



## County of Brant Council Minutes

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

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

**Regrets:** Councillor Peirce

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

**Mayor Bailey in the Chair.**

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### **1. Attendance**

Attendance was taken, noting Councillor Peirce has sent regrets.

### **2. Land Acknowledgement**

Councillor Miller read the land acknowledgement.

**3. Approval of Agenda**

Moved by Councillor Coleman  
Seconded by Councillor Bell

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**4. Declaration of Pecuniary Interests**

None.

**5. Delegations / Petitions / Presentations**

None.

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

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

Moved by Councillor Kyle  
Seconded by Councillor Oakley

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**7. Business Arising from the Minutes**

None.

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

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

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

#### Members of the Public

##### Glenn Neate, 32 Charles Street

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

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

##### Chris Wiley, 89 Race Street

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

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

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

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

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

#### Council Consideration

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

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

Moved by Councillor Oakley  
Seconded by Councillor MacAlpine

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

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

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

**9. Staff Reports**

None.

**10. Communications**

None.

**11. Resolutions**

None.

**12. Other Business**

None.

**13. In Camera**

None.

**14. By-laws**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

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

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

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

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

Moved by Councillor Chambers  
Seconded by Councillor Garneau

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

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

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

Absent (1): Councillor Peirce

**Carried (10 to 0)**

## **15. Next Meeting and Adjournment**

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

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Secretary