law 61-16, is hereby amended by changing the zoning of the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43).
2. THAT Section 8.4 Special Exceptions R2 Zone, is hereby amended by adding the following: R2-43

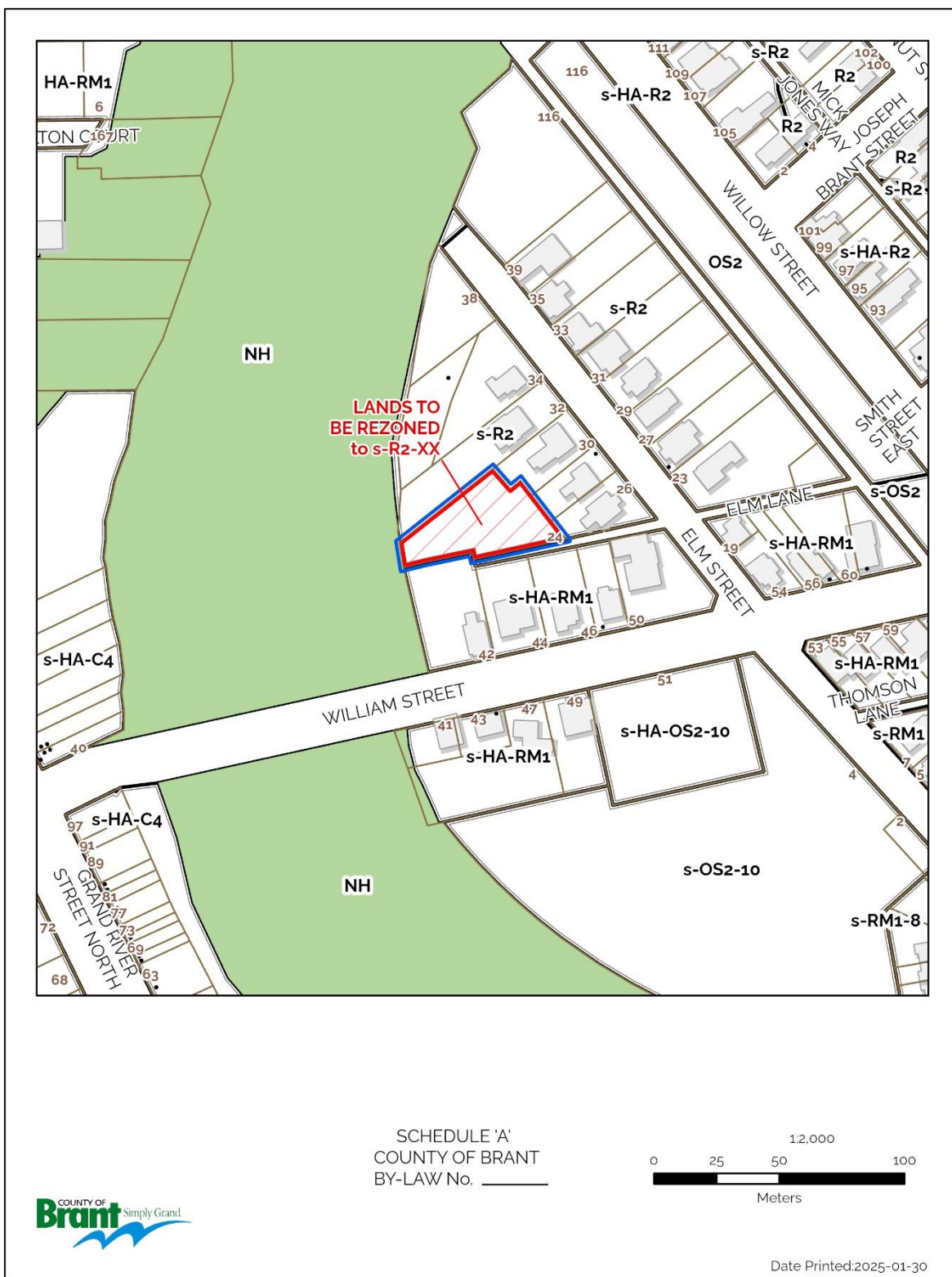
3. Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-43 on Schedule "A" hereto, the following site specific provisions shall apply:
 - 1) Permit a residential addition on an existing lot of record with a 0 metre frontage, current access by way of Elm Lane.
 - 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
 - 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
 - 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
 - 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
 - 6) All other provisions of the By-Law apply.
4. THAT this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.

READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

David Bailey, Mayor

Spencer Pluck, Deputy Clerk





County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Logan Keen, Planner
Date: July 8, 2025
Report #: RPT - 0256 - 25
Subject: ZBA8-25-LK (428-452 West River Road, Temporary Zoning By-Law)
Purpose: For Approval

Recommendation

THAT application ZBA8-25-LK from Ava Barnett, of King and Benton on behalf of Steve Charest, Whispering Grand Farms Inc, owner of Concession 5, Parts of Sub Lot 2 and Sub Lot 3, West of the Grand River, in the geographic township of South Dumfries, located at 428 and 452 West River Road, proposing the extension of a Temporary Use Zoning By-Law on a portion of the lands from Agricultural (A) to Special Exception Temporary Zone (T-100) to permit two (2) dwelling units for a period of two (2) years, **BE APPROVED**

AND THAT the reasons for approval are as follows:

- The proposed temporary use extension is in conformity with the policies of the County of Brant Official Plan (2023) and meets the general intent of the County of Brant Zoning By-Law 61-16, as amended, for the purpose of cultural heritage protection.
- The proposed temporary use extension consistent with Section 34 and 39 of the Planning Act and Provincial Planning Statement (2024).

Executive Summary

The owner of the subject lands located at 428-452 West River Road has constructed a second single detached dwelling on the property. Through the previously approved Temporary Zoning By-Law application, ZBA32-22-BK, permitted two (2) dwellings on the property with the intent on finding a solution to conserve the historic home.

The original dwelling is an old farmhouse dating back to the late 1800s and was considered worthy of evaluation for the possibility to conserve this Euro-Canadian built cultural heritage resource. The approval of extension of the temporary rezoning for a period of two (2) years is recommended to provide additional time for the evaluation of the farmhouse while allowing occupancy of the constructed dwelling and find a permanent solution to conserve the historic home. Approval of this extension will also provide staff with an opportunity to improve the policy framework related to balancing the objectives and policies of the Official Plan as they relate to agricultural protection, heritage conservation, and providing adequate housing in the County of Brant.

Strategic Plan Priority

Impacts and Mitigation

Social Impacts

Built cultural heritage assets, whether privately or publicly owned, make contributions to the County of Brant's livability and overall identity. The upkeep and conservation of these assets provided a position social impact to the small-town character, charm, and history of the County of Brant.

Environmental Impacts

The deterioration and demolition of old structures can cause negative environmental impact that can be avoided with necessary upkeep. Avoiding the demolition of a structure diverts waste from local landfills, conserving energy and resources.

Economic Impacts

Studies have shown that heritage conservation projects increase property values, which includes the assessment value of property. A higher assessment value is beneficial to the County of Brant as it provides additional tax revenue.

Report

Background

The owner of the subject lands located at 428-452 West River Road has constructed a new single detached dwelling on the property, receiving a building permit for the dwelling in September 2020. The property owner indicated that the old farmhouse no longer suited their families' housing needs. The Agricultural (A) zone applicable to the property permits only one dwelling on the property, while the temporary zoning (T-100) that is in place on the property permits the second dwelling unit only until September 27, 2025.

The original dwelling on the property is an old farmhouse dwelling constructed in the 1860s, built with squared fieldstone blocks in a Georgian style. The former residence of Scottish settler, John Rose (1800-1879), construction of the dwelling and farm structures points to the financial success of the Rose family farm along the Grand River. The home is on the County's heritage inventory but is not afforded protection under the Ontario Heritage Act at this time. A preliminary cultural heritage has been completed and outlines several criteria related to design, history, and contextual value indicating heritage significance of the property. As part of this preliminary evaluation, a site visit was completed by the Heritage Committee (2022), who have indicated their support for working with the property owner to protect the farmhouse. With this preliminary analysis having been completed, it is evident that the removal of the farmhouse dwelling is not the preferred outcome for the property and that its conservation will be recommended.

Analysis

The Planning Act, R.S.O. 1990, c.P.13

Section 39 of The Planning Act provides policy direction on the use of a zoning bylaw passed under Section 34 of the Act for the purposed of authorizing the temporary use of land, buildings, or structure for any specific purpose. The temporary use can be permitted for a maximum period of 3 years, with extensions possible after that time.

It is my professional opinion that this application for an extension of a temporary zoning By-Law amendment to permit two (2) dwellings on this property is an effective means to protect the heritage home while considering opportunities for permanent conservation.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is a policy statement issued under the Planning Act that provides high-level policy direction on matters of provincial interest regarding land use planning and development. It sets the policy foundation for regulating land use and development of land in the Province of Ontario. All decisions affecting planning matters shall be consistent with policy statements issued under the Planning Act.

Section 4.3 of the PPS provides direction to uses permitted to all lands within the prime agricultural areas. With respect to residential uses, permitted uses include a principal dwelling associated with an agricultural operation, and up to two additional residential units (ARU's) on a property, subject to criteria that includes complying with MDS, not hindering surrounding farming, and limitations with respect to scale and location. The policy does not generally support severances for new none farm lots.

This application proposes extending the temporary zoning to retain a second dwelling on the property. Staff are in the process of working with the applicant on a full application submission which requires us to determine if maintaining the two homes will be consistent with the PPS and OP. More detailed information is needed to determine this consistency, and this work is expected to be completed by early next year, but not before the expiration date of the current temporary zoning in September 2025.

Section 2.2 of the PPS directs municipalities to provide an appropriate range and mix of housing options. Section 4.6 outlines policies for municipalities to conserve built heritage resources and cultural heritage landscapes. *Conserved* is defined in the PPS as the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

This application proposes to extend the temporary zoning to support considering methods to conserve of the original farmhouse. By doing so, this contributes to a more diverse range of housing options in the County's rural areas while also supporting cultural heritage conservation. As the structure has also been identified for its heritage value, the extension of temporary zoning will provide the opportunity for its ongoing protection. The County will continue to work with the Applicant to determine an appropriate 'alternative development approach' to the conserve the farmhouse structure. After a review of the applicable policies, it is my opinion that the application is consistent with the policies of the Provincial Planning Statement.

Cultural Heritage Conservation (The Ontario Heritage Act, 1990)

The Ontario Heritage Act (OHA) empowers municipalities and the provincial government to designate specific properties and districts as having cultural heritage value or interest. This designation provides protection by requiring Council approval for any alterations to heritage features or the demolition of structures.

After a review of the applicable policies, it is my professional opinion that this application is in keeping with the overall intent of the Ontario Heritage Act for the protection and conservation of cultural heritage resources. This application provides an extension of time (up to 2 years) for the policies and tools of the OHA to be discussed with the property owner to consider the best approach to the conservation of the farmhouse (e.g. designation under Part IV, Heritage Easement Agreement etc.).

Official Plan (2023)

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

The subject lands are designated as Agriculture and Natural Heritage System within the County of Brant Official Plan. Section 4.8 of the Official Plan outlines the policies for Temporary Use Provision and Minor By-Laws. It is my professional opinion that this application for an extension of a temporary zoning By-Law amendment to permit two (2) dwellings on this property is in keeping with the policies in Section 4.8 of the Official Plan.

Zoning By-Law 61-16

The County of Brant Zoning By-Law 61-16, as amended, is a legal document that implements the policies and objectives of the Official Plan by regulating the use of lands and applying performance standards that are required to be met on the property.

With the Agriculture (A) zoning of the property permitting only one principal dwelling, and neither the new dwelling nor the old farmhouse qualifying as an Additional Residential Unit under the definitions and standards of the Zoning By-law at this time, this application is necessary and appropriate to extend the permitted use of the two (2) dwelling units for a temporary period of two years while a permanent solution is found. All other Agricultural zone requirements are being met. It is my professional opinion that this application maintains the general intent of the County of Brant Zoning By-law.

Interdepartmental and Agency Considerations

The following comments were received from the County of Brant department(s) and commenting agencies.

Policy/ Heritage Planning

- *The Brant Heritage Committee previously supported the temporary zoning amendment to conserve the century home. They have been made aware of the proposed temporary extension, which was presented at their July 3rd meeting. Additional comments from the Committee will be provided when a permanent rezoning is undertaken.*

Public Considerations

Notice of the public meeting for this application including, Contact information and Public Hearing Date was circulated by mail on June 18, 2025 to all property owners within 125 metres of the subject lands in accordance with the *Planning Act*. A site visit along with the posting of the Public Notice sign was completed on June 17, 2025.

At the time of writing this report, no public comments or correspondence have been received.

Summary and Recommendations

The application proposes the extension of a Temporary Use Zoning By-Law on a portion of the lands from Agricultural (A) to Special Exception Temporary Zone (T-100) to permit two (2) dwelling units for a period of two (2) additional years with the intent on bridging a gap to the submission of a full development application for permanent conservation.

Staff continue to work with the property owner to prepare a full development application that proposes the permanent protection of the farmhouse, including consideration of tools under the Ontario Heritage Act. There are also pending updates to the County's Official Plan with respect to several of its policies, including agricultural protection, Additional Residential Units, and heritage conservation. The extension of the Temporary Use Zoning By-law will provide the necessary time to understand and complete these policy adjustments, finalize this application and determine the most appropriate long-term conservation approach

Based on the analysis of applicable policies and standards, I can confirm that the legislative requirements for this application have been met. It is my professional opinion that this rezoning is consistent with the Provincial Policy Statement, conforms with the County of Brant Official Plan, and meets the applicable standards and intent of the County of Brant Zoning By-Law. Therefore, I recommend application **ZBA8-25-LK** be **Approved**.

Prepared by:

A handwritten signature in black ink, appearing to read 'L Keen', written in a cursive style.

Logan Keen
Planner

Attachments

Attachment 1 – Zoning Map
Attachment 2 – Official Plan Map
Attachment 3 – Aerial Map
Attachment 4 – Draft By-Law and Schedule A
Attachment 5 – Site Photos

Reviewed By

Dan Namisniak, Manager of Development Planning
Jeremy Vink, Director of Planning
Alysha Dyjack, General Manager of Development Services

Copied To

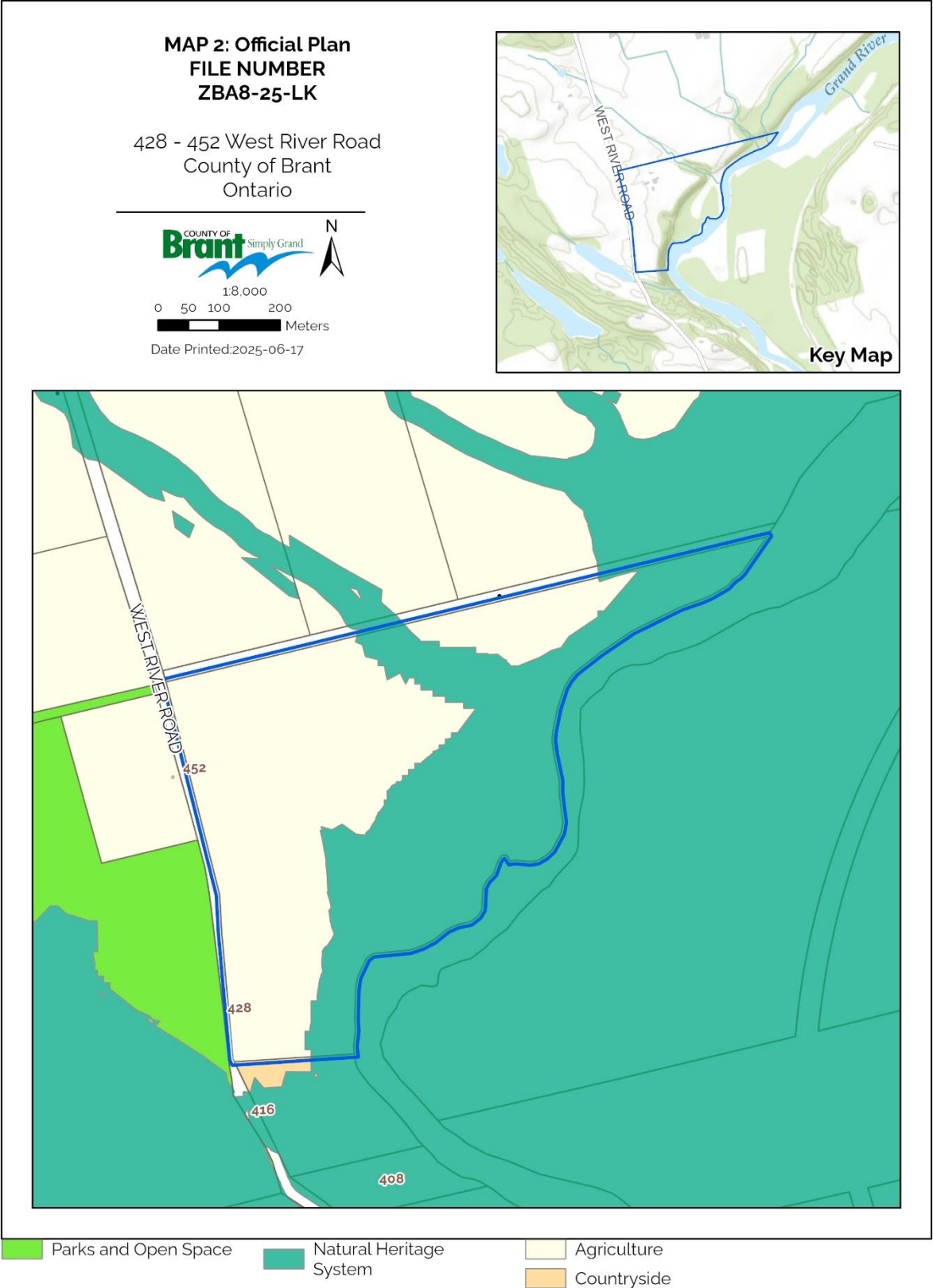
1. Alysha Dyjack, General Manager of Development Services
2. Jeremy Vink, Director of Planning
3. Applicant/Agent/Owner

File # ZBA8-25-LK

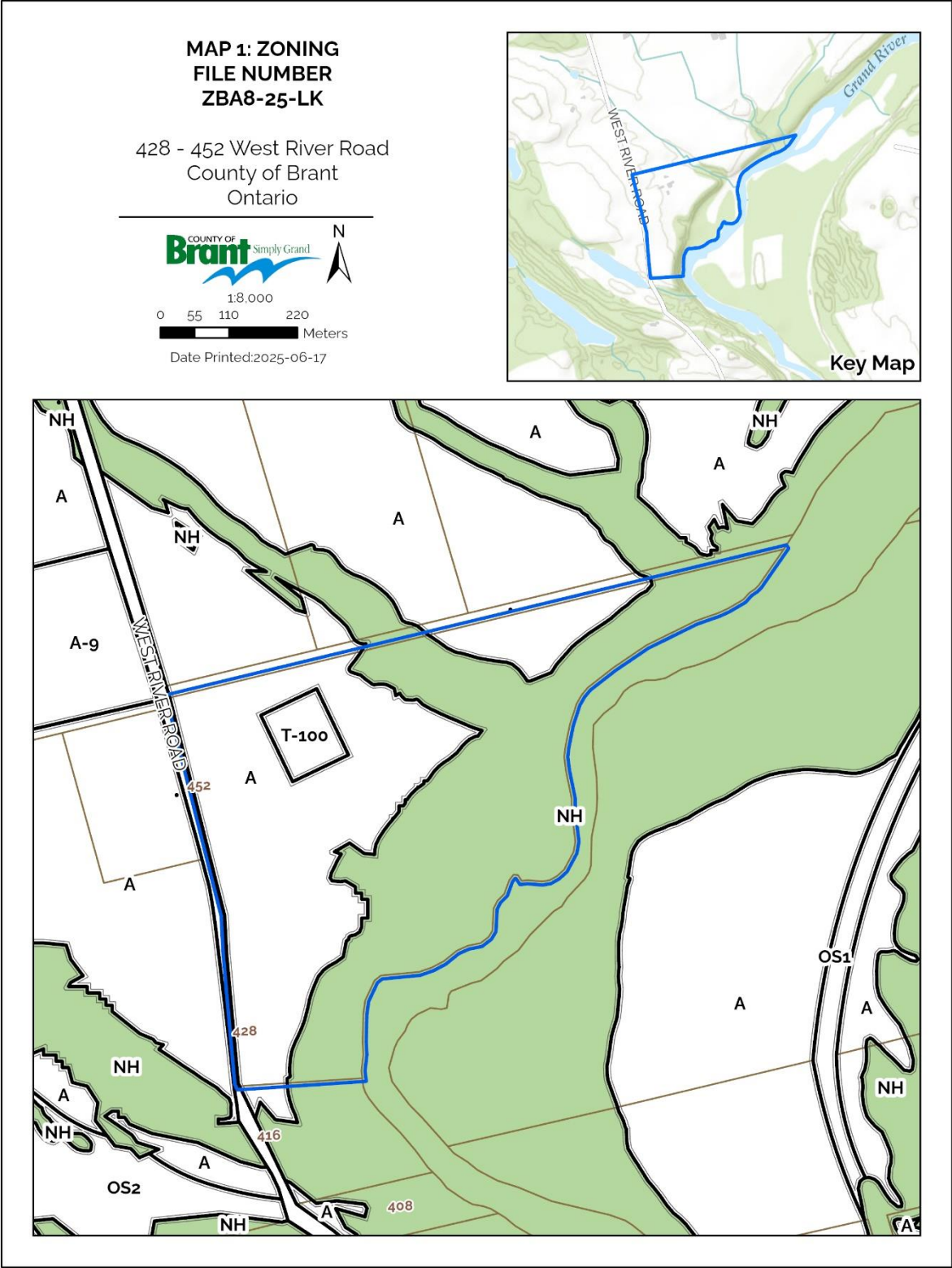
By-law and/or Agreement

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

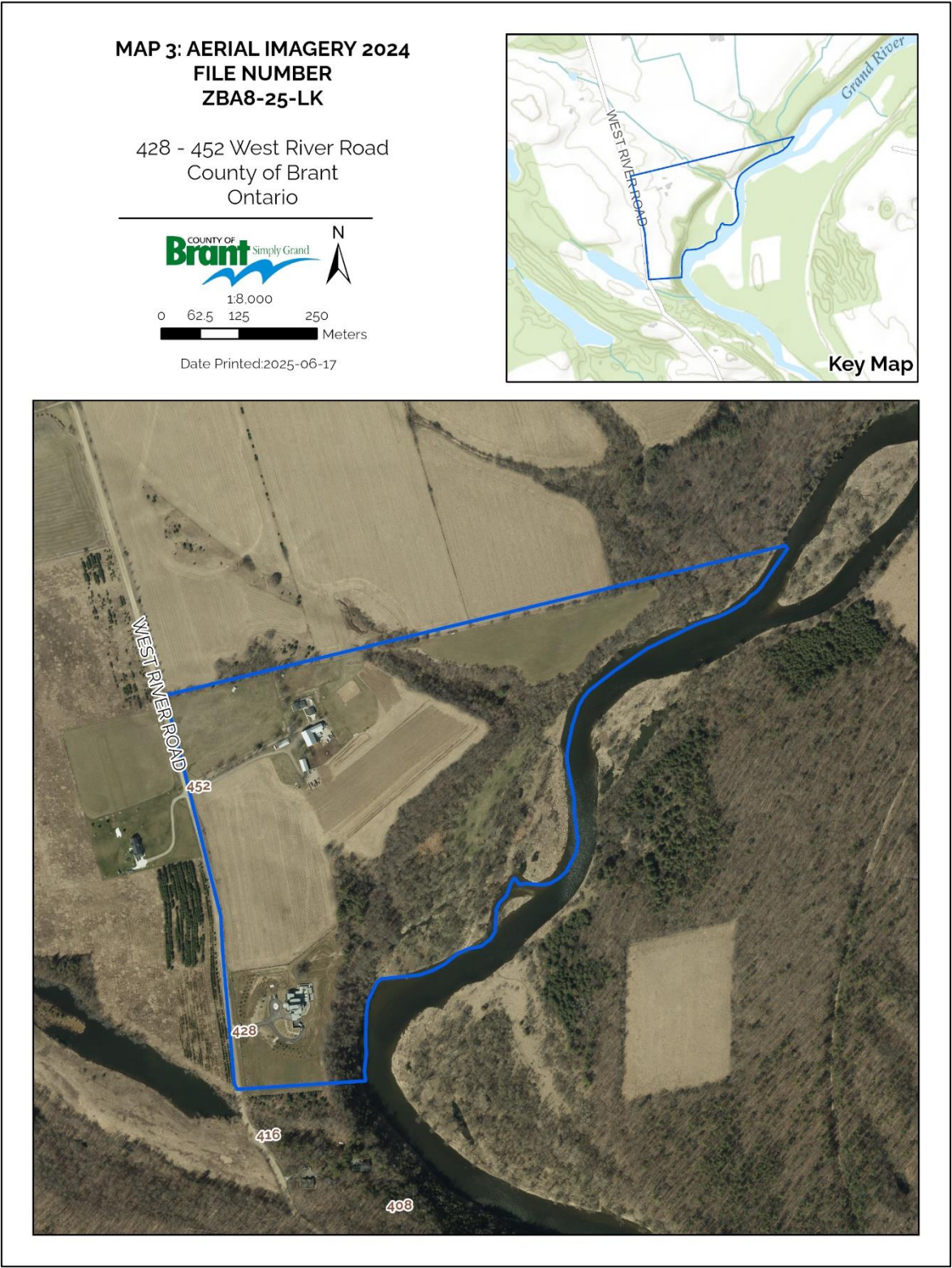
Attachment 1 – Zoning Map



Attachment 2 – Official Plan Map



Attachment 3 – Aerial Map



Attachment 4 – Draft By-Law and Schedule A

BY-LAW NUMBER XX-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, The Zoning By-Law for the County of Brant, as amended
(Charest, 428-452 West River Road)

WHEREAS application number ZBA4-25-LK for a temporary zoning By-Law amendment was received from Ava Barnett, Agent, and Steve Charest, owner of the subject lands, being lands described as Concession 5, West of the Grand River, Parts of Sub Lot 2 and Sub Lot 3, Former Township of South Dumfries, located at 428-452 West River Road in the County of Brant.

AND WHEREAS the *Planning Act* empowers a municipality to pass Zoning By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By-Law;

AND WHEREAS this application is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS County of Brant Council recommended approval of an amendment to the Zoning By-Law at its meeting on July 8th, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** Section 15.2.1 Temporary Zone Provisions Table is hereby amended by adding the following provisions for Special Exemption Temporary Zone (T-100):

By-Law Number	Zone Code	Property Address	Description	Date Temporary Use Expires
XX-25 (<i>This By-Law</i>)	T-100	428-452 West River Road, County of Bant	To permit the existing single detached farmhouse structure for a total of two (2) dwelling units on the property.	Two (2) years after the date of passing. July 8, 2027.

2. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
3. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act, R.S.O., 1990, c. P. 13* as amended from time-to-time.
4. **THAT** unless otherwise extended or repealed, the provisions of this By-Law shall expire two (2) years after the date of the passing of the By-law, in accordance with subsection 39(2) of *The Planning Act, R.S.O., 1990, c. P. 13*, as amended from time-to-time.

READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

DRAFT

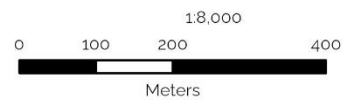
David Bailey, Mayor

DRAFT

Sunayana Katikapalli, Clerk



SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____



Date Printed: 2025-06-17

Attachment 5 – Site Photos





ZBA8-25-LK
428-452 West River Road
Steve Charest, Owner(s)
Ava Barnett, Agent

County of Brant
Council
July 8, 2025



Application No:	ZBA8-25-LK
Report No:	RPT - 0256 - 25
Application Type:	Zoning By-Law Amendment – Temporary Use
Subject Lands:	428-452 West River Road
Agent / Applicant:	Ava Barnett
Owner:	Steve Charest

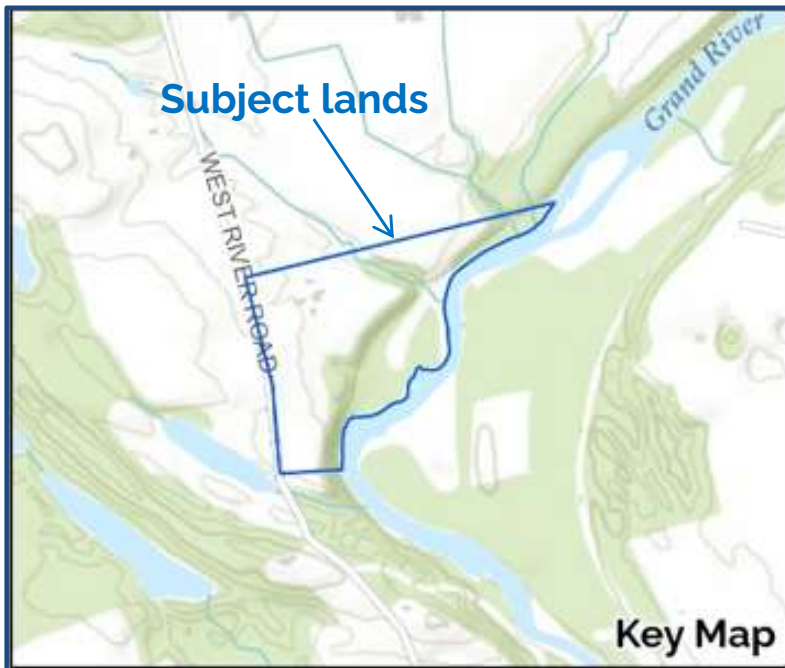
Staff Recommendation:

BE **APPROVED**, based on the reasons listed in the report.

County of Brant
Council

July 8, 2025

Property Location



Total Area: 33.2 ha (82 acres)

Frontage: Approx. 650 metres along West River Road

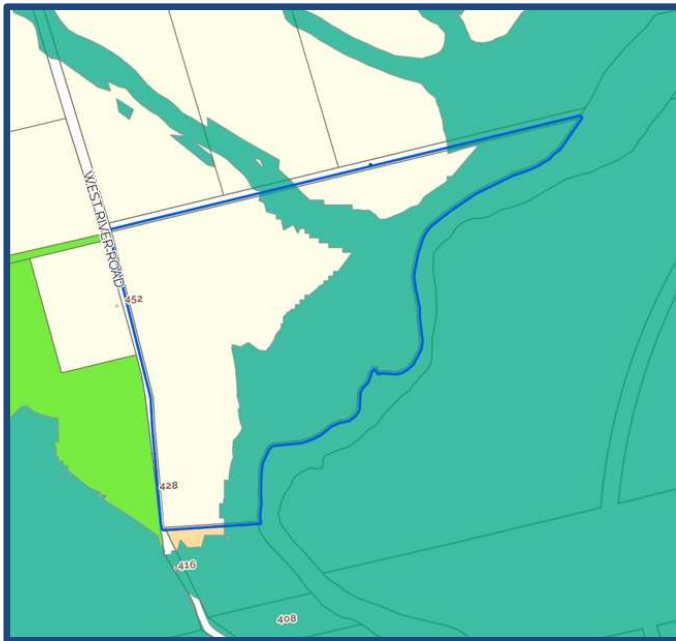


Existing Conditions:

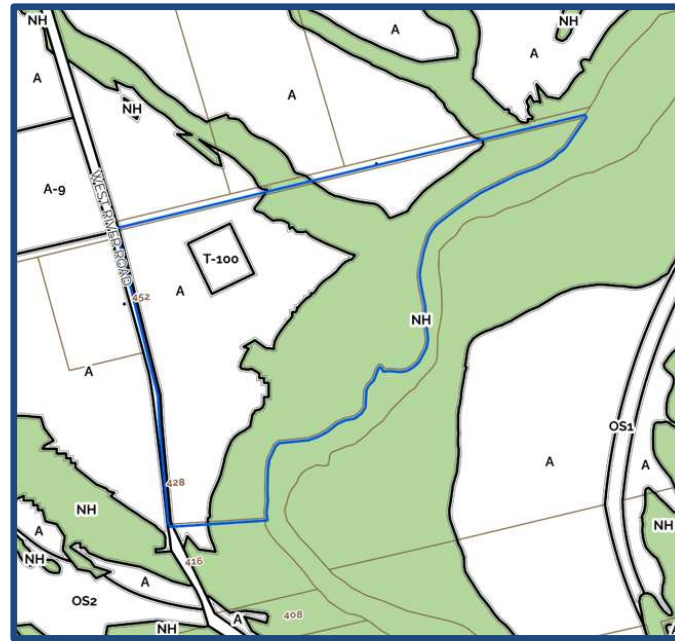
Two (2) single detached residential dwellings and three accessory structures.

Official Plan (2023)

Zoning By-Law 61-16



Land Use Designation:
Agriculture and Natural Heritage
System



Zoning Classification:
Agricultural, Natural Heritage and
Temporary Zoning T-100

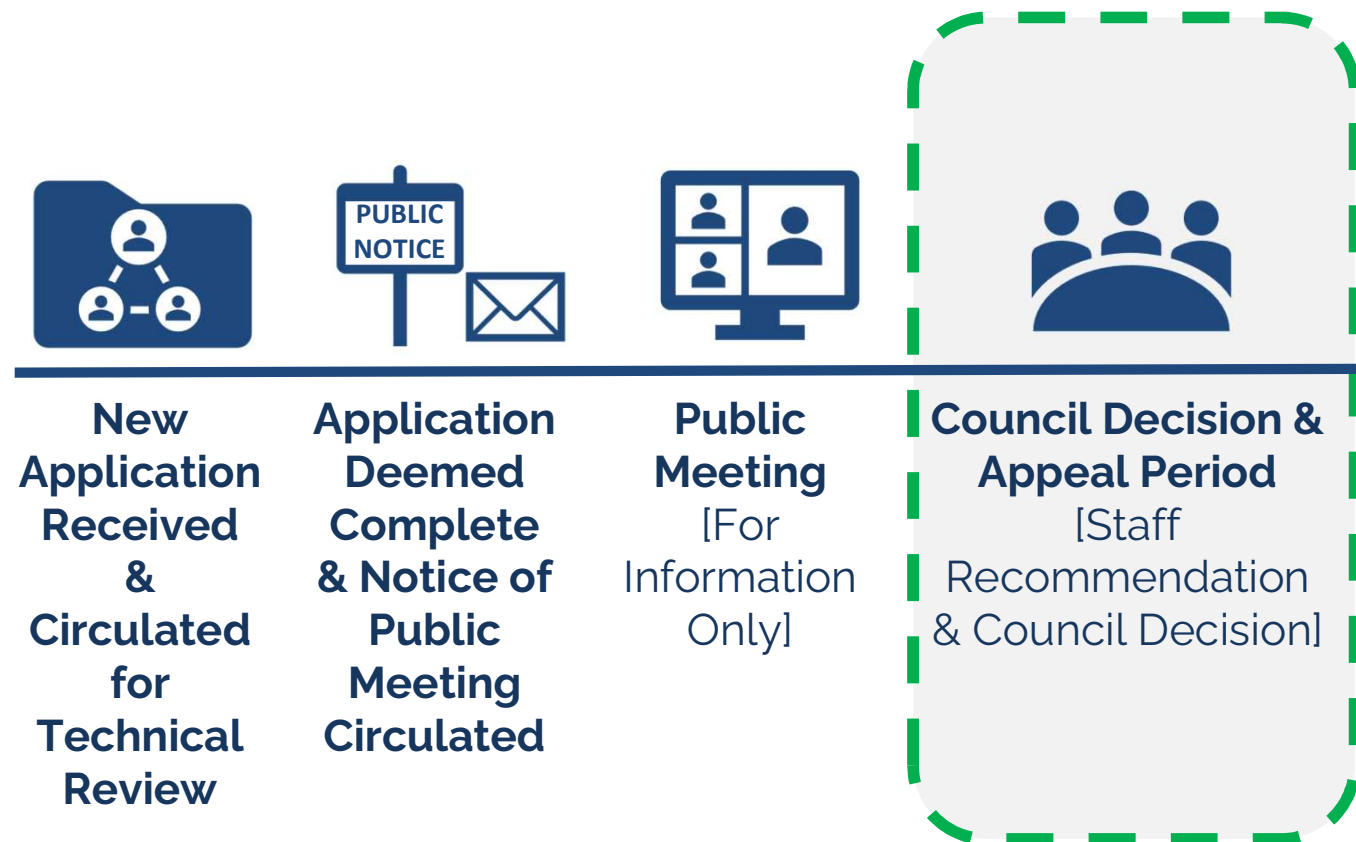
Development Proposal



Application ZBA8-25-LK proposes:

1. An extension of Temporary Use Zoning T-100 to permit a second dwelling on the property.

Application Process / Next Steps



Application No:	ZBA8-25-LK
Report No:	RPT - 0256 - 25
Application Type:	Zoning By-Law Amendment – Temporary Use
Subject Lands:	428-452 West River Road
Agent / Applicant:	Ava Barnett
Owner:	Steve Charest

Staff Recommendation:

BE **APPROVED**, based on the reasons listed in the report.

County of Brant
Council

July 8, 2025

BY-LAW NUMBER XX-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend By-Law Number 61-16, The Zoning By-Law for the County of Brant, as amended
(Charest, 428-452 West River Road)

WHEREAS application number ZBA8-25-LK for a temporary zoning By-Law amendment was received from Ava Barnett, Agent, and Steve Charest, owner of the subject lands, being lands described as Concession 5, West of the Grand River, Parts of Sub Lot 2 and Sub Lot 3, Former Township of South Dumfries, located at 428-452 West River Road in the County of Brant.

AND WHEREAS the *Planning Act* empowers a municipality to pass Zoning By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By-Law;

AND WHEREAS this application is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS County of Brant Council recommended approval of an amendment to the Zoning By-Law at its meeting on July 8th, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** Section 15.2.1 Temporary Zone Provisions Table is hereby amended by adding the following provisions for Special Exemption Temporary Zone (T-100):

By-Law Number	Zone Code	Property Address	Description	Date Temporary Use Expires
XX-25 (<i>This By-Law</i>)	T-100	428-452 West River Road, County of Bant	To permit the existing single detached farmhouse structure for a total of two (2) dwelling units on the property.	Two (2) years after the date of passing. July 8, 2027.

2. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
3. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act, R.S.O., 1990, c. P. 13* as amended from time-to-time.
4. **THAT** unless otherwise extended or repealed, the provisions of this By-Law shall expire three (3) years after the date of the passing of the By-law, in accordance with subsection 39(2) of *The Planning Act, R.S.O., 1990, c. P. 13*, as amended from time-to-time.
READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

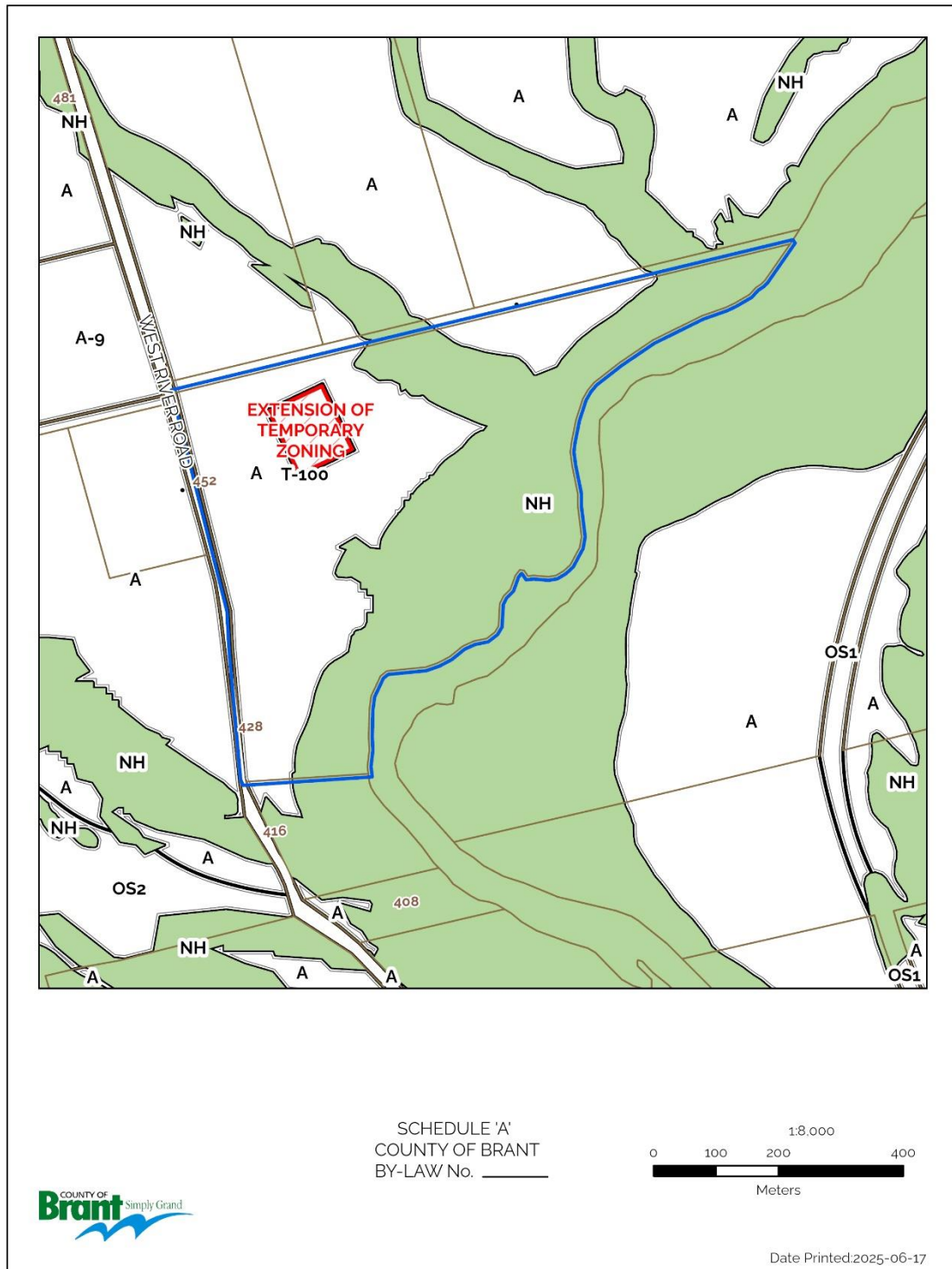
DRAFT

David Bailey, Mayor

DRAFT

Sunayana Katikapalli, Clerk

Schedule A





County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Mark Eby, Director of Infrastructure and Asset Management
Rick Knap, Roads Technologist
Date: July 8, 2025
Report #: RPT-0269-25
Subject: All-Way Stop at Keg Lane and Brant-Oxford Road
Purpose: For Approval

Recommendation

Whereas the reconstruction of Grand River Street North in downtown Paris is underway, and motorists are being encouraged to use the Paris West bypass as an alternate route, resulting in increased traffic volumes and congestion on Keg Lane at the intersection with Brant-Oxford Road;

And Whereas temporary traffic signals are currently being designed with anticipated installation and commissioning later in the summer;

And Whereas immediate relief is needed to facilitate safer and more efficient traffic movements from Keg Lane onto Brant-Oxford Road;

And Whereas Brant-Oxford Road is a shared boundary road with Oxford County;

And Whereas recommended modifications on Brant-Oxford Road must be approved by both municipalities;

Therefore, be it resolved that Traffic By-law 182-05 be amended by implementing the following by-law traffic regulations:

1. Keg Lane at Brant-Oxford Road
 - Schedule B, Stop Signs – for northbound and southbound motorists on Brant-Oxford Road as it intersects with Keg Lane, in order to implement an all-way, stop control at this intersection.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

Improving the traffic flow and movements from Keg Lane onto Brant-Oxford Road will alleviate driver frustration and encourage more motorists to utilize the west bypass.

Environmental Impacts

Emissions associated with vehicles coming to a stop and starting will increase on Brant-Oxford Road and will hopefully be offset by the decrease in emissions from vehicles waiting in line on Keg Lane to make a movement onto Brant-Oxford Road.

Economic Impacts

As the all-way stop is temporary, costs associated with signs and posts will be minimal as the materials will be returned to inventory to use at an alternate location.

Report

Background

As a part of the reconstruction of Grand River Street North, staff have been utilizing social media and road signs in and around the Paris area to suggest to the travelling public north of Silver Street to utilize the west bypass to access roads and destinations south of Paris. The existing condition is a “T” intersection with stop control of Keg Lane’s West Bound traffic. An engineering consultant is currently designing temporary traffic signals; however, they are not expected to be operational until later this summer and potentially into the fall.

To alleviate current congestion and improve safety, staff propose a temporary all-way stop. This will allow equitable traffic movement in all directions and reduce the risk of unsafe maneuvers. This change will impact North-South movement on Brant-Oxford Road until the traffic signals can be installed.

Analysis

Traffic delays at the intersection of Keg Lane and Brant-Oxford Road have increased the risk of unsafe driving behaviours, as motorists may attempt risky maneuvers to avoid long wait times. To address this, a temporary three (3)-way stop is being implemented as an interim safety measure. This configuration will allow westbound traffic on Keg Lane to make safer turning movements onto Brant-Oxford Road, while also providing southbound traffic on Brant-Oxford Road with a controlled and safe opportunity to turn onto Keg Lane. Although this measure will temporarily delay the primary North-South flow along Brant-Oxford Road, it is considered a necessary step to enhance safety and reduce congestion until the planned traffic signals are installed later this summer.

The upcoming temporary traffic signals will be programmed to prioritize North-South movements along Brant-Oxford Road. A vehicle detection system will be installed on Keg Lane to activate the signal when vehicles are present, ensuring efficient traffic flow. Signal timing will be actively monitored and adjusted as needed to optimize green light durations and minimize overall delays.

As Brant-Oxford Road is a shared boundary road with Oxford County, recommended modifications to Brant Oxford Road must be approved by both municipalities. County staff have been in consultation with Oxford County staff requesting that Oxford County also submit these recommendations to their July 9, Council meeting in anticipation that both Councils approve the above noted recommendations.

Summary and Recommendations

Based on the above noted information, staff recommend amending Traffic By-Law 182-05 to include a temporary all-way stop at the intersection of Keg Lane and Brant-Oxford Road. All signs and pavement markings, (if deemed necessary), shall be implemented in accordance with Regulation 615 of *the Highway Traffic Act*, as well as the Ontario Traffic Manual. The above noted work will be completed as soon as possible once the necessary by-laws have been approved by County of Brant Council concurrently with Oxford County Council, and County sign regulations have been amended, including the necessary approvals from Oxford County Council.

It is recommended that the necessary By-Laws be considered at the July Council meeting, so that the process of installing the signs can start immediately afterward.

Attachments

- 1. Map of Keg Lane and Brant-Oxford Road Intersection

Reviewed By

D. Mellor, General Manager Operations

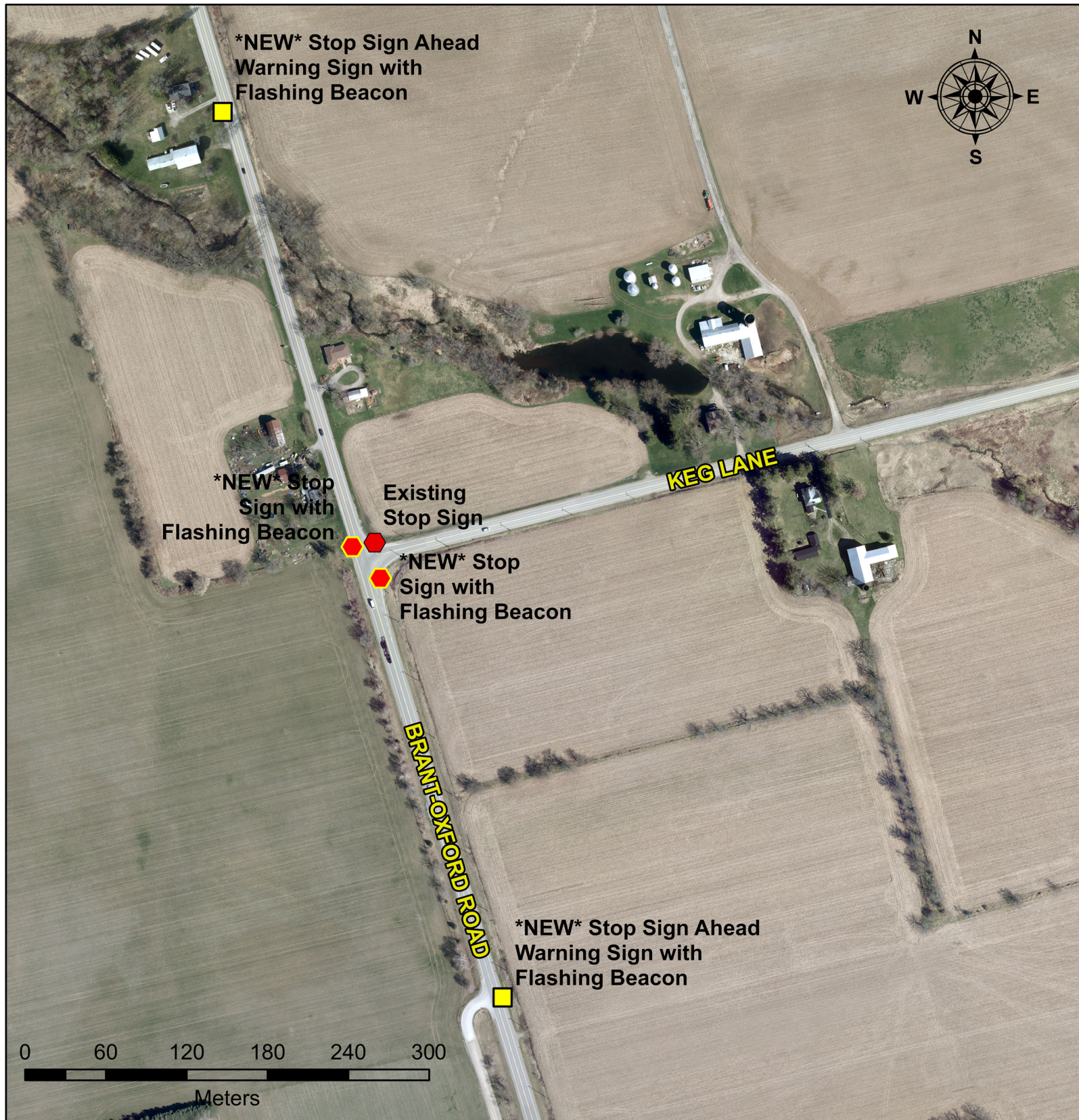
Copied To

- 1. G. Demers, Director of Roads
- 2. J. DeMunck, Road Operations Manager
- 3. S. McDonald, Road Superintendent
- 4. G. Bergeron, Supervisor of Enforcement and Regulatory Services
- 5. Frank Gross, Oxford County
- 6. Sgt. Darren Vandertuin, Brant County OPP

By-law and/or Agreement

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

New Proposed All-Way Stop: Intersection of Brant-Oxford Road and Keg Lane



Legend

Signs

- *NEW* Stop Sign Ahead Warning Sign with Flashing Beacon
- *NEW* Stop Sign with Flashing Beacon
- Existing Stop Sign



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Brandon Kortleve, Manager of Policy Planning
Date: July 8th, 2025
Report #: RPT-0278-25
Subject: Award of DEV-RFP-25-01 – Development of a Community Planning Permit System
Purpose: For Approval

Recommendation

THAT Report RPT-0278-25 be received as information;
AND THAT Council approve the award of the contract for DEV-RFP-25-01, for the development of a Community Planning Permit System, to Dillon Consulting Limited for the total price of \$252,848.00 (excluding HST).

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

A Community Planning Permit System (CPPS) can improve transparency and predictability in the planning process, enhancing trust among residents and developers. However, shifting decision-making to the front end may limit opportunities for public input on individual applications.

Environmental Impacts

The CPPS enables environmental policies to be built directly into the approval process, supporting sustainability and climate goals. Without careful design, though, it may reduce site-specific scrutiny and risk unintended impacts on sensitive areas.

Economic Impacts

There are sufficient funds in the 2025 budget for this project. The upfront costs for policy changes and training are included in this project (\$252,848.00). The project will investigate long-term efficiencies for staffing and processes to reduce administrative and legal expenses related to development applications. Clearer development standards will also create more certainty for developers, potentially encouraging investment in the municipality.

Report

Background and Budget Context

As part of implementing the County's Official Plan, a Community Planning Permit System (CPPS) will be developed to replace the County's existing Zoning and Site Plan Control By-Laws. A Request for Proposal DEV-RFP-25-01 was issued for this project on March 28, 2025, and closed on May 2, 2025. Two firms submitted proposals: J.L Richards & Associates and Dillon Consulting Limited. In accordance with the County's Purchasing Policy ([By-Law 87-22](#)), proposals were evaluated based on criteria outlined in the request for proposal. The evaluation process involved a detailed review of qualifications, experience, project methodology, and pricing, and included interviews with both firms.

The evaluation committee consisted of the Director of Planning, Manager of Policy Planning, and Senior Environmental Planner, who assigned scoring based on the following weighted criteria:

Criteria	Weight
Qualifications and Experience	30%
Project Understanding, Approach and Delivery	35%
Proposal Presentation	10%
Total Cost	25%

Dillon Consulting Limited achieved the highest overall score with a bid price of \$252,848.00.

Budget Considerations

This project will fulfil the Comprehensive Zoning By-law (DPE054), Design Guidelines (DPE051) and 2025 Heritage Conservation Districts (DPE053) capital projects. Full funding is available in the 2025 Capital Budget, with funding sources from both the tax levy and development charges.

Summary and Recommendation

In accordance with the County's Purchasing By-Law, where the total of a procurement process exceeds \$250,000.00, then Council approval is required by resolution. This award represents a significant step forward in modernizing the County's planning framework and aligning development processes with long-term strategic goals.

Staff therefore recommend that the contract for DEV-RFP-25-01, to develop a Community Planning Permit System for the County of Brant, be awarded to Dillon Consulting Limited for the bid price of \$252,848.00 (excluding HST).

Attachments

None.

Reviewed By

Alysha Dyjach, General Manager of Development Services
Jeremy Vink, Director of Planning

Copied To

Heather Boyd, General Manager of Corporate Services
Laura-Lynn Rouse, Purchaser

By-law and/or Agreement

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

BY-LAW NUMBER 77-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend Traffic By-law Number 182-05 (Schedule B – Stop Signs – Keg Lane and Brant-Oxford Road)

WHEREAS the Council of the Corporation of the County of Brant enacted By-law Number 182-05, being a by-law to regulate traffic, on August 23, 2005, as amended;

AND WHEREAS the County of Brant Council approved changes to Schedule B – Stop Signs at its meeting on June 24, 2025;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** By-law Number 182-05, Schedule B – Stop Signs be amended to add the following locations:
 - Brant-Oxford Road – northbound at Keg Lane
 - Brant-Oxford Road - southbound at Keg Lane
2. **THAT** this By-law comes into force and takes effect upon the placement of appropriate signs.

READ a first and second time, this 8th day of July, 2025.

READ a third time and finally passed in Council, this 8th day of July, 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

BY-LAW NUMBER 85-25

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended.

Matt Reniers & Associates, Agent on behalf of Edward Horsfall, Owner, 24 Elm Street

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA29-24-LG was received from Matt Reniers & Associates, agent on behalf of Edward Horsfall, owner of lands legally described as PART LOTS 11,12 & 13 W ELM STREET, in the geographic former Township of Paris, and municipally known as 24 Elm Street, County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant seeks to change the present zoning of 24 Elm Street from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43), in order to facilitate a residential addition on an existing lot of record with a 0 metre frontage, permit a reduced street setback, recognize the existing rear yard and interior side yard setbacks and recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on July 8, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law to be desirable for the future development and use of the lands.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule 'A' of the Zoning By-Law 61-16, is hereby amended by changing the zoning of the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43).
2. THAT Section 8.4 Special Exceptions R2 Zone, is hereby amended by adding the following: R2-43

3. Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-43 on Schedule "A" hereto, the following site specific provisions shall apply:
 - 1) Permit a residential addition on an existing lot of record with a 0 metre frontage, current access by way of Elm Lane.
 - 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
 - 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
 - 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
 - 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
 - 6) All other provisions of the By-Law apply.
4. THAT this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.

READ a first and second time, this 8th day of July 2025.

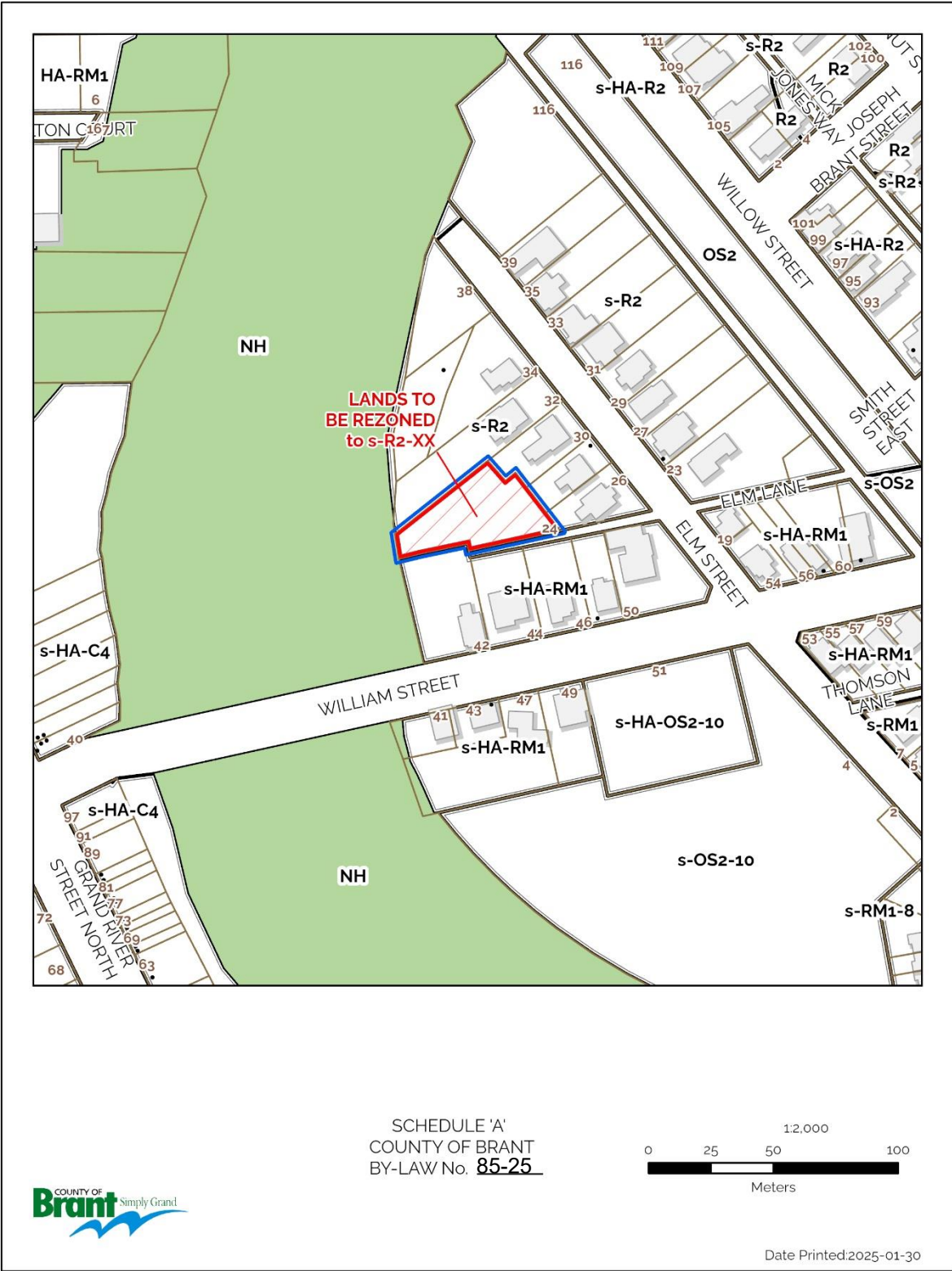
READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

Schedule 'A' of By-Law 85-25



BY-LAW NUMBER 86-25

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended
(Charest, 428-452 West River Road)

WHEREAS application number ZBA8-25-LK for a temporary zoning By-Law amendment was received from Ava Barnett, Agent, and Steve Charest, owner of the subject lands, being lands described as Concession 5, West of the Grand River, Parts of Sub Lot 2 and Sub Lot 3, Former Township of South Dumfries, located at 428-452 West River Road in the County of Brant.

AND WHEREAS the *Planning Act* empowers a municipality to pass Zoning By-Laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the By-Law;

AND WHEREAS this application is in conformity with the Official Plan for the County of Brant (2023);

AND WHEREAS County of Brant Council recommended approval of an amendment to the Zoning By-Law at its meeting on July 8th, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS as follows:

1. **THAT** Section 15.2.1 Temporary Zone Provisions Table is hereby amended by adding the following provisions for Special Exemption Temporary Zone (T-100):

By-Law Number	Zone Code	Property Address	Description	Date Temporary Use Expires
XX-25 (<i>This By-Law</i>)	T-100	428-452 West River Road, County of Bant	To permit the existing single detached farmhouse structure for a total of two (2) dwelling units on the property.	Two (2) years after the date of passing. July 8, 2027.

2. **THAT** except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
3. **THAT** this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of *The Planning Act, R.S.O., 1990, c. P. 13* as amended from time-to-time.
4. **THAT** unless otherwise extended or repealed, the provisions of this By-Law shall expire three (3) years after the date of the passing of the By-law, in accordance with subsection 39(2) of *The Planning Act, R.S.O., 1990, c. P. 13*, as amended from time-to-time.

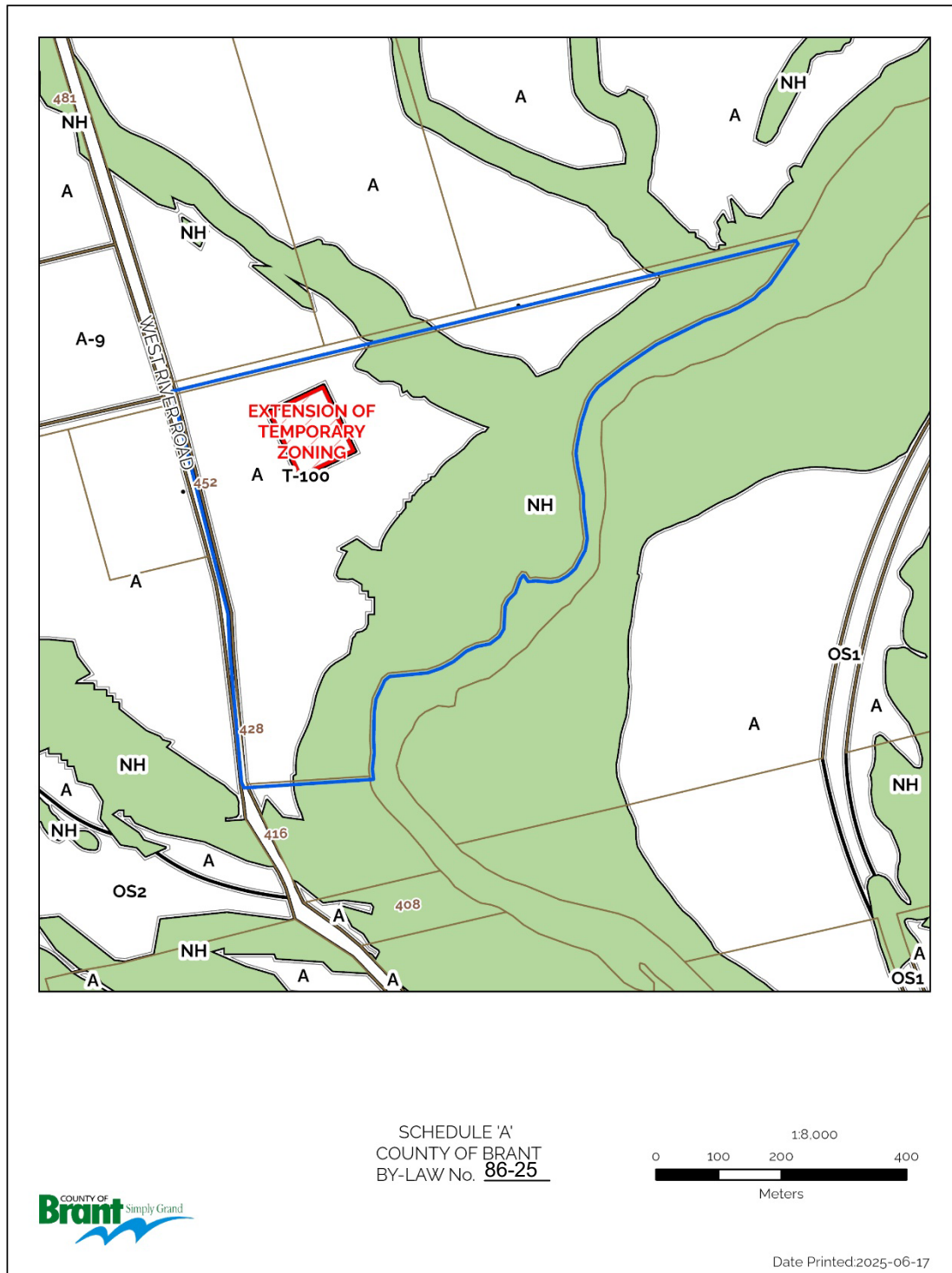
READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

Schedule A

BY- LAW NUMBER 87-25

- 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 July 8, 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 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk