



County of Brant Council Minutes

Date: March 11, 2025
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Staff: Stevenson, Dyjach, Vink, Katikapalli, Allison, Graham, Keen, and Pluck

Mayor Bailey in the Chair.

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1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor Peirce read the land acknowledgement.

3. Approval of Agenda

Moved by Councillor Howes
Seconded by Councillor Bell

That the County of Brant Council agenda and addendum for March 11, 2025 be approved; and

That section 4.e of the County of Brant's Procedural By-law be suspended to allow the consideration of items 11.1, 12.1, 16.1, and 16.2, as they are not matters under the Planning Act.

Carried

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 11, 2025

Moved by Councillor Chambers
Seconded by Councillor MacAlpine

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

Carried

7. Business Arising from the Minutes

None.

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

8.1 ZBA29-24-LG 24 Elm Street

Lauren Graham, Planner

Lauren Graham, Planner appeared before Council and presented Zoning By-law Amendment application ZBA29-24-LG for information purposes. She highlighted the location of the subject lands, land use designation in the 2023 Official Plan, and the zoning classification. L. Graham concluded with presenting the development proposal and the next steps for the application.

In response to questions, L. Graham advised that the subjects lands are currently designated Special Policy due to the existing floodplains.

Matt Reniers, Matt Reniers & Associates, Agent

Matt Reniers, Agent appeared before Council and further spoke to the application, advising that the Grand River Conservation Authority requires further geotechnical information on the application for approval, and that a stage one and a stage two archaeological study have been completed.

Members of the Public

Ted, Chloe, and Gabe Horsfall, 24 Elm Street

Chloe and Gabe Horsfall appeared before Council and spoke in support of the application.

Council Consideration

Moved by Councillor Peirce
Seconded by Councillor Coleman

That Zoning By-law Amendment Application ZBA29-24-LG - from Matt Reniers & Associates, Agent, on behalf of owner Ted Horsfall of 24 Elm Street, proposing to rezone the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision XX (s-R2-XX), in order to permit a residential addition on an existing lot of record with a 0-metre frontage, current access byway of Elm Lane; to permit a reduced street setback of 2.57 metres from Elm Lane, whereas 6.0 metres is required; to recognize the existing interior side yard setback of 6.0 metres, whereas 1.2 metres is requires; to recognize the existing rear yard setback of 0.76 metres, whereas 6.0 metres is required; and to recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

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

9.1 ZBA20-24-DN 49 River Road

Logan Keen, Planner

Logan Keen, Planner appeared before Council and presented Zoning By-law Amendment application ZBA20-24-DN for approval, noting the property location, land use designation, zoning classification, and the development proposal. He advised that the application was deemed complete prior to the County of Brant 2023 Official Plan coming into effect and is being reviewed under the 2012 Official Plan policies. L. Keen further advised that the applicant is required to facilitate a subsequent Planning Act application proposing to sever for the creation of one new residential lot on the subject lands, which would be supported by the 2012 Official Plan. He concluded with noting that any additional severance applications would be reviewed under the 2023 Official Plan, which does not support the creation of multiple lots in the countryside designation.

In response to questions, Jeremy Vink, Director of Planning confirmed that the 2023 Official Plan policies are more restrictive, prohibiting multiple lots to be severed.

Bob Phillips, J.H. Cohoon Engineering Ltd, Agent

Bob Phillips, Agent appeared before Council and highlighted that the intention of the application is to create one single-family lot adjacent to the existing property.

Members of the Public

None.

Council Consideration

Moved by Councillor Coleman
Seconded by Councillor Peirce

THAT Zoning By-Law Amendment Application ZBA20-24-DN received from JH Cohoon Engineering Limited on behalf of Renzo and Lenuta Tonietto, applicant/owner of TRACT BURTCH PART LOT 86 REFERENCE PLAN 2R-3708 PART 1, County of Brant, in the former Township of Brantford, municipally known as 49 River Road proposing to amend the zoning on the subject lands from Agricultural (A) to Special Exception-Rural Residential (RR-63 & RR-64) to conform with the 2012 County of Brant Official Plan in order to facilitate a subsequent Planning Act application to sever the existing dwelling, resulting in the creation of one (1) new residential lot, BE APPROVED with the following site specific provisions:

1. RR-63 to permit a minimum lot area of 0.62 hectares (1.5 acres) on a portion of the subject lands identified in submitted plan 13195-SEV2; whereas a minimum 0.4 hectares (0.98 acres) is required within the Rural Residential (RR) zone;
2. RR-64 to permit a minimum lot area of 5.1 hectares (12.6 acres) on a portion of the subject land identified in submitted plan 13195-SEV2 dated July 7, 2024, with a minimum lot area being inclusive of both the RR-64 and NH zoning on the property; whereas a minimum of 0.4 hectares is required within the Rural Residential (RR) zone;

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

1. The Application will ensure conformity and consistency with the policies of Provincial Planning Statement.
2. The Application conforms to the policies of the 2012 Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

9.2 ZBA1-25-LK 719 Watts Pond Road

Logan Keen, Planner

L. Keen presented Zoning By-law Amendment application ZBA1-25-LK for approval, noting the property location, land use designation, zoning classification, and development proposal.

In response to questions, J. Vink confirmed that properties may have split zoning.

Steven C. Ferri, Loopstra Nixon LLP, Agent

Steven C. Ferri, Agent, appeared before Council and spoke to the application, noting that it is required to satisfy a condition of a lot line adjustment, which was previously approved by the Committee of Adjustment.

In response to questions, J. Vink advised that the Provincial Planning Statement and the Official Plan would allow for the applicant to apply for extractive zoning if aggregate material is present on the property, and that the extractive zoning is temporary for the time period when the gravel is extracted, reverting to agricultural zoning when the extraction has completed.

Members of the Public

None.

Council Consideration

In response to questions, J. Vink advised that this application should not impact a future Paris East Bypass and that the A9 zoning would assist in keeping the land vacant, should it be determined that a bypass be implemented.

Moved by Councillor Bell

Seconded by Councillor Oakley

THAT Zoning By-Law Amendment Application ZBA1-25-LK received from Steven Ferri of Loopstra Nixon LLP, Agent on behalf of John and Betty Hamilton, Owner of lands legally described as CONCESSION 3 PART LOT 27, municipally known as 719 Watt's Pond Road, County of Brant, Geographic Township of Paris, proposing to amend the zoning on a portion of the subject land from Agricultural (A) to Agricultural-Special Exception (A-9) to prohibit a dwelling unit as a permitted use, to satisfy a condition of related Consent Application B31-23-HH, conditionally approved on January 20, 2024, to sever a surplus farm dwelling, be APPROVED.

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

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

Carried

9.3 ZBA27-24-LK 249 Garden Avenue

Logan Keen, Planner

L. Keen appeared before Council and presented the Zoning By-law Amendment application ZBA27-24-LK, noting the property location, land use designation, zoning classification, and development proposal. L. Keen highlighted that the proposal does not require the extension or expansion of County services, and that the temporary sales trailer is pre-existing with no changes being proposed.

Stephanie Mirtitsch, MHBC Planning, Agent

Stephanie Mirtitsch was not in attendance.

Members of the Public

None.

Council Consideration

Moved by Councillor Oakley
Seconded by Councillor Garneau

THAT Extension of Temporary Use Zoning By-law Exemption Application ZBA27-24-LK from LIV Communities, Agent on behalf of Paramjit Singh, Owner of Concession 3, Part Lots 43 to 45, Johnson Grant, Part of RP 2R-5685, Part 1, geographic Township of Brantford, municipally known as 249 Garden Ave, County of Brant, proposing the extension of a Temporary Use Zoning By-Law to permit the continued use of a sales trailer for a period of three (3) years, BE APPROVED.

Carried

10. Consent Items

10.1 Consent Items to be Approved

None.

10.2 Consent Items to be Received

None.

11. Committee Reports

11.1 Paramedic Services Committee Special Meeting Minutes of March 5, 2025

Moved by Councillor Miller
Seconded by Councillor Peirce

That the Paramedic Services Committee Special Meeting Minutes of March 5, 2025 be approved.

Carried

12. Staff Reports

12.1 Brant Municipal Enterprises Strategic Plan and Corporate Mandate

In response to questions, Darryl Lee, Chief Executive Officer - Brant Municipal Enterprises advised that green energy and renewable energy will remain a focal point of Brant Municipal Enterprises.

Moved by Councillor Peirce
Seconded by Councillor Coleman

That the revised Brant Municipal Enterprises Strategic Plan and Corporate Mandate be approved.

Carried

13. Communications

None.

14. Resolutions

None.

15. Other Business

Paris East Bypass

Council further discussed the impact of aggregate extraction on the Paris East Bypass, as noted within the Transportation Master Plan.

Public Meeting Procedure

Council discussed the procedure for moving items onto the floor for discussion, following the conclusion of public meetings.

16. In Camera

Moved by Councillor Kyle
Seconded by Councillor Coleman

That County of Brant Council convene In Camera to discuss the following:

- S.239(2)(d) labour relations or employee negotiations (Paramedic Services Committee Special Meeting In-Camera Report - March 5, 2025);
- S.239(3.1)1. The meeting is held for the purpose of educating or training the members (eScribe Pro App) - B. Allison

Carried

Council convened In Camera at 7:03 p.m. to discuss matters under S.239(2)(d) – labour relations or employee negotiations (Paramedic Services Committee Special Meeting In Camera Report of March 5, 2025) and S.239(3.1)(1) meeting held for the purpose of educating or training the members (eScribe Pro App). This portion of the meeting is

recorded in the Confidential – In Camera minutes of March 11, 2025. Council reconvened in Open Session at 8:48 p.m. on a motion of Councillors Bell and Coleman.

The following recommendation is recommended for ratification following the discussion held in camera:

Moved by Councillor Miller
Seconded by Councillor Peirce

Whereas the collective agreement between the County of Brant and OPSEU Local 256 expired on March 31, 2023;

And whereas a Memorandum of Settlement between the bargaining agents for the County of Brant and OPSEU Local 256 has been reached;

That the Paramedic Services Committee recommend ratification of the terms of the Memorandum of Settlement;

And that a bylaw authorizing the Mayor of the County of Brant and the Clerk to execute a new Collective Agreement between the County and OPSEU be presented to County Council for its consideration, based on the terms included in the Memorandum of Settlement.

Carried

17. By-laws

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a first time.

Carried

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a second time and all preambles and clauses be adopted.

Carried

Moved by Councillor Garneau
Seconded by Councillor Peirce

That By-laws 26-25 to 30-25 be read a third time, passed, signed, and executed.

Carried

18. Next Meeting and Adjournment

Council adjourned at 8:51 p.m. to meet again on Tuesday, March 25, 2025, at 6:00 p.m. at the County of Brant Council Chambers.

Secretary