County of Brant Council
Agenda

Date: Tuesday, April 14, 2026

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

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Pages

1. **Attendance**

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

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

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

3. **Approval of Agenda**
Recommendation

   THAT the County of Brant Council Agenda of April 14, 2026 be approved;

   AND THAT section 4.e of the County of Brant Procedural By-law be suspended to allow for the consideration of matters not under the Planning Act, namely the following items:

   - Item 17.7 - By-law Number 47-26 - Being a By-law to amend Schedules 14 & 15 of the County of Brant Parking By-law Number 04-19
   - Item 17.8 - By-law Number 48-26 - Being a By-law to amend Traffic By-law Number 182-05 (Schedule B and Schedule R)
   - Item 17.9 - By-law Number 49-26 - Being a By-law to authorize the use of internet voting for the purposes of casting and counting votes for the 2026 Municipal and

School Board Election, including the advance vote

4. Declaration of Pecuniary Interests

5. Delegations / Petitions / Presentations

6. Adoption of Minutes from Previous Meetings

6.1 County of Brant Council Minutes of March 10, 2026 7 - 18

7. Business Arising from the Minutes

8. Consent Items

8.1 Consent Items to be Approved

8.2 Consent Items to be Received

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

9.1 ZBA5-OP1-PS1-26-LG - Glen Morris Road East - L. Graham Recommendation 19 - 30

THAT Zoning By-law Amendment, Official Plan Amendment Application, and Plan of Subdivision ZBA5-OPA1-PS1-26-LG from MHBC Planning, Agent on behalf of 2463925 Ontario Inc., Owner of lands legally described as SOUTH DUMFRIES CONCESSION 6 PART LOT 18 REFERENCE PLAN 2R8801 PART 2, proposes the following:

- An Official Plan Amendment to expand the Glen Morris Settlement Area Boundary and change the Official Plan Designation from Agriculture to Village Community Lands and Parks and Open Space.
- A Zoning By-Law Amendment proposes to change the Zoning from Agriculture (A) to Residential Hamlets and Villages (RH) and establish site-specific provisions for two of the proposed lots, the stormwater management block is proposed to be rezoned to ‘Open Space (OS1).
- A Plan of Subdivision to subdivide the land into twenty-one (21) single detached lots on private services, a stormwater management block and extending Glen Morris Road West from East River Road to Glen Morris Road East.

be received as information and any comments/ submissions regarding this application be referred to staff for review.

9.2 ZBA6-PS2-26-LG - 126 Dundas Street East - L. Graham Recommendation 31 - 55

THAT Zoning By-law Amendment Application, and Plan of Subdivision ZBA6-PS2-26-LG from Landwise, Agent on behalf of LIV (Paris) GP Inc. c/o LIV (Paris) LP o/a LIV Communities, Owner of 118, 126, 130, 132 Dundas St E, and 34 Paris Rd, proposes the following:

- Zoning By-Law Amendment to change the Zoning of the subject lands from General Commercial (C2) to Residential Multiple Medium Density (RM2-XX) and Residential Multiple High Density (RM3-XX) with special exceptions.
- A Plan of Subdivision application to facilitate a 318-unit residential

condominium development, including a variety of townhouse unit types and a mixed-use development.

be received as information and any comments/ submissions regarding this application be referred to staff for review.

9.3 ZBA3-26-RC - 40 Curtis Avenue North - R. Cummins 55 - 68
Recommendation

THAT Zoning By-law Amendment Application ZBA3-26-RC from Zelinka Priamo Ltd, Agent on behalf of DCH Group Inc. c/o Jaime Cogger, Owner of 40 Curtis Avenue North, which proposes to re-zone the subject lands to a site-specific Heavy Industrial (M3-XX) Zone to permit a hydro-vac slurry processing facility, along with associated machinery, equipment, and operations necessary to support these activities and special provisions, be received as information and any comments/ submissions regarding this application be referred to staff for review.

9.4 ZBA1-26-LK - 1254 Colborne Street East - L. Keen 69 - 80
Recommendation

THAT Zoning By-law Amendment Application ZBA1-26-LK from Zelinka Priamo Ltd, Agent on behalf of 214 Carson Co c/o Steve Little, Owner of 1254 Colborne St E, which proposes to rezone the subject lands from “General Commercial” (C2) to “Heavy Industrial” (M3-XX) subject to site-specific provisions including a reduced street setback, an increased driveway width, and a reduced parking ratio to facilitate the development of one industrial building, be received as information and any comments/ submissions regarding this application be referred to staff for review.

9.5 ZBA2-26-RF - 8 Orth Drive - R. Flores 81 - 93
Recommendation

THAT Zoning By-law Amendment Application ZBA2-26-RF from Kayla DeLeye Development Planning, Agent on behalf of Andrew and Cheryl deHaan, Owners of 8 Orth Drive, which proposes to establish the following site-specific provisions to facilitate the construction of a detached accessory structure in the Residential Hamlets and Villages (RH) zone:

- a maximum lot coverage of 490.5 sq. m.
- a maximum height of 6.92 sq. m.

be received as information and any comments/ submissions regarding this application be referred to staff for review.

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

10.1 RPT-0139-26 - Rural Prosperity Community Improvement Plan (RPCIP) - B. Webb 93 - 133
Recommendation

THAT the Rural Prosperity Community Improvement Plan (RPCIP) be approved;

THAT the General Manager of Strategic Initiatives be given delegated authority to approve applications up to and including $5,000;

AND THAT the appropriate by-laws be prepared for signing by the Mayor and the Clerk.

10.2 ZBA24-25-RF - 14 Queen Street - R. Flores 133 - 170

Recommendation

THAT Zoning By-Law Amendment Application ZBA24-25-RF from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to re-zone the subject lands from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres, be APPROVED.

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

a. The proposed minimum lot size and frontage will facilitate a new residential lot that represents compatible infill development and is consistent with the existing pattern of development;

b. Municipal water and wastewater services are available on the property, supporting the proposed lot standards for future development.

c. The application conforms to the policies of the Official Plan (2023) and is in keeping with the intent of the Zoning By-Law 61-16.

d. The application is consistent with the policies of the Provincial Planning Statement (2024).

10.3 RPT-0152-26 - Omnibus Official Plan Amendment (OPA3-B-25) - Home-Based Industry and Business Policies - B. Kortleve and E. Stanley 171 - 191
Recommendation

THAT Report RPT-0152-26, regarding updates to Phase 1 of the Omnibus Official Plan Amendment project, consisting of the home-based industry and business policies, be received as information;

AND THAT the proposed by-law attached hereto as Appendix “B”, to amend the County of Brant Official Plan A Simply Grand Plan (2023) by adding new policies with respect to Home-Based Industry and Business, BE APPROVED.

10.4 RPT-0153-26 - Omnibus Official Plan Amendment (OPA3-C-25) - Cultural Heritage Policies - B. Kortleve and E. Stanley 193 - 218
Recommendation

THAT Report RPT-0153-26, regarding updates to Phase 1 of the Omnibus Official Plan Amendment project, consisting of the cultural heritage policy updates, be received as information;

AND THAT the proposed by-law attached hereto as Appendix “C”, to amend the County of Brant Official Plan, A Simply Grand Plan (2023), by adding new policies with respect to Cultural Heritage, BE APPROVED.

10.5 RPT-0154-26 - Omnibus Official Plan Amendment (OPA3-D-25) - Agricultural System Policies - B. Kortleve and E. Stanley 219 - 264
Recommendation

THAT Report RPT-0154-26, regarding updated Phase 1 of the Omnibus Official Plan Amendment, consisting of the Agricultural System policy updates, be received as information;

AND THAT the proposed by-law attached hereto as Appendix “C”, to amend the

County of Brant Official Plan, A Simply Grand Plan (2023), by adding new policies with respect to the Agricultural System, BE APPROVED.

11. Committee Reports

12. Staff Reports

12.1 RPT-0159-26 - Bill 98, Building Homes and Improving Transportation Infrastructure Act – Overview of Legislative Changes - B. Kortleve and L. Brown 265 - 339

Recommendation

WHEREAS the Province of Ontario has enacted Bill 98, Building Homes and Improving Transportation Act, 2026, to expedite the delivery of housing and transportation through streamlined approvals and reduced regulatory barriers, including amendments to the Planning Act, 1990, the Building Code Act, 1992, and the Development Charges Act, 1997;

THEREFORE that Council receive RPT-0159-26 as information;

AND that Council direct County Staff to submit comments on the proposed legislative changes as further outlined in this report, by the comment deadline of May 14, 2026.

13. Communications

14. Resolutions

15. Other Business

16. In Camera

17. By-laws

17.1 By-law Number 41-26 - Being a By-law to designate a Community Improvement Plan Area respecting the economic development and prosperity of the rural area of the County of Brant (RPCIP) 339 - 341

17.2 By-law Number 42-26 - Being a By-law to adopt a Community Improvement Plan for the rural areas of the County of Brant 341 - 362

17.3 By-law Number 43-26 - Being a By-law to further amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant (14 Queen Street) 363 - 366

17.4 By-law Number 44-26 - Being a By-law to adopt an amendment to the Official Plan of the County of Brant regarding home-based industry and home-based businesses (OPA3-B-25) 367 - 375

17.5 By-law Number 45-26 - Being a By-law to adopt an amendment to the Official Plan of the County of Brant regarding cultural heritage conservation policies (OPA3-C-25) 377 - 387

17.6 By-law Number 46-26 - Being a By-law to adopt an amendment to the Official Plan of the County of Brant regarding agricultural system policies, including surplus farm dwelling severances (OPA3-D-25) 389 - 413

17.7 By-law Number 47-26 - Being a By-law to amend Schedules 14 & 15 of the County of Brant Parking By-law Number 04-19 413 - 420

17.8 By-law Number 48-26 - Being a By-law to amend Traffic By-law Number 182-05 (Schedule B and Schedule R) 421 - 423

17.9 By-law Number 49-26 - Being a By-law to authorize the use of internet voting for the purposes of casting and counting votes for the 2026 Municipal and School Board Election, including the advance vote 423 - 424

17.10 By-law Number 50-26 - Being a By-law to confirm the proceedings of Council 425 - 426

18. Next Meeting and Adjournment

Tuesday, April 28, 2026 at 6:00 p.m. at the County of Brant Council Chambers.

County of Brant Council Minutes

Date:	**March 10, 2026**
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
Staff:	Newton, Dyjach, Vink, Kortleve, Cummins, Graham, Keen, Veshkini, and Pluck

Mayor Bailey in the Chair.

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1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor Kyle read the land acknowledgement.

3. Approval of Agenda

Councillor Peirce noted an addition under Other Business.

Moved by Councillor Howes
Seconded by Councillor Chambers

THAT the County of Brant Council Agenda and Addendum of March 10, 2026 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

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 February 10, 2026

Moved by Councillor Miller
Seconded by Councillor MacAlpine

THAT the County of Brant Council Minutes of February 10, 2026 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

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 ZBA25-25-RC & OPA6-25-RC - 982 & 986 Rest Acres Road

Ryan Cummins, Senior Planner, appeared before Council and presented Zoning By-law Amendment application ZBA25-25-RC and Official Plan Amendment application OPA6-25-RC for information purposes. He reviewed the subject lands locations and conditions, the current land use designations and zoning classifications, and the development proposal.

Dave Aston, MHBC Planning, Agent

Dave Aston, Agent, appeared before Council and further presented on the applications. He provided an overview of subject lands and concept plans and further reviewed the proposal for the Official Plan Amendment and the Zoning By-law Amendment application. He concluded with reviewing the supporting documents that were submitted as part of the application.

In response to questions, D. Aston further spoke to the proposed access points and anticipated traffic.

Members of the Public

Michelle Pupulin - 62 Flagg Avenue

Michelle Pupulin appeared before Council and inquired about the industrial use in the proposed plan.

In response to questions, D. Aston spoke to the types of industrial zoning and advised that Prestige Industrial zoning is being proposed.

Edith Stone - 26 Chapel Street

Edith Stone appeared before Council and spoke to the agricultural vehicles that use Powerline Road.

Troy Draper - 76 Washington street

Troy Draper appeared before Council and advised of concerns regarding increased traffic.

Council Consideration

Moved by Councillor Kyle
Seconded by Councillor Oakley

THAT Official Plan Amendment Application OPA6-25-RC and Zoning By-law Amendment Application ZBA25-25-RC from MHBC Planning, Agent on behalf of West Quarre (Two) Inc. (Orlando Corporation), Owner of BRANTFORD CON 2 PT LOT 10 RP 2R4737 PT PARTS 1 AND 2 RP 2R8690 PARTS 1 TO 6, County of Brant, in the geographic former township of Brantford, located at 982 & 986 Rest Acres Road. The OPA proposes to remove the Natural Heritage System designation on the lands, based on the reconfiguration and creation of compensation natural areas, to provide for General Employment and Prestige Employment designations. The Zoning By-Law Amendment proposes to re-zone a portion of the lands from Agricultural “A” to Prestige Industrial (M1-XX) and Light Industrial (M2-XX) to permit industrial and commercial uses. The Natural Heritage “NH” Zone will be modified to include the lands reconfigured in the natural area, 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

Carried (10 to 0)

9.2 OPA5-25-RC & PS3-25-RC - 69 Washington Street

R. Cummins appeared before Council and presented Official Plan Amendment application OPA5-25-RC and Plan of Subdivision application PS3-25-RC for information purposes. He reviewed the subject land’s location and current conditions, current land use designation and zoning classification, the development proposal, and concluded with the next steps.

Joe Lefaive, Stantec, Agent

Joe Lefaive, Agent, appeared before Council and further reviewed the application, providing an overview of the subject land's location and conditions, and the proposed development. He further reviewed received community comments, the results of the Environmental Impact Study, and other technical studies completed for the application.

Members of the Public

Lisa Pottruff-Lalonde - 75 Washington Street

Lisa Pottruff-Lalonde appeared before Council and expressed concerns regarding the impact on wildlife, stormwater runoff, and increased traffic.

Michelle Costello - 47 Long Lane

Michelle Costello appeared before Council and expressed concerns regarding the reduction of Natural Heritage protections, stormwater runoff, slope stability, and the impact on wildlife.

Michael Davis - 52 Washington Street

Michael Davis noted concern regarding stormwater runoff, and the grading and tamping of the property.

Joe Stone - 26 Chapel Street

Joe Stone appeared before Council and voiced concerns regarding stormwater runoff and the impact on local wildlife.

Derek Gibbons - 53 Washington Street

Derek Gibbons appeared before Council and noted concern regarding stormwater runoff.

Tracy Clarkson - 12 Ann Street

Tracy Clarkson appeared before Council and voiced concerns regarding stormwater runoff and the impact on wildlife.

Pam O'Ferrell - 57 Washington Street

Pam O'Ferrell appeared before Council and voiced concerns regarding stormwater runoff.

Jeff Lalonde - 75 Washington Street

Jeff Lalonde appeared before Council and expressed concern regarding stormwater runoff.

Tiffany Hayes - 56 Washington Street

Tiffany Hayes appeared before Council and noted concerns regarding the impact on wildlife and stormwater runoff.

Rodrigo Espinal - 64 Washington Street

Rodrigo Espinal appeared before Council and voiced concerns regarding an increase in traffic, the absence of sidewalks and speed-mitigation measures, and the impact on wildlife.

Brant Danard - 101 Race Street

Brant Danard appeared before Council and noted concerns regarding the number of proposed lots, stormwater runoff, traffic, and parking.

Troy Draper - 76 Washington Street

Troy Draper appeared before Council and raised concerns surrounding parking on Washington Street.

Council Consideration

Council held discussion regarding the application, with topics surrounding stormwater management and the Natural Heritage buffer variance.

Moved by Councillor Peirce
Seconded by Councillor Bell

THAT Official Plan Amendment Application OPA5-25-RC and Plan of Subdivision Application PS3-25-RC from Stantec, Agent on behalf of Stone Edge Developments, Owner of PLAN 492 BLOCK 52 LOTS 8 TO 10 PART LOT 11 PART BLOCK B WASHINGTON ST W/S, County of Brant, in the geographic former township of Paris, located at 69 Washington Street, proposing to create eight (8) lots for single and semi-detached dwelling units, as well as a park block, while the OPA proposes a reduction in minimum setbacks from natural heritage features, as supported by an Environmental Impact Study, 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

Carried (10 to 0)

9.3 ZBA14-25-LG - 581 Paris Road

Lauren Graham, Planner, appeared before Council and presented application ZBA14-25-LG 581 Paris Road for information purposes. She reviewed the subject lands location, current land use designation and zoning classification, the application details, and key considerations.

Ruchika Angrish, The Angrish Group, Agent

Ruchika Angrish, Agent, appeared before Council and further spoke to the application, advising of technical studies completed for the application.

Members of the Public

Robert Cook - 565 Paris Road

Robert Cook appeared before Council and voiced their concerns regarding the application, noting the impact on wildlife, the proximity to residents, and increased traffic.

Victoria Neil - 591 Paris Road

Victoria Neil appeared before Council and raised their concerns with the application. She noted concerns regarding increased traffic and speeding, and the potential impact on housing prices.

Debbie Prince - 585 and 587 Paris Road

Debbie Prince appeared before Council and voiced their opposition to the application, noting concerns regarding increased traffic.

Jennifer Wells - 14 Curtis Ave

Jennifer Walls appeared before Council and advised of their concerns regarding sightlines on Paris Road.

Council Consideration

In response to questions, R. Angrish advised of reasoning for the proposed rezoning and advised that the end user for the lands is unknown at this time. She further advised that no variances are requested at this time.

In response to questions, L. Graham advised that the subject lands are not currently serviced with water or wastewater, with intention for servicing in the future.

Moved by Councillor Coleman
Seconded by Councillor Peirce

THAT, Zoning By-law Amendment Application ZBA14-25-LG from J.H Cohoon Engineering c/o Bob Phillips, and The Angrish Group c/o Ruchika Angrish, Agent and Applicant on behalf of BCT Solutions c/o Baljit Sandhu, Owner of GRANT AMOS HILL PT, County of Brant, in the geographic former township of Brantford, located at 581 Paris Road, proposing to rezone the subject lands from Agriculture (A) to Light Industrial, Special Exception (M2-XX) to bring the subject lands into conformity with the General Employment Official Plan designation and facilitate future industrial development.

The following uses are proposed in addition to the standard M2 uses:

- Impound Yard
- Home Improvement Centre
- Nursery and Garden Centre
- Medical Office
- School, Commercial
- Transport/ Truck Terminal

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

Carried (10 to 0)

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

10.1 ZBA23-25-AV - 399 Pleasant Ridge Road

Afsoon Veshkini, Junior Planner, appeared before Council and presented application ZBA23-25-AV 399 Pleasant Ridge Road with staff recommendation for approval. She reviewed the current land use designation and zoning classification, the application details, and the reason for the application.

Ruchika Angrish, The Angrish Group, Agent

R. Angrish was available for questions.

Members of the Public

None.

Council Consideration

Moved by Councillor Coleman
Seconded by Councillor Howes

THAT Zoning By-Law Amendment Application ZBA23-25-AV submitted by Ruchika Angrish of the Angrish Group on behalf of the owners, Richard and Margaret Malecki, for lands legally described as Part Lot 2, Range 2, West of Pleasant Ridge Road, in the Geographic Former Township of Brantford and municipally known as 399 Pleasant Ridge Road, County of Brant, proposing to amend the zoning of the retained lands from Agricultural (A) and Resource Extraction with Special Exception (EX-2) to Agricultural with Special Exception (A-9), to prohibit a dwelling unit as a permitted use, in order to satisfy a condition of the related Consent Application B28-25-AV, conditionally approved in December 2025 for a surplus farm dwelling severance, BE APPROVED.

AND THAT reasons 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 removal of the Resource Extraction with Special Exception (EX-2) zoning is appropriate as no mineral aggregate operation has been established on the lands, and the amendment does not introduce a sensitive land use or undermine long-term mineral aggregate resource protection objectives.

c. The Application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

d. The Application is consistent with the policies of the Provincial Planning Statement (2024).

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

Carried (10 to 0)

10.2 ZBA21-25-LK - 169-197 Pottruff Road

Logan Keen, Planner, appeared before Council and presented application ZBA21-25-LK 169-197 Pottruff Road with staff recommendation for approval. He reviewed the subject land's location, the current land use designation and zoning classification, the details of the initial application, and the revised application details. He concluded with highlight changes between the initial and revised applications and outlined key considerations.

Brooke Burlock, Zelinka Priamo Ltd., Agent

Brooke Burlock, Agent, appeared before Council and further presented on the application. She reviewed the subject land's locations, the proposed site plans, and modifications made to the application.

Members of the Public

None.

Council Consideration

In response to questions, B. Burlock spoke to the servicing and proposed uses of the subject lands.

Council held brief discussion regarding the permitted uses within the M2 zoning.

Moved by Councillor Oakley
Seconded by Councillor Howes

THAT Zoning By-Law Amendment Application ZBA21-25-LK received from Brooke Burlock, Zelinka Priamo Ltd on behalf of Steve Little, 2498810 Ontario Inc, 214Carson Co, applicant/ owner of CON PT LOT 13 RP 2R822 PART 1, Brant, in the geographic former Township of Brantford, located at 169 and 197 Pottruff Road, proposing to rezone a portion of the subject lands as outlined in the Amending By-Law from Agricultural (A) to Light Industrial (M2-46) with site specific provisions that include additional permitted uses, an increased maximum building height, an increased maximum driveway width and a reduction in the minimum number of required parking spaces as outlined in this report and attached By-Law, be APPROVED.

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

1. The Application proposes compatible industrial uses implementing the current Prestige Employment Official Plan designation.

2. The Application will assist the Applicant in moving forward with a phased approach for the development of the subject lands.

3. The application as amended is consistent with the original submission and is not considered significant to warrant an additional public meeting.
4. The Application will utilize available municipal services in a feasible and timely manner through the Site Plan Approval process.
5. The Application is consistent with the policies of Provincial Policy Statement.

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

Carried (10 to 0)

11. Committee Reports

11.1 Agricultural Advisory Committee Report and Minutes of February 10, 2026

Moved by Councillor Kyle
Seconded by Councillor Coleman

THAT the Agricultural Advisory Committee Report and Minutes of February 10, 2026 be approved, including the following recommendations:

1. THAT nominations for the position of Chair be closed;

AND THAT Member Sharp be declared Chair of the Agricultural Advisory Committee.

2. THAT nominations for the position of Vice Chair be closed;

AND THAT Member R. Miller be declared Vice Chair of the Agricultural Advisory Committee.

3. THAT Kent Pottruff, Community Emergency Management Coordinator, be requested to come forward to the Agricultural Advisory Committee with an Emergency Preparedness Presentation.

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

Carried (10 to 0)

12. Staff Reports

12.1 RPT-0119-26 - Community Planning Permit System Discussion: Application Process and 45-day Approval Timeline

Brandon Kortleve, Manager of Policy Planning, appeared before Council and presented an overview of the report. He reviewed the core principles of the Community Planning Permit System and presented an overview of the Community Planning Permit application process.

In response to questions, B. Kortleve advised that the system will be scalable to the complexity of the application and further spoke to the proposed process of applicants transitioning to the Community Planning Permit System.

Moved by Councillor Peirce
Seconded by Councillor Howes

THAT report RPT-0119-26 regarding the Community Planning Permit System be received as information;

AND THAT the discussion and comments from Council be referred to staff for consideration as part of the development of the Community Planning Permit System.

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

Carried (10 to 0)

13. Communications

None.

14. Resolutions

None.

15. Other Business

Councillor Peirce - Association of Ontario Road Supervisors

Councillor Peirce shared a received communication from the Association of Ontario Road Supervisors which expresses thanks to municipal winter maintenance crews across Ontario. Councillor Peirce further expressed thanks to the County of Brant road crews for their work done in the winter season.

Councillor Chambers - Ontario Good Roads Association Conference Awards

Councillor Chambers inquired if there are any County of Brant staff nominated for awards at the upcoming Ontario Good Roads Association Conference.

In response to questions, Alison Newton, Chief Administrative Officer, advised she will look into the nominations.

16. In Camera

None.

17. By-laws

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

18. Next Meeting and Adjournment

Council adjourned at 9:33 p.m. to meet again on Tuesday, March 24, 2026 at the County of Brant Council Chambers.

_____

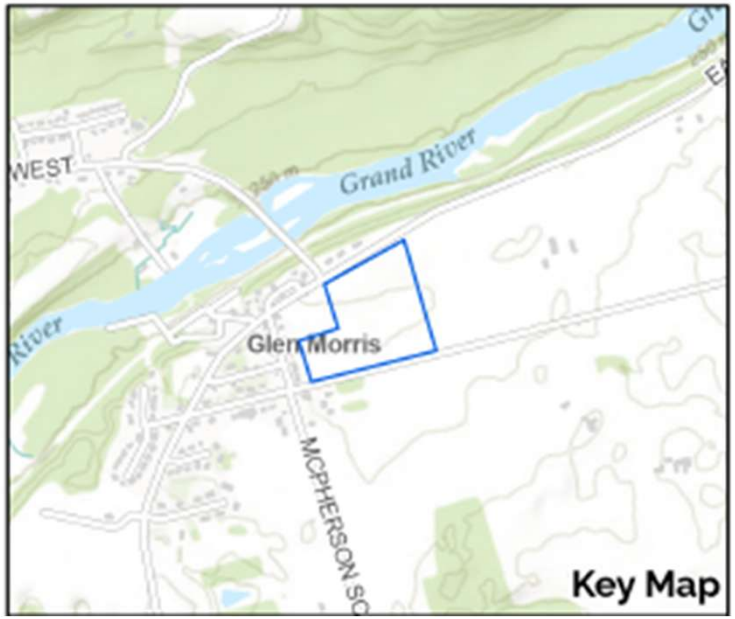
Secretary

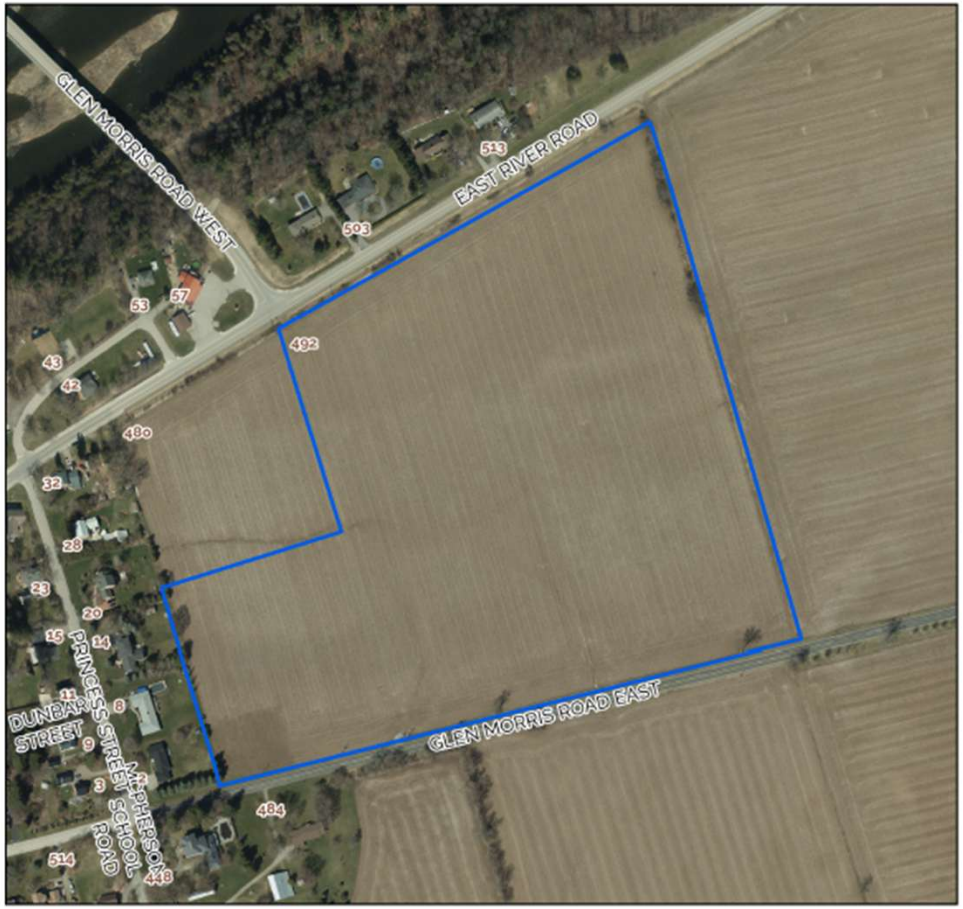
Council

April 14, 2026

Application No.:	**ZBA5-26-LG, OP1-26-LG, PS1-26-LG**
Report No.:	**RPT-0149-26**
Application Type:	**Zoning By-Law Amendment, Official Plan Amendment, Plan of Subdivision**
Subject Lands:	**492 East River Rd**
Agent/Applicant:	**MHBC Planning c/o Trevor Hawkins**
Owner:	**2463925 Ontario Inc. c/o Ward Tregoning**
Recommendation:	**To be received for information.**

Property Location





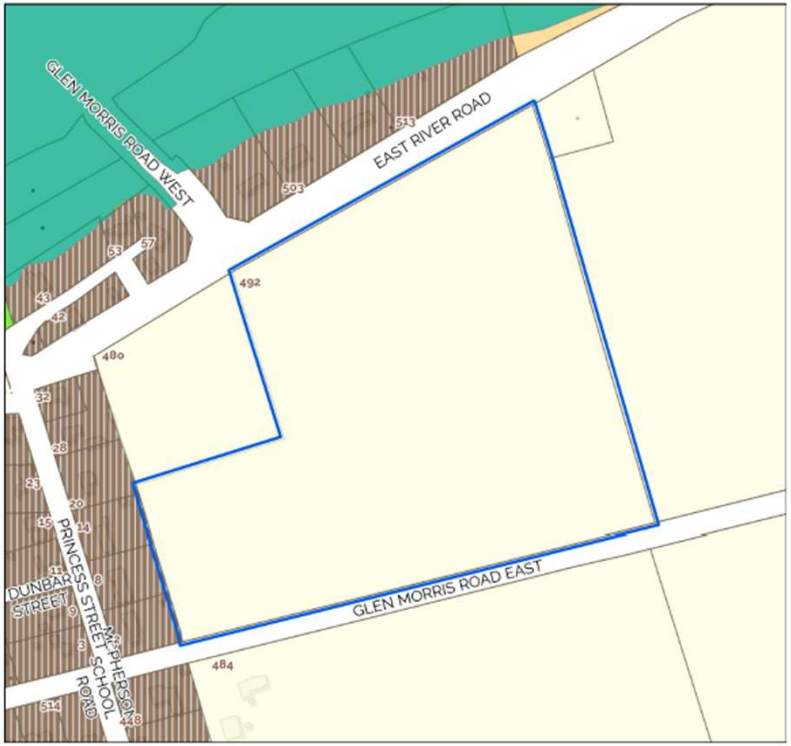
Frontage: 315.18 metres along East River Road
442.24 metres along Glen Morris Road E

Area: 13.19 hectares (32.59 acres)

Surrounding Uses: Residential, Agriculture

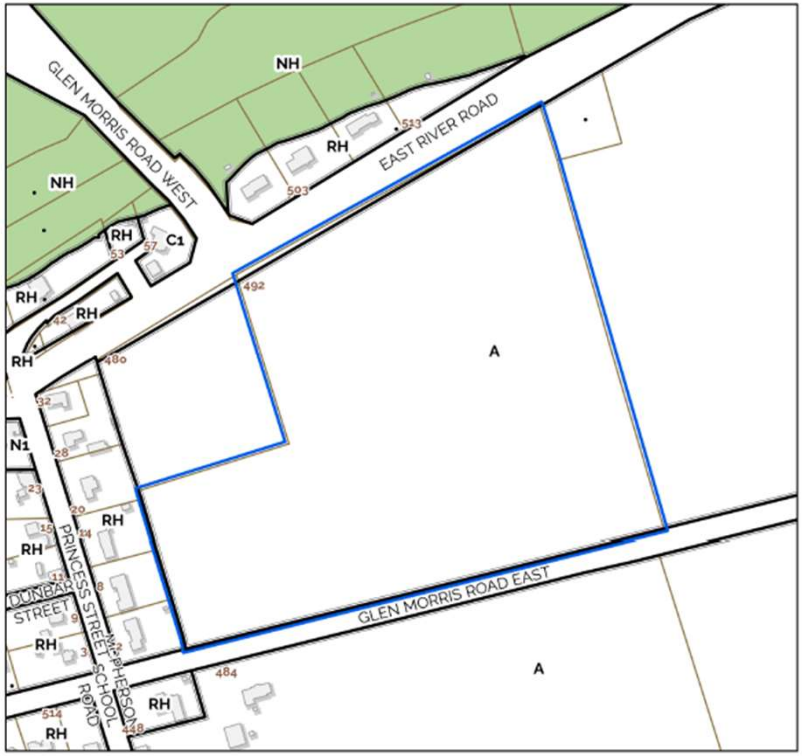
Planning Policy

Official Plan (2023)



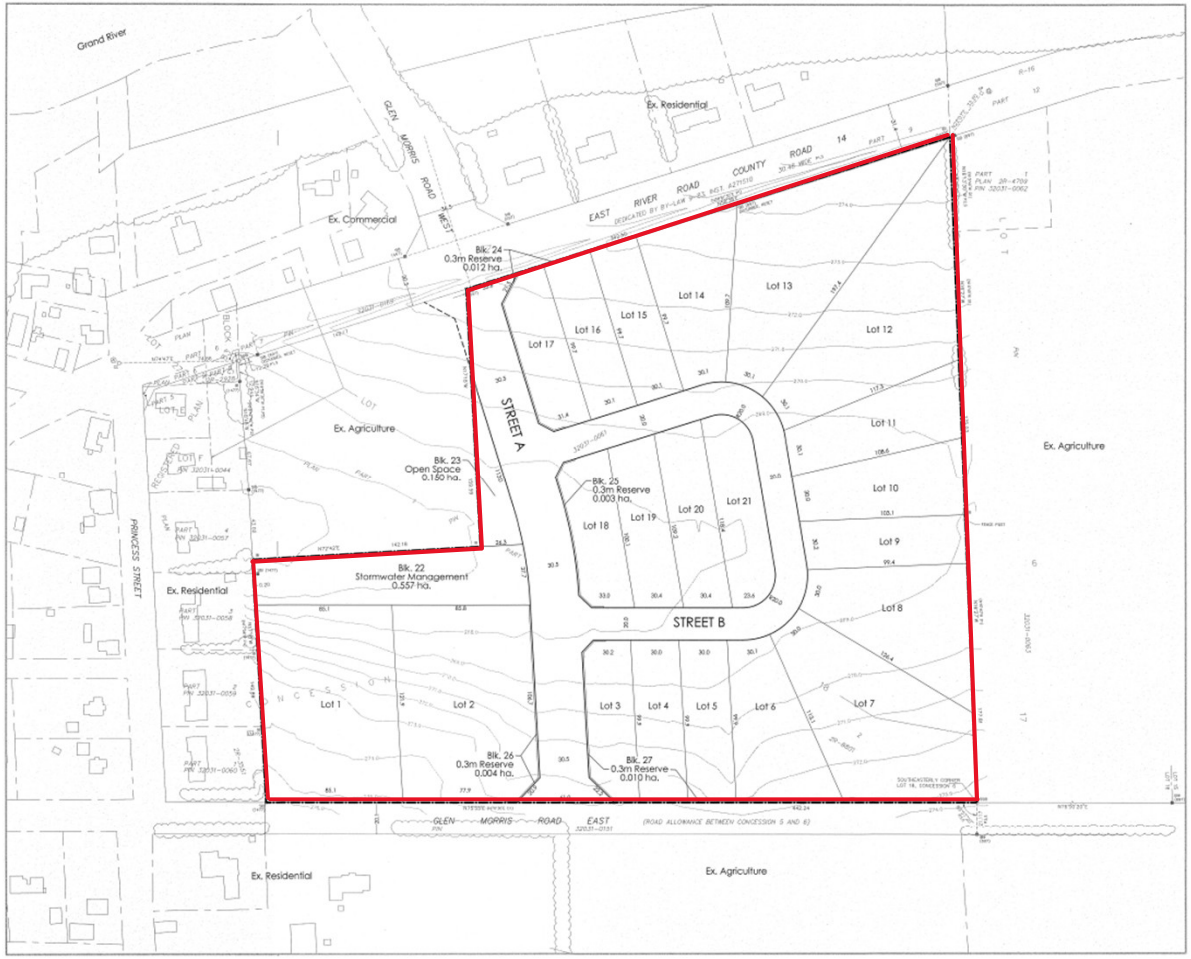
Current Land Use Designation:
Agriculture

Zoning By-Law (61-16)



Current Zoning Classification:
Agriculture (A)

Application Details



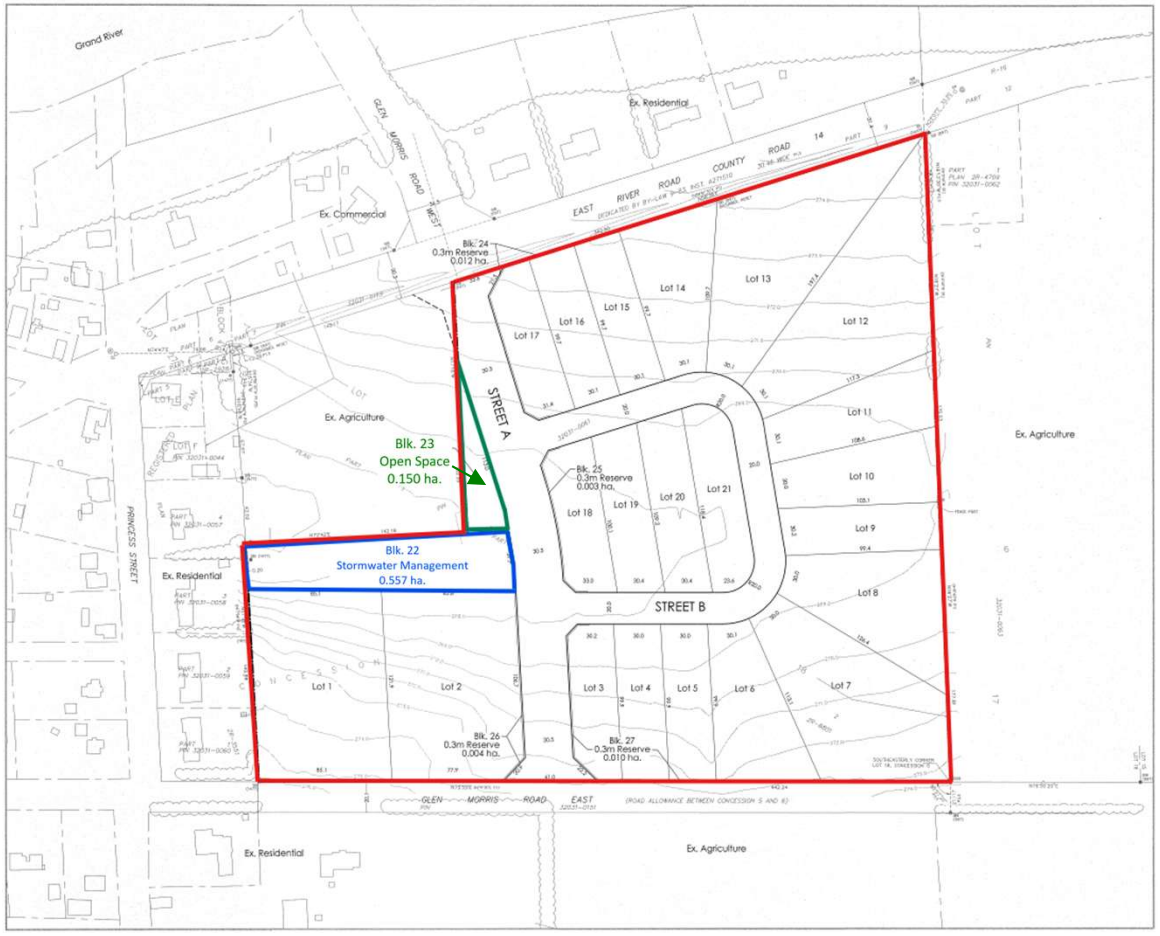
Official Plan Amendment

- Proposes to expand the Glen Morris Settlement Area Boundary.
- Change the Official Plan Designation from Agriculture to Village Community Lands and Parks and Open Space.

Zoning By-Law Amendment

- Proposes to change the Zoning from Agriculture (A) to Residential Hamlets and Villages (RH) and establish site-specific provisions for two of the proposed lots, the stormwater management block is proposed to be rezoned to ‘Open Space (OS1).

Application Details



Draft Plan of Subdivision

- Proposes to subdivide the land into twenty-one (21) single detached lots on private services, establish an open space block, and stormwater management block.
- Proposes an extension to Glen Morris Road West (Street A) from East River Road to Glen Morris Road East.

Key Considerations - Settlement Area Boundary Expansion

In accordance with the Provincial Planning Statement the following needs to be considered:

Is there a need for the expansion?

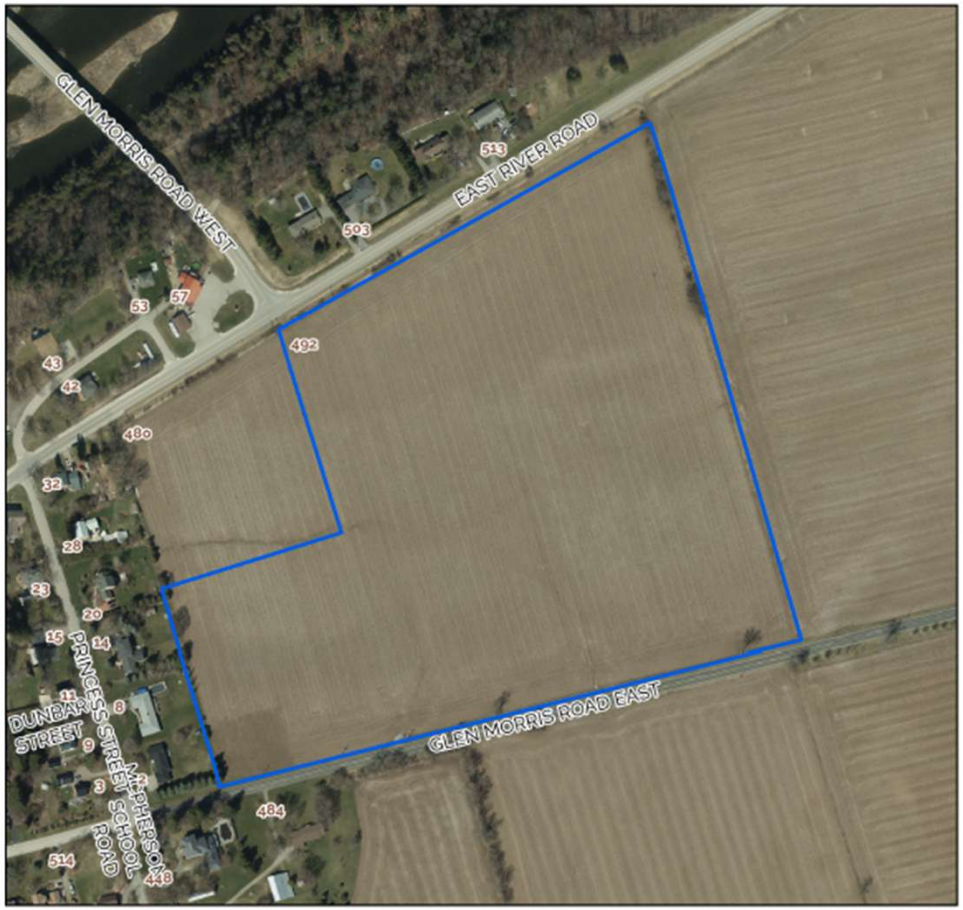
- Additional land is to be designated and planned to accommodate an appropriate range and mix of land uses;
- Will the new or expanded settlement area provide for the phased progression of urban development?

What are the impacts to surrounding land uses?

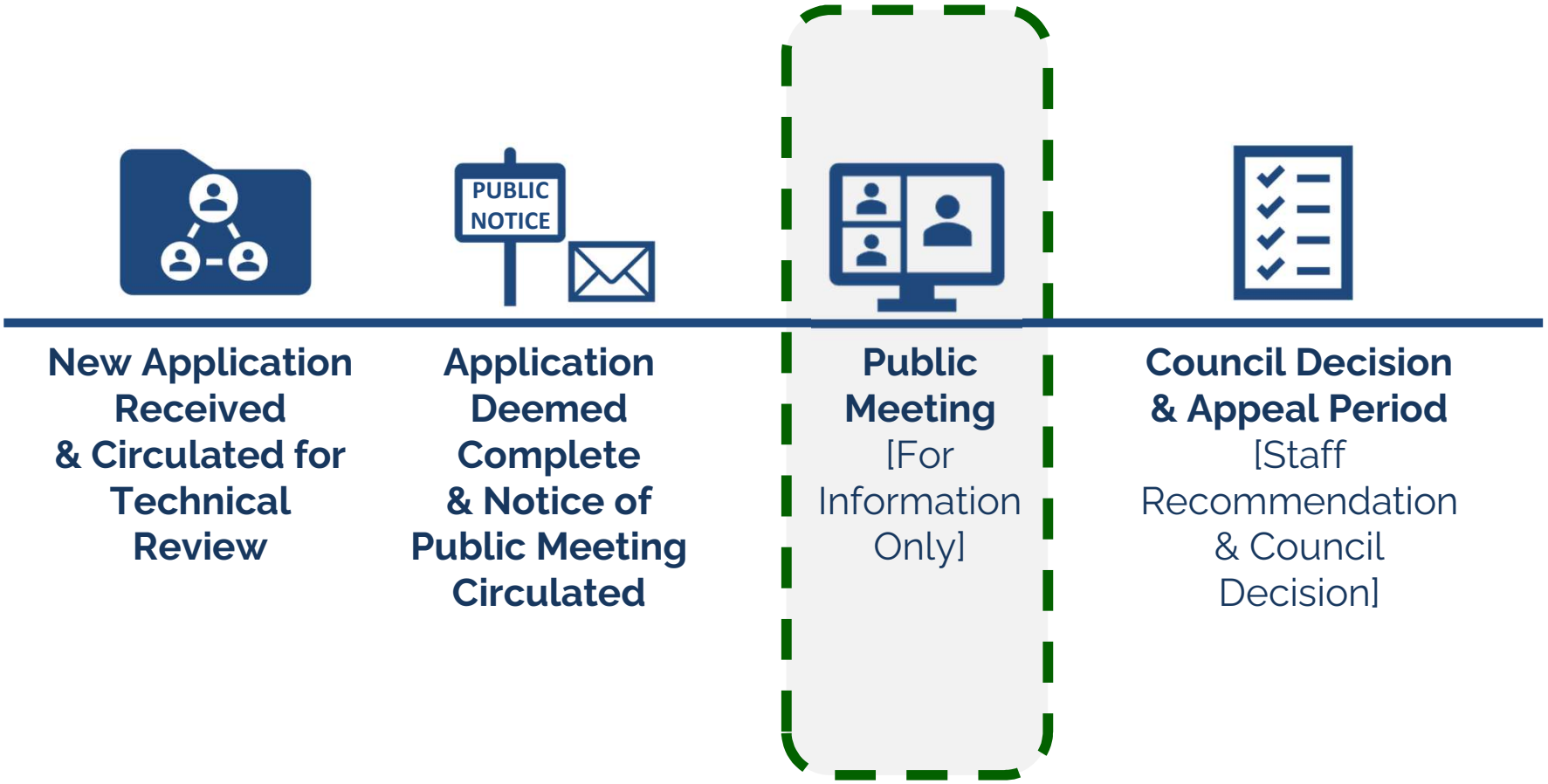
- Evaluate alternative locations avoiding prime agricultural areas or consider reasonable alternatives on lower priority agricultural lands;
- Comply with the minimum distance separation formulae;
- Avoid impact to the agricultural system or where avoidance is not possible, minimize and mitigate as determined through an agricultural impact assessment.

How can this be integrated?

- Is there sufficient capacity in existing or planned infrastructure and public service facilities?



Application Process / Next Steps



New Application Received & Circulated for Technical Review

Application Deemed Complete & Notice of Public Meeting Circulated

Public Meeting [For Information Only]

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

Council

April 14, 2026

Application No.:	**ZBA5-26-LG, OP1-26-LG, PS1-26-LG**
Report No.:	**RPT-0149-26**
Application Type:	**Zoning By-Law Amendment, Official Plan Amendment, Plan of Subdivision**
Subject Lands:	**492 East River Rd**
Agent/Applicant:	**MHBC Planning c/o Trevor Hawkins**
Owner:	**2463925 Ontario Inc. c/o Ward Tregoning**
Recommendation:	**To be received for information.**

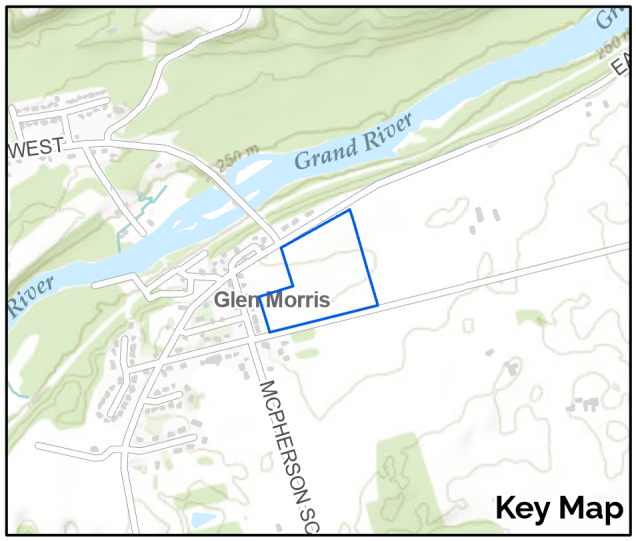
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA5-OPA1-PS1-26-LG

492 East River Road
County of Brant
Ontario

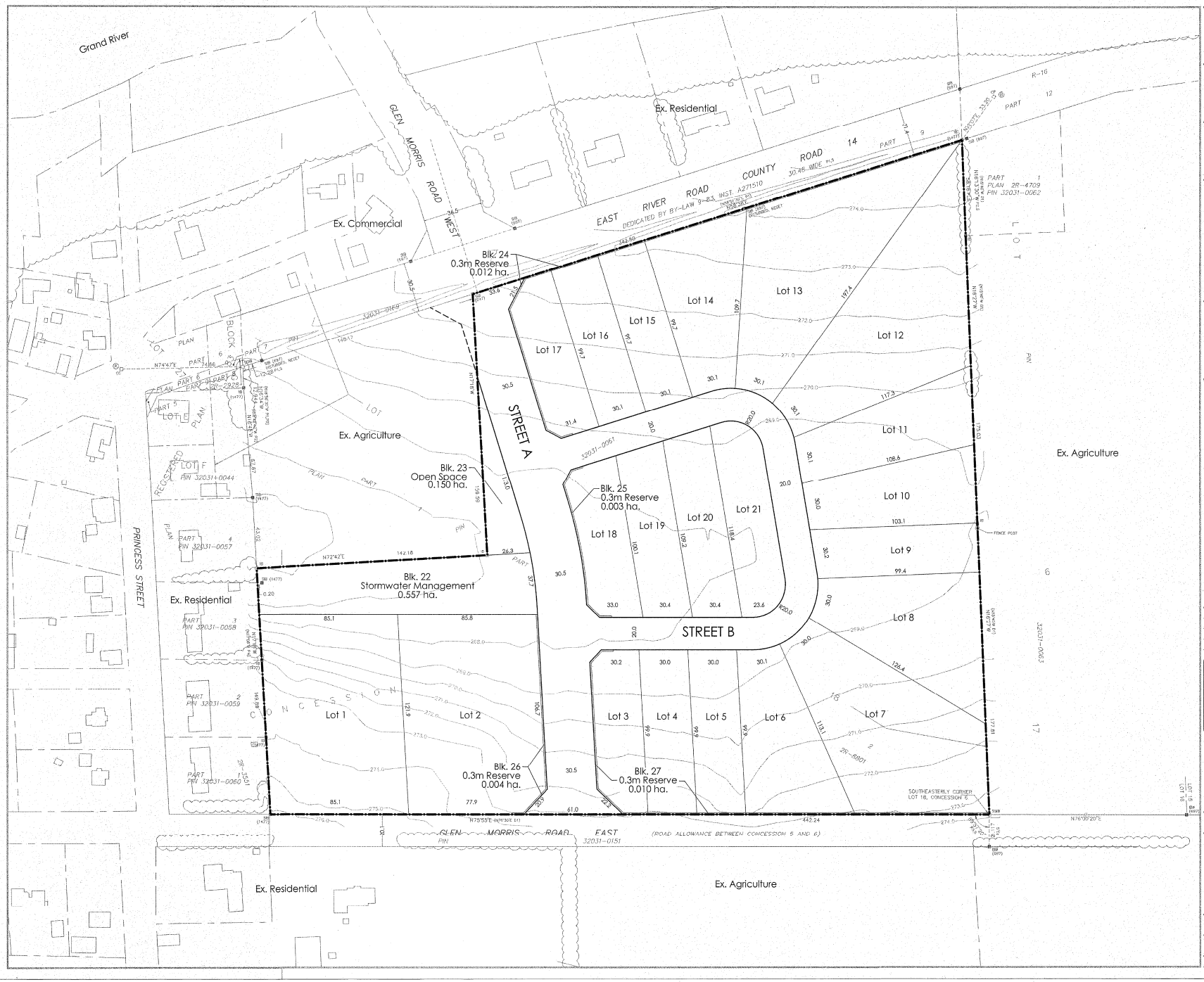
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Meters

Date Printed:2026-03-25







DRAFT PLAN OF SUBDIVISION

Legal Description
Plan of Survey of Part of Lot 18 Concession 6
County of Brant
(Geographic Township of South Dumfries)

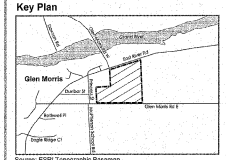
Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: May 1, 2025 OWNER

Surveyor's Certificate
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: May 1, 2025 SURVEYOR, O.L.S. John Muir

Key Plan



Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL, STORMWATER MANAGEMENT		
E. AS SHOWN	F. AS SHOWN	G. AS SHOWN
H. PRIVATE WELL/ SEPTIC	I. VARIOUS	J. AS SHOWN
K. ALL SERVICES AS REQUIRED	L. AS SHOWN	

Area Schedule

Description	Lots/Blocks	Units (min-max)	Area (ha)
Low Density Residential	1-21	21	10.667
Stormwater Management	22		0.557
Open Space	23		0.150
0.3m Reserves	24-27		0.030
Roads			1.791
Total	**27**	**21**	**13.195**

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. SURVEY/ PROPERTY BOUNDARY PREPARED BY MACAULAY, WHITE & MUIR LTD. (AUG. 23, 2022)
3. ADJACENT PARCEL FABRIC IS APPROXIMATE/ FOR INFORMATION PURPOSES ONLY.
5. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE- BRANTFORD.

Revision No.	Date	Issued / Revision	By
1.	Apr. 25, 2025	For Submission;	GC

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp	Date: April 25, 2025
	File No.: 22342A
	Plan Scale: 1:1,000 (Arch D)
	Drawn By: G.C.
Project: GLEN MORRIS ROAD EAST	Checked By: T.H.
Applicant: 2463925 Ontario Inc., 34 Bernard Avenue, Brantford, ON N3R 5N6, P: 519.212.5712 • wardtreg@gmail.com	Other: North
File Name: DRAFT PLAN OF SUBDIVISION	Dwg No.: 1 of 1

Scale Bar: 10 0 25 50 75 100m

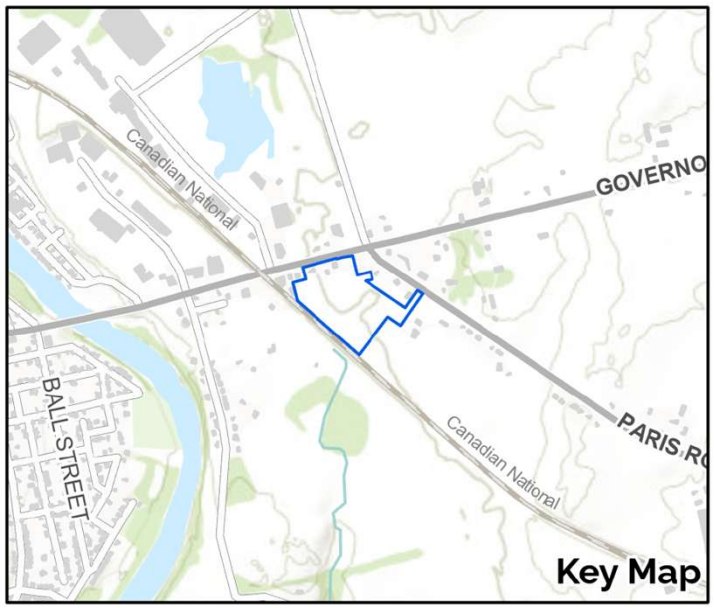
K:\22342A - Part of Lot 18 Concession 6, County of Brant\DP_DF_Apr25_2025.dwg

Council

April 14, 2026

Application No.:	**ZBA6-26-LG, PS2-26-LG**
Report No.:	**RPT-0150-26**
Application Type:	**Zoning By-Law Amendment, Plan of Subdivision**
Subject Lands:	**118, 126, 130, 132 Dundas Street East and 34 Pairs Road**
Agent/Applicant:	**Landwise c/o Edward John**
Owner:	**LIV (Paris) GP Inc. c/o LIV (Paris) LP o/a LIV Communities**
Recommendation:	**To be received for information.**

Property Location





Frontage: 23.16 metres along Paris Rd
177.62 metres along Dundas St E

Area: 7.34 hectares (18.13 acres)

Surrounding Uses: Commercial, Industrial, Residential, CN Rail

Planning Policy – Official Plan (2023)



The subject lands are designated **Community Node, Community Corridor** and **Natural Heritage System** within the Official Plan (2023).

Located within the Primary Urban Settlement Area of Paris.

Comprehensive Land Use Study is Planned for 2026 to facilitate strategic and comprehensive growth.

Planning Policy – Zoning By-Law (61-16)



The subject lands are zoned as **General Commercial (C2)** within the Zoning By-Law 61-16.

The current General Commercial (C2) zoning does not permit residential uses.

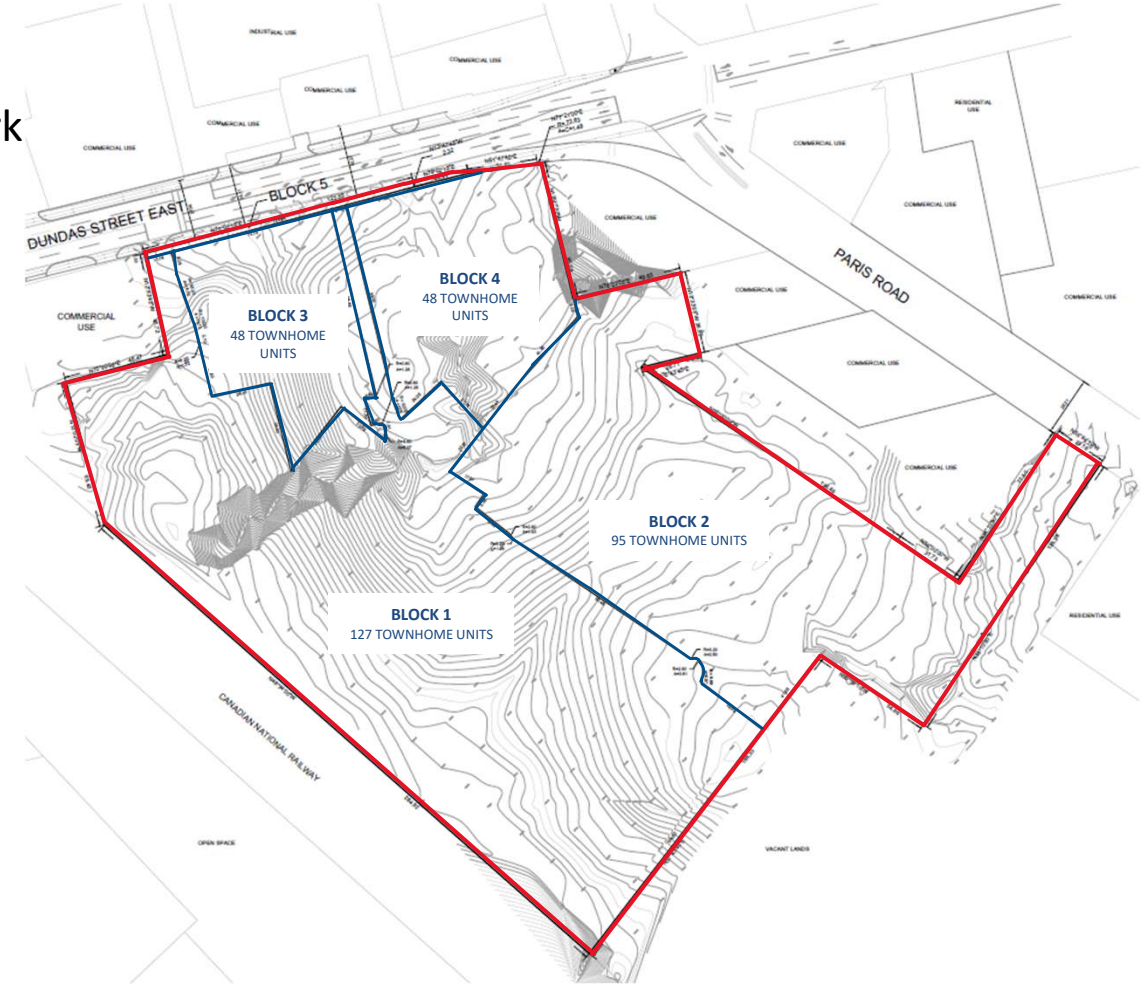
Application Details

Draft Plan of Subdivision

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

Zoning By-Law Amendment

Proposes to change the Zoning of the subject lands from General Commercial (C2) to Residential Multiple Medium Density (RM2-XX) and Residential Multiple High Density (RM3-XX) with special exceptions to permit a reduced lot area, lot frontage, street setback, interior side yard setback, landscaped open space, an increased building lot coverage and building height.



Application Details

The proposed development consists of 318 condominium units, which include a variety of townhouse-built forms, to be developed in three (3) phases.

The intent for phase 3 is to allow for flexibility by permitting a greater density and range of uses along the Dundas Street frontage.



Key Considerations – Tree Removals

2020 Aerial Imagery



2025 Aerial Imagery

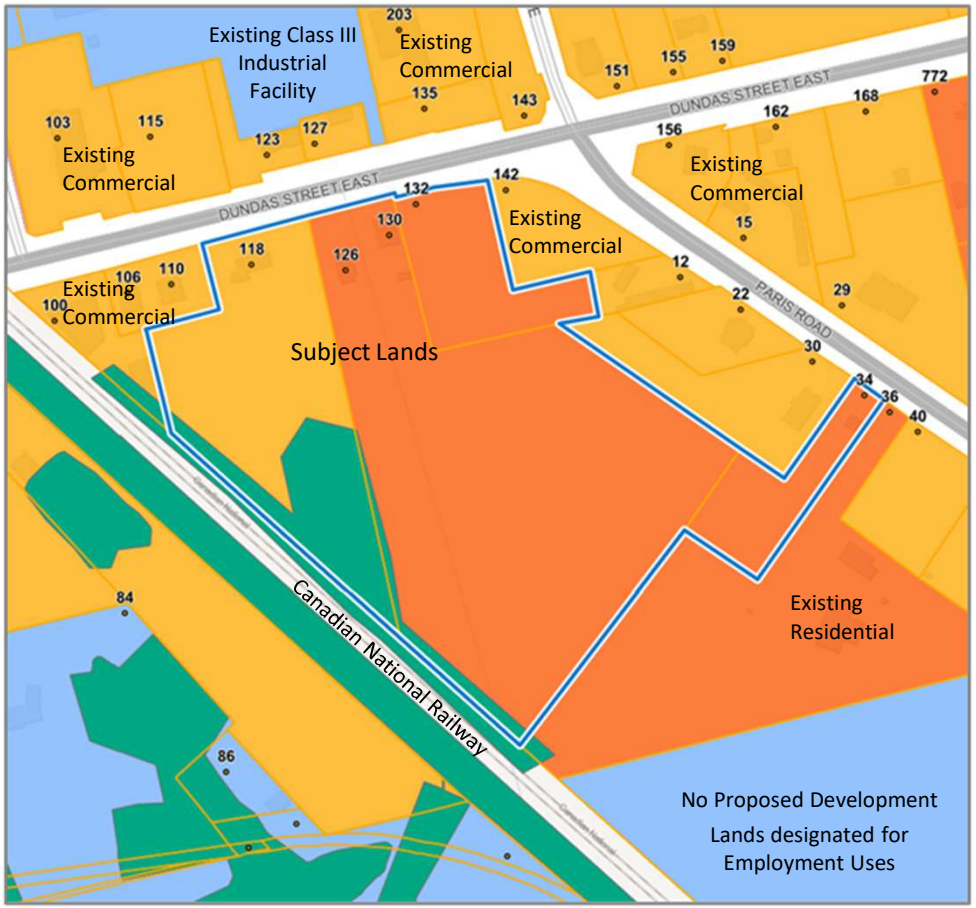


- The woodland has been subject to progressive tree removals.
- Official Plan (2023) contains policies requiring restoration due to illegal and unauthorized removals.

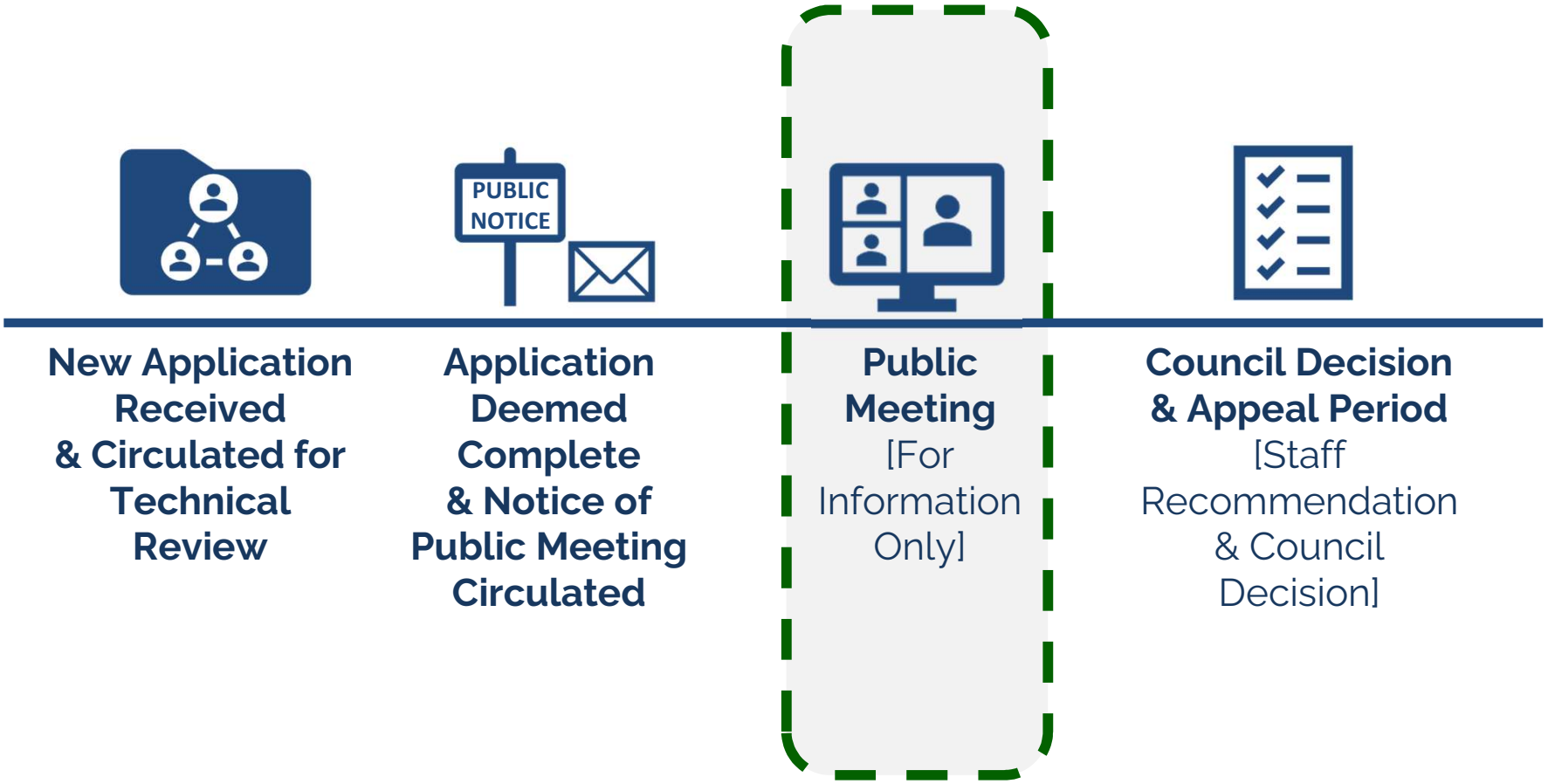
Key Considerations

Land Use Compatibility

- The site is within 300 m of a Class III Employment Area.
- Dundas Street East consists of a variety of commercial land uses.
- Paris Road consists of a variety of commercial, residential and industrial land uses.
- The subject lands are adjacent to the CN Rail.



Application Process / Next Steps



New Application Received & Circulated for Technical Review

Application Deemed Complete & Notice of Public Meeting Circulated

Public Meeting [For Information Only]

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

Council

April 14, 2026

Application No.:	**ZBA6-26-LG, PS2-26-LG**
Report No.:	**RPT-0150-26**
Application Type:	**Zoning By-Law Amendment, Plan of Subdivision**
Subject Lands:	**118, 126, 130, 132 Dundas Street East and 34 Pairs Road**
Agent/Applicant:	**Landwise c/o Edward John**
Owner:	**LIV (Paris) GP Inc. c/o LIV (Paris) LP o/a LIV Communities**
Recommendation:	**To be received for information.**

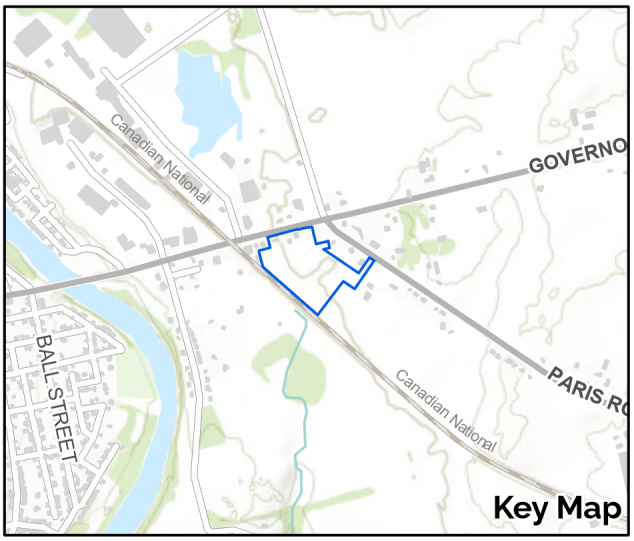
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA6-PS2-26-LG

118-132 Dundas St E & 34 Paris Rd
County of Brant
Ontario

N

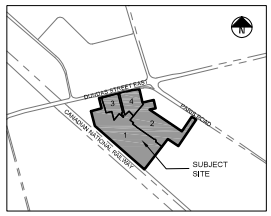
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0 30 60 120
Meters

Date Printed:2026-03-25









KEY MAP
1:10,000

SITE STATISTICS

LOT AREA	
CONDOMINIUM 1 - BLOCK 1	74,244.22m²
CONDOMINIUM 2 - BLOCK 2	23,409.57m²
CONDOMINIUM 3 - BLOCK 3	5,992.24m²
CONDOMINIUM 3 - BLOCK 4	8,660.02m²
UNIT COUNT BY BUILT FORM	
2-STOREY 3BR TOWNHOMES	105 (33.0%)
3-STOREY 1BR TOWNHOMES	117 (36.8%)
3.5-STOREY STACKED TOWNHOMES	96 (30.2%)
TOTAL UNIT COUNT	**318 (100%)**
DENSITY*	43.0 UPH
UNIT COUNT BY STAGE	
STAGE 1 - CONDOMINIUM 1	127 (39.9%)
STAGE 2 - CONDOMINIUM 2	95 (29.9%)
STAGE 3 - CONDOMINIUM 3	96 (30.2%)
TOTAL UNIT COUNT	**318 (100%)**
PARKING SPACES	770
RESIDENTIAL SPACES (2 SPACES PER UNIT)	444
STACKED TOWNHOMES (1 PER1 BR UNIT & 2 PER 2 BR UNIT) (1 BR = 32 UNITS, 2 BR = 64 UNITS)	160
VISITOR SPACES (0.45 PER UNIT)	144
ACCESSIBLE PARKING SPACES (MINIMUM 2%+2 OR REG.)	22

ZONING CHART

COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE MEDIUM DENSITY - ROWHOUSE (RM2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA (FOR THE PURPOSES OF THIS BY-LAW, THE PARCELS / UNITS IN THE PLAN OF CONDOMINIUM MAY BE DEEMED AS LOTS)	185m² PER UNIT	118m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m FOR ROWHOUSE DWELLINGS)	20.0m / 9.0m	4.88m FOR ROWHOUSE DWELLINGS	YES (WITH ZBA)
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	6.00m	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.0m	MIN. 3.0m FOR A CORNER UNIT	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	1.5m	YES (WITH ZBA)
MIN REAR YARD SETBACK	6.0m	MIN. 6.0m	YES
MAX LOT COVERAGE	40%	MAX. 65%	YES (WITH ZBA)
MIN LANDSCAPED OPEN SPACE	30%	25%	YES (WITH ZBA)
MAX BUILDING HEIGHT	12.0m	14.5m	YES (WITH ZBA)
MIN SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3.0m	3.1m	YES
PARKING			
MIN PARKING SPACE SIZE	2.6m x 5.5m	2.6m x 5.5m	YES
MIN PARALLEL PARKING SPACE SIZE	2.5m x 6.7m	2.5m x 6.7m	YES
MIN ACCESSIBLE SPACE SIZE			
TYPE A	3.4m x 5.5m	3.4m x 5.5m	YES
TYPE B	2.6m x 5.5m	2.6m x 5.5m	YES
MIN ACCESS AISLE SIZE (SINGLE)	1.5m x 5.5m	1.5m x 5.5m	YES
MIN ACCESS AISLE SIZE (DOUBLE)	1.6m x 5.5m	1.6m x 5.5m	YES
MIN PARKING SPACES	533	570	
TOWNHOUSE RESIDENTIAL (2 SPACES PER UNIT)	444	444	YES
VISITOR (0.35 SPACES PER UNIT)	77	110	YES
MIN ACCESSIBLE SPACES (2%+2)	12	16	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 3m	YES

*** MAXIMUM LOT COVERAGE OF 40% SHALL APPLY TO DWELLING UNITS, MAXIMUM OVERALL LOT COVERAGE OF 45% SHALL BE PERMITTED. THE ADDITIONAL 5% SHALL ONLY BE USED FOR ACCESSORY BUILDINGS OR STRUCTURES.

ZONING CHART

COUNTY OF BRANT COMPREHENSIVE ZONING BYLAW - RESIDENTIAL MULTIPLE HIGH DENSITY - STACKED (RM3) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	185m² PER UNIT	180m² PER UNIT	YES (WITH ZBA)
MIN LOT FRONTAGE (20m EXCEPT 9.0m STREET FRONTING ROWHOUSE)	20.0m / 9.0m	72.73m	YES
MIN STREET SETBACK TO ATTACHED GARAGE	6.0m	N/A	YES
MIN STREET SETBACK TO HABITABLE PORTION OF THE DWELLING (PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY SHALL BE 5.6m)	4.5m	3.3m	YES (WITH ZBA)
MIN INTERIOR SIDE YARD SETBACK	3.0m	4.5m	YES
MIN REAR YARD SETBACK	6.0m	28.12m	YES
MAX LOT COVERAGE	40%	MAX. 45%	YES
MIN LANDSCAPED OPEN SPACE	30%	25%	YES (WITH ZBA)
MAX BUILDING HEIGHT	12.0m	14.5m	YES (WITH ZBA)
MIN SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3.0m	15.0m	YES
PARKING			
MIN PARKING SPACE SIZE	2.6m x 5.5m	2.6m x 5.5m	YES
MIN PARALLEL PARKING SPACE SIZE	2.5m x 6.7m	2.5m x 6.7m	YES
MIN ACCESSIBLE SPACE SIZE			
TYPE A	3.4m x 5.5m	3.4m x 5.5m	YES
TYPE B	2.6m x 5.5m	2.6m x 5.5m	YES
MIN ACCESS AISLE SIZE (SINGLE)	1.5m x 5.5m	1.5m x 5.5m	YES
MIN ACCESS AISLE SIZE (DOUBLE)	1.6m x 5.5m	1.6m x 5.5m	YES
MIN PARKING SPACES	151	200	
STACKED TOWNHOMES (1 PER UNIT, PLUS 0.25 ADDITIONAL PER BED.)	112	140	YES
VISITOR (0.25 SPACES PER UNIT)	34	34 (0.35 PER UNIT)	YES
MIN ACCESSIBLE SPACES (3%+1)	5	6	YES
MIN PARKING SPACE SETBACK FROM A STREET LINE	3m	MIN. 33m	YES

DESIGN NOTES:
1. PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL BUILDING DESIGNS TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
3. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
4. ALL CONDOMINIUM BLOCKS WILL HAVE RECIPROCAL EASEMENTS OVER EACH OTHER TO ALLOW ACCESS, SERVICING AND MAINTENANCE.

LEGAL DESCRIPTION

PART OF WILLIAM CURTIS GRANT AND PART OF CURTIS GRANT AUGUSTUS JONES TRACT
GEOGRAPHIC TOWNSHIP OF BRANTFORD
NOW IN THE
TOWN OF PARIS
COUNTY OF BRANT

LEGEND

- OVERALL DEVELOPMENT PROPERTY LINE
- CONDOMINIUM LIMIT
- FR FIRE ROUTE SIGN
- FH FIRE HYDRANT

REVISIONS			
A	SUBMISSION	22-DEC-2025	LR
REV.	DESCRIPTION	DATE	INIT.

DISCLAIMER
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF LANDWISE, AND IS PROTECTED UNDER COPYRIGHT.
ANY DISCREPANCIES SHALL BE REPORTED TO LANDWISE, PRIOR TO THE START OF CONSTRUCTION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

LIV COMMUNITIES

PROJECT TITLE
118, 126, 130, 132 DUNDAS STREET EAST, 34 PARIS ROAD
PARIS, ONTARIO

landwise PLAN • DESIGN • MANAGE
1122 WILSON STREET WEST, SUITE 200, ANCASTER ONTARIO, L9G 3K9
P 905-674-1993
W LANDWISE.CA

DRAWING TITLE
OVERALL SITE PLAN

PRINT DATE	DRAWN BY
22-DEC-2025	LR
REVISION	DESIGNED BY
A	LW
SCALE	DRAWING NUMBER
1:750	SPO-1

Plotted by: Lee Ruiz, 22-DEC-2025, 9:19AM
File Location: C:\Landwise Dropbox\ISER\ERPROJECTS\LI/ Communities\Dundas St, Paris\Drawings\Planning\Dundas St, Paris_Site Plan.dwg

February 11, 2026

County of Brant
66 Grand River Street North
Paris, Ontario, N3L 2M2

Attention: Lauren Graham, Planner, Development Services

Re: LIV Communities Development in Paris
118-136 Dundas Street East, Paris

Dear Ms. Graham:

Thank you for meeting with me on February 3rd 2026 to discuss the LIV Community Development next to our home. As noted, our property is located at 36 Paris Road, formerly in the Town of Paris, now part of the County of Brant. Our approximately 35-acre property consists of our family home and shop. With the exception of 10 acres of trees, that our family planted, we share crop most of our land to a local farmer. Access to our property is off Paris Road.

Please note that our family is not against development in our community, nor are we against common sense and reasonable development adjacent to our property. We fully anticipated that when full services were eventually extended to this area of Paris, development would closely follow. Therefore, we are responding in writing to this proposed development with anticipation to future servicing and future development for our property.

Herein, please find some, but not limited to, comments and concerns about the Proposed LIV Community Development at 126-130 Dundas Street East, Paris.

CN Rail: As a resident who has lived adjacent to this elevated double railway line for 30 years, we are aware of the noise and potential safety impact of the CN rail line. We are at least 150 metres (500 feet) from the said railway and are concerned with the potential proximity of so many dwelling units where many are only 30 meters to residences.

Buffering: The overall proposed concept plan shows residential development to within approximately 10 metres of our property line. We would like to discuss and incorporate in any proposed design a landscaped buffer that would include a berm and privacy fence. Some consideration would also be appreciated in the design, to exterior lighting over the parking areas so that we would still maintain some privacy for our home.

Traffic: We have joined our neighbours in the past to voice our concerns about the present amount of traffic on Paris Road. During morning and evening “rush hours” we find it difficult to exit our property. I’m sure 318 new homes would only continue to increase the existing traffic congestion on Paris Road.

We are aware that Brant County is working to refresh Paris Road complete with a center turn lane. We would like to review the extent of the center turn lane and how it would impact egress and exit to our property. We also noted that site design to the former 34 Paris Road property is held for future development, but the intent for these lands is unclear. Will this be used for exiting, and how can we coordinate mutual access to Paris Road in the future.

Stormwater: A very preliminary review of the Proposed Storm Water design shows mostly catch basins and internal storage areas to handle water clarity and volumes. The design also shows that the positive outlet for overland flows terminate, or exit the proposed development via an overland route that eventually accesses the culvert under the CN property via a Rip-rap spillway located on and through our lands. We would anticipate that LIV Communities would propose some way to secure an easement or some other process to access this storm water outlet. We would like to discuss this proposed overland flow outlet on our lands because it seems like they are concentrating a possibly large amount of water via this proposed outlet.

Water and Sanitary: With the potential for future development of our site, we would also like to discus the future plans for servicing our site. It seems that because this portion of Paris Road may be in a low area, that a force main may be required and water and sanitary exits may need to be discussed.

Land-Use: In the past, the Official Plan for these lands on the east side of Paris, has indicated a highway commercial and industrial use. It was brought to our attention that the proposed development, and part of our lands, are presently Community Node. We were surprised to see that this LIV Communities development reflects no commercial component but is entirely residential. The Proposed development shows only residential development with no mixed-use component to the design. As already noted, we are not objecting to residential development. But, as a long-time resident of Paris we would like to keep the small-town atmosphere of Paris as long as we can. Could Provincial Policy Statements and Municipal considerations reflect a possible lower density development from the proposed 318 homes to something more acceptable to our community? Could the proposed development also include more “Green Space” and possibly a park for its residents?

We would be very pleased to meet and discuss our concerns with County of Brant staff. We would also look forward to discuss the concerns as noted above with the planners from Landwise.

Thank you in advance for your attention to our concerns.

Yours very truly,

Joe Jeles
Jeles Design and Construction Ltd.
c.c. R.W. Phillips M.A. Sc., P.Eng., J.H. Cohoon Engineering Ltd.

Mike Yarek Dodge Chrysler Ltd.

103 Dundas St E, Suite 2, Paris, Ontario

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

Dear Members of Council and Planning Staff,

I operate a business in this area and wanted to share my thoughts on the proposed residential development.

This area already works as a place people come to shop, eat, and use services. The businesses are here, the roads are here, and people already come through regularly. What's missing is people actually living close by.

Adding housing nearby helps balance that. When people live close to existing businesses, the area works better overall. It becomes a place people come back to regularly, which supports day-to-day activity and gives businesses more confidence to invest for the long term.

From a business owner's point of view, adding residents nearby:

- brings more consistent, everyday customers
- supports activity beyond typical daytime hours
- helps businesses plan, invest, and grow with more certainty
- makes the area more attractive for new businesses while helping existing ones stay over time

Overall, I believe this type of residential development fits well with the area and provides a good step forward as it builds out. The proposed development and its future residents will also help support many of the existing businesses in the area. I support the proposal and encourage the County to move it forward.

Sincerely,

Mike Yarek Dodge Chrysler Ltd.

103 Dundas St E, Suite 2, Paris.

April 7th, 2026

RE: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

Dear Members of Council and Planning Staff,

I operate the Nofrills in town and thought it would be beneficial to share my thoughts on the proposed residential development.

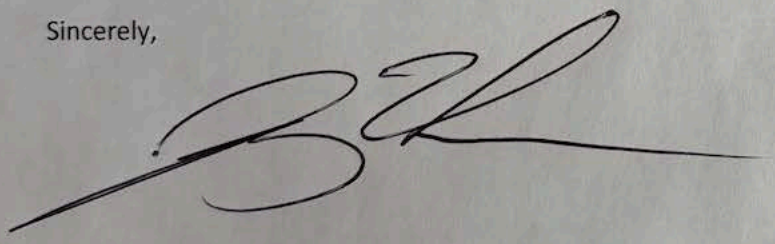
This area is already a popular destination to visit and recently to move. In the warmer months the town sees a lot of traffic of people coming to eat, shop, and use other services within our community. The businesses are here, the roads are here, and people come through the area on a regular and consistent basis.

With all of the development on the other side of town, and new businesses coming to town, I feel like this side of the community is getting left behind. A residential development on this side of the community would be beneficial to all of the businesses that currently exist, and potentially could draw in new businesses as well. The balancing of the growth in this community will help promote a more sustainable and prosperous future for all of us.

Overall I believe a residential development like this would be very beneficial to the community, as well as support the overall growth in a manner that spreads new people around the whole town and not just shifted to one side.

I strongly support the proposal and would love to see it move forward.

Sincerely,



Jay Rahn

Owner/Operator #7229

NOFRILLS

71 Dundas St E, Paris

[redacted]

[redacted]

Eggsmart

156 Dundas St. E., Paris Ontario ,

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

Dear Members of Council and Planning Staff,

I operate a business in this area and wanted to share my thoughts on the proposed residential development.

This area already works as a place people come to shop, eat, and use services. The businesses are here, the roads are here, and people already come through regularly. What's missing is people actually living close by.

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Sincerely,

Eggsmart, 156 Dundas St E, Paris.

H.S. Patel

Owner.

Starbucks

72 Dundas St. East, Paris Ontario ,

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

Dear Members of Council and Planning Staff,

I operate a business in this area and wanted to share my thoughts on the proposed residential development.

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Sincerely,

Starbucks, 72 Dundas St. East, Paris.

Store Manager

Swiss Chalet Rotisserie & Grill
82 Dundas St East
Paris ON N3L 3H5

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd.

Dear Members of Council and Planning Staff,

I operate a business in this area and would like to share my support for the proposed residential development.

This area already functions as a destination where people come to shop, eat, and access services. The businesses are established, the roads and infrastructure are in place, and there is already regular traffic through the area. What is currently missing is a stronger base of people actually living nearby.

Adding housing in close proximity would help bring better balance to the area. When residents live near existing businesses and services, the community functions more effectively. It becomes a place where people return regularly for their daily needs, creating a more stable and active environment for both residents and local businesses.

From a business owner's perspective, having more residents nearby would bring several important benefits. It would create a more consistent base of everyday customers, support activity beyond typical daytime hours, and allow businesses to plan, invest, and grow with greater certainty. A stronger local population also helps attract new businesses while supporting the success of those that are already established.

Overall, I believe this type of residential development fits well within the character and function of the area and represents a positive step forward as the community continues to grow. The proposed development and its future residents will help support many of the existing businesses in the area.

For these reasons, I support the proposal and encourage the County to move forward with the development.

Sincerely,
Tony DeCotiis - Franchisee

Swiss Chalet - Paris Ontario

Tony DeCotiis

Swiss Chalet Restaurant

82 Dundas St. East, Paris Ontario ,

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

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Sincerely,

Tony DeCatis

Swiss Chalet , 82 Dundas St. East, Paris.

The Full Plate

30 Paris Road, Paris, Ontario

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

Dear Members of Council and Planning Staff,

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Sincerely,

The Full Plate

30 Paris Road, Paris.

owner/operator

Kassy Walker

Camp 31

22 Paris Road, Paris Ontario ,

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd

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Sincerely, Ryan Mandryk Senior Management

Camp 31, 22 Paris Road, Paris.

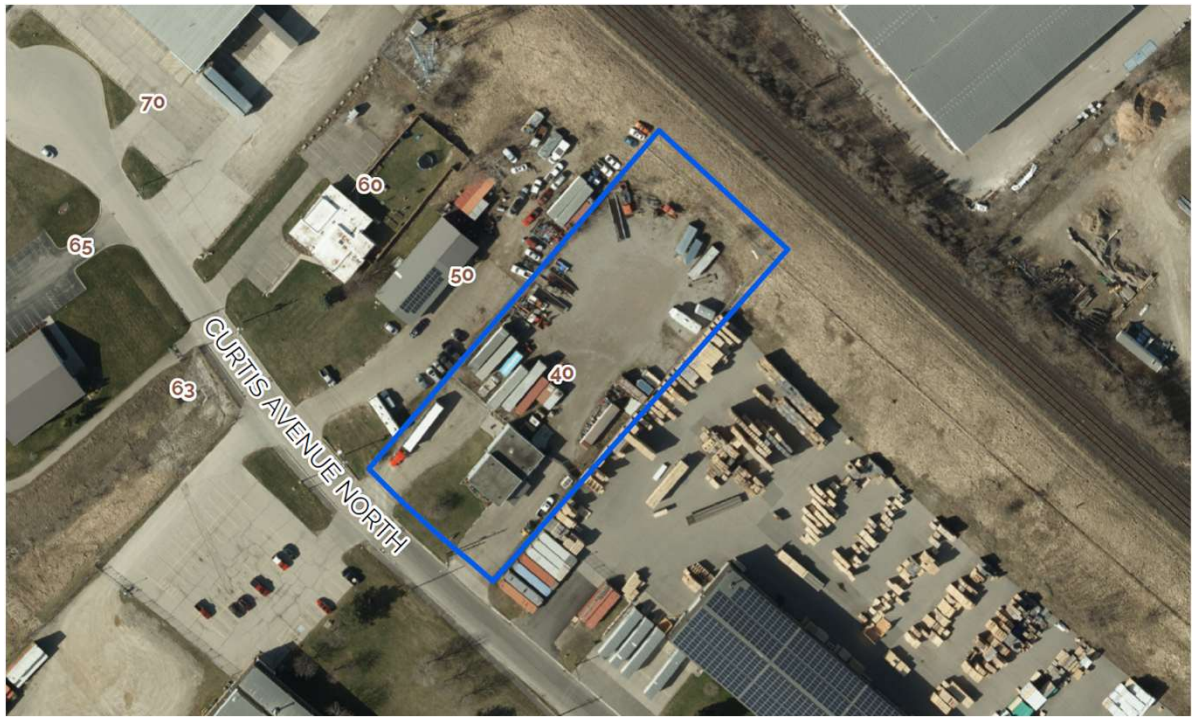
Application No.:	ZBA3-26-RC
Report No.:	RPT-0143-26
Application Type:	Zoning By-Law Amendment
Subject Lands:	40 Curtis Avenue North, Paris
Agent / Applicant:	Zelinka Priamo Ltd.
Owner:	DCH Group Inc.

Staff Recommendation:

To be received as information at this time.

Brant of County Council
April 14, 2026

Location & Conditions



Existing Conditions:

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

N

Brant of County Council

April 14, 2026

2

Official Plan (2023)

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

Located within the Urban Settlement Area of Paris



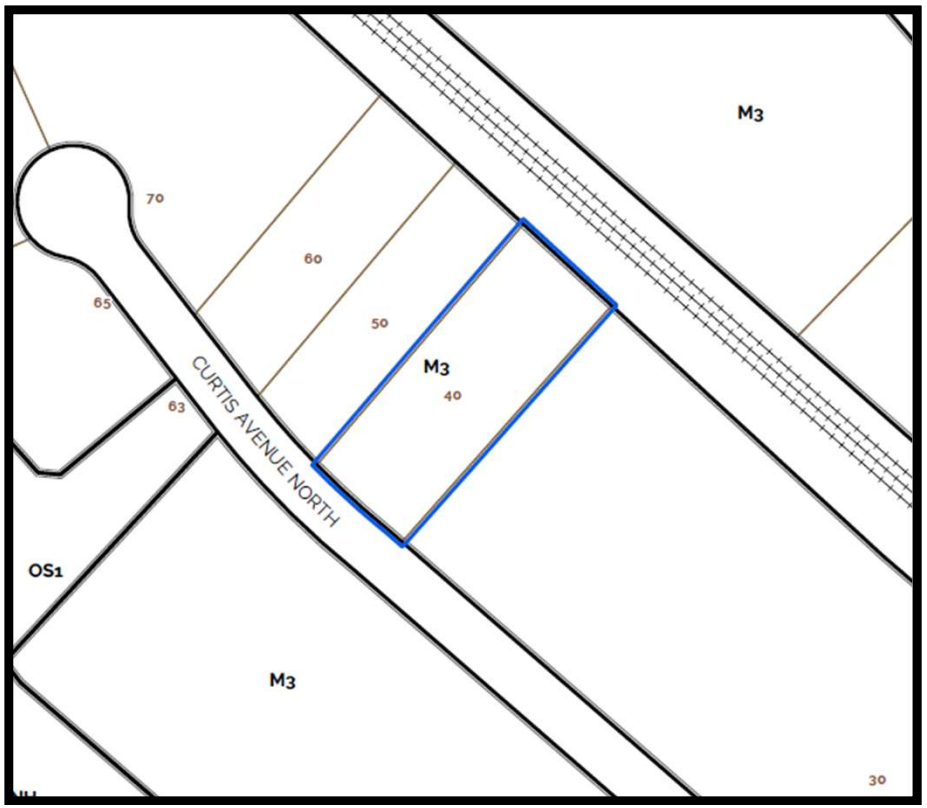
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Brant of County Council

April 14, 2026

Zoning By-Law No. 61-16

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

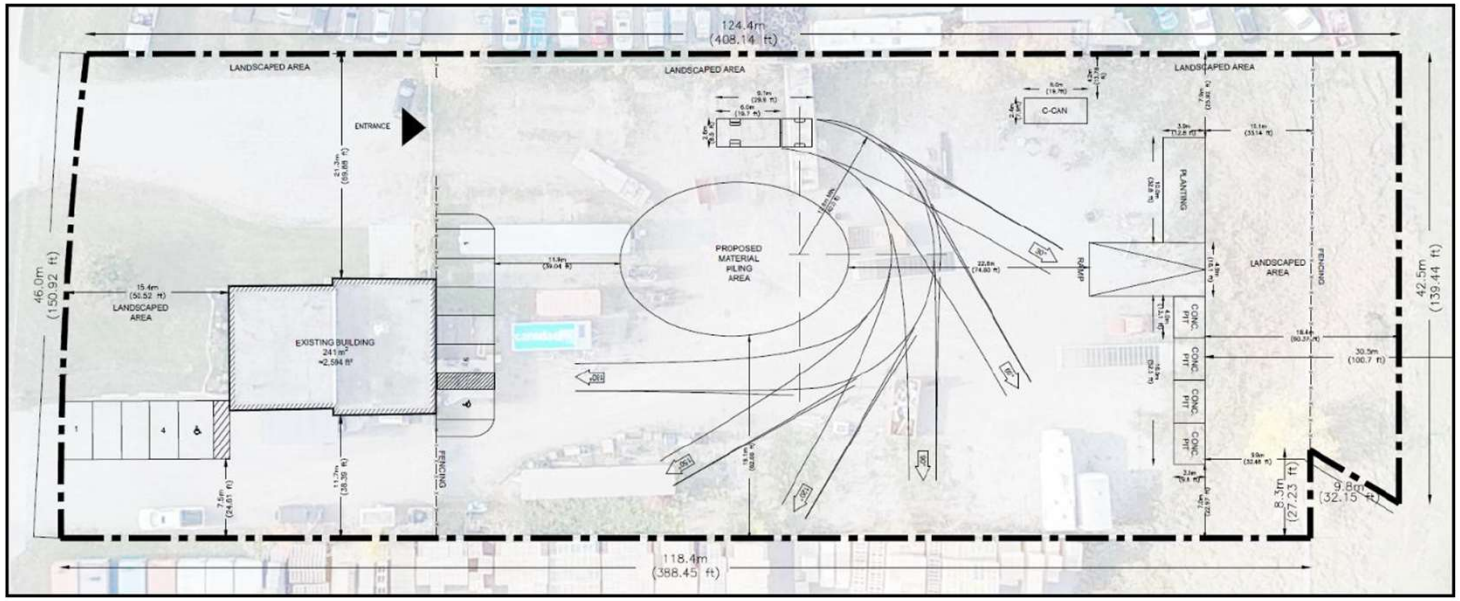


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Brant of County Council

April 14, 2026

Development Proposal



Zoning By-Law Amendment

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

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

N

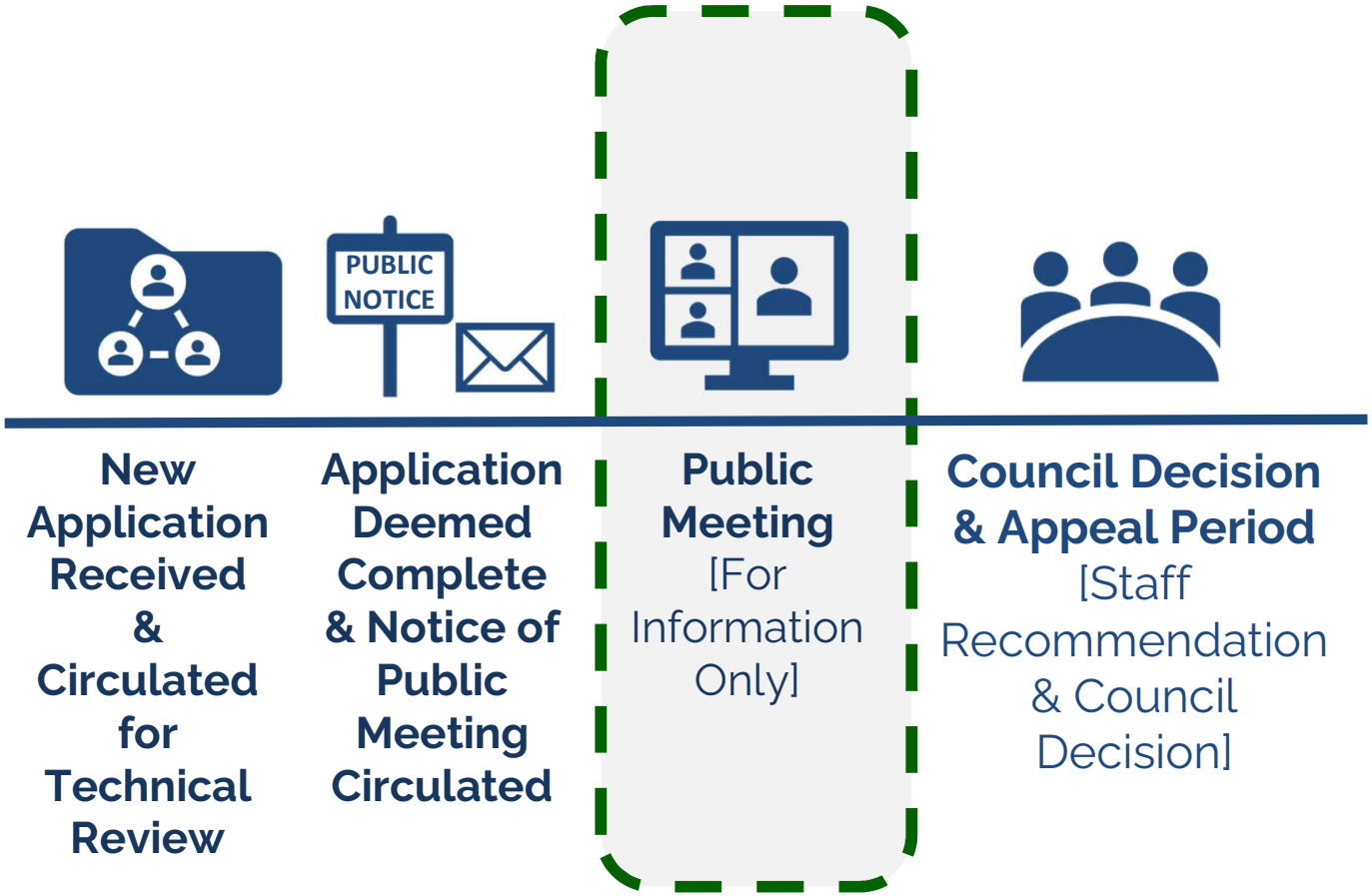
Brant of County Council

April 14, 2026

COUNTY OF Brant Simply Grand

5

Application Process / Next Steps



Brant of County Council

April 14, 2026

Questions?

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

Staff Recommendation:

To be received as information only.

Brant of County Council

April 14, 2026

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA3-26-RC

40 Curtis Avenue North
County of Brant
Ontario

COUNTY OF Brant Simply Grand

N

1:2,000

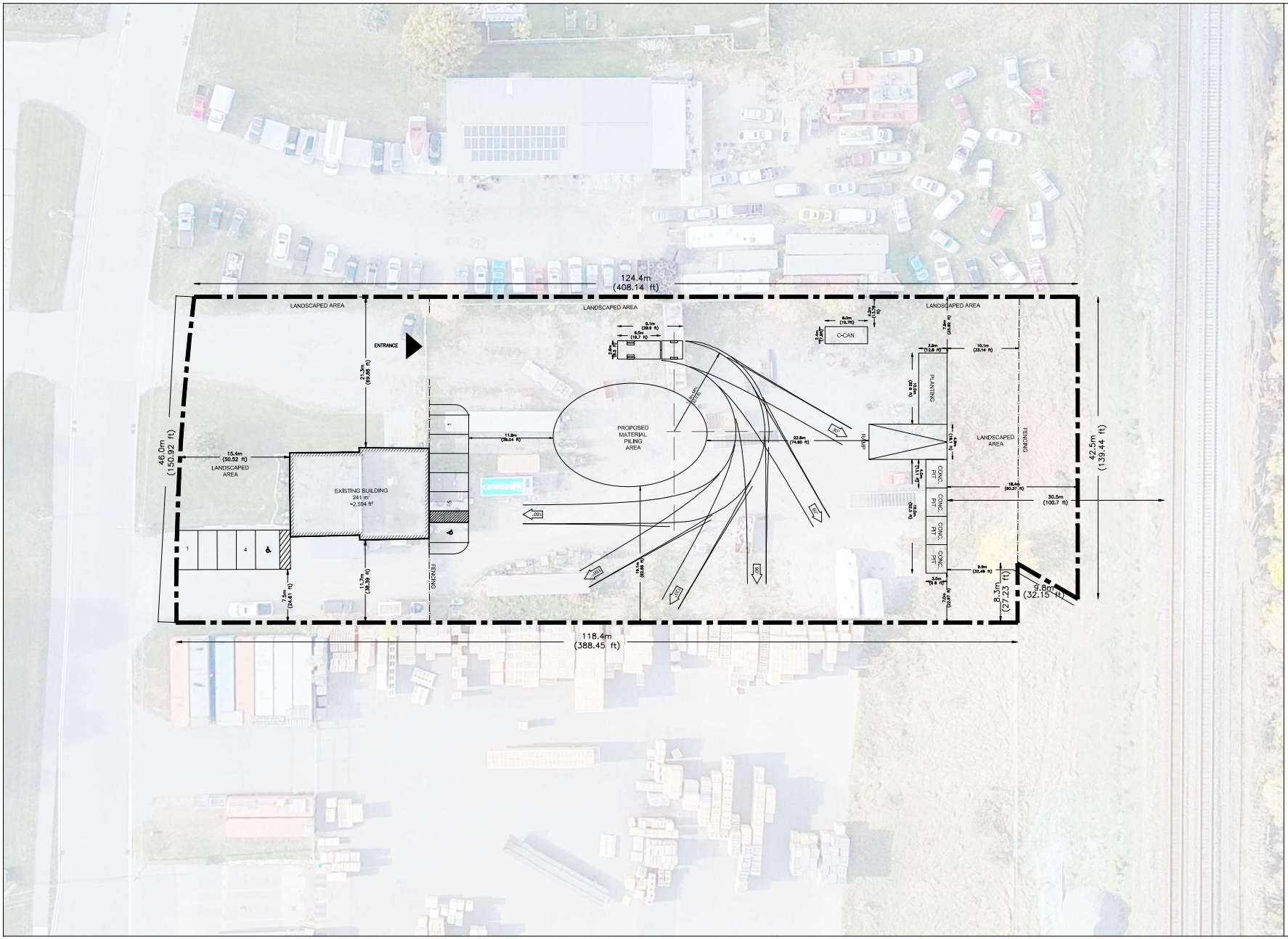
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Meters

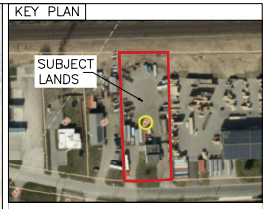
Date Printed:2026-03-06







KEY PLAN



CONCEPT PLAN

OF

CON 1 PT GORE FRONTING LOT28 PLAN
492 PT BLK 13 RP 2R3051 PART 1

PARIS, ONTARIO
COUNTY of BRANT

SITE STATISTICS
EXISTING ZONE: M3
PROPOSED ZONE: M3/M4

	REQUIRED	PROPOSED
LOT AREA (MIN)	1,100.0 m^2	6,075 m^2
LOT FRONTAGE (MIN)	30.0 m	46.0 m
STREET SETBACK, (MIN)	30.0 m	*15.4 m
INT. SIDE YARD (NW) (MIN)	30.0 m	4.2 m
INT. SIDE YARD (SE) (MIN)	30.0 m	7.0 m
REAR YARD SETBACK (MIN)	30.0 m	18.4 m
ANY YARD ABUTTING RESIDENTIAL OR INSTITUTIONAL ZONE (m)	30.0 m	N/A
ANY YARD ABUTTING RAILWAY RIGHT-OF-WAY (m)	10.0 m	30.5 m
COVERAGE (MAX)	60%	4.2%
LANDSCAPED AREA (MIN)	30%	24.8%
HEIGHT (MAX)	12.0 m	<12.0 m
PARKING (MIN)**/***	8 spaces	9+2 BF

*Existing condition.

**Parking req's taken for, office – business or professional minimum required off street parking regulations (per gross floor area) which is 1 parking per 30 sqm.

***Parking req's taken for, recycling facility minimum required off street parking regulations (per gross floor area) which is 1 parking per 100 sqm. (Total Planting area + C-can = 53.4 sqm.)

NO.	REVISION	DATE	INITIAL

JAIME COGGER

40 CURTIS AVENUE
NORTH, PARIS, ON

Zelinka Priamo Ltd.
LAND USE PLANNERS
318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 email: zp@zpplan.com

DRAWN BY	PROJECT NO.
LGS	UCS/PAR/25-01
DATE	SCALE
FEBRUARY 2026	1:500

Re: Objection – Zoning By-law Amendment ZBA3-26-RC

40 Curtis Avenue North – Proposed Hydro Vac Slurry Processing Facility

To Whom It May Concern,

I am writing on behalf of ABC Recreation LTD, located directly across from 40 Curtis Avenue North, to express our strong objection to the proposed rezoning to a site-specific Heavy Industrial (M3-XX) zone permitting a hydro vac slurry processing facility, including its associated machinery, equipment, and industrial operations.

1. Environmental & Public Health Risks

Hydro vac slurry processing involves handling contaminated wet waste that can produce runoff, odours, airborne particulates, and potential chemical exposure. These impacts pose unacceptable environmental and health risks and are incompatible with a professional office workplace directly across the street.

2. Heavy Truck Traffic & Safety Concerns

The proposed operation would introduce frequent hydro vac and industrial transport trucks along Curtis Avenue North, creating ongoing safety risks for our approximately 20 employees accessing our office daily.

3. Noise & Vibration Impacts

Industrial processing equipment and heavy truck movement would generate continuous noise and vibration, disrupting our office environment, reducing employee productivity, and hindering normal business operations.

4. Land Use Incompatibility

A high-intensity industrial waste processing facility is fundamentally incompatible with neighbouring office, recreational, and community-oriented properties. This proposal represents a major land-use conflict.

5. Absence of Required Impact Studies

The notice provides no environmental, traffic, noise, or compatibility studies, all of which are essential for evaluating an industrial use of this scale.

Request

ABC Recreation LTD respectfully requests denial of this rezoning application, or at minimum a deferral until comprehensive environmental, traffic, noise, and compatibility studies are completed and made publicly available.

Please ensure we are notified of all future meetings or decisions regarding ZBA3-26-RC, including the Public Information Meeting on April 14, 2026, at 6:00 PM.

Sincerely,

Bill Cox

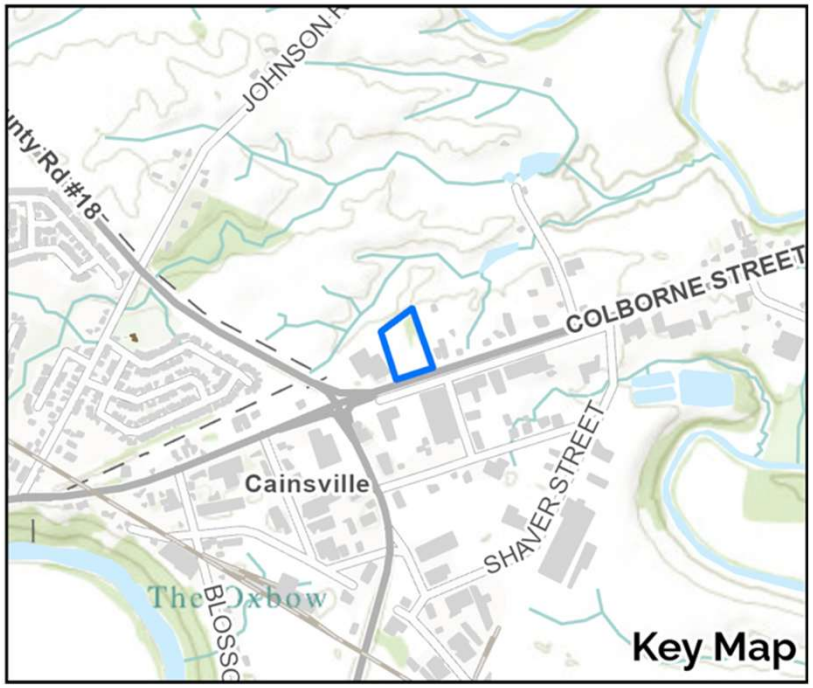
Owner, ABC Recreation LTD

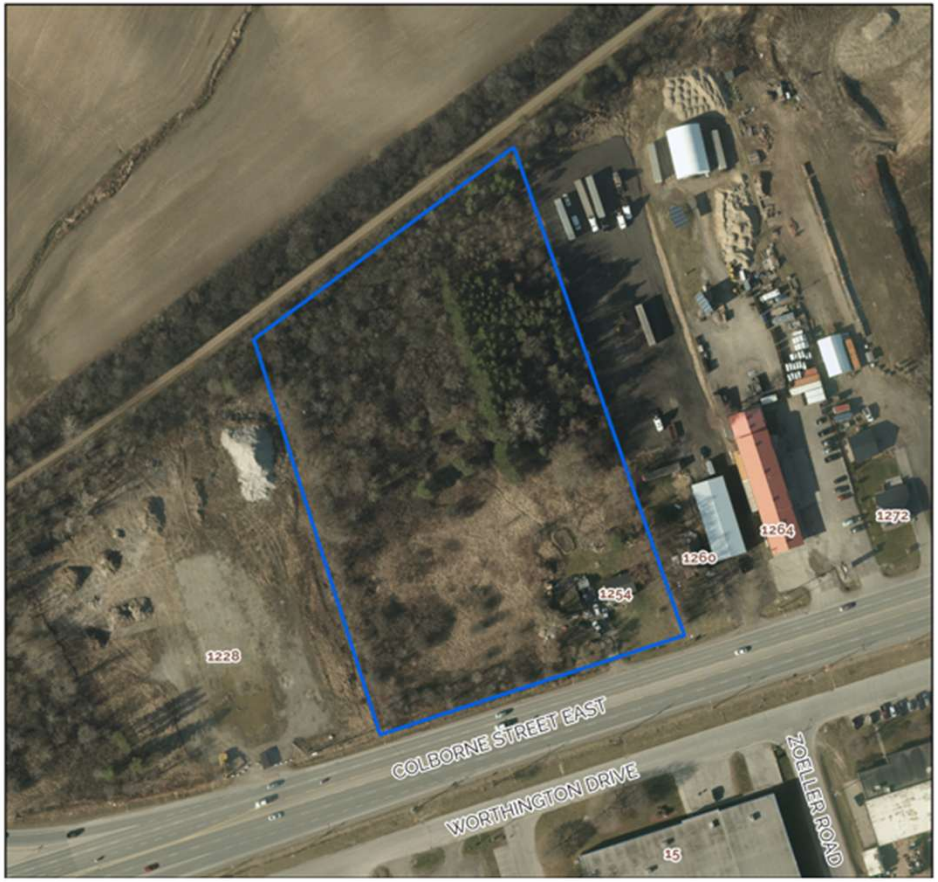
Council

April 14, 2026

Application No.:	**ZBA1-26-LK**
Report No.:	N/A
Application Type:	**Zoning By-Law Amendment**
Subject Lands:	**1254 Colborne St E**
Agent:	**Brooke Burlock, Zelinka Priamo Ltd**
Owner:	**214CarsonCo c/o Steve Little**
Recommendation:	**To be received for information.**

Property Location





Frontage: Approx. 120 metres along Colborne St E

Area: 5.08 acres

Surrounding Uses: Industrial, Commercial and Natural Heritage Features

Planning Policy

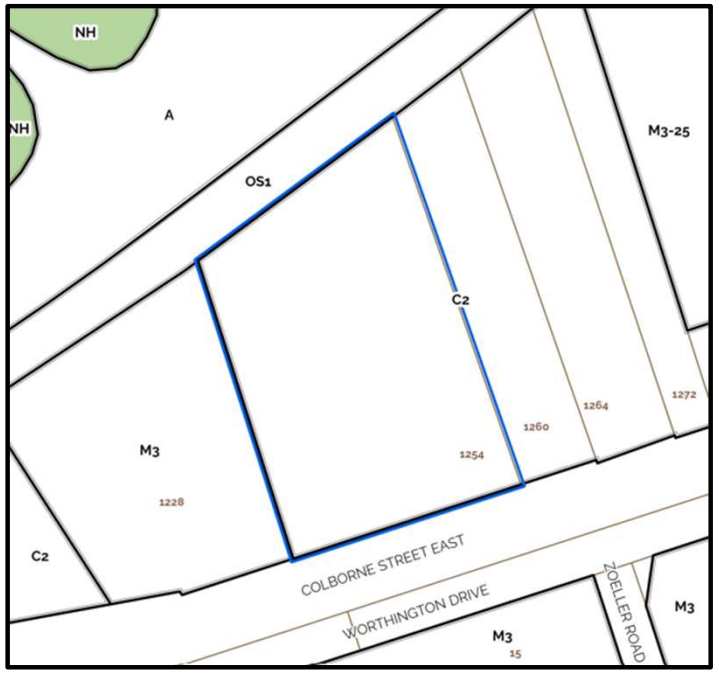
Official Plan (2023)



Current Land Use Designation:

General Employment & Natural Heritage System

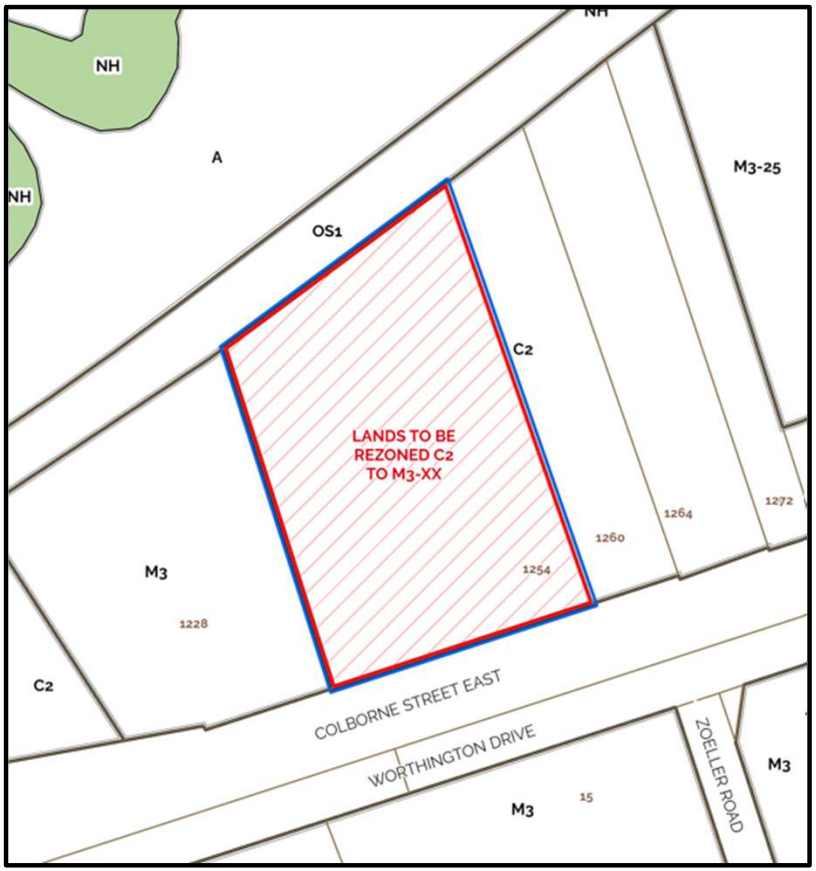
Zoning By-Law (61-16)



Current Zoning Classification:

General Commercial (C2)

Application Details



Permitted Uses		
M3 Zone	**Existing (General Commercial)**	**Proposed (M3-XX)**
• Auction Establishment • Auto Body Shop • Automobile Repair Garage Automobile Sales or Rental Establishment • Building Supply Outlet • Bulk Sales Establishment Cannabis Production and Processing • Catering Establishment • Chemical and Pharmaceutical Industry • Contractor's Yard • Electrical and Electronic Products Industry • Food Processing Plan • Manufacturing Facility • Mobile Refreshment Cart • Office, Support • Open Storage accessory to the principal use, in accordance with Section 11.4 • Paper Products Industry • Printing Establishment • Processed Goods Industry • Propane Transfer Facility • Recreational Establishment • Research and Development Establishment • Restaurant • Retail Store accessory to permitted use in accordance with Section 11.2 • Service and Rental Establishment • Transport/Truck Terminal • Warehouse, Public Self Storage • Warehouse • Wholesale Establishment	a) Assembly Hall b) Auditorium c) Automobile Repair Garage d) Automobile Sales of Rental Establishment e) Automobile Service Station f) Bakery g) Bulk Sales Establishment h) Car Wash i) Convenience Store j) Day Car k) Drive-Through Facility l) Dry Cleaning and Laundry m) Financial Institution n) Floral Shop o) Funeral Home p) Grocery Store q) Home Improvement Centre r) Hotel s) Mobile Refreshment Car t) Nursery and Garden Centre u) Office, Business and Professional v) Office Medical w) Office Supply Outlet x) Personal Service Establishment y) Pharmacy z) Place of Worship aa) Recreational Establishment bb) Restaurant cc) Retail Store dd) School, commercial ee) Service and Rental Establishment ff) Taxi Stand gg) Veterinary Clinic	Proposed uses, as outlined by the Applicant, include: • manufacturing, • warehousing or • other industrial uses permitted within the Heavy Industrial (M3) Zone.

Application Details – Site Specifics

Section 5.12 – Parking Requirements for Non-Residential Uses

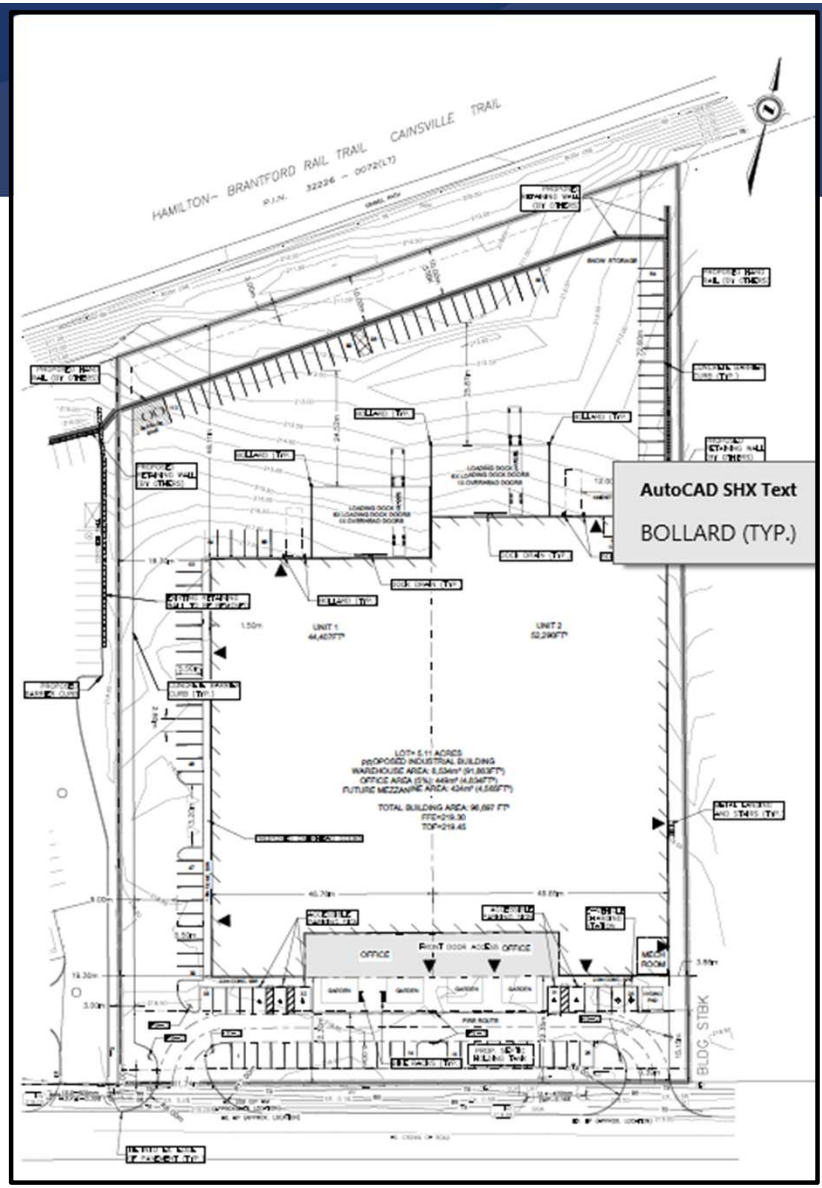
Regulation	Proposed Ratio	Compliance
Warehouse (1 per 100m2) Support, Office (1 per 15m2)	Warehouse (1 per 125m2) Support, Office (1 per 20m2)	**No**

Section 5.7.1 – Driveway Regulations Table

Regulation	Regulation	Proposed	Compliance
Maximum Driveway Width	10m	+/- 11.74m	**No**

Section 11.2 – Employment Zone Requirements

Regulation	Regulation	Proposed	Compliance
Street Setback	50 m	22 m	**No**



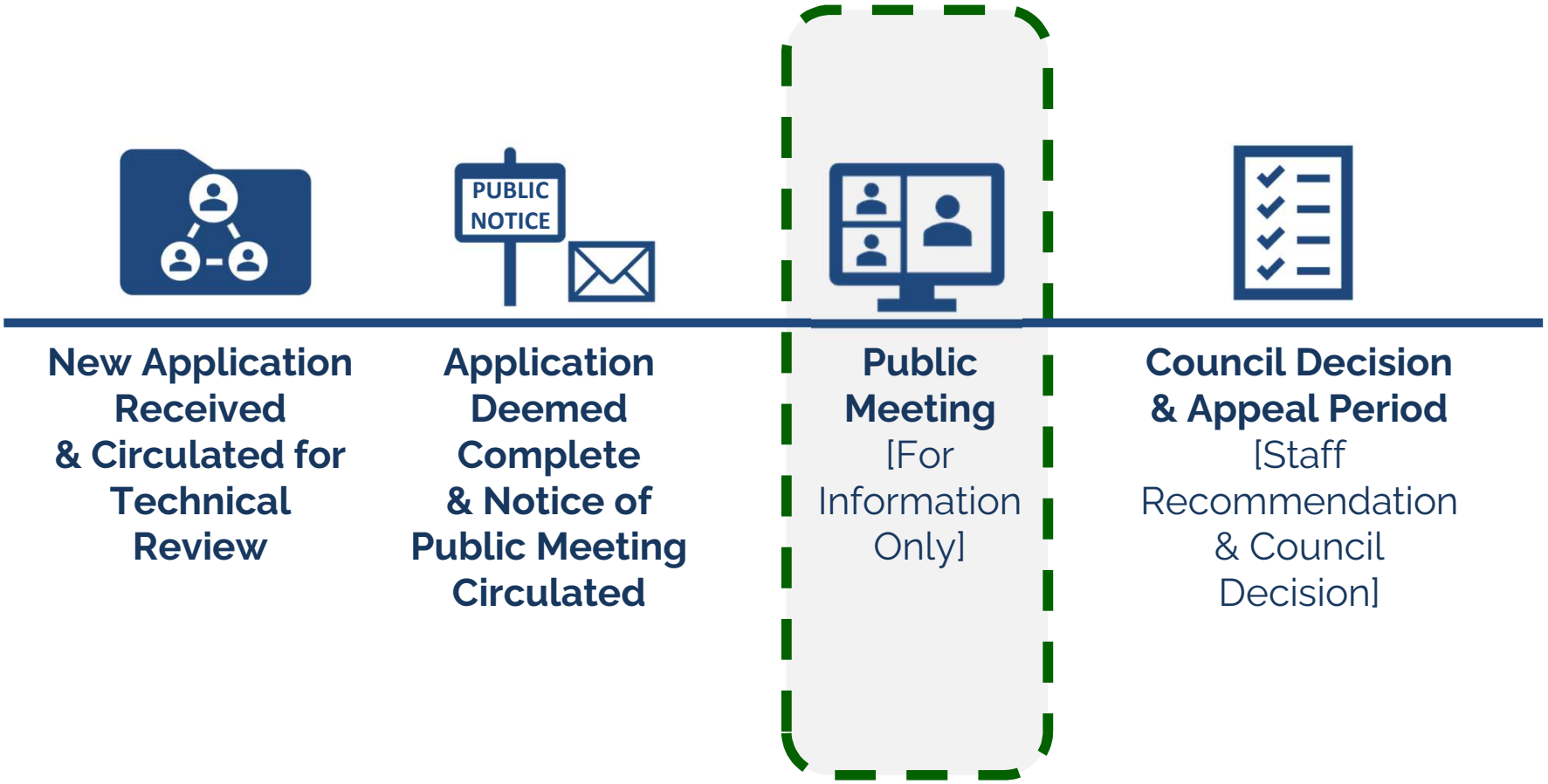
Key Considerations

- **Servicing**
  - Currently not serviced, County Staff are working with the Applicant on ways to provide necessary infrastructure.

- **Natural Heritage**
  - An EIS has been completed for the site and was peer reviewed by LGL. Discussions with the Applicant regarding next steps are necessary.



Application Process / Next Steps



New Application Received & Circulated for Technical Review

Application Deemed Complete & Notice of Public Meeting Circulated

Public Meeting [For Information Only]

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

Council

April 14, 2026

Application No.:	**ZBA1-26-LK**
Report No.:	N/A
Application Type:	**Zoning By-Law Amendment**
Subject Lands:	**1254 Colborne St E**
Agent:	**Brooke Burlock, Zelinka Priamo Ltd**
Owner:	**214CarsonCo c/o Steve Little**
Recommendation:	**To be received for information.**

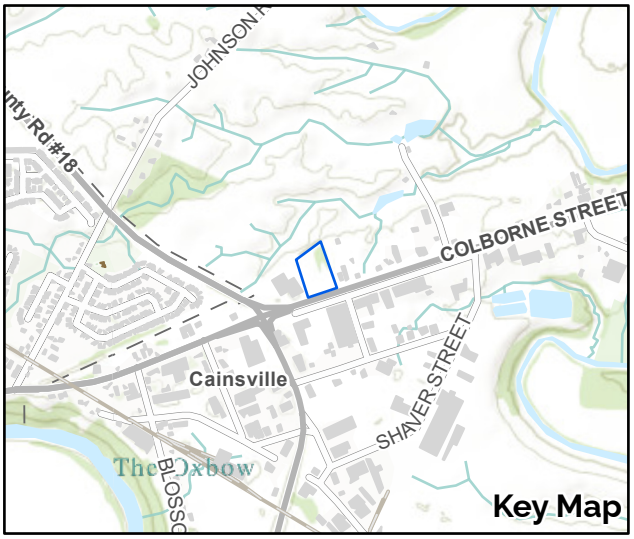
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA1-26-LK

1254 Colborne Street East
County of Brant
Ontario

N

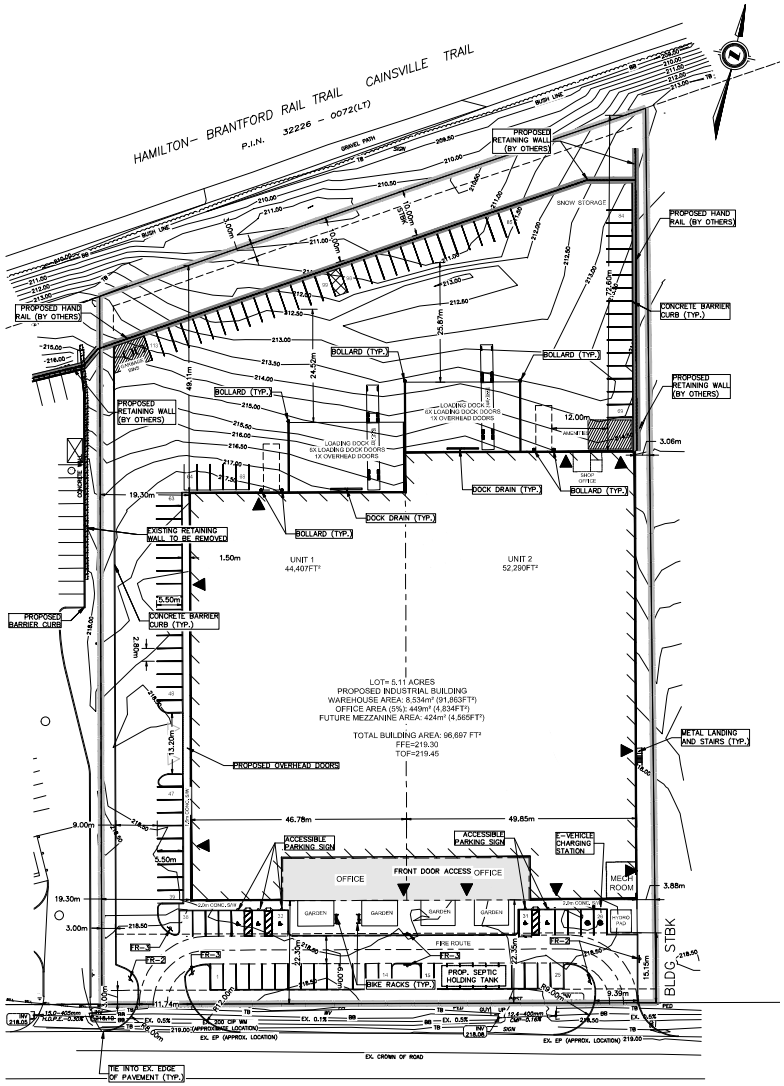
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Meters

Date Printed:2026-02-26





MTE FILE PATH: P:\P\63648_001\DWG\SITE PLAN\63648-001-A1.1



SITE DATA

1254 Colbourne Street East, County of Brant, Ontario

DATA		REQUIRED	PROVIDED
CURRENT ZONING		M3	
LOT AREA (m²)		1,100 MIN	20,679 m² (2.06 Ha) 5.11 acres
LOT FRONTAGE (m)		30.0 MIN	120.0m
SETBACKS	STREET SETBACK (m)	50m MIN	22.0m
	INTERIOR SIDE YARD	3.0m MIN	3.0m
	REAR YARD	8.0m MIN	49.1m

BUILDING DATA

DATA	REQUIRED	PROVIDED
LOT COVERAGE (%)	60% MAX	43.4%
BUILDING AREA (m²)	---	8,983m² (96,697FT²)
NUMBER OF STOREYS	---	1
BUILDING HEIGHT (m)	12.0m MAX	10.4m

LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	10% min	13.5%
LANDSCAPE AREA (m²)		2797m² (ONLY GRASS AREA)

LANDSCAPE OPEN SPACE MAY INCLUDE A PEDESTRIAN WALKWAY, PATIO OR SIMILAR SEMI-PERMEABLE AREA AT GRADE.

VEHICLE PARKING DATA

DATA		REQUIRED	PROVIDED
PARKING	INDUSTRIAL AREA =8534m²	1 / 100m² = 86	1 / 125m² = 69
	OFFICE / MEZZ AREA =873m²	1 / 15m² = 59	1 / 20m² = 44 (Required per ZBA)
BARRIER FREE PARKING		3%+1 / requ. = 5	5 (TYPE B=3, TYPE A=2)
TOTAL		145	113
LOADING STALLS		4	16

MIN DRIVEWAY WIDTH 4.5m FOR ONE-WAY, 6.0m FOR TWO-WAY
MAX DRIVEWAY WIDTH 10.0m

PARKING STALL SIZE 2.8m X 5.5m

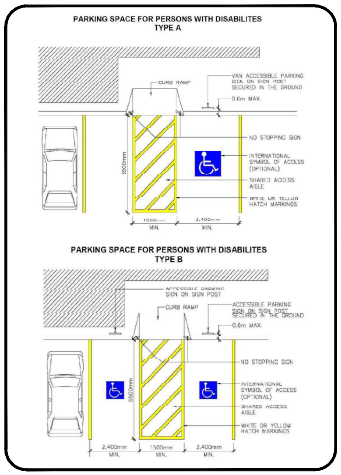
MANUFACTURING = 1/125m²
OFFICE = 1/20m²

LOADING SPACE 3.5m X 10.0m X 4m CLEAR HEIGHT.

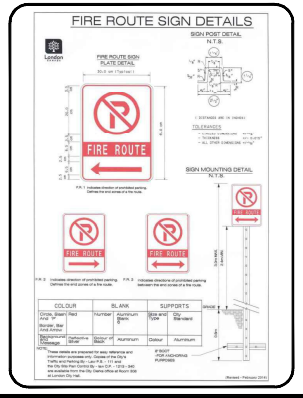
2,501-7,500m² = 3 LOADING STALLS
7,500 AND OVER = 3 + 1 SPACE FOR EACH ADDITIONAL 10,000m²

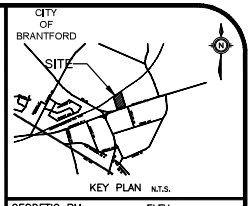
BARRIER FREE PARKING 101-200 - 3%+1 OF REQUIRED

BARRIER FREE STALL SIZE TYPE A 3.4mX5.5m, TYPE B 2.8mX5.5m.









GEODETIC BM ELEV. = m

SITE BENCHMARK ELEV. = m

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

SCALE

HORIZONTAL SCALE – 1 : 500
5.0m 0 10.0m

No.	REVISION	BY	YYYY-MM-DD
8.			
7.			
6.			
5.			
4.			
3.			
2.	GARDEN BEDS REVISED	MTE	2025-12-23
1.	GARDEN BED ADDITIONS	MTE	2025-11-28

MTE
Engineers, Scientists, Surveyors
519-204-6510

OWNER
214 CARSON CO.
1254 COLBORNE ST E BRANTFORD, ON

PROJECT
PROPOSED INDUSTRIAL BUILDING

DRAWING
SITE PLAN

Project Manager	L. SULLIVAN	Project No.	63648-001
Design By	JAC	Checked By	AOS
Drawn By	JAC	Checked By	AOS
Surveyed By		Drawing No.	A1.1
Date	Sep.09/25		
Scale	1:500	Sheet	of

COUNTY OF Brant Simply Grand

Council

April 14, 2026

Application No.:	**ZBA2-26-RF**
Report No.:	**RPT - 0127 - 26**
Application Type:	**Zoning By-Law Amendment**
Subject Lands:	**8 Orth Drive, New Durham**
Agent / Applicant:	**Kayla DeLeye (Kayla DeLeye Development Planning)**
Owner:	**Andrew and Cheryl deHaan**
Recommendation:	**For information.**

Property Location



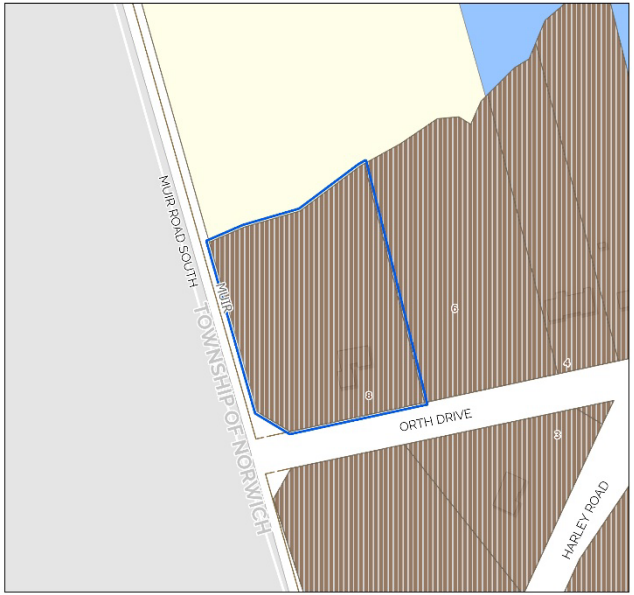


Total Area: 1.1 ha (11,039 sq. m.)
Frontage: Orth Drive & Muir Road South

Existing Conditions:
The subject lands have a single detached dwelling and some sheds.

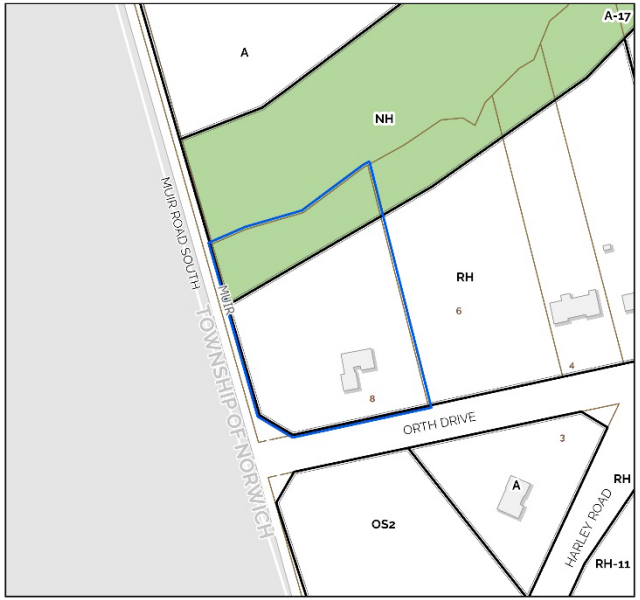
Planning Policy

Official Plan (2023)



Current Land Use Designation:
Village Developed Area

Zoning By-Law (61-16)



Current Zoning Classification:
Residential Hamlets & Villages (RH) & Natural Heritage (NH)

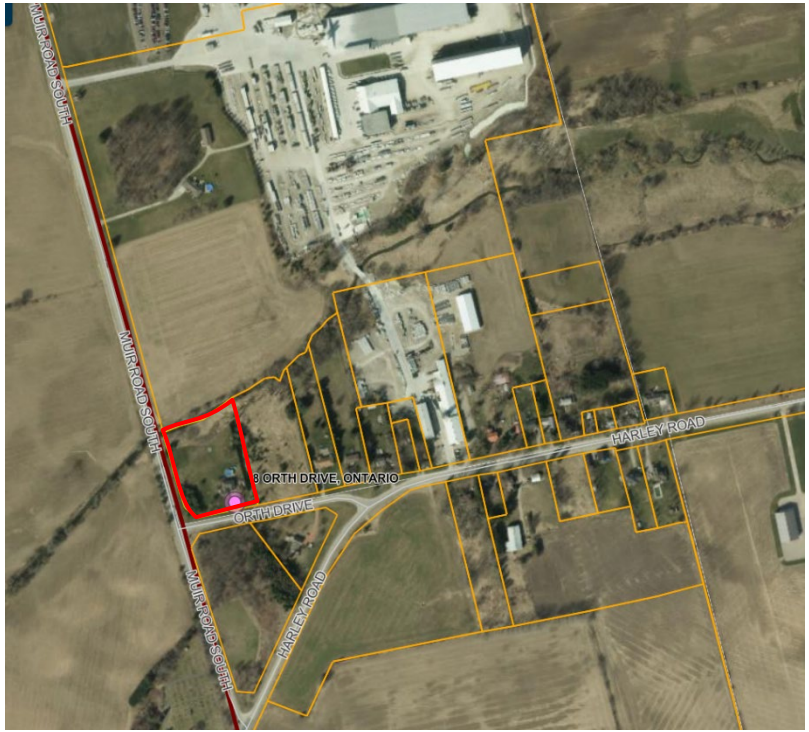
Application Details



Zoning By-law Amendment ZBA2-26-RF is proposing to establish the following site-specific provisions to facilitate an accessory structure in the Residential Hamlets & Villages (RH) zone to permit:

- **a maximum lot coverage for all accessory structures of 491 m2, whereas 140 m2 is permitted**
- **a maximum height of 6.92 m, whereas 5m is permitted**

Key Considerations



Permitted uses

- Residential, including accessory structures

Compatibility

- Surrounding land uses
- Larger lot sizes in the area
- Lot size can accommodate larger structure

Key Considerations

Pic 1



Use

- Accessory to principal dwelling
- Storage and workshop

Access

- Existing entrance

Tree considerations

- Protection fencing
- Replacement or compensation

Application Process / Next Steps



New Application Received & Circulated for Technical Review



Application Deemed Complete & Notice of Public Meeting Circulated



Public Meeting
(For Information Only)



Council Decision & Appeal Period
(Staff Recommendation and Council Decision)

COUNTY OF Brant Simply Grand

Council

April 14, 2026

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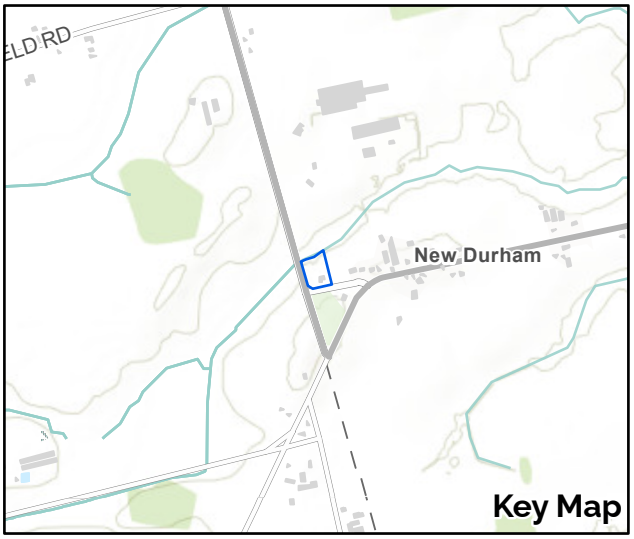
MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA2-26-RF

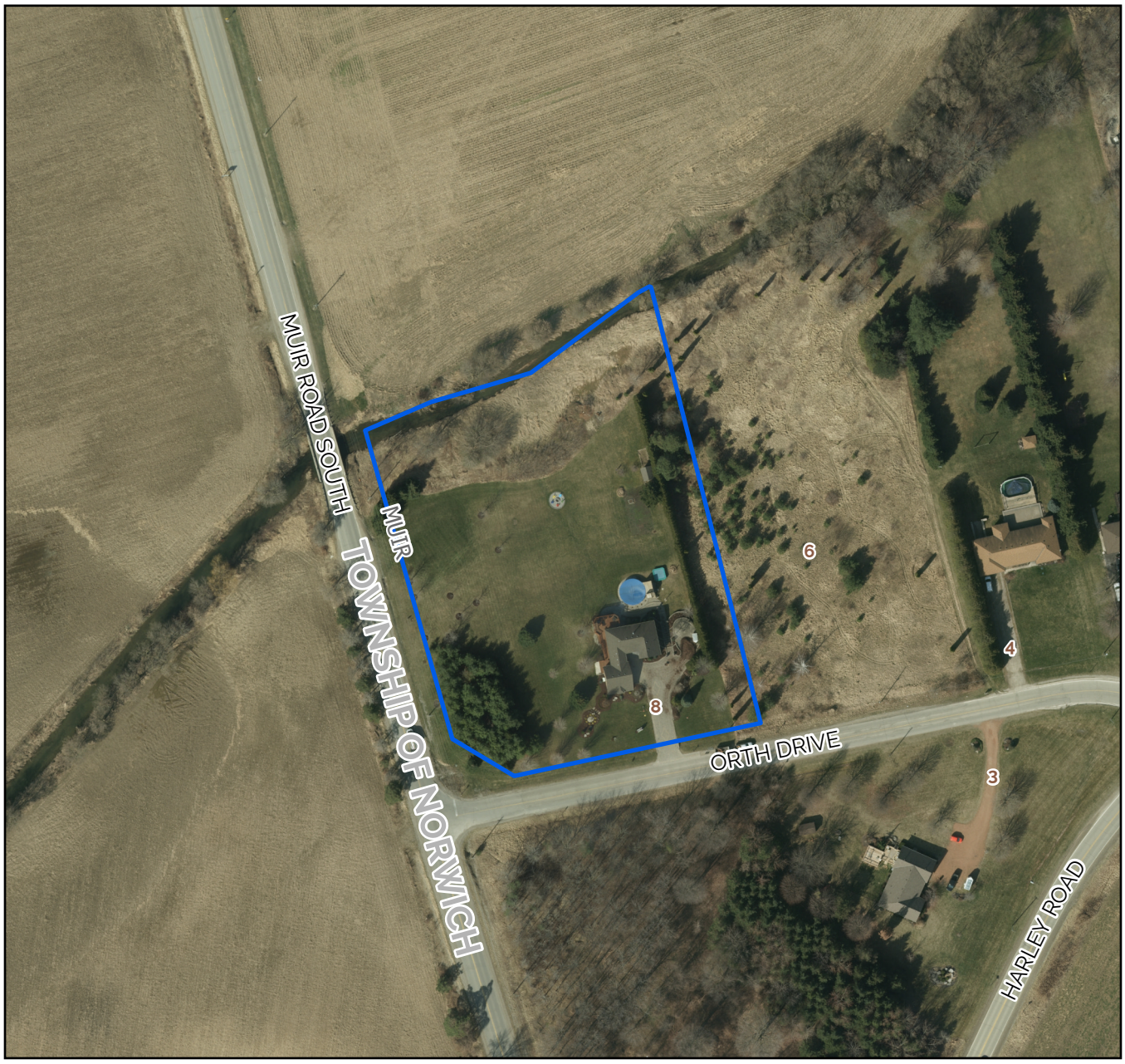
8 Orth Drive
County of Brant
Ontario

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Meters

Date Printed:2026-02-26







SITE STATS

SITE ZONING:RH	REQUIRED:	PROVIDED:
SITE AREA:	N/A	11038m² / 11.04Ha
STREET SETBACK (MUIR LINE)	7.5m	18.8m
STREET SETBACK (ORTH DRIVE)	7.5m	25.59m
INTERIOR SIDE YARD (EAST):	1.5m	57.22m
INTERIOR SIDE YARD (WEST):	7.5m	7.5m
REAR YARD	1.5m	71.98m
LOT COVERAGE MAX:	30%	6.7%
BUILDING HEIGHT:	10.5m(MAX)	6.92m

LEGEND:

EL: XXX.XX → Existing/Proposed Elevation (m)
F.F. = XXX.XX m → Finished Floor Elevation (m)
→ Proposed (Pr.) Grade Elevations
→ Existing (Ex.) Grade Elevations
(+/-)XX.XX → Direction and Slope of Surface Drainage
→ Existing Trees
→ Property Line
HP → Hydro Pole
→ Building Entrance
T.F.E = XXX.XX → Top of Foundation Elevation (m)
U/S FTG. = XXX.XX m → Underside of Footing Elevation (m)
→ Site Benchmark
→ Silt Fence
→ Property Bar

LICENSED PROFESSIONAL ENGINEER
N.P.HIEMSTRA
100224382
Dec10/25
PROVINCE OF ONTARIO

SITE BENCHMARK:

DRAWING TITLE: GENERAL SITE PLAN

KEY MAP
N.T.S

SITE LOCATION

NO.:	DATE:	STATUS:
1	NOV. 20, 2025	FOR APPROVAL
2	DEC. 9, 2025	FOR APPROVAL

DESIGNLOGIC ENGINEERING

PROJECT NAME:
ANDREW DEHAAN
GRADING PLAN

PROJECT ADDRESS:
8 ORTH DRIVE, NEW DURHAM, ONTARIO

DLX25-570
DRAWN BY: L.C.
CHECKED BY: N.H.

SP1

County of Brant Council Report

To: The Mayor and Members of County of Brant Council

From: Brandon Webb, Research and Marketing Economic Development Officer

Date: April 14, 2026

Report #: RPT-0139-26

Subject: Rural Prosperity Community Improvement Plan (RPCIP)

Purpose: For Approval

Recommendation

THAT the Rural Prosperity Community Improvement Plan (RPCIP) be approved;

THAT the General Manager of Strategic Initiatives be given delegated authority to approve applications up to and including $5,000;

AND THAT the appropriate by-laws be prepared for signing by the Mayor and the Clerk.

Strategic Plan Priority

Strategic Priority 1 - Economic and Financial Resilience

Impacts and Mitigation

Social Impacts

Historically, the County of Brant has been a community that built its economy and identity in agriculture. The Rural Prosperity Community Improvement Plan (RPCIP) will allow the County of Brant's agriculture community to access funding to make improvements to property and buildings that can diversify incomes and maintain long-term viability of smaller family farms.

Additionally, as of the 2021 Census of Agriculture, the median age of a farmer in the County of Brant is 58 years. Elements of the RPCIP support succession planning for family farms by enabling multigenerational families to live on the same property and establish succession plans. This is an important consideration given that 62 percent of farmers in the County of Brant responded as to not having a succession plan in place.

Environmental Impacts

The RPCIP will allow farms to maintain their viability and stay in operation long term. Farms that remain viable are more likely to stay in production and less likely to be lost to consolidation by larger commercial farming operations or sold for development.

Additionally, renovations that could be considered through the RPCIP would allow for the rehabilitation of existing farm buildings that would otherwise become derelict.

Economic Impacts

Currently, there are no additional budget implications. Should the Rural Prosperity Community Improvement Plan be approved, the current balance of $217,297 in the Community Improvement Plan capital account is expected to be sufficient to support applications received through the three downtown CIPs and RPCIP applications, based on anticipated application volumes.

Report

Background

A Community Improvement Plan (CIP) is a planning tool enabled by Section 28 of the Planning Act, R.S.O. 1990. This legislation authorizes municipalities to designate Community Improvement Project Areas (CIPAs) and to establish financial incentive programs such as grants or loans to stimulate economic and social improvements within those areas. Through this authority, CIPs provide municipalities with a formal mechanism to support and encourage physical improvement and investment across the entire County or within specifically defined areas.

On October 12, 2021, the Policy Development and Strategic Direction committee directed staff to develop a rural focused Community Improvement Plan. While this direction was received in 2021, the Rural Prosperity CIP could not be properly developed until the County of Brant's 2023 Official Plan received provincial approval. Following the approval of the Official Plan, staff were able to work on the RPCIP and develop the intentions and guidelines of this program in the context of the new Official Plan. The RPCIP was developed entirely in-house in collaboration between Economic Development and Policy Planning. Other departments were consulted during the initial development of the plan to ensure alignment with other County of Brant initiatives, and comments were incorporated in the first draft of the plan.

Once the first draft of the program was completed, presentations were given to various groups and committees to gather feedback throughout 2024 and 2025. This includes three (3) presentations to the Agriculture Advisory Committee. At the July 28, 2025 meeting a draft of the plan and presentation was shared with committee for feedback to assist in finalizing the plan before a series of public engagement activities. The plan was also presented to the board of the Brant County Federation of Agriculture in January of 2026. Following the collection of feedback from key stakeholders, the plan was sent to the Ministry of Municipal Affairs and Housing for provincial feedback and draft finalization.

The RPCIP is consistent with the Provincial Planning Statement (PPS), 2024, which directs municipalities to create opportunities for economic development and job creation and to build a strong, competitive, and investment-ready rural economy. It also supports PPS policy direction to protect and strengthen the long-term viability of rural areas, local food production, and the agri-food network. In doing so, the Rural Prosperity CIP advances several provincial interests under Section 2 of the Planning Act, including economic development and competitiveness, the orderly development of healthy communities, and the protection of agricultural resources. This alignment ensures that local incentive programs contribute directly to broader provincial objectives for rural prosperity and sustainable community development.

In January 2026, public consultation began on the RPCIP through both an EngageBrant online survey and a series of in-person public engagement sessions throughout the County of

Brant in Onondaga, Oakland, and Glen Morris. Online engagement for the RPCIP concluded on February 17, 2026. The results of the survey and the in-person sessions have been included as Attachment 4. In total, 60 participants attended the three open houses, and 65 survey responses were received.

Following the completion of key stakeholder engagement and public engagement, the Rural Prosperity CIP was finalized by staff and has been included as Attachment 3.

Analysis

Currently, the County of Brant operates three (3) CIPs in downtown Paris (since 2015), St. George (since 2019), and Burford (since 2019). Since 2019, the County of Brant has approved $677,321 in grants. These grants have been leveraged to complete an estimated $7M in property improvements in these three downtown areas. Due to the popularity of this program, expansion of CIP grants outside of these urban boundary areas is a natural next step to allow business and property owners to make improvements to their buildings or properties.

The Rural Prosperity CIP will function as a strategic tool to guide targeted reinvestment, particularly across rural communities. It will enable the County to deliberately align financial incentives with key policy objectives, including agricultural diversification, rural housing supply, and support for local businesses. In this way, it translates broader planning goals into actionable programs, enhancing the feasibility of rural economic development and stimulating targeted investment that can help accelerate market activity and support strategic sector growth. The RPCIP will serve as a practical implementation tool for strengthening the rural economy and supporting complete, resilient, and sustainable communities.

The RPCIP was designed to support four (4) land/property uses that exist in the County of Brant that can generate positive economic impact, increased visitation to areas of Brant that may not be frequent destinations for tourists, and support other County of Brant initiatives. These four uses are outlined below.

1. On-Farm Diversified Uses (OFDUs) – An activity that is secondary to the primary agricultural operation and limited in scale. These uses enhance the agricultural economy while preserving farmland and minimizing land use conflicts. Applicants for funding for OFDUs must have a Farm Business Registration (FBR) number.
2. Additional Residential Units (ARUs) - ARUs are self-contained dwelling units located on the same property as a principal residence. These units may be connected to or detached from the primary home. Applicants for ARUs must have a FBR number to be eligible for grant funding.

   A key benefit to reducing the barriers of Additional Residential Units on farm properties is allowing for multi-generational families to live on the same property. This can be a valuable asset to a farmer considering their options for succession planning and passing the farm down to another generation. According to the 2021 census of agriculture, of 669 census farms in the County of Brant, only 250 reported having some form of a succession plan, either written or verbal. Additionally, succession planning for Brant farmers will be a major issue as the median age of a farmer is 58 years old. Considering this data is now 5 years old, this number could be higher in the next census, making the need for succession to be more prevalent.
3. Hamlets and Villages – Commercial and Community Benefiting Uses - Properties designated as Rural Hamlets and Villages in the County's Official Plan are eligible for RPCIP incentives if used for commercial, institutional, or mixed-use purposes. These

uses support the vibrancy and economic vitality of rural communities while maintaining their unique character.

4. Rural Tourism Businesses - Existing businesses and properties that contribute to the overall tourism sector of the County of Brant. These properties are either in rural areas or contribute to the overall character of the County of Brant's Agri-Tourism and Agri-Business community. These businesses must be lawfully established and comply with the County of Brant's Zoning By Law. Additionally, these businesses must be outside of the County's three (3) urban boundaries.

These four property types will capture a major segment of the County of Brant's economy that previously would not have been covered by the existing Community Improvement Plans.

The RPCIP will offer six (6) grant programs to applicants to make improvements to buildings and properties. Most of these programs are 50% cost-matching to a maximum grant value. These grant programs include the following:

Grant Program	Grant Description and Eligible Properties	Maximum Grant Value
Façade Improvement Grant	**Description:** Encourages improvements to building exteriors to enhance durability, restore historic character, and attract businesses and visitors. **Eligible Properties:** OFDUs, Hamlets and Villages, Existing Tourism Destinations.	$10,000 if one façade is addressed with the improvements. Or $12,500 if the property is on a corner lot and the project addresses both facades.
Signage Improvement Grant	**Description:** Encourages aesthetically pleasing signage to enhance visibility and property character. **Eligible Properties:** OFDUs, Hamlets and Villages, Existing Tourism Destinations.	$3,000
Property and Private Parking Area Improvement Grant	**Description:** Supports improvements to private parking lots and landscaping improvements. **Eligible Properties:** OFDUs, Hamlets and Villages, Existing Tourism Destinations.	$5,000
Application Fee Grant	**Description:** This grant helps to offset fees for planning and building applications, and the work of professionals for required drawings and plans. Fees charged by the County of Brant can be reimbursed at 100%, while fees charged by	$10,000

	professionals (engineers, architects, qualified designers) can be reimbursed at 50%. **Eligible Properties:** OFDUs, Hamlets and Villages, ARUs (with Farm Business Registration number), and Existing Tourism Destinations.	
Adaptive Commercial Reuse Grant	**Description:** This grant supports the conversion of non-commercial or underused space to a commercial or industrial use, or the adaptation of farm buildings for on-farm commercial uses. This grant can also support the conversion of a commercial building from one use (i.e. retail) to another use (i.e. restaurant). **Eligible Properties:** OFDUs, Hamlets and Villages, and Existing Tourism Destinations.	$15,000
Housing/Residential Unit Improvement Grant	**Description**: This grant encourages the development of ARUs on agriculture properties and improvements to mixed-use buildings in rural hamlets and villages. For an ARU on agriculture property, the applicant will be required to have a registered Farm Business Registration Number. **Eligible Properties:** ARUs (with Farm Business Registration number), and Hamlets and Villages.	$10,000 per ARU on a property with a Farm Business Registration number. Or $10,000 per residential unit in a mixed-use building to a maximum of three (3) units.

All applicants to the RPCIP must comply with the general eligibility guidelines and be in good standing with all relevant County of Brant by-laws, with property taxes up to date and all appropriate permits applied for or received.

Summary and Recommendations

Enabled by the 2023 Official Plan, the RPCIP supports the Official Plan's vision for a strong and resilient rural system. It advances key Official Plan objectives of promoting agricultural viability, supporting on farm diversification, and encouraging the adaptive reuse and improvement of existing rural properties. The RPCIP will also foster small-scale economic development, including agri-tourism and local business activity. Through its targeted financial incentives, the Rural Prosperity CIP promotes investment in existing rural areas, supporting growth that aims to protect local farming character while translating broader Official Plan objectives for economic development and rural prosperity into tangible outcomes for rural residents, farmers, and other business owners.

Additionally, the RPCIP is supported by the County of Brant's Economic Development Strategy, specifically Theme Four, "Develop a diversified business community to ensure a resilient and sustainable economy"; Goal 1, "Support the County of Brant's agriculture sector"; and Action 1, "Undertake the development of a Rural Community Improvement Plan". The strategy also speaks to other actions that can be supported by this Rural Prosperity CIP, such as assisting with the promotion of On-Farm Diversified Use policies, develop the agri-tourism market to support rural economic development, and support growth opportunities for investment for niche accommodations.

The RPCIP will be reviewed by County of Brant staff on a regular basis to ensure the program is meeting the needs of the agriculture community, and changes will be presented to Council as legislated under the planning act.

Attachments

Attachment 1 – By-Law Number XX-26 – Rural Prosperity CIP Area and Rural Community Improvement Project Area Map
Attachment 2 – By-Law Number XX-26 – Adoption of Rural Prosperity CIP
Attachment 3 – Rural Prosperity Community Improvement Plan – Program Document
Attachment 4 – Rural Prosperity Community Improvement Plan Engagement Summary

Reviewed By

Adam Crozier, General Manager of Strategic Initiatives

Copied To

Zach Gable, Director, Economic Development and Tourism
Brandon Kortleve, Manager of Policy Planning

By-law and/or Agreement

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

BY-LAW NUMBER XX-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

Being a By-law to designate a Community Improvement Plan Area respecting the economic development and prosperity of the rural area of the County of Brant (RPCIP).

WHEREAS Section 28(2) of the *Planning Act, R.S.O., 1990,* as amended, states that "where there is an official plan in effect in a local municipality that contains provisions relating to community improvement in the municipality, the council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area";

AND WHEREAS Section 28(1) of the *Planning Act, R.S.O., 1990,* as amended, defines a Community Improvement Project Area as "a municipality or an area within a municipality, the community improvement of which in the opinion is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason";

AND WHEREAS the Official Plan – *A Simply Grand Plan,* 2023 for the County of Brant contains policies respecting the designation of community improvement project areas and the preparation of community improvement plans;

AND WHEREAS the Council of the Corporation of the County of Brant has deemed it appropriate and desirable to designate lands within the geographic boundary of the County of Brant Community Improvement Project Area for the purpose of establishing a Community Improvement Plan respecting the economic development of rural areas in the County of Brant, in accordance with Section 28(2) of the *Planning Act, R.S.O., 1990,* as amended.

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

1. **THAT** all lands within the County of Brant exclusive of the settlement areas of Paris, St. George, and Burford as illustrated on Schedule "A" are hereby designated as a Community Improvement Project Area respecting the economic development and prosperity of rural areas.

READ a first and second time this __ day of _____, 2026

READ a third and final time this __day of _____, 2026

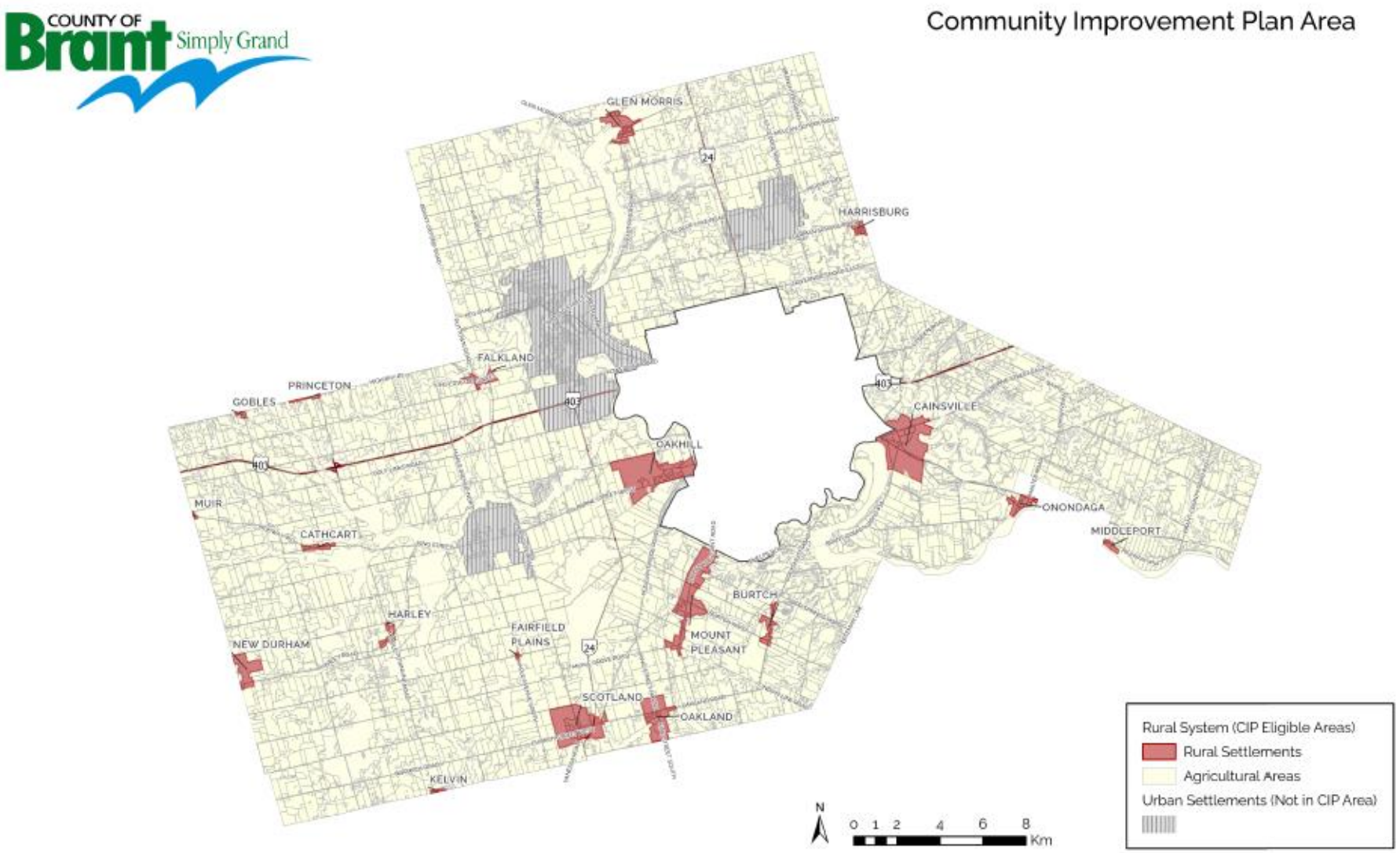
THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk

SCHEDULE "A" TO BY-LAW NUMBER ##-26

Rural Community Improvement Project Area



BY-LAW NUMBER XX-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To adopt a Community Improvement Plan for the rural areas of the County of Brant.
Rural Prosperity Community Improvement Plan (RPCIP)

WHEREAS By-law Number XX-26 passed on the ___ day of _____, 2026 designated a Community Improvement Project Area for the purpose of preparing and implementing a Community Improvement Plan respecting the economic development and prosperity of rural areas in the County of Brant;

AND WHEREAS the Council of the Corporation of the County of Brant has deemed it appropriate to adopt a Community Improvement Plan for the established Community Improvement Project Area, in accordance with Section 28 of the *Planning Act, R.S.O., 1990,* as amended, for the purpose of establishing a Community Improvement Plan respecting the economic development of rural areas in the County of Brant;

AND WHEREAS the Council Corporation of the County of Brant has fulfilled the requirements of Section 28 of the *Planning Act, R.S.O., 1990,* as amended;

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

1. **THAT** the Community Improvement Plan for the economic development and prosperity of the rural areas of the County consisting of the attached text being Schedule “A” is hereby adopted.

2. **THAT** the Mayor and the Clerk are hereby authorized and directed to affix the seal of the Corporation of the County of Brant to the Rural Prosperity Community Improvement Plan.

READ a first and second time this __ day of _____, 2026

READ a third and final time this __day of _____, 2026

THE CORPORATION OF THE COUNTY OF BRANT

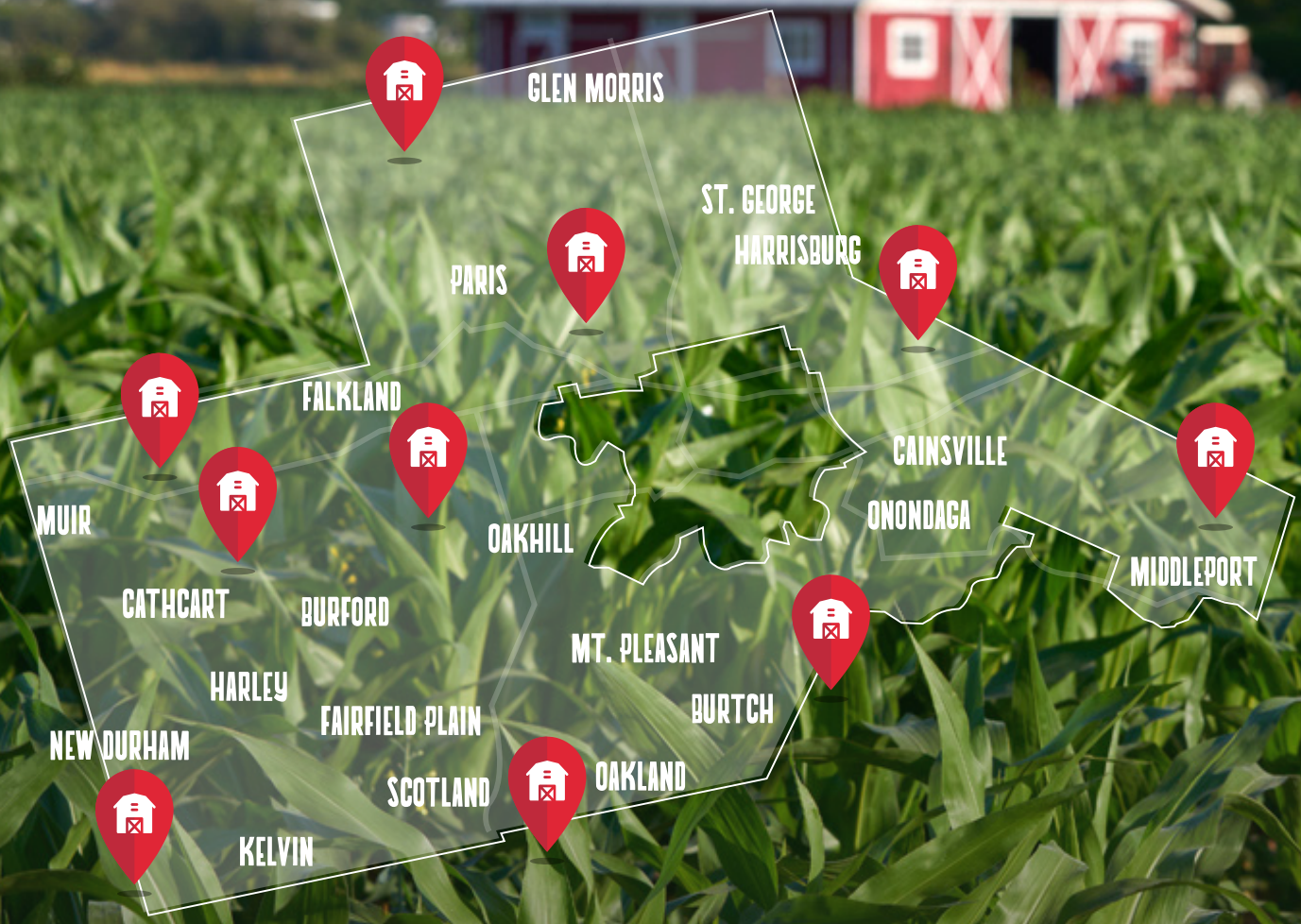
_____
David Bailey, Mayor

_____

Spencer Pluck, Deputy Clerk

Schedule A – The Rural Prosperity Community Improvement Plan

COUNTY OF Brant Simply Grand



Rural Prosperity Community Improvement Plan (RPCIP)

brant.ca/RPCIP

AGRICULTURE IN THE COUNTY OF BRANT: STRENGTHENING OUR ROOTS, BUILDING OUR FUTURE.

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Introduction

The **Rural Prosperity Community Improvement Plan (RPCIP)** is a forward-looking initiative by the County of Brant, designed to strengthen and support the local rural economy. Building on the success of the County's Downtown Community Improvement Plans, the RPCIP focuses on creating opportunities in rural areas that align with environmental, social, and economic development goals. By supporting the key components of the Official Plan's Rural System, the RPCIP provides a set of incentives to complement and encourage private investment.

1. This plan offers targeted incentives to:

- ✔ Support On-Farm Diversified Uses (OFDUs) to expand farming operations.
- ✔ Promote the development of Additional Residential Units (ARUs) on agricultural properties to address housing needs and support multi-generational farm families.
- ✔ Foster commercial and community-benefiting uses in rural hamlets and villages, maintaining their character while driving economic growth.
- ✔ Enhancing existing tourism properties and offerings in the County of Brant's rural areas.

The RPCIP addresses key challenges faced by rural businesses, such as the high costs of converting agricultural buildings, diversifying farming operations, and restoring buildings in hamlets and villages. By alleviating these barriers, the plan contributes to achieving the County's broader economic development and land use objectives.

Agriculture remains a cornerstone of the County of Brant's economy, employing over 1,400 workers as of 2021 *(Source: Canadian Census of Agriculture 2021).* With diverse crops and predominantly small farms (10-129 acres), the region is uniquely positioned to pursue innovative agricultural practices and on-farm diversification. ARUs on farms not only provide additional income streams, but also support workforce needs, discourage property severances, and preserve agricultural lands.

From an economic development perspective, the RPCIP stimulates local food production, encourages tourism, and creates employment opportunities, contributing to a resilient rural economy. Furthermore, the plan supports succession planning and encourages the intergenerational transfer of farms through OFDUs and/or ARUs. Currently, 62.6% of farms in the County lack a succession plan[1], with the average age of farm operators at 56.5 years *(2021 Census of Agriculture)*.



Additionally, the RPCIP aligns with the County of Brant's focus on environmental sustainability and climate resiliency by prioritizing the preservation of agricultural land, repurposing and reusing existing buildings, and diversifying farm operations.

The RPCIP aims to ensure the continued vibrancy and sustainability of Brant's rural communities by empowering residents and businesses to innovate, diversify, and grow.

1 *Statistics Canada. Census of Agriculture, 2021.*

Objectives

The Rural Prosperity Community Improvement Plan (RPCIP) is guided by the following objectives:

1. Support the Agricultural System

Encourage diversified uses and reduce the barriers to accessing new revenue streams on agricultural properties, promoting economic resilience.

2. Strengthen Tourism Offerings

Foster agri-tourism, on-farm education, and experiential activities that showcase rural life and agriculture as well support existing tourism operations in the rural areas.

3. Enhance the Agri-Food Network

Promote direct selling of locally produced agricultural goods through farm stands and other local outlets.

4. Sustain Hamlet and Village Vibrancy

Facilitate investment in commercial and mixed-use properties that preserve the unique character of the County's hamlets and villages.

5. Encourage Additional Residential Units (ARUs)

Support the development of ARUs on agricultural properties to address housing needs, enable multi-generational living, and create supplemental income opportunities.

6. Promote Sustainability/Climate Resiliency

Encourage the preservation of rural and agricultural land, helping existing landowners continue to operate a successful/viable on-farm business. As our climate continues to change and impact agricultural practices, diversifying revenue streams will support economic resilience.









Policy and Legislative Context

The Rural Prosperity Community Improvement Plan (RPCIP) aligns with provincial legislation and County policies to promote rural economic development and land use objectives.

The Planning Act

Under Section 28 of the Ontario Planning Act, municipalities are authorized to establish Community Improvement Plans (CIPs). This includes:

- Incorporating Community Improvement Policies into Official Plans.
- Designating Community Improvement Project Areas (CIPAs) through a by-law.
- Providing grants or loans to property owners and tenants within a CIPA for eligible improvements, such as environmental remediation, redevelopment, and rehabilitation.

These provisions enable municipalities to address economic, environmental, and social needs through strategic investment.

The County of Brant Official Plan

A Simply Grand Plan, 2023 – the County of Brant Official Plan, supports the implementation of CIPs in Agricultural and Rural Areas to encourage investment, innovation, and sustainability.

- Relevant policies are outlined in Part 5 – Policies and Development Criteria and Part 6 – The County Toolbox: Implementation and Administration.
- These policies align with the County's vision for thriving agricultural and rural systems.

To view County of Brant Projects, Plans, Reports, visit **brant.ca/Plans**.

The Economic Development Strategy

The RPCIP supports the County's Economic Development Strategy, which prioritizes the development of diversified business opportunities in rural and agricultural areas. Specifically, under **Theme 4: Develop a Diversified Business Community**, the following goals are addressed:

Goal 1: Support the County's agricultural sector

- ✔ Action 1: Undertake the development of a Rural Community Improvement Plan.

By leveraging these legislative and policy frameworks, the RPCIP ensures alignment with provincial requirements and County priorities, fostering economic growth and long-term sustainability in rural areas.

Additionally, this strategy is supported under **Theme 2: Capitalize and build on the existing tourism, arts, and culture assets of the County of Brant.** Within this theme, the following goals are addressed;

Goal 2: Enhance capacity and partnerships with local tourism businesses and regional tourism organizations.

- ✔ Action 2: Develop relationships with County of Brant tourism-related entrepreneurs and provide relevant training programs, support grants, and promote their programs.

Goal 3: Improve Infrastructure needed to support tourism.

- ✔ Action 3: Support growth opportunities for investment for niche accommodations (for example, upscale camping, retreats, and/or farm stays).

Goal 4: Develop the agri-tourism market to support rural economic development.

County of Brant Strategic Plan

The RPCIP supports the County of Brant Strategic Plan. The following goals are addressed:

- **Priority 1** – Economic and Financial Resilience
- **Priority 2** – Focused Growth and Infrastructure. Encouraging new Additional Residential Units (ARUs) on properties tied to objective 2.3 Explore unique avenues to provide affordable housing solutions
- **Priority 5** – Environmental Sustainability and Climate Action.

Eligible Properties and Uses

Projects related to the following land uses are eligible under the Rural Prosperity Community Improvement Plan (RPCIP). Where eligibility is unclear, the County of Brant Zoning By-Law may be referenced for clarification.



1. On-Farm Diversified Uses (OFDUs)

An OFDU refers to a use or activity that is secondary to the primary agricultural operation and limited in scale. These uses enhance the agricultural economy while preserving farmland and minimizing land use conflicts. Examples include agri-tourism, on-farm markets, wineries, breweries, landscaping businesses, other home-based businesses and industries, retail uses, and research facilities.

Eligibility Criteria: Properties with an OFDU, as defined by the County's Official Plan. Uses that do not meet the intent of the County of Brant Official Plan policies or Provincial Planning Statement are not eligible. Additionally, eligible properties must have a registered Farm Business Registration (FBR) number. Examples of uses that would not qualify as an OFDU include those generating significant traffic, significant water or wastewater usage, or present negative impacts to surrounding agricultural operations in conformity with the County of Brant's Land Use policy (e.g., large food processors, full-scale banquet halls, trucking yards, golf courses etc.)

2. Additional Residential Units (ARUs)

ARUs are self-contained dwelling units located on the same property as a principal residence. These units may be connected to or detached from the primary home. Examples of common ARUs include: basement apartments, in-law suites, garage apartments, tiny homes, and coach homes.

Eligibility Criteria: Properties proposing ARUs, as defined by the Province of Ontario, and in conformity with the policies of the County's Official Plan. For more information on ARUs, visit **brant.ca/ARU**. Eligibility is restricted to Properties operating under a registered Farm Business Registration number in agricultural zones. The RPCIP is intended to support as-of-right ARU development and slight variations that may be appropriate in site-specific instances. Where relief from policies or standards is requested, eligibility will be determined only after it has been determined if the request conforms with the policies of the Official Plan. For example, a request to locate an ARU outside of a farm cluster or a further distance from the primary dwelling does not conform with the policies of the Plan and will not be eligible.



3. Hamlets and Villages – Commercial and Community-Benefiting Uses



Properties designated as Rural Hamlets and Villages in the County's Official Plan are eligible for RPCIP incentives if used for commercial, institutional, or mixed-use purposes. These uses support the vibrancy and economic vitality of rural communities while maintaining their unique character.

Eligibility Criteria: Properties with a solely residential tax assessment, as determined by the Municipal Property Assessment Corporation, are not eligible under this category.

4. Rural Tourism Businesses



Existing businesses and properties that contribute to the overall tourism sector of the County of Brant. These properties are either in rural areas or contribute to the overall character of the County of Brant's Agri-Tourism and Agri-Business community.

Eligibility Criteria: Brick and Mortar businesses that are lawfully established per the County of Brant Zoning By Law outside of the County of Brant's three (3) urban boundaries that enhance tourism offerings as part of the normal daily operations of the business. Furthermore, a list of eligible tourism businesses can be found in Appendix A.

General Eligibility Requirements

To qualify for financial incentives under the Rural Prosperity Community Improvement Plan (RPCIP), applications must meet the following general criteria:





1. Tax Arrears

The subject property must have no outstanding tax arrears.

2. Timing of Application

Grants are not available for projects that are already completed or underway. Construction or improvements may only begin after the application has been approved and a financial incentive agreement has been executed. Applications for permits (i.e. building permits) may be applied for concurrently with project approval. Please clarify with County of Brant staff to ensure alignment with eligibility requirements.

3. Location

The property must be situated within the designated Community Improvement Project Area (CIPA).

4. Authorization from Property Owner

Tenants applying for incentives must obtain written authorization and consent from the property owner.

5. Heritage Properties

Improvements to properties designated under the Ontario Heritage Act must be consistent with the designation by-law's reasons for heritage protection.

6. Quality and Aesthetic Standards

Projects must represent a noticeable improvement in quality, aesthetics, durability, or historical authenticity. Standard life cycle replacements without enhancements will not qualify.

7. Minimum Grant Amount

Applications resulting in a total calculated grant of less than $500 may be declined at the sole discretion of the RPCIP Administrator.

8. Compliance with Applicable Regulations

Projects must conform to the County's Official Plan, Comprehensive Zoning By-Law, applicable Conservation Authority permits, and all provincial and federal regulations.



9. Combination of Grants

Applicants may apply for more than one grant. While multiple applications are allowed for multiple grant programs, applicants are encouraged to apply for multiple grants at the same time.

10. Disclosure of Additional Funding

Applicants must disclose any other funding or incentives received for the project. The RPCIP Administrator reserves the right to deduct other grants or incentives from the eligible RPCIP grant amount.

11. Additional Approvals

While applicants may apply for incentives prior to obtaining other required approvals (e.g., zoning or site plan approvals), disbursement of grants will be conditional on receiving all necessary approvals. Applications that require amendments to the County's Official Plan or Zoning By-Law to permit Additional Residential Units may not be eligible for funding under this plan where they do not meet the objectives of the Official Plan. The RPCIP is intended to support as-of-right ARU development and slight variations that may be appropriate in site-specific instances.

12. Regulatory Compliance

This plan does not exempt applicants from meeting other approval requirements. All development must comply with the County's Official Plan, Comprehensive Zoning By-Law, Provincial Policies, and Conservation Authority regulations.

13. Funding Limit

- The value of all grants combined shall not exceed 50% of the total eligible costs for the project.
- The Community Improvement Plan (CIP) is a council-funded initiative and can be decreased or canceled at the sole discretion of County of Brant council.

Projects must represent a noticeable improvement in quality, aesthetics, durability, or historical authenticity.

Incentive Programs

The Rural Prosperity Community Improvement Plan (RPCIP) offers several financial incentive programs to support rural businesses, agriculture, and community development. Each program is designed to address specific needs, promote investment, and enhance the character and economic vitality of the County of Brant's rural areas. These programs collectively aim to foster rural prosperity, address economic and community needs, and support the County of Brant's overarching development goals.

Façade Improvement Grant

Purpose:

Encourages improvements to building exteriors to enhance durability, restore historic character, and attract businesses and visitors.

Eligible Costs:

- Repair, replacement, or restoration of façade materials (e.g., masonry, brickwork, architectural detailing).
- Installation or replacement of awnings or canopies.
- Painting, cleaning, or treatments to improve façade durability (part of a larger improvement project).
- Window and door replacement, provided they enhance detailing or aesthetics.
- Accessibility improvements, such as automatic doors or barrier-free entrances.

Grant Value:

- Corner properties: Up to 50% of eligible costs, to a maximum of $12,500 (for improvements to both street-facing façades).
- Other properties: Up to 50% of eligible costs, to a maximum of $10,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Signage Improvement Grant

Purpose:

Encourages aesthetically appealing signage to enhance visibility and property character.

Eligible Costs:

- Repair, restoration, or improvement of existing historic signage.
- Installation or replacement of signage.
- Removal of non-compliant signage and installation of new signage in accordance with RPCIP design standards.

Grant Value:

Up to 50% of eligible costs, to a maximum of $3,000.

Eligibility:

Open to On-Farm Diversified Uses, Farms that regularly host on-farm tours for the purposes of education, study, or the general promotion of agriculture to the general public, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.





Property and Private Parking Area Improvement Grant

Purpose:

Supports landscaping, parking improvements, and active transportation features to improve functionality and aesthetics.

Eligible Costs:

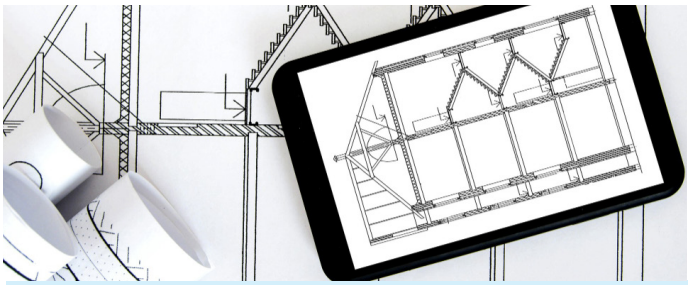
- Landscaping and private parking area improvements.
- Permanent outdoor seating areas and sidewalk cafés (including fencing and landscaping).
- Enhancements for active transportation (e.g., cycling infrastructure).
- Parking lot expansions to accommodate large vehicles, such as buses, for tourism or educational purposes.

Grant Value:

Up to 50% of eligible costs, to a maximum of $5,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.



Application Fee Grants

Purpose:

Helps offset fees for planning and building applications, reducing barriers to investment.

Eligible Costs:

- Fees for Planning Act applications (e.g., Official Plan Amendments, Zoning By-law Amendments, Minor Variances) may only be eligible for uses other than ARUs. Applications for ARUs that require variation from the County's policies or standards will not be eligible for RPCIP funding, unless such a variation has been supported by the County of Brant.
- Building Permit fees, Development Charges, and engineering fees.
- Costs for professional services (e.g., architects, engineers, planners) related to eligible improvements.

Grant Value:

- 100% of eligible fees charged by the County of Brant, to a maximum of $10,000.
- Up to 50% of professional services costs, to a maximum of $10,000.

Eligibility:

Open to OFDUs, ARUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Adaptive Commercial Reuse Grant

Purpose:

Supports the conversion of non-commercial or underused buildings to commercial or industrial uses, or the adaptation of farm buildings for on-farm commercial purposes. While this program intends to convert existing buildings and structures, under certain circumstances, additions and new construction would be considered for approval under this grant program.

Eligible Costs:

- Ontario Building Code compliance upgrades (e.g., fire protection, structural improvements) and requirements under the Ontario Fire Code as identified by County of Brant Fire Preventions Officers (e.g. Cistern, if identified as a requirement).
- Insulation, windows, doors, and walls to meet fire protection standards.
- Insulation, windows, and building envelope improvements for the purpose of enhanced sustainability and energy efficiency.
- Electrical upgrades and improvements.
- Construction or enhancement of stairs and railings.
- Installation of a septic system or improvements to enhance capacity of existing septic system.

Grant Value:

Up to 50% of eligible costs, to a maximum of $15,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Housing/Residential Unit Improvement Grant

Purpose:

Encourages the development of ARUs on agricultural properties and improvements to existing residential units within mixed-use buildings in rural hamlets and villages. While this program intends to convert existing buildings and structures, under certain circumstances, additions and new construction would be considered for approval under this grant program.

Eligible Costs:

- Renovations to bring existing residential units into compliance with ARU building criteria.
- Development of new ARUs in line with County and Provincial Policies.
- Improvements to residential units within mixed-use buildings, provided the building includes an approved commercial use.
- Professional services costs for engineers or architects related to eligible improvements.

Grant Value:

Up to 50% of eligible costs, to a maximum of $10,000 per ARU on a property with a Farm Business Registration number.

Up to 50% of eligible costs to a maximum of $10,000 per residential unit (up to 3 units) within mixed-use buildings, provided the building has an approved commercial use.

Eligibility:

- Properties operating under a registered farm business number in agricultural zones.
- Mixed-use buildings with a portion designated for non-residential use.
- Any works in existing or new construction (where allowed) must bring the building into compliance with the Ontario Building Code. No aesthetic improvements (painting, fixtures, appliances, etc.) will be considered for funding.



Glenridge Hazelnuts

Application and Approval Process

The application and approval process ensures that all projects align with the goals of the Rural Prosperity Community Improvement Plan (RPCIP) and comply with applicable policies and regulations. The process involves the following steps:

1. Pre-Application Consultation

Applicants are encouraged to meet with the RPCIP Administrator to discuss their project. During this consultation, the Administrator will:

- Confirm application requirements and eligibility.
- Outline the process, timing, and any design considerations.

2. Submission of Application

Applicants must submit a completed application form along with the required supporting materials. These materials may include:

- Drawings, elevations, plans, or sketches of the proposed improvements.
- Current photos of the property.
- Historical photos or information about the property (if applicable).
- A minimum of two quotes for the work, unless the work is highly specialized or of low value (under $1,000).
- Proof of compliance with the County's Zoning By-Law, Official Plan, or other applicable requirements.

3. Review for Completeness and Eligibility

The RPCIP Administrator will:

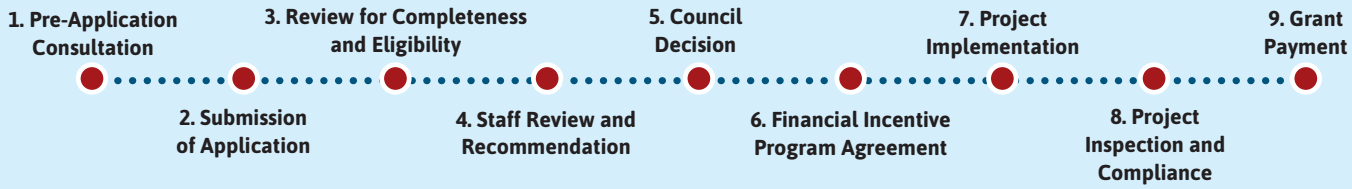
- Review the application to ensure it is complete and meets eligibility requirements.
- Notify the applicant if additional information or corrections are needed.

Once deemed complete, the application will be circulated internally for review by County staff. Departments include but are not limited to Development Services, Finance, Legal, By Law Enforcement, and Strategic Initiatives.

4. Staff Review and Recommendation

County staff will review the application to identify conditions or issues and provide a recommendation. This recommendation will be presented to County Council for consideration.





5. Council Decision

County Council will:

- Review the application and staff recommendation.
- Approve, approve with conditions, or refuse the application.

If refused, the applicant will be provided with the reasons for refusal and may resubmit their application after addressing the identified issues.

Council may delegate authority to staff for the approval of applications

6. Financial Incentive Program Agreement

If the application is approved, the RPCIP Administrator will prepare and execute a financial incentive program agreement. This agreement will outline:

- The terms and conditions of the grant.
- The payment schedule and requirements for disbursement.

The agreement ensures the project is completed in accordance with the approved application. It may be required of the applicant that the agreement be registered on the title of the property.

7. Project Implementation

After the agreement is executed:

- The applicant may begin construction or improvements.
- Upon completion, the applicant must inform the RPCIP Administrator.

8. Project Inspection and Compliance

The RPCIP Administrator may inspect the completed project or request photos to ensure compliance with the financial incentive program agreement. If the project does not meet the agreed terms, the RPCIP Administrator may withhold grant payment at their discretion.

9. Grant Payment

If the project complies with the agreement, the grant will be paid according to the terms outlined in the agreement.





Plan Implementation and Monitoring

The success of the Rural Prosperity Community Improvement Plan (RPCIP) depends on effective implementation, continuous monitoring, and regular evaluation to ensure the programs achieve their intended outcomes.

Implementation

1. Plan Duration

The RPCIP is designed for implementation over a 10-year period. However, the plan may continue beyond this timeframe at the discretion of County Council.

2. Dissolution of the Plan

Once County Council determines that the objectives of the RPCIP have been achieved, they may dissolve the Community Improvement Project Area (CIPA) by by-law, rendering the plan inoperative.

3. Community Improvement Project Area (CIPA)

- The CIPA is the area to which the RPCIP applies.
- Properties outside the designated CIPA are not eligible for financial incentives.
- County Council may modify the boundaries of the CIPA by passing a new by-law.
- A map of the current CIPA is included in the RPCIP as Appendix 1, but applicants should consult the County to ensure they are reviewing the latest CIPA by-law.





Plan Monitoring and Evaluation Strategy

1. Database Creation

Upon implementation, the RPCIP Administrator will establish a database to track and monitor applications, preferably within in the County's GIS. The database will record:

- Type of project and grant(s) applied for.
- Grant values and total construction costs.
- Applicant, property, and ownership details.
- Contractor and supplier information for reference.
- Specific improvements (e.g., façade length, signage, landscaping, parking spaces, bicycle facilities).
- Before-and-after photos of the property.
- Subjective feedback on whether the plan encouraged the project.

2. Annual Reporting

The RPCIP Administrator will provide an annual report to County Council summarizing:

- Total value of grants issued, and private investment leveraged.
- Total number of applications received and approved (by program).
- Visual documentation (before-and-after photos) of successful projects.
- Unintended outcomes and measures to address them.
- Recommendations for program adjustments, including changes to the CIP or CIPA.
- Suggestions for improving plan administration and application processing.
- Funding recommendations, including program priorities and potential additional funding needs.

The data stored within the County's GIS can also be leveraged to create a live dashboard for up-to-date monitoring of the RPCIP throughout its implementation.

3. Continuous Improvement/Adjustments

Based on the annual report, County Council may adjust the budget, maximum grant values, programs, or CIPA boundaries to address evolving needs and priorities.

Marketing the Plan

The RPCIP will be promoted through various channels to maximize awareness and engagement:

- County of Brant Economic Development social media platforms.
- Collaboration with business associations and partnerships.
- Corporate communications, including newsletters and community outreach.







Budget and Funding

The Rural Prosperity Community Improvement Plan (RPCIP) is funded by the County of Brant, with allocations determined annually by County Council. A flexible budget framework will ensure the RPCIP remains responsive to changing circumstances and continues to effectively support rural prosperity. The following outlines the budget and funding framework for the program:

1. Annual Budget Allocation

- County Council will establish an annual budget for the financial incentive programs during the budgeting process.
- The amount allocated may vary each year based on available funding and other Council priorities.

2. Carry-Forward of Unused Funds

- Any unused portion of the budget may be carried forward to the following year to maximize program impact.

3. Program-Specific Allocations

- Council may allocate specific portions of the budget to individual financial incentive programs based on recommendations from the RPCIP Administrator.
- Council also reserves the right to allocate no funding to certain programs if deemed necessary.

4. Budget Adjustment

- Council may adjust funding allocations at any time, based on the Plan Monitoring and Evaluation Strategy's findings, to better align with community needs and program outcomes.

Appendix A
Eligible Tourism Businesses List

Further to the definition of a Rural Tourism Business previously stated, below is a list of examples of eligible businesses, lawfully operating, that would be considered eligible under this plan. In cases in which a use is not listed below, eligibility will be determined solely by County of Brant staff.

- Bicycle Rental Operations
- Boat Cruises
- Boat Rentals and Charters
- Campgrounds (Privately Owned and catering to the travelling public)
- Cultural Centres
- Destination Accommodation
- Farm-Based Tourist Attractions
- Farmers' Markets
- Fishing/Hunting Lodges and Outpost Camps
- Golf Courses (Buildings Open to public only, e.g. banquet facilities)
- Historical or Archaeological Sites and Structures (Provincial)
- Historical Sites (Federal)
- Interpretation Centres
- Interpretive/Craft Centres
- Museums
- Natural Sites and Trails
- Outfitters
- Performance Theatres
- Public Archives
- Public Art Galleries
- Riding Operations
- Restaurant (with indoor seating and public washrooms)
- Spas
- Sport Parks and Leisure Centres
- Themed Tourist Attractions and Themed Parks
- Transient Accommodation
- Zoos and Animal Displays



County of Brant Economic Development
31 Mechanic Street, Suite 207
Paris ON N3L 1K1

519.44BRANT (519.442.7268)
invest@brant.ca

Rural Prosperity Community Improvement Plan (RPCIP): Engagement Summary

In consultation with the County of Brant Agricultural Advisory Committee, the County of Brant has prepared a draft Rural Prosperity Community Improvement Plan, or RPCIP to help strengthen Brant's rural economy, support farm viability, and keep rural communities active and welcoming.

Rural residents, farm operators, and rural business owners were invited to engage with County staff to review the draft Rural Prosperity Community Improvement Plan and share their feedback.

Engagement ran from January 6 to February 13, 2026. Participation included a survey, offered online and in print as well as a call-in option. In addition to the survey, 3 in person open houses were held in Onondaga, Oakland, and Glen Morris On January 28 and 29, 2026.

Engagement shows strong conditional support for the RPCIP. Participants prioritize farm viability and practical improvements while requesting clear eligibility rules, transparent decision making, and reassurance around farmland protection.

This report summarizes what we heard. It combines survey results, engagement metrics, input gathered at the open house events, and includes considerations based on engagement.

Promotion summary

County staff used multiple channels to build awareness and encourage participation

Promotion included:

- "Rural Prosperity Community Improvement Plan (RPCIP)" project webpage on Engage Brant (EngageBrant.ca/RPCIP)
- A postcard mailed to rural areas across the County to promote the project, survey, and open houses.
- Article in the County's January issue of the Economic Development and Tourism Newsletter
- Direct emails to Brant News and Engage Brant subscribers.
- Posters displayed in high traffic areas in County of Brant facilities.
- Weekly posts on County of Brant social media platforms.

Engagement metrics

- Over 700 Engage project page visits.
- 65 survey responses received.
- Project FAQs were viewed 51 times.
- A total of 60 participants attended 3 open house events

Open house feedback

In person open houses were held in Onondaga, Oakland, and Glen Morris in January 2026. There were 60 attendees that reviewed display boards, asked questions, and placed dot votes on priorities, concerns, and support needs.

Community priorities

The strongest priorities focused on strengthening the agricultural base and local food system:

- Supporting local food production and sales, 15%
- Supporting farmers to diversify income and stay viable, 13%
- Supporting agri-tourism and rural tourism, 12%

Reuse of existing rural buildings, improving the look and function of rural properties, and adding on farm housing also received support.

This signals strong interest in adaptation and diversification within an agricultural context.

Most useful grant types

Interest in grant types was evenly distributed. The strongest support was for practical and lower risk improvements. Four categories each received 8%:

- New or improved signage
- Landscaping, parking, and outdoor visitor areas
- ARU upgrades on farms
- Help with planning, building, or related application fees

Converting buildings to eligible commercial or tourism uses received 5%. Façade improvements received 3%. Only 2% selected none of these.

Larger capital projects received less interest which suggests caution around cost and complexity.

Main concerns

The top concerns reflect protection, fairness, and financial impact:

1. Impact on farmland or pressure for non-farm development, 10%
2. Possible impact on property taxes, 10%
3. Fairness of which areas or businesses are eligible, 7%
4. Administration of grants or decision making, 5%

Noise and community character were also noted.

Supports needed to apply

Participants were clear about what would help them move forward:

- Staff help to discuss ideas before applying, 13%
- Simple application forms, 13%
- Clear guidance about eligibility and examples, 12%

This aligns with broader engagement findings. People want a straightforward, supported process. They are looking for clarity before committing time and money.

Barriers to applying

The biggest barrier identified was that project costs remain too high even with a grant. This indicates that financial risk remains a key deterrent. Grant structure, funding levels, and timing of reimbursement may influence program participation.

Questions raised at open house events

Open house comments focused on eligibility clarity. Questions included:

1. Whether signage grants could support farms hosting occasional educational or agency tours
2. Whether solar panel installation could be eligible
3. Whether unused livestock barns could be converted into storage rental uses
4. How “permanent outdoor seating” is defined, and whether a pavilion would qualify

The eligibility questions mentioned reinforce the supporting open house feedback related to ‘Supports Needed to Apply’. They signal that residents are seeking practical clarity on how the policy applies to real world farm and rural business operations. Together, this feedback highlights the need for plain language definitions, scenario-based examples, and structured preapplication discussions to reduce uncertainty and build applicant confidence with the goal of increasing program participation.

These themes were also reinforced through the survey results, summarized in the next section.

Survey Responses Report summary

1. Who Responded

Of the 65 survey participants, respondents represent a mix of rural residents and agricultural stakeholders with the strongest participation in Paris and Burford.

Rural residents, 83% of respondents

- 30 live in a rural area that is not a farm
- 24 live on a farm

Agricultural and business stakeholders, 68% of respondents

- 17 are part of an agricultural society or farm organization
- 15 own or operate a farm business
- 8 own or operate a rural non-farm business
- 4 own or operate a rural tourism business

Geographic representation

- Paris, 28%
- Burford, 14%
- Scotland, 9%

With Glen Morris, Harley, Mount Pleasant, and St. George at 8% representation each.

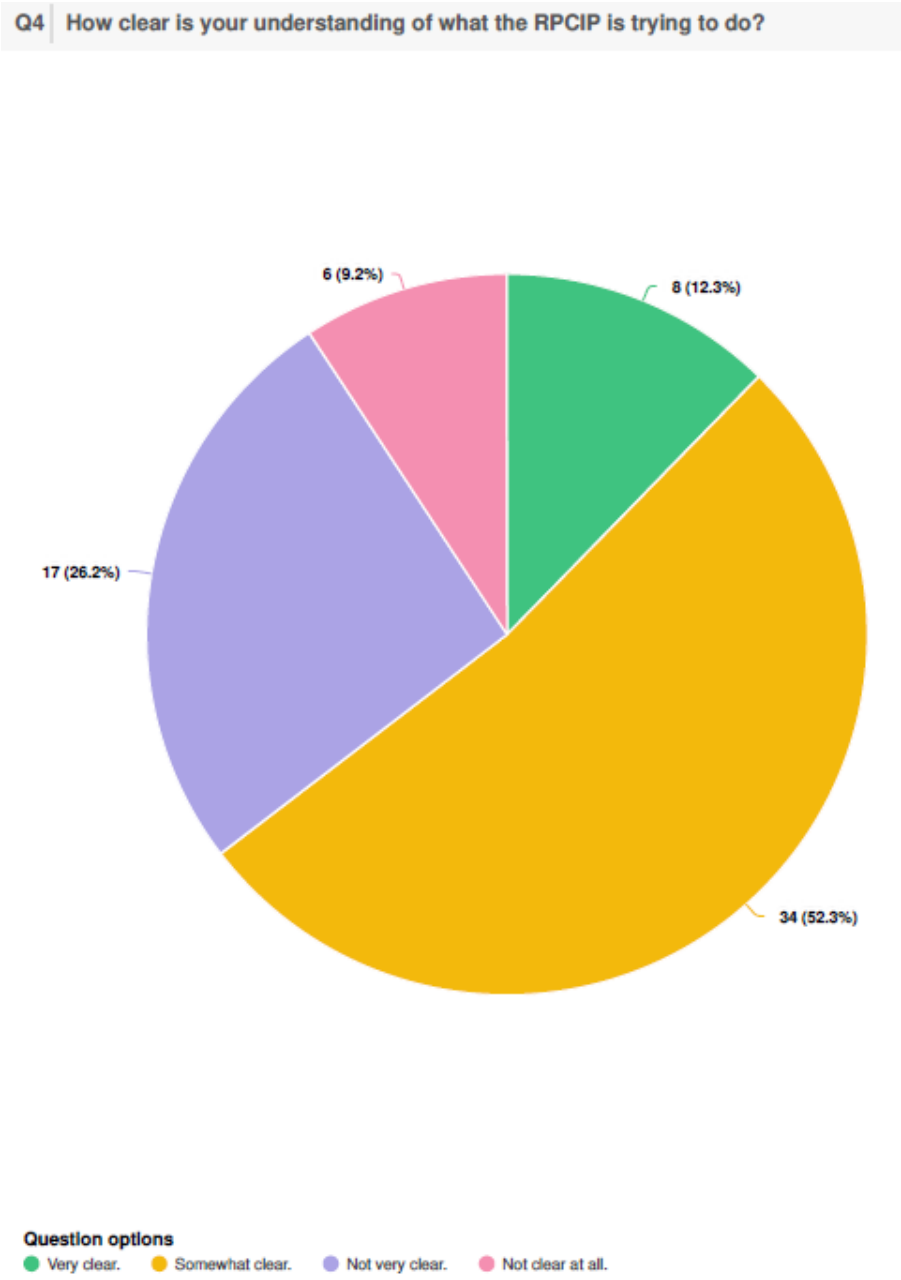
2. Awareness and Understanding of the RPCIP

Awareness was low at the start of engagement. While many respondents grasped the general intent, a significant portion lacked clarity on eligibility, funding levels, and decision making.

Awareness

- 66% had not heard of the RPCIP
- 31% had heard of it but did not know details
- 3% knew quite a bit

Clarity of understanding



3. Importance of draft plan goals

Respondents strongly support goals tied directly to farm viability, local food systems, and adaptive reuse.

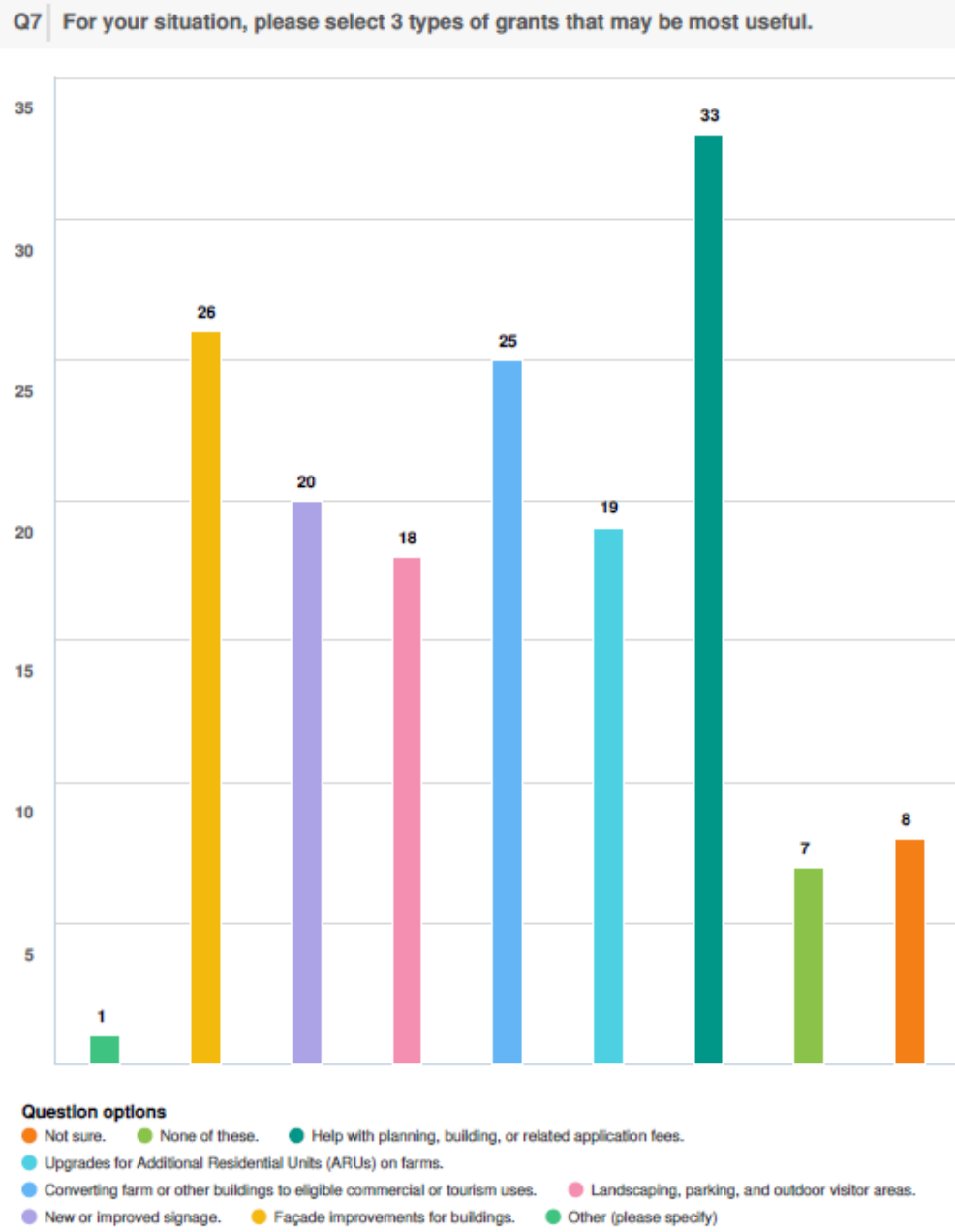
Strongest “Very Important” rating selections

- Supporting local food production and sales, 56

- Supporting farmers to diversify income and stay viable, 53
- Improving buildings and properties, 35
- Reuse of existing rural buildings, 34
- Additional farm housing, 32
- Supporting agri-tourism and rural tourism, 31

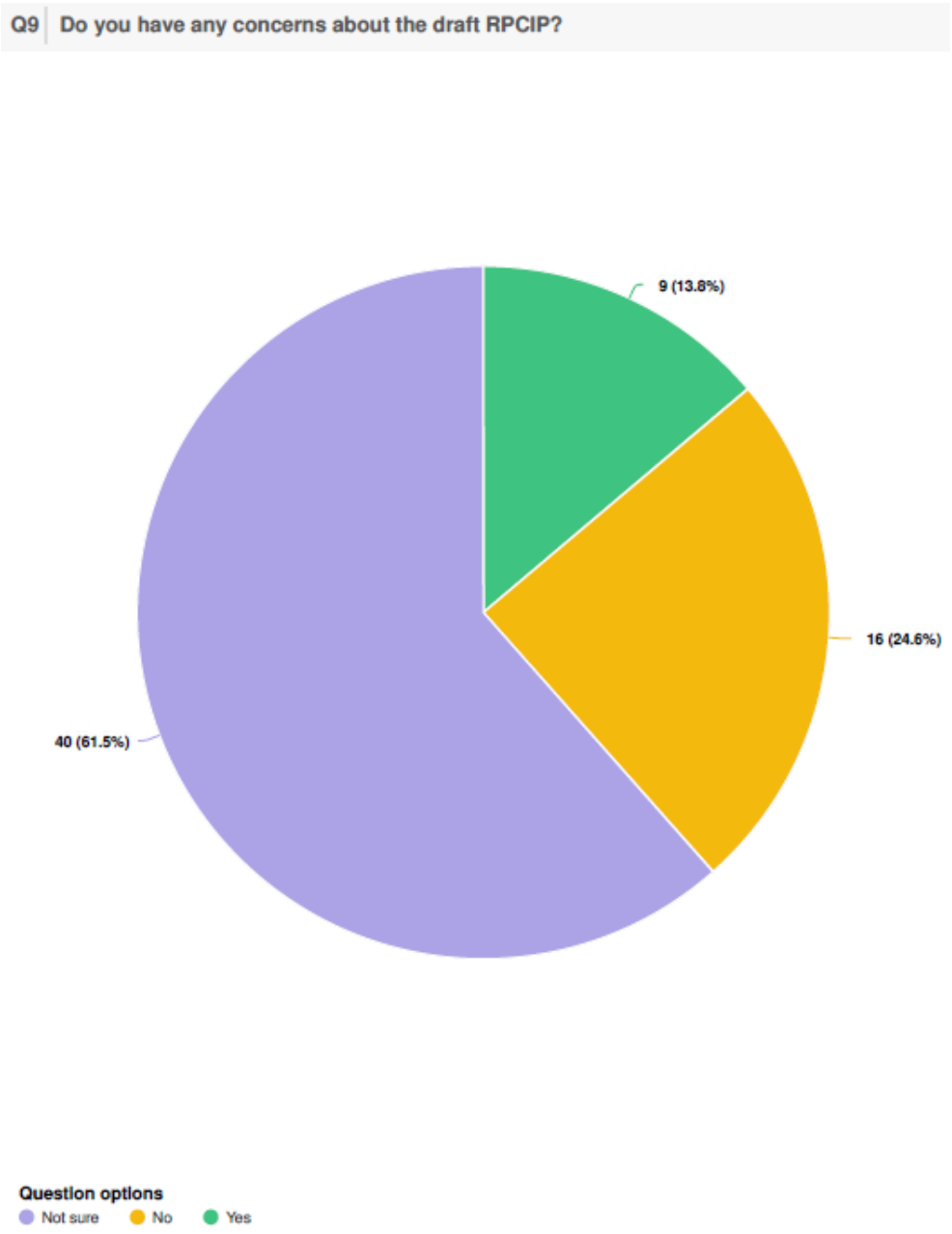
4. Preferred grant types

There is interest in tangible property improvements. At the same time, the spread across categories reinforces that rural needs vary by property type and business model.



5. Level of confidence and trust

Most respondents are still unsure about the program and are still forming an opinion. The feedback indicates a need for clearer information before they feel confident.



Top concern themes

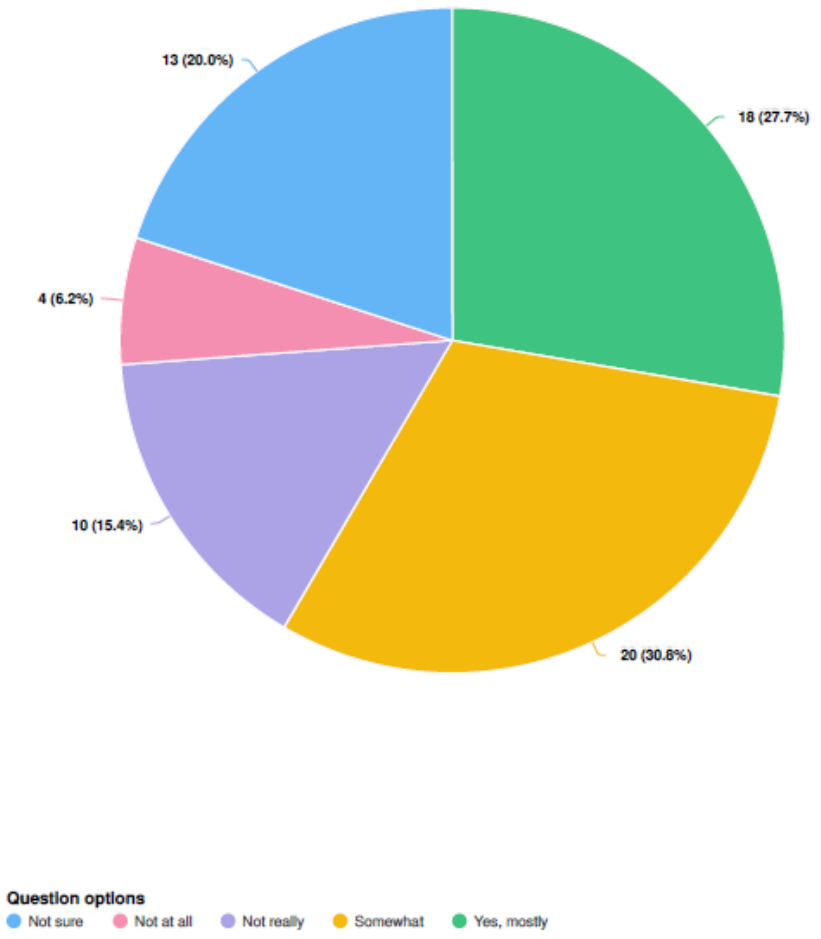
Among those who identified concerns, the main themes were:

- Impact on farmland or pressure for non-farm development
- Traffic, noise or nuisance from tourism or commercial uses
- Possible impact on property taxes
- Administration of grants or decision making
- Fairness of which areas or businesses are eligible
- Effect on community character

Land Use Safeguards

A majority believe existing planning policies mostly or somewhat address land use concerns. This indicates moderate confidence in the current planning framework.

Q12 The draft plan sets rules for eligibility, including that projects must comply with the Official Plan, Zoning By-Law, and conservation regulations. Does this address any concerns you may have about land use?



The data suggests the primary issue is not resistance to the RPCIP concept, but ensuring residents clearly understand how it will operate and how safeguards will be applied.

6. Application readiness and barriers

There is demonstrated interest in applying with nearly half of respondents reporting that they are very likely to apply. Additional respondents indicate they are somewhat likely.

The primary barrier is cost with many respondents indicating that projects may still be too expensive even with a grant. The second major barrier is uncertainty about eligibility.

The table below summarizes supports requested, likelihood to apply, and key barriers.

Supports needed	Likelihood to apply	Main Barriers
• Clear eligibility guidance, 50	• 45%, Very likely	• 36%, The project cost is still too high even with a grant
• Simple forms, 38	• 17%, Somewhat likely	• 24%, I do not think my property would qualify.
• Staff assistance before applying, 35	• 17%, Not at all likely	• 15% Prefer the 'wait and see' approach
• Help with technical requirements, 26	• 14%, Not sure	• 5% Uncertain long-term benefit
• Predictable timelines and decisions, 21	• 8%, Not very likely	

These findings confirm that clearer rules, scenario-based examples, and structured preapplication support will likely increase participation.

Key themes and insights

These themes are drawn from the open-ended survey responses.

Protect rural land and rural life

Many comments link rural prosperity with farmland protection and maintaining rural character.

Focus on practical improvements

Participants described projects like farm store expansions, signage, site improvements, small event spaces, ARUs, and upgrades to existing buildings as their focus for the program.

Fairness and access

Respondents want assurance that small scale and family operations can access funding and that repeat recipients do not dominate the program.

Clear rules and a trusted process

Participants asked for clear definitions of eligibility, a clear application process, and decisions that avoid loopholes.

Suggested additions to eligibility

Respondents suggested areas like renewable energy, well and septic upgrades, heritage barn restoration, environmental stewardship, advertising support, farm stands, and targeted programs such as migrant worker housing.

Considerations based on community engagement

1. Put clarity first

Create a simple eligibility guide with scenario-based examples.

2. Add a preapplication step

Offer a short “idea check” with staff before people invest time and money.

3. Build trust through transparency

Publish general timelines and evaluation criteria, with maximums for how long the process may take at each phase, for each incentive program.

4. Reinforce land use safeguards in plain language

Clearly explain how Official Plan and zoning compliance will be reviewed and enforced. This could be built into the “idea check” preapplication step as well as program materials using plain language explanations of how Official Plan and zoning compliance will be checked and enforced.

County of Brant Council Report

To: The Mayor and Members of County of Brant Council

From: Roxana Flores, Junior Planner

Date: April 14, 2026

Report #: RPT- 0051 - 26

Subject: ZBA24-25-RF

Purpose: For Approval

Recommendation

THAT Zoning By-Law Amendment Application ZBA24-25-RF from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to re-zone the subject lands from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres, be APPROVED.

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

a) The proposed minimum lot size and frontage will facilitate a new residential lot that represents compatible infill development and is consistent with the existing pattern of development;
b) Municipal water and wastewater services are available on the property, supporting the proposed lot standards for future development.
c) The application conforms to the policies of the Official Plan (2023) and is in keeping with the intent of the Zoning By-Law 61-16.
d) The application is consistent with the policies of the Provincial Planning Statement (2024).

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.

Zoning By-Law Amendment Application **ZBA24-25-RF** proposes the following Special Exemptions to the Residential Singles and Semis (R2) zone:

1. A minimum lot frontage of 8.0 metres (26.24 feet), whereas a minimum of 15 metres (49.21 feet) is required; and
2. A minimum lot area of 345 square metres (3,713.55 square feet), whereas a minimum of 450 square metres (4,843.76 square feet) is required.

This application is required to establish minimum lot size requirements in order to facilitate a subsequent consent application to propose the creation of one (1) new residential lot as infill development within the Primary Urban Settlement Boundary of Paris.

Technical comments and recommendations have been reviewed as part of the circulation of this Zoning By-Law Amendment Application based on the completed studies / drawings / reports. Further opportunity to implement these comments and recommendations will be incorporated as conditions of consent approval where deemed appropriate. This includes but is not limited to the need for new survey, civic addressing, entrance permit, stormwater management, grading and tree protection, removal and compensation.

The planning analysis focuses on literature review of applicable policy, including the *Planning Act, Provincial Policy 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 ZBA24-25-RF, as proposed, be **APPROVED.**

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

The application would result in gentle intensification that is compatible with the surrounding neighbourhood and contributes to local housing options.

Environmental Impacts

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

Economic Impacts

Potential minor increase in tax revenue.

Report

Location/Existing Conditions

The subject lands are municipally known as 14 Queen Street and are located on the north side of Queen Street, east of Ball Street and west of Creeden Street within the Settlement Boundary of Paris. The lot has a frontage of approximately 25.15 metres (82.51 feet) along Queen Street and an area of approximately 1,000 square metres (10,764 square feet).

Currently the lands contain one (1) existing single detached dwelling and a detached accessory structure.

The surrounding area consists of low density residential. The subject lands are serviced by municipal sewer and water.

Analysis

Planning Act R.S.O. (1990)

Matters of Provincial Interest

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(h) the orderly development of safe and healthy communities;*
- *Section (j) the adequate provision of a full range of housing, including affordable housing;*
- *Section 2(p) the appropriate location of growth and development; and*
- *Section 2(r) the promotion of built form that is (i) well-designed*

Section 34(1) of the *Planning Act* establishes that Zoning By-Laws may be passed by Councils of local municipalities.

- *Review of this Application has consideration for the proposed development as it relates to matters of provincial interests, public health and safety, existing conditions and surrounding uses, land use compatibility, municipal infrastructure and utilities, traffic, and natural resources.*

It is my professional opinion that the proposal has had consideration for the applicable provisions of under the Planning Act.

Provincial Planning Statement (PPS) – 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.

It is my professional planning opinion that the recommendation is consistent with the *policies of the Provincial Planning Statement for the following reasons:*

- The subject lands are located within the Urban Settlement Area of Paris where growth and development are directed. The proposed zoning amendment supports this policy because it would permit residential development within the built-up area.
  Policy 2.3.1.1
- The proposal represents efficient use of land and resources through infill development and will use existing municipal water and wastewater services.
  Policy 2.3.1.2 (a) and (b)
- The proposed zoning amendment supports general intensification within the settlement area by permitting the potential creation of a new residential lot, representing minor infill development that contributes to a range of housing options and supports the achievement of complete communities.
  Policy 2.3.1.3
- The proposed zoning amendment aligns with housing policies because it would permit residential intensification within a previously developed area. This contributes to an increase in housing supply and helps ensure that the settlement area can accommodate current and future housing needs.
  Policy 2.2.1 (b)

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.

Land Use Designation

Schedule 'A' of the County of Brant Official Plan (2023) identifies the land use(s) designation on the subject lands as Neighbourhoods. The subject lands are located within the Primary Urban Settlement Area of Paris and within a Delineated Built-up Area.

The intent of the Neighbourhoods designation is to include a full range of residential dwelling types, diverse in size, tenure, density and design. This designation includes a range of built-up and historic areas to recently developed greenfield subdivisions.

The application conforms to policies outlined in Part 5, Section 1.1 of the Official Plan which permit low and mid-rise density development and encourage infill and intensification of the County's Delineated Built-Up Areas.



Appendix 1: Designation Under the Official Plan

Official Plan (2023) Policy & Planning Analysis

Delineated Built-Up Areas

Part 4, Section 6.0 of the County of Brant Official Plan encourages residential intensification within Delineated Built-Up Areas to support complete communities and efficient use of infrastructure.

- **The proposed zoning amendment aligns with these policies as it would enable a new residential lot within an established developed area, representing compatible infill that respects the neighbourhood character, contributes to range of housing, and uses existing municipal services.**

Design and Built Form

Part 5, Section 1.15 of the Official Plan promotes development and intensification that incorporates design in keeping with the character of the area, including scale, setbacks, orientation and landscaping.

- **The proposed zoning amendment aligns with these objectives by enabling a lot that fits the existing neighbourhood pattern. Although slightly narrower than some lots the concept plan demonstrates that a two-storey house with an attached garage and accessory structure can be accommodated on the lot without overcrowding, providing appropriate setbacks, lot coverage,**

servicing, off-street parking, and yard space. The two lots are more consistent to the neighbourhood than the current larger lot, where many 11metre wide lots. The design is intended to minimize impacts on neighbouring properties.

Municipal Water and Wastewater Servicing

The proposed zoning amendment aligns with the County's municipal servicing policies as the new lot will connect to municipal water and wastewater services, use existing infrastructure, and support compatible infill development. Part 5, Section 5.2.1 & 5.2.3

- **A Servicing and Stormwater Management Brief was submitted by G. Douglas Vallee Limited Consulting to demonstrate that the lot can be serviced. Servicing details and stormwater management will be addressed through a subsequent Consent application.**

Housing

In accordance with Part 5, Section 1.8, the proposed zoning amendment supports the County's objectives for a flexible mix of housing to meet the needs of a growing and diverse community by enabling a new residential lot for a single detached dwelling, providing compatible infill, and making efficient use of existing infrastructure while contributing to a range of housing options.

It is my professional planning opinion that the recommendation conforms to the policies of the *current Official Plan (2023) for the following reasons*:

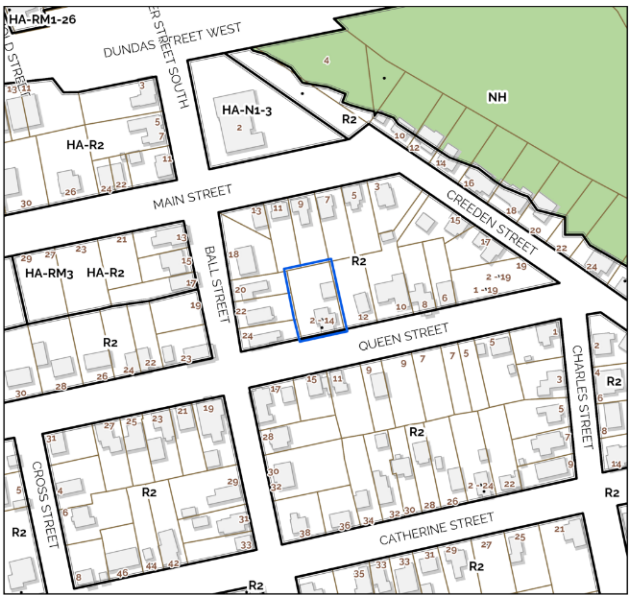
- The proposed Zoning By-Law Amendment will establish zoning provisions to enable the creation one (1) new residential lot, that meets the intent of the Neighbourhoods designation encouraging infill and intensification while utilizing existing infrastructure. The lands will continue to be used for residential purposes.

Zoning By-Law 61-16

'Schedule A' of the Zoning By-Law 61-16 identifies the subject lands are zoned as ***Residential Singles and Semis (R2)***.

The Residential Singles and Semis (R2) zone permits the following types of housing:

- Single Detached Dwelling
- Duplex, Fourplex
- Rowhouse
- Staked Townhouse
- Street Fronting Rowhouse
- Triplex and Group Home



Appendix 2: Zoning By-Law R2 Zone

Proposed Zoning Amendment

As outlined in the Draft Zoning By-Law, this application proposes to re-zone the subject lands from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

The following table summarizes the zoning regulations applicable to the proposed new lot, based on a conceptual site plan, demonstrating that one (1) new lot can be established under the (R2) zone with the proposed zoning provisions.

Development Standards – Residential Singles & Semis (R2)Regulation	Required	Proposed New Lot under Zoning Provisions (R2-45)
Lot Area, Minimum	450 m²	345 m²
Lot Frontage, Minimum	15.0 m	8.65 m
Street Setback, to the attached garage, Minimum	6.0 m	6.0 m
Street Setback, to habitable portion of the dwelling, Minimum	4.5 m*	+ 6.0 m
Interior Side Yard Setback, Minimum	1.2 m	1.2 m
Rear Yard Setback, Minimum	1.2 m	1.2 m
Lot Coverage, Maximum	40%	36%
Landscaped Open Space, Minimum	30%	52%
Building Height, Maximum	10.5 m	10.5 m

* Provided the minimum width of the driveway shall be 5.6m

Driveway Regulations table 5.7.1 for Residential Uses

Regulation	Residential Use – Lot width 11.0m or lesser	Proposed under Zoning Provisions (R2-45)
Minimum Driveway Width (metres)	2.8 m	3.0m
Maximum Driveway Width (metres)	4.4 m	3.0 m

	55% of the lot width, or 6.0m, whichever is lesser	

Parking Space Requirements for Residential Uses table 5.11

Housing Form	Minimum Required Off-Street Parking Space Regulations	Proposed under Zoning Provisions (R2-45)
Dwelling Unit with frontage on a public street	2 spaces per unit	2 spaces

The proposed site-specific amendment to the (R2) Zone establishes a minimum lot area of 345 m² and a minimum lot frontage of 8.0 m in order to create a new residential lot for a single detached dwelling.

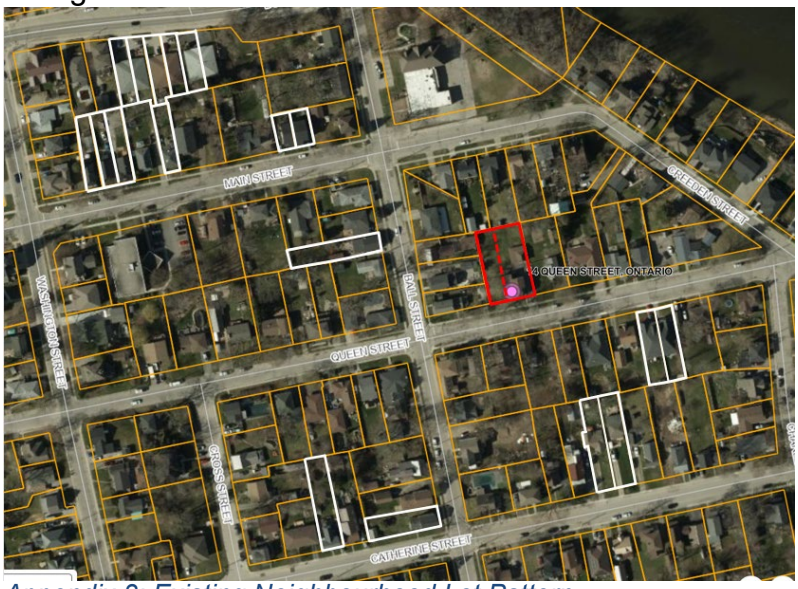
The proposed zoning amendment aligns with the *Neighbourhoods* designation by supporting infill development in an existing developed area.

Minimum lot area and frontage provisions in Zoning By-law 61-16 are intended to ensure orderly development, provide adequate access, accommodate municipal services, support proper drainage, and maintain neighbourhood character. The proposed site-specific standards support these objectives and are consistent with the existing development pattern in the area. It is noted that the Province is considering to set a minimum lot area of 175 sq m in urban areas, and this lot would exceed that proposal.

Neighbourhood Character

The surrounding area is characterized by narrow, deep lots and a mix of single-detached and semi-detached dwellings, many of which have detached accessory structures in rear yards. Lot widths vary from approximately 8 m to 11 m, with most houses set back further from the street, and having a mix of spacing between buildings. Front yards and driveways range in size and landscaped open spaces contribute to the streetscape. The proposed lot area and frontage are comparable to surrounding lots, supporting a streetscape that is consistent with the existing residential development in the neighbourhood.

Appendix 3 demonstrates how the proposed minimum lot size fits with the existing neighbourhood pattern in the R2 zone. The subject lands and the proposed lot are highlighted in red. As shown, several lots (highlighted in white) are similar in shape and size of the proposed lot. These white lots have frontages ranging from 8 to 11m, have a mix of single detached and semi-detached dwellings, including detached accessory structures.



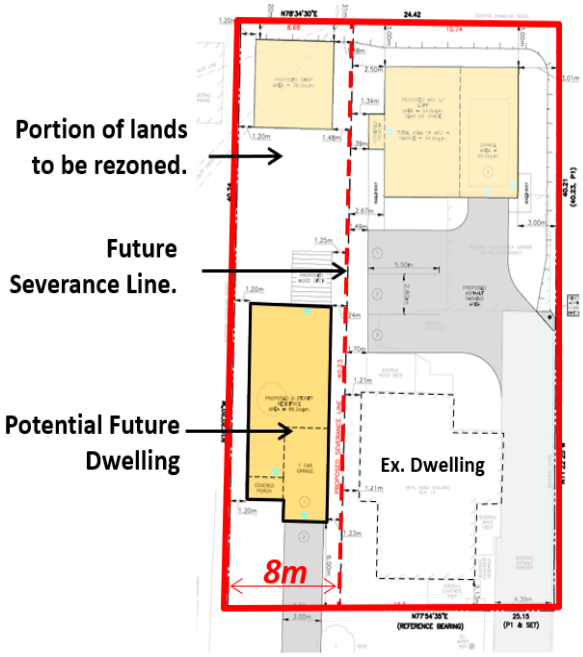
Appendix 3: Existing Neighbourhood Lot Pattern

Built Form / Lot Fabric

The Zoning By-Law requires a minimum lot size to ensure the property is functional, with enough space for buildings, yards, access, and municipal services, while preventing overdevelopment and maintaining compatibility with the neighbourhood.

The conceptual site plan in *Appendix 4* shows that the lot can accommodate a two storey dwelling that meets all required minimum setbacks, providing proper spacing between buildings, and room for property maintenance without overdevelopment of the lot. The building height also meets the 10.5 m minimum requirement.

The concept plan also demonstrates that the lot can provide suitable access, accommodate two (2) parking spaces and support overall building coverage that fits the site and is compatible with the surrounding area. It also preserves the streetscape by keeping the house properly set back from the street, in line with nearby homes.



Appendix 4: Conceptual Site Plan

Access

The conceptual site plan submitted demonstrates that sufficient space can be provided to accommodate a driveway with an approximate width of 3.0 m. This meets the minimum requirements of the Zoning By-law while maintaining adequate amenity space on the lot and safe functional access.

Parking

The conceptual plan demonstrates that the lot can accommodate a garage and driveway providing a minimum of two (2) off-street parking spaces, meeting Zoning By-law requirements while maintaining adequate yard space for a dwelling with street frontage.

Infrastructure and Servicing

Similar lot sizes and configurations to the one being proposed exist in the surrounding neighbourhood, showing consistency with existing development and demonstrating that municipal water, sanitary sewer services, and utilities can be effectively accommodated.

A Stormwater Management (SWM) report was submitted in support of this application to show that the proposed lot can manage surface water runoff and prevent impacts on adjacent properties. Following review of the report, effective drainage and grading measures will be implemented as part of the Consent Application.

The proposed lot area provides a minimum of 52% landscaped open space, ensuring sufficient pervious surface for infiltration and runoff control. In addition, the lot will allow space for landscaping and tree planting, supporting environmental benefits and neighbourhood character.

Lot Size Comparison

The proposed zoning exemptions to create a lot with an area of approximately 345 m² and a frontage of 8 m, are consistent with lots in this established neighbourhood. While newer subdivisions north (71 Woodslee Ave) and east (73 West River Road) of Paris have approved lots of similar lot size, many require variances to meet current setback and zoning requirements. In contrast, this older established neighbourhood, includes a range of lot sizes and shapes, including narrower and deeper lots, creating a streetscape that can accommodate the proposal.

Based on the conceptual plan, the proposed lot could accommodate a single detached dwelling in a way that maintains the character, scale, and streetscape. Its size, frontage, and potential building envelope are consistent with the established neighbourhood pattern.

It is my professional planning opinion that the proposed amendments meet the intent and is in compliance with all other applicable policies outlined in the County of Brant Zoning By-Law 61-16.

- The proposed minimum lot area and frontage are appropriate for the neighbourhood and meet the intent of Zoning By-law 61-16. The amendment supports orderly development, ensures adequate servicing and drainage, and maintains compatibility with the existing neighbourhood character. The proposal is therefore considered appropriate infill and represents good land use planning.
- Future development of the site will require full technical review through the Building Permit Process (layout, function, traffic, parking, servicing etc).

Interdepartmental Considerations

The following documents were prepared and submitted for technical review as part of the submission of this application:

1. One (1) Zoning By-Law Amendment Application Completed and signed
2. One (1) Consent Application Completed and signed
3. **Planning Justification Report** (PJR) by G. Douglas Vallee Limited c/o Scott Puillandre dated December 8, 2025
4. **Storm Water Management Brief (SWM)** by G. Douglas Vallee Limited c/o Sarah Freeman and John Iezzi dated November 24, 2025
5. Revised **Conceptual Site Plan** prepared by DJ Design dated January 28, 2026
6. **Conceptual Architectural Drawings** prepared by DJ Design dated January 23, 2026
7. **Stage 1 & 2 Archaeological Assessment** prepared by ACC Archaeological Consultants Canada c/o Kristy O'Neal, dated October 22, 2025
8. Pre-consultation Meeting Minutes dated July 11, 2025

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

Department/Agency	**Comments**
Development Engineering Division	• Detailed technical comments will be provided under related consent application B32-25-RF.

Policy Planning	• No comments.
Parks	<u>Cash-in-lieu of Parkland Dedication:</u> Cash-in-lieu of parkland for the amount of $6016 (2025 value, 2026 value forthcoming) is required for the creation of one new residential lot. As per Section 3.1 and Section 3.2 of the County of Brant Parkland Dedication By-law - The County requires the payment of money as cash-in-lieu payment for an amount calculated as follows: c) Six thousand and sixteen dollars ($6016, 2025 value) or as amended as per the County of Brant Fees By-Law, per lot created through consent, including but not limited to farm splits and surplus farm dwelling severances. The payment required shall be paid to the County: c) Prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.
Forestry	A tree protection zone shall be installed around the municipally owned tree at the front of the lot as outlined in the County's Technical Tree Guidelines. Once installed, the County shall be notified for inspection. The applicant acknowledges and agrees that: • They have been provided with a copy of the County of Brant Technical Tree Guidelines which is also available on the County website; • Trees in proximity the proposed works may be injured due to root damage or mechanical damage from potential excavation, and that root damage may create stability issues or cause tree decline/death. It is the owner's responsibility to contact an ISA Certified Arborist to assess trees within proximity of the proposed works during the planning stage, and to ensure that Tree Protection Zone fencing be installed to prevent damage. • It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Migratory Birds Convention Act and the Endangered Species Act. • It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Ontario Forestry Act, including the removal of Boundary Trees that exist along property lines.
Fire Department	• The fire department has no concerns at this time.

Six Nations	Haldimand Tract and 1701 Nanfan Treaty Preamble Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent Bird and Light Friendly Design • SNGREC requests that the building is designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas. • Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design: • https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf • https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf • SNGREC requests commitment to explore and implement thorough bird and light friendly practices at this phase of the application. Landscaping • SNGREC requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided. Non-native species are less ecologically beneficial, and some non-native species can become invasive even after decades of seeming fine. • SNGREC requires an opportunity to review any landscape plant lists before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase's capacity allows.

	• SNGREC requires that the proponent commits to these actions during this phase of the application.
GrandBridge Energy Inc	GrandBridge Energy Inc. has no objection. Minimum ESA clearance requirements must be maintained between any proposed structures (including buildings, lighting, signage, etc.) and existing electrical infrastructure during construction/demolition. A service layout submission will be required for both properties separately for the metering changes and connections. The submission form is available on our website in the Contractors and Developers hub. The owner will need to contact Customer Care to set up an account for the new property prior to metering. The last page of this document has more information on the metering specifications. The Owner shall be fully responsible for all costs incurred in the removal, upgrade, or relocation of any existing electrical infrastructure if required. Existing hydro poles may not be suitable to accommodate the proposed service. The Owner/Applicant shall be fully responsible for all costs associated with the installation of a new service point, if required.
Canada Post	Please be advised that Canada Post does not have any comments on this application for a single dwelling. This dwelling will have door to door service for mail delivery. Customer should contact our Customer Service line at 1-800-267-1177 to register for mail delivery.

As part of the circulation, we have not yet received any comments from the following departments:

- Mississaugas of the Credit First Nation

Public Considerations

Notice of Complete Application, Statutory Public Information Meeting (February 10, 2026), and Council Recommendation Meeting (April 14, 2026) were posted on the property and were provided by regular mail 20 days ahead of the meeting date, to all property owners within 120 metres of the subject lands.

Public comments received as part of the previous Statutory Public Information Meeting (February 10, 2026), have been summarized below:

- 24 Ball Street – S. Darling
- 15 Queen St – K. Roughley

Comment Summary:

Public comments raised concerns regarding the scale and placement of the future residential development, and its potential impacts on neighbouring yards, including reduced sunlight, privacy, and outdoor enjoyment. Comments also noted possible

effects on parking, the intended use of the accessory structures, and overall neighbourhood character.

These concerns have been addressed through the relevant sections of this report, including the proposed lot size and scale of development, setbacks, parking, conceptual plan, and compliance with zoning and Official Plan policies. The accessory structure on the retained parcel will be reviewed through the building permit process. Overall, the proposal demonstrates compatibility with the surrounding area and alignment with the objectives for infill development.

Public comments received as part of the Council Recommendation Meeting on April 14, 2026, are summarized below:

- 17 Queen Street – W & P Jay

  Public concerns regarding lot size, parking, and trees were raised. These matters have been addressed in the relevant sections of this report, including considerations of lot size, the conceptual plan, and tree preservation, which will be appropriately managed through consent conditions.

Public comments have been included as part of the agenda package to provide additional information.

Summary and Recommendations

Zoning By-Law Amendment Application **ZBA24-25-RF** proposes special exemptions to the Residential Singles and Semis (R2) zone to establish a minimum lot frontage of 8.0 m and a minimum lot area of 345 sq. m. to enable the creation of a new residential lot as infill development through a future consent application.

The proposed minimum lot area and frontage are compatible with the surrounding lot fabric, maintaining the established pattern of varying lot sizes and shapes, including narrow deeper lots, and support the visual character of the street. Although the lot will be small with the implementation of the special exemptions, it does not require reduced setbacks or increased height permission. The building layout maintains adequate spacing between buildings, particularly when compared to newer subdivisions in Paris with similar lot sizes, where variances are often needed to meet current setback and zoning requirements.

The concept plan demonstrates that it can accommodate a two-storey single detached dwelling, consistent with the scale and housing types of the neighbourhood. Development will be limited to a building area of 345 sq. m. with a minimum frontage of 8 m, with all other zoning provisions continuing to apply. This ensures that building coverage remains appropriate, prevents overdevelopment, maintains sufficient landscaped open space, and provides proper access and two parking spaces. The following table illustrates how the proposed lot area and frontage exemptions support the lot's establishment while adhering to all remaining zoning provisions.

Development Standards – Residential Singles & Semis (R2)	Required	Proposed New Lot under Zoning Provisions (R2-45)
Lot Area, Minimum	450 m²	345 m²

Lot Frontage, Minimum	15.0 m	8.65 m
Street Setback, to the attached garage, Minimum	6.0 m	6.0 m
Street Setback, to habitable portion of the dwelling, Minimum	4.5 m*	+ 6.0 m
Interior Side Yard Setback, Minimum	1.2 m	1.2 m
Rear Yard Setback, Minimum	1.2 m	1.2 m
Lot Coverage, Maximum	40%	36%
Landscaped Open Space, Minimum	30%	52%
Building Height, Maximum	10.5 m	10.5 m

The proposal is within the Urban Settlement Area of Paris and will be connected to municipal water and sewer services, with measures in place for managing stormwater runoff. A Stormwater Management report has been included with this application.

Technical comments and recommendations from completed studies and drawings will be incorporated into the conditions of the subsequent Consent Application, as appropriate. Anticipated conditions include but are not limited to:

- Submission of a Site Development Plan, Grading Plan and overall Lot Drainage Plan, and any supporting materials to demonstrate compliance.
- Updated legal survey.
- Proof of draft-approved entrance location for the severed lot.
- Approval of a Public Works Permit prior to any works.
- Parkland dedication or cash-in-lieu as required.
- A tree protection zone to be installed around the municipally owned tree at the front of the lot.

The applicant is also advised to incorporate Six Nations' recommendations for bird- and light-friendly design and landscaping, and address Grandbridge Energy conditions regarding ESA clearance and service layout.

The planning analysis focuses on literature review of applicable policy, including the *Planning Act, Provincial Policy 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.

Overall, the proposal represents compatible infill development that fits the surrounding area, utilizes municipal services, and contributes to attainable housing. For the reasons outlined in

this report, it is my professional recommendation that Zoning By-Law Amendment Application ZBA24-25-RF, as proposed, be **APPROVED.**

Prepared by:



Roxana Flores

Junior Planner

File # ZBA24-25-RF

Attachments

1. Conceptual Site Plan
2. Aerial Mapping
3. Official Plan Mapping
4. Zoning Mapping
5. Draft By-Law and Schedule ‘A’ Mapping

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning
3. Alysha Dyjach, Acting General Manager of Development Services

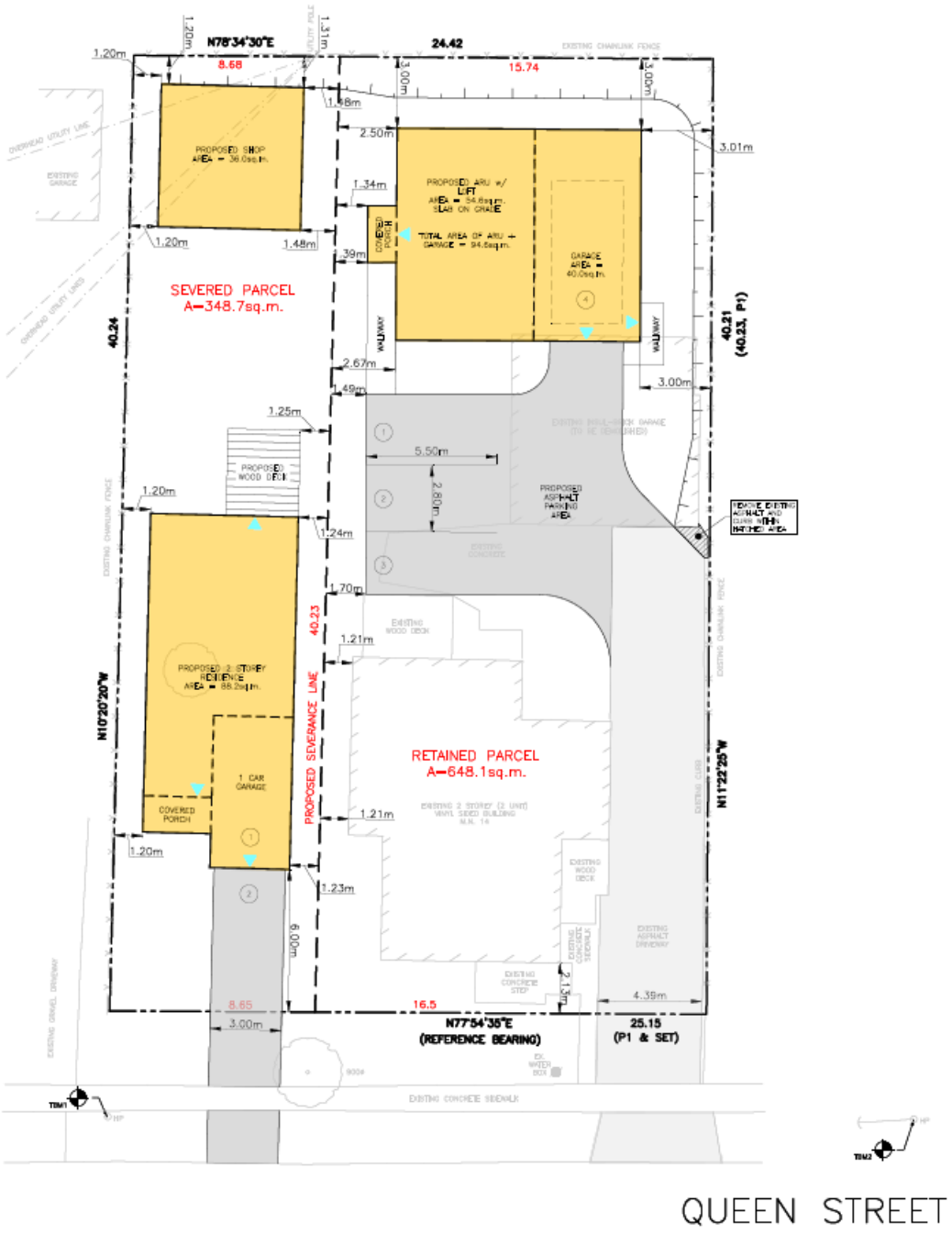
Copied To

1. Sunayana Katikapalli, 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

1. Conceptual Site Plan



2. Aerial Mapping

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA24-25-RF

14 Queen Stret
County of Brant
Ontario

COUNTY OF Brant Simply Grand

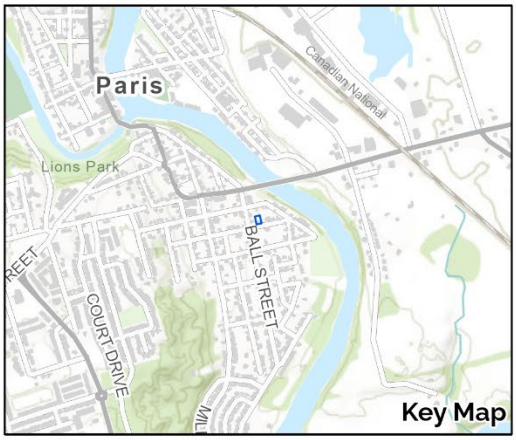
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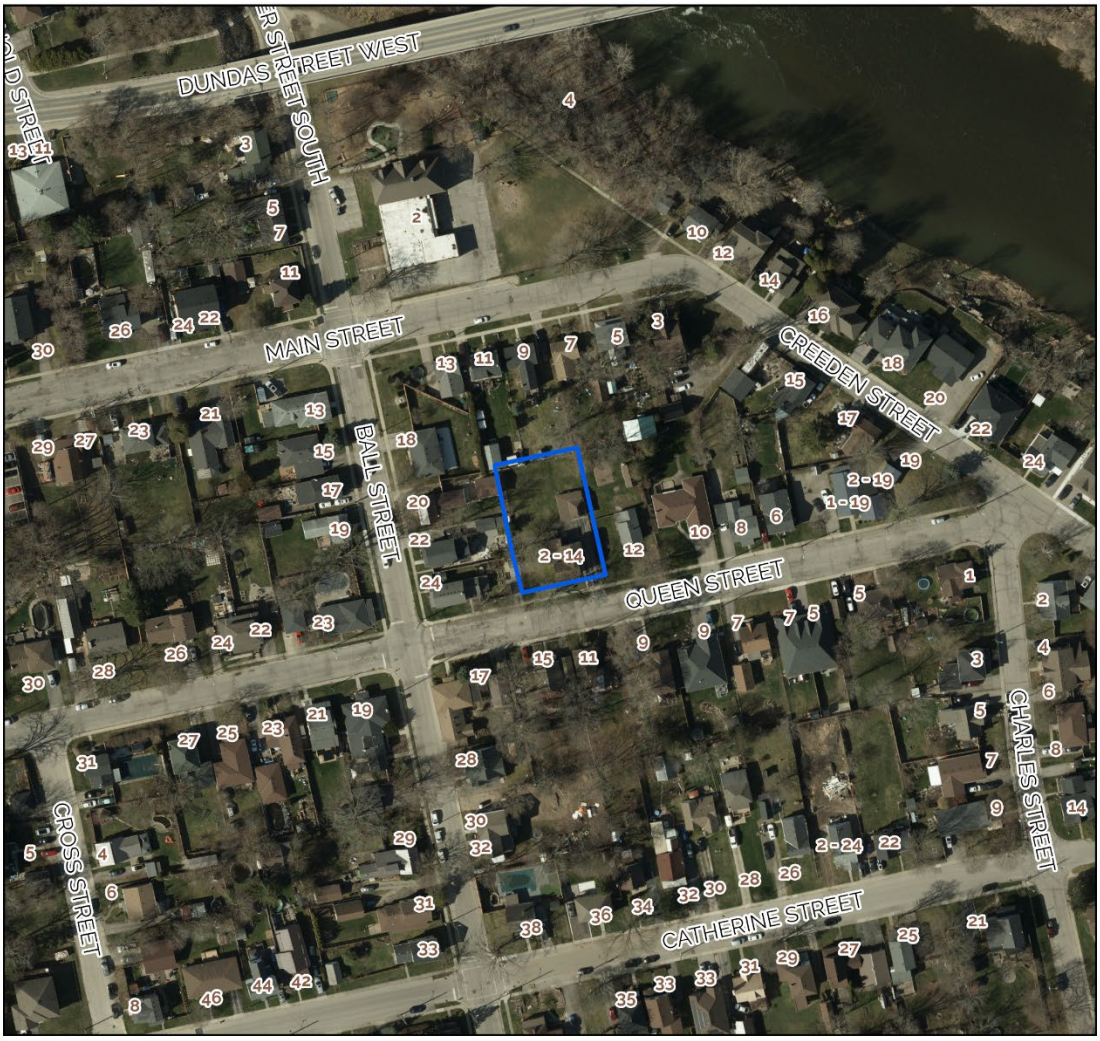
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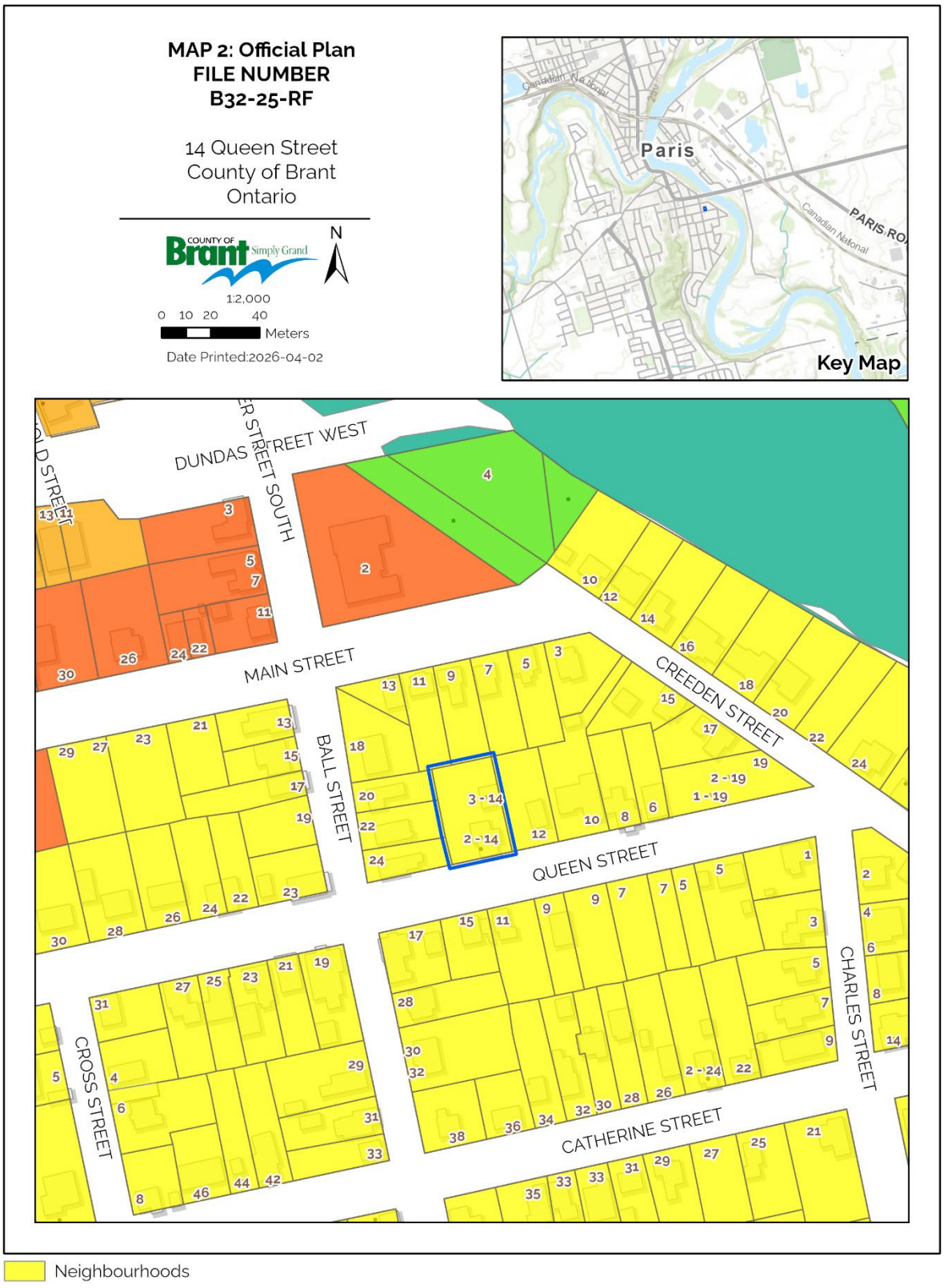
Meters

Date Printed:2026-01-13

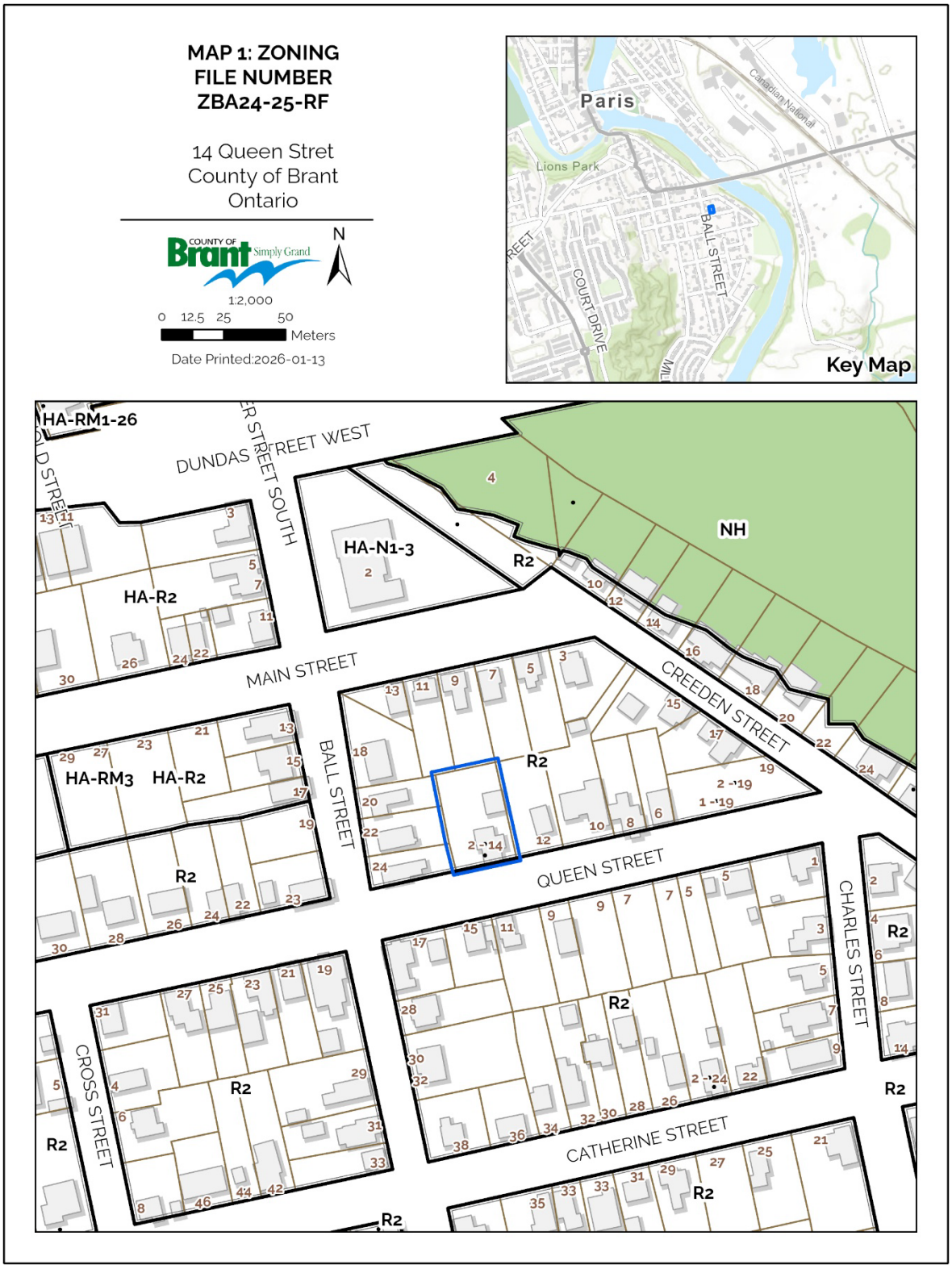




3. Official Plan Mapping



4. Zoning Mapping



5. Draft By-Law and Schedule ‘A’ Mapping

BY-LAW NUMBER XXX-26

-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.

Derek Fowler Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M.

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 ZBA24-25-RF was received from Derek Fowler Applicant/ Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M, in the geographic former Town of Paris, 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 amends the present zoning of PLAN 492 BLOCK 45 LOT M, from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

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 14th day of April, 2026.

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 Zoning By-Law 61-16 is hereby amended from the current Residential Singles and Semis (R2) zone, to Residential Singles and Semis with site-specific zoning (R2-45), as shown on Schedule ‘A’ of this By-law.

2. THAT Section 8.3 Special Exceptions R2 Zone of By-Law 61-16, is hereby amended as follows:
   R2-45

   In addition to the provisions of the R2 Zone the following shall apply;

   a) Permit a minimum lot area of 345 square metres
   b) Permit a minimum lot frontage of 8.0 metres

c) All other provisions of the By-Law apply.

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, as amended from time-to-time.

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

_____

David Bailey, Mayor

_____

Sunayana Katikapalli, Deputy Clerk


HA-RM1-26
GRAND RIVER STREET SOUTH
HA-R2
NH
DUNDAS STREET WEST
HA-N1-3
R2
NH
HA-R2
MAIN STREET
CREEDEN STREET
HA-RM3
HA-R2
PORTION OF LAND TO BE REZONED to R2-XX
BALL STREET
QUEEN STREET
R2
CROSS STREET
CHARLES STREET
CATHERINE STREET
AMELIA STREET
PATTERSON
SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____
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Meters
Date Printed:2026-01-13

BY-LAW NUMBER XXX-26

-of-

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AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on 14th day of April, 2026.

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 Zoning By-Law 61-16 is hereby amended from the current Residential Singles and Semis (R2) zone, to Residential Singles and Semis with site-specific zoning (R2-45), as shown on Schedule ‘A’ of this By-law.

2. **THAT** Section 8.3 Special Exceptions R2 Zone of By-Law 61-16, is hereby amended as follows:
   R2-45
   In addition to the provisions of the R2 Zone the following shall apply;
   a) Permit a minimum lot area of 345 square metres

b) Permit a minimum lot frontage of 8.0 metres
c) All other provisions of the By-Law apply.

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, as amended from time-to-time.

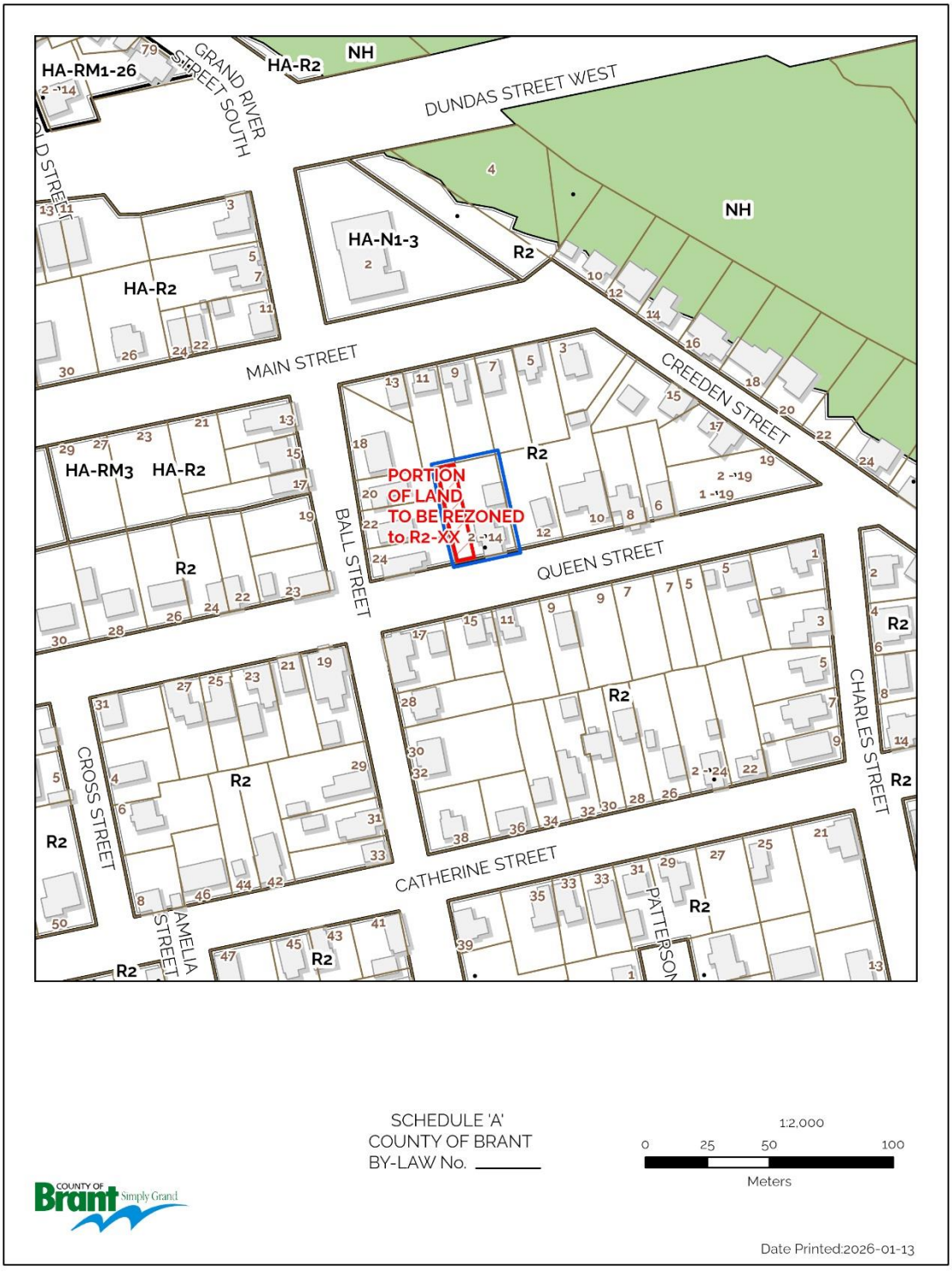
READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk


HA-RM1-26
GRAND RIVER STREET SOUTH
HA-R2
NH
DUNDAS STREET WEST
HA-N1-3
R2
HA-R2
MAIN STREET
CREEDEN STREET
HA-RM3
HA-R2
PORTION OF LAND TO BE REZONED to R2-XX
BALL STREET
QUEEN STREET
R2
CHARLES STREET
CROSS STREET
CATHERINE STREET
AMELIA STREET
PATTERSON
SCHEDULE 'A'
COUNTY OF BRANT
BY-LAW No. _____
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Meters
Date Printed:2026-01-13

MAP 3: AERIAL IMAGERY 2024
FILE NUMBER
ZBA24-25-RF

14 Queen Stret
County of Brant
Ontario

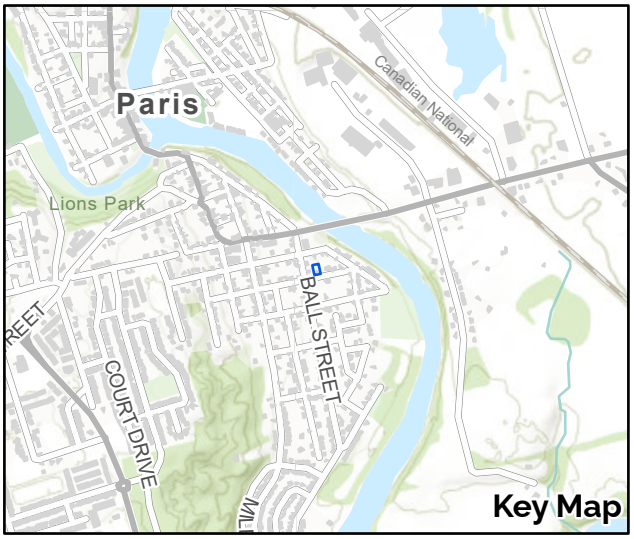
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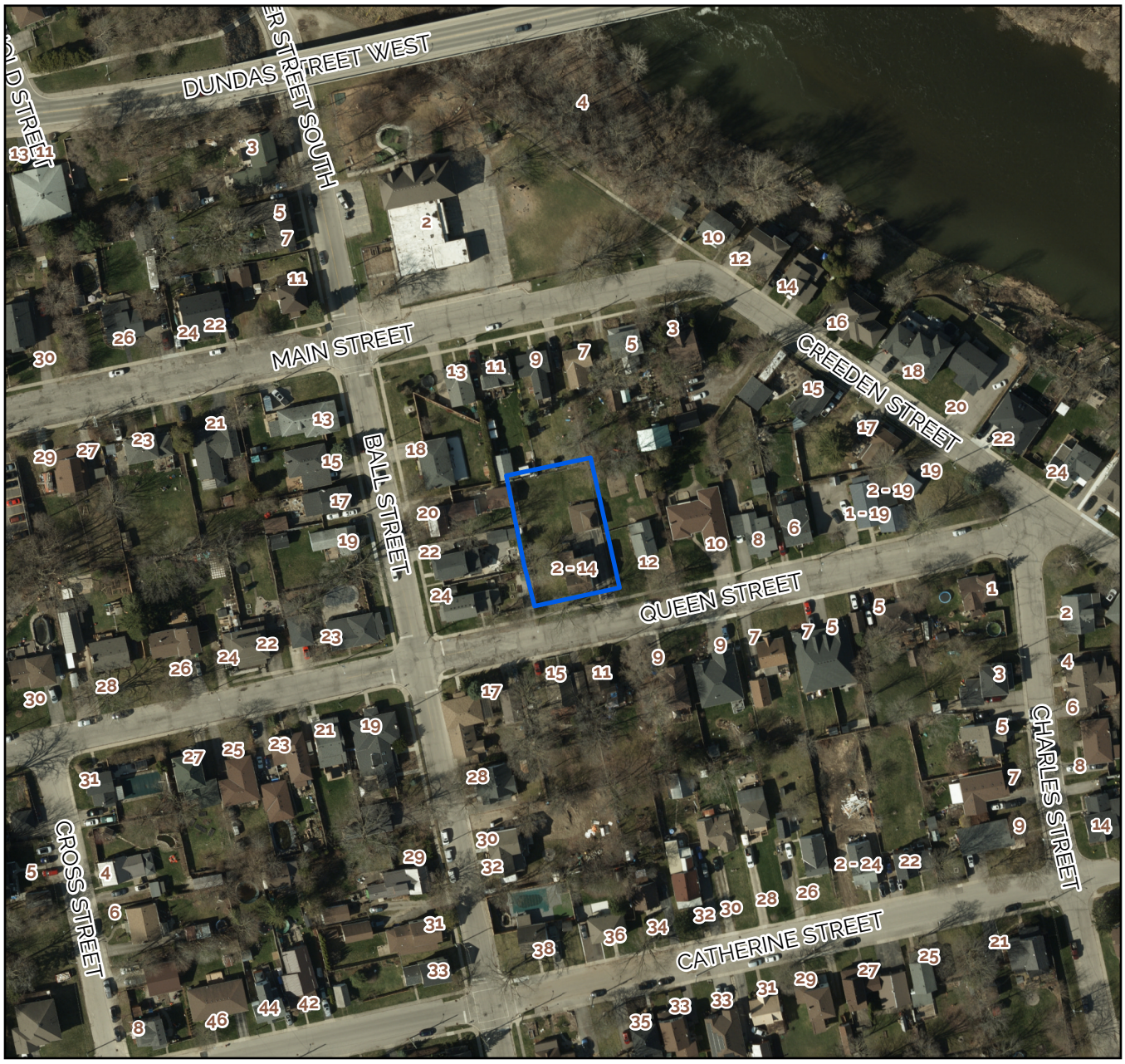
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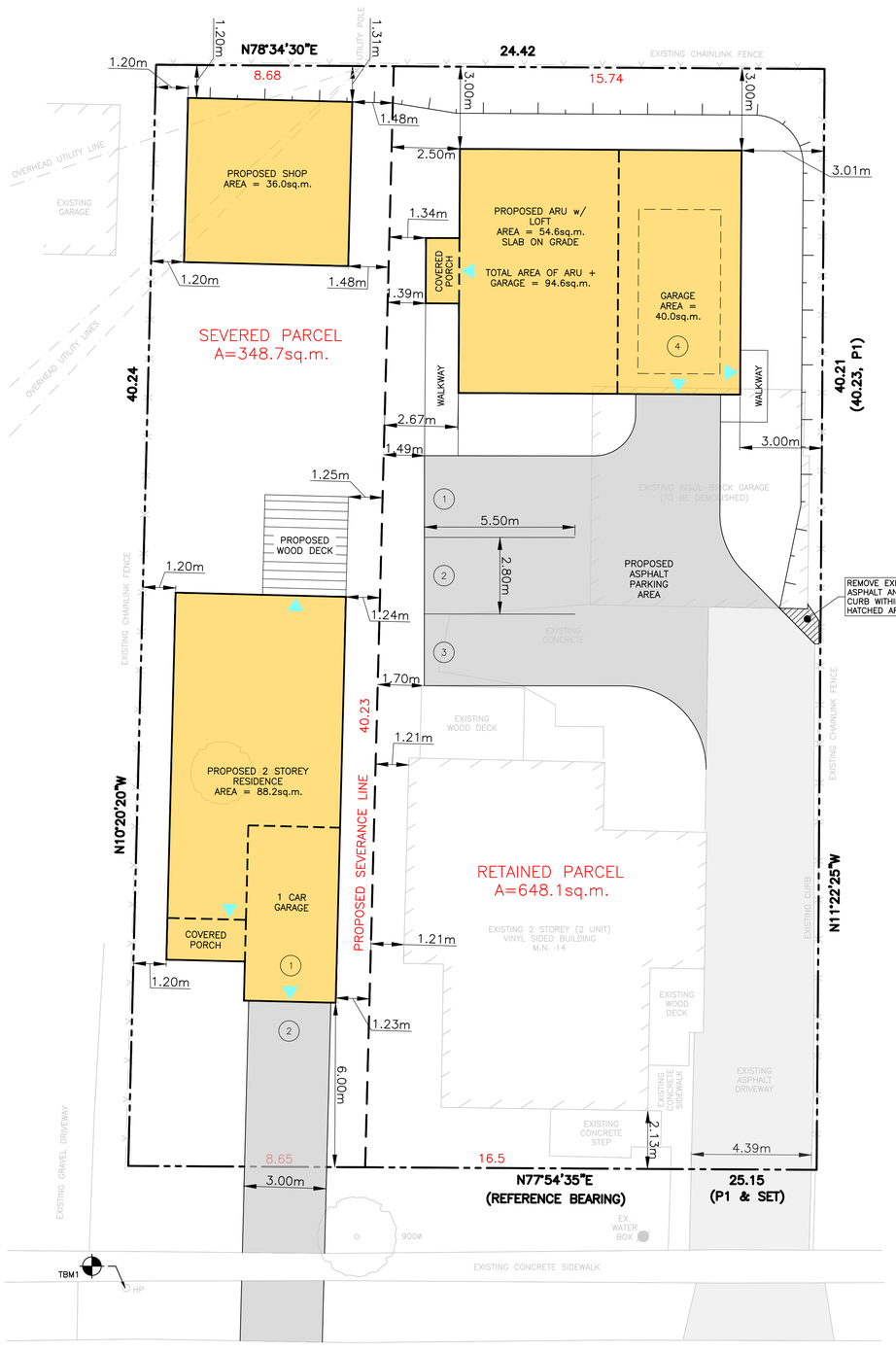
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Meters

Date Printed:2026-01-13







REV. No.	DATE	REVISION
0	01/28/2026	ISSUED FOR REVIEW

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.

SURVEY INFORMATION:

LEGAL SURVEY COMPLETED BY WEST & RUUSKA LTD. DATED 01/06/2025. PART 1 – PLAN OF SURVEY OF LOT 'W' BLOCK 45, REGISTERED PLAN 492, FORMER TOWN OF PARIS, COUNTY OF BRANT

TOPOGRAPHIC SURVEY DATA OBTAINED FROM THE CONCEPT PLAN PREPARED FOR THE SITE BY J.H. COHOON ENGINEERING LIMITED DATED 04/07/2025
BASED ON THE FOLLOWING:

VERTICAL DATUM: CANADIAN GEODETIC DATUM (CGVD28) (ASSUMED)

COORDINATE SYSTEM: NAD83 (CSRS) HTV2.0 (2010) (ASSUMED)

SITE BENCHMARKS:

TBM1: ELEV: 230.25m

NAIL ON SIDE OF HYDRO POLE LOCATED ON THE WEST SIDE OF PROPERTY AS SHOWN.

TBM2: ELEV: 229.02m

NAIL ON SIDE OF HYDRO POLE LOCATED EAST OF SUBJECT PROPERTY AS SHOWN.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

SCALE:
0 1 2 3 4 5
HORIZONTAL : 1 : 100

vallee
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

Project Title
14 QUEEN STREET SEVERANCE
QUEEN STREET
PARIS - BRANT COUNTY

Drawing Title
SEVERANCE PLAN
GARAGE ALTERNATIVE

Designed by : SLF	Drawn By : SLF
Checked by : JTI	Date Started : 01/28/2026
Drawing Scale : 1:100	Drawing No. C100
Project No. 25-145	

From: [redacted]
To: Clerks; Planning
Subject: Concerns Regarding Proposed Development on 14 Queen st.
Date: February 10, 2026 4:40:42 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.

Good evening,

I am writing to formally express my concerns regarding the proposed development on my neighbour's property located at 14 Queen st.. My backyard directly borders the proposed new building site, and the scale and placement of the project raise several serious issues that I respectfully ask be carefully considered as part of the review process.

I maintain two established garden areas in my backyard—one located along the shared fence line and another approximately 13 feet from the fence. These gardens are essential to my household, both to help offset the rising cost of living and, because gardening is an important part of my physical and mental well-being. The proposed buildings, due to their height and proximity to the property line, would significantly reduce the amount of natural sunlight these gardens receive, potentially making them unusable. This loss of sunlight would also diminish the reasonable enjoyment of my outdoor space.

I am deeply concerned about the close placement of a new structure beside the fence and the overall massing of the proposed development. The loss of light, privacy, and open space would have a substantial negative impact on my property. The stress and uncertainty created by the prospect of this development has already affected my ability to comfortably enjoy my home and backyard.

I am not in agreement with this proposal proceeding in its current form. Based on the size of the lot, I question whether there is sufficient space to support a subdivision of this nature while meeting appropriate setback, lot coverage, and residential amenity standards. I am also concerned about where parking for the two new residential units would be located, and whether adequate on-site parking is being provided to prevent spillover onto the street.

Further clarification is needed regarding the intended use of the proposed structures. Specifically, I am seeking confirmation on whether the unit located above the garage is intended for short-term rental use, such as an Airbnb, or for long-term residential occupancy. If short-term rentals are contemplated, this would raise additional concerns related to parking, noise, and increased activity that may not be compatible with the surrounding residential area. I also request clarification on whether the proposed shop building is intended for personal use or for business or commercial purposes, which may not be appropriate within a residential zone.

I am also concerned about the fairness of a proposal that introduces multiple income-generating rental units directly adjacent to my property while significantly reducing the space, sunlight, and outdoor enjoyment that I purchased and reasonably expected as a homeowner. The impacts of increased density and building mass would be borne by neighbouring properties, while the primary benefit of the development is financial gain for a single lot owner.

Finally, I am concerned that approving this proposal could set a precedent for similar over-intensification on neighbouring lots, potentially altering the established character of the neighbourhood and negatively affecting other residents.

For these reasons, I respectfully request that this application be denied as currently proposed, or at a minimum substantially revised to reduce building mass, increase setbacks, protect sunlight access, ensure adequate parking, and clearly define the permitted uses of all structures.

Thank you for your time and consideration of these concerns.

Courtney Darling

From: Roxana Flores
To: Nicole Campbell
Subject: FW: ZBA24-25-RF 14 Queen St Paris
Date: February 10, 2026 2:54:07 PM

Kind regards,

Roxana Flores
Junior Planner
County of Brant, Development Services
www.brant.ca

66 Grand River Street North, Paris, ON N3L 2M2
T: 519.44BRANT (2.7268) x 3065
C: 226.387.7482 | roxana.flores@brant.ca

From: KEVIN ROUGHLEY [redacted]
Sent: February 10, 2026 12:29 PM
To: Roxana Flores <Roxana.Flores@brant.ca>
Subject: ZBA24-25-RF 14 Queen St Paris

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.

In regards to proposal ZBA24-25-RF, the added garage and rear parking make sense as the present house does not have adequate parking for the present occupants. The partition will directly affect everyone living on the west side of the property line by effectively building a 2 story wall on their fence line. Air flow and sunlight will be restricted or blocked in the neighbouring back yards by the proposed structure. There are privacy considerations to the potential of second story windows on the fence line overlooking existing yards that do not exist presently.

The partition seems to be more about maximizing investor returns then the good of the neighbourhood. The area is all small houses with real yards, Ripping up a yard to replace it with a maximum sized house is counter productive to the area's charm and history.

The attachment is a picture of the partion in question. The proposal would put a 6 meter wide 2 story house between the light pole and the front tree.

Thanks,
Kevin Roughley
15 Queen St, Paris



From: [redacted]
To: Planning; Clerks
Subject: Application ZBA24-25-RF
Date: April 6, 2026 11:25:17 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.

I wish to support my neighbours objecting to squeezing in a residential lot with a house that does not fit in with the existing properties with no vehicular access to the "shop" at the rear of the lot and undecided whether to be sold or become a rental. We bought in this neighborhood because of the less dense housing. I realize new houses have been built but were designed to more or less fit in. Will the two existing trees on or close to the property be left should building be allowed?

Please add our name to the progress reports with this project,

Respectfully

William and Patricia Jay

17 Queen St. Paris N3L 1C2

County of Brant Council Report

To:	The Mayor and Members of County of Brant Council
From:	Brandon Kortleve, Manager of Policy Planning, Policy Planning Division and Emily Stanley, Nethery Planning, Consulting Planner for Policy Planning Division
Date:	April 14, 2026
Report #:	RPT-0152-26
Subject:	Omnibus Official Plan Amendment (OPA3-B-25) – Home-Based Industry and Business Policies
Purpose:	For Approval

Recommendation

That Report RPT-0152-26, regarding updates to Phase 1 of the Omnibus Official Plan Amendment project, consisting of the home-based industry and business policies, be received as information;

And that the proposed by-law attached hereto as Appendix “B”, to amend the County of Brant Official Plan A Simply Grand Plan (2023) by adding new policies with respect to Home-Based Industry and Business, BE APPROVED.

Executive Summary

Supporting and enhancing the County’s economic development practices and policies is fundamental to its long-term growth, success, and sustainability. With over half of the County’s land located within the Agricultural System, agriculture remains an important economic driver and employment source. Providing agriculture and rural employment and enterprise opportunities that enable the County’s economy, while ensuring the protection of agricultural and residential lands from incompatible uses that may harm the established character of the County is paramount.

The purpose of this report is to seek endorsement of the proposed Official Plan Amendment to include new policies within the Economic Development and Prosperity section of Part 5 for Home-Based Business and Home-Based Industries uses. Consistent with the Provincial Planning Statement, 2024, the inclusion of these policies will strengthen the County's economic development framework and advance overarching goal of fostering a County that is an attractive place to live and work in.

Strategic Plan Priority

Strategic Priority 1 - Economic and Financial Resilience

Impacts and Mitigation

Social Impacts

This amendment is intended to promote inclusive communities by permitting home-based businesses and home-based industries as secondary uses on residential lands. The associated criteria ensure that these uses are compatible with surrounding land uses and built form.

Environmental Impacts

There are no environmental impacts associated with this report.

Economic Impacts

The amendment aims to establish policies that support home-based businesses and home-based industries across the County. These policies contribute to a vibrant local economy and entrepreneurship in rural areas by enabling residents to pursue innovative and small-scale economic ventures from their homes, while ensuring the established County residential character is preserved.

Report

Background

In mid‑ 2025, the County initiated an omnibus Official Plan Amendment (OPA) project to update select sections of the Official Plan to ensure policies remain current, effective, and aligned with provincial policy, emerging issues, and local implementation experience. The amendments are being advanced on a topic‑ by‑ topic basis, allowing for focused review and engagement outside of a comprehensive Official Plan review.

In partnership with the Economic Development team, in 2021 a Home-based Business Pilot Project was introduced to respond to COVID-19 and shifts in the economy, where its recommendations were intended to be carried out through new Official Plan policies, and implemented through the CPPS. The omnibus Official Plan Amendment project was then introduced to Council in June 2025 (Report RPT-0243-25), and a statutory public meeting was held on July 8, 2025 (Report RPT-0243-25) to share project information and to receive preliminary input from the public and stakeholders.

The first set of draft home-based business and home-based industry policies were presented for information at a statutory public meeting on November 11, 2025 (Report RPT-0387-25). Through the review process, the draft policies were circulated to the Province and public and no comments were received. Staff also considered implementation experience and issues identified through recent development applications and planning inquiries.

Minor adjustments were made to the proposed policies to improve clarity, consistency, and implementation. This report presents the final draft Official Plan Amendment for Council's consideration, along with an analysis and planning justification demonstrating conformity with provincial policy and alignment with County objectives.

Analysis

Implementation Barriers

The Provincial Planning Statement, 2024 supports rural economic development and employment opportunities while requiring land use compatibility and protection of agricultural and residential land uses. Municipal official plans play a key role in defining how home-based economic activities can be accommodated in a manner consistent with these objectives. There are currently no clear permissions or policy guidance in the County's Official Plan with respect to home-based business and industry. Interpretation of home-based economic activities has relied heavily on zoning standards, site-specific discretion, and case-by-case mitigation, leading to inconsistency and uncertainty for applicants, neighbours, and reviewing authorities. Experience through implementation has demonstrated the need for clearer Official Plan-level direction to better guide land use decision-making and support consistent outcomes.

Experience through the home-based business pilot project adopted in 2021, and recent planning inquiries and development applications has identified several implementation challenges, including:

- The need to distinguish between home-based businesses and home-based industries.
- The importance of appropriate thresholds for scale, employees, outdoor activity, and storage.
- Ensuring uses remain secondary to residential uses in both an urban and rural context
- Challenges managing incremental business growth, including lack of direction for how growing businesses may need to transition to commercial or employment areas

Collectively, these issues have set a foundation to develop home-based business and industry policies that balance rural economic opportunity with land use compatibility and protection of established residential and agricultural character.

Policy Changes – October 2025

The October 2025 draft policies represented the first comprehensive effort to establish a clear Official Plan policy framework for home-based businesses and home-based industries. Drawing on lessons from the Home-Based Business Pilot Project and early CPPS implementation, the draft introduced:

- Preliminary directions related to function, scale, and appropriate location.
- Initial references to compatibility considerations and provincial guidance, including the D-6 Land Use Compatibility Guidelines.
- Direction encouraging businesses that exceed the intended scale of home-based permissions to relocate to appropriate commercial or employment areas.

Feedback during this phase focused primarily on clarity, enforceability, and the need for more objective thresholds to support predictable and defensible decision-making.

Policy Changes – April 2026

The April 2026 draft consolidates and refines the October 2025 policies into a more coherent, operational, and implementation-ready framework. The refinements expand the explanatory purpose statements for home-based economic activities, clarify the distinction between home-based businesses and home-based industries, and introduce quantitative thresholds to reinforce the intent of these uses as secondary activities. These thresholds are important to

reduce uncertainty about limitations and ensure that other objectives of the official plan, such as protection of residential character and of agricultural lands, are still achieved.

Key refinements include:

- Clear differentiation between home-based businesses, which are intended to operate within a residential context, and home-based industries, which are directed to rural and agricultural areas where greater separation can be achieved.
- Introduction of measurable limits related to site area, building area, employees, outdoor activity, and storage to provide greater certainty around scale and compatibility.
- Clarification of the relationship with On-Farm Diversified Uses (OFDU), establishing that OFDU policies take precedence where applicable.
- Introduction of registration or licensing tools to support monitoring, compliance, and future policy refinement. While the policies enable these tools, they will be explored further for potential implementation.

Together, these refinements are intended to strengthen implementation while maintaining flexibility for small-scale entrepreneurship and incremental business growth.

Policy Directions and Justification

This Official Plan Amendment introduces a new framework for home-based businesses and home-based industries that supports local entrepreneurship and rural economic development while maintaining land use compatibility and protecting residential and agricultural character. Key policy directions include:

- Establishing a clear distinction between residential-scale home-based businesses and rural home-based industries.
- Reinforcing the principle that home-based economic activities are secondary to a lawful residential use through objective and measurable criteria.
- Applying provincial compatibility tools, including the D-6 Guidelines, to inform mitigation and setback requirements.
- Recognizing business evolution by encouraging transition to appropriate commercial or employment areas when growth exceeds home-based permissions.
- Supporting effective implementation through registration, licensing, and monitoring tools.

These changes are intended to improve clarity, predictability, and implementation outcomes and represent a refinement of policy delivery rather than a change in the County's overall growth management or economic development direction. A detailed planning rationale supporting these policy directions is provided in Appendix A: Detailed Planning Rationale and Justification.

Comments Received

The draft home-based business and home-based industry policies were circulated to the Province, stakeholders, and the public as part of the omnibus Official Plan Amendment process. No formal comments on the proposed policies were received.

Internal staff review, including Economic Development input, and implementation experience informed the refinements reflected in the final draft policies. Economic Development staff noted that permitting home-based economic activity across the County of Brant is an important economic development tool that supports a more diverse economy and expanded employment opportunities for residents. Since 2020, rising industrial and commercial rents,

along with the increasing cost of purchasing land and undertaking leasehold improvements, have created significant barriers to entry for entrepreneurs seeking dedicated business space. Allowing appropriately scaled businesses to operate from residential dwellings or properties removes this barrier, supports job creation at a time when local unemployment has been above the provincial average, and provides an effective business-incubation pathway. Home-based businesses can begin without the burden of rent and other fixed costs, freeing cash flow for reinvestment and service expansion before transitioning to commercial space when financially viable. This approach also encourages businesses to remain local as they grow, strengthening the County's downtowns and retaining economic activity within the local economy.

Summary and Recommendations

While the County's Official Plan supports economic development and rural entrepreneurship, experience applying existing policies has demonstrated the need for clearer and more flexibility, as well as more guidance to manage home-based businesses and industries effectively. In particular, the need to address the lack of distinction between different types of home-based economic activities and the absence of objective thresholds.

The proposed amendment integrates a series of refinements into a cohesive, accessible, and internally consistent policy framework that supports small-scale entrepreneurship while ensuring land use compatibility and protection of residential and agricultural character.

The amendment is consistent with the Provincial Planning Statement, 2024 and reflects good planning practice by strengthening implementation tools and improving predictability without altering the County's broader policy direction. Staff therefore recommend that Council adopt the amendment as drafted in Appendix B of this report.

Attachments

Appendix A – Detailed Planning Rationale and Justification
Appendix B – Draft Official Plan Amendment By-Law (OPA3-B-25)

Reviewed By

Jeremy Vink, Director of Planning

Copied To

Alysha Dyjach, General Manager of Development Services
Dan Namisniak, Manager of Development Planning

By-law and/or Agreement

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

Planning Rationale and Justification

Home-Based Business and Industry Policies – OPA3□B□25

This Appendix provides detailed planning rationale and justification for the key directional policy changes introduced through Official Plan Amendment OPA3□B□25 related to home□based businesses and home□based industries. The intent is to explain why these changes are necessary, how they respond to observed implementation challenges under the County's current Official Plan (2023), and how they strengthen the County's systems□based approach to rural and agricultural land use planning.

This Appendix focuses on policy changes that materially affect development applications and decision□making. Technical refinements, policy re□organization, and wording clarifications intended solely to improve readability or internal consistency are not discussed in detail.

1. Distinction between Home-Based Business and Home-Based Industry

The 2016 Zoning By-Law generally treated home-based economic activity as a single category with strict limitations. The 2023 Official Plan has relied on discretionary interpretation to determine whether a proposed use can remain "secondary" to the residential or agricultural function of a property. Experience applying these directions, particularly during and following the COVID-19 pandemic, demonstrated that this approach lacked sufficient clarity to manage the scale, intensity, and long-term compatibility of home-based economic activity.

OPA3-B-25 introduces a clear distinction between home-based businesses and home-based industries, recognizing that not all home-based economic activity functions the same or operates within the same land use context. This distinction establishes a more deliberate and defensible framework that aligns uses with appropriate settings:

- **Home-based businesses** are primarily residential in character and are intended to operate within dwellings or accessory structures in settlement and countryside residential contexts. These represent small-scale and introductory business opportunities.
- **Home-based industries** acknowledge the reality of rural-scale activity occurring on agricultural and rural lands but do so within defined limits that protect agricultural primacy and rural character. These represent business opportunities with a slightly larger scale than a home based-business, appropriate only when the surroundings warrant it.

By assigning these uses to different land use contexts, the policies introduce an implicit growth hierarchy and transition pathway. Small-scale enterprises may begin in residential settings, modest rural-based operations may be accommodated where appropriate, and larger or more intensive businesses are directed toward employment or commercial areas designed to support growth over the long term. This approach mirrors the systems-based logic applied elsewhere in the Official Plan, including the framework for natural heritage and agriculture.

2. Defining “Secondary” Through Quantitative and Functional Limits

Implementation-Driven Policy

A central concern identified through engagement was the lack of measurable criteria to determine when a home-based use ceased to be secondary to the principal residential or agricultural use. OPA3-B-25 responds by introducing objective limits related to floor area, lot coverage, clustering, and outdoor activity and storage. Directions related to employee numbers and hours operation are intentionally excluded, as the Official Plan is a land use planning instrument intended to regulate land use, built form, and site layout. Operational matters such as staffing levels and hours of operation are not land use controls and are more appropriately addressed through other regulatory mechanisms, where applicable.

The thresholds introduced by this amendment represent an intentional shift from policies reliant on broad interpretation toward an implementation-driven framework that provides predictability for applicants, neighbours, and decision-makers. The limits were informed by:

- Observed ranges in real development applications,
- Provincial guidance for On-Farm Diversified Uses,
- Ontario Building Code thresholds, and
- Existing and proposed zoning provisions related to accessory uses and coverage.

The limits are not intended to function as entitlements but as high-level guardrails that define what may reasonably be considered secondary in scale and function. Proposals that exceed these parameters are not prohibited from existing altogether but are appropriately redirected to more suitable land use designations where impacts can be accommodated.

Scale Differentiation Between Use Types

Home‑based businesses are intended to be the smallest and least impactful category of use. For this reason, limits tied to a percentage of the principal dwelling's floor area are used to reinforce their subordinate relationship to the residential function.

Home‑based industries, by contrast, are recognized as rural‑based activities that may warrant detached structures and operational space. No minimum lot size is imposed due to the wide variation in rural parcel sizes across the County. Instead, scale and impact are managed through maximum building areas and clustering requirements.

The maximum gross floor area of 500 m² was selected to reflect the approximate size of a small industrial unit, while remaining below thresholds that would constitute larger and more detailed construction requirements under the Ontario Building Code. It will also align with the current proposed maximum accessory coverage under the County's Community Planning Permit System (CPPS). This ensures the use remains clearly secondary on the property and does not evolve into de facto industrial development in the agricultural area. Through the CPPS, clear direction will be given on the potential design of these types of buildings, ensuring they resemble agricultural buildings rather than industrial warehouses.

Managing Impacts Through Clustering, Setbacks, and Compatibility

Clustering requirements are introduced to address visual impact, operational efficiency, and noise dispersion. The 50‑metre clustering distance reflects a proportional relationship to the 100‑metre maximum separation already contemplated in the Official Plan for agricultural farm building clusters. This recognizes that home‑based industries are not the priority use within agricultural areas and should occupy a more limited footprint.

Setback distances for buildings and outdoor activity areas are aligned with the minimums recommended by the Ministry of the Environment, Conservation and Parks D‑6 compatibility guidelines. Aligning policy expectations with established provincial guidance anchors compatibility decisions in a known and defensible framework.

The underlying rationale is straightforward: if the impacts of a use are such that an owner would not reasonably want it located near their own dwelling, it is likely not appropriate for a rural residential or agricultural setting.

Managing Outdoor Activity and Storage

Outdoor storage and activity have been consistently identified as the most common sources of complaints related to home‑based operations. OPA3‑B‑25 addresses this reality directly by establishing a clear preference for indoor storage while permitting limited outdoor storage, where necessary.

Outdoor storage is capped at 25 percent of the total floor area of the use, ensuring it remains accessory and does not become the dominant function of the property.

Screening requirements, side and rear yard location expectations, and limitations on outdoor activity areas (including outdoor classes or similar uses) are introduced to manage noise, visual impact, and neighbourhood character.

These measures reflect observed operational realities while reinforcing the principle that outdoor impacts must be tightly managed to maintain compatibility.

3. Relationship with On-Farm Diversified Uses

OPA3□B□25 explicitly confirms that On□Farm Diversified Use (OFDU) policies take precedence over home□based permissions. This clarification addresses a recurring concern that applicants may attempt to use home□based policies to bypass the rigorous criteria established for OFDUs.

This direction reinforces agricultural primacy and ensures that the policy framework continues to function as intended: OFDU policies are designed to support farm viability and diversification, while home□based permissions are intended for non□farm economic activity that remains clearly secondary in scale.

Clear differentiation between these policy regimes avoids “policy shopping” and strengthens the integrity of the agricultural land use framework.

4. Registration and Licensing as Future Implementation Tool

The amendment enables the potential establishment of a registration or licensing framework for home□based businesses and industries. This tool is not envisioned solely as an enforcement mechanism, but as a means of improving data collection, trend analysis, and economic development support.

At present, the County lacks reliable information regarding the number, scale, and type of home□based operations. Policy refinement has relied heavily on complaint□based information or applications where compliance is uncertain, but community benefit is evident. A registration framework would allow the County to better understand how these uses function over time and to adjust policy accordingly.

This information will also support future implementation of the CPPS by informing appropriate standards and thresholds based on real operational patterns rather than anecdotal evidence.

5. Encouraging Transition to Commercial / Employment Areas

Businesses established as home□based operations often evolve over time, increasing in scale, intensity, or market reach. OPA3□B□25 reinforces the expectation that, once a use exceeds what can reasonably be accommodated within home□based permissions, relocation to a commercial or employment area is the appropriate pathway for continued growth.

The policies encourage the use of Economic Development tools to support this transition, recognizing that clearer frameworks at the outset reduce the likelihood of long‑term legal non‑conforming situations. This reflects lessons learned from existing rural employment contexts, where businesses that outgrew their original permissions would have benefited from a more deliberate transition model.

By clearly defining limits and growth pathways, the policies support entrepreneurship while protecting rural and agricultural land use systems from incremental intensification.

Change Summary

The April draft refines the October 2025 circulation version by expanding the explanatory purpose of home-based economic activities, clarifying the distinction between home‑based businesses and home‑based industries, adding measurable thresholds to reinforce the intent of the use being “secondary”, tightening compatibility and mitigation requirements, strengthening alignment with provincial guidance on industrial classifications, and providing clearer relationships with OFDU policies. These refinements directly reflect stakeholder feedback requesting greater clarity, predictability, and implementation tools for decision‑making in both settlement and agricultural contexts.

Changes include:

- Expanded policy intent describing the economic and community‑building role of home‑based businesses and home‑based industries, including support for local entrepreneurship, economic resilience, and early‑stage business incubation.
- Clearer differentiation between home‑based businesses and home‑based industries, with the former positioned within a residential context and the latter within rural/agricultural environments.
- Quantitative scale limits added to define the meaning of a “secondary use” across different property contexts, including separate expectations for small settlement lots, larger rural residential properties, and active farm operations.
- More prescriptive direction on outdoor activities, including size thresholds, screening, and clustering requirements, to better manage compatibility with neighbouring properties.
- Reference to the Provincial D‑6 Land Use Compatibility Guidelines to establish a structured framework for understanding the potential impacts of different classes of industrial activities.
- Introduction of registration and/or licensing mechanisms for improved monitoring, compliance, and transparency.
- Clarified relationship with On‑Farm Diversified Uses (OFDUs), establishing that OFDU policies take precedence where a use qualifies under provincial agricultural policy.

BY-LAW NUMBER ###-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding home-based industry and home-based businesses.
Official Plan Amendment (OPA3-B-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS the amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law are hereby approved as Amendment OPA3-B-25 to *A Simply Grand Plan, 2023*

2. **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,*

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

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By-Law ##-26 – Schedule 'A'

Amendment OPA3-B-25

To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-B-25 to *A Simply Grand Plan, 2023.*

Purpose:

The purpose of this amendment is to provide specific policies for Home-Based Industries and Home-Based Business uses within A Simply Grand Plan.

Basis:

Part 5, Section 7 of *A Simply Grand Plan* (2023) includes economic development and employment area policies for the County. This amendment is for the inclusion of two new subsections within this section for Home-Based Industries and Home-Based Businesses. These amended policies provide for the appropriate uses and conditional permissions of these uses within the County, including criteria and qualifications, and their interaction with other policies.

An amendment is necessary to allow these specific policies, to continue supporting home-based industries and home-based businesses across the County and their growth, while ensuring they are compatible with surrounding land uses, and the County's character.

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Part ‘B’ – The Amendment

Introduction:

All of this part of the document entitled “Part ‘B’ – The Amendment”, consisting of the following text, constitutes amendment no. 3B to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023.*

Text Changes:

1. Part 8 – Section 15

In Part 8 of the Official Plan, Section 15 is amended to include the following definition:

Outdoor Storage – The keeping, placing, stockpiling, or parking of goods, materials, equipment, machinery, commodities, vehicles or similar items, outside of a completely enclosed building. This definition applies regardless of whether such items are held for sale, lease, processing, staging, distribution, or similar activities, and regardless of whether they are temporary or long-term in duration. The definition does not include storage of items customarily accessory to a residential dwelling and is not intended to conflict with any regulation of property standards enabled by By-law under the Building Code Act.

2. Part 5 – Section 7.7 and Section 7.8

In Part 5 of the Official Plan, the heading immediately preceding Policy 7.6.14, are hereby amended to include two new sections, 7.7 and 7.8, inclusive of the following text:

Inserted:

7.6 Home-Based Businesses

The County of Brant supports the integration of home-based businesses as an ancillary use within areas designated primarily for residential uses, both urban and rural in nature. These policies intend to foster local entrepreneurship, enhancing economic resilience, and enabling flexible employment opportunities. These businesses contribute to a vibrant local economy by allowing residents to pursue innovative and small-scale economic ventures from their homes, as a secondary use, while maintaining the residential character of neighbourhoods. Home-based businesses are an important part of the local economy and thrive when a balance is found that supports business incubation in a manner that respects the integrity of residential communities.

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Appropriate Uses, Conditional Permissions and Qualifications

7.6.1 The home-based business shall be a secondary use, occupying a limited portion of the property, and subordinate to a lawful residential use in an urban or rural area.

7.6.2 The residential appearance and character of the property shall be preserved, with minimal exterior alterations and discreet signage, where permitted.

7.6.3 Home-based business permissions are intended to provide flexibility for small-scale businesses where the focus is on sales, services, and activities that do not generate industrial-type impacts.

7.6.4 Limited processing, small‑scale fabrication, or assembly may be permitted as part of a home‑based business, provided that:

a) The activity occurs entirely indoors.

b) The activity does not generate noise, odour, vibration, or dust that cannot be contained wholly indoors.

c) The activity does use industrial‑grade equipment.

d) The scale of the activity does not constitute a home-based industry.

7.6.5 Where a home-based business is proposed on a property with a farming operation, the policies for On-Farm Diversified Uses within this Plan shall apply and take precedence.

7.6.6 To ensure the use remains ancillary, the following criteria will be considered in establishing land use permissions:

a) The total area of the home-based business shall be limited and will not exceed 30% of the gross floor area of the principal dwelling.

b) Use of accessory or detached structures, including the retrofitting of existing structures or construction of new structures, may be supported for a home-based business provided they are:

i. Lawfully established.

ii. Comply with applicable setbacks and size restrictions.

iii. Located outside of any hazards.

c) Outdoors activities, including outdoor storage, shall be limited so that it:

i. Does not general negative impacts on surrounding uses, including noise, traffic, odour, and other nuisances as may be applicable.

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ii. Is generally situated in a side or rear yard.

iii. Is only supported where the size of the property provides for adequate screening and distance from neighbouring properties. Adequate screening will be required in the form or landscaping, fencing, or buildings.

iv. Is limited in area.

7.6.7 Where a home-based business demonstrates sustained growth beyond the scope of these policies, the County will encourage its relocation to a suitable commercial or employment area. The County may support this transition through economic development programs, site selection assistance, conditional land use permissions, or other appropriate measures.

7.6.8 The County may require home-based businesses to register or obtain a license as a condition of approval. This process will support data collection, policy monitoring, the delivery of economic development services, and compliance with applicable land use standards.

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7.7 Home-Based Industries

The County of Brant supports the establishment of home-based industries as an ancillary use in rural areas, where larger properties and the rural context can accommodate small‑scale industrial, fabrication, or production activities that are not appropriate within residential neighbourhoods. These policies are intended to foster rural entrepreneurship and enable residents to undertake manufacturing-oriented or industrial-type economic activities from their homes, in a manner that complements rural land use patterns and makes efficient use of existing property and infrastructure. Limitations are put in place to ensure land use compatibility and prioritization of agricultural practices in rural areas.

Home-based industries contribute to a resilient rural economy by providing opportunities for business incubation and incremental growth, while maintaining the rural character of the landscape and ensuring that industrial‑type impacts remain appropriately managed. Home‑based industries are an important component of the County's economic ecosystem, thriving when supported in locations that provide the space, separation, and rural context needed for these activities to operate compatibly as a secondary use.

Appropriate Uses, Conditional Permissions and Qualifications

7.7.1 The home-based industry shall be a secondary use, occupying a limited portion of the property and subordinate to a lawful residential use in a rural area.

7.7.2 The rural appearance and character of the property shall be preserved, with minimal exterior alterations and discreet signage, where permitted.

7.7.3 Home-based industries shall generally be limited to uses consistent with Class I and II Industrial activities under the D-6 Guidelines.

7.7.4 Proposals for Class I and Class II uses may be considered where it can be demonstrated that the use will not generate adverse effects on surrounding land uses and where appropriate mitigation measures (e.g., setbacks, screening, hours of operation) are implemented. Class III industrial uses shall not be permitted as home-based industries.

7.7.5 Where a home-based industry is proposed on a property with a farming operation, the use shall be considered an On-Farm Diversified Uses and subject to the applicable policies.

7.7.6 To ensure a home-based industry remains ancillary and compatible, the following criteria shall apply:

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a) The lot area of the property shall be a size that ensures adequate spatial separation from neighbouring properties.

b) All buildings used as part of the home-based industry shall be clustered and located no further than 50 metres from the principal residence on the property.

c) The total area used for the home-based industry shall be ancillary relative to the size of the principal dwelling and the residential use of the parcel, and in no case shall the total area exceed 500m².

d) Where the use involves employees, parking shall be provided for a home-based industry in addition to the parking requirements for the residential use.

e) Uses that generate significant traffic, require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or involve any other large□scale servicing capacity, infrastructure investment, or provincial approval shall not be considered a home-based industry.

f) The use must be supported by existing rural services, including safe access from a public road and private on□site water and sewage systems with servicing demands limited to those of a typical dwelling.

g) The use shall be limited to avoid noise, odour, dust, vibration, or traffic that would be incompatible with surrounding rural or agricultural uses, which may require demonstration through a study and requirements applied as conditions of development.

h) The minimum required setback for a home-based industry, including all associated structures and activities, will be conditional on the classification of the use, requiring a minimum setback of 20 metres for any Class I use, and a 70 metres setback for any Class II use. The setbacks shall be taken from the use to the nearest property lines.

i) Use of accessory or detached structures may be permitted for a home-based industry provided they are:

    i. Lawfully established,
    ii. In compliance with applicable setbacks and size restrictions,
    iii. Located outside of any hazards,
    iv. Not a building types, construction standards, or professional classification associated with major commercial or industrial uses.

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Farm buildings may be considered appropriate within the agricultural system.

j) Indoor storage is preferred for any home-based industry. Outdoor storage will only be supported where it has been demonstrated:
    i. That the size of the property provides for adequate screening and distance from neighbouring properties;
    ii. The outdoor area is limited to 25% of the total floor area of the use;
    iii. It is located in a side or rear yard; and
    iv. It will be adequately screened in the form of landscaping, fencing, or buildings, consistent with the residential or agricultural character of the area.

7.7.7 To implement this policy framework and ensure the objectives are maintained, the County of Brant will track the establishment of home industries, which may be done through such measures as registration, licensing, development agreements, or similar implementation methods.

7.7.8 The County may require greater setbacks, buffers, or screening for higher impact uses, such as welding, machine repair, fabrication, or outdoor uses, or where site-specific conditions warrant additional separation to mitigate potential impacts related to noise, odour, vibration, or traffic.

7.7.9 Where a home-based industry demonstrates significant growth that exceeds the scale or intensity supported by these policies, the County shall encourage relocation to an appropriately zoned industrial or commercial area.
The County may support this transition through economic development programs, site selection assistance, conditional land use permissions, or other appropriate measures.

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Part ‘’C” – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, A Simply Grand Plan, 2023, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

Any application will be subject to the policies applicable on the date of decision.

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County of Brant Council Report

To:	The Mayor and Members of County of Brant Council
From:	Brandon Kortleve, Manager of Policy Planning, Policy Planning Division, and Emily Stanley, Nethery Planning, Consulting Planner for Policy Planning Division
Date:	April 14, 2026
Report #:	RPT-0153-26
Subject:	Omnibus Official Plan Amendment (OPA3-C-25) – Cultural Heritage Policies
Purpose:	For Approval

Recommendation

That Report RPT-0153-26, regarding updates to Phase 1 of the Omnibus Official Plan Amendment project, consisting of the cultural heritage policy updates, be received as information;

And that the proposed by-law attached hereto as Appendix “C”, to amend the County of Brant Official Plan, A Simply Grand Plan (2023), by adding new policies with respect to Cultural Heritage, BE APPROVED.

Executive Summary

Consistent with the Provincial Planning Statement, 2024, the County’s Official Plan establishes a strong commitment to the conservation of cultural heritage resources as an integral component of land use planning. These resources, which include built heritage resources and cultural heritage landscapes, play an important role in shaping community identity, sense of place, and long‑term livability across the County.

This Official Plan Amendment introduces refinements to the cultural heritage policy framework to improve clarity, consistency, and effectiveness in implementation. The amendments strengthen the use of the Heritage Inventory as a proactive planning tool, clarify adjacency and study requirements, establish a clear hierarchy for adaptive reuse, relocation, and compensation, and introduce greater flexibility in cases of unforeseen loss while reinforcing accountability where deterioration results from neglect. The revised structure consolidates existing and proposed policies into a more coherent framework that is easier to interpret and apply for property owners, applicants, and reviewing authorities.

Overall, the amendment represents a refinement of policy implementation rather than a change in policy direction, supporting alignment with provincial policy, improved development certainty, and the effective conservation of the County’s cultural heritage assets.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

The proposed amendments support the conservation and interpretation of cultural heritage resources as valued community assets, contributing to a shared sense of place, identity, and continuity. By improving clarity and predictability in heritage-related decision-making, the policies also support public understanding of how heritage conservation is balanced with growth and change.

Environmental Impacts

There are no direct environmental impacts associated with this report. Indirectly, the policies may support environmental sustainability by encouraging adaptive reuse and reinvestment in existing buildings and landscapes, which can reduce demolition waste and the need for new resource-intensive development.

Economic Impacts

The proposed amendments are intended to improve certainty and consistency in the development review process, supporting informed investment decisions while managing heritage considerations. By introducing greater flexibility in cases of unforeseen loss and promoting adaptive reuse, the policies aim to balance conservation objectives with economic viability and long-term community benefit.

Report

Background

In mid-2025, the County initiated an omnibus Official Plan Amendment (OPA) project to update select sections of the Official Plan to ensure policies remain current, effective, and aligned with Provincial policy, emerging issues, and local implementation experience. The amendments are being advanced on a topic-by-topic basis, allowing for focused review and engagement outside of a comprehensive Official Plan review.

The omnibus Official Plan Amendment project was introduced to Council in June 2025 (Report RPT-0243-25), and a statutory public meeting was held on July 8, 2025 (Report RPT-0243-25) to share project information and to receive preliminary input from the public and stakeholders. The cultural heritage policies were presented to the Heritage Committee in November 2025, where feedback received has since helped inform the proposed amendments. The first set of draft cultural heritage policies were presented for information at a statutory public meeting on November 11, 2025 (Report RPT-0383-25). Through the review process, comments were received from the Province and the Brant Heritage Committee. No public comments have been received. Staff also considered implementation experience and issues identified through recent development applications and planning inquiries.

Minor adjustments were made to the proposed policies in response to comments received, primarily to improve clarity, consistency, and implementation. This report presents the final draft Official Plan Amendment for Council’s consideration, along with an analysis and planning justification demonstrating consistency with provincial policy and alignment with County objectives.

Analysis

Existing Policy Framework

Part 5, Section 2.17 of the Official Plan provides policy direction for the protection of cultural heritage resources. This section builds on matters of Provincial interest related to cultural heritage conservation as set out in the Planning Act (Section 2(d)) and the Provincial Planning Statement, 2024 (PPS 2024).

While the existing policies establish procedures for identifying and addressing heritage resources through the development process, they are largely procedural in nature and lack a clear overarching framework, articulated objectives, or consistent terminology aligned with current provincial policy and legislation. Experience applying these policies has identified challenges related to clarity, interpretation, and consistency in implementation, particularly as heritage considerations become more complex and increasingly integrated with land use planning decisions.

The proposed Official Plan Amendment proposes to expand Section 2.17 to better reflect contemporary heritage planning practice, evolving Provincial policy, and the County's strategic direction as set out in the 2024 Arts, Culture and Heritage Strategy. The policies of this section of the Plan are intended to:

a) Identify, protect and conserve cultural heritage resources and landscapes as valued community assets.
b) Ensure development results in a net benefit to the County's heritage assets.
c) Embed clear conservation principles and study requirements into the planning process.
d) Support adaptive reuse and context‑sensitive growth that respects historic character.
e) Improve consistency, predictability, and collaboration in heritage‑related approvals.

Implementation Barriers

Recent changes to Provincial policy and legislation have altered how cultural heritage tools can be applied, often limiting municipal flexibility and reinforcing a perception of heritage conservation as a barrier to development rather than a tool to manage change. At the same time, municipalities continue to face pressure to accommodate growth, address housing needs, and provide greater certainty through the planning process. Within this context, the County's existing cultural heritage policies have proven largely procedural, offering limited direction on desired outcomes or how heritage considerations should realistically be integrated with broader planning objectives.

Experience applying these policies has identified challenges related to clarity, predictability, and implementation, particularly as heritage considerations become more complex. The proposed amendment responds to these challenges by repositioning cultural heritage conservation as an integral component of land use planning rather than a stand‑alone regulatory exercise.

The amendment introduces a revised structure that improves the readability, usability, and effectiveness of the cultural heritage policies. New purpose statements, goals, objectives, and a guiding policy framework establish a clear foundation for decision-making and provide context for the detailed policies that follow. This approach represents a deliberate shift from a purely procedural model toward a more comprehensive, outcomes-oriented cultural heritage framework that emphasizes conservation, collaboration, and alignment with broader County initiatives.

Policy Changes – October 2025

The October 2025 proposed amendments were intended to clarify and strengthen the County's existing cultural heritage policy framework in response to implementation challenges identified through development review, committee input, and Provincial comments. Key changes included restructuring the policies for improved usability, introducing guiding conservation principles, clarifying study requirements and timing, strengthening direction for the Heritage Inventory, and refining policies related to adjacency, demolition, and mitigation. The October amendments also introduced greater flexibility for reconstruction following unforeseen damage, while establishing clearer expectations where deterioration results from neglect. Overall, these changes were primarily focused on improving clarity, consistency, and implementation, rather than altering the fundamental objectives of heritage conservation in the Official Plan.

Policy Changes – April 2026

The April 2026 draft consolidates and refines both the 2023 policies and the October 2025 amendments into a more coherent, outcome-oriented cultural heritage framework. The proposed policies reposition cultural heritage conservation as an integral component of land use planning by introducing clear purpose statements, goals, and a guiding policy framework; strengthening the Heritage Inventory as a proactive planning tool; clarifying adjacency through a defined radius; and establishing a clear hierarchy for adaptive reuse, relocation, and compensation. The policies also distinguish between loss resulting from unforeseen events and deterioration through neglect, balancing flexibility for property owners with accountability for conservation outcomes. Together, these refinements are intended to improve clarity, predictability, and alignment with provincial policy while supporting growth and directing change in a manner that delivers a net benefit to the County's cultural heritage resources.

Policy Directions and Justification

This Official Plan Amendment introduces a refined cultural heritage policy framework that strengthens the integration of heritage conservation into land use planning while improving clarity, predictability, and implementation outcomes. Key directional changes include:

- Establishing clear purpose statements, goals, and guiding conservation principles to support consistent decision-making.
- Strengthening the Heritage Inventory as a proactive planning tool to identify and address heritage considerations early in the development process.
- Clarifying adjacency and study requirements to improve certainty for applicants and reviewing authorities.
- Introducing a clear hierarchy for adaptive reuse, relocation, and compensation to ensure development results in a net benefit to the County's cultural heritage assets.
- Distinguishing between loss resulting from unforeseen events and deterioration through neglect, balancing flexibility for property owners with accountability for conservation outcomes.

These changes are intended to improve implementation and alignment with provincial policy rather than alter the fundamental objectives of the Official Plan. A detailed planning rationale supporting these policy directions is provided in Appendix A – Detailed Planning Rationale and Justification.

Comments Received

Comments from the Province focused primarily on administrative consistency and policy clarity. Key themes included updating terminology to reflect the Provincial Planning Statement, 2024, removing references to specific provincial ministries and municipal comprehensive reviews, and refining heritage policies to align with provincial definitions, legislation, and best practices. Provincial reviewers also encouraged greater clarity and flexibility regarding reconstruction of designated heritage properties following unforeseen events, clearer criteria for addressing demolition and loss, and revisions to ensure definitions and conservation approaches for cultural heritage landscapes are consistent with provincial policy and industry standards.

Comments from the Heritage Committee focused on the implementation and application of the proposed policies, including discussion on the process and timing for evaluating properties on the Heritage Inventory, approaches to adaptive reuse, and the evidentiary standards required to support demolition of heritage properties. Committee members also discussed the role of engineering assessments; the importance of conserving and interpreting heritage value following demolition and emphasized the need for public education and engagement to foster continued interest and support for heritage conservation.

Summary and Recommendations

While the existing cultural heritage policies of the Official Plan establish a strong commitment to conservation, experience applying those policies has identified challenges related to clarity, flexibility, and effective integration with the development review process. In particular, the largely procedural nature of the current framework has limited the County's ability to proactively manage change and achieve consistent conservation outcomes.

The proposed amendments integrate a series of refinements into a more cohesive, accessible, and outcomes-oriented policy framework that better reflects contemporary heritage planning practice. These changes represent an evolution in policy delivery rather than a departure from Council's previously adopted cultural heritage conservation objectives, and are intended to improve predictability, accountability, and implementation results.

The amendment aligns with provincial interests under the Planning Act, 1990 and is consistent with the Provincial Planning Statement, 2024, supporting the conservation of protected heritage property while accommodating growth and change. The proposed policies aim to reflect good planning practice by strengthening existing tools, improving alignment with provincial policy, and supporting the long-term conservation of the County's cultural heritage assets. Staff therefore recommend that Council adopt the amendment as drafted in Appendix C to this report.

Attachments

Appendix A – Detailed Planning Rationale and Justification
Appendix B – Comments Received
Appendix C – Draft Official Plan Amendment By-Law (OPA3-C-26)

Reviewed By

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

Copied To

Dan Namisniak, Manager of Development Planning

By-law and/or Agreement

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

Planning Rationale and Justification

Cultural Heritage Policy Changes – OPA3□C□25

This Appendix provides detailed planning rationale and justification for the key directional policy changes introduced through Official Plan Amendment OPA3□C□25 related to cultural heritage conservation. The intent is to explain why these changes are necessary, how they respond to observed implementation challenges under the County's 2023 Official Plan, and how they align with the Provincial Planning Statement, 2024 (PPS 2024) and the County's Arts, Culture and Heritage Strategy (2024).

This Appendix focuses on policy changes that materially affect development applications and decision□making. Technical refinements, re□organization of existing policies, and wording changes intended solely to improve clarity or readability are not discussed in detail.

1. Outcomes-Oriented Conservation

Purpose, Goals, and Framework

The 2023 Official Plan heritage policies are largely procedural, focusing on when studies may be required and how heritage resources are identified through the development process. While this approach established a basic review framework, experience applying the policies demonstrated limited direction regarding desired conservation outcomes or how heritage considerations should be balanced with growth pressures.

The proposed amendment introduces clear purpose statements, goals, objectives, and a guiding policy framework that establish cultural heritage conservation as an integral component of land use planning rather than a stand□alone regulatory exercise. This shift provides decision□makers, applicants, and the public with clearer expectations regarding how heritage resources are to be conserved, adapted, or mitigated, and reinforces conservation as a value□added planning objective rather than an obstacle to change.

2. Consistency with Provincial Policy

Protected Heritage Property and Proactive Conservation Strategies

The PPS 2024 places renewed emphasis on the conservation of protected heritage property and encourages planning authorities to develop proactive strategies for conserving built heritage resources and cultural heritage landscapes. While the 2023 policies reference conservation, they rely heavily on reactive evaluation triggered by development applications.

The updated policies respond by strengthening the role of the Heritage Inventory as a proactive planning tool. Properties may now be listed on the Heritage Register at the pre-consultation stage, ensuring heritage considerations are identified early and interim protection is available before demolition or site alteration occurs. This approach improves certainty for applicants while aligning with provincial direction to conserve heritage resources before impacts occur.

Defining Adjacent Lands

The existing Official Plan defines adjacent lands as “contiguous,” consistent with earlier provincial policy but lacking clarity in practice. This ambiguity has resulted in inconsistent interpretation and uncertainty during development review.

The proposed amendment introduces a 50-metre adjacency definition, reflecting flexibility permitted under PPS 2024 to define adjacency in a local context. This change improves predictability for applicants and staff, supports defensible decision-making, and ensures heritage impacts are assessed consistently where development may affect nearby protected heritage property.

3. Addressing Loss, Neglect, and Unforeseen Changes

Flexible Reconstruction Following Unforeseen Events

Under the 2023 policies, designated heritage properties damaged by fire, weather, or other unforeseen events were generally expected to be rebuilt in “like kind and quality.” Experience has shown this requirement can create unintended consequences, including increased insurance costs and financial hardship for property owners.

The proposed policies introduce flexibility by allowing contemporary or cost-effective reconstruction options following unforeseen damage, provided cultural heritage value is appropriately considered and supported by recognized conservation standards and technical studies. This approach maintains conservation objectives while reducing barriers that may otherwise disco

Stronger Direction for Demolition Resulting from Neglect

Conversely, where deterioration results from neglect, the amendment introduces a more rigorous evidentiary framework. Property owners must demonstrate, through a Building Condition Assessment and Cost-Benefit Analysis, that rehabilitation or adaptive reuse is not feasible before demolition is supported. This distinction ensures flexibility is not applied in a way that incentivizes neglect and reinforces accountability in heritage stewardship.

Insurance Implications

There is an expectation that designated heritage properties are expected to be reconstructed “in like kind and quality” following unforeseen damage, which creates

significant financial and practical barriers for property owners. Heritage buildings often rely on rare materials, specialized craftsmanship, and non-standard construction techniques, which can substantially increase reconstruction costs and complicate the ability to obtain or maintain insurance coverage. Recent sector research and municipal experience across Ontario indicate that insurance availability and affordability are a growing concern for owners of designated heritage properties, particularly where rigid reconstruction expectations are applied.

By making it clear that a requirement for reconstruction in like kind and quality following events beyond the owner's control is not the direction in the County of Brant, the proposed policies introduce needed flexibility while still encouraging conservation-informed outcomes. This approach reduces unintended disincentives to designation, supports responsible stewardship, and helps ensure that heritage conservation policies do not inadvertently contribute to vacancy, neglect, or loss resulting from insurance or financial constraints.

4. Establishing a Clear Conservation Hierarchy

The 2023 policies encouraged conservation but did not clearly establish priorities where on-site preservation was not feasible. The proposed amendment introduces a clear hierarchy:

a) Adaptive reuse,
b) Relocation, and
c) Compensation where conservation or relocation cannot be achieved.

This hierarchy provides transparent expectations for applicants and ensures that, even where physical conservation is not possible, development results in a net community benefit through salvage, commemoration, or interpretive design.

Provincial Comments Received

The draft Cultural Heritage policies were circulated to the Province in October 2025, this attachment provides the comments received by the Provincial Ministries in the Table below. All comments were implemented into the policies submitted under this Official Plan Amendment.

Suggested Revisions to Draft Official Plan Amendment – to Implement the Planning Act and Provincial Planning Statement, 2024

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
Entire OP	The County is encouraged to replace specific ministry names.	MMAH	Administrative	Replace any specific ministry names (e.g., "Ministry of Municipal Affairs and Housing," "Ministry of Infrastructure") with "**the Province**".
Entire OP	The County should replace any reference to the "Provincial Policy Statement".	MMAH	Administrative	Replace all references to the "Provincial Policy Statement" with **"Provincial Planning Statement"** or **"Provincial Policy".**
Entire OP	To be consistent with the Provincial Planning Statement, 2024 (PPS), it is recommended that the County revise the draft OPA to change references to Municipal Comprehensive review.	MMAH	PPS/ Administrative	The County is encouraged to replaces all references to a "municipal comprehensive review" with a "**land needs assessment" or similar wording.**
Part 5-2.19.13	To ensure the reconstruction of a designated heritage property is appropriate, work should be guided by industry best practices and by technical studies such as Heritage Impact Assessment or Archaeological Assessment, as appropriate.	MCM	PPS Section 8 (definition of "Conserved")	The County is encouraged to revise this policy so that it reads: In the event a designated heritage property is partially or wholly destroyed due to fire, weather events, or other unforeseen circumstances, the County of Brant does not require that the structure be reconstructed in like kind and quality. This

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
				includes materials, architectural detailing, and construction techniques. While the County recognizes the cultural and historical value of heritage properties, we also acknowledge the importance of flexibility and practicality for property owners during times of hardship or loss. Owners are welcome to pursue reconstruction options that are more contemporary or cost- effective, provided they meet applicable building code requirements and any applicable planning approvals. Through the planning approval process, property owners are encouraged to work with Staff to ensure that the project is appropriate considering its cultural heritage value**, carried out in accordance with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and supported by technical studies such as Heritage Impact Assessment and/or Archaeological Assessment, as appropriate.**

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
Part 5-2.19.15	It is unclear what "unavoidably lost or demolished" means in this policy, or how that would be determined. It is also recommended that some terminological revisions for consistency with legislation and industry practice be made to this policy.	MCM	PPS 4.6.1, 4.6.3, Section 8 (definition of "Heritage attributes") OHA Part IV	The County is encouraged to clarify the meaning of "unavoidably lost or demolished". The County is also encouraged to revise clause (a) of this policy so that it reads: Preserving and displaying of ~~fragments~~ **remnants** of the former buildings' ~~features and landscaping~~ **heritage attributes**;
Part 5-2.19.18	The definition of cultural heritage landscape seems narrower than the definition found within the PPS.	MCM	PPS 4.6.1 and Section 8 (definition of "cultural heritage landscape")	The county is encouraged to revise the policy to read as: A cultural heritage landscape is a defined geographical area characterized by human settlement activities **or other cultural associations** that **may** have resulted in changes and modifications to the environment, which is now considered to be of **cultural** heritage value or interest. Cultural heritage landscapes may include distinctive rural roads, urban streetscapes, commercial main streets, rural landscapes including villages and hamlets, as well as commercial areas and industrial complexes.

Change Summary

The April draft refines the October circulation version by clarifying terminology, restructuring policy sections for usability, strengthening requirements for conservation plans and study timing, adding compensation as a third option where conservation/relocation is not feasible, tightening policies related to damage and neglect, updating Heritage Conservation District criteria to align with provincial regulation, and expanding direction for the Heritage Inventory. These refinements respond directly to stakeholder requests for clarity, consistency, and alignment with provincial legislation and conservation best practices.

Changes include:

- Terminology clarification to align with the 2024 PPS (“Protected Heritage Property”)
- Reorganized structure into thematic sections
- Language about partnerships, including with Indigenous nations, municipal advisory committees, and other parties.
- Establishes conservation principles that can be used in assessing applications
- Stronger requirements for conservation plans to connect required studies to recommendations that become conditions of approval
- Clarified direction on destruction and neglect to address feasibility, standards, and proactive approaches
- Clear priority hierarchy for adaptive reuse, relocation, and compensation to ensure a net benefit to the County’s cultural heritage assets
- Additional detail on the County’s heritage inventory as a proactive strategy
- Heritage conservation district aligned with Ontario regulation 9/06
- Incentives are tied directly to potential designation, height increase, and use of community benefits.

BY-LAW NUMBER ###-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding cultural heritage conservation policies.
Official Plan Amendment (OPA3-C-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS the amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law are hereby approved as Amendment OPA 3-C-25 to *A Simply Grand Plan, 2023*

2. **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,*

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

By-Law ##-26 – Schedule 'A'

Amendment OPA3-C-25

To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-C-25 to *A Simply Grand Plan, 2023.*

Purpose:

The purpose of this amendment is to update the cultural heritage and archaeology policies of the Official Plan.

Basis:

Part 5, Section 2.16 and 2.17 of *A Simply Grand Plan* (2023) provides policy direction for protecting County valued heritage resources, including cultural heritage and archaeology. This amendment revises the existing Section 2.17 Cultural Heritage Conservation by introducing an improved structure to enhance readability and clarity. Updates have been made to ensure consistency with the Provincial Planning Statement, 2024 and in discussion with the County of Brant's Heritage Committee.

DRAFT

Part ‘B’ – The Amendment

Introduction:

All of this part of the document entitled “Part ‘B’ – The Amendment”, consisting of the following text, constitutes amendment no. 3C to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023.*

Text Changes:

1. Part 5 – Section 2.16

In Part 5, Section 2 of the Official Plan, subsection 2.16 - Cultural Heritage Conservation, inclusive of the policies within that subsection, are hereby removed and replaced. The textual changes will be inclusive of the following, removing the existing section and replacing it with the wording below.

2.16 Cultural Heritage Conservation

Purpose

The County of Brant, rich in its cultural heritage, seeks to identify, inventory, and conserve and protect its community character and cultural heritage resources in a proactive way through the preservation of cultural heritage resources throughout the County. While the presence and significance of some cultural heritage resources have been identified and inventoried by the County, the presence and significance of others can only be determined after their documentation and evaluation.

The planning process will respect the cultural diversity and the rich heritage of the County of Brant, including the conservation of both tangible and intangible protected heritage properties. In addition to the policies set out in this Plan, the County’s Arts, Culture and Heritage Strategy should be referenced for recommendations and implementation of items related to the cultural heritage conservation objectives and practices.

This Plan supports thoughtful, incremental development that respects historic form, scale, and materials, while encouraging adaptive reuse of heritage buildings. Hidden densities within older reimagined buildings, walkable districts, public squares, and flexible gathering spaces maintain community identity and meet contemporary needs. Conserving and reusing historic places enriches the public realm, animates streets, supports local businesses, and connects generations. By integrating heritage into urban design, the County fosters vibrant, sustainable, and inclusive communities where the past informs the future and local identity is preserved and experienced.

Policy Framework, Goals, and Objectives

The Cultural Heritage Conservation policies implement and advance the vision of the Arts, Culture and Heritage Strategy (2024), and the strategic directions of this Plan. The related policies are intended to ensure cultural heritage resources are identified, understood, and appropriately conserved across the County, and ensuring development provides a net benefit to the community's cultural assets. The policies of this section of the Plan are intended to:

a) Identify, conserve, and protect cultural heritage resources and landscapes as valued community assets.
b) Ensure development results in a net benefit to the County's heritage assets.
c) Embed clear conservation principles and study requirements into the planning process.
d) Support adaptive reuse and context-sensitive growth that respects historic character.
e) Improve consistency, predictability, and collaboration in heritage-related approvals.

Partnerships and Collaboration

Collaboration and developing partnerships with agencies and interested parties that share the interest and goal in identifying, protecting, and conserving cultural heritage and archaeological resources is important to the County. The County and applicants shall:

2.16.1 Engage early with Indigenous Nations and ensure their interests are considered when identifying, protecting and managing built heritage resources and cultural heritage landscapes.

2.16.2 Collaborate with the Brant Heritage Committee on realizing the goals and actions of the Arts, Culture and Heritage Strategy and maintaining an up-to-date Heritage Registry, available to the public.

2.16.3 Engage and collaborate with other agencies and interested parties on matters pertaining to cultural heritage conservation, at the discretion of the County.

Demonstration of Conservation Principles

2.16.4 The County supports the following eight guiding principles of the conservation of protected heritage property, which shall be analyzed as part of a development application involving potential cultural heritage conservation:

a) **Respect for documentary evidence:** Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, and physical evidence.

b) **Respect for the original location:** Do not move buildings unless there is no other means to save them. A site is an integral component of a building or structure. A change in site diminishes cultural heritage value considerably.

c) **Respect for historical material:** Repair or conserve rather than replace building materials and finishes except where it is deemed necessary. Minimal intervention maintains the heritage content of the built resource.

d) **Respect for original fabric:** Repair with like materials. Repair to return the resource to its prior condition without altering its integrity.

e) **Respect for the building's history:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

f) **Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put into a stone wall, the original stones are numbered, removed, and stored, allowing for future restoration.

g) **Legibility:** New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

h) **Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Protected Heritage Property

2.16.5 Protected heritage property, which may contain built heritage resources and/or cultural heritage landscapes, shall be conserved. To implement this, strategies for conservation shall demonstrate how the eight guiding principles will be implemented.

2.16.6 Development, redevelopment, and site alteration shall not be permitted on protected heritage property or lands adjacent thereto, unless the heritage attributes have been evaluated and conserved to the satisfaction of the County of Brant.

2.16.7 In the event that a protected heritage property is partially or wholly destroyed due to fire, weather events, or other unforeseen circumstances, the

County does not require that the structure be reconstructed in like kind and quality. This includes materials, architectural detailing, and construction techniques. Owners are welcome to pursue reconstruction options that are contemporary and cost effective, provided they meet applicable requirements. Through the planning approvals process, owners are encouraged to work to ensure the project is appropriate given its previous cultural heritage value, carried out in accordance with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and as may be supported by technical studies such as Heritage Impact Assessment and/or Archaeological Assessment, as appropriate.

2.16.8 In the event a protected heritage property is partially or wholly deteriorated by neglect of property standards, either intentionally or unintentionally, a Building Condition Assessment will be required to be undertaken by the County, at the expense of the applicant, to support if the demolition is necessary. The necessity of demolition shall be supported by unsafe conditions and the feasibility of the required repairs to ensure the property meets the Ontario Building Code standards. Should it be determined that rehabilitation of the property may not be feasible, a Cost-Benefit Analysis will be required to demonstrate whether rehabilitation is feasible. Before development may occur, an approved conservation plan shall be required.

2.16.9 Where a structure on a protected heritage property is to be demolished, the County may require the proponent to undertake one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

a) Preserving and displaying of remnants of the former buildings' heritage attributes.

b) Marking the traces of former locations, shapes, and circulation lines.

c) Displaying graphic and textual descriptions of the site's history and former use, buildings, and structures.

d) Incorporating salvaged material in the design of the new development.

e) Generally reflecting the former architecture and use in the new development, where appropriate.

2.16.10 Where a property or structure with potential heritage attributes is conserved as part of a development the County may consider the reduction of fees or parking requirements or increase of height for a proposed development under the same

ownership. The requirement for a designation under the *Ontario Heritage Act* may be required as a condition of development.

2.16.11 Should the permitted uses of a property prevent the policies of this Section from being implemented, the County will consider a reasonable and appropriate compromise to meet the overall objectives of this Plan with respect to cultural heritage conservation, land use compatibility, and the overall objectives of a development proponent.

Heritage Conservation Districts, Sites and Cultural Heritage Landscapes

2.16.12 Areas that are of cultural heritage value or interest, including cultural heritage landscapes, may be designated as a Heritage Conservation District under the Ontario Heritage Act. In the identification and evaluation of a potential Heritage Conservation District, regard will be given for but not limited to the criteria in Section 3 of Ontario Regulation 9/06.

2.16.13 In evaluating the rationale for the designation of an area as a Heritage Conservation District, the County will prepare a Heritage Conservation District Study in accordance with the Ontario Heritage Act. A Study may recommend changes to this Plan or the passing of a by-law to adopt a Heritage Conservation District Plan. The Heritage Conservation District Plan will contain policies and guidelines for the conservation of properties within the district. The policies and guidelines will serve to manage change, including development or redevelopment and alterations, to be in keeping with the scale, form and heritage character of the properties in the district. The Heritage Conservation District Plan will be considered by Council for adoption together with the designation of a Heritage Conservation District by-law. It is the intent that the features which give the area its distinctive character and contribute to the area's merit as a Heritage Conservation District will be conserved through the adoption of a Heritage Conservation District Plan by-law.

2.16.14 A Cultural Heritage Landscape (CHL) is a defined geographical area characterized by human settlement activities or other cultural associations that may have resulted in changes and modifications to the environment, which is now considered to be of cultural heritage value or interest. CHLs may include distinctive rural roads, urban streetscapes, commercial main streets, rural landscapes including villages and hamlets, as well as commercial areas and industrial complexes. While recognition of a CHL does not require designation under the Ontario Heritage Act, they may be described or illustrated as part of this Plan, included in the County of Brant's Heritage Inventory, and incorporated

into the appropriate implementation by-laws to ensure their conservation is considered as part of the development process.

Inventorying and Conserving Built Cultural Heritage

2.16.15 The County has a heritage inventory of properties and areas with prospective built heritage resources that have been compiled as a resource with community input and endorsed by Council and included in the Annexes of this Plan. This inventory includes properties and areas with potential heritage attributes, which are intended for further evaluation to determine appropriate conservation methods, and if the property should be included on the municipal register under the authority of Section 27 of the Ontario Heritage Act, prior to the submission of a complete application for development.

2.16.16 Properties on the inventory may be listed on the Heritage Register at the time of pre-consultation to determine applicable required studies and next steps (O.Reg. 9/06).

2.16.17 At a minimum, properties on the inventory shall require a cultural heritage conservation plan to be approved by the County of Brant, prepared in accordance with an approved Terms of Reference. The study, or parts thereof, may be required prior to the submission of a complete application as a proactive strategy for conservation that will be used to inform the future development of the property. Outcomes and recommendations of the conservation plan will be applied as conditions of development. For greater certainty, the requirement for an approved cultural heritage conservation plan applies to inventoried properties regardless of designation status.

2.16.18 Updates to the inventory are delegated to staff as a way to implement a proactive strategy for documenting and conserving significant built heritage resources and cultural heritage landscapes.

2.16.19 Where potential built heritage resources have been identified on lands within settlement areas slated for future development, the conservation of these resources shall be addressed prior to, or at the earliest stage of the development process. Where the designation of a resource is demonstrated through a Heritage Impact Assessment or equivalent study to not be feasible, the following preferred methods for conservation of the resource shall apply, in order of priority. The following examples provided are not exhaustive:

a) Adaptive Reuse
Where the structure is no longer able to function with its original use but can remain in situ, it shall be integrated into the development through adaptive

reuse. Examples may include: an old farmhouse on properties designated for employment uses could be reused for supportive uses to the employment designation (such as an office or commercial space), or an old home on properties intended for intensification could be integrated into the design of the intensified site as a community space (such as an indoor park, art gallery or event space).

b) Relocation
Where the structure is no longer able to function in its original location, the relocation of the structure to a location within the County that will provide further community benefit and public access may be permitted. For example: an old house could be moved to a nearby park or property owned by the County to be used for seasonal or recreational supportive purposes.

c) Compensation
Where neither on-site conservation nor relocation is feasible, compensation shall be provided to offset the impact of the loss and ensure a community benefit is provided as a condition of development.

Studies and Implementation Tools

2.16.20 Prior to development, redevelopment or site alteration of properties that contain and/or are adjacent to known or potential protected heritage property, a Cultural Heritage Impact Assessment, Conservation Plan, Salvage Plan, Historic Context Statement or similar shall be required, in accordance with the applicable terms of reference as approved by the County of Brant. Such a study shall be required prior to the submission of a complete application as a proactive approach to identifying properties for evaluation under the *Ontario Heritage Act*. Where the County has previously evaluated the property, said studies may be required as a condition of approval rather than prior to the submission of application. Where a study, received prior to or as part of a development application, provides recommendations for the conservation of a protected heritage property, such recommendations shall be included as a condition of approval to implement the directions of this Plan.

2.16.21 Prior to development, demolition, site alteration, or construction on any property within the County, documentation of the subject lands for the purposes of tracking historic development will be required regardless of any requirement for full evaluation to determine a property's cultural heritage attributes. Such documentation shall be provided in a way that is consistent with guidance and directions provided by the County

2.16.22 Adjacent lands, for the purpose of cultural heritage conservation of the Plan, shall mean those lands within 50 meters of a property identified in the County of Brant Heritage Inventory.

2.16.23 Each County-owned protected heritage property where sold, transferred, or leased to another owner or lessee is subject to a Heritage Conservation Easement Agreement or covenant that guarantees its conservation, maintenance, and use in a manner which respects its cultural heritage value or interest and, when appropriate, is subject to a Heritage Restoration Agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to Council and the County.

2.16.24 Under the authority of the *Ontario Heritage Act,* the County may enter into Heritage Easement Agreements with property owners to conserve and protect properties of cultural heritage value or interest. Such agreements, registered on title or certain clauses included in a lease agreement, may be used as a voluntary tool to ensure the long-term preservation and maintenance of heritage attributes and may be implemented in conjunction with other heritage conservation measures. Delegation of authority for any scope of decision-making relating to a Heritage Easement Agreement shall be delegated to the Chief Administrative Officer or an applicable General Manager.

DRAFT

Part ‘’C” – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, *A Simply Grand Plan, 2023*, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

Any application will be subject to the policies applicable on the date of decision.

DRAFT

County of Brant Council Report

To:	The Mayor and Members of County of Brant Council
From:	Brandon Kortleve, Manager of Policy Planning, Policy Planning Division, and Emily Stanley, Nethery Planning, Consulting Planner for Policy Planning Division
Date:	April 14, 2026
Report #:	RPT-0154-26
Subject:	Omnibus Official Plan Amendment (OPA3-D-25) – Agricultural System Policies
Purpose:	For Approval

Recommendation

That Report RPT-0154-26, regarding updated Phase 1 of the Omnibus Official Plan Amendment, consisting of the Agricultural System policy updates, be received as information;

And that the proposed by-law attached hereto as Appendix “C”, to amend the County of Brant Official Plan, A Simply Grand Plan (2023), by adding new policies with respect to the Agricultural System, BE APPROVED.

Executive Summary

Consistent with the Provincial Planning Statement, 2024, the County’s Official Plan adopts an agricultural systems approach to protecting and strengthening its agricultural land base. The agricultural system is comprised of lands designated Agriculture, Countryside, and Rural Lands, each of which plays a distinct role in supporting agricultural production, rural economies, and long-term land use compatibility.

This Official Plan Amendment implements refinements to the agricultural policy framework to improve clarity, consistency, and effectiveness in protecting the integrity of the agricultural system. The amendments reinforce the prioritization of agriculture, strengthen policies related to lot creation and consent applications to address ongoing land fragmentation, and clarify the scale, location, and compatibility of non-agricultural uses. The revised structure consolidates existing and proposed policies into a more coherent framework that is easier to interpret and apply for landowners, applicants, and reviewing agencies.

Overall, the amendment represents a refinement of policy implementation rather than a change in policy direction, supporting long-term agricultural viability, alignment with Provincial policy, and the effective administration of the Official Plan.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

The amendment supports the long-term protection and viability of the agricultural system by ensuring permitted uses across the agricultural land base are appropriate. Revisions to consent policies are intended to limit further land fragmentation, a key concern raised through public engagement for *A Simply Grand Plan, 2023*, while maintaining necessary flexibility for farm operations

Environmental Impacts

The proposed amendment is policy-based and does not introduce development permissions that would result in environmental impacts. The policies reinforce the protection of the agricultural land base through long-term land use planning.

Economic Impacts

The amendment aims to enhance policies regarding on-farm diversified uses and non-agricultural uses in the County, including home-based businesses and home-based industries. These uses ensure protection of the agricultural system and farming operations, while encouraging rural economic vitality.

Report

Background

In mid-2025, the County initiated an omnibus Official Plan Amendment (OPA) project to update select sections of the Official Plan to ensure policies remain current, effective, and aligned with Provincial policy, emerging issues, and local implementation experience. The amendments are being advanced on a topic-by-topic basis, allowing for focused review and engagement outside of a comprehensive Official Plan review.

The agricultural policy review was first presented to the Agricultural Advisory Committee in May 2025 (Report RPT-0225-25), where feedback received helped inform the initial drafting of the proposed amendments. The project was subsequently introduced to Council in June 2025 (Report RPT-0243-25), and a statutory public meeting was held on July 8, 2025 (Report RPT-0243-25) to share project information and to receive preliminary input from the public and stakeholders.

The first set of draft agricultural policies were presented for information at a statutory public meeting on November 11, 2025 (Report RPT-0387-25). Through the review process, comments were received from the Province, members of the agricultural community, and the public. Staff also considered implementation experience and issues identified through recent development applications and planning inquiries.

Minor adjustments were made to the proposed policies in response to comments received, primarily to improve clarity, consistency, and implementation. This report presents the final draft Official Plan Amendment for Council's consideration, along with an analysis and planning justification demonstrating consistency with provincial policy and alignment with County objectives.

Analysis

Existing Policy Framework

The Provincial Planning Statement, 2024 builds on the matters of Provincial interest in Section 2 of the Planning Act, establishing a strong Provincial interest in protecting the agricultural land base and supporting the long-term viability of the agri-food network, including the requirement to use an agricultural systems approach to enhance a geographically continuous agricultural land base. Municipal official plans are the primary vehicle for implementing these objectives at the local level.

Part 5, Section 2.1 of the Official Plan implements this direction by treating farmland as a continuous and interdependent component of the agricultural system rather than a collection of individual parcels. The emphasis on system integrity and long-term viability means that for example, individual requests for rural residential severances are not supported. The policy framework of the 2023 Plan improves on longstanding planning objectives intended to protect agricultural lands and advance this broader public interest of the County.

Across the Agriculture, Countryside, and Rural Lands designations, the Plan prioritizes agricultural use, limits non-farm development, discourages fragmentation, and relies on Minimum Distance Separation (MDS) as the primary tool for managing land use compatibility in this context. Although the overall policy intent is clear, experience applying these policies has identified gaps between intent and implementation. The policies of this section of the Plan are intended to:

a) Safeguard the integrity, continuity and productivity of the agricultural land base.
b) Enable long-term viability and evaluation of agricultural operations.
c) Maintain land use compatibility through an agricultural-first framework that prioritizes avoidance of potential conflicts.
d) Reinforce the growth management hierarchy that directs growth away from prime agricultural areas.
e) Ensure that any development that does happen reflects the scale, function and servicing context of the area.

Implementation Barriers

Key challenges in implementing the County's agricultural policy framework have emerged over the last 26 years, particularly the cumulative impacts of incremental fragmentation that has resulted from consent applications. Over 60% of the properties within the County's prime agricultural area are 10 hectares in area or less (2,370 properties out of approximately 3870). Although rural residential severances are no longer supported (as of 2023), surplus dwelling severances are not consistently achieving the intended outcome of long-term farmland consolidation that would help address fragmentation. In practice, they have resulted in the permanent separation of dwellings from farm operations without a corresponding benefit to the greater agricultural land base. This approach has created over 4000 hectares of farm parcels where no dwelling can be constructed (indicated with a site-specific A-9 zoning code).

Additional implementation challenges have arisen from ambiguity in policy interpretation and application. Unclear distinctions between agricultural uses, agriculture-related uses, and on-farm diversified uses have created uncertainty for applicants and decision makers, highlighting the need for clearer, locally tailored direction consistent with provincial guidance, including OMAFA Publication 851. Further issues have included overly complex and duplicative MDS policies and limited direction on addressing the cumulative impacts of non-agricultural uses within the agricultural system.

Collectively, these issues underscore the need for more clear and operational policies that better translate the Plan's systems-based agricultural objectives into consistent decision-making. With the adoption of the current Plan, the County of Brant took a deliberate shift away from rural residential severances to better align with Provincial policy and address the long-term fragmentation of the agricultural land base. Experience across the County has demonstrated that introducing residential uses into agricultural areas can undermine farm viability and land use compatibility. A key direction of this Plan is therefore to continue refocusing policy implementation on prioritizing agriculture, strengthening system integrity, and protecting agricultural lands from further fragmentation.

Policy Changes – Proposed October 2025

The October 2025 proposed amendments were intended to clarify and strengthen the existing framework and address the issues identified above. Key changes included tighter consent policies to limit fragmentation, clearer expectations for surplus farm dwelling severances, expanded justification requirements for technical severances, and improved clarity around MDS application and livestock expansion priorities. These changes were largely focused on improving implementation rather than altering policy objectives.

Policy Changes – Proposed April 2026

The current version consolidates and refines both the existing policies and the October 2025 amendments into a more coherent/clear agricultural system framework. The proposed policies reaffirm the agricultural system as the organizing structure, clarify the hierarchy of supported uses and applicable scale through objective limits, refine lot creation policies to protect functional farm units rather than relying on lot size alone, and simplify MDS provisions while maintaining strong protection for agricultural operations. Together, these refinements are intended to improve clarity, predictability, and alignment with Provincial policy while reinforcing the Plan's long-standing agricultural system objectives.

Policy Directions and Justification

This Official Plan Amendment introduces a refined agricultural policy framework that strengthens the County's system-based approach while improving consistency, predictability, and long-term agricultural protection. Key directional changes include:

- Clearer limits to the scale, intensity, and location of non-agricultural uses within the agricultural system.
- Stronger reliance on functional farm integrity and agricultural system outcomes rather than parcel-based metrics alone.
- Expanded use of Agricultural Impact Assessments to address cumulative impacts and system-level effects.
- Greater prioritization of livestock expansion and farm flexibility.
- Refined surplus farm dwelling severance policies to ensure consolidation and prevent incremental fragmentation.

These changes are intended to improve implementation results rather than alter the fundamental objectives of the Official Plan. A detailed planning rationale supporting these policy directions is provided in Appendix A: Detailed Planning Rationale and Justification.

Comments Received

To build on the discussions at the May 2025 Agricultural Advisory Committee (Report RPT-0225-25), staff circulated the proposed changes to the Brant County Federation of

Agriculture, and collected feedback from The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA).

The Province provided comments focused on ensuring alignment with Provincial agricultural policy and improving the practical application of land use compatibility tools, particularly MDS. This led to the organization structure of the proposed policies, focusing on the agricultural systems approach. OMAFA recommended greater flexibility and clarity in policies related to Additional Residential Units (ARUs) outside settlement areas, including how MDS calculation points can be established from existing structures, the use of physical separation measures near active agricultural operations, and consolidating residential entrances, but providing flexibility for separate farm access where appropriate for safety and operational efficiency (which the County's entrance By-law already accounts for).

Additional comments encouraged clearer terminology and definitions in surplus farm dwelling and consent policies, alignment with PPS wording, and refinements to MDS policies to better reflect provincial guidelines, including the scope of facilities reviewed and clarification that MDS applies to permanent livestock facilities rather than odours from manure or digestate application. All of these comments have been integrated into the proposed policies and a chart of the comments received has been included as Appendix B of this report.

Summary and Recommendations

While the existing policies of the Plan establish a strong agricultural systems vision, changes are needed to respond to practical implementation challenges and improve outcomes.

The proposed amendments integrate improvements into a cohesive, accessible, and consistent framework that more clearly honours and enforces the original systems‐based intent of the Plan. This evolution represents a refinement of policy delivery, not a departure from Council's previously adopted agricultural land protection objectives.

The amendment is in alignment with Provincial interests outlined in the Planning Act, 1990, and is consistent with Provincial Planning Statement, 2024, providing an agricultural system approach that maintains and enhances a geographically continuous agricultural land base, supporting and fostering long-term economic prosperity and productive capacity of the agri-food network. The proposed amendment underscores the importance of protecting the County's strong agricultural system, which remains a foundational goal of the Official Plan.

This amendment reflects good planning practice, as it strengthens the existing policies and aligns with the Provincial Planning Statement, 2024, and the Planning Act, 1990, and staff are recommending that Council adopt the amendment as drafted in Appendix C of this report.

Attachments

Appendix A – Detailed Planning Rationale and Justification
Appendix B – Comments Received
Appendix C – Draft Official Plan Amendment By-Law (OPA3-D-26)

Reviewed By

Jeremy Vink, Director of Planning

Copied To

Alysha Dyjach, General Manager of Development Services
Dan Namisniak, Manager of Development Planning

By-law and/or Agreement

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

Planning Rationale and Justification

Agricultural System Policy Changes – OPA3□D□25

This attachment provides detailed planning rationale and justification for the key directional policy changes introduced through Official Plan Amendment OPA3□D□25. The intent is to explain why these changes are necessary, how they respond to observed implementation challenges under the current Official Plan (2023), and how they strengthen the County's systems□based approach to agricultural land use planning.

This attachment focuses on policy changes that would materially affect development applications. Technical refinements, re□organization of existing policies, and wording clarifications intended solely to improve readability are not discussed in detail.

1. Objective Limits, Use Scale, and System Protection

Use of Objective Limits in Prime Agricultural Areas

The introduction of objective, high□level limits within the Official Plan is intended to improve consistency in decision□making and prevent the incremental erosion of the agricultural system over time. In areas where long□term protection is critical, particularly within the agricultural system and natural heritage systems, the Official Plan establishes thresholds to clearly define what may be considered appropriate.

Detailed development standards continue to be implemented through the Zoning By□law, providing a buffer between zoning permissions and Official Plan limits. This layered framework preserves flexibility for site□specific consideration while ensuring that proposals exceeding an acceptable scale cannot be approved through interpretation alone, requiring an amendment to the Plan.

Exclusion of Large□Scale and High□Intensity Uses from Prime Agricultural Areas

Large□scale and high□intensity non□farm uses were never intended to locate in prime agricultural areas, even where they are adjacent to agricultural operations. Continued speculation on agricultural lands and pressure to reinterpret these permissions has demonstrated the need for clearer parameters.

The updated policies reinforce long□standing agricultural protection objectives by explicitly excluding uses that, by scale or function, are incompatible with farming. This clarity ensures that agricultural lands are protected from gradual conversion toward commercial, institutional, or industrial functions under the guise of farm adjacency.

2. Location, Servicing, and Infrastructure as Threshold Considerations

Servicing and Infrastructure Demand as a Qualifying Test

Servicing and infrastructure demand are now treated as threshold considerations when evaluating proposed uses within the agricultural system. Agriculture, Countryside and Rural Lands designations are intended to remain rural in nature, function, and servicing expectation.

Uses that require municipal water or wastewater systems, expanded road infrastructure, provincial approvals, or other urban□scale services are fundamentally inconsistent with this intent. Treating servicing demand as an early qualifying factor provides a clear, practical mechanism to redirect inappropriate development pressure away from farmland and toward settlement areas where infrastructure is designed to support people□focused uses.

Reinforcing Agricultural Viability and Fiscal Responsibility

Directing higher□intensity and infrastructure□dependent development to settlement areas reinforces long□term agricultural viability while supporting fiscally responsible growth patterns that align with the County's overall Growth Management Strategy (Part 4 of the Official Plan). These policies recognize that limited, small□scale opportunities should remain available for appropriate farm□supportive uses, while confirming that the agricultural system is not intended to absorb growth that is better served by urban infrastructure and services.

3. Functional Integrity and Cumulative Impact

Moving Beyond Lot Size as the Primary Test

Experience under the current Official Plan has shown that minimum lot size alone is insufficient to protect agricultural viability. The County's agricultural land base has already experienced fragmentation over time, and rigid reliance on lot size does not adequately reflect functional realities on the ground.

The proposed policies shift emphasis toward maintaining functional farm units, allowing flexibility for existing conditions established decades ago without undermining the broader goal of protecting agricultural system integrity for the future.

System Outcomes as the Preferred Planning Test

Evaluating proposals based on functional integrity and agricultural system outcomes is a more effective planning approach than relying solely on parcel□based metrics. Farm operations vary widely in size, configuration, and operational focus, and this approach acknowledges that diversity while maintaining a consistent policy objective.

By focusing on system outcomes, the policies retain flexibility in implementation while ensuring that individual decisions collectively support long-term agricultural viability.

Where an application requests that it be evaluated outside this systems approach by characterizing the proposal as an exception, minimizing its significance, or arguing that agricultural policies should not apply due to its perceived small scale, or other reasons, this should be viewed as an indication that the proposal may not be well suited to achieve agricultural system objectives. A systems-based framework relies on consistent application to ensure that all decisions, regardless of scale, contribute positively to the overall function, resilience, and long-term integrity of the agricultural system.

Addressing Cumulative Impacts

Cumulative impacts must be considered to prevent the gradual degradation of the agricultural system through a series of modest approvals. Without this perspective, negative impacts can emerge through a “death by a thousand cuts,” where system harm becomes evident only after it is difficult or impossible to reverse.

These negative impacts on the agricultural system are already evidenced in areas where land fragmentation has taken place. The updated policy framework provides clearer authority to evaluate these cumulative effects alongside site-specific impacts in development review.

4. Expansion of Non-Agricultural Uses

Setting clear limits for the expansion of lawfully established non-agricultural uses provides clarity about what the County considers appropriate within the agricultural system. Experience has shown that allowing gradual, incremental expansion over time can erode agricultural function and land use compatibility.

Establishing defined limits improves predictability for applicants while encouraging relocation or consolidation in more appropriate locations where long-term impacts on agriculture can be avoided. These clear limits also provide policy tests that can be used to determine if the protective measures put in place are working to meet the County’s objectives.

5. Livestock Operations and Agricultural Primacy

Supporting Livestock Expansion

Livestock expansion is a critical component of a resilient and viable agricultural sector. While crop production remains important to the County of Brant, maintaining flexibility for livestock operations allows farms to adapt, diversify, and respond to changing markets.

The updated policies prioritize continued opportunities for livestock facilities and expansion to ensure the agricultural system supports a full range of farming activities over the long term.

Residential Sensitivity and Agricultural Priority

Within the agricultural system, farming is the primary land use. While interactions between agricultural and residential uses are inevitable, residential sensitivity should not pre□empt future farm expansion.

The policies acknowledge the potential for compromise and mitigation where appropriate but reaffirm agricultural primacy as the guiding principle for decision□making in prime agricultural areas. Policy application must consider the potential impacts on surrounding farm operations and long-term agricultural viability and should not be driven by arguments that a proposal is easier, less costly, or more convenient to implement, particularly where the application introduces or intensifies non-agricultural uses that are not the priority within the agricultural system.

6. Agricultural Impact Assessments (AIAs)

Strengthened Agricultural Impact Assessment requirements are necessary to fully implement a systems□based approach and align with the recently released guidance from the Province. Recent provincial guidance through Publication 861 has clarified expectations for these studies, emphasizing comprehensive assessment of agricultural systems rather than narrow site□specific compatibility.

The updated policies align local practice with this guidance by requiring AIAs to assess land base continuity, long□term farm viability, and cumulative impacts at a system scale.

7. On-Farm Diversified Uses

Establishing Policy “Bumpers”

Reliance on case□by□case judgment alone has proven insufficient to consistently deliver agricultural protection outcomes. The updated framework establishes clear policy parameters within which appropriate proposals can be evaluated, while explicitly excluding uses that, based on guidance and experience, are fundamentally incompatible with the agricultural system.

Intensity, Frequency, and Public Draw

Intensity of use, frequency of activity, and degree of public draw are critical factors in assessing compatibility. These characteristics often create the most significant real□world impacts on agricultural operations, infrastructure, and rural character.

Settlement area infrastructure is designed to accommodate people□focused uses, while rural infrastructure is primarily intended to support farming. Recognizing this distinction

ensures appropriate alignment between land use function and servicing capacity. For example, a use that generates regular public visitation, extended hours of activity, or high levels of recurring traffic demand may create pressures and impacts disproportionate to its physical footprint in an active agricultural area.

Distinguishing Commercial and Institutional Functions

While Provincial guidance provides general direction, municipalities are responsible for establishing appropriate thresholds based on local context. Through implementation experience, the County has identified recurring use proposals that functionally resemble commercial or institutional development despite being presented as farm□related or secondary.

The proposed policy refinements formalize these distinctions, based on common practice and observed outcomes, to improve clarity and reduce interpretive uncertainty.

8. Surplus Farm Dwelling Severances

Farm Consolidation Requires Merging Properties

The refined surplus farm dwelling severance policies ensure that this limited form of lot creation supports farm consolidation and agricultural system integrity and does not facilitate incremental rural residential development.

Surplus dwelling severances will be permitted only where remnant agricultural lands are retained and merged with an abutting farm parcel under the same ownership. This will prevent the creation of isolated or “orphan” parcels, and supports larger, more efficient farm units. A review of the County’s agricultural zoning shows over 4000 hectares of land have already been made isolated farm parcels (see Figure 1). The refined approach aligns with provincial direction whereby “lot creation in prime agricultural areas is discouraged”, while restricting the creation of isolated parcels, and still maintaining flexibility for farmers to dispose of dwellings no longer required for their operations.

Eligibility Limited to Farming Operations

Eligibility is limited to those with a farm business registration number or lands under binding purchase agreements where at least one party has a farm business registration number, ensuring the policy functions as a true consolidation tool for agricultural purposes rather than a speculative mechanism. These limitations are intentionally applied to prevent the policy from becoming an easily repeatable pathway for individual benefit, which, if normalized, will continue to erode the purpose and undermine the integrity and long-term function of the agricultural land base.

Addressing Prior Land Fragmentation

To address cumulative impacts, properties from which a residential lot appears to have previously been severed will not be eligible for an additional surplus dwelling severance. This one-time limitation will now rely on a historic review that is not limited by a certain period of time, rather it ensures that surplus severances are an exception to the rules rather than an ongoing entitlement. This is consistent with the approach of the Provincial Planning Statement whereby Policy 4.3.3.1(c) notes that “one new residential lot per farm consolidation” may be permitted.

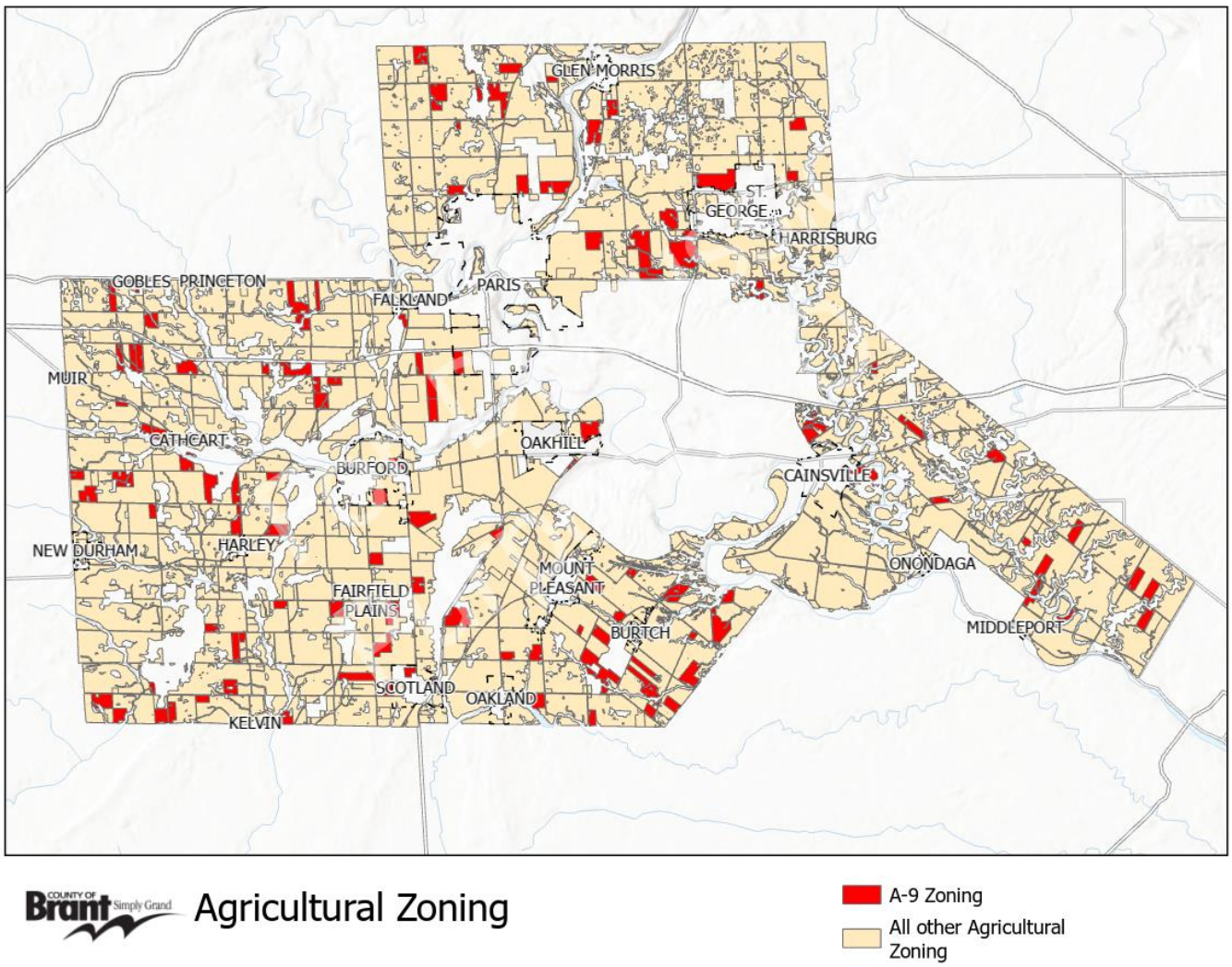


Figure 1 - Isolated Farm Parcels

Provincial Comments Received

The draft Agricultural systems and related policies were circulated to the Province in October 2025; this attachment provides the comments received by the Provincial Ministries in the Table below. All comments have been integrated into the policies and changes proposed under this Official Plan Amendment.

Suggested Revisions to Draft Official Plan Amendment – to Implement the Planning Act and Provincial Planning Statement, 2024

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
Entire OP	The County is encouraged to replace specific ministry names.	MMAH	Administrative	Replace any specific ministry names (e.g., "Ministry of Municipal Affairs and Housing," "Ministry of Infrastructure") with "**the Province**".
Entire OP	The County should replace any reference to the "Provincial Policy Statement".	MMAH	Administrative	Replace all references to the "Provincial Policy Statement" with **"Provincial Planning Statement"** or **"Provincial Policy".**
Entire OP	To be consistent with the Provincial Planning Statement, 2024 (PPS), it is recommended that the County revise the draft OPA to change references to Municipal Comprehensive review.	MMAH	PPS/ Administrative	The County is encouraged to replaces all references to a "municipal comprehensive review" with a "**land needs assessment" or similar wording.**
Part 5- 2.0 Protecting what we value 1.1Agricultural Systems Policy 2.06	It is recommended that the County revise the draft OPA policy to be consistent with the policies in the PPS.	MMAH	PPS 2.3.2	The County is encouraged to update the policy so that it reads: Redesignation of lands within the Agriculture or Countryside designations will **generally** not be permitted for the duration of this Plan, **unless in compliance with provincial policy and/or legislation.** ~~This includes redesignation as part of a settlement area boundary expansion or to create a new~~

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
				~~settlement area, since based on the M.C.R. the County has sufficient lands to accommodate growth within settlement areas until 2051.~~
Part 5- 2.3 Consent in Prime Agricultural Area- Lot Configuration	The Nutrient Management Act, 2002 (NMA) and its associated regulations regulate how nutrients (like manure, biosolids, and fertilizers) are stored, handled, and applied to land. Ontario Regulation 267/03 specifies setback distances from municipal and other wells and restricts manure and fertilizer application where groundwater is less than 0.9 metres below ground surface. Depending on the locations of pre-existing wells and depth to water table, some agricultural practices may be incompatible with some rural areas.	MECP	PPS 4.3 Agriculture	The OP should be amended to expand the evaluations to include distances to pre-existing wells and water table depth where agricultural activities might include manure, biosolids or fertilizer storage, handling, and land application.
Part 5- 2.0 Protecting	It is recommended that the County revise the draft OPA	MMAH	PPS 2.3.2	The County is encouraged to update the policy so that it reads:

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
what we value 1.1Agricultural Systems Policy 2.06	policy to be consistent with the policies in the PPS.			Redesignation of lands within the Agriculture or Countryside designations will **generally** not be permitted for the duration of this Plan, **unless in compliance with provincial policy and/or legislation.** ~~This includes redesignation as part of a settlement area boundary expansion or to create a new settlement area, since based on the M.C.R. the County has sufficient lands to accommodate growth within settlement areas until 2051.~~
Part 5- 2.3 Consent in Prime Agricultural Area- Lot Configuration	The Nutrient Management Act, 2002 (NMA) and its associated regulations regulate how nutrients (like manure, biosolids, and fertilizers) are stored, handled, and applied to land. Ontario Regulation 267/03 specifies setback distances from municipal and other wells and restricts manure and fertilizer application where groundwater is less than 0.9 metres below ground surface. Depending on the locations of pre-existing wells and depth to water table, some agricultural	MECP	PPS 4.3 Agriculture	The OP should be amended to expand the evaluations to include distances to pre-existing wells and water table depth where agricultural activities might include manure, biosolids or fertilizer storage, handling, and land application.

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
	practices may be incompatible with some rural areas.			
Part 5- 2.3.2	It is recommended that Policy 2.3.2 be removed to avoid confusion and ensure consistency with the PPS for legal and technical adjustments in Prime Agricultural Areas.	OMAFA/MMAH	PPS 4.3.3.2.	It is recommended that the following policy be removed: ~~2.3.2 Severing two or more lots that unintentionally merged in title is permitted, provided no adjustment is made to the initial lot configuration, and it shall be considered a correction of deed. Proof of the unintentional merger shall be demonstrated through appropriate land registry documentation, accompanied by legal confirmation that prior to merger the lot existed on title as separate deeded parcels.~~
Part 5- 2.3.5	Section 2.3.5(c) requires that lands be acquired by a "bona fide farming operator." This terminology may subjective if not defined. Consider aligning the terminology with definitions found in the PPS by referencing a "farmer engaged in an agricultural use"	OMAFA	PPS Definitions	The County is encouraged to update the policy so that it reads: 2.3.5 Consent for the purposes of a residence surplus to an agricultural operation will only be supported as a lot adjustment, where the remnant parcel of farmland will be merged with an abutting farm parcel under one ownership, and where: …. c) The lands have been acquired by "**a farmer engaging in ongoing agricultural**

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
				use~~" a bona fide farming operator~~ prior to the application or are subject to a binding agreement of purchase and sale of which a "**farmer is engaged in an ongoing agricultural use"** ~~bona fide farming operator~~ is a party.
Part 5- 2.3.5	Section 2.3.5(a) refers to a minimum size as a "farmable area." Consider defining "farmable area" (e.g., excluding natural heritage features or hazard lands), or referencing total lot area for clarity.	OMAFA	PPS 4.3.3	It is recommended that the county consider defining "farmable area" (e.g., excluding natural heritage features or hazard lands), or referencing total lot area for clarifying reaction 2.3.5 a)
Part 5- 2.7 Minimum Distance Separation Formulae	MDS Guidelines do not require all livestock facilities and anaerobic digesters (ADs) within the surrounding area to be mapped or have MDS setbacks calculated. The Guidelines apply only to those facilities that are reasonably expected by an approval authority to be impacted by the proposed application.	OMAFA	PPS 2.6, 4.3.2 Publication 851, The Minimum Distance Separation (MDS) Document	The County is encouraged to consider incorporating flexibility into policy 2.7, such as a screening to identify which barns or facilities may require further analysis.

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
Part 5 -2.7 Minimum Distance Separation	Recommend considering sub policy point c) of 2.7.1 to provide some discretion around this aspect of MDS implementation. Examining livestock facilities at this distance may only apply in limited circumstances, such as where a very large Type B livestock facility is located near the outer edge of the standard 1,500 m study area.	OMAFA	The Minimum Distance Separation (MDS) Document	It is recommended that subpoint c) of the below policy be expanded to provide some direction around this aspect of MDS implementation: "2.7.1 In accordance with Guideline #6 where an application for development on lands within the agricultural system requires Minimum Distance Separation (MDS) calculation to be undertaken, applicants must identify and map all existing livestock facilities and anaerobic digesters within a study area extending: a) a minimum 750 metre distance from any proposed Type A land use, b) a minimum 1,500 metre distance of a proposed Type B Land use, and c) a minimum 2,500 metre distance where a large facility of over 1,200 nutrient units is present"
Part 5- 2.7.4	The Nutrient Management Act does not regulate or otherwise address odour from land application. It is environmental (e.g., water) management legislation, not a land use compatibility tool. As such, it is	OMAFA	Nutrient Management Act, Publication 851, The Minimum Distance	The County is encouraged to update the policy so that it reads: 2.7.4 MDS applies only to odour generated from **permanent** livestock facilities and anaerobic digestors. ~~They do~~ **MDS does** not apply to odour from manure or digestate

OPA Policy Number	Comments / Concerns	Related Provincial Ministries	Reference to Planning Act, PPS or Provincial Plan Section or Policy	Proposed Revision
	suggested to modify the language of this section.		Separation (MDS) Document	application, which are regulated through a nutrient management plan.

Change Summary

The April draft refines and strengthens the October 2025 agricultural policy circulation by introducing a more cohesive Agricultural System framework, clarifying the hierarchy of permitted uses, tightening the rules for lot creation and residential permissions, expanding expectations for technical justification, and significantly restructuring the Minimum Distance Separation (MDS) policies for greater predictability and ease of administration. These refinements respond directly to stakeholder feedback requesting clearer protection for the agricultural land base, stronger direction to avoid fragmentation, more consistent application of compatibility tools, and simpler interpretation for the public, applicants, and reviewing agencies.

Changes include:

- A clearer, more unified “Agricultural System” structure that aligns with Provincial policy and local objectives. This includes a reorganization of the existing policies in Section 2.1 to 2.9 and integration of the previously proposed changes specific to Sections 2.3 and 2.7. (New)
- Restrictions on lot creation to prevent further fragmentation of the agricultural land base, including requiring surplus farm dwelling severances to consolidate farmland so that no houseless farms are created. (Proposed in October Circulation)
- Clearer policies for Agriculture-related and On-Farm diversified use to address pressures for large-scale facilities and land fragmentation. (New)
- MDS policies have been limited to where Publication 853 provides opportunity for municipal direction and discretion. (Proposed in October Circulation)
- Overall improved clarity and predictability for decision-making.

BY-LAW NUMBER ###-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding agricultural system policies, including surplus farm dwelling severances
Official Plan Amendment (OPA3-D-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act* exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS this amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law is hereby approved as Amendment OPA3-D-25 to *A Simply Grand Plan, 2023*
2. **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,*

READ a first and second time, this 14th day of April 2026.

READ a third time and finally passed in Council, this 14th day of April 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

By-Law ##-26 – Schedule 'A'

Amendment OPA3-D-25
To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-D-25 to *A Simply Grand Plan, 2023.*

Purpose:

The purpose of this amendment is to update the agriculture system policies within A Simply Grand Plan.

Basis:

Part 5, Section 2.0 of *A Simply Grand Plan* (2023) provides policy direction for protecting the County's valued resources, including prime agricultural area and rural lands, which are identified as a crucial part of the agricultural system. This amendment revises the existing Sections 2.1-2.9, including the agricultural and rural land policies.

These amended policies introduce an improved structure to enhance readability and clarity. Updates have been made to ensure consistency with the Provincial Planning Statement and to ensure implementation of the policies best meets the overall objectives of the plan, including supporting farmers, prioritizing farming, protecting the agricultural system from land fragmentation,

DRAFT

Part ‘B’ – The Amendment

Introduction:

All of this part of the document entitled “Part ‘B’ – The Amendment”, consisting of the following text, constitutes amendment no. 3D to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023.* Any changes below that require renumbering existing sections within the plan will be addressed within the forthcoming consolidation.

Text Changes:

1. Part 8 Glossary – Section 6.0

In Part 8 of the Official Plan, the following definitions are added to Section 6.0

Farmable Area – The land area of a subject site suitable for an agriculture use, excluding lands not viable for farming operations, such as natural heritage features, hazard lands, and any other physical constraints.

Farm Operator - A farmer engaged in ongoing agricultural use as part of a farm operation. The farm operator is:

- The owner and operator of a farming operation from which the surplus dwelling is proposed to be severed.
- Able to provide proof of ownership of other farm properties, including a farm business registration number applicable to those properties.
- The owner of a residence elsewhere, thereby rendering the residence on the subject farm surplus to their needs.
- An individual or legal entity, such as a sole proprietorship, incorporated company, numbered company, partnership, non-profit organization, or similar, provided the entity holds a valid farm business registration number.

2. Part 5 – Section 2.1- 2.9

In Part 5 of the Official Plan, Section 2.0 Protecting What We Value is hereby amended to remove the Sections inclusive of 2.1 to 2.9, and replace them with the following Section 2.1 to 2.5, renumbering the sections that follow accordingly:

Inserted:

2.1 The Agricultural System

Purpose and Objectives

The agricultural system consists of lands designated Agriculture, Countryside, and Rural Lands, which together form a continuous agricultural land base supporting farming and related activities. These lands accommodate agriculture, agriculture‑related uses, on‑farm diversified uses, and associated housing on a range of lot sizes.

The County uses an agricultural systems approach to maintain the geographic continuity, long-term viability, and economic productivity of the agricultural land base and the broader agri‑food network. This approach recognizes not only farmland but also the infrastructure, services, and assets that support growing, processing, distribution, and access to food across rural and urban contexts.

The policies of Sections 2.1 to 2.5 are intended to:

a) protect and strengthen a continuous and productive agricultural land base as a finite and strategically important resource;
b) support the long-term economic viability, flexibility, and expansion of agricultural operations and the broader agri‑food network;
c) ensure land use compatibility with an avoidance-first approach, and to mitigate potential conflicts between agricultural and non‑agricultural uses;
d) direct non-agricultural development to settlement areas and designated Rural Lands to prevent fragmentation of prime agricultural areas; and
e) ensure development is appropriately scaled and serviced to maintain the rural character and functioning of the agricultural system.

Best Practices and Targets

2.1.1 Development, redevelopment, and site alteration shall align with the policies of this Plan and be informed by relevant provincial guidelines and publications, as updated from time to time. These may include, but are not limited to:

a) Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas (OMAFRA Publication 851, 2016).

b) Minimum Distance Separation (MDS) Document (OMAFRA Publication 853, 2016).

2.1.2 The lands within the agricultural system shall be protected for agricultural uses and normal farm practices of all types, sizes, and intensities, prioritized above other non-farm uses.

2.1.3 At the interface of agricultural and non-agricultural uses, land use compatibility shall be achieved by avoidance and will generally be the responsibility of the non-agricultural use. Where avoidance is not possible, adverse impacts shall be

minimized and mitigated to the satisfaction of the County. Required mitigation measures shall be incorporated into development proposals and as conditions for approval.

2.1.4 Residential development and other non-agricultural uses shall be directed to *settlement areas* or *rural lands* in accordance with the policies of this Plan and managed in a way that avoids and does not hinder agricultural uses.

2.1.5 To prevent fragmentation of the agricultural land base and support viable farm operations, lot creation for non-agricultural uses (such as residential, commercial, employment, and institutional uses, among others) shall be directed to settlement areas.

2.1.6 Lawfully established non-agricultural, non-residential uses that exist as of October 18, 2024, are classified as legal non-conforming uses. While their existence is recognized and supported, their expansions are intended to be limited, in accordance with the policies of this Plan.

Prohibited Uses

2.1.7 Redesignation of lands within the Agriculture or Countryside designations is considered a removal of prime agricultural land and will generally not be supported for the duration of this Plan. When considering such a proposal, locally appropriate tests shall be applied to ensure the demonstration of consistency with provincial policies, including:

a) That it will not diminish the long‑term functioning of the agricultural system, including the continuity of the agricultural land base, existing farm operations, and the infrastructure, services, and assets of the agri‑food network.

b) That it will not create new land use conflicts or constraints that would impede existing or future agricultural operations, including livestock expansion, nutrient management, or normal farm practices.

c) Any other appropriate land conversion criteria, including need, availability of alternatives, MDS compliance, or those further described in the policies of the County's Growth Management Strategy (Part 4 of this Plan).

The Agriculture and Countryside Designations

The Agriculture Designation forms part of the County's prime agricultural area, where agricultural uses and normal farm practices are the primary and prioritized land use. Non-agricultural development is limited to avoid impacts on farming.

The Countryside Designation includes a mix of uses, such as farming, environmental conservation, small-scale industries, and historic residential clusters, within the County's prime agricultural area. Agricultural uses remain the priority, while this designation

manages the interface with existing nonfarm uses and provides limited opportunities for the expansion of legally existing non-residential uses that do not hinder farming operations.

Appropriate Uses

2.1.8 Subject to meeting all applicable policies in this Plan, implementing By-laws or guidelines, and other legislation, the following uses may be supported on lands designated as Agriculture or Countryside:

a) Agriculture, including normal farm practices, agriculture-related uses, and on-farm diversified uses.
b) Petroleum resource operations and mineral aggregate operations, as an interim use.
c) Limited non-residential non-agricultural uses, subject to the applicable policies of this Plan.

Conditional Permissions

2.1.9 A principal residential dwelling unit within the Agriculture or Countryside designations shall only be permitted where the following criteria are met:

a) The lot is a legally existing lot of record with frontage on an open public road, and access to the lot is provided directly through that frontage.
b) The dwelling complies with the MDS policies of this Plan.
c) Private water and sanitary (individual well and septic) servicing can be provided with no negative impacts to quality/or quantity of water by way of a servicing solution approved to the satisfaction of the County.

2.1.10 Accessory uses associated with a residential unit may be permitted within the Agriculture or Countryside designations and shall be limited to:

a) Typical residential accessory structures or features such as garages, sheds, decks, patios, swimming pools, and similar amenities, provided they are limited in area and clustered around the residential unit.
b) Up to two additional residential units, subject to the applicable policies of this Plan.
c) A home-based business or industry, subject to the applicable policies of this Plan.

2.1.11 To limit land consumption in the prime agricultural area, energy generation and storage proposals shall only be permitted as an on-farm diversified use, and subject to the applicable policies of this Plan.

The Rural Lands Designation

The Rural Lands designation is made up of lands that are part of the County's rural system, located outside of rural settlement areas and outside of the prime agricultural areas, and may support very limited development opportunities. The designation also includes lands that are on the fringe of settlement areas where the soil quality or proximity to urban uses may not support viable farm activities over the long term.

Appropriate Uses

2.1.12 Subject to the policies in this Plan, implementing By-laws or guidelines, the following uses are generally supported on lands designated as Rural Lands:

a) Agriculture, including normal farm practices, agriculture-related uses, and on-farm diversified uses.

b) Residential uses.

c) Petroleum resource operations and mineral aggregate operations, as an interim use.

d) Resource-based recreational uses, including recreational accommodations not intended to be used as permanent residences.

e) Other uses that are rural in nature.

2.1.13 Accessory uses associated with a residential unit may be permitted within the Rural designation and shall be limited to:

a) Typical residential accessory structures or features such as garages, sheds, decks, patios, swimming pools, and similar amenities, provided they are limited in area and clustered around the residential unit.

b) Up to two additional residential units, subject to the applicable policies of this Plan.

c) A home-based business or home industry, subject to the applicable policies of this Plan.

Resource-Based Recreational and Tourism Uses

2.1.14 The establishment of new resource-based recreational uses that may not be appropriate in settlement areas may be permitted in Rural Lands designation by a site-specific Zoning By-law amendment, provided it is demonstrated as part of a complete application that the proposed use is:

a) Limited to recreational and tourism-related uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape.

b) Demonstrated to be a clear benefit to and not hindrance of the resource. The use would benefit from proximity to the resource and should provide opportunities for its enhancement.

c) Not appropriate in a settlement area.

d) Appropriately serviced, as demonstrated through a hydrogeological study completed by a qualified engineer, in which it is demonstrated that the quality and quantity of water is protected.

e) Not adversely affecting the protection and expansion of agricultural uses and other resource-based uses such as mineral aggregate operations.

f) Avoiding any impacts on agricultural uses and normal farm practices. Where avoidance is not feasible, those impacts have been minimized and mitigated within the lands that are to contain the rural resource-based recreational use.

2.1.15 The proposed use may include small-scale commercial uses to service the needs of visitors, and, where appropriate, resource-based recreational accommodation.

Uses That Are Rural in Nature

2.1.16 Uses that are rural in nature shall be inclusive of:

a) Institutional uses.

b) Public service facilities.

c) Minor community servicing amenities such as Places of Worship, Cemeteries, Medical facilities and small-scale educational facilities.

d) Energy generation and storage.

2.1.17 Uses that are rural in nature will generally be directed to settlement areas before being considered in the Rural lands designation. The uses may only be permitted where:

a) Alternative locations have been evaluated and are determined not to be suitable.

b) The use complies with the MDS policies of this Plan.

c) The use does not hinder the ability for surrounding farm operations to expand.

d) There is an identified need for the proposed public-benefiting use.

2.2 Distinguishing between Agriculture, Agriculture-Related Uses, and On-Farm Diversified Uses

Purpose

The County's prime agricultural areas are to be protected for long-term agricultural use and sustained food production. Agriculture is the principal land use in these areas, and an objective of this Plan is to ensure that permitted uses support the viability, flexibility, and resilience of the agricultural sector.

In addition to agricultural uses, the PPS permits agriculture-related, and on-farm diversified uses within the agricultural system. These uses are intended to contribute to the rural economy while maintaining compatibility with surrounding farm operations. They must be carefully distinguished to ensure that permitted activities do not compromise the long-term agricultural function of the land, introduce incompatible development, or require urban servicing.

2.2.1 The distinction between agricultural uses, agriculture-related uses, and on-farm diversified uses shall be made by reference to the definitions in the Plan, and the most current version of Provincial Publication 851.

2.2.2 A proposed use does not qualify for permissions as agriculture, agriculture-related, or on-farm diversified use if it:

a) Does not clearly meet all criteria for agricultural, agriculture-related, or on-farm diversified uses.

b) Would be better suited with, or would require, municipal servicing infrastructure.

c) Is a large-scale commercial, industrial, institutional, or recreational use.

Agriculture Uses

2.2.3 Agricultural uses shall include structures and on-farm buildings used by the farm operator for the purposes of a farm operation (such as barns, silos, manure storages, value-retaining facilities etc.) unless otherwise directed by the policies of this Plan.

Agriculture-Related Uses

2.2.4 Agriculture-related uses may be permitted where all the following criteria are met:

a) The farm-related commercial and farm-related industrial use shall be directly related to agricultural production, processing, distribution, or service provision to the local farm community, which is generally defined as agricultural

operations within Southwestern Ontario. This radius may be scaled based on known commodity clusters, supply chain networks, and agri-food infrastructure relevant to the proposed use and must be justified with supporting evidence such as business plans, client lists, or regional agricultural data. Demonstration of the direct relation to agriculture shall include:

i. Details of products and services offered.

ii. The types of agricultural clients served.

iii. Identification of primary customers.

iv. The use is compatible with and does not hinder surrounding agricultural uses or limit the ability of existing farms to expand.

v. The use is directly related to and benefits from proximity to agricultural operations.

b) To ensure uses are compatible with and do not hinder surrounding agricultural operations, the total area of the use must be appropriate to serve farm operations in the surrounding area, being limited in scale and appropriately serviced by rural servicing infrastructure, and shall generally not exceed:

i. 1.0 hectare in total site area, including all buildings, parking and storage.

ii. 2000 square metres of total floor area for all buildings.

iii. 25% of the total site area for outdoor storage, which shall be screened from view.

c) Larger facilities and operations will be generally directed to nearby settlement areas with municipal services, and more appropriate road networks except where:

i. Otherwise justified by applicable studies on a site-specific basis.

ii. Generally directed to Rural lands, or lesser quality crop lands, to minimize the loss of prime agricultural lands or located in such a manner to reduce compability and maintain a rural character.

iii. The use is supported by rural service levels, including access to an existing public road and adequate on-site water and sewage services, and adequate water for firefighting.

iv. The development meets all applicable environmental and compatibility standards, including provincial requirements for air emissions, noise, and odour.

d) To reduce further fragmentation of agricultural land, it is preferred that an agriculture-related use not be separated from a farming operation property by way of consent, which may only be supported where the applicable consent policies can be met.

2.2.5 Agriculture-related uses must be supported by existing rural services, including safe access from a public road and private on-site water and sewage systems with servicing demands comparable to a typical dwelling. Uses that require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or any other large-scale servicing capacity, infrastructure investment, or provincial approval shall not be considered on-farm diversified uses.

2.2.6 The County may require completion of a report or seek peer review of a proposed agriculture-related use, by an agricultural specialist such as a Certified Agrologist, in determining whether a proposed use is agriculture-related.

On-Farm Diversified Uses

2.2.7 On-farm diversified uses may be supported where all the following criteria are met:

a) The use is located on a property that is part of a farming operation and is actively engaged in agricultural production.

b) The use is secondary to the principal agricultural use of the property in terms of scale and land area and does not compromise ongoing farm operations.

c) Limited in area, where the total area of all on-farm diversified uses, including buildings, outdoor storage, display, and parking, shall not exceed 2% of the total lot area, to a maximum of 1.0 hectare.

d) In general, Minimum Distance Separation (MDS) will not be required for on-farm diversified uses. However, this requirement shall be dependent on the scale, intensity and duration of an on-farm diversified use, where intensified human activity is proposed in proximity to existing livestock facilities, the use shall comply with MDS Formulae to ensure the use will not hinder livestock operations. Intensified human activity shall include but not be limited to:

i. Prolonged food services.

ii. Overnight accommodation.

iii. Educational or wellness facilities that may involve vulnerable groups (such as children).

e) The use shall be compatible with and not hinder surrounding agricultural operations by maintaining the rural character of the area, which includes being:

   i. Similar in height and appearance to agricultural buildings.

   ii. Located in a manner so as not to detract from the farm buildings or dwelling.

   iii. Located within the farm cluster.

   iv. Setback from adjacent uses.

f) On-farm diversified uses must be supported by existing rural services, including safe access from a public road and private on-site water and sewage systems with servicing demands limited to those of a typical dwelling.

2.2.8 Where a home-based business or home-based industry is proposed as an on-farm diversified use, the policies for an on-farm diversified use shall apply.

2.2.9 Uses that generate significant traffic, require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or involve any other large-scale servicing capacity, infrastructure investment, or provincial approval shall not be considered on-farm diversified uses

2.2.10 Large-scale facilities and high-intensity or frequent events shall not be considered an on-farm diversified use where their degree of public draw, scale, function, and impact exceed what is compatible with agricultural areas. When considering operational intensity and compatibility, the following will not be considered an OFDU:

a) Assembly or gathering uses in permanent or purpose-built venues, where the scale, function, or design anticipate regular and sizable public attendance beyond what is typical of a small-scale farm-related activity (±150 people), and function similarly to commercial event venues.

b) Uses involving care, supervision, or other institutional functions.

c) Industrial uses other than low hazard uses that align with the policies for home-based industries.

d) Recreational uses requiring permanent seating, lighting systems, prepared surfaces, or other similar features.

e) Any other use requiring building types, construction standards, or professional classification associated with major commercial, institutional, industrial, or assembly uses.

f) Events that occur on a recurring schedule, such as daily or weekly, or events that operate for more than one season.

2.2.11 Temporary or occasional events may be permitted as on-farm diversified uses where they rely solely on temporary facilities, requiring no permanent building or servicing upgrades, and do not permanently displace agricultural land. Such a use may require conditional approval, such as a special events license or similar, to regulate the scale, frequency and hours of operation on a site-specific basis.

Farm Worker Housing

2.2.12 Farm worker housing and accommodation shall be considered to be:

a) An agricultural use when provided for workers employed only for the farming operation on which they will reside.

b) An on-farm diversified use when provided for workers of other farming operations.

2.2.13 Farm worker housing and accommodation shall be:

a) Provided in a temporary structure, being a structure that can be easily removed and rehabilitated to farmland and located within proximity to the farm building cluster where farm worker housing and accommodation is not required for an extended growing season, or year-round.

b) Provided in a temporary or permanent structure, provided it is located within the farm building cluster, where farm worker housing and accommodation is required year-round.

2.2.14 The Countryside and Rural Lands designation shall be considered a Type B land use for the purposes of MDS calculations, and development shall be in accordance with the MDS policies of this Plan.

Odourous Farming Operations

2.2.15 Odourous farming operations, such as mushroom farms and outdoor cannabis cultivation, including activities like growing, harvesting, cleaning, packaging, shipping, and composting, shall be subject to site plan control. Land use compatibility studies may be required where appropriate under applicable law.

2.2.16 Operations shall use recycled or irrigated water systems to reduce primary water consumption.

2.2.17 Cultivation is considered an agricultural use. In the agricultural system, processing is only permitted as an agriculture-related use. In certain areas, outdoor cultivation may be discouraged due to potential odour impacts.

2.2.18 Cultivation and processing of odourous commodities shall be managed in a way that prevents and mitigates adverse effects, including odour and noise. These uses shall not be permitted within 70 metres of a sensitive land use.

2.2.19 Where a cultivation or a processing facility is proposed within 750 metres of a sensitive land use, a development application may be required to demonstrate no negative impacts with respect to:

a) Surrounding farming operations, through an agricultural impact assessment.

b) Dark sky compliance, as indicated by a photometric plan.

c) Surrounding roads and traffic infrastructure, through a transportation impact study.

d) Water quantity, quality, or watershed health, as indicated by the applicable stormwater and hydrogeological studies.

Non-Agricultural Source Material (NASM)

2.2.20 The application of NASM is a recognized agricultural nutrient management activity, where farming remains the primary activity on the site, and where the requirements of Ontario Regulation 267/03 under the Nutrient Management Act (2002) have been fulfilled.

2.2.21 NASM storage is only supported as an on-farm diversified use where:

a) At least 50% of the material is applied locally.

b) The processing is limited in area.

c) Storage is located as far from sensitive lands uses, with appropriate buffering, as is reasonably possible.

d) Odour mitigation measures have been addressed to the satisfaction of the County of Brant, which may be required as conditions of approval.

2.3 Non-Agricultural, Non-Residential Uses in Prime Agricultural Areas

Purpose

Non-agricultural and non-residential use are limited to lawfully established uses that are not related to farming operations and must be carefully managed in rural and agricultural areas. New non-agricultural and non-residential uses are not permitted (other than for public services) and are directed to settlement areas or, where appropriate, Rural Lands, in accordance with provincial guidelines and the County's land use policies.

Limited expansion of legally existing uses may be permitted where impacts on agriculture are minimized, no new lots are created, and land use compatibility is demonstrated. New uses and major expansions will be subject to strict criteria, including justification of need, hydrogeological and agricultural impact assessments, and conformity with applicable policies to protect agricultural lands and operations.

2.3.1 Minor expansions that do not go beyond the existing property boundaries of a lawfully established and existing non-agricultural, non-residential use in the Agriculture, Countryside, or Rural Lands designation may be supported without an amendment to this Plan, provided the minor expansion demonstrates:

a) That it does not exceed a cumulative area of 1 hectare of additional land area on the property. The cumulative amount of added land is calculated from October 18, 2024.

b) That potential impacts on agriculture are avoided and mitigated.

2.3.2 Minor expansions that go beyond the existing property boundaries of a lawfully established and existing non-agricultural, non-residential use in the Countryside or Rural Lands designations may be supported on a site-specific basis where:

a) No new lot will be created.

b) The technical boundary adjustment does not exceed a cumulative total of 1.0 hectare of additional land area.

c) An agricultural impact assessment demonstrates that:

i. There are no reasonable alternatives on lower-priority agricultural lands.

ii. The expansion of the use complies with Minimum Distance Separation (MDS) formulae.

iii. Other agricultural impacts are avoided and mitigated through on-site measures.

d) There is a justified need and benefit from expansion as opposed to relocation. Alternative location options shall be considered.

2.3.3 New non-agricultural, non-residential uses are generally not supported in the agricultural system and shall be directed to settlement areas, except in the case of public service facilities, infrastructure, parks and conservation areas, or similar publicly owned and public-benefitting uses, where:

a) There has been a study to demonstrate there is an identified need for the facility within the horizon of this Plan.

b) The use complies with the MDS policies of this Plan.

c) An agricultural impact assessment demonstrates that the potential impacts on the agricultural system will be avoided or that they are mitigated and outweighed by the benefit the facility will provide to the rural area.

2.4 Lot Adjustments, Lot Creation, and Consent Policies

Purpose

The purpose of the lot creation and consent policies is to ensure that land division occurs in a manner that supports long-term agricultural viability and protects the integrity of the agricultural system. In the prime agricultural area, new lot creation is limited to avoid fragmentation of the agricultural land base, maintain opportunities for existing farm operations to continue and expand, and ensure future agricultural uses are not constrained by land use conflicts such as Minimum Distance Separation (MDS) requirements. Fragmentation through the creation of small or non-farm lots has been shown to introduce long-term land use incompatibilities, hinder livestock expansion, and reduce the ability to reestablish agricultural uses once they have ceased.

In contrast, Rural Lands may support limited and appropriately scaled lot creation where it aligns with the character of the rural area, avoids impacts on adjacent farming operations, and can be adequately serviced. The intent is to distinguish lot creation policies in a way that prioritizes the protection of prime agricultural lands while providing measured flexibility in Rural Lands where agricultural constraints are less pronounced.

Lot Adjustments

The following policies apply in the agriculture, countryside, and rural lands designation.

2.4.1 Easements intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to lack of frontage onto a public road shall be considered an application to create a new lot.

2.4.2 Severing two or more lots that were unintentionally merged in title is considered a legal or technical reason only where:

a) No adjustment is made to the initial lot configuration.

b) The merge occurred after January 1, 1999.

c) Proof of the unintentional merger is demonstrated through appropriate land registry documentation, accompanied by legal confirmation that each lot previously existed as separately deeded parcels prior to the merge.

2.4.3 Minor boundary adjustments will only be considered in the following circumstances:

a) Between an agricultural lot and neighbouring non-residential, non-agricultural lot to increase the size of a farm operation on the agricultural lot.

b) To rectify an encroachment of a well, septic system, tile drainage, or similar essential feature onto a neighbouring lot.

c) To reconfigure two neighbouring agricultural lots to the benefit of a farming operation.

d) On lands designated Agriculture, Countryside, or Rural Lands to support the conservation of a protected heritage property or a natural heritage feature.

e) On lands designated Countryside or Rural Lands, for the minor expansion of a legally existing non-agricultural, non-residential use, provided neither lot is designated Agriculture, and subject to the other applicable policies for such a use within this Plan.

2.4.4 Minor boundary adjustments will be supported only where:

a) No new lot is created.

b) Where a *farming operation* exists, the agricultural viability of the operation(s) is shown not to be negatively impacted.

c) Minimum Distance Separation requirements are maintained.

d) Where agriculture activities include manure, biosolids, fertilizer storage, handling and application, the distance to pre-existing wells and water table depth shall be 0.9 metres or greater.

e) Any lot size is not reduced below a functional threshold of 40 hectares of *farmable area*.

f) The adjustment is minor in scale and does not exceed 1.0 hectare.

Lot Adjustments – Surplus Farm Dwellings

The following policies apply in the Agriculture, Countryside, and Rural Lands designations.

2.4.5 Consent for the purposes of a residence surplus to an agricultural operation will only be supported as a lot adjustment, where the remnant parcel of farmland will be merged with an abutting farm parcel under one ownership, and where:

a) The lands have been acquired by a farming operator prior to the application or are subject to a binding agreement of purchase and sale of which a farming operator is a party. The farming operator shall be the owner and operator of a farming operation from which the surplus dwelling is proposed to be severed.

b) No previous consent for residential purposes has been granted on the subject lands, as may be confirmed by land registry documentation.

2.4.6 Consent for the creation of a new residential lot for a surplus residence shall not be supported where a review of the historic lot and concession fabric, along with the existing lot configuration, demonstrates that small, non-farm residential property has previously been severed from the original large farm parcel that was established in the original survey of the area. Visual and mapping evidence, such as lot fabric analysis, may be used to determine eligibility.

2.4.7 The lot to contain the surplus residence shall:

a) Comply with MDS formulae requirements, being compatible with surrounding agricultural uses and not hindering existing or future farm operations.

b) Not contain any farm buildings. Any farm buildings shall be required to meet the applicable setbacks from the lot to contain the surplus dwelling or will be required to be removed as a condition of approval.

c) Maintain a regular shape, being compatible with surrounding lot fabric, and not be flag-shaped or irregular.

d) Maintain a minimum frontage of 20 metres for the depth of the entire lot.

e) Provide its own safe and direct access to an open and maintained public road.

f) Be limited to the minimum size needed to support the residence, as supported by a well test to demonstrate sufficient water quality and quantity and by proof that the septic design meets the applicable Ontario Building Code requirements.

Lot Creation

The following policies apply in the Agriculture, Countryside, and Rural lands designations.

2.4.8 A new viable agricultural lot may be created for an agriculture use, only where the severed and retained lots will have a minimum farmable area of 40 hectares, which shall exclude any lands designated as part of the natural heritage system.

Lot Creation Specific to Rural Lands

The following policies apply in the Rural Lands designation.

2.4.9 Any new non-farm residential lot shall only be created for infill purposes within an existing grouping of residential lots whereby all the following criteria will be achieved:

a) The existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four (4) or more non-farm lots, with each such unit or lot separated from each other by no more than 100 metres on the same side of an open public road. The measurement of the 100-metre separation distance is determined in accordance with the residential infilling formulae below.

    i. Measurement is established between two points located along the centreline of the existing right-of-way of an open public road. The points are determined by a line drawn from the centre of the unit or lot, whichever is further separated, and drawn perpendicular to the public road.

    ii. The distance between the two points is measured along the centreline of the public road or, when curved, following the tangent.

    iii. The point of reference on an adjoining and undeveloped non-farm lot is determined by the midpoint along the public road.

b) The new residential infill lot will be limited to the minimum size needed to accommodate the use and appropriate sewage and water servicing infrastructure, which is considered to generally be between 0.4 hectares and 1 hectare.

c) The severed and retained lot will be compatible and similar in size and shape to surrounding uses. The creation of irregular and flag shaped lots with narrow frontage will not be supported.

d) The severed and retained lot can accommodate the use and be appropriately serviced by sewage and water servicing.

e) The new infill lot is not located within a Vulnerable Area where individual wastewater treatment systems are identified as a prohibited use.

f) The new infill lot is not located within the Natural Heritage System or a natural hazard overlay.

g) No new lot will be created within the Natural Heritage System including the minimum and established vegetation protection zones, and/or within hazardous lands or hazardous sites.

h) The new infill lot can provide individual and safe access and frontage to an existing public road that is maintained on a year-round basis.

i) The new infill lot will not hinder access to mineral aggregate resource deposits within 300 metres. In this regard, an assessment of potential

impacts, mitigation and/or warning clause registered on title may be required.

Studies and Implementation

2.4.10 Where an application for consent is proposed within the agricultural system, an Agricultural Impact Assessment (AIA) prepared by a qualified professional (such as a Professional Agrologist, or similar) may be required as part of a complete application. The AIA, at a minimum, shall:

a) Be prepared in accordance with a Terms of Reference issued and/or accepted by the County.

b) Demonstrate that the proposed development, redevelopment or site alteration is in accordance with provincial and municipal policies.

c) Assess potential impacts of non-agricultural uses.

d) Demonstrate compatibility with surrounding agricultural operation.

e) Recommend mitigation to avoid adverse impacts on the agricultural land base.

f) Provide evidence that the geographic continuity of the agricultural land base and the functional and economic connections of the agri-food network will be maintained and enhanced.

2.5 Minimum Distance Separation Formulae

Planning and development, including new land uses, the creation of new lots, and new or expanding livestock facilities, that may be impacted by existing livestock facilities or anaerobic digesters are required to comply with the minimum distance separation formulae as based on the policies of this Plan, the implementing Zoning By-Law, and The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016) as may be updated from time to time.

To provide for the long-term protection and expansion of agricultural uses, odour conflicts shall be reduced by separating incompatible uses. This will be done by requiring strict compliance and limiting variances to the minimum distance separation formulae.

2.4.11 All development, site alteration, and redevelopment applications shall be consistent with the guidance and directions of Publication 853. Applicants shall utilize provincial software (such as AgriSuite) to calculate setbacks as part of their submission. The County shall review these policies when evaluating applications to ensure conformity.

2.4.12 In accordance with Guideline #6 of Publication 853, where an application for development on lands within the agricultural system requires MDS calculation to be undertaken, applicants must identify and map all existing livestock facilities and anaerobic digesters reasonably expected to be impacted by a proposal within a study area extending:

a) A minimum 750 metre distance from any proposed Type A land use.

b) A minimum 1,500 metre distance of a proposed Type B land use.

c) A minimum 2,500 metre distance where a large facility of over 1,200 nutrient units is present. Examination at this distance may only apply in limited circumstances, such as where a large Type B livestock facility is located on or near the outer edge of the 1,500 metre distance study area.

2.4.13 Investigation and documentation shall include at a minimum:

a) Livestock operation location and lot size.

b) Livestock type.

c) Manure storage and type.

d) Facility design capacity.

2.4.14 MDS applies only to odour generated from permanent livestock facilities and anaerobic digestors. Odour from manure or digestate application is regulated through a Nutrient Management Plan.

2.4.15 Where lot creation is proposed, MDS setbacks are not required for the severed or retained lots provided no new dwelling or sensitive land use is being established, and the purpose of the severance is limited to:

a) Agricultural uses with an existing residence.

b) Technical severances.

c) Infrastructure.

d) Existing non-agricultural uses.

e) Agriculture-related uses.

2.4.16 For the purposes of a severance of a residence surplus to a farming operation, an MDS I setback shall be required regardless of the existence of potential odour conflicts, and regardless of the date of lot creation. (Guideline #9)

2.4.17 For the purposes of a building permit, MDS I setbacks are not required for dwelling additions, attached ARUs, or dwelling replacements located in the same building footprint. MDS I shall be required for all other new dwellings outside of a settlement area.

2.4.18 Type A land uses are classified as less sensitive land uses and include:

a) Industrial uses (Employment designation outside of a settlement area).

b) Open space (Parks and open space designation outside of a settlement area).

c) Dwelling on existing rural lots (Rural lands designation).

d) Agricultural lot creation that does not result in four or more lots in close proximity (Agriculture designation).

e) Cemeteries, regardless of their designation.

2.4.19 Type B land uses are classified as more sensitive land uses and include:

a) Settlement area expansions.

b) Four or more development lots in proximity (Countryside designation)

c) Planning applications for new residential uses outside settlement areas.

2.4.20 MDS setback reductions are discouraged. Setback reductions may only be permitted in limited technical instances, where a MDS Report has been completed by a qualified agricultural professional, in accordance with the restrictions set by the implementing zoning, and for the purposes of:

a) Surplus Farm Dwelling Severances (in accordance with Guideline #9).

b) Existing Small Lots (<4 ha) (in accordance with Guideline #7 and Guideline #43).

c) Detached Additional Residential Units (in accordance with Guideline #7 & 43).

2.4.21 Where a reduction consistent with the policies of this section is granted, conditions may be imposed to ensure potential odour conflicts are mitigated and the reduction has been minimized to the greatest extent feasible.

2.4.22 One detached additional residential unit may be permitted, provided it is placed as far from existing livestock facilities as possible and meets all applicable policies such as being located within a building cluster.

a) Reconstruction of Dwellings (Guideline #11)

b) Reconstruction of Livestock Facilities (Guideline #11)

c) Environmental / Public Safety Exceptions (Guideline #43)

2.4.23 In recognition of the County's commitment to supporting and sustaining agricultural operations, this Plan prioritizes the viability and expansion of livestock facilities within the Agricultural System. As such:

a) Variations to MDS setbacks may be considered for the purpose of expanding existing livestock operations, provided that:

   i. The expansion supports a *farming operation*.
   ii. The proposed facility is located on lands designated for agricultural use.
   iii. The applicant demonstrates that the expansion cannot reasonably occur elsewhere on the property without compromising operational efficiency or environmental safety.
   iv. A qualified agricultural professional has completed a supporting MDS Report and Agricultural Operation Strategy or Plan.

b) These considerations shall be evaluated in accordance with Implementation Guidelines #18 and #43 of Publication 853 and shall not compromise the intent of MDS to minimize land use conflicts.

c) The County may consider site-specific variations that are justified by agricultural need and supported by technical documentation.

DRAFT

Part “C” – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, A Simply Grand Plan, 2023, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

For applications deemed complete prior to the adoption and approval of this amendment, the policies of the Plan as they read on the date the application was deemed complete will continue to apply. All other applications will be subject to the policies applicable on the date of decision. Should an applicant wish to proceed under the newly adopted policies, such a request shall be made in writing.

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County of Brant Council Report

To:	The Mayor and Members of County of Brant Council
From:	Brandon Kortleve, Manager of Policy Planning
	& Lilly Brown, Policy Planning Student
Date:	April 14, 2026
Report #:	RPT-0159-26
Subject:	*Bill 98, Building Homes and Improving Transportation Infrastructure Act* – Overview of Legislative Changes
Purpose:	For Information and Direction

Recommendation

Whereas the Province of Ontario has enacted *Bill 98, Building Homes and Improving Transportation Act, 2026,* to expedite the delivery of housing and transportation through streamlined approvals and reduced regulatory barriers, including amendments to the *Planning Act*, *1990,* the *Building Code Act, 1992,* and the *Development Charges Act, 1997;*

Therefore that Council receive RPT-0159-26 as information;

And that Council direct County Staff to submit comments on the proposed legislative changes as further outlined in this report, by the comment deadline of May 14, 2026.

Executive Summary

To support the ongoing Provincial efforts to reduce red tape and accelerate housing delivery, *Bill 98, Building Homes and Improving Transportation Infrastructure Act,* advances a suite of legislative and regulatory changes intended to streamline municipal approvals, reduce development-related costs, and support infrastructure delivery. The Provincial Planning Statement (PPS, 2024) sets a target of at least 1.5 million new homes by 2031, and *Bill 98* builds on earlier initiatives, including *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025*, and *Bill 60, Fighting Delays, Building Faster Act, 2025,* to advance this objective.

This report summarizes the key legislative amendments and regulatory decisions released on March 30th, 2026, and identifies associated implications for the County. While the proposed changes may increase housing supply and better infrastructure coordination, they also raise concerns about municipal autonomy, resource allocation, and local planning priorities.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Strategic Priority 4 - Stable and Responsive Governance

Impacts and Mitigation

Social Impacts

Bill 98 aims to increase housing supply by streamlining approvals and encouraging more compact, permissive development. However, limiting municipal discretion to adapt frameworks to local conditions may impair the County's ability to deliver complete communities.

Environmental Impacts

Bill 98 would limit the County's ability to advance environmental and sustainability objectives by restricting enhanced development standards and narrowing site plan control. This reduces flexibility to address local conditions and require climate‑resilient features.

Economic Impacts

By lowering development costs and speeding up approvals, *Bill 98* aims to support investment and housing construction. However, limitations on municipal cost‑recovery could increase financial pressure on the County and shift more growth‑related costs to tax‑supported or external funding over time.

Report

Background

On March 30th, 2026, the Province introduced *Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026,* alongside several consultations on the Environmental Registry of Ontario (ERO). Concurrently, the Province released decisions on related proposals previously consulted on under *Bill 17* and *Bill 60.* These changes are anticipated to be in place sometime in May.

Proposed Regulatory Changes for Review	Regulatory Decisions
• ERO #026-0300: Overall proposed Planning Act, Building Code Act, 1992 and Municipal Act, 2001 changes • ERO #026-0309: Prohibit Enhanced Development Standards as a Condition of Land Division Approvals • ERO #026-0310: Reforms to the Site Plan Control • ERO #026-0311: Residential Lot Size in Urban Areas. • ERO #026-0312: Changes to Parkland Requirements • ERO #026-0313: Complete Application Requirements	• ERO #025-1099: Standardizing Official Plans • ERO #025-1100: Minimum Residential Lot Sizes • ERO #025-1101: Consultation on Development Standards

This report focuses on those proposed changes most relevant to the County of Brant's development process. Pursuant to Council direction, Staff will prepare the County's comments on proposed amendments to the *Planning Act, 1990*.

Proposed Regulatory Impacts

Restriction of Green and Enhanced Development Standards

Building on *Bill 60's* ERO #025-1101, which consulted on the removal of development standards such as landscaping and tree planting standards. *Bill 98* opened two related ERO postings to reform Site Plan Control (SPC) and restrict enhanced standards from being a condition of lot division (ERO #026-0309; ERO #026-0310). *Bill 98* proposes removing municipal authority to require enhanced development standards that are not necessary for health or safety, specifically restricting measures relating to sustainability.

Proposed additional reforms to speed up SPC include:

- Scope limitations: including restricting SPC to health and safety matters and removing references to sustainable design;
- Process and timeline controls: such as limiting reviews to three circulations and introducing mandatory coordination meetings; and
- Alternative resolution and approval streams: including arbitration panels and tiered review framework for minor applications

The County currently administers a tiered approach to SPC, allowing the level of review to be scaled based on application complexity. Recently staff have been moving to ensure that after three submissions that either minor issues are remaining or a meeting is convened to review issues to help move the file to completion, which is consistent with the Province's approach.

A typical SPC application begins with a pre‑consultation meeting to identify required studies and submission expectations, followed by three formal submissions. A fourth and final submission is often used to address minor revisions and does not typically require full agency circulation. Major applications can range up to seven or eight submissions. Each formal circulation period includes an approximate three‑week review timeframe, and when municipal review time and applicant resubmission timelines are considered, the overall review process generally totals approximately 100 to 120 days, depending on application complexity. While the ERO implies that delays are a municipal issue, application revisions typically involve multiple parties, with timelines for both sides to review and respond.

Staff have concerns that the proposed reforms may significantly reduce the County's ability to address landscaping and the integration of sustainability measures. By requesting detailed landscaped plans, the County is able to offset the large loss of vegetation removed to facilitate development. Although sustainability matters previously recognized through SPC or as conditions of lot division can be addressed through the Community Planning Permit System (CPPS), in the interim and for other municipalities, SPC remains a critical tool for securing site‑specific natural heritage protections and climate‑responsive design. Staff's comments will reflect that this restriction on enhanced development standards could limit the municipality's ability to ensure development aligns with County and Provincial objectives related to environmental protections and creating a complete and healthy community that achieves municipal climate change goals.

Parkland Requirements

The Province is proposing regulatory changes to implement outstanding parkland dedication provisions previously adopted under *Bill 23* (ERO Notice #026-0312). The proposed regulation would expand the types of land that may be used to satisfy parkland dedication requirements, including encumbered lands and Privately Owned Publicly Accessible Spaces (POPS), subject to prescribed suitability criteria. The proposed framework would facilitate the use of easements for POPS, authorize municipalities to require agreements for encumbered

or strata lands that can be registered on title, and establish a credit system under which encumbered lands and POPS arrangements would receive a minimum parkland dedication credit of 70 percent. Municipalities would be required to accept qualifying lands, and landowners would have the right to appeal a municipal refusal or nondecision to the Ontario Land Tribunal.

The proposed regulation would establish clear criteria to determine which lands are eligible or ineligible for parkland conveyance, focusing on public safety, environmental protection, accessibility, and usability. Additional implementation requirements would standardize documentation, notice, and appeal processes.

Allowing developer‐identified lands, including encumbered lands and POPS, to count toward parkland dedication at a 70 percent credit may result in smaller, fragmented, or constrained parcels that are unsuitable for active recreation, limit flexibility to implement the Parks Master Plan, and hinder achievement of climate action objectives. While eligibility criteria emphasize accessibility, visibility, and public comfort, Staff have concerns regarding the vagueness of these standards, responsibility for long‐term maintenance, delegated decision‐making authority, and appeal risk through the Ontario Land Tribunal. Additional administrative, legal, and agreement‐negotiation requirements are anticipated, potentially impacting approval timelines.

Complete Application Requirements

Planning legislation sets out the minimum information required for a planning application to be considered complete, but municipalities currently have wide discretion to request additional studies. This has led to significant variation across Ontario in what studies are required. To create standardization, the proposal would establish a comprehensive list of studies that municipalities may require, divided into core studies that are commonly needed and contingent studies that would only apply in specific circumstances. The following division is currently proposed:

Core Studies	Contingent Studies
• Environmental Impact Statement • Environmental Site Assessment • Functional Servicing Report • Geotechnical Report • Hydrogeological Report • Planning Justification Report	• Aggregate/Minerals/Petroleum Resource Impact Assessment • Agricultural Impact Assessment • Air Quality/Odour Study • Arborist Report • Archaeological Assessment • Cultural Heritage Impact Assessment • Economic Viability Assessment or Financial Impact Analysis • Human-made Hazard Impact Study/ Assessment • Land Use Compatibility Study • Minimum Distance Separation Formulae Assessment • Natural Hazard Impact Study / Assessment • Noise/Vibration Study • Rail Safety and Risk Mitigation Report • Servicing Options Report

	• Wind Study

Staff support the principle of standardization and note that this framework aligns with the County's intended approach through a future CPPS, whereby core study requirements are clearly defined, and additional studies are addressed through conditions of approval. As a result, an amendment to the implementation and interpretation section of the Official Plan will likely be required to properly reflect this framework.

Given that Official Plan amendments related to complete application requirements are currently subject to approval by the minister, staff intend to seek clarity from the Province on whether an amendment to the Plan initiated to address these Provincial changes would continue to require Provincial (Ministry) approval, or whether any exemptions may apply.

Provincial Decisions Released

Standardizing Official Plans

Although Official Plans must be approved by the Ministry of Municipal Affairs and Housing (MMAH), there was flexibility in how it is written, so long as it is consistent with the PPS as prescribed in the Planning Act. The approved changes reduce this flexibility and introduce a new, standardized framework for municipal official plans across Ontario.

All lower and single-tier municipalities will be required to use a consistent Official Plan structure, including a standardized table of contents, common schedules, and a uniform set of twelve land use designations (ERO #025-1099). These changes are intended to make Official Plans shorter, clearer, and more consistent between municipalities, while also being more permissive and supportive of development. The standardized land use designations clearly set out permitted uses and encourage greater flexibility and mixed-use development. In line with removing sustainability measures elsewhere, the standardization also removes any duplicate requirements for climate change policies.

The standardization framework would allow for greater consolidation of existing land use designations using sub‑designations. While our current Official Plan has already been generally structured to support this approach, further alignment will be required. This may include combining land use designations such as Community Node and Community Corridor designations under Mixed-Use Areas and aligning Countryside and Agricultural designations under a Prime Agricultural Area designation. Site‑specific permissions would need to be addressed through zoning or the CPPS. To support this work, the County will need to map the translation between existing Official Plan policies and Provincial standards to ensure consistent interpretation and implementation.

The County will be required to align the Official Plan with streamlined Provincial standards by January 1, 2029. The update is expected to involve primarily a reorganization rather than a comprehensive rewrite. The current Official Plan Omnibus Amendments are being structured to align with the directions for Official Plan standardization. Further discussion will be required regarding the timing and forecasted capital costs of the next Land Needs Assessment. While the assessment is currently anticipated to occur around 2031 to align with the census and provide the legislated 10-year update to the Official Plan, it may be more appropriate to undertake it closer to the timeframe for Official Plan standardization, as both initiatives would require Provincial approval. Staff will report back to Council on the timing of these projects in anticipation of the 2027 budget discussions.

Minimum Lot Sizes

As part of *Bill 60*, the Province consulted on minimum residential lot sizes (ERO #025-1100). To implement this direction, *Bill 98* proposes amendments to the Planning Act that would authorize MMAH to establish a minimum residential lot size for serviced urban lands (ERO #026-0311). The Province has confirmed its intention to proceed with a regulatory minimum lot size of 175 square metres, proposed to apply in fully serviced urban areas, such as Paris and St. George.

Staff are generally supportive of the principle of more compact housing forms and increased density in serviced areas as a responsible and efficient planning approach. However, the implementation may present local challenges, including impacts to neighbourhoods through infill and the need for careful coordination with servicing, drainage, and transportation infrastructure (including parking). Many of these issues are already being raised through existing development review and engagement processes and may be intensified by the Provincial changes.

For context, the County's current Zoning Bylaw establishes minimum lot sizes of approximately 360 square metres for single detached dwellings and 185 square metres for townhouses. Recent Provincial direction and market realities seem to be leaning towards townhouse-oriented built form. However, recognizing to account for matters such as grading, drainage, driveway access and on-street parking, Staff are recommending that commentary be provided on scaling the lot size to the built form, rather than a standard minimum across all dwelling types. 175 square metres may be adequate for townhouses, but a larger lot size minimum is recommended for single and semi-detached dwellings.

As development pressure increases, additional work will be required to clearly communicate that certain land use permissions are no longer subject to local discretion, particularly for applications such as consents. The CPPS will therefore be critical in providing clear design context to guide the integration of more compact development forms. Through the CPPS, future policy will prioritize built form, streetscape relationships, and integration with surrounding development, shifting away from prescriptive numerical standards toward a more form-based planning approach

Increased density will have implications for engineering, particularly with respect to drainage, stormwater management, and overall servicing capacity. These issues are being discussed in detail to be addressed through updated engineering standards, or CPPS-enabled Facilities, Services, and Matters that support neighbourhood functionality and community sustainability. To ensure successful implementation, the CPPS will need to recognize development feasibility by offering clear benefits or incentives to proponents, while maintaining a public interest lens.

Collectively, these changes reflect a shift away from local discretion over what is permitted and where, toward a role in shaping how development fits within its context. While the tools to do this are limited, the CPPS will be the primary tool to guide built form and neighbourhood integration in a way that the standard model of zoning/site plan control cannot.

Bill 98 Technical Briefing Highlights

In addition to the ERO postings, *Bill 98* was accompanied by a briefing from the Province that outlines additional proposals not currently included in the legislation. The following items are not currently included in *Bill 98* but were identified as potential future areas of reform:

- **Building Code Updates:** The Province is proposing a full review to modernize and streamline the Ontario Building Code, to reduce delays and construction costs while maintaining high health and safety standards and supporting housing affordability. The Ontario Building Code has grown increasingly complex and costly, with some requirements creating unnecessary burdens without improving safety.
- **Development Charges:** The Province is examining and consulting on the disclosure of Development Charges (DCs) and other previously hidden fees in new home purchase agreements. This work is focused on assessing how greater transparency could improve cost predictability for buyers. Although this shifts the cost blame onto municipalities, DCs are a key charge that support growth paying for growth. Public education will be an important next step for Council and Staff to connect those financial dots and how costs get past through developers to the public.
- **Road Standards Harmonization:** The Province is proposing to standardize municipal road construction requirements by Ontario Provincial Standards for key elements such as materials, drainage, and contract conditions. This approach is intended to improve consistency, streamline procurement, and reduce construction timelines and costs.
- **Communal Water and Wastewater Systems:** The Province is proposing a new regulatory framework to support expanded use of communal water and wastewater systems in rural and unserviced areas. The framework would enable development where full municipal servicing is unavailable, while ensuring Provincial oversight, long-term sustainability, and streamlined approval processes. Staff have been aware that this is a possibility, knowing that the Province is opening this form of servicing and are looking forward to understanding best practices.

Recommendation and Next Steps

At Council's direction, Staff will submit consolidated municipal comments to the Environmental Registry of Ontario by the May 14th, 2026, deadline, informed by this report and Council discussion. The County's submission will be shared with Council through a Friday File memo, noting that all ERO comments are publicly available. Staff will also monitor submissions from key stakeholders, including the Association of Municipalities of Ontario, and the Ontario Federation of Agriculture, and report any significant implications to Council.

As staff prepare comments on recent legislative changes, it is recognized that growth in the County of Brant is an established reality driven by Provincial policy, housing demand, and long‑term population trends. While community concerns remain important, the County's role is increasingly focused on shaping how growth occurs rather than whether it occurs. Provincial changes, including *Bill 98,* reinforce this shift. Ongoing work to implement the Official Plan, advance the CPPS, and undertake integrated planning initiatives reflects the County's commitment to coordinated and proactive growth management. By aligning development with local infrastructure capacity, design objectives, and community context, the County can strengthen its influence over development outcomes and reduce the risk of externally imposed decisions.

Attachments

Attachment 1 - *Bill 98* Environmental Registry of Ontario Proposals
Attachment 2 - *Bill 98* Environmental Registry of Ontario Decisions
Attachment 3 - *Bill 98* Provincial Briefing

Reviewed By

Jeremy Vink, Director of Planning
Kathy Ballantyne, Director of Facilities and Special Projects
Megan Thomas, Landscape Design Architect

Copied To

Philip Mete, General Manager of Community Services
Halie Gilmore, Manager of Corporate Initiatives
Alyssa Seitz, Planning Agreement Coordinator

By-law and/or Agreement

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

Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026)

ERO (Environmental Registry of Ontario) number	026-0300
Notice type	Act
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - April 29, 2026 (30 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

April 29, 2026

Proposal summary

The government is seeking feedback on proposed legislative changes to the Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 through Bill 98, the proposed Building Homes and Improving Transportation Infrastructure Act, 2026.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support

housing, economic, and infrastructure development, and advance key transportation and transit priorities.

We welcome your thoughts on the following changes proposed under Bill 98, the proposed Building Homes and Improving Transportation Infrastructure Act, 2026.

Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 changes

Schedules 1, 2 and 7 of Bill 98 propose a number of amendments to the Planning Act and City of Toronto Act, 2006. If passed, proposed changes would:

Streamlining and Standardizing Official Plans

- Changes are proposed to the Planning Act to streamline and standardize municipal official plans by:
  - Including the details of a standardized structure for local (lower- and single-tier municipality and planning board) official plans through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation
    - Schedules;
      - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
      - A2 Strategic Growth Areas and Intensification Areas
      - A3 Land Use Designations
      - B1 Transportation and Corridors
      - B2 Infrastructure
      - B3 Public Service Facilities, Parks and Open Space
      - C1 Natural Environment
      - C2 Water Resources

        - C3 Resource Potential
        - C4 Natural and Human-made Hazards
    - Including the details of a standardized set of land use designations to be used in local official plans (lower- and single-tier municipality and planning board) as follows:
        - **Neighbourhoods**, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.
        - **Mixed-Use Areas**, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.
        - **Mixed-Use Commercial Areas**, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.
        - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the Planning Act.
        - **Major Facilities**, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.
        - **Parks and Open Spaces**, permitting recreational uses, cemetery uses, and other uses as prescribed.
        - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed.
        - **Resource Areas**, permitting resource extraction uses.
        - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.
        - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
        - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.

        - **Shoreline Areas**, permitting marina uses, recreational uses, residential uses, and other uses as prescribed.
        - The Minister may also set out further direction on implementing any of these designations, including using two or more sub-designations.
    - Providing for proposed changes coming into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities.
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan content is complete, and any final refinements are made to the framework.

Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans

- Changes are proposed to the Planning Act to support implementation of the proposed new official plan framework, including:
    - Removing redundant requirement for municipalities to include climate change policies in their official plans,
    - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval, and
    - Providing the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate implementation of testing for the proposed official plan framework.

Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards

- Changes are proposed to the Planning Act, Municipal Act, 2001, Building Code Act, 1992, and City of Toronto Act,2006 that would have the effect of:
    - removing municipal authority to require certain mandatory Enhanced Development Standards (EDS) at the lot level, outside of buildings (e.g., green development standards), that are not specifically required for health or safety (e.g., stormwater management)

    - providing even greater clarity that green building/construction standards are voluntary and cannot be imposed by municipalities.

- Specifically, the proposed changes would:
    - remove references to “sustainable design” from site plan control
    - clarify zoning cannot be used to require sustainable elements,
    - expressly provide that mandatory green building/construction standards are not permitted, including as part of site plan control, and
    - remove provisions that would have authorized municipalities to require green building standards, if the government had made enabling regulatory amendments (i.e., a green pick list).
- Changes are also proposed that would create regulation-making authority under the Planning Act and the City of Toronto Act, 2006 which could be used to explicitly prohibit municipalities from requiring specific Enhanced Development Standard elements as part of a site plan approval, if required.

Additional changes related to Enhanced Development Standards are proposed under **ERO #026-0309 (https://ero.ontario.ca/index.php/notice/026-0309)**. The proposed regulation would prohibit mandatory enhanced development standards as a condition of land division approvals

Minimum Lot Sizes

- Changes are proposed to the Planning Act to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a minimum lot size on parcels of urban residential land, outside the Greenbelt Area.
    - A parcel of urban residential land is defined in the Planning Act as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water.
    - Any municipal zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard to be met would be inapplicable.
    - A regulation under this authority would not apply directly to the subdivision or consent process, but could be relevant to such applications

- Consequential changes are proposed to the City of Toronto Act. 2006 to ensure a regulation establishing minimum residential lot area requirements under the Planning Act would apply in the City of Toronto.

ERO 025-1100 Consultation on Minimum Lot Sizes (https://ero.ontario.ca/index.php/notice/025-1100)

Minister's Zoning Orders

- Changes are proposed to the Planning Act that would remove the legislative requirement for the Minister to provide notice on proposed amendments to or revocations of Minister's Zoning Orders (MZOs).

Upper-tier Planning Responsibilities in Simcoe County

- The More Homes Built Faster Act, 2022 (Bill 23) and the Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) made changes to the Planning Act that, once brought into force, remove planning responsibilities under the Planning Act from 7 upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York. Planning responsibilities have been removed from all the identified municipalities except for Simcoe.

- Changes are proposed to the Planning Act to provide flexibility for removing Simcoe County's planning responsibilities in up to three separate phases, based on municipal readiness:
  - The Town of Innisfil, the Town of Bradford West Gwillimbury, and the Town of New Tecumseth,
  - Specific prescribed lower-tier municipalities within Simcoe, and
  - All other municipalities in Simcoe.

Encumbered Parkland and Privately Owned Public Spaces (POPS)

- Bill 23, the *More Homes Built Faster Act, 2022*, added subsections 42 (4.30) to (4.39) to the *Planning Act*, which, once brought into force, would provide for:
  - developer-identified lands, including those with encumbrances and privately owned public spaces (POPS), to count towards any municipal parkland dedication requirement,
  - the landowner to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT

required to order the land to be conveyed to the municipality if it meets prescribed criteria.

- Changes are proposed to the *Planning Act* to facilitate easements for POPS, authorize municipalities to require agreements for encumbered land (i.e., strata lands) that can be registered on title, provide for a credit system whereby encumbered land and POPS arrangements would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT.

Impact on the Environment

The proposed legislative changes which standardize and streamline the structure of official plans and establish a standardized set of land use designations are anticipated to have a neutral impact on the environment as municipal decisions must still be consistent with the Provincial Planning Statement and conform or not conflict with provincial plans. Proposed changes that would remove legislative provisions regarding including climate change policies in official plans would not change the requirement in the Provincial Planning Statement for municipalities to plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a variety of approaches.

The proposed changes related to encumbered parkland and POPS could increase the conveyance of suitable parkland, especially in urban areas. The ministry will monitor implementation to ensure residents continue to benefit from high-quality local parks.

Analysis of Regulatory Impact

Building on previous legislative and regulatory changes, the initiatives are anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

Costs

Any costs incurred by municipalities in updating their official plan at the time of their required review and update are considered part of normal business and assumed to be included in the municipal budget. The proposed legislative

changes would result in additional costs related to municipal staff learning about the changes and transitioning their official plan to a new standard format.

The proposed legislative changes for enhanced development standards and minimum lot size would result in additional costs related to municipal staff learning about the changes.

The proposed legislative changes for encumbered parkland and POPS are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS arrangements, which municipalities would likely seek to secure through agreements.

There are no direct compliance cost implications to other parties because of these proposed legislative changes, including consumers, businesses, and the government.

Benefits

The changes would benefit Ontarians broadly, as they are intended to simplify and streamline official plans and land use designations, making them more predictable and consistent for approvers and applicants. This could result in time and cost savings on a project-by-project basis for applicants, homeowners and others. Municipalities would benefit in the long term from simpler official plan updates and fewer site-specific amendments, while applicants gain clarity and consistency that could result in reduced application needs and therefore related costs.

The proposed legislative changes for developer-identified parkland, including encumbered parkland and POPS, would make land use more efficient, standardize parkland requirements, and reduce costs for homebuilders, especially in urban areas.

Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals

ERO (Environmental Registry of Ontario) number	026-0309
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

May 14, 2026

Proposal summary

The government is seeking feedback on a proposed Minister's regulation that would have the effect of removing authority to require certain mandatory Enhanced Development Standards or sustainability measures as a condition of land division approval.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

The government is seeking feedback on a proposed Minister's regulation that would have the effect of removing authority to require, as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g., stormwater management).

Enhanced development standards (EDS) at the lot level vary across jurisdictions, which results in inconsistent requirements, added complexity, and may add to project costs for some developments.

Consultation was undertaken as part of Bill 60 initiatives to help identify understand the issue and explore solutions (**Consultation on Enhanced Development Standards – Lot Level (outside of buildings) | Environmental Registry of Ontario (https://ero.ontario.ca/notice/025-1101)**).

To address the above, a regulation would be created under the Planning Act to prohibit "sustainability" conditions as part of land division approvals.

Related legislative amendments are proposed that, if passed, would involve changes to the Planning Act, Municipal Act, Building Code Act, and City of Toronto Act. Information about this proposal can be found under ERO (insert broader PA changes **ERO #026-0300 (https://ero.ontario.ca/notice/026-0300)**

Taken together, the proposed legislative and regulatory changes would help to create a more consistent approach to development standards across Ontario municipalities by scoping and limiting municipal authority to require certain enhanced development standards elements in connection with development approvals.

The changes would create a shift from a mandatory to a voluntary approach for enhanced development elements (i.e. green development standards) that are not required for purposes of health and safety or environmental functionality (i.e. stormwater management).

Analysis of Regulatory Impact

Building on previous legislative and regulatory changes, the initiative is anticipated to further support streamlining land use planning processes; building more homes faster; and creating more certainty in the development approvals processes.

Costs

The proposed regulation would result in additional costs related to municipal staff learning about the regulatory change. There could also be additional costs to municipalities related to the proposal as a result of limits being placed on what municipalities can compel of developers as a condition land division, thus shifting burden from the development sector to municipalities for sustainability measures and/or for addressing unintended environmental impacts.

There are no direct compliance cost implications to other parties, including consumers, businesses, and the government, because of the proposed regulation.

Benefits

The proposed regulatory change would create the conditions for improved transparency and clearer expectations. Moving to a voluntary approach for enhanced design standards will aid in shifting from a patchwork system of requirements across municipalities to a predictable, province-wide approach.

Supporting materials

Related links

Planning Act, R.S.O. 1990, c. P.13 | ontario.ca (https://www.ontario.ca/laws/statute/90p13#BK83)

City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A | ontario.ca (https://www.ontario.ca/laws/statute/06c11)

Related ERO (Environmental Registry of Ontario) notices

Consultation on Enhanced Development Standards – Lot Level (outside of buildings) (/notice/025-1101)

Proposed Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026) (/notice/026-0300)

Proposal to reform site plan control under the Planning Act and the City of Toronto Act, 2006

ERO (Environmental Registry of Ontario) number	026-0310
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

May 14, 2026

Proposal summary

Government is seeking feedback on bold and transformational changes to site plan control under the *Planning Act* and the *City of Toronto Act, 2006*.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

Site plan control is not working as it was intended and can take years instead of the 60-day legislated timeline set out in the *Planning Act* and *City of Toronto Act, 2006*.

In connection with the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* , the government is seeking feedback from the public and impacted stakeholders on bold and transformational reforms with the goal of enabling a faster, more predictable, cost effective and coordinated municipal site plan process.

Background

Site plan control is an optional land use planning tool under section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006.*

It is primarily intended as an administrative, technical tool municipalities may use to help ensure that health and safety as well as functional aspects of a proposed development are addressed, prior to the issuance of a building permit.

Through the site plan process, proponents are required to submit plans and drawings displaying matters such as building placement, access for pedestrians and vehicles, walkways, lighting, waste facilities, drainage and publicly accessible open spaces.

Municipalities can apply conditions to a site plan approval and require the owner to enter into one or more agreements to provide and maintain facilities. This could include widenings of roads that border the subject land, providing access to the property, and ensuring sufficient off-street parking and loading facilities (e.g. for waste management).

Site plan control is not meant as a means to revisit the principle of development. Allowable land uses, height, density, setbacks and other matters pertaining to built form would already have been addressed at the zoning stage and should be considered as of right.

A site plan approval is not a public process, meaning sections 41 and 114 do not include public notification, public meeting or hearing requirements. In addition, council must delegate the decision to approve a site plan application to an officer, employee or agent of the municipality.

The *Planning Act* and the *City of Toronto Act, 2006* include a timeframe whereby if a municipality fails to approve a site plan application within 60 days, a proponent may appeal this non-decision to the Ontario Land Tribunal (OLT).

What We've Heard

Stakeholders involved in building housing and other development have expressed that the municipal site plan approvals process is taking too long – sometimes years.

Stakeholders ascribe this to a lack of internal coordination across municipal departments and a lack of consistency and certainty across municipal departments and between municipalities. Past stakeholder feedback suggests site plan comments can be uncoordinated, unfocused, general rather than being solution oriented and received late in the site plan approvals process. This can lead to more circulations, delayed approvals and increased costs.

In 2013, the Ontario Association of Architects (OAA) commissioned the Altus Group to track and analyze municipal site plan approval timelines through a series of commissioned studies. These reports highlight the economic impact of lengthy site plan approvals on housing supply and affordability in Ontario.

According to the most recent **2024 Altus/OAA report (https://oaa.on.ca/Assets/Common/Shared_Documents/Government%20Relations/2024%2012%2019%20-%20Altus%20Report%20-%20Cost%20of%20Site%20Plan%20Delay.pdf)**, municipalities across Ontario take an average of 23 months to review site plan applications, up from an estimated 6 months at the time of the 2018 edition of the report, exceeding the government's 60-day timeline.

The 2024 Altus/OAA report documents site plan approval timelines by development type and notes that residential projects averaged 16 months, mixed-use projects averaged 23 months, and non-residential developments averaged 35 months.

These results were weighted against the timeline found in the **2024 BILD GTA Municipal Benchmarking Report (https://www.bildgta.ca/wp-content/uploads/2024/09/2024-GTA-Municipal-Benchmarking-Study-Our-number-7147-Final.pdf)** results and the CHBA Canada-Wide Municipal Benchmarking Report results which provide data on the length of time it takes to review site plan applications in some of Ontario's larger municipalities. The results of these two reports also show that a site plan application can take between 18 and 23 months to review, not including the pre-consultation period.

The 2024 Altus/OAA report also examines indirect monthly and annual costs associated with the lengthy site plan approvals process. For example, the report highlights that for a 100-unit apartment building, delays in site plan approvals are resulting in additional monthly costs ranging from $230,000 to $299,000. The calculation of additional monthly costs factors in costs such as additional property taxes paid each month, opportunity/financing costs per month and the cost of inflation on construction materials and labour. The report also considers costs to a municipality through lost property tax revenue, as land remains vacant or underutilized.

The **2013 OAA/Bousfields/Altus report (https://www.oaa.on.ca/OAA/Assets/Documents/Gov.%20Initiatives/oaa_spa_report_-_final.pdf)** identifies the following barriers that may be leading to these delays:

- Incomplete applications and delayed applicant response with approximately 50 per cent of applications requiring three or more resubmission cycles, each adding two to four weeks.
- Administrative and agency-related factors like delays in circulations between departments, in consistent and conflicting comments from departments and external agencies.
- The integration of design review panels or other types of committees that contribute to longer approval timelines.

Overall, the government continues to hear that section 41 of the *Planning Act* and section 114 of the *City of Toronto Act, 2006* are not being implemented consistently and effectively across municipalities and that a reform of site plan is required to speed up the approvals process and reduce overall associated costs.

Steps Taken to Date

Legislative and process-based challenges expressed by stakeholders regarding the site plan approvals process are not new. Over the last several years and through multiple bills, the government has made changes to the planning system that directly impact site plan control, with a goal of streamlining the site plan approvals process, speeding up approvals and reducing costs. These changes include:

Bill 60

As part of Bill 60, the government consulted on municipal requirements for enhanced development standards (EDS) at the lot level, with a goal of streamlining policies and prohibiting municipalities from requiring these standards, while continuing to ensure, health, safety, accessibility and protection of adjoining lands (e.g. environmental functionality). This work impacts the site plan approvals process **ERO #026-0309 (https://ero.ontario.ca/notice/026-0309)**.

Bill 17

As part of Bill 17, the government made changes to scope complete application requirements that will provide more consistent rules across all municipalities on the information and studies that may be needed for planning applications, including those related to site plan control; and greater recognition of planning reports prepared by certified professionals **ERO #026-0314 (https://ero.ontario.ca/notice/026-0314)**.

This work is ongoing and would be applicable to all municipalities across Ontario.

Bill 17 also clarified that municipalities are not permitted to require building standards that exceed the Building Code.

Bill 185

As part of Bill 185, changes were made to the *Planning Act* and *City of Toronto Act, 2006* to create a discretionary authority to apply a lapsing condition (i.e., "use it or lose it" deadline placed on a site plan approval) when approving a new site plan application, and/or adding a lapsing condition for site plans they have previously approved.

Bill 185 also removed the ability of a municipality to require a pre-consultation meeting; however, when a proponent requests one, the municipality must accommodate the request.

Bill 23

Bill 23 made changes to the *Planning Act* and *City of Toronto Act, 2006* to restrict the ability for municipalities to use site plan control for most residential developments with 10 or fewer units.

Changes were also made to remove municipal ability to regulate exterior architectural design (also called “architectural control”) and to limit their ability to regulate aesthetic aspects of landscape design.

Bill 109

As part of Bill 109, changes streamlined requirements and approval processes to incent timely municipal decisions by:

- Extending the timeline for municipalities to review site plan control applications from 30 to 60 days to incent timely municipal decisions,
- Applying complete application requirements to site plan, and
- Requiring that site plan control decisions are made by staff (instead of municipal councils or committees of council).

Site Plan – Current State

MMAH reviewed site plan control by-laws, guidance, official plans, and web pages of the 29 large and fast-growing municipalities to determine the implementation status of these legislative changes. This review suggests that changes are not being consistently implemented by municipalities. In many instances, these documents are out of date and only some municipalities are applying all of the *Planning Act* changes from the past few years. It is not uncommon to have to read a site plan control by-law, site plan guideline, an official plan and a municipal webpage to piece together the full site plan approvals process.

This review found instances where municipalities are continuing to require elements of site plan control that the *Planning Act* has removed. This includes exterior architectural design and aesthetic aspects of landscape design and exempting residential developments of ten units or less from site plan approval. Other municipalities have exempted these developments from site plan control but have created a separate process under other municipal by-laws that effectively replicates the site plan review process. It should be noted that whatever the case may be the requirements of the *Planning Act* for site plan control still apply.

There are also many examples of where site plan is being used as a key municipal tool for implementing urban design policies.

Potential Reforms to Municipal Site Plan Approvals

The following potential reforms to municipal site plan approvals reflect both Provincial and stakeholder concerns that the site plan process is taking too long. These potential reforms are intended to generate discussion on these challenges and work towards solutions that would enable a faster, more predictable, cost effective and coordinated site plan approval process.

Proposed reforms include:

1. Remove site plan control as a land use planning tool in the *Planning Act* and the *City of Toronto Act, 2006*.
2. Require municipalities to have a maximum of three circulations after which a mandatory meeting is triggered with all relevant municipal department representatives and the applicant to work through and resolve all outstanding issues.
3. Further scope the site plan review process to a standard site plan approval checklist of functional aspects of a site (e.g., those related to health and safety), with use of certified professionals for acceptance and approval of reports and studies. A municipality is not permitted to request additional studies and plans beyond what is included in the standard site plan approval checklist. If technical and drawing requirements identified in the checklist are met, site plan approval is issued.
4. Establish or require a municipal arbitration process / site plan review panel for site plan applications that have exceeded the government's 60-day timeline and a specified number of circulations. Participants in this process would include the applicant and the municipal development review team. This would be an alternative to a hearing at the OLT with a goal of speeding up approvals and cutting down on associated costs. An arbitration process / site plan review panel decision-making timeline could be applied to ensure timely decisions on approvals.
5. Establish or require municipalities to establish different site plan approval streams for different kinds of proposed development, with corresponding scope of matters that may be controlled. This would mean that a "full" site plan process would only be permitted for larger, complex development initiatives resulting in fewer matters being regulated through site plan control. Less complex development would be triaged to a more expedited stream or could be exempted from site plan control completely.

Potential Outcomes

The government intends to pursue significant reform to site plan control. Feedback received through this consultation will inform future changes to site plan.

Impact on the Environment

This consultation is being undertaken to gather input and does not propose any immediate changes to legislation, regulation or policy. As such, there are no direct environmental impacts associated with this posting at this time.

Analysis of Regulatory Impact

No legislative, regulatory or policy changes are being proposed as part of this consultation. The Ministry intends to engage stakeholders to explore reforms to the site plan approvals process. Should any changes be considered in the future because of this consultation, a Regulatory Impact Assessment will be prepared in accordance with government decision-making processes.

Provide Feedback

We welcome your thoughts on these suggested reforms and/or other reforms you feel will speed up site plan approvals.

1. Have questions? Get in touch at the email provided below. Please include the ERO number for this notice in your email or letter to the contact.

Supporting materials

Related links

Planning Act (https://www.ontario.ca/laws/statute/90p13)

City of Toronto Act, 2006, S.O. 2006 (https://www.ontario.ca/laws/statute/06c11)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Proposed Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas

ERO (Environmental Registry of Ontario) number	026-0311
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

May 14, 2026

Proposal summary

The government is seeking feedback on a potential regulation under the *Planning Act* to establish a minimum lot size of 175 square metres on urban residential lands in Ontario.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

As part of this initiative, the government is seeking public feedback on a proposed regulation under the *Planning Act*, if Bill 98 *Building Homes and Improving Transportation Infrastructure Act, 2026* is passed, to set a minimum lot size of 175 square metres (approximately 1900 square feet) on parcels of urban residential land outside the Greenbelt Area. A parcel of urban residential

land is defined in the *Planning Act* as a parcel within the settlement area of a municipality that is zoned for residential use (other than as an ancillary use) and is fully serviced by public sewage and water.

This regulation would foster conditions for increased housing supply and affordability in urban areas by helping facilitate the creation of smaller lots over time. This could lead to increased opportunities for home ownership in urban areas as smaller lots are generally more affordable.

Other considerations would continue to apply to decisions on land division applications, such as policies in the Provincial Planning Statement (PPS), 2024 that prohibit development (including lot creation) in certain circumstances. In addition, the regulation-making authority would be scoped to zoning and would not apply to subdivision control, and any municipal zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard to be met would be inapplicable. Land owners would retain the ability to apply for the creation of larger or smaller lots through the land division process.

The authority for this proposal regulation is being consulted on concurrently as part of Bill 98 proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* that proposes changes to the *Planning Act* **ERO #026-0300 (https://ero.ontario.ca/notice/026-0300)**.

Previous public consultation on the matter of minimum residential lot size in urban settings was held for 30 days from October, 23, 2025 – November, 22, 2025 in connection with the *Fighting Delays, Building Faster Act, 2025* **ERO #025-1100 (https://ero.ontario.ca/notice/025-1100)**.

Impact on the Environment

The proposed regulatory changes are anticipated to have a neutral impact on the environment as municipal decisions must still be consistent with the Provincial Planning Statement and conform or not conflict with provincial plans. These documents set out provincial policy direction on matters including the protection of the environment. As part of this consultation, the government is interested in hearing perspectives on the proposed regulation that could lead to any unintended impacts on the environment.

Analysis of Regulatory Impact

Costs

The proposed regulation would result in one-time administration costs for municipalities related to learning about the proposed regulation.

The direct compliance cost for all 444 municipalities is estimated at approximately $472,856 and an average annual direct compliance cost of approximately $46,600. These one-time administrative impacts reflect staff familiarization and minor updates to internal planning guidance and workflows to apply the provincial minimum lot size.

No reporting, filing, fee, capital, or ongoing operational requirements are introduced, as the regulation is assumed to be self-executing (i.e., municipalities do not need to pass implementing zoning by-law amendments).

Benefits

The proposed regulation would create the conditions to enable more affordable housing by providing opportunities to reduce the up-front cost of land. It would also improve predictability and consistency in minimum lot size requirements in urban residential areas across municipalities, supporting more efficient approvals and enabling additional housing supply within serviced areas. It would provide greater clarity for developers and landowners while creating opportunities for gentle density and infill. No ongoing regulatory burden on municipalities is anticipated.

Supporting materials

Related links

Planning Act (https://www.ontario.ca/laws/statute/90p13)

Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 (https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-98)

Related ERO (Environmental Registry of Ontario) notices

Consultation on Minimum Lot Sizes (/notice/025-1100)

Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act

ERO (Environmental Registry of Ontario) number	026-0312
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

May 14, 2026

Proposal summary

The government is seeking public feedback on a Minister's regulation under the *Planning Act* to standardize parkland dedication requirements in Ontario in respect of the conveyance of developer-identified parkland, including encumbered lands and privately owned public spaces (POPS) arrangements, to implement Bill 23 provisions.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

The government is seeking public feedback on a Minister's regulation under the *Planning Act* to prescribe criteria for developer-identified parkland and related implementation matters for the conveyance of developer-identified lands for

municipal parkland dedication, to implement provisions in Bill 23, the *More Homes Built Faster Act, 2022,* that are not yet in force.

Bill 23 added provisions to the *Planning Act* which, once in force, would provide for:

- developer-identified lands, including land with encumbrances and POPS arrangements, to count towards municipal parkland dedication requirements,
- the landowner to be able to appeal to the Ontario Land Tribunal (OLT) in cases where the municipality rejects developer-identified land, with the OLT required to order the land to be conveyed to the municipality if it meets prescribed criteria.

The land suitability criteria that are proposed to be prescribed in regulation would include the following:

1. **Ineligible Land** – land with any of the following conditions cannot be required to be conveyed to municipalities for park and recreational purposes:
   - Contaminated lands – lands that have in or on them any contaminants from industrial or other uses that pose a public health risk
   - Natural and human-made hazard lands – hazardous lands and hazardous sites as described in section 5.2 of the Provincial Planning Statement, 2024 (PPS 2024) as well as lands affected by human-made hazards as described in section 5.3 of the PPS 2024.
   - Lands within and adjacent to natural heritage features and areas are eligible on the condition that a park would not interfere with or compromise the natural heritage features and areas.

- Lands in the Natural Heritage System of the Greenbelt Plan or in the Natural Core or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan or unless in accordance with policies of the Niagara Escarpment Plan.
  - Lands that would not support park use – lands that would not accommodate fill and/or soil depths to accommodate structural footings as per the Ontario Building Code or support tree planting.
  - Lands with financial encumbrances – lands with liens, charges, etc. registered on title.

- Lands that are privately-owned and not accessible to public at all times.

2. **Land Accessibility/Comfort for Use** – parkland must be accessible, visible and comfortable to facilitate public use of it and, in particular, must be:
   - Accessible by all users directly from the public realm and readily visible from the public realm.
   - Land must be of a size and shape that is capable of serving park or public recreational purposes.

Supporting Implementation Matters

1. Documents to Support Identification of Land

- Documentation of specified lands and boundaries, through a Plan of Survey and Topographic Plan.
- Attestation from the owner of the land or an authorized representative, to confirm that the land and/or POPS arrangement is not considered to be ineligible land.

2. Notice to Owners

- The municipality shall provide notice to the owner of the land within 20 days of the municipality making its decision to refuse, by personal service, fax, mail or email.
- Notice shall contain the following information:
  - A statement that the council of the municipality has refused to accept the conveyance of land identified in accordance with its parkland by-law.
  - An explanation of the reason(s) for the refusal.
  - A statement that the owner of the land may appeal the refusal, within 20 days of the notice being given, to the Ontario Land Tribunal by filing with the clerk of the municipality a notice of appeal.
  - The last day on which the refusal may be appealed.
  - A description of the lands to which the refusal applies.

3. Record to the Ontario Land Tribunal

- The landowner can appeal to the OLT a municipality's refusal or, as proposed in the related legislative changes, a non-decision by filing with the clerk of the municipality. The municipal clerk would then have 15

days to forward a record to the OLT that would include the following proposed elements:

- a copy of the materials submitted by the landowner (including the identification of land documentation), and
- the notice of the municipality's refusal, if applicable, as well as any staff report that the municipality considered in its decision to refuse the acceptance of the land.

We welcome your thoughts on the proposed regulatory changes.

Impact on the Environment

The proposed changes to the regulation could increase conveyance for suitable parkland, especially in urban areas, both because of the 70% credit potentially prompting a greater amount of lands being conveyed to satisfy the full parkland dedication requirement and because of the submission of lands not previously accepted by some municipalities instead of cash-in-lieu contributions. Alternatively, unencumbered fee simple lands that may otherwise have been conveyed may not be conveyed under the proposed changes. The Minister's regulation proposes prescribed criteria related to the suitability of land that are intended to mitigate any negative impacts. Further, the Ministry will monitor implementation of these changes to ensure residents continue to have access to high quality local parks.

Analysis of Regulatory Impact

The proposed changes are expected to result in additional costs related to municipal staff learning about the changes. There could also be additional costs to municipalities related to legal costs associated with entering into agreements with landowners in respect of encumbered lands and POPS arrangements as part of municipal parkland dedication requirements. These legal costs are expected to increase because developers could meet all parkland requirements using encumbered lands or POPS arrangements, which municipalities would likely seek to secure through agreements. Overall, these proposed regulatory changes, along with the related proposed legislative changes, could increase direct compliance cost and administrative time across municipalities that impose parkland dedication requirements under section 42 of the *Planning Act* on a development or redevelopment. These changes, would ensure clarity to eventual challenges at the OLT, potentially speeding up approvals.

Streamlining the information and material that planning authorities can require as part of a complete application

ERO (Environmental Registry of Ontario) number	026-0313
Notice type	Regulation
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	March 30, 2026
Comment period	March 30, 2026 - May 14, 2026 (45 days) Open
Last updated	March 30, 2026

This consultation closes at 11:59 p.m. on:

May 14, 2026

Proposal summary

We are seeking feedback on a proposal for a regulation(s) under the Planning Act that would identify the only information and material that planning authorities could require as part of a complete application, to provide more certainty and predictability for applicants and support faster planning approvals.

Proposal details

The government is seeking public feedback on proposed legislative changes under the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* and related regulatory changes to further support housing, economic, and infrastructure development, and advance key transportation and transit priorities.

As part of this initiative, the government is seeking feedback on potential regulatory changes to support faster planning approvals by streamlining the complete application process to improve certainty and predictability for applicants. MMAH is seeking feedback on a proposed standardized list of information that planning authorities can require for complete applications.

Complete Application Requirements

The *Planning Act*, *City of Toronto Act, 2006,* and their regulations set out minimum requirements for information that must be submitted for various planning applications. Currently, planning authorities can also require other information or materials for most of these application types (i.e., official plan amendments, zoning by-law amendments, plans of subdivision, plans of condominium, site plan control and consents) as long as these requirements are set out in their official plans.

A planning application is considered "complete" when it contains all the information required by the relevant sections of the *Planning Act* or *City of Toronto Act*, 2006, the related regulations, and any additional information or materials required by the applicable official plan.

Across Ontario, planning authorities vary widely in the type, number, and scope of studies they require from applicants before a planning application is considered complete. This wide variation across the province adds unpredictability to the application process, can increase costs for applicants, and can contribute to delays in the development process.

Proposed Contents of Regulation(s)

The government is proposing amendments to achieve greater clarity and predictability regarding complete application requirements across the province. This will ensure that applicants and planning authorities understand what information may be required at the outset.

Currently, there is also variation in naming and scoping of information and material required by planning authorities across the province. The proposed provincial list identifies the types of information and material that planning authorities can require and is intended to be comprehensive enough so that proposals can be effectively evaluated to ensure that provincial interests in land use planning are upheld. The proposed list that includes the types of information and material that municipalities may require is not a mandatory

list of information and material that would be required for every planning application. Rather, municipalities can determine from that list what types of information or material are required depending on the specific circumstances.

The Ministry is seeking feedback on a proposed list of information and material that has been categorized into two types of studies and when they could be required:

1. **Core Studies:** Core studies are those that could always be required since planning authorities typically require these to assess most planning application types (i.e., official plan amendments, zoning by-law amendments, plans of subdivision/plans of condominium, site plan control, and/or consents). These studies address fundamental planning and engineering matters such as environmental impacts, existing servicing capacity, transportation impacts, and public health and safety.

2. **Contingent Studies:** Contingent studies could only be required when a specific on-site or surrounding condition exists in the local municipality that makes the study relevant for the consideration of the planning application. For example, certain studies may only be needed if a subject property is located on or near airports, rail corridors, significant natural hazards, or major facilities, or when the property contains particular environmental, cultural, or resource-based features on site.

Proposed list of the only information and material planning authorities may require as part of a complete application:

1. Core Studies:

Type of Study	Objective
Environmental Impact Statement	Assesses potential impacts on natural heritage and the environment, with recommendations as to how to avoid, minimize or mitigate negative impacts, ensuring compliance with applicable legislation, and consistency/conformity with applicable environmental policies and requirements.

Environmental Site Assessment	Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.
Functional Servicing Report	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure, identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
Geotechnical Report	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development, in compliance with applicable legislation/regulations, and conforming with geotechnical standards.
Hydrogeological Report	Analyzes potential impacts on surface and groundwater resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.
Planning Justification Report	Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
Transportation Impact Study	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.

2. Contingent Studies:

Type of Study	**Where required to assess the following objectives:**

Aeronautical Report	Critical for aviation safety and compliance applicable legislation/regulations for propo development in the vicinity of airports/aerodromes, and for consistency applicable provincial, federal policies and guidelines (PPS policies 3.4.1 and 3.4.2)
Aggregate/Minerals/Petroleum Resource Impact Assessment	Protects residents from adverse effects of and protects significant resources from development that would preclude or hinde to these resources, ensuring compliance w applicable legislation/regulations and cons with applicable policies (PPS policies 4.4 ar
Agricultural Impact Assessment	Identifies and evaluates potential impacts agricultural development on agricultural operations and the Agricultural System, ar recommends ways to avoid, minimize, or r adverse impacts (PPS policies 2.3.2.1.f and
Air Quality/Odour Study	Assesses potential adverse effects to huma health and the natural environment from a odours or airborne contaminants associat proposed development and recommends measures to avoid, minimize or mitigate p adverse effects (PPS policies 2.9.1e and 3.5
Arborist Report	Inventories all trees on a site, identifies po impacts of a proposed development and recommends measures to protect and pre trees before, during and after constructior ensuring consistency with provincial polici municipal policies and by-laws (PPS Policie 2.9.1.d, 2.9.1, and 3.9.1)
Archaeological Assessment	Determines or confirms archaeological pot and the presence of resources of archaeological significance, for lands locat or adjacent to a known or potential archae site (PPS policies 4.6.2 and 4.6.4.a)

Contaminant Management Plan	Demonstrates the safety measures that wi included in proposals involving the manuf handling and/or storage of bulk fuels or ch (activities prescribed under the *Clean Wat 2006*) in order to help prevent contaminati groundwater or surface water (PPS policies and 5.3.2)
Cultural Heritage Impact Assessment	Determines a property's cultural heritage value, identifies impacts from proposed development, and outlines mitigation or conservation plans (PPS policies 4.6.1 and
Economic Viability Assessment	Assesses potential impacts of a proposed development on the long-term economic v of employment uses adjacent to employm areas, and identifies measures to avoid, m or mitigate these impacts in conformity wi applicable legislation and consistent with provincial policies (PPS policies 2.8.1.3, 3.5 3.5.2)
Electromagnetic Field Management Plan	Demonstrates how development proposal or abutting a hydro corridor will manage a minimize exposure to electromagnetic fiel conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection public health and safety (PPS policy 3.8.1)
Financial Impact Analysis	For proposals to expand a settlement area boundary, assesses the growth-related fin impacts of a proposed settlement area bo expansion, including potential impacts to municipal capital and operating budgets, t planning for capital infrastructure develop improvement to support growth (PPS polic

Human-made Hazard Impact Study/ Assessment	Assesses potential human-made hazards (mine hazards, oil, gas and salt hazards; for mineral mining operations, mineral aggreg operations or petroleum resource operati impacting the proposed site, assesses the potential for the proposed development to new or amplify existing hazards, and ident measures to avoid, minimize or mitigate th impacts, consistent with provincial policies conformity with municipal policies (PPS po and 5.3.1)
Impact Assessment for Waste Disposal Sites / Former Landfill Sites	Determines potential adverse effects to hu health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former lan and identifies avoidance, mitigation or rem measures to address those potential adve effects and impacts (PPS policies 3.5.1 and
Lakeshore Capacity Assessment / Water Quality Impact Assessment	Assesses impacts of proposed shoreline development on water quality and include measures to remove or mitigate potential to water quality, in compliance with applic legislation and standards, and consistent w provincial and municipal policies (PPS polic and 4.2.2)
Land Use Compatibility Study	Assesses potential adverse effects of a pro major facility on adjacent sensitive land us and identifies measures to avoid, minimize mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can inclu assessment of the potential negative impa the long-term operational and economic v major facilities associated with a proposed development in proximity to major facilitie and identify ways to avoid, minimize or mi these potential impacts (PPS policies 2.8.2. and 3.5)

Minimum Distance Separation Formulae Assessment	Minimizes land use conflicts in agricultural by establishing setback distances between livestock facilities and surrounding resider uses, minimizing conflicts and nuisances r odour, in compliance with applicable legisl and consistent with provincial policies (PP 4.3.2 and 4.3.5)
Natural Hazard Impact Study / Assessment	Assesses potential natural hazards impact proposed site, assesses the potential for t proposed development to create new or a existing hazards, and identifies measures minimize or mitigate these impacts, consis with provincial policies and in conformity v municipal policies (PPS policies 5.1.1 and 5
Noise/Vibration Study	Assesses potential noise and vibration imp from a proposed development on surroun land uses, and the potential noise and vibr impacts from an existing land use on a pro adjacent development, identifying measur avoid, mitigate and minimize these impact compliance with applicable legislation and consistent with provincial and municipal p (PPS policies 3.4.1, 3.4.2, 3.5.1 and 3.5.2)
Rail Safety and Risk Mitigation Report	Evaluates potential safety risks associated development proposed in proximity to rail corridors and outlines mitigation measure support safe and compatible site design, ir compliance with applicable legislation and consistent with provincial policies and app rail safety guideline (PPS policies 3.3.3 and

Servicing Options Report	Evaluates the proximity of municipal and communal servicing and potential for futu connections to serve a proposed developn where there is no municipal planning for s and water services in an official plan, revie environmental and site constraints and im evaluates servicing options to serve the pr development, and provides the rationale f recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies (PPS pol and 3.6).
Wildland Fire Assessment	Determines hazardous forest types and as wildland fire risk and identifies avoidance mitigation measures to ensure conformity provincial policies and standards (PPS poli
Wind Study	Predicts and assesses potential wind impa generated by development proposals of at storeys in height and provides mitigation measures to maintain safe and comfortab pedestrian and public spaces (PPS policy 3

The Ministry welcomes all feedback on the proposed approach, and is particularly seeking feedback on the following:

1. Is the list of the types of information and material identified in this proposal comprehensive enough for planning authorities to effectively evaluate all planning applications they may receive?
    1. If not, why? What information or material is missing from the proposed list?
    2. Should any of the types of studies identified in this proposal be removed from the proposed list?
2. Do you have any feedback on the objectives identified for each of the types of studies listed in this proposal? Are they broad enough to support planning authorities in obtaining sufficient information to evaluate applications, comply with applicable legislation, and determine consistency with provincial policies or conformity with provincial and municipal plans? Is there anything missing?

3. Should the list identify the types of applications that the information and material could be required for (i.e., official plan amendment, zoning by-law amendment, site plan control, plans of subdivision/condominium, consents)? If so, why?
4. Are there studies listed that should only be required for certain types of applications? If so, which ones and why?
5. Should planning authorities maintain the ability to develop terms of reference to specify the breadth of information required for each of the types of studies included in the provincial list? Please elaborate on your response.
6. Do you have any other input or suggestions of relevance to this proposal?

Analysis of Regulatory Impact

By identifying a list of the only information and material municipalities could require as part of a complete application, this proposal is intended to provide greater certainty and predictability for applicants proposing land use changes, while ensuring municipalities continue to have the information they need to effectively evaluate proposals. The proposed regulation(s) are intended to reduce regulatory and financial burden for the development sector and others proposing land use changes by providing more certainty and predictability to the application process. While there are no new administrative costs associated with the changes, municipalities who include lists of studies that are required through complete applications in their official plans may experience some one-time administrative burden should they be required to update their official plans to align with the provincial regulations.

Supporting materials

Related links

Planning Act (https://www.ontario.ca/laws/statute/90p13)

City of Toronto Act, 2006, S.O. 2006, c. 11, Sched. A | ontario.ca (https://www.ontario.ca/laws/statute/06c11?highlight=false&lang=en&option=%7B%22selection%22%3A%5B%22current

Consultation on simplifying and standardizing official plans

ERO (Environmental Registry of Ontario) number	025-1099
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Decision
Decision posted	March 30, 2026
Comment period	October 23, 2025 - November 22, 2025 (30 days) Closed
Last updated	March 30, 2026

This consultation was open from:

October 23, 2025

to November 22, 2025

Decision summary

The government has proposed legislative changes to the *Planning Act* through the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026* to simplify, standardize and make more permissive municipal official plans so they are shorter, easier to understand, and more consistent across Ontario.

Decision details

Under the *Planning Act*, the foundational activity for most municipalities is making an official plan, a document which guides future development of an area in the best interest of the community as a whole.

Municipalities develop their own official plans, in accordance with provincial policies and plans, that set out goals and rules to govern how they grow and develop. These plans are approved by either an upper-tier municipality or the province. Official plans are implemented locally through tools like zoning by-laws, site plans, plans of subdivision, and community planning permit systems.

The government sought public feedback on simplifying and standardizing official plans so that they are simpler and easier to understand; more standardized and consistent across municipalities; more permissive and development-positive; shorter; and machine readable.

The government is proposing specific changes to the *Planning Act* under the *Building Homes and Improving Transportation Infrastructure Act, 2026* to standardize and streamline municipal official plans: **ERO #026-0300 (https://ero.ontario.ca/notice/026-0300)**

Schedule 7 of *Building Homes and Improving Transportation Infrastructure Act, 2026* proposes amendments to the Planning Act that if passed, would help simplify official plans and make them easier to understand, improve consistency across municipalities, make them more permissive and encourage development by:

Streamlining and Standardizing Official Plans

- Changes are proposed to the Planning Act to streamline and standardize municipal official plans by:
  - Including the details of a standardized structure for local (lower- and single-tier municipality and planning board) official plans through a table of contents and schedules as follows:
    - Introduction and How to Use this Plan
    - Strategic Planning Framework
    - Indigenous Engagement
    - Settlement Area Structure and Growth Needs and Management
    - Residential and Mixed Uses
    - Economy and Employment Areas
    - Rural Areas and Agricultural System
    - Infrastructure, Facilities and Community Services
    - Local Landscape and Resource Management
    - Implementation and Interpretation
    - Schedules;
      - A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
      - A2 Strategic Growth Areas and Intensification Areas
      - A3 Land Use Designations
      - B1 Transportation and Corridors
      - B2 Infrastructure

        - B3 Public Service Facilities, Parks and Open Space
        - C1 Natural Environment
        - C2 Water Resources
        - C3 Resource Potential
        - C4 Natural and Human-made Hazards
    - Including the details of a standardized set of land use designations to be used in local official plans (lower- and single-tier municipality and planning board) as follows:
        - **Neighbourhoods**, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.
        - **Mixed-Use Areas**, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.
        - **Mixed-Use Commercial Areas**, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.
        - **Employment Areas**, permitting the uses permitted in areas of employment, as defined in the Planning Act.
        - **Major Facilities**, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.
        - **Parks and Open Spaces**, permitting recreational uses, cemetery uses, and other uses as prescribed.
        - **Natural Environment and Water Resource Areas**, permitting conservation uses and other uses as prescribed.
        - **Resource Areas**, permitting resource extraction uses.
        - **Rural Lands**, permitting residential uses, small-scale commercial uses, small-scale industrial uses, agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.
        - **Prime Agricultural Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.

        - **Specialty Crop Areas**, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.
        - **Shoreline Areas**, permitting marina uses, recreational uses, residential uses, and other uses as prescribed.
        - The Minister may also set out further direction on implementing any of these designations, including using two or more sub-designations.
    - Providing for proposed changes coming into force January 1, 2028 for the 29 large and fast-growing municipalities, and January 1, 2029 for all other municipalities.
- The government intends to bring these changes into force once additional consultation on secondary plans and upper-tier official plan content is complete, and any final refinements are made to the framework.

Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans

- Changes are proposed to the Planning Act to support implementation of the proposed new official plan framework, including:
    - Removing redundant requirement for municipalities to include climate change policies in their official plans,
    - Providing that for an already approved protected major transit station area (PMTSA), only official plan amendments changing the boundaries of the PMTSA or the planned population and jobs for the area would require the Minister's approval, and
    - Providing the Minister with authority to exempt lower-tier municipalities from requirement to conform with upper-tier official plan to facilitate implementation of testing for the proposed official plan framework.

Comments received	Through the registry	By email	By mail
	83	19	0

Consultation on Minimum Lot Sizes

ERO (Environmental Registry of Ontario) number	025-1100
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Decision
Decision posted	March 30, 2026
Comment period	October 23, 2025 - November 22, 2025 (30 days) Closed
Last updated	March 30, 2026

This consultation was open from:

October 23, 2025
to November 22, 2025

Decision summary

The government has proposed *Planning Act* and *City of Toronto Act, 2006* changes to create a regulation-making authority to establish a minimum residential lot size in urban areas. The government is consulting on a proposed regulation that would set a minimum residential lot size of 175 square metres.

Decision details

The *Fighting Delays, Building Faster Act, 2025* was introduced in the Legislative Assembly of Ontario on October 23, 2025 and received Royal Assent on November 27, 2025.

In connection with this Act, the government consulted to better understand the linkages between minimum lot size requirements on urban residential lands and increased housing options, improved affordability, and expanded access to homeownership across Ontario.

In response to the results of this public consultation, as part of the Spring Bill (name xxxxx), the government has proposed an amendment to the *Planning Act* to create a regulation-making authority to allow the Minister of Municipal Affairs and Housing to set a minimum residential lot size in urban areas that are fully serviced by public sewage and water (insert ERO link to Spring Bill Planning Act Changes). A consequential amendment has also been proposed to the *City of Toronto Act, 2006*.

In addition, the government is consulting on a proposed regulatory approach to, if Spring Bill (name xxxxx) is passed, establish a minimum residential lot size of 175 square metres on parcels of urban residential land **ERO #026-0311 (https://ero.ontario.ca/notice/026-0300)**

Comments received

Through the registry	By email	By mail
52	**10**	**0**

View comments submitted through the registry (/notice/025-1100/comments)

Effects of consultation

In connection with the *Fighting Delays, Building Faster Act, 2025*, the government consulted to better understand the linkage between setting minimum lot size requirements on urban residential lands and increased housing options, improved affordability, and expanded access to homeownership across Ontario. The posting was open for a 30-day public consultation period from October 23 to November 22, 2025.

62 comments were received during the consultation period, including 52 comments submitted directly through the ERO and 10 comments submitted by email. No comments were received by mail. The majority of submissions came from the municipal sector and individuals with some submissions from the development sector and other groups.

Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

ERO (Environmental Registry of Ontario) number	025-1101
Notice type	Policy
Act	Planning Act, R.S.O. 1990
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Decision
Decision posted	March 30, 2026
Comment period	October 23, 2025 - November 22, 2025 (30 days) Closed
Last updated	March 30, 2026

This consultation was open from:

October 23, 2025

to November 22, 2025

Decision summary

The Ministry of Municipal Affairs and Housing consulted from October 23 to November 22, 2025, on municipal use of Enhanced Development Standards at the lot level. The Ministry received 134 submissions and reviewed this input to help inform future policy direction.

Decision details

As part of the *Fighting Delays, Building Faster Act, 2025*, the Ministry of Municipal Affairs and Housing (MMAH) sought input on the municipal use of enhanced development standards (EDS) at the lot level, outside of buildings. These standards may include requirements for features such as permeable surfaces, vegetative landscaping, infiltration measures, tree planting standards, and EV-charging readiness.

The proposal was posted on the Environmental Registry of Ontario for a 30-day consultation period. During this time, the Ministry invited feedback on municipal use of enhanced development standards, their consistency of

application, associated costs, and any additional considerations related to site level planning.

Participants provided a wide range of perspectives, including views on clarity of requirements, implementation challenges, long and short-term cost implications, alignment with stormwater management and climate adaptation goals, and the need for clearer provincial guidance and technical resources.

The Ministry received 134 comments on the proposal, including 129 submissions through the Environmental Registry and 5 received by email, along with additional input gathered through outreach discussions. All comments referencing ERO 025-1101 were reviewed and considered in developing proposed legislative and regulatory amendments. These proposed changes are now available for public input under the following postings on the Environmental Registry of Ontario:

- **ERO #026-0300 (https://ero.ontario.ca/notice/026-0300)**
- **ERO #026-0311 (https://ero.ontario.ca/notice/026-0311)**

Copies of all comments submitted through the Registry are available for public viewing by contacting the Ministry through the information provided in this notice.

Comments received

Through the registry	By email	By mail
125	8	0

View comments submitted through the registry (/notice/025-1101/comments)

Effects of consultation

All comments submitted through the Environmental Registry of Ontario or received by email were reviewed and helped inform the Ministry's assessment. Feedback raised several overarching themes related to how enhanced



MEDIA BRIEFING

Building Homes and Improving Transportation Infrastructure Act

PROTECT ONTARIO

Ministry of Municipal Affairs and Housing
Ministry of Transportation

March 30, 2026

Ontario

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1. Building on our Plan to Protect Ontario

The *Building Homes and Improving Transportation Infrastructure Act* will advance the government's plan to protect Ontario by building a stronger and more self-reliant province. It will continue to drive Ontario's growth and prosperity by improving the way people and goods move across Ontario, enhancing road safety and supporting continued investments in highways, roads, transit and key trade routes. It will also build on the strong foundation laid with Bill 17, the *Protect Ontario by Building Faster and Smarter Act*, and Bill 60, the *Fighting Delays, Building Faster Act,* by continuing to get more shovels in the ground on new housing projects and housing-enabling infrastructure.

These changes, if passed, and related actions would:

- enable the government to make public transit more convenient, consistent and connected for customers by simplifying fares, improving transit across municipal borders and enhancing specialized transit service across the Greater Toronto and Hamilton Area (GTHA) through future regulations
- make it easier to obtain technical and engineering reviews from municipalities for provincial transit projects, allowing transit projects to proceed faster
- reduce barriers to homebuilding and increase economic efficiency by creating a simplified and standardized format for official plans and clarifying and streamlining site plan rules
- reinforce the government's clear commitment to public ownership with the Public Utility model, while helping Peel transition to this model
- increase public transparency by consulting on the disclosure of development charges and other hidden costs directly in agreements of purchase and sale

2. Building Transit Infrastructure

The Ontario government is creating more opportunities to keep people moving quickly and safely across the GTHA.

We will do this by:

- implementing One Fare 2.0, which would explore creating one single fare structure in the GTHA, allowing transit customers to pay the same fare and have transfers regardless of where they start their journey
- improving service on priority routes that cross municipal borders
- facilitating a better specialized transit experience in the GTHA

Improving transit connections and travel between municipalities will make people's trips easier and faster.



Building Transit Infrastructure

Fare and Service Integration

- Since launching in 2024, the One Fare program has saved Ontarians over $230 million and enabled nearly 72 million transfers across participating transit agencies.
- The program has made travel across the GTHA more affordable and convenient, protecting Ontarians' pocketbooks and helping to build a more integrated transit network.
- Building on the success of the One Fare program, the government is introducing legislation that would allow for transit fare and service integration in the GTHA.
- This legislation will lay the groundwork to explore regulations to advance the province's vision for One Fare 2.0, which could enable the province to work with municipal and regional transit organizations to:
    - require transit agencies across the GTHA to adopt a single unified fare structure with common fares, discounts and free transfers, providing more seamless and affordable trips across municipal borders
    - improve service on priority routes that cross municipal borders
    - allow accessible transit services to use a unified trip-booking system and provide more seamless, direct service across municipal borders for passengers with disabilities
- This legislation would make transit easier, faster and more seamless for customers in the GTHA.

Fare and Service Integration — Journey Examples

This legislation will make these customers' trips easier, faster and more affordable:

One Fare 1.0:	Karissa rides the Lakeshore West GO train from Confederation GO station to Clarkson GO station, transfers to a MiWay bus to reach the University of Toronto Mississauga and **doesn't pay a second fare.**	Radha **only pays one fare** when she commutes to her job in Rexdale using Brampton Transit and the TTC. However, the fare that she pays depends on which municipality her journey starts in.
One Fare 2.0 and Other New FSI Initiatives:	Lena travels from Mississauga to Durham to visit her family, **paying the same fare** for both legs of her trip, instead of paying different fares. Her trip is also faster due to more frequent service on her route.	Using a **unified trip booking system** for **accessible transit services**, Lee books a direct, door-to-door trip from Burlington to Hamilton, for a health care appointment, avoiding the need to transfer or coordinate with multiple services.

Building Transit Infrastructure

Fare Evasion

- Fare evasion is a challenge for all transit agencies. As of November 2025, the GO Transit rail network had a fare evasion rate of 5.1 per cent, which represents approximately $21 million in lost revenue annually.
- Fare evasion can result in higher transit fees for riders as agencies attempt to recover lost revenue.
- Metrolinx currently deploys 47 Revenue Protection Officers who inspect about 2.4 per cent of all rail boardings, so as the system continues to grow, the Ministry of Transportation will work with Metrolinx to update the fare evasion fine structure before the end of 2026 by raising fines to further help prevent evasion.
- The ministry will also work with Metrolinx to hire additional Revenue Protection Officers, improve station infrastructure (e.g., fare readers, station design enhancements, gates) and target fare enforcement at identified hotspots.
- This proposal will reduce revenue loss and increase Metrolinx's ability to inspect more of the system.

Current and Proposed Fare Evasion Penalties

Number of Non-Compliance Interactions	Current Penalties	Future Penalties
First	$35	$200
Second	$50	$300
Third	$100	$400
Fourth	Provincial Offence Notice up to $200	$500

Metrolinx will continue to issue Provincial Offence Notices in circumstances involving chronic and repeat offenders.

Building Transit Infrastructure

Northlander Rideshare Framework

- The Northlander is an essential service for northern Ontario residents. Service is planned to resume this year, restoring a vital transportation connection for communities along the corridor.
- Many of these communities are remote and have no taxis, local transit, rideshare or community transportation options, making it difficult for residents to reach Northlander stations or complete end-to-end trips.
- To address these gaps, the government is proposing a framework to permit rideshare services in communities along the Northlander corridor.
- This framework will complement the implementation of end-to-end transportation connections, or first-mile/last-mile services, being led by the Ontario Northlander.
- These measures will improve transportation options in communities the Northlander serves and enable municipalities to launch sustainable first-mile/last-mile services, creating more reliable mobility options.
- Final consultations and regulatory work will occur this spring, with the framework launching to align with the Northlander's return to service.



Ontario

Building Transit Infrastructure

High-Occupancy Vehicle (HOV) Lanes Off Peak Hours

- The government is proposing a regulatory amendment to the *Highway Traffic Act* that will allow single-occupant vehicles to use High-Occupancy Vehicle (HOV) lanes during off-peak hours, making better use of existing highway infrastructure to help reduce gridlock and keep drivers moving on provincial highways.
- This change will take place before the end of 2026, following a period of public consultation.
- Existing HOV lane rules will continue to apply outside of off-peak hours, which will be identified through analysis of current traffic data and consultations. These times will not include the busiest weekday morning or evening commute periods.
- These measures will increase highway lane choice during off-peak hours, supporting traffic flow while preserving peak-period benefits for transit and carpooling vehicles.

Building Transit Infrastructure

Standardize GO Station Design/Cost

- Costs to build GO stations continue to rise due to higher construction and material costs, while construction timelines are being extended as projects are becoming increasingly complex and require extensive coordination to deliver.
- The Ministry of Transportation will continue to work with Metrolinx to standardize GO station design to reduce construction costs by implementing simpler, more efficient engineering practices to ensure value for money.
- This work reduces station infrastructure requirements that will speed up timelines and keep costs low for new stations, such as Grimsby GO.

Transit Enablers – Development and Approvals Process

- The government is introducing amendments to the *Metrolinx Act, 2006*, to streamline the process by which Metrolinx obtains technical and engineering support from municipalities to advance new transit projects, including LRT projects and subway, LRT and GO Transit stations.
- This will give Metrolinx the flexibility to obtain a report confirming a project meets technical and engineering requirements without going through the building permit process (which requires compliance with up to 47 separate processes).
- This proposal could decrease project timelines by up to 12 months and save approximately $9 million per year for transit projects across the province.

Building Transit Infrastructure

Road Standards Harmonization

- It is estimated that over 10,000 different municipal road construction standards are currently in use across Ontario, and industry has told us inconsistency can lead to inefficiencies.
- Following consultations with industry and municipalities, the Minister of Transportation is bringing forward a regulation to make Ontario Provincial Standards for municipal road construction mandatory with respect to hot mix asphalt, aggregates, drainage and general conditions of contract for municipalities throughout the province.
- These requirements would apply to municipal road construction projects starting on or after July 1, 2027.
- The regulation will also establish an exemption request process and reporting requirements.
- These changes will ensure all municipalities use a common set of road construction standards, resulting in project time and cost savings due to improved efficiencies, streamlined procurement processes and faster project approvals.

Class A Driver's Licence Waiting Period

- Currently, there is no required waiting period between obtaining a Class G driver's licence (required for driving passenger vehicles) and a Class A driver's licence (required for driving large trucks and tractor-trailer combinations).
- The ministry intends to bring forward a regulatory amendment requiring a mandatory waiting period between obtaining a Class G driver's licence and commercial Class A licence.
- This amendment will improve road safety and reduce fraud in the driver licensing system by requiring on-road driving experience before drivers can obtain a Class A licence.

3. Building Homes, Fighting Delays, Reducing Costs

The government is introducing legislation to get homes built faster, building on previous legislative reforms.

To achieve this, these changes and related actions will:

- simplify and standardize official plans
- clarify site plan rules
- modernize minimum lot sizes
- streamline the Building Code

It also strengthens water and wastewater governance by supporting Peel's transition to a public utility and will expand housing opportunities in remote and rural areas that lack access to municipal water systems.

Together, these changes build upon the work our government has already taken to simplify planning and speed up approvals. They will support efforts to get shovels in the ground on new homes.



Building Homes, Fighting Delays, Reducing Costs

Official Plan Reform

- Official plans set out long-term land-use rules to guide the future growth of a community. Today, official plans have become lengthy, complicated and highly restrictive, with varying formats, rules and content that make them difficult to navigate.
- The government is proposing changes that will introduce a simplified official plan format that will include a mandatory, standardized set of land-use designations and a common structure setting out a table of contents and schedules (maps) that would be applied consistently provincewide. This will make plans clearer and easier for home builders, municipalities and the public to navigate.
- These changes will reduce uncertainty for home builders and municipalities, shorten official plan approval times, and make planning for Ontario's continued growth simpler and more effective.

Building Code Review

- The Ontario Building Code sets out the standards that new construction must meet to ensure the safety and well-being of residents.
- However, over the years, this tool has become overly complex, with content that does not reflect the reality of building in Ontario. Some provisions place undue hardship on builders (such as having to specially manufacture materials to meet the Building Code at 7x the cost), while others are duplicative.
- Since the introduction of Ontario's first Building Code, it has more than quadrupled in size.
- For the first time in 40 years, the government is proceeding with a section-by-section review of the Building Code so it better meets modern challenges, while maintaining Ontario's high health and safety standards.
- To help guide this review, the government is establishing an expert third-party advisory body — consisting of engineering, construction and code specialists — which will help identify where rules can be modernized or streamlined.
- A streamlined Building Code will make it more efficient to plan and build a new home in Ontario, reducing delays and costs that slow down construction and price more people out of the housing market.

Building Homes, Fighting Delays, Reducing Costs

Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards

- Site plan control is a municipal review process that focuses on the detailed design of a site, such as landscaping, further aesthetic considerations and building placement. In many large urban municipalities, these requirements have expanded well beyond functional considerations, adding time and cost to projects.
- The government is proposing to prohibit municipalities from imposing mandatory enhanced development standards — such as landscaping and foliage requirements, soil composition and ornamental and design considerations — beyond what is required for health and safety.
- This would prevent inconsistent, costly local rules that delay construction and make it harder to build homes at reasonable prices, while maintaining important safeguards like stormwater management.

Site Plan Reform Consultation

- Recent estimates by the Ontario Association of Architects put the cost of municipal site plan control related delays at $3.5 billion per year to the Ontario economy.
- The government is consulting on major structural reforms to site plan control process, such as reducing repeated rounds of municipal feedback on proposed homebuilding applications.
- Faster, more predictable approvals mean projects can move forward without unnecessary delay, while improving the economic efficiency of the Ontario economy.

Building Homes, Fighting Delays, Reducing Costs

Implementation of Water and Wastewater Public Corporation in Peel Region

- The government is continuing work to advance public corporations for water and wastewater, which will offer a way for municipalities to amortize the cost of needed infrastructure over decades. Currently, infrastructure is often paid through a mixture of federal-provincial-municipal investments and, notably, development charges that then get passed squarely on to new home buyers.
- The province has been clear that water is a public resource and will remain that way. Changes through this legislation will reinforce the government's existing commitment to public ownership, while facilitating the continuity of contracts, seniority and employee rights.
- Recognizing extensive municipal interest, this will also create a foundation to enable the model to be widely adopted across the province.

Building Homes, Fighting Delays, Reducing Costs

Minimum Lot Sizes

- Minimum lot sizes determine how small a residential lot can be. Today, inconsistent local standards often force larger lots than necessary, which can reduce housing supply and affordability.
- The government is proposing new legislative authority to set provincial rules for minimum lot sizes for urban residential land through regulation. Concurrently, the province is consulting on a regulation that would set an approximately 175 square metre (1,884 square foot) minimum lot size standard.
- This would allow more efficient use of land and enable a wider range of lower-cost housing options.

Exempt Non-Profit Retirement Homes

- The government is proposing to exempt non-profit retirement homes from development charges to help reduce construction costs and expand affordable housing options for seniors.
- This builds on the success of similar exemptions, such as those applied to long-term care homes, which have supported new construction across the province by saving operators millions of dollars in municipal fees.
- Lowering the cost of building non-profit retirement housing helps increase supply and provides more choice for older Ontarians who are looking to downsize, freeing up further housing supply in the market.

Building Homes, Fighting Delays, Reducing Costs

Amendments and Revocations of Notice of Minister's Zoning Orders (MZOs)

- The government is proposing to bring consultation requirements for MZO amendments and revocations in line with how MZOs currently operate under the existing framework. This would allow certain adjustments, such as addressing minor, administrative or time-sensitive needs to proceed without delay.
- Substantive amendments that impact the functioning of an MZO will continue to be posted for public consultation.

Revocation of the Parkway Belt West Plan and Associated MZOs

- The Parkway Belt West Plan is a 1978 development plan covering areas in the western Greater Toronto Area (GTA). It was originally created to protect future infrastructure corridors, notably hydro corridors and future land for highway expansions that have now been completed (Highways 401, 403, 407 and the 427).
- Furthermore, modern provincial policies such as the Provincial Planning Statement now provide stronger but less cumbersome protections for the same areas, making the 1978 plan outdated, inefficient and duplicative.
- The government is consulting on revoking the Plan and its MZOs because the protections they were designed to provide are already fully captured under current land-use planning tools.
- This will streamline the provincial planning framework while ensuring important corridors and infrastructure needs continue to be safeguarded.

Building Homes, Fighting Delays, Reducing Costs

Communal Water and Wastewater Systems

- Lack of access to water and wastewater infrastructure has historically posed a barrier to development in areas that would otherwise be good candidates for growth.
- Communal water and wastewater systems that serve multiple homes (between approximately 20 to 200) enable new communities to be built in remote and rural areas that cannot currently access municipal water systems.
- Typically initiated by home builders as a tool to facilitate needed development, they have been used with great success in other jurisdictions like Europe. They are often leveraged as an interim solution for growing cities until municipal infrastructure can catch up and reach new communities.
- This legislation would create a new, robust regulatory framework that would facilitate wider use across Ontario, while putting safeguards and provincial backstops in place to ensure they remain safe, financially sustainable and will be properly operated and maintained.
- This enables new housing in communities that otherwise could not support growth, helping unlock additional supply while maintaining public health protections.

Building Homes, Fighting Delays, Reducing Costs

Upper-Tier Planning Responsibilities – in Simcoe County

- Through the *More Homes Built Faster Act, 2022,* transfer of land-use planning from Simcoe County to its municipalities was enabled. At the time, some of those municipalities were not in a position to adopt responsibility for land-use planning due to fiscal and operational constraints. As some of them are now in a position to do so, including Innisfil, New Tecumseth, and Bradford West Gwillimbury, we are proceeding with the transfer of power where and when appropriate.
- Smaller municipalities will continue to receive provincial planning support, while larger municipalities will receive planning authority, as has been requested by local leadership.
- This phased approach would ensure a smooth transition, minimize administrative disruption and support municipalities as they adjust to their updated roles in planning and growth management.

Parkland Dedication Requirements

- On certain builds, developers must allot a specified percentage of land to deliver public recreational space. In lieu of that, they can offer cash. The maximum parkland rate varies by municipality.
- These dedication requirements are highly limited in scope. Under the current system, serviceable land may not be accepted if the land rests atop below-grade infrastructure like parking garages or gas lines (otherwise known as encumbered land) despite the infrastructure not impacting the suitability of the land.
- The government is proposing to implement a new framework that would enable high-quality encumbered lands to count towards municipal parkland dedication requirements, along with publicly-available spaces like courtyards.
- Through regulations, the government is ensuring that provided land meets strict quality standards that will ensure they can continue to be used and enjoyed as parkland. This innovative approach will help deliver new public spaces within urbanized municipalities.

Building Homes, Fighting Delays, Reducing Costs

Break out Municipal Development Charges in Agreements of Purchase and Sale

- Municipal development charges (DCs) are adding extensive costs to new homes in certain municipalities. For example, in the City of Toronto, development charges are costing homebuyers nearly $140,000 for a semi-detached home.
- The government is consulting on the disclosure of municipal DCs and other previously hidden taxes and fees directly in new home agreements of purchase and sale, as supported in a recent motion unanimously passed by the Legislative Assembly of Ontario.
- By being transparent about these costs, the government aims to give new home buyers greater cost predictability and increase accountability.
- See below for an example of what DC charges and fees go towards, and what a mandated disclosure in a purchase and sale agreement could look like:

Services	Hypothetical DC Costs on a Single and Semi-Detached Unit
Transit	$50,000
Parks and Recreation	$20,000
Libraries	$2,500
Long Term Care	$2,000
Road Maintenance	$25,000
Public School	$7,000
Water and Wastewater	$20,000
Police and Ambulance Services	1,500
Total	$128,000

4. Looking Ahead

The *Building Homes and Improving Transportation Infrastructure Act* continues to build on our legislative and regulatory efforts to reduce delays and keep costs down. It does this by modernizing planning rules, simplifying transit delivery and strengthening the infrastructure needed to support growth.

These changes, if passed, and related actions would make transit more convenient and consistent across municipal borders, allow provincial transit projects to move faster, reduce barriers to homebuilding through clearer and more standardized planning tools, reinforce public ownership of water and wastewater systems, unlock new housing opportunities in hard-to-service areas and improve transparency around the costs facing homebuyers.

Together, these measures directly address today's challenges and help get homes and infrastructure built faster to protect Ontario's workers and economic future.

BY-LAW NUMBER 41-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

Being a By-law to designate a Community Improvement Plan Area respecting the economic development and prosperity of the rural area of the County of Brant (RPCIP).

WHEREAS Section 28(2) of the *Planning Act, R.S.O., 1990,* as amended, states that "where there is an official plan in effect in a local municipality that contains provisions relating to community improvement in the municipality, the council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area";

AND WHEREAS Section 28(1) of the *Planning Act, R.S.O., 1990,* as amended, defines a Community Improvement Project Area as "a municipality or an area within a municipality, the community improvement of which in the opinion is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason";

AND WHEREAS the Official Plan – *A Simply Grand Plan,* 2023 for the County of Brant contains policies respecting the designation of community improvement project areas and the preparation of community improvement plans;

AND WHEREAS the Council of the Corporation of the County of Brant has deemed it appropriate and desirable to designate lands within the geographic boundary of the County of Brant Community Improvement Project Area for the purpose of establishing a Community Improvement Plan respecting the economic development of rural areas in the County of Brant, in accordance with Section 28(2) of the *Planning Act, R.S.O., 1990,* as amended.

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

1. **THAT** all lands within the County of Brant exclusive of the settlement areas of Paris, St. George, and Burford as illustrated on Schedule "A" are hereby designated as a Community Improvement Project Area respecting the economic development and prosperity of rural areas.

   READ a first and second time this 14th day of April, 2026

   READ a third and final time this 14th day of April, 2026

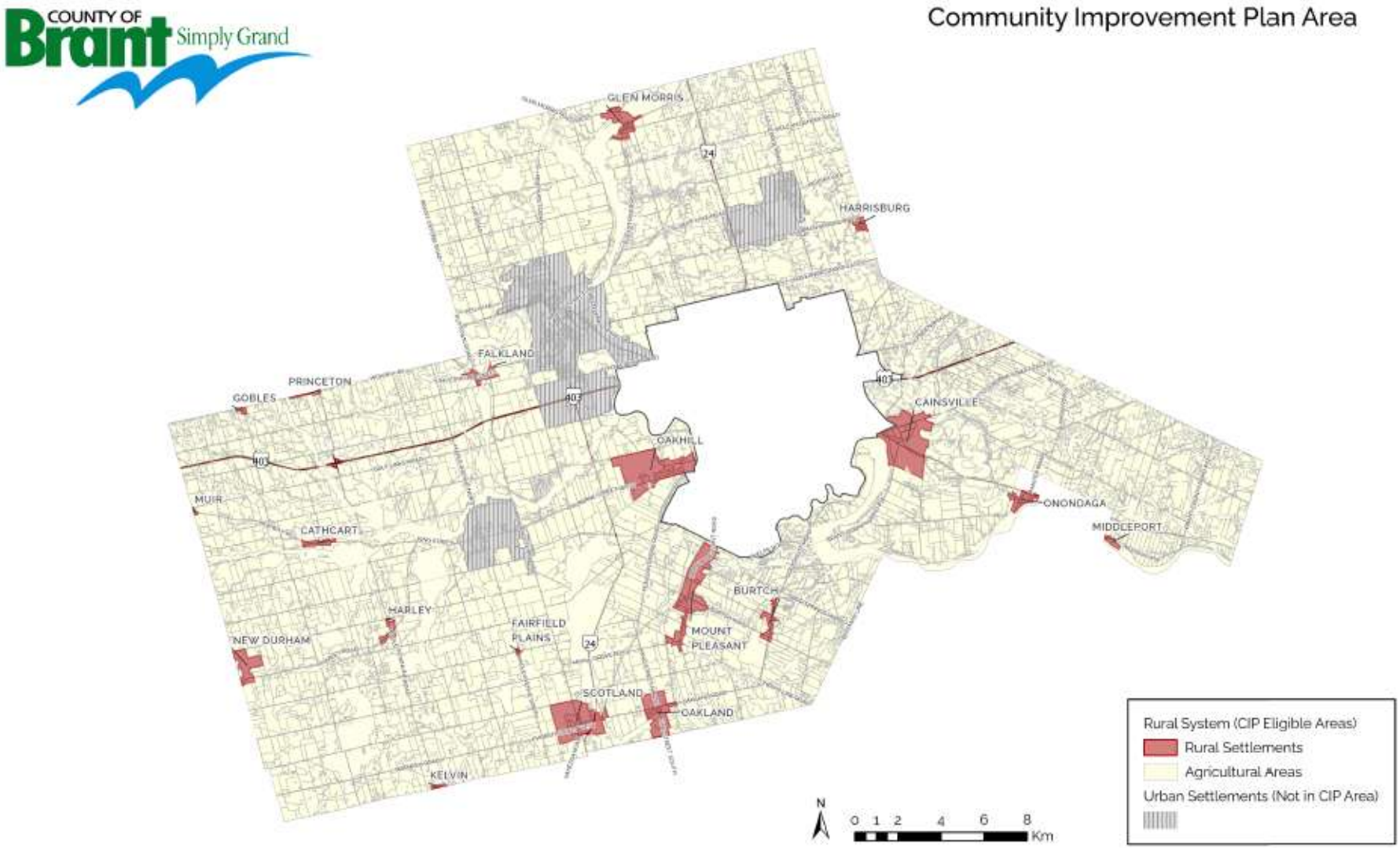
THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk

SCHEDULE "A" TO BY-LAW NUMBER 41-26

Rural Community Improvement Project Area



BY-LAW NUMBER 42-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To adopt a Community Improvement Plan for the rural areas of the County of Brant.
Rural Prosperity Community Improvement Plan (RPCIP)

WHEREAS By-law Number 41-26 passed on the 14th day of April, 2026 designated a Community Improvement Project Area for the purpose of preparing and implementing a Community Improvement Plan respecting the economic development and prosperity of rural areas in the County of Brant;

AND WHEREAS the Council of the Corporation of the County of Brant has deemed it appropriate to adopt a Community Improvement Plan for the established Community Improvement Project Area, in accordance with Section 28 of the *Planning Act, R.S.O., 1990,* as amended, for the purpose of establishing a Community Improvement Plan respecting the economic development of rural areas in the County of Brant;

AND WHEREAS the Council Corporation of the County of Brant has fulfilled the requirements of Section 28 of the *Planning Act, R.S.O., 1990,* as amended;

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

1. **THAT** the Community Improvement Plan for the economic development and prosperity of the rural areas of the County consisting of the attached text being Schedule “A” is hereby adopted.

2. **THAT** the Mayor and the Clerk are hereby authorized and directed to affix the seal of the Corporation of the County of Brant to the Rural Prosperity Community Improvement Plan.

READ a first and second time this 14th day of April, 2026

READ a third and final time this 14th day of April, 2026

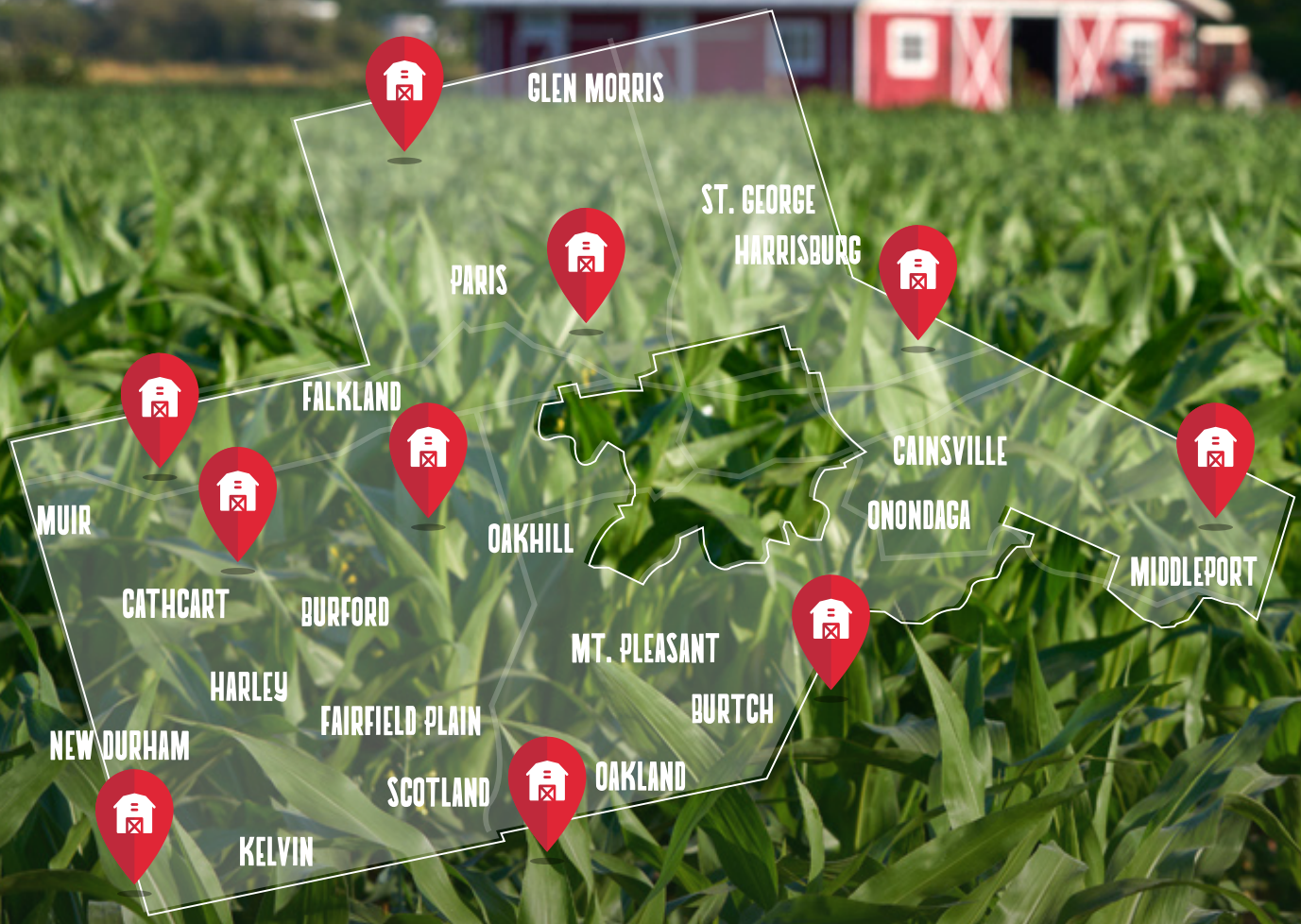
THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk

Schedule A – The Rural Prosperity Community Improvement Plan

COUNTY OF Brant Simply Grand



Rural Prosperity Community Improvement Plan (RPCIP)

brant.ca/RPCIP

AGRICULTURE IN THE COUNTY OF BRANT: STRENGTHENING OUR ROOTS, BUILDING OUR FUTURE.

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Introduction

The **Rural Prosperity Community Improvement Plan (RPCIP)** is a forward-looking initiative by the County of Brant, designed to strengthen and support the local rural economy. Building on the success of the County's Downtown Community Improvement Plans, the RPCIP focuses on creating opportunities in rural areas that align with environmental, social, and economic development goals. By supporting the key components of the Official Plan's Rural System, the RPCIP provides a set of incentives to complement and encourage private investment.

1. This plan offers targeted incentives to:

- ✔ Support On-Farm Diversified Uses (OFDUs) to expand farming operations.
- ✔ Promote the development of Additional Residential Units (ARUs) on agricultural properties to address housing needs and support multi-generational farm families.
- ✔ Foster commercial and community-benefiting uses in rural hamlets and villages, maintaining their character while driving economic growth.
- ✔ Enhancing existing tourism properties and offerings in the County of Brant's rural areas.

The RPCIP addresses key challenges faced by rural businesses, such as the high costs of converting agricultural buildings, diversifying farming operations, and restoring buildings in hamlets and villages. By alleviating these barriers, the plan contributes to achieving the County's broader economic development and land use objectives.

Agriculture remains a cornerstone of the County of Brant's economy, employing over 1,400 workers as of 2021 *(Source: Canadian Census of Agriculture 2021).* With diverse crops and predominantly small farms (10-129 acres), the region is uniquely positioned to pursue innovative agricultural practices and on-farm diversification. ARUs on farms not only provide additional income streams, but also support workforce needs, discourage property severances, and preserve agricultural lands.

From an economic development perspective, the RPCIP stimulates local food production, encourages tourism, and creates employment opportunities, contributing to a resilient rural economy. Furthermore, the plan supports succession planning and encourages the intergenerational transfer of farms through OFDUs and/or ARUs. Currently, 62.6% of farms in the County lack a succession plan[1], with the average age of farm operators at 56.5 years *(2021 Census of Agriculture)*.



Additionally, the RPCIP aligns with the County of Brant's focus on environmental sustainability and climate resiliency by prioritizing the preservation of agricultural land, repurposing and reusing existing buildings, and diversifying farm operations.

The RPCIP aims to ensure the continued vibrancy and sustainability of Brant's rural communities by empowering residents and businesses to innovate, diversify, and grow.

1 *Statistics Canada. Census of Agriculture, 2021.*

Objectives

The Rural Prosperity Community Improvement Plan (RPCIP) is guided by the following objectives:

1. Support the Agricultural System

Encourage diversified uses and reduce the barriers to accessing new revenue streams on agricultural properties, promoting economic resilience.

2. Strengthen Tourism Offerings

Foster agri-tourism, on-farm education, and experiential activities that showcase rural life and agriculture as well support existing tourism operations in the rural areas.

3. Enhance the Agri-Food Network

Promote direct selling of locally produced agricultural goods through farm stands and other local outlets.

4. Sustain Hamlet and Village Vibrancy

Facilitate investment in commercial and mixed-use properties that preserve the unique character of the County's hamlets and villages.

5. Encourage Additional Residential Units (ARUs)

Support the development of ARUs on agricultural properties to address housing needs, enable multi-generational living, and create supplemental income opportunities.

6. Promote Sustainability/Climate Resiliency

Encourage the preservation of rural and agricultural land, helping existing landowners continue to operate a successful/viable on-farm business. As our climate continues to change and impact agricultural practices, diversifying revenue streams will support economic resilience.









Policy and Legislative Context

The Rural Prosperity Community Improvement Plan (RPCIP) aligns with provincial legislation and County policies to promote rural economic development and land use objectives.

The Planning Act

Under Section 28 of the Ontario Planning Act, municipalities are authorized to establish Community Improvement Plans (CIPs). This includes:

- Incorporating Community Improvement Policies into Official Plans.
- Designating Community Improvement Project Areas (CIPAs) through a by-law.
- Providing grants or loans to property owners and tenants within a CIPA for eligible improvements, such as environmental remediation, redevelopment, and rehabilitation.

These provisions enable municipalities to address economic, environmental, and social needs through strategic investment.

The County of Brant Official Plan

A Simply Grand Plan, 2023 – the County of Brant Official Plan, supports the implementation of CIPs in Agricultural and Rural Areas to encourage investment, innovation, and sustainability.

- Relevant policies are outlined in Part 5 – Policies and Development Criteria and Part 6 – The County Toolbox: Implementation and Administration.
- These policies align with the County's vision for thriving agricultural and rural systems.

To view County of Brant Projects, Plans, Reports, visit **brant.ca/Plans**.

The Economic Development Strategy

The RPCIP supports the County's Economic Development Strategy, which prioritizes the development of diversified business opportunities in rural and agricultural areas. Specifically, under **Theme 4: Develop a Diversified Business Community**, the following goals are addressed:

Goal 1: Support the County's agricultural sector

- ✔ Action 1: Undertake the development of a Rural Community Improvement Plan.

By leveraging these legislative and policy frameworks, the RPCIP ensures alignment with provincial requirements and County priorities, fostering economic growth and long-term sustainability in rural areas.

Additionally, this strategy is supported under **Theme 2: Capitalize and build on the existing tourism, arts, and culture assets of the County of Brant.** Within this theme, the following goals are addressed;

Goal 2: Enhance capacity and partnerships with local tourism businesses and regional tourism organizations.

- ✔ Action 2: Develop relationships with County of Brant tourism-related entrepreneurs and provide relevant training programs, support grants, and promote their programs.

Goal 3: Improve Infrastructure needed to support tourism.

- ✔ Action 3: Support growth opportunities for investment for niche accommodations (for example, upscale camping, retreats, and/or farm stays).

Goal 4: Develop the agri-tourism market to support rural economic development.

County of Brant Strategic Plan

The RPCIP supports the County of Brant Strategic Plan. The following goals are addressed:

- **Priority 1** – Economic and Financial Resilience
- **Priority 2** – Focused Growth and Infrastructure. Encouraging new Additional Residential Units (ARUs) on properties tied to objective 2.3 Explore unique avenues to provide affordable housing solutions
- **Priority 5** – Environmental Sustainability and Climate Action.

Eligible Properties and Uses

Projects related to the following land uses are eligible under the Rural Prosperity Community Improvement Plan (RPCIP). Where eligibility is unclear, the County of Brant Zoning By-Law may be referenced for clarification.



1. On-Farm Diversified Uses (OFDUs)

An OFDU refers to a use or activity that is secondary to the primary agricultural operation and limited in scale. These uses enhance the agricultural economy while preserving farmland and minimizing land use conflicts. Examples include agri-tourism, on-farm markets, wineries, breweries, landscaping businesses, other home-based businesses and industries, retail uses, and research facilities.

Eligibility Criteria: Properties with an OFDU, as defined by the County's Official Plan. Uses that do not meet the intent of the County of Brant Official Plan policies or Provincial Planning Statement are not eligible. Additionally, eligible properties must have a registered Farm Business Registration (FBR) number. Examples of uses that would not qualify as an OFDU include those generating significant traffic, significant water or wastewater usage, or present negative impacts to surrounding agricultural operations in conformity with the County of Brant's Land Use policy (e.g., large food processors, full-scale banquet halls, trucking yards, golf courses etc.)

2. Additional Residential Units (ARUs)

ARUs are self-contained dwelling units located on the same property as a principal residence. These units may be connected to or detached from the primary home. Examples of common ARUs include: basement apartments, in-law suites, garage apartments, tiny homes, and coach homes.

Eligibility Criteria: Properties proposing ARUs, as defined by the Province of Ontario, and in conformity with the policies of the County's Official Plan. For more information on ARUs, visit **brant.ca/ARU**. Eligibility is restricted to Properties operating under a registered Farm Business Registration number in agricultural zones. The RPCIP is intended to support as-of-right ARU development and slight variations that may be appropriate in site-specific instances. Where relief from policies or standards is requested, eligibility will be determined only after it has been determined if the request conforms with the policies of the Official Plan. For example, a request to locate an ARU outside of a farm cluster or a further distance from the primary dwelling does not conform with the policies of the Plan and will not be eligible.



3. Hamlets and Villages – Commercial and Community-Benefiting Uses



Properties designated as Rural Hamlets and Villages in the County's Official Plan are eligible for RPCIP incentives if used for commercial, institutional, or mixed-use purposes. These uses support the vibrancy and economic vitality of rural communities while maintaining their unique character.

Eligibility Criteria: Properties with a solely residential tax assessment, as determined by the Municipal Property Assessment Corporation, are not eligible under this category.

4. Rural Tourism Businesses



Existing businesses and properties that contribute to the overall tourism sector of the County of Brant. These properties are either in rural areas or contribute to the overall character of the County of Brant's Agri-Tourism and Agri-Business community.

Eligibility Criteria: Brick and Mortar businesses that are lawfully established per the County of Brant Zoning By Law outside of the County of Brant's three (3) urban boundaries that enhance tourism offerings as part of the normal daily operations of the business. Furthermore, a list of eligible tourism businesses can be found in Appendix A.

General Eligibility Requirements

To qualify for financial incentives under the Rural Prosperity Community Improvement Plan (RPCIP), applications must meet the following general criteria:





1. Tax Arrears

The subject property must have no outstanding tax arrears.

2. Timing of Application

Grants are not available for projects that are already completed or underway. Construction or improvements may only begin after the application has been approved and a financial incentive agreement has been executed. Applications for permits (i.e. building permits) may be applied for concurrently with project approval. Please clarify with County of Brant staff to ensure alignment with eligibility requirements.

3. Location

The property must be situated within the designated Community Improvement Project Area (CIPA).

4. Authorization from Property Owner

Tenants applying for incentives must obtain written authorization and consent from the property owner.

5. Heritage Properties

Improvements to properties designated under the Ontario Heritage Act must be consistent with the designation by-law's reasons for heritage protection.

6. Quality and Aesthetic Standards

Projects must represent a noticeable improvement in quality, aesthetics, durability, or historical authenticity. Standard life cycle replacements without enhancements will not qualify.

7. Minimum Grant Amount

Applications resulting in a total calculated grant of less than $500 may be declined at the sole discretion of the RPCIP Administrator.

8. Compliance with Applicable Regulations

Projects must conform to the County's Official Plan, Comprehensive Zoning By-Law, applicable Conservation Authority permits, and all provincial and federal regulations.



9. Combination of Grants

Applicants may apply for more than one grant. While multiple applications are allowed for multiple grant programs, applicants are encouraged to apply for multiple grants at the same time.

10. Disclosure of Additional Funding

Applicants must disclose any other funding or incentives received for the project. The RPCIP Administrator reserves the right to deduct other grants or incentives from the eligible RPCIP grant amount.

11. Additional Approvals

While applicants may apply for incentives prior to obtaining other required approvals (e.g., zoning or site plan approvals), disbursement of grants will be conditional on receiving all necessary approvals. Applications that require amendments to the County's Official Plan or Zoning By-Law to permit Additional Residential Units may not be eligible for funding under this plan where they do not meet the objectives of the Official Plan. The RPCIP is intended to support as-of-right ARU development and slight variations that may be appropriate in site-specific instances.

12. Regulatory Compliance

This plan does not exempt applicants from meeting other approval requirements. All development must comply with the County's Official Plan, Comprehensive Zoning By-Law, Provincial Policies, and Conservation Authority regulations.

13. Funding Limit

- The value of all grants combined shall not exceed 50% of the total eligible costs for the project.
- The Community Improvement Plan (CIP) is a council-funded initiative and can be decreased or canceled at the sole discretion of County of Brant council.

Projects must represent a noticeable improvement in quality, aesthetics, durability, or historical authenticity.

Incentive Programs

The Rural Prosperity Community Improvement Plan (RPCIP) offers several financial incentive programs to support rural businesses, agriculture, and community development. Each program is designed to address specific needs, promote investment, and enhance the character and economic vitality of the County of Brant's rural areas. These programs collectively aim to foster rural prosperity, address economic and community needs, and support the County of Brant's overarching development goals.

Façade Improvement Grant

Purpose:

Encourages improvements to building exteriors to enhance durability, restore historic character, and attract businesses and visitors.

Eligible Costs:

- Repair, replacement, or restoration of façade materials (e.g., masonry, brickwork, architectural detailing).
- Installation or replacement of awnings or canopies.
- Painting, cleaning, or treatments to improve façade durability (part of a larger improvement project).
- Window and door replacement, provided they enhance detailing or aesthetics.
- Accessibility improvements, such as automatic doors or barrier-free entrances.

Grant Value:

- Corner properties: Up to 50% of eligible costs, to a maximum of $12,500 (for improvements to both street-facing façades).
- Other properties: Up to 50% of eligible costs, to a maximum of $10,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Signage Improvement Grant

Purpose:

Encourages aesthetically appealing signage to enhance visibility and property character.

Eligible Costs:

- Repair, restoration, or improvement of existing historic signage.
- Installation or replacement of signage.
- Removal of non-compliant signage and installation of new signage in accordance with RPCIP design standards.

Grant Value:

Up to 50% of eligible costs, to a maximum of $3,000.

Eligibility:

Open to On-Farm Diversified Uses, Farms that regularly host on-farm tours for the purposes of education, study, or the general promotion of agriculture to the general public, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.





Property and Private Parking Area Improvement Grant

Purpose:

Supports landscaping, parking improvements, and active transportation features to improve functionality and aesthetics.

Eligible Costs:

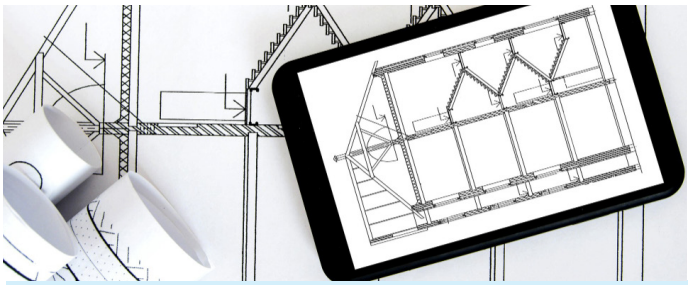
- Landscaping and private parking area improvements.
- Permanent outdoor seating areas and sidewalk cafés (including fencing and landscaping).
- Enhancements for active transportation (e.g., cycling infrastructure).
- Parking lot expansions to accommodate large vehicles, such as buses, for tourism or educational purposes.

Grant Value:

Up to 50% of eligible costs, to a maximum of $5,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.



Application Fee Grants

Purpose:

Helps offset fees for planning and building applications, reducing barriers to investment.

Eligible Costs:

- Fees for Planning Act applications (e.g., Official Plan Amendments, Zoning By-law Amendments, Minor Variances) may only be eligible for uses other than ARUs. Applications for ARUs that require variation from the County's policies or standards will not be eligible for RPCIP funding, unless such a variation has been supported by the County of Brant.
- Building Permit fees, Development Charges, and engineering fees.
- Costs for professional services (e.g., architects, engineers, planners) related to eligible improvements.

Grant Value:

- 100% of eligible fees charged by the County of Brant, to a maximum of $10,000.
- Up to 50% of professional services costs, to a maximum of $10,000.

Eligibility:

Open to OFDUs, ARUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Adaptive Commercial Reuse Grant

Purpose:

Supports the conversion of non-commercial or underused buildings to commercial or industrial uses, or the adaptation of farm buildings for on-farm commercial purposes. While this program intends to convert existing buildings and structures, under certain circumstances, additions and new construction would be considered for approval under this grant program.

Eligible Costs:

- Ontario Building Code compliance upgrades (e.g., fire protection, structural improvements) and requirements under the Ontario Fire Code as identified by County of Brant Fire Preventions Officers (e.g. Cistern, if identified as a requirement).
- Insulation, windows, doors, and walls to meet fire protection standards.
- Insulation, windows, and building envelope improvements for the purpose of enhanced sustainability and energy efficiency.
- Electrical upgrades and improvements.
- Construction or enhancement of stairs and railings.
- Installation of a septic system or improvements to enhance capacity of existing septic system.

Grant Value:

Up to 50% of eligible costs, to a maximum of $15,000.

Eligibility:

Open to OFDUs, Hamlet properties providing public services, operating retail or food businesses, or existing tourism properties identified in Appendix A that are operating in the Rural Areas of the County.

Housing/Residential Unit Improvement Grant

Purpose:

Encourages the development of ARUs on agricultural properties and improvements to existing residential units within mixed-use buildings in rural hamlets and villages. While this program intends to convert existing buildings and structures, under certain circumstances, additions and new construction would be considered for approval under this grant program.

Eligible Costs:

- Renovations to bring existing residential units into compliance with ARU building criteria.
- Development of new ARUs in line with County and Provincial Policies.
- Improvements to residential units within mixed-use buildings, provided the building includes an approved commercial use.
- Professional services costs for engineers or architects related to eligible improvements.

Grant Value:

Up to 50% of eligible costs, to a maximum of $10,000 per ARU on a property with a Farm Business Registration number.

Up to 50% of eligible costs to a maximum of $10,000 per residential unit (up to 3 units) within mixed-use buildings, provided the building has an approved commercial use.

Eligibility:

- Properties operating under a registered farm business number in agricultural zones.
- Mixed-use buildings with a portion designated for non-residential use.
- Any works in existing or new construction (where allowed) must bring the building into compliance with the Ontario Building Code. No aesthetic improvements (painting, fixtures, appliances, etc.) will be considered for funding.


COUNTY OF
Brant
Simply Grand

Application and Approval Process

The application and approval process ensures that all projects align with the goals of the Rural Prosperity Community Improvement Plan (RPCIP) and comply with applicable policies and regulations. The process involves the following steps:

1. Pre-Application Consultation

Applicants are encouraged to meet with the RPCIP Administrator to discuss their project. During this consultation, the Administrator will:

- Confirm application requirements and eligibility.
- Outline the process, timing, and any design considerations.

2. Submission of Application

Applicants must submit a completed application form along with the required supporting materials. These materials may include:

- Drawings, elevations, plans, or sketches of the proposed improvements.
- Current photos of the property.
- Historical photos or information about the property (if applicable).
- A minimum of two quotes for the work, unless the work is highly specialized or of low value (under $1,000).
- Proof of compliance with the County's Zoning By-Law, Official Plan, or other applicable requirements.

3. Review for Completeness and Eligibility

The RPCIP Administrator will:

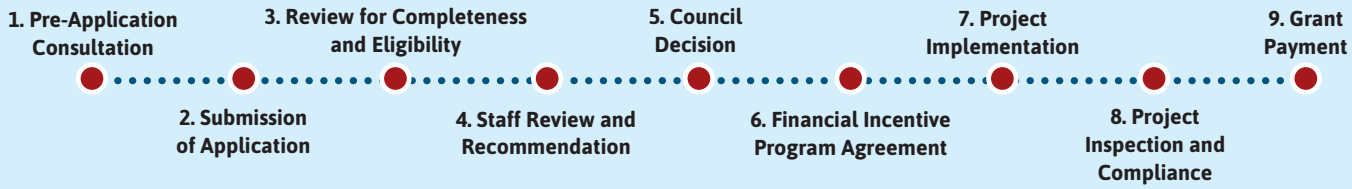
- Review the application to ensure it is complete and meets eligibility requirements.
- Notify the applicant if additional information or corrections are needed.

Once deemed complete, the application will be circulated internally for review by County staff. Departments include but are not limited to Development Services, Finance, Legal, By Law Enforcement, and Strategic Initiatives.

4. Staff Review and Recommendation

County staff will review the application to identify conditions or issues and provide a recommendation. This recommendation will be presented to County Council for consideration.





5. Council Decision

County Council will:

- Review the application and staff recommendation.
- Approve, approve with conditions, or refuse the application.

If refused, the applicant will be provided with the reasons for refusal and may resubmit their application after addressing the identified issues.

Council may delegate authority to staff for the approval of applications

6. Financial Incentive Program Agreement

If the application is approved, the RPCIP Administrator will prepare and execute a financial incentive program agreement. This agreement will outline:

- The terms and conditions of the grant.
- The payment schedule and requirements for disbursement.

The agreement ensures the project is completed in accordance with the approved application. It may be required of the applicant that the agreement be registered on the title of the property.

7. Project Implementation

After the agreement is executed:

- The applicant may begin construction or improvements.
- Upon completion, the applicant must inform the RPCIP Administrator.

8. Project Inspection and Compliance

The RPCIP Administrator may inspect the completed project or request photos to ensure compliance with the financial incentive program agreement. If the project does not meet the agreed terms, the RPCIP Administrator may withhold grant payment at their discretion.

9. Grant Payment

If the project complies with the agreement, the grant will be paid according to the terms outlined in the agreement.





Plan Implementation and Monitoring

The success of the Rural Prosperity Community Improvement Plan (RPCIP) depends on effective implementation, continuous monitoring, and regular evaluation to ensure the programs achieve their intended outcomes.

Implementation

1. Plan Duration

The RPCIP is designed for implementation over a 10-year period. However, the plan may continue beyond this timeframe at the discretion of County Council.

2. Dissolution of the Plan

Once County Council determines that the objectives of the RPCIP have been achieved, they may dissolve the Community Improvement Project Area (CIPA) by by-law, rendering the plan inoperative.

3. Community Improvement Project Area (CIPA)

- The CIPA is the area to which the RPCIP applies.
- Properties outside the designated CIPA are not eligible for financial incentives.
- County Council may modify the boundaries of the CIPA by passing a new by-law.
- A map of the current CIPA is included in the RPCIP as Appendix 1, but applicants should consult the County to ensure they are reviewing the latest CIPA by-law.





Plan Monitoring and Evaluation Strategy

1. Database Creation

Upon implementation, the RPCIP Administrator will establish a database to track and monitor applications, preferably within in the County's GIS. The database will record:

- Type of project and grant(s) applied for.
- Grant values and total construction costs.
- Applicant, property, and ownership details.
- Contractor and supplier information for reference.
- Specific improvements (e.g., façade length, signage, landscaping, parking spaces, bicycle facilities).
- Before-and-after photos of the property.
- Subjective feedback on whether the plan encouraged the project.

2. Annual Reporting

The RPCIP Administrator will provide an annual report to County Council summarizing:

- Total value of grants issued, and private investment leveraged.
- Total number of applications received and approved (by program).
- Visual documentation (before-and-after photos) of successful projects.
- Unintended outcomes and measures to address them.
- Recommendations for program adjustments, including changes to the CIP or CIPA.
- Suggestions for improving plan administration and application processing.
- Funding recommendations, including program priorities and potential additional funding needs.

The data stored within the County's GIS can also be leveraged to create a live dashboard for up-to-date monitoring of the RPCIP throughout its implementation.

3. Continuous Improvement/Adjustments

Based on the annual report, County Council may adjust the budget, maximum grant values, programs, or CIPA boundaries to address evolving needs and priorities.

Marketing the Plan

The RPCIP will be promoted through various channels to maximize awareness and engagement:

- County of Brant Economic Development social media platforms.
- Collaboration with business associations and partnerships.
- Corporate communications, including newsletters and community outreach.







Budget and Funding

The Rural Prosperity Community Improvement Plan (RPCIP) is funded by the County of Brant, with allocations determined annually by County Council. A flexible budget framework will ensure the RPCIP remains responsive to changing circumstances and continues to effectively support rural prosperity. The following outlines the budget and funding framework for the program:

1. Annual Budget Allocation

- County Council will establish an annual budget for the financial incentive programs during the budgeting process.
- The amount allocated may vary each year based on available funding and other Council priorities.

2. Carry-Forward of Unused Funds

- Any unused portion of the budget may be carried forward to the following year to maximize program impact.

3. Program-Specific Allocations

- Council may allocate specific portions of the budget to individual financial incentive programs based on recommendations from the RPCIP Administrator.
- Council also reserves the right to allocate no funding to certain programs if deemed necessary.

4. Budget Adjustment

- Council may adjust funding allocations at any time, based on the Plan Monitoring and Evaluation Strategy's findings, to better align with community needs and program outcomes.

Appendix A
Eligible Tourism Businesses List

Further to the definition of a Rural Tourism Business previously stated, below is a list of examples of eligible businesses, lawfully operating, that would be considered eligible under this plan. In cases in which a use is not listed below, eligibility will be determined solely by County of Brant staff.

- Bicycle Rental Operations
- Boat Cruises
- Boat Rentals and Charters
- Campgrounds (Privately Owned and catering to the travelling public)
- Cultural Centres
- Destination Accommodation
- Farm-Based Tourist Attractions
- Farmers' Markets
- Fishing/Hunting Lodges and Outpost Camps
- Golf Courses (Buildings Open to public only, e.g. banquet facilities)
- Historical or Archaeological Sites and Structures (Provincial)
- Historical Sites (Federal)
- Interpretation Centres
- Interpretive/Craft Centres
- Museums
- Natural Sites and Trails
- Outfitters
- Performance Theatres
- Public Archives
- Public Art Galleries
- Riding Operations
- Restaurant (with indoor seating and public washrooms)
- Spas
- Sport Parks and Leisure Centres
- Themed Tourist Attractions and Themed Parks
- Transient Accommodation
- Zoos and Animal Displays



County of Brant Economic Development
31 Mechanic Street, Suite 207
Paris ON N3L 1K1

519.44BRANT (519.442.7268)
invest@brant.ca

BY-LAW NUMBER 43-26

-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.

Derek Fowler Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M.

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 ZBA24-25-RF was received from Derek Fowler Applicant/ Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M, in the geographic former Town of Paris, 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 amends the present zoning of PLAN 492 BLOCK 45 LOT M, from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

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 14th day of April, 2026.

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 Zoning By-Law 61-16 is hereby amended from the current Residential Singles and Semis (R2) zone, to Residential Singles and Semis with site-specific zoning (R2-45), as shown on Schedule ‘A’ of this By-law.

2. **THAT** Section 8.3 Special Exceptions R2 Zone of By-Law 61-16, is hereby amended as follows:
   R2-45

   In addition to the provisions of the R2 Zone the following shall apply;

   a) Permit a minimum lot area of 345 square metres
   b) Permit a minimum lot frontage of 8.0 metres

c) All other provisions of the By-Law apply.

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, as amended from time-to-time.

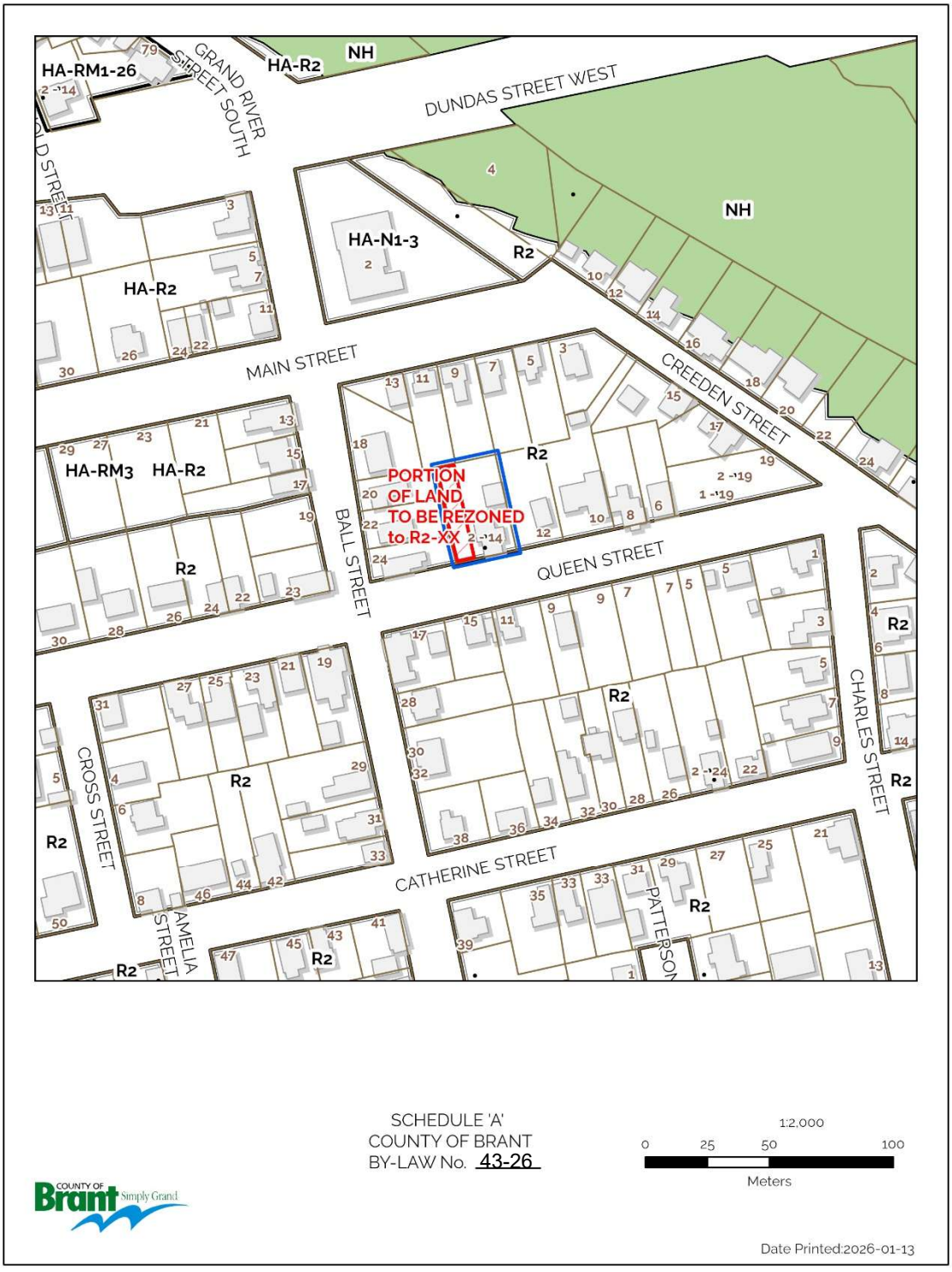
READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk


HA-RM1-26
GRAND RIVER STREET SOUTH
HA-R2
NH
DUNDAS STREET WEST
HA-N1-3
R2
HA-R2
MAIN STREET
CREEDEN STREET
HA-RM3
HA-R2
PORTION OF LAND TO BE REZONED to R2-XX
BALL STREET
QUEEN STREET
R2
CHARLES STREET
CROSS STREET
CATHERINE STREET
AMELIA STREET
PATTERSON
SCHEDULE 'A'
COUNTY OF BRANT
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BY-LAW NUMBER 44-26

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THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding home-based industry and home-based businesses.
Official Plan Amendment (OPA3-B-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS the amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law are hereby approved as Amendment OPA3-B-25 to *A Simply Grand Plan, 2023*

2. **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,*

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

By-Law 44-26 – Schedule 'A'

Amendment OPA3-B-25

To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-B-25 to *A Simply Grand Plan, 2023*.

Purpose:

The purpose of this amendment is to provide specific policies for Home-Based Industries and Home-Based Business uses within A Simply Grand Plan.

Basis:

Part 5, Section 7 of *A Simply Grand Plan* (2023) includes economic development and employment area policies for the County. This amendment is for the inclusion of two new subsections within this section for Home-Based Industries and Home-Based Businesses. These amended policies provide for the appropriate uses and conditional permissions of these uses within the County, including criteria and qualifications, and their interaction with other policies.

An amendment is necessary to allow these specific policies, to continue supporting home-based industries and home-based businesses across the County and their growth, while ensuring they are compatible with surrounding land uses, and the County's character.

Part 'B' – The Amendment

Introduction:

All of this part of the document entitled "Part 'B' – The Amendment", consisting of the following text, constitutes amendment no. 3B to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023*.

Text Changes:

1. Part 8 – Section 15

In Part 8 of the Official Plan, Section 15 is amended to include the following definition:

Outdoor Storage – The keeping, placing, stockpiling, or parking of goods, materials, equipment, machinery, commodities, vehicles or similar items, outside of a completely enclosed building. This definition applies regardless of whether such items are held for sale, lease, processing, staging, distribution, or similar activities, and regardless of whether they are temporary or long-term in duration. The definition does not include storage of items customarily accessory to a residential dwelling and is not intended to conflict with any regulation of property standards enabled by By-law under the Building Code Act.

2. Part 5 – Section 7.7 and Section 7.8

In Part 5 of the Official Plan, the heading immediately preceding Policy 7.6.14, are hereby amended to include two new sections, 7.7 and 7.8, inclusive of the following text:

Inserted:

7.6 Home-Based Businesses

The County of Brant supports the integration of home-based businesses as an ancillary use within areas designated primarily for residential uses, both urban and rural in nature. These policies intend to foster local entrepreneurship, enhancing economic resilience, and enabling flexible employment opportunities. These businesses contribute to a vibrant local economy by allowing residents to pursue innovative and small-scale economic ventures from their homes, as a secondary use, while maintaining the residential character of neighbourhoods. Home-based businesses are an important part of the local economy and thrive when a balance is found that supports business incubation in a manner that respects the integrity of residential communities.

Appropriate Uses, Conditional Permissions and Qualifications

7.6.1 The home-based business shall be a secondary use, occupying a limited portion of the property, and subordinate to a lawful residential use in an urban or rural area.

7.6.2 The residential appearance and character of the property shall be preserved, with minimal exterior alterations and discreet signage, where permitted.

7.6.3 Home-based business permissions are intended to provide flexibility for small-scale businesses where the focus is on sales, services, and activities that do not generate industrial-type impacts.

7.6.4 Limited processing, small-scale fabrication, or assembly may be permitted as part of a home-based business, provided that:

a) The activity occurs entirely indoors.

b) The activity does not generate noise, odour, vibration, or dust that cannot be contained wholly indoors.

c) The activity does use industrial-grade equipment.

d) The scale of the activity does not constitute a home-based industry.

7.6.5 Where a home-based business is proposed on a property with a farming operation, the policies for On-Farm Diversified Uses within this Plan shall apply and take precedence.

7.6.6 To ensure the use remains ancillary, the following criteria will be considered in establishing land use permissions:

a) The total area of the home-based business shall be limited and will not exceed 30% of the gross floor area of the principal dwelling.

b) Use of accessory or detached structures, including the retrofitting of existing structures or construction of new structures, may be supported for a home-based business provided they are:

i. Lawfully established.

ii. Comply with applicable setbacks and size restrictions.

iii. Located outside of any hazards.

c) Outdoors activities, including outdoor storage, shall be limited so that it:

i. Does not general negative impacts on surrounding uses, including noise, traffic, odour, and other nuisances as may be applicable.

ii. Is generally situated in a side or rear yard.

iii. Is only supported where the size of the property provides for adequate screening and distance from neighbouring properties. Adequate screening will be required in the form or landscaping, fencing, or buildings.

iv. Is limited in area.

7.6.7 Where a home-based business demonstrates sustained growth beyond the scope of these policies, the County will encourage its relocation to a suitable commercial or employment area. The County may support this transition through economic development programs, site selection assistance, conditional land use permissions, or other appropriate measures.

7.6.8 The County may require home-based businesses to register or obtain a license as a condition of approval. This process will support data collection, policy monitoring, the delivery of economic development services, and compliance with applicable land use standards.

7.7 Home-Based Industries

The County of Brant supports the establishment of home-based industries as an ancillary use in rural areas, where larger properties and the rural context can accommodate small-scale industrial, fabrication, or production activities that are not appropriate within residential neighbourhoods. These policies are intended to foster rural entrepreneurship and enable residents to undertake manufacturing-oriented or industrial-type economic activities from their homes, in a manner that complements rural land use patterns and makes efficient use of existing property and infrastructure. Limitations are put in place to ensure land use compatibility and prioritization of agricultural practices in rural areas.

Home-based industries contribute to a resilient rural economy by providing opportunities for business incubation and incremental growth, while maintaining the rural character of the landscape and ensuring that industrial-type impacts remain appropriately managed. Home-based industries are an important component of the County's economic ecosystem, thriving when supported in locations that provide the space, separation, and rural context needed for these activities to operate compatibly as a secondary use.

Appropriate Uses, Conditional Permissions and Qualifications

7.7.1 The home-based industry shall be a secondary use, occupying a limited portion of the property and subordinate to a lawful residential use in a rural area.

7.7.2 The rural appearance and character of the property shall be preserved, with minimal exterior alterations and discreet signage, where permitted.

7.7.3 Home-based industries shall generally be limited to uses consistent with Class I and II Industrial activities under the D-6 Guidelines.

7.7.4 Proposals for Class I and Class II uses may be considered where it can be demonstrated that the use will not generate adverse effects on surrounding land uses and where appropriate mitigation measures (e.g., setbacks, screening, hours of operation) are implemented. Class III industrial uses shall not be permitted as home-based industries.

7.7.5 Where a home-based industry is proposed on a property with a farming operation, the use shall be considered an On-Farm Diversified Uses and subject to the applicable policies.

7.7.6 To ensure a home-based industry remains ancillary and compatible, the following criteria shall apply:

a) The lot area of the property shall be a size that ensures adequate spatial separation from neighbouring properties.

b) All buildings used as part of the home-based industry shall be clustered and located no further than 50 metres from the principal residence on the property.

c) The total area used for the home-based industry shall be ancillary relative to the size of the principal dwelling and the residential use of the parcel, and in no case shall the total area exceed 500m^2.

d) Where the use involves employees, parking shall be provided for a home-based industry in addition to the parking requirements for the residential use.

e) Uses that generate significant traffic, require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or involve any other large-scale servicing capacity, infrastructure investment, or provincial approval shall not be considered a home-based industry.

f) The use must be supported by existing rural services, including safe access from a public road and private on-site water and sewage systems with servicing demands limited to those of a typical dwelling.

g) The use shall be limited to avoid noise, odour, dust, vibration, or traffic that would be incompatible with surrounding rural or agricultural uses, which may require demonstration through a study and requirements applied as conditions of development.

h) The minimum required setback for a home-based industry, including all associated structures and activities, will be conditional on the classification of the use, requiring a minimum setback of 20 metres for any Class I use, and a 70 metres setback for any Class II use. The setbacks shall be taken from the use to the nearest property lines.

i) Use of accessory or detached structures may be permitted for a home-based industry provided they are:

    i. Lawfully established,
    ii. In compliance with applicable setbacks and size restrictions,
    iii. Located outside of any hazards,
    iv. Not a building types, construction standards, or professional classification associated with major commercial or industrial uses.

Farm buildings may be considered appropriate within the agricultural system.

j) Indoor storage is preferred for any home-based industry. Outdoor storage will only be supported where it has been demonstrated:
    i. That the size of the property provides for adequate screening and distance from neighbouring properties;
    ii. The outdoor area is limited to 25% of the total floor area of the use;
    iii. It is located in a side or rear yard; and
    iv. It will be adequately screened in the form of landscaping, fencing, or buildings, consistent with the residential or agricultural character of the area.

7.7.7 To implement this policy framework and ensure the objectives are maintained, the County of Brant will track the establishment of home industries, which may be done through such measures as registration, licensing, development agreements, or similar implementation methods.

7.7.8 The County may require greater setbacks, buffers, or screening for higher impact uses, such as welding, machine repair, fabrication, or outdoor uses, or where site-specific conditions warrant additional separation to mitigate potential impacts related to noise, odour, vibration, or traffic.

7.7.9 Where a home-based industry demonstrates significant growth that exceeds the scale or intensity supported by these policies, the County shall encourage relocation to an appropriately zoned industrial or commercial area.
The County may support this transition through economic development programs, site selection assistance, conditional land use permissions, or other appropriate measures.

Part ‘’C” – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, A Simply Grand Plan, 2023, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

Any application will be subject to the policies applicable on the date of decision.

BY-LAW NUMBER 45-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding cultural heritage conservation policies.
Official Plan Amendment (OPA3-C-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS the amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law are hereby approved as Amendment OPA 3-C-25 to *A Simply Grand Plan, 2023*
2. **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,*

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

By-Law 45-26 – Schedule 'A'

Amendment OPA3-C-25

To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-C-25 to *A Simply Grand Plan, 2023*.

Purpose:

The purpose of this amendment is to update the cultural heritage and archaeology policies of the Official Plan.

Basis:

Part 5, Section 2.16 and 2.17 of *A Simply Grand Plan* (2023) provides policy direction for protecting County valued heritage resources, including cultural heritage and archaeology. This amendment revises the existing Section 2.17 Cultural Heritage Conservation by introducing an improved structure to enhance readability and clarity. Updates have been made to ensure consistency with the Provincial Planning Statement, 2024 and in discussion with the County of Brant's Heritage Committee.

Part 'B' – The Amendment

Introduction:

All of this part of the document entitled "Part 'B' – The Amendment", consisting of the following text, constitutes amendment no. 3C to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023*.

Text Changes:

1. Part 5 – Section 2.16

In Part 5, Section 2 of the Official Plan, subsection 2.16 - Cultural Heritage Conservation, inclusive of the policies within that subsection, are hereby removed and replaced. The textual changes will be inclusive of the following, removing the existing section and replacing it with the wording below.

2.16 Cultural Heritage Conservation

Purpose

The County of Brant, rich in its cultural heritage, seeks to identify, inventory, and conserve and protect its community character and cultural heritage resources in a proactive way through the preservation of cultural heritage resources throughout the County. While the presence and significance of some cultural heritage resources have been identified and inventoried by the County, the presence and significance of others can only be determined after their documentation and evaluation.

The planning process will respect the cultural diversity and the rich heritage of the County of Brant, including the conservation of both tangible and intangible protected heritage properties. In addition to the policies set out in this Plan, the County's Arts, Culture and Heritage Strategy should be referenced for recommendations and implementation of items related to the cultural heritage conservation objectives and practices.

This Plan supports thoughtful, incremental development that respects historic form, scale, and materials, while encouraging adaptive reuse of heritage buildings. Hidden densities within older reimagined buildings, walkable districts, public squares, and flexible gathering spaces maintain community identity and meet contemporary needs. Conserving and reusing historic places enriches the public realm, animates streets, supports local businesses, and connects generations. By integrating heritage into urban design, the

County fosters vibrant, sustainable, and inclusive communities where the past informs the future and local identity is preserved and experienced.

Policy Framework, Goals, and Objectives

The Cultural Heritage Conservation policies implement and advance the vision of the Arts, Culture and Heritage Strategy (2024), and the strategic directions of this Plan. The related policies are intended to ensure cultural heritage resources are identified, understood, and appropriately conserved across the County, and ensuring development provides a net benefit to the community's cultural assets. The policies of this section of the Plan are intended to:

a) Identify, conserve, and protect cultural heritage resources and landscapes as valued community assets.
b) Ensure development results in a net benefit to the County's heritage assets.
c) Embed clear conservation principles and study requirements into the planning process.
d) Support adaptive reuse and context-sensitive growth that respects historic character.
e) Improve consistency, predictability, and collaboration in heritage-related approvals.

Partnerships and Collaboration

Collaboration and developing partnerships with agencies and interested parties that share the interest and goal in identifying, protecting, and conserving cultural heritage and archaeological resources is important to the County. The County and applicants shall:

2.16.1 Engage early with Indigenous Nations and ensure their interests are considered when identifying, protecting and managing built heritage resources and cultural heritage landscapes.

2.16.2 Collaborate with the Brant Heritage Committee on realizing the goals and actions of the Arts, Culture and Heritage Strategy and maintaining an up-to-date Heritage Registry, available to the public.

2.16.3 Engage and collaborate with other agencies and interested parties on matters pertaining to cultural heritage conservation, at the discretion of the County.

Demonstration of Conservation Principles

2.16.4 The County supports the following eight guiding principles of the conservation of protected heritage property, which shall be analyzed as part of a development application involving potential cultural heritage conservation:

a) **Respect for documentary evidence:** Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, and physical evidence.

b) **Respect for the original location:** Do not move buildings unless there is no other means to save them. A site is an integral component of a building or structure. A change in site diminishes cultural heritage value considerably.

c) **Respect for historical material:** Repair or conserve rather than replace building materials and finishes except where it is deemed necessary. Minimal intervention maintains the heritage content of the built resource.

d) **Respect for original fabric:** Repair with like materials. Repair to return the resource to its prior condition without altering its integrity.

e) **Respect for the building's history:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

f) **Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put into a stone wall, the original stones are numbered, removed, and stored, allowing for future restoration.

g) **Legibility:** New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

h) **Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Protected Heritage Property

2.16.5 Protected heritage property, which may contain built heritage resources and/or cultural heritage landscapes, shall be conserved. To implement this, strategies for conservation shall demonstrate how the eight guiding principles will be implemented.

2.16.6 Development, redevelopment, and site alteration shall not be permitted on protected heritage property or lands adjacent thereto, unless the heritage

attributes have been evaluated and conserved to the satisfaction of the County of Brant.

2.16.7 In the event that a protected heritage property is partially or wholly destroyed due to fire, weather events, or other unforeseen circumstances, the County does not require that the structure be reconstructed in like kind and quality. This includes materials, architectural detailing, and construction techniques. Owners are welcome to pursue reconstruction options that are contemporary and cost effective, provided they meet applicable requirements. Through the planning approvals process, owners are encouraged to work to ensure the project is appropriate given its previous cultural heritage value, carried out in accordance with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and as may be supported by technical studies such as Heritage Impact Assessment and/or Archaeological Assessment, as appropriate.

2.16.8 In the event a protected heritage property is partially or wholly deteriorated by neglect of property standards, either intentionally or unintentionally, a Building Condition Assessment will be required to be undertaken by the County, at the expense of the applicant, to support if the demolition is necessary. The necessity of demolition shall be supported by unsafe conditions and the feasibility of the required repairs to ensure the property meets the Ontario Building Code standards. Should it be determined that rehabilitation of the property may not be feasible, a Cost-Benefit Analysis will be required to demonstrate whether rehabilitation is feasible. Before development may occur, an approved conservation plan shall be required.

2.16.9 Where a structure on a protected heritage property is to be demolished, the County may require the proponent to undertake one or more of the following mitigation measures, in addition to a thorough inventory and documentation of the features that will be lost:

a) Preserving and displaying of remnants of the former buildings' heritage attributes.

b) Marking the traces of former locations, shapes, and circulation lines.

c) Displaying graphic and textual descriptions of the site's history and former use, buildings, and structures.

d) Incorporating salvaged material in the design of the new development.

e) Generally reflecting the former architecture and use in the new development, where appropriate.

2.16.10 Where a property or structure with potential heritage attributes is conserved as part of a development the County may consider the reduction of fees or parking requirements or increase of height for a proposed development under the same ownership. The requirement for a designation under the *Ontario Heritage Act* may be required as a condition of development.

2.16.11 Should the permitted uses of a property prevent the policies of this Section from being implemented, the County will consider a reasonable and appropriate compromise to meet the overall objectives of this Plan with respect to cultural heritage conservation, land use compatibility, and the overall objectives of a development proponent.

Heritage Conservation Districts, Sites and Cultural Heritage Landscapes

2.16.12 Areas that are of cultural heritage value or interest, including cultural heritage landscapes, may be designated as a Heritage Conservation District under the Ontario Heritage Act. In the identification and evaluation of a potential Heritage Conservation District, regard will be given for but not limited to the criteria in Section 3 of Ontario Regulation 9/06.

2.16.13 In evaluating the rationale for the designation of an area as a Heritage Conservation District, the County will prepare a Heritage Conservation District Study in accordance with the Ontario Heritage Act. A Study may recommend changes to this Plan or the passing of a by-law to adopt a Heritage Conservation District Plan. The Heritage Conservation District Plan will contain policies and guidelines for the conservation of properties within the district. The policies and guidelines will serve to manage change, including development or redevelopment and alterations, to be in keeping with the scale, form and heritage character of the properties in the district. The Heritage Conservation District Plan will be considered by Council for adoption together with the designation of a Heritage Conservation District by-law. It is the intent that the features which give the area its distinctive character and contribute to the area's merit as a Heritage Conservation District will be conserved through the adoption of a Heritage Conservation District Plan by-law.

2.16.14 A Cultural Heritage Landscape (CHL) is a defined geographical area characterized by human settlement activities or other cultural associations that may have resulted in changes and modifications to the environment, which is now

considered to be of cultural heritage value or interest. CHLs may include distinctive rural roads, urban streetscapes, commercial main streets, rural landscapes including villages and hamlets, as well as commercial areas and industrial complexes. While recognition of a CHL does not require designation under the Ontario Heritage Act, they may be described or illustrated as part of this Plan, included in the County of Brant's Heritage Inventory, and incorporated into the appropriate implementation by-laws to ensure their conservation is considered as part of the development process.

Inventorying and Conserving Built Cultural Heritage

2.16.15 The County has a heritage inventory of properties and areas with prospective built heritage resources that have been compiled as a resource with community input and endorsed by Council and included in the Annexes of this Plan. This inventory includes properties and areas with potential heritage attributes, which are intended for further evaluation to determine appropriate conservation methods, and if the property should be included on the municipal register under the authority of Section 27 of the Ontario Heritage Act, prior to the submission of a complete application for development.

2.16.16 Properties on the inventory may be listed on the Heritage Register at the time of pre-consultation to determine applicable required studies and next steps (O.Reg. 9/06).

2.16.17 At a minimum, properties on the inventory shall require a cultural heritage conservation plan to be approved by the County of Brant, prepared in accordance with an approved Terms of Reference. The study, or parts thereof, may be required prior to the submission of a complete application as a proactive strategy for conservation that will be used to inform the future development of the property. Outcomes and recommendations of the conservation plan will be applied as conditions of development. For greater certainty, the requirement for an approved cultural heritage conservation plan applies to inventoried properties regardless of designation status.

2.16.18 Updates to the inventory are delegated to staff as a way to implement a proactive strategy for documenting and conserving significant built heritage resources and cultural heritage landscapes.

2.16.19 Where potential built heritage resources have been identified on lands within settlement areas slated for future development, the conservation of these resources shall be addressed prior to, or at the earliest stage of the development

process. Where the designation of a resource is demonstrated through a Heritage Impact Assessment or equivalent study to not be feasible, the following preferred methods for conservation of the resource shall apply, in order of priority. The following examples provided are not exhaustive:

a) Adaptive Reuse
   Where the structure is no longer able to function with its original use but can remain in situ, it shall be integrated into the development through adaptive reuse. Examples may include: an old farmhouse on properties designated for employment uses could be reused for supportive uses to the employment designation (such as an office or commercial space), or an old home on properties intended for intensification could be integrated into the design of the intensified site as a community space (such as an indoor park, art gallery or event space).

b) Relocation
   Where the structure is no longer able to function in its original location, the relocation of the structure to a location within the County that will provide further community benefit and public access may be permitted. For example: an old house could be moved to a nearby park or property owned by the County to be used for seasonal or recreational supportive purposes.

c) Compensation
   Where neither on-site conservation nor relocation is feasible, compensation shall be provided to offset the impact of the loss and ensure a community benefit is provided as a condition of development.

Studies and Implementation Tools

2.16.20 Prior to development, redevelopment or site alteration of properties that contain and/or are adjacent to known or potential protected heritage property, a Cultural Heritage Impact Assessment, Conservation Plan, Salvage Plan, Historic Context Statement or similar shall be required, in accordance with the applicable terms of reference as approved by the County of Brant. Such a study shall be required prior to the submission of a complete application as a proactive approach to identifying properties for evaluation under the *Ontario Heritage Act*. Where the County has previously evaluated the property, said studies may be required as a condition of approval rather than prior to the submission of application. Where a study, received prior to or as part of a development application, provides recommendations for the conservation of

a protected heritage property, such recommendations shall be included as a condition of approval to implement the directions of this Plan.

2.16.21 Prior to development, demolition, site alteration, or construction on any property within the County, documentation of the subject lands for the purposes of tracking historic development will be required regardless of any requirement for full evaluation to determine a property's cultural heritage attributes. Such documentation shall be provided in a way that is consistent with guidance and directions provided by the County

2.16.22 Adjacent lands, for the purpose of cultural heritage conservation of the Plan, shall mean those lands within 50 meters of a property identified in the County of Brant Heritage Inventory.

2.16.23 Each County-owned protected heritage property where sold, transferred, or leased to another owner or lessee is subject to a Heritage Conservation Easement Agreement or covenant that guarantees its conservation, maintenance, and use in a manner which respects its cultural heritage value or interest and, when appropriate, is subject to a Heritage Restoration Agreement which shall require that certain restoration works be carried out by the new owner or lessee to a standard acceptable to Council and the County.

2.16.24 Under the authority of the *Ontario Heritage Act,* the County may enter into Heritage Easement Agreements with property owners to conserve and protect properties of cultural heritage value or interest. Such agreements, registered on title or certain clauses included in a lease agreement, may be used as a voluntary tool to ensure the long-term preservation and maintenance of heritage attributes and may be implemented in conjunction with other heritage conservation measures. Delegation of authority for any scope of decision-making relating to a Heritage Easement Agreement shall be delegated to the Chief Administrative Officer or an applicable General Manager.

Part ‘’C” – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, *A Simply Grand Plan, 2023*, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

Any application will be subject to the policies applicable on the date of decision.

BY-LAW NUMBER 46-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan of the County of Brant regarding agricultural system policies, including surplus farm dwelling severances
Official Plan Amendment (OPA3-D-25)

WHEREAS in accordance with the provisions of Sections 17 and 22 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, ("*The Planning Act"),* municipalities must adopt an official plan and consider requests to amend the official plan;

AND WHEREAS Ontario Regulation 525/97 under the *Planning Act* exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS this amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

NOW THEREFORE the Council of the County of Brant, in accordance with the *Planning Act,* hereby enacts the following**:**

1. **THAT** the text attached hereto as Schedule 'A' of this By-Law is hereby approved as Amendment OPA3-D-25 to *A Simply Grand Plan, 2023*
2. **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,*

READ a first and second time, this 14th day of April 2026.

READ a third time and finally passed in Council, this 14th day of April 2026.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

By-Law 46-26 – Schedule 'A'

Amendment OPA3-D-25
To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023)*

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act,* shall be known as Amendment OPA3-D-25 to *A Simply Grand Plan, 2023*.

Purpose:

The purpose of this amendment is to update the agriculture system policies within A Simply Grand Plan.

Basis:

Part 5, Section 2.0 of *A Simply Grand Plan* (2023) provides policy direction for protecting the County's valued resources, including prime agricultural area and rural lands, which are identified as a crucial part of the agricultural system. This amendment revises the existing Sections 2.1-2.9, including the agricultural and rural land policies.

These amended policies introduce an improved structure to enhance readability and clarity. Updates have been made to ensure consistency with the Provincial Planning Statement and to ensure implementation of the policies best meets the overall objectives of the plan, including supporting farmers, prioritizing farming, protecting the agricultural system from land fragmentation,

Part 'B' – The Amendment

Introduction:

All of this part of the document entitled "Part 'B' – The Amendment", consisting of the following text, constitutes amendment no. 3D to a *Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023*. Any changes below that require renumbering existing sections within the plan will be addressed within the forthcoming consolidation.

Text Changes:

1. Part 8 Glossary – Section 6.0

In Part 8 of the Official Plan, the following definitions are added to Section 6.0

Farmable Area – The land area of a subject site suitable for an agriculture use, excluding lands not viable for farming operations, such as natural heritage features, hazard lands, and any other physical constraints.

Farm Operator - A farmer engaged in ongoing agricultural use as part of a farm operation. The farm operator is:

- The owner and operator of a farming operation from which the surplus dwelling is proposed to be severed.
- Able to provide proof of ownership of other farm properties, including a farm business registration number applicable to those properties.
- The owner of a residence elsewhere, thereby rendering the residence on the subject farm surplus to their needs.
- An individual or legal entity, such as a sole proprietorship, incorporated company, numbered company, partnership, non-profit organization, or similar, provided the entity holds a valid farm business registration number.

2. Part 5 – Section 2.1- 2.9

In Part 5 of the Official Plan, Section 2.0 Protecting What We Value is hereby amended to remove the Sections inclusive of 2.1 to 2.9, and replace them with the following Section 2.1 to 2.5, renumbering the sections that follow accordingly:

Inserted:

2.1 The Agricultural System

Purpose and Objectives

The agricultural system consists of lands designated Agriculture, Countryside, and Rural Lands, which together form a continuous agricultural land base supporting farming and related activities. These lands accommodate agriculture, agriculture-related uses, on-farm diversified uses, and associated housing on a range of lot sizes.

The County uses an agricultural systems approach to maintain the geographic continuity, long-term viability, and economic productivity of the agricultural land base and the broader agri-food network. This approach recognizes not only farmland but also the infrastructure, services, and assets that support growing, processing, distribution, and access to food across rural and urban contexts.

The policies of Sections 2.1 to 2.5 are intended to:

a) protect and strengthen a continuous and productive agricultural land base as a finite and strategically important resource;
b) support the long-term economic viability, flexibility, and expansion of agricultural operations and the broader agri-food network;
c) ensure land use compatibility with an avoidance-first approach, and to mitigate potential conflicts between agricultural and non-agricultural uses;
d) direct non-agricultural development to settlement areas and designated Rural Lands to prevent fragmentation of prime agricultural areas; and
e) ensure development is appropriately scaled and serviced to maintain the rural character and functioning of the agricultural system.

Best Practices and Targets

2.1.1 Development, redevelopment, and site alteration shall align with the policies of this Plan and be informed by relevant provincial guidelines and publications, as updated from time to time. These may include, but are not limited to:

a) Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (OMAFRA Publication 851, 2016).

b) Minimum Distance Separation (MDS) Document (OMAFRA Publication 853, 2016).

2.1.2 The lands within the agricultural system shall be protected for agricultural uses and normal farm practices of all types, sizes, and intensities, prioritized above other non-farm uses.

2.1.3 At the interface of agricultural and non-agricultural uses, land use compatibility shall be achieved by avoidance and will generally be the responsibility of the non-agricultural use. Where avoidance is not possible, adverse impacts shall be minimized and mitigated to the satisfaction of the County. Required mitigation measures shall be incorporated into development proposals and as conditions for approval.

2.1.4 Residential development and other non-agricultural uses shall be directed to *settlement areas* or *rural lands* in accordance with the policies of this Plan and managed in a way that avoids and does not hinder agricultural uses.

2.1.5 To prevent fragmentation of the agricultural land base and support viable farm operations, lot creation for non-agricultural uses (such as residential, commercial, employment, and institutional uses, among others) shall be directed to settlement areas.

2.1.6 Lawfully established non-agricultural, non-residential uses that exist as of October 18, 2024, are classified as legal non-conforming uses. While their existence is recognized and supported, their expansions are intended to be limited, in accordance with the policies of this Plan.

Prohibited Uses

2.1.7 Redesignation of lands within the Agriculture or Countryside designations is considered a removal of prime agricultural land and will generally not be supported for the duration of this Plan. When considering such a proposal, locally appropriate tests shall be applied to ensure the demonstration of consistency with provincial policies, including:

a) That it will not diminish the long-term functioning of the agricultural system, including the continuity of the agricultural land base, existing farm operations, and the infrastructure, services, and assets of the agri-food network.

b) That it will not create new land use conflicts or constraints that would impede existing or future agricultural operations, including livestock expansion, nutrient management, or normal farm practices.

c) Any other appropriate land conversion criteria, including need, availability of alternatives, MDS compliance, or those further described in the policies of the County's Growth Management Strategy (Part 4 of this Plan).

The Agriculture and Countryside Designations

The Agriculture Designation forms part of the County's prime agricultural area, where agricultural uses and normal farm practices are the primary and prioritized land use. Non-agricultural development is limited to avoid impacts on farming.

The Countryside Designation includes a mix of uses, such as farming, environmental conservation, small-scale industries, and historic residential clusters, within the County's prime agricultural area. Agricultural uses remain the priority, while this designation manages the interface with existing nonfarm uses and provides limited opportunities for the expansion of legally existing non-residential uses that do not hinder farming operations.

Appropriate Uses

2.1.8 Subject to meeting all applicable policies in this Plan, implementing By-laws or guidelines, and other legislation, the following uses may be supported on lands designated as Agriculture or Countryside:

a) Agriculture, including normal farm practices, agriculture-related uses, and on-farm diversified uses.
b) Petroleum resource operations and mineral aggregate operations, as an interim use.
c) Limited non-residential non-agricultural uses, subject to the applicable policies of this Plan.

Conditional Permissions

2.1.9 A principal residential dwelling unit within the Agriculture or Countryside designations shall only be permitted where the following criteria are met:

a) The lot is a legally existing lot of record with frontage on an open public road, and access to the lot is provided directly through that frontage.

b) The dwelling complies with the MDS policies of this Plan.

c) Private water and sanitary (individual well and septic) servicing can be provided with no negative impacts to quality/or quantity of water by way of a servicing solution approved to the satisfaction of the County.

2.1.10 Accessory uses associated with a residential unit may be permitted within the Agriculture or Countryside designations and shall be limited to:

a) Typical residential accessory structures or features such as garages, sheds, decks, patios, swimming pools, and similar amenities, provided they are limited in area and clustered around the residential unit.

b) Up to two additional residential units, subject to the applicable policies of this Plan.

c) A home-based business or industry, subject to the applicable policies of this Plan.

2.1.11 To limit land consumption in the prime agricultural area, energy generation and storage proposals shall only be permitted as an on-farm diversified use, and subject to the applicable policies of this Plan.

The Rural Lands Designation

The Rural Lands designation is made up of lands that are part of the County's rural system, located outside of rural settlement areas and outside of the prime agricultural areas, and may support very limited development opportunities. The designation also includes lands that are on the fringe of settlement areas where the soil quality or proximity to urban uses may not support viable farm activities over the long term.

Appropriate Uses

2.1.12 Subject to the policies in this Plan, implementing By-laws or guidelines, the following uses are generally supported on lands designated as Rural Lands:

a) Agriculture, including normal farm practices, agriculture-related uses, and on-farm diversified uses.

b) Residential uses.

c) Petroleum resource operations and mineral aggregate operations, as an interim use.

d) Resource-based recreational uses, including recreational accommodations not intended to be used as permanent residences.

e) Other uses that are rural in nature.

2.1.13 Accessory uses associated with a residential unit may be permitted within the Rural designation and shall be limited to:

a) Typical residential accessory structures or features such as garages, sheds, decks, patios, swimming pools, and similar amenities, provided they are limited in area and clustered around the residential unit.

b) Up to two additional residential units, subject to the applicable policies of this Plan.

c) A home-based business or home industry, subject to the applicable policies of this Plan.

Resource-Based Recreational and Tourism Uses

2.1.14 The establishment of new resource-based recreational uses that may not be appropriate in settlement areas may be permitted in Rural Lands designation by a site-specific Zoning By-law amendment, provided it is demonstrated as part of a complete application that the proposed use is:

a) Limited to recreational and tourism-related uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape.

b) Demonstrated to be a clear benefit to and not hindrance of the resource. The use would benefit from proximity to the resource and should provide opportunities for its enhancement.

c) Not appropriate in a settlement area.

d) Appropriately serviced, as demonstrated through a hydrogeological study completed by a qualified engineer, in which it is demonstrated that the quality and quantity of water is protected.

e) Not adversely affecting the protection and expansion of agricultural uses and other resource-based uses such as mineral aggregate operations.

f) Avoiding any impacts on agricultural uses and normal farm practices. Where avoidance is not feasible, those impacts have been minimized and mitigated within the lands that are to contain the rural resource-based recreational use.

2.1.15 The proposed use may include small-scale commercial uses to service the needs of visitors, and, where appropriate, resource-based recreational accommodation.

Uses That Are Rural in Nature

2.1.16 Uses that are rural in nature shall be inclusive of:

a) Institutional uses.

b) Public service facilities.

c) Minor community servicing amenities such as Places of Worship, Cemeteries, Medical facilities and small-scale educational facilities.

d) Energy generation and storage.

2.1.17 Uses that are rural in nature will generally be directed to settlement areas before being considered in the Rural lands designation. The uses may only be permitted where:

a) Alternative locations have been evaluated and are determined not to be suitable.

b) The use complies with the MDS policies of this Plan.

c) The use does not hinder the ability for surrounding farm operations to expand.

d) There is an identified need for the proposed public-benefiting use.

2.2 Distinguishing between Agriculture, Agriculture-Related Uses, and On-Farm Diversified Uses

Purpose

The County's prime agricultural areas are to be protected for long-term agricultural use and sustained food production. Agriculture is the principal land use in these areas, and an objective of this Plan is to ensure that permitted uses support the viability, flexibility, and resilience of the agricultural sector.

In addition to agricultural uses, the PPS permits agriculture-related, and on-farm diversified uses within the agricultural system. These uses are intended to contribute to the rural economy while maintaining compatibility with surrounding farm operations. They must be carefully distinguished to ensure that permitted activities do not compromise the long-term agricultural function of the land, introduce incompatible development, or require urban servicing.

2.2.1 The distinction between agricultural uses, agriculture-related uses, and on-farm diversified uses shall be made by reference to the definitions in the Plan, and the most current version of Provincial Publication 851.

2.2.2 A proposed use does not qualify for permissions as agriculture, agriculture-related, or on-farm diversified use if it:

a) Does not clearly meet all criteria for agricultural, agriculture-related, or on-farm diversified uses.

b) Would be better suited with, or would require, municipal servicing infrastructure.

c) Is a large-scale commercial, industrial, institutional, or recreational use.

Agriculture Uses

2.2.3 Agricultural uses shall include structures and on-farm buildings used by the farm operator for the purposes of a farm operation (such as barns, silos, manure storages, value-retaining facilities etc.) unless otherwise directed by the policies of this Plan.

Agriculture-Related Uses

2.2.4 Agriculture-related uses may be permitted where all the following criteria are met:

a) The farm-related commercial and farm-related industrial use shall be directly related to agricultural production, processing, distribution, or service provision to the local farm community, which is generally defined as agricultural operations within Southwestern Ontario. This radius may be scaled based on known commodity clusters, supply chain networks, and agri-food infrastructure relevant to the proposed use and must be justified with supporting evidence such as business plans, client lists, or regional agricultural data. Demonstration of the direct relation to agriculture shall include:

   i. Details of products and services offered.

   ii. The types of agricultural clients served.

   iii. Identification of primary customers.

   iv. The use is compatible with and does not hinder surrounding agricultural uses or limit the ability of existing farms to expand.

   v. The use is directly related to and benefits from proximity to agricultural operations.

b) To ensure uses are compatible with and do not hinder surrounding agricultural operations, the total area of the use must be appropriate to serve farm operations in the surrounding area, being limited in scale and appropriately serviced by rural servicing infrastructure, and shall generally not exceed:

   i. 1.0 hectare in total site area, including all buildings, parking and storage.

   ii. 2000 square metres of total floor area for all buildings.

   iii. 25% of the total site area for outdoor storage, which shall be screened from view.

c) Larger facilities and operations will be generally directed to nearby settlement areas with municipal services, and more appropriate road networks except where:

i. Otherwise justified by applicable studies on a site-specific basis.

ii. Generally directed to Rural lands, or lesser quality crop lands, to minimize the loss of prime agricultural lands or located in such a manner to reduce compability and maintain a rural character.

iii. The use is supported by rural service levels, including access to an existing public road and adequate on-site water and sewage services, and adequate water for firefighting.

iv. The development meets all applicable environmental and compatibility standards, including provincial requirements for air emissions, noise, and odour.

d) To reduce further fragmentation of agricultural land, it is preferred that an agriculture-related use not be separated from a farming operation property by way of consent, which may only be supported where the applicable consent policies can be met.

2.2.5 Agriculture-related uses must be supported by existing rural services, including safe access from a public road and private on-site water and sewage systems with servicing demands comparable to a typical dwelling. Uses that require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or any other large-scale servicing capacity, infrastructure investment, or provincial approval shall not be considered on-farm diversified uses.

2.2.6 The County may require completion of a report or seek peer review of a proposed agriculture-related use, by an agricultural specialist such as a Certified Agrologist, in determining whether a proposed use is agriculture-related.

On-Farm Diversified Uses

2.2.7 On-farm diversified uses may be supported where all the following criteria are met:

a) The use is located on a property that is part of a farming operation and is actively engaged in agricultural production.

b) The use is secondary to the principal agricultural use of the property in terms of scale and land area and does not compromise ongoing farm operations.

c) Limited in area, where the total area of all on-farm diversified uses, including buildings, outdoor storage, display, and parking, shall not exceed 2% of the total lot area, to a maximum of 1.0 hectare.

d) In general, Minimum Distance Separation (MDS) will not be required for on-farm diversified uses. However, this requirement shall be dependent on the scale, intensity and duration of an on-farm diversified use, where intensified human activity is proposed in proximity to existing livestock facilities, the use shall comply with MDS Formulae to ensure the use will not hinder livestock operations. Intensified human activity shall include but not be limited to:

   i. Prolonged food services.

   ii. Overnight accommodation.

   iii. Educational or wellness facilities that may involve vulnerable groups (such as children).

e) The use shall be compatible with and not hinder surrounding agricultural operations by maintaining the rural character of the area, which includes being:

   i. Similar in height and appearance to agricultural buildings.

   ii. Located in a manner so as not to detract from the farm buildings or dwelling.

   iii. Located within the farm cluster.

   iv. Setback from adjacent uses.

f) On-farm diversified uses must be supported by existing rural services, including safe access from a public road and private on-site water and sewage systems with servicing demands limited to those of a typical dwelling.

2.2.8 Where a home-based business or home-based industry is proposed as an on-farm diversified use, the policies for an on-farm diversified use shall apply.

2.2.9 Uses that generate significant traffic, require municipal servicing, expanded or new road infrastructure, a Permit to Take Water (PTTW), Environmental Compliance Approval (ECA) for sewage works, or involve any other large-scale servicing capacity, infrastructure investment, or provincial approval shall not be considered on-farm diversified uses

2.2.10 Large-scale facilities and high-intensity or frequent events shall not be considered an on-farm diversified use where their degree of public draw, scale, function, and impact exceed what is compatible with agricultural areas. When considering operational intensity and compatibility, the following will not be considered an OFDU:

a) Assembly or gathering uses in permanent or purpose-built venues, where the scale, function, or design anticipate regular and sizable public attendance beyond what is typical of a small-scale farm-related activity (±150 people), and function similarly to commercial event venues.

b) Uses involving care, supervision, or other institutional functions.

c) Industrial uses other than low hazard uses that align with the policies for home-based industries.

d) Recreational uses requiring permanent seating, lighting systems, prepared surfaces, or other similar features.

e) Any other use requiring building types, construction standards, or professional classification associated with major commercial, institutional, industrial, or assembly uses.

f) Events that occur on a recurring schedule, such as daily or weekly, or events that operate for more than one season.

2.2.11 Temporary or occasional events may be permitted as on-farm diversified uses where they rely solely on temporary facilities, requiring no permanent building or servicing upgrades, and do not permanently displace agricultural land. Such a use may require conditional approval, such as a special events license or similar, to regulate the scale, frequency and hours of operation on a site-specific basis.

Farm Worker Housing

2.2.12 Farm worker housing and accommodation shall be considered to be:

a) An agricultural use when provided for workers employed only for the farming operation on which they will reside.

b) An on-farm diversified use when provided for workers of other farming operations.

2.2.13 Farm worker housing and accommodation shall be:

a) Provided in a temporary structure, being a structure that can be easily removed and rehabilitated to farmland and located within proximity to the farm building cluster where farm worker housing and accommodation is not required for an extended growing season, or year-round.

b) Provided in a temporary or permanent structure, provided it is located within the farm building cluster, where farm worker housing and accommodation is required year-round.

2.2.14 The Countryside and Rural Lands designation shall be considered a Type B land use for the purposes of MDS calculations, and development shall be in accordance with the MDS policies of this Plan.

Odourous Farming Operations

2.2.15 Odourous farming operations, such as mushroom farms and outdoor cannabis cultivation, including activities like growing, harvesting, cleaning, packaging, shipping, and composting, shall be subject to site plan control. Land use compatibility studies may be required where appropriate under applicable law.

2.2.16 Operations shall use recycled or irrigated water systems to reduce primary water consumption.

2.2.17 Cultivation is considered an agricultural use. In the agricultural system, processing is only permitted as an agriculture-related use. In certain areas, outdoor cultivation may be discouraged due to potential odour impacts.

2.2.18 Cultivation and processing of odourous commodities shall be managed in a way that prevents and mitigates adverse effects, including odour and noise. These uses shall not be permitted within 70 metres of a sensitive land use.

2.2.19 Where a cultivation or a processing facility is proposed within 750 metres of a sensitive land use, a development application may be required to demonstrate no negative impacts with respect to:

a) Surrounding farming operations, through an agricultural impact assessment.

b) Dark sky compliance, as indicated by a photometric plan.

c) Surrounding roads and traffic infrastructure, through a transportation impact study.

d) Water quantity, quality, or watershed health, as indicated by the applicable stormwater and hydrogeological studies.

Non-Agricultural Source Material (NASM)

2.2.20 The application of NASM is a recognized agricultural nutrient management activity, where farming remains the primary activity on the site, and where the requirements of Ontario Regulation 267/03 under the Nutrient Management Act (2002) have been fulfilled.

2.2.21 NASM storage is only supported as an on-farm diversified use where:

a) At least 50% of the material is applied locally.

b) The processing is limited in area.

c) Storage is located as far from sensitive lands uses, with appropriate buffering, as is reasonably possible.

d) Odour mitigation measures have been addressed to the satisfaction of the County of Brant, which may be required as conditions of approval.

2.3 Non-Agricultural, Non-Residential Uses in Prime Agricultural Areas

Purpose

Non-agricultural and non-residential use are limited to lawfully established uses that are not related to farming operations and must be carefully managed in rural and agricultural areas. New non-agricultural and non-residential uses are not permitted (other than for public services) and are directed to settlement areas or, where appropriate, Rural Lands, in accordance with provincial guidelines and the County's land use policies.

Limited expansion of legally existing uses may be permitted where impacts on agriculture are minimized, no new lots are created, and land use compatibility is demonstrated. New uses and major expansions will be subject to strict criteria, including justification of need, hydrogeological and agricultural impact assessments, and conformity with applicable policies to protect agricultural lands and operations.

2.3.1 Minor expansions that do not go beyond the existing property boundaries of a lawfully established and existing non-agricultural, non-residential use in the Agriculture, Countryside, or Rural Lands designation may be supported without an amendment to this Plan, provided the minor expansion demonstrates:

a) That it does not exceed a cumulative area of 1 hectare of additional land area on the property. The cumulative amount of added land is calculated from October 18, 2024.

b) That potential impacts on agriculture are avoided and mitigated.

2.3.2 Minor expansions that go beyond the existing property boundaries of a lawfully established and existing non-agricultural, non-residential use in the Countryside or Rural Lands designations may be supported on a site-specific basis where:

a) No new lot will be created.

b) The technical boundary adjustment does not exceed a cumulative total of 1.0 hectare of additional land area.

c) An agricultural impact assessment demonstrates that:

i. There are no reasonable alternatives on lower-priority agricultural lands.

ii. The expansion of the use complies with Minimum Distance Separation (MDS) formulae.

iii. Other agricultural impacts are avoided and mitigated through on-site measures.

d) There is a justified need and benefit from expansion as opposed to relocation. Alternative location options shall be considered.

2.3.3 New non-agricultural, non-residential uses are generally not supported in the agricultural system and shall be directed to settlement areas, except in the case of public service facilities, infrastructure, parks and conservation areas, or similar publicly owned and public-benefitting uses, where:

a) There has been a study to demonstrate there is an identified need for the facility within the horizon of this Plan.

b) The use complies with the MDS policies of this Plan.

c) An agricultural impact assessment demonstrates that the potential impacts on the agricultural system will be avoided or that they are mitigated and outweighed by the benefit the facility will provide to the rural area.

2.4 Lot Adjustments, Lot Creation, and Consent Policies

Purpose

The purpose of the lot creation and consent policies is to ensure that land division occurs in a manner that supports long-term agricultural viability and protects the integrity of the agricultural system. In the prime agricultural area, new lot creation is limited to avoid fragmentation of the agricultural land base, maintain opportunities for existing farm operations to continue and expand, and ensure future agricultural uses are not constrained by land use conflicts such as Minimum Distance Separation (MDS) requirements. Fragmentation through the creation of small or non-farm lots has been shown to introduce long-term land use incompatibilities, hinder livestock expansion, and reduce the ability to reestablish agricultural uses once they have ceased.

In contrast, Rural Lands may support limited and appropriately scaled lot creation where it aligns with the character of the rural area, avoids impacts on adjacent farming operations, and can be adequately serviced. The intent is to distinguish lot creation policies in a way that prioritizes the protection of prime agricultural lands while providing measured flexibility in Rural Lands where agricultural constraints are less pronounced.

Lot Adjustments

The following policies apply in the agriculture, countryside, and rural lands designation.

2.4.1 Easements intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to lack of frontage onto a public road shall be considered an application to create a new lot.

2.4.2 Severing two or more lots that were unintentionally merged in title is considered a legal or technical reason only where:

a) No adjustment is made to the initial lot configuration.

b) The merge occurred after January 1, 1999.

c) Proof of the unintentional merger is demonstrated through appropriate land registry documentation, accompanied by legal confirmation that each lot previously existed as separately deeded parcels prior to the merge.

2.4.3 Minor boundary adjustments will only be considered in the following circumstances:

a) Between an agricultural lot and neighbouring non-residential, non-agricultural lot to increase the size of a farm operation on the agricultural lot.

b) To rectify an encroachment of a well, septic system, tile drainage, or similar essential feature onto a neighbouring lot.

c) To reconfigure two neighbouring agricultural lots to the benefit of a farming operation.

d) On lands designated Agriculture, Countryside, or Rural Lands to support the conservation of a protected heritage property or a natural heritage feature.

e) On lands designated Countryside or Rural Lands, for the minor expansion of a legally existing non-agricultural, non-residential use, provided neither lot is designated Agriculture, and subject to the other applicable policies for such a use within this Plan.

2.4.4 Minor boundary adjustments will be supported only where:

a) No new lot is created.

b) Where a *farming operation* exists, the agricultural viability of the operation(s) is shown not to be negatively impacted.

c) Minimum Distance Separation requirements are maintained.

d) Where agriculture activities include manure, biosolids, fertilizer storage, handling and application, the distance to pre-existing wells and water table depth shall be 0.9 metres or greater.

e) Any lot size is not reduced below a functional threshold of 40 hectares of *farmable area*.

f) The adjustment is minor in scale and does not exceed 1.0 hectare.

Lot Adjustments – Surplus Farm Dwellings

The following policies apply in the Agriculture, Countryside, and Rural Lands designations.

2.4.5 Consent for the purposes of a residence surplus to an agricultural operation will only be supported as a lot adjustment, where the remnant parcel of farmland will be merged with an abutting farm parcel under one ownership, and where:

a) The lands have been acquired by a farming operator prior to the application or are subject to a binding agreement of purchase and sale of which a farming operator is a party. The farming operator shall be the owner and operator of a farming operation from which the surplus dwelling is proposed to be severed.

b) No previous consent for residential purposes has been granted on the subject lands, as may be confirmed by land registry documentation.

2.4.6 Consent for the creation of a new residential lot for a surplus residence shall not be supported where a review of the historic lot and concession fabric, along with the existing lot configuration, demonstrates that small, non-farm residential property has previously been severed from the original large farm parcel that was established in the original survey of the area. Visual and mapping evidence, such as lot fabric analysis, may be used to determine eligibility.

2.4.7 The lot to contain the surplus residence shall:

a) Comply with MDS formulae requirements, being compatible with surrounding agricultural uses and not hindering existing or future farm operations.

b) Not contain any farm buildings. Any farm buildings shall be required to meet the applicable setbacks from the lot to contain the surplus dwelling or will be required to be removed as a condition of approval.

c) Maintain a regular shape, being compatible with surrounding lot fabric, and not be flag-shaped or irregular.

d) Maintain a minimum frontage of 20 metres for the depth of the entire lot.

e) Provide its own safe and direct access to an open and maintained public road.

f) Be limited to the minimum size needed to support the residence, as supported by a well test to demonstrate sufficient water quality and quantity and by proof that the septic design meets the applicable Ontario Building Code requirements.

Lot Creation

The following policies apply in the Agriculture, Countryside, and Rural lands designations.

2.4.8 A new viable agricultural lot may be created for an agriculture use, only where the severed and retained lots will have a minimum farmable area of 40 hectares, which shall exclude any lands designated as part of the natural heritage system.

Lot Creation Specific to Rural Lands

The following policies apply in the Rural Lands designation.

2.4.9 Any new non-farm residential lot shall only be created for infill purposes within an existing grouping of residential lots whereby all the following criteria will be achieved:

a) The existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four (4) or more non-farm lots, with each such unit or lot separated from each other by no more than 100 metres on the same side of an open public road. The measurement of the 100-metre separation distance is determined in accordance with the residential infilling formulae below.

   i. Measurement is established between two points located along the centreline of the existing right-of-way of an open public road. The points are determined by a line drawn from the centre of the unit or lot, whichever is further separated, and drawn perpendicular to the public road.

   ii. The distance between the two points is measured along the centreline of the public road or, when curved, following the tangent.

   iii. The point of reference on an adjoining and undeveloped non-farm lot is determined by the midpoint along the public road.

b) The new residential infill lot will be limited to the minimum size needed to accommodate the use and appropriate sewage and water servicing infrastructure, which is considered to generally be between 0.4 hectares and 1 hectare.

c) The severed and retained lot will be compatible and similar in size and shape to surrounding uses. The creation of irregular and flag shaped lots with narrow frontage will not be supported.

d) The severed and retained lot can accommodate the use and be appropriately serviced by sewage and water servicing.

e) The new infill lot is not located within a Vulnerable Area where individual wastewater treatment systems are identified as a prohibited use.

f) The new infill lot is not located within the Natural Heritage System or a natural hazard overlay.

g) No new lot will be created within the Natural Heritage System including the minimum and established vegetation protection zones, and/or within hazardous lands or hazardous sites.

h) The new infill lot can provide individual and safe access and frontage to an existing public road that is maintained on a year-round basis.

i) The new infill lot will not hinder access to mineral aggregate resource deposits within 300 metres. In this regard, an assessment of potential impacts, mitigation and/or warning clause registered on title may be required.

Studies and Implementation

2.4.10 Where an application for consent is proposed within the agricultural system, an Agricultural Impact Assessment (AIA) prepared by a qualified professional (such as a Professional Agrologist, or similar) may be required as part of a complete application. The AIA, at a minimum, shall:

a) Be prepared in accordance with a Terms of Reference issued and/or accepted by the County.

b) Demonstrate that the proposed development, redevelopment or site alteration is in accordance with provincial and municipal policies.

c) Assess potential impacts of non-agricultural uses.

d) Demonstrate compatibility with surrounding agricultural operation.

e) Recommend mitigation to avoid adverse impacts on the agricultural land base.

f) Provide evidence that the geographic continuity of the agricultural land base and the functional and economic connections of the agri-food network will be maintained and enhanced.

2.5 Minimum Distance Separation Formulae

Planning and development, including new land uses, the creation of new lots, and new or expanding livestock facilities, that may be impacted by existing livestock facilities or anaerobic digesters are required to comply with the minimum distance separation formulae as based on the policies of this Plan, the implementing Zoning By-Law, and The Minimum Distance Separation Document (Publication 853, Ministry of Agriculture, Food and Rural Affairs, 2016) as may be updated from time to time.

To provide for the long-term protection and expansion of agricultural uses, odour conflicts shall be reduced by separating incompatible uses. This will be done by requiring strict compliance and limiting variances to the minimum distance separation formulae.

2.4.11 All development, site alteration, and redevelopment applications shall be consistent with the guidance and directions of Publication 853. Applicants shall utilize provincial software (such as AgriSuite) to calculate setbacks as part of their submission. The County shall review these policies when evaluating applications to ensure conformity.

2.4.12 In accordance with Guideline #6 of Publication 853, where an application for development on lands within the agricultural system requires MDS calculation to be undertaken, applicants must identify and map all existing livestock facilities and anaerobic digesters reasonably expected to be impacted by a proposal within a study area extending:

a) A minimum 750 metre distance from any proposed Type A land use.

b) A minimum 1,500 metre distance of a proposed Type B land use.

c) A minimum 2,500 metre distance where a large facility of over 1,200 nutrient units is present. Examination at this distance may only apply in limited circumstances, such as where a large Type B livestock facility is located on or near the outer edge of the 1,500 metre distance study area.

2.4.13 Investigation and documentation shall include at a minimum:

a) Livestock operation location and lot size.

b) Livestock type.

c) Manure storage and type.

d) Facility design capacity.

2.4.14 MDS applies only to odour generated from permanent livestock facilities and anaerobic digestors. Odour from manure or digestate application is regulated through a Nutrient Management Plan.

2.4.15 Where lot creation is proposed, MDS setbacks are not required for the severed or retained lots provided no new dwelling or sensitive land use is being established, and the purpose of the severance is limited to:

a) Agricultural uses with an existing residence.

b) Technical severances.

c) Infrastructure.

d) Existing non-agricultural uses.

e) Agriculture-related uses.

2.4.16 For the purposes of a severance of a residence surplus to a farming operation, an MDS I setback shall be required regardless of the existence of potential odour conflicts, and regardless of the date of lot creation. (Guideline #9)

2.4.17 For the purposes of a building permit, MDS I setbacks are not required for dwelling additions, attached ARUs, or dwelling replacements located in the same building footprint. MDS I shall be required for all other new dwellings outside of a settlement area.

2.4.18 Type A land uses are classified as less sensitive land uses and include:

a) Industrial uses (Employment designation outside of a settlement area).

b) Open space (Parks and open space designation outside of a settlement area).

c) Dwelling on existing rural lots (Rural lands designation).

d) Agricultural lot creation that does not result in four or more lots in close proximity (Agriculture designation).

e) Cemeteries, regardless of their designation.

2.4.19 Type B land uses are classified as more sensitive land uses and include:

a) Settlement area expansions.

b) Four or more development lots in proximity (Countryside designation)

c) Planning applications for new residential uses outside settlement areas.

2.4.20 MDS setback reductions are discouraged. Setback reductions may only be permitted in limited technical instances, where a MDS Report has been

completed by a qualified agricultural professional, in accordance with the restrictions set by the implementing zoning, and for the purposes of:

a) Surplus Farm Dwelling Severances (in accordance with Guideline #9).

b) Existing Small Lots (<4 ha) (in accordance with Guideline #7 and Guideline #43).

c) Detached Additional Residential Units (in accordance with Guideline #7 & 43).

2.4.21 Where a reduction consistent with the policies of this section is granted, conditions may be imposed to ensure potential odour conflicts are mitigated and the reduction has been minimized to the greatest extent feasible.

2.4.22 One detached additional residential unit may be permitted, provided it is placed as far from existing livestock facilities as possible and meets all applicable policies such as being located within a building cluster.

a) Reconstruction of Dwellings (Guideline #11)

b) Reconstruction of Livestock Facilities (Guideline #11)

c) Environmental / Public Safety Exceptions (Guideline #43)

2.4.23 In recognition of the County's commitment to supporting and sustaining agricultural operations, this Plan prioritizes the viability and expansion of livestock facilities within the Agricultural System. As such:

a) Variations to MDS setbacks may be considered for the purpose of expanding existing livestock operations, provided that:

   i. The expansion supports a *farming operation*.
   ii. The proposed facility is located on lands designated for agricultural use.
   iii. The applicant demonstrates that the expansion cannot reasonably occur elsewhere on the property without compromising operational efficiency or environmental safety.
   iv. A qualified agricultural professional has completed a supporting MDS Report and Agricultural Operation Strategy or Plan.

b) These considerations shall be evaluated in accordance with Implementation Guidelines #18 and #43 of Publication 853 and shall not compromise the intent of MDS to minimize land use conflicts.

c) The County may consider site-specific variations that are justified by agricultural need and supported by technical documentation.

Part "C" – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, A Simply Grand Plan, 2023, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.

To support consistent implementation of this Plan, the County may interpret policies to clarify wording or consolidate related provisions where ambiguity or unintended overlap is identified during implementation. Any such interpretation shall maintain the original intent and policy outcomes of the Plan and shall not introduce new permissions, restrict existing permissions, or otherwise materially alter the policy framework. Clarifications arising from interpretation may be documented through guidelines, staff bulletins, or additional implementation materials.

Transition

For applications deemed complete prior to the adoption and approval of this amendment, the policies of the Plan as they read on the date the application was deemed complete will continue to apply. All other applications will be subject to the policies applicable on the date of decision. Should an applicant wish to proceed under the newly adopted policies, such a request shall be made in writing.

BY- LAW NUMBER 47-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to amend Schedules 14 & 15 of the County of Brant Parking By-law No.004-19

WHEREAS, subsection 8(1) of the Municipal Act 2001, S.O. 2001, c. 25 provides that the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues.

WHEREAS section 10 of the Municipal Act, 2001, S.O. 2001, c. 25 provides that a single-tier municipality may pass bylaws with respect to any public assets of the municipality acquired for the purpose of exercising its authority under this or any other Act;

AND WHEREAS the Corporation of the County of Brant enacted By-law No. 004-19 to regulate parking on January 22nd, 2019;

AND WHEREAS Schedules under By-law No. 004-19 are declared to form part of the By-law;

AND WHEREAS Council has approved amendments to Schedules 14 and 15 of By-law No. 004-19.

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

1. **THAT** section 1.8, subsections 1.8.1, 1.8.2 and 1.8 2. of Schedule 14 be repealed and replaced with the following: "For residents of the Downtown Paris Business Improvement Area (BIA) or Residential BIA Property Owners to park or use the permit spaces in accordance with the Terms and Conditions in the designated areas outlined in Schedule 15 including:

   1.8.1 Ten (10) Designated Spaces in Municipal Lot #3 (2 Grand River Street North)

   1.8.2 Ten (10) Designated Spaces in Municipal Lot #11 (28 Mechanic Street)

   Permits issued under Section 1.8 are pursuant to the Paris Residential BIA Parking Permit Application Form or the Paris BIA Residential Owner Application Form, in accordance with the Terms and Conditions and the Fees and Charges By-law, as amended.

   1.8 2. - Where applicable, a permit issued shall include, at the very minimum, the vehicle make, model and license number, indicate the date of expiry, include any restrictions and shall be posted in clear view on the dashboard of the vehicle for which it is used."

2. **AND THAT** subsection 15.2 of Schedule 15 be repealed and replaced with;" "Municipal Lot #3 - 2 Grand River Street North – 10 Spaces (Schedule 15.2)"

3. **AND THAT** Schedule 15, Map 15.2 be deleted its entirety and replaced with the attached aerial map depicting the 10 permits spaces in Municipal Lot #3 and renaming the Map to: County of Brant Parking By-law 004-19 – Schedule 15, Map 15.2, Municipal Lot #3, 2 Grand River Street North.

4. **AND THAT** the Schedule 14 Paris Residential BIA Permit Parking Application be amended by removing all references to Municipal Lot #2 (10 Broadway St. W. Paris) and replacing with Municipal Lot #3, (2 Grand River Street North, Paris)

5. **AND THAT** that the attached Paris BIA Residential Property Owner Parking Permit Application form be added to Schedule 14.

READ a first and second time, this 14th day of April 2026.

READ a third time and finally passed in Council, this 14th day of April 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____

David Bailey, Mayor

_____

Spencer Pluck, Deputy Clerk

BY-LAW 004-19

Schedule 14 - Paris BIA Residential Property Owner Parking Permit Application (Temporary)

Date Stamp – Application Rec'd by Municipality (Office Use Only)	Application Number (Office Use Only) OSPP:_____ AREA:_____ PERMIT #:_____ EXPIRY DATE:_____

Part 1: Application Type

Type of Application	Fee	By-Law Reference
Municipal Lot #3 (2 Grand River St. N. Paris) Section 32 1 month	$120.00 + HST	By-Law #004-19
Municipal Lot #11 (28 Mechanic Paris) Section 32 1 month	$120.00 +HST	By-Law #004-19
Municipal Lot #3 (2 Grand River St. N. Paris) Section 32 quarterly	$360.00 + HST	By-Law #004-19
Municipal Lot #11 (28 Mechanic Paris) Section 32 quarterly	$360.00 + HST	By-Law #004-19

Part 2: Location Information

Address subject to this application:
(List all units being applied for)

Part 3: Applicant Information (Please note, you must provide the County of Brant written notice of any change of address or telephone number)

First Name: _____ Last Name: _____

Daytime Telephone #: _____ Alternative Telephone #: _____

Fax #: _____ E-mail Address: _____

Mailing Address: _____

Document produced as proof of ownership: _____

Number of vehicles registered to the above address: _____

Make, model, colour and year of first vehicle : _____

License plate of first vehicle: _____

Make, model, colour and year of second vehicle: (if applicable) _____

License plate of second vehicle (if applicable): _____

Do you have a garage?	Yes/No	If Yes, capacity of garage: __ motor vehicles
Do you have a driveway?	Yes/No	If Yes, capacity of driveway: __ motor vehicles

How many parking spaces are you requesting? ▭

Terms and Conditions for Paris BIA Residential Property Owners (Untenanted Units):

1. The Applicant must provide proof that dwelling units are legally registered, appropriately zoned, and intended for residential occupancy.
2. The Applicant must provide documentation demonstrating the unit is currently untenanted (affidavit or vacancy declaration).
3. Permits valid for up to 12 months; non-renewable unless the unit remains legitimately untenanted.
4. Permits shall only be issued to Applicants who own a residential property within the boundaries of the Paris Business Improvement Area on a first come first served basis.
5. Monthly fees apply.
6. One permit and space will be issued to the residential property owner. Additional landowner permit spaces will remain open to the public until such time the property is tenanted, and a residential parking permit is issued.
7. Two license plates may be registered per permit to residential property owner. Changes must be submitted in writing or in person.
8. Permits and associated fees are non-transferable.
9. Permits are intended only for maintenance/construction, or transitional leasing/sales periods and not for long-term storage or speculative purposes.
10. Misuse (e.g., subletting, falsifying eligibility, using a permit for commercial storage) may result in immediate revocation and one-year ineligibility.
11. Permit availability may be reduced or suspended if demand exceeds supply.
12. The number of eligible permit spaces is not to exceed the number of vacant units.
13. Permits may only be issued for standard passenger vehicles (no commercial or oversized vehicles).
14. The Applicant must demonstrate a need for the permit.
15. Permit spaces must be prepaid at least 30 days prior to each month.
16. Permit privileges apply only to the assigned space and authorized vehicles.
17. Permits must be posted in clear view on the dashboard of the vehicle for which it is used.
18. Permit holders must comply with all applicable municipal and provincial legislation.
19. Vehicles must be removed from lots when required for snow removal or maintenance; failure may result in penalties or towing.
20. The County reserves the right to suspend or modify parking access without notice.

21. The County is not responsible for loss or damage to vehicles or content.

22. Parking violations may result in enforcement under the Provincial Offences Act or the County's Administrative Penalty By-law.

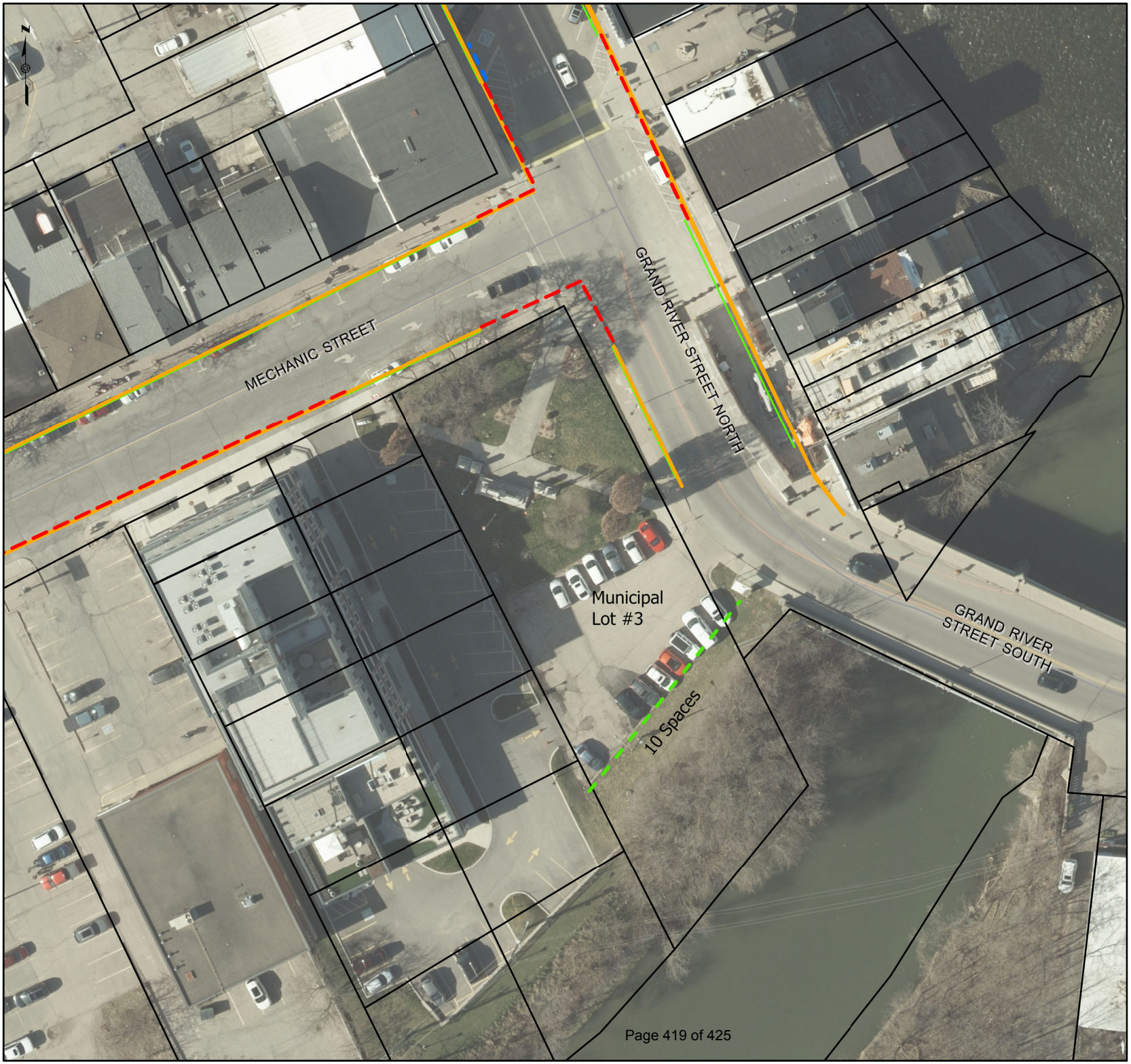
23. Vehicles parked in contravention of the By-law may be subject to towing or impoundment as permitted under Section 101 of the Municipal Act, 2001 and subsection 170(15) of the Highway Traffic Act.

I,_____ understand and agree to abide by the above terms and conditions for parking permit holders. I hereby confirm and declare that the dwelling unit(s) listed in this application are vacant as of the date of this declaration.

_____	_____
Signature	Date of signature
_____	_____
Permit No.	Zone/Lot/Street

Please submit completed form to:
Municipal Law Enforcement Office
26 Park Ave,
Burford, Ontario
N0E 1A0

Personal information requested on this form is collected under the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56, as amended, and will be used for the purpose of processing your application.



KEY MAP:



GENERAL NOTES:

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This drawing is for illustrative purposes only. The information contained is not a substitute for professional review or site survey and is subject to change without notice. The County of Brant takes no responsibility for, nor guarantees, the accuracy of the information contained.

LEGEND:

OnStreetParking_Restrictions

Parking Type

- Parking Allowed
- Parking Permit Application (Schedule 15)
- Parking Restricted (Schedule 4, 5, 6, 7)
- Parking Prohibited - Snow Route (Schedule 8)
- Parking Prohibited (Schedule 3, 9, 13)
- Parking Restricted - Accessible Parking Permit Only (Schedule 12)
- Stopping Prohibited (Schedule 1, 2, 7)
- <all other values>

TITLE:

COUNTY OF BRANT PARKING BY-LAW
004-19 - SCHEDULE 15
MAP 15.2
MUNICIPAL LOT #3
2 GRAND RIVER STREET NORTH

SCALE:

0 3 6 12 18 24 Meters

1:690

DATE: Apr, 02 2026

DRAWING NO. 1 OF 1

BY-LAW NUMBER 48-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend Traffic By-law Number 182-05
(Schedule B – Stop Signs & Schedule R – Spring Load Restrictions)

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 County of Brant Council approved RPT-0462-24 – Various Parking and Traffic Modifications at its meeting on October 22, 2024;

AND WHEREAS County of Brant Council approved amendments to Schedule B – Stop Signs, and Schedule R – Spring Load Restrictions at its meeting on April 14, 2026;

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

1. **THAT** the following amendments to By-law Number 182-05 be hereby enacted:

Schedule B – Stop Signs (additions)

- Gladys Stephens Court – eastbound at intersection with Summerwind Drive
- Herriot Street – westbound at intersection with Summerwind Drive
- Herriot Street – eastbound at intersection with Gort Drive
- Herriot Street – westbound at intersection with Gort Drive
- Blackman Crescent – westbound at intersection with Gort Drive
- Blackman Crescent – southbound at intersection with Herriot Street
- Gort Avenue – northbound at intersection with Summerwind Drive
- Ralph Newbrooke Circle – westbound at intersection with Summerwind Drive
- Clegg Crescent – southbound at intersection with Ralph Newbrooke Circle
- Clegg Crescent – westbound at intersection with Ralp Newbrooke Circle
- Gort Avenue – southbound at intersection with Churchill Drive
- Summerwind Drive – southbound at intersection with Dundas Street West

Schedule B – Stop Signs (deletions – effective when roundabout constructed)

- Summerwind Drive – southbound at intersection with Dundas Street West
- Dundas Street West – northbound at intersection with Zavarella Court / Heinbuch Drive
- Dundas Street West – southbound at intersection with Zavarella Court / Heinbuch Drive

Schedule R – Spring Load Restrictions

- Baptist Church Road – from Brant County Road 22 to Onondaga Townline Road

2. **THAT** this By-law comes into force and takes effect upon the placement of appropriate signs.

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk

BY- LAW NUMBER 49-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To authorize the use of internet voting for the purposes of casting and counting votes for the 2026 Municipal and School Board Election, including the advance vote.

WHEREAS Section 42 of the Municipal Elections Act, 1996, as amended, provides that the Council of a Municipality may, by by-law, authorize the use of alternate voting methods for the purposes of casting counting votes at Municipal Elections;

AND WHEREAS Section 42 of the Municipal Elections Act, 1996, as amended, provides that when a by-law authorizing the use of an alternative voting method is in effect, Section 43 (advance votes) apply only if the by-law so specifies;

AND WHEREAS at its meeting of November 26, 2024, the County of Brant Council approved internet voting as the voting method for the 2026 Municipal and School Board Election;

AND WHEREAS the Council of the Corporation of the County of Brant considers it desirable to pass a by-law to authorize the use of internet voting with respect to the 2026 municipal election for all positions, including school board representation;

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

1. **THAT** the use of internet voting for the purposes of casting and counting votes at the 2026 Municipal and School Board Election is hereby authorized.

2. **THAT** this direction be applicable for all advanced and regular election voting days for the 2026 Municipal and School Board Election.

3. **THAT** the Clerk prepare any and all procedures and forms required to implement internet voting before June 1, 2026, in accordance with Section 42 (3) and (4) of the Municipal Elections Act, 1996, as amended.

4. **THAT** this by-law shall come into force and effect immediately upon the passing thereof and shall remain in force only for the 2026 Municipal and School Board Election.

READ a first and second time, this 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____
David Bailey, Mayor

_____
Spencer Pluck, Deputy Clerk

BY- LAW NUMBER 50-26

- 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 April 14, 2026, 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 14th day of April, 2026.

READ a third time and finally passed in Council, this 14th day of April, 2026.

THE CORPORATION OF THE COUNTY OF BRANT

_____

David Bailey, Mayor

_____

Spencer Pluck, Deputy Clerk