



County of Brant Council Addendum

Date: Tuesday, April 14, 2026

Time: 6:00 p.m.

Location: Council Chambers
7 Broadway Street West
Paris, ON

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	Pages
10. Public Hearings Under the Planning Act to Consider Staff Recommendations	
10.3 <u>RPT-0152-26 - Omnibus Official Plan Amendment (OPA3-B-25) - Home-Based Industry and Business Policies - B. Kortleve and E. Stanley</u>	
*10.3.1 <u>Additional Comments Received</u>	3 - 6
10.5 <u>RPT-0154-26 - Omnibus Official Plan Amendment (OPA3-D-25) - Agricultural System Policies - B. Kortleve and E. Stanley</u>	
*10.5.1 <u>Additional Comments Received</u>	7 - 10
17. By-laws	
*17.10 <u>By-law Number 50-26 - 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)</u>	11 - 12
*17.11 <u>By-law Number 51-26 - Being a By-law to confirm the proceedings of Council</u>	13 - 14

[REDACTED]

From: Clerks
Sent: April 13, 2026 2:50 PM
To: [REDACTED]
Subject: FW: URGENT - Brant County Official Plan Amendment

Good Afternoon, Joanne and John,

Thank you for your comments. They have been received by both Council and staff and will be included with the agenda for tomorrow's Council meeting.

I want to clarify that the County already permits on-farm diversified uses, as directed by the Province. The purpose of this Official Plan Amendment with respect to these uses is not to expand permissions, but rather to add clearer guidance and stronger controls around how they operate. Since 2020, the County has applied restrictions that go beyond provincial minimums for these uses. For example, we require a valid farm business registration number and regulate these activities through site plan control to limit scale, manage access and parking, and ensure alignment with zoning permissions. These tools are intended to address precisely the kinds of impacts you've described and to better manage uses that may evolve over time.

The proposed amendments related to home-based businesses serve a similar purpose by adding clearer expectations and improved enforceability. These directions will also be carried forward into the new Zoning By-law currently under development. Council retains authority over the Official Plan and Zoning By-law framework, while staff-administered tools are used to implement Council-approved policies consistently, transparently, and in accordance with established standards.

I apologize that you only became aware of the project this week. The proposal has been under discussion since mid-2025, including presentations to Council, advisory committees, Provincial agencies, and stakeholder groups such as the Brant County Federation of Agriculture. Information on this and other ongoing Official Plan updates is available at www.engagebrant.ca/OPHousekeeping, for your reference.

We share your concern about the long-term protection of prime agricultural land. The amendments are being brought forward in part to respond to that pressure and to improve tracking, oversight, and compliance of uses in the agricultural areas. It is also important to note that many existing rural uses were established under earlier policy frameworks and have changed or expanded over time, which can make regulation more complex and often requires enforcement or compliance tools rather than new policy changes alone. This is an issue that is not unique to the County of Brant, and we are working to address it through ongoing policy refinement and implementation mechanisms.

I hope this helps provides some clarity, and I'm happy to follow up if you have any additional questions. Thank you again for submitting your comments.

Kind regards,

Brandon Kortleve BA, CPT, RPP, MCIP (he/him)
Manager of Policy Planning – Policy Planning Division

Development Services Department
The County of Brant
66 Grand River Street North, Paris ON N3L 2M2
T: 519.44BRANT (442.7268) | C: 226.387.9360 | brandon.kortleve@brant.ca



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From: [REDACTED]
Sent: Monday, April 13, 2026 12:13 PM
To: Joanne Fuller [REDACTED]; Ella Haley <Ella.Haley@brant.ca>; David Bailey <david.bailey@brant.ca>; [REDACTED] Alysha Dyjach <alysha.dyjach@brant.ca>; Dan Namisniak <dan.namisniak@brant.ca>
Cc: John Lane [REDACTED]; John Lane [REDACTED] Jeremy Vink <Jeremy.Vink@brant.ca>
Subject: URGENT - Brant County Official Plan Amendment

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 day,

Please accept my apologies for the late notice. I only became aware of this proposed amendment this morning.

I understand it is scheduled to be heard tomorrow.

My family lives on Highway 54 in the hamlet of Middleport, and we have farmed in this area alongside many of our neighbours for generations. Over the years, the neighbourhood’s demographics have changed as is to be expected.

My concern relates to the on-farm diversification currently underway across the County, and specifically in my neighbourhood. I agree that farms need diversification. However, I am concerned that the scope of what is being considered “on-farm” is expanding beyond what was intended.

Within one mile of our farm, the following goods and services are available:

1. Flowers, pumpkins, and honey—none of which originates from the property where it is sold.
2. Sheds of various sizes and configurations, currently placed on prime agricultural land and built in a neighbouring farm building.
3. Shipping container storage (e.g., “FutureStorage.ca”), where containers are delivered to residents, filled, and then returned to Middleport for storage on prime agricultural land.
4. Seasonal storage for boats, RVs, and other large items not permitted in residential areas, again within an agricultural building.
5. A guided recreational boat cruise on the Grand River.
6. An assortment of meats (beef, chicken, pork, etc.) sold directly from local farms.
7. HVAC sales and installation services.
8. Moving boxes, available for delivery or pick-up.
9. Field driveways that were previously used only occasionally are now serving as commercial access points, contributing to collisions, injuries, and near misses.

Some of these activities may appropriately support and diversify an existing farm operation. Others, however, appear to be industrial or retail uses located on prime farmland—sometimes on properties that do not appear to have an active farm registration number. I am also concerned about the growing number of corporately owned properties that benefit from agricultural tax treatment while operating commercial enterprises.

In my view, this trend risks undermining the long-term protection of prime agricultural land. I respectfully urge the County to preserve farmland for agriculture and to direct commercial, industrial, and retail operations to areas that are appropriately zoned and serviced to support them.

Based on the attached staff report(s), I understand that the County of Brant Planning Division is recommending that the attached Official Plan Amendment (OPA) be read, approved, and passed at the April 14 meeting.

Based on the staff reports attached it is the direction of the County of Brant, Planning Division that the attached OPA be read, approved and passed at the April 14th meeting. Please see below and attached.

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

Both my spouse and I are municipal employees in planning and economic development, and we understand the relevant processes and timelines. That said, many community members are no longer notified of proposed changes in the way they once were, and recent governance changes (including Strong Mayor Powers) have shifted—or at least changed the interpretation of—the balance of decision-making authority.

For these reasons, I respectfully ask that you reconsider approving this Official Plan Amendment as currently written, particularly where it would concentrate approval/denial authority for the related by-law among a small number of decision-makers. In my view, these decisions require a clear understanding of agriculture, prime farmland, and the intent of terms such as “accessory to.”

The link to the agenda is below for ease of access, please refer to items 10.1 and 10.3.

[County of Brant Council - April 14, 2026](#)

Unfortunately, we are unable to attend tomorrow's scheduled meeting. We would greatly appreciate it if our concerns could be heard by all those in attendance.

Respectfully,

John Lane and Joanne Douglas-Lane

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David Bailey, Mayor

Spencer Pluck, Deputy Clerk

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Respectfully,

John Lane and Joanne Douglas-Lane



BY-LAW NUMBER 50-26

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision)

WHEREAS under Section 50(5) of the *Planning Act*, R.S.O. 1990, *Chapter P. 13*, as amended, lands within a registered plan of subdivision are subject to part lot control;

AND WHEREAS Section 50(7) of the *Planning Act* R.S.O. 1990, as amended, grants the Council of a municipality the authority to enact By-Laws to relieve lands in a registered plan of subdivision from the provisions of part lot control.

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

1. **THAT** the provisions of Section 50(5) of the *Planning Act*, R.S.O. 1990, as amended, shall not apply to the lands described as Block 91, Plan 2M-1992, designated as Parts 1 through 16, (inclusive) on 2R-9232, former Town of Paris, County of Brant, for the purpose of creating lots for street fronting rowhouse dwellings.
2. **THAT** this By-Law shall come into force on the day it is passed by the Council of the Corporation of the County of Brant and the subsequent registration of the by-law in the Land Registry Office for the County of Brant No. 2.

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.

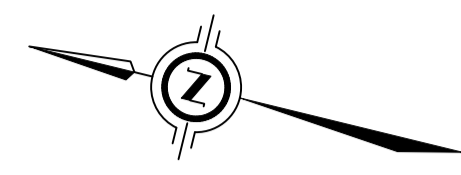
THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

BLOCK 110
0.30 RESERVE
PIN 32039-0385(LT)

CC #500 (JDB)



CHAPMAN ROAD
REGISTERED PLAN 2M - 1992
PIN 32039 - 0395 (LT)

SCHEDULE			
PARTS	ALL OF BLOCK	REGISTERED PLAN	ALL OF PIN
1 TO 16	91	2M - 1992	32039-0366 (LT)

PARTS 1 TO 16 ARE SUBJECT TO EASEMENTS AS IN INST. NOS. BC419234 AND BC419235.

PLAN 2R-9232

Received and deposited

April 13th, 2026

Esha Sharma

Representative for the
Land Registrar for the
Land Titles Division of
Brant (No.2)

BLOCK 104
0.30 RESERVE
PIN 32039-0379(LT)

PLAN OF SURVEY OF
BLOCK 91
REGISTERED PLAN 2M-1992
COUNTY OF BRANT

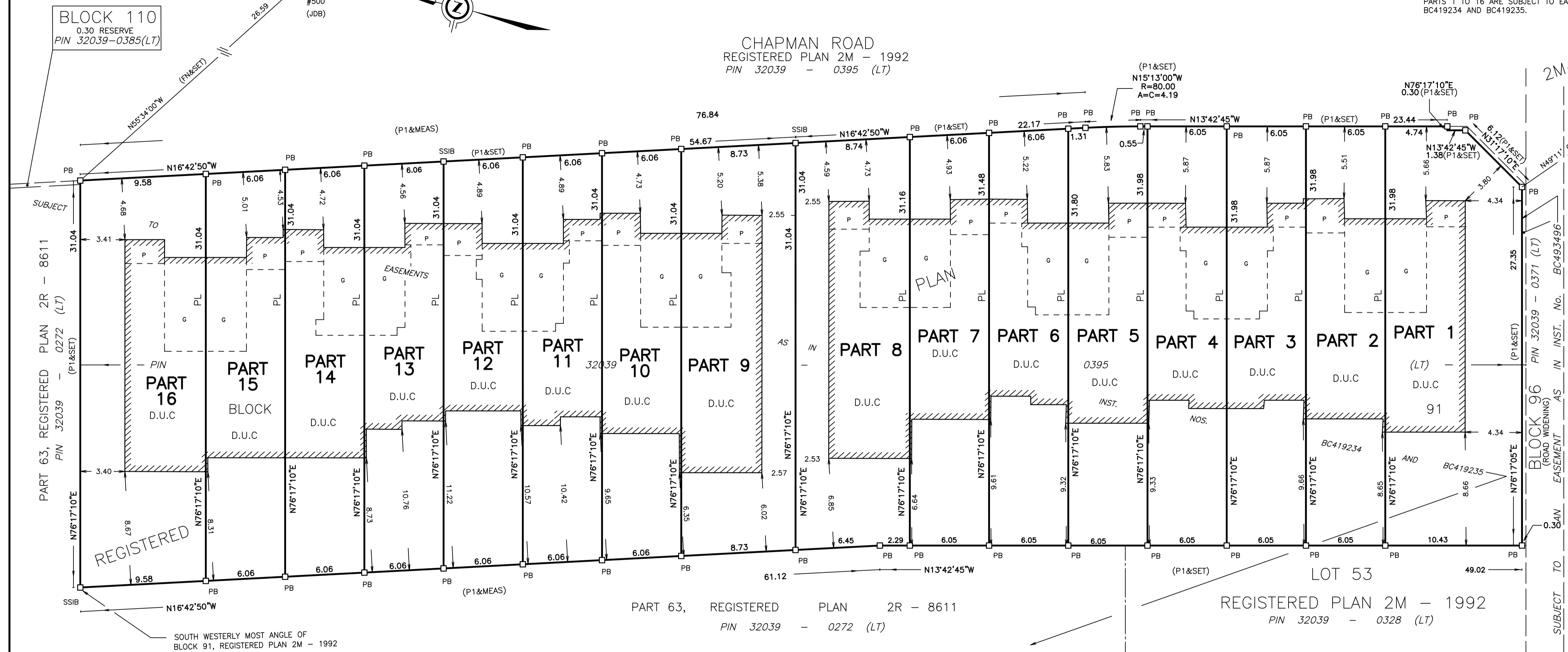
SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
△	DENOTES	CONTROL POINT
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
P	DENOTES	PORCH
FN	DENOTES	SURVEY RECORDS BY J.D. BARNES LIMITED (FILE 24-40)
JDB	DENOTES	J.D. BARNES LTD
P1	DENOTES	REGISTERED PLAN 2M-1992
D.U.C	DENOTES	TOWNHOME DWELLING UNDER CONSTRUCTION
PL	DENOTES	PART LIMIT WITHIN DEMISING WALL

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.



NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	550 951.32	4 784 304.89
ORP (B)	550 974.82	4 784 195.81
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 111.63 N12°09'40"W		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 08, 2025.

FEBRUARY 19, 2026
DATE
JASON ELLIOTT
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-117774

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4273 KING ST. E., #100, KITCHENER, ON, N2P 2E9
T: (519) 621-9600 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
MR	JE	22-40-521-03/22-40-568-03
DATED:		2/19/26

BY- LAW NUMBER 51-26

- 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