

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

Staff Recommendation:

To be received as information at this time.

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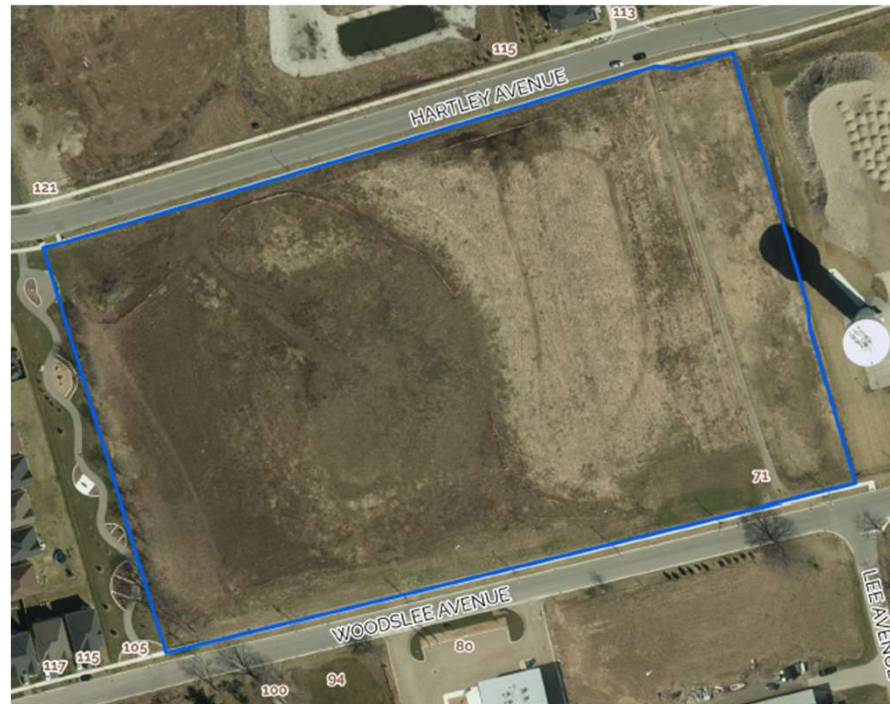
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Location & Conditions

Existing Conditions:

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



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Official Plan (2023)



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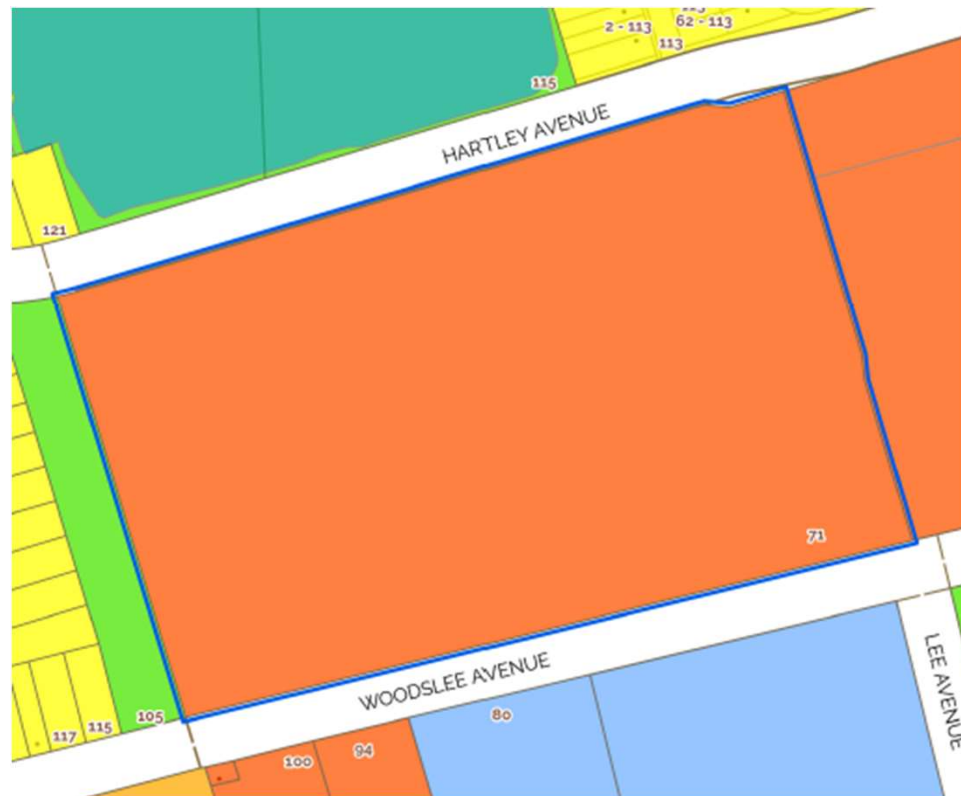
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Community Node

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

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

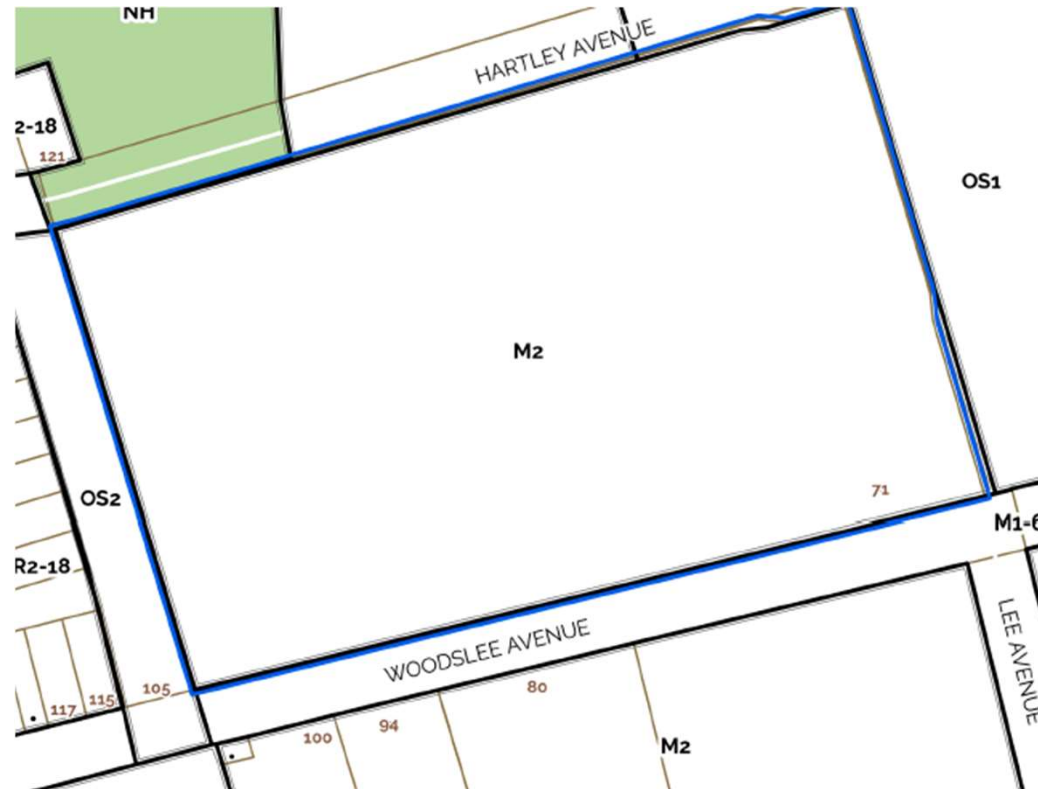


Zoning By-Law No. 61-16

Light Industrial (M2)

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

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



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Development Proposal

Draft Plan of Subdivision

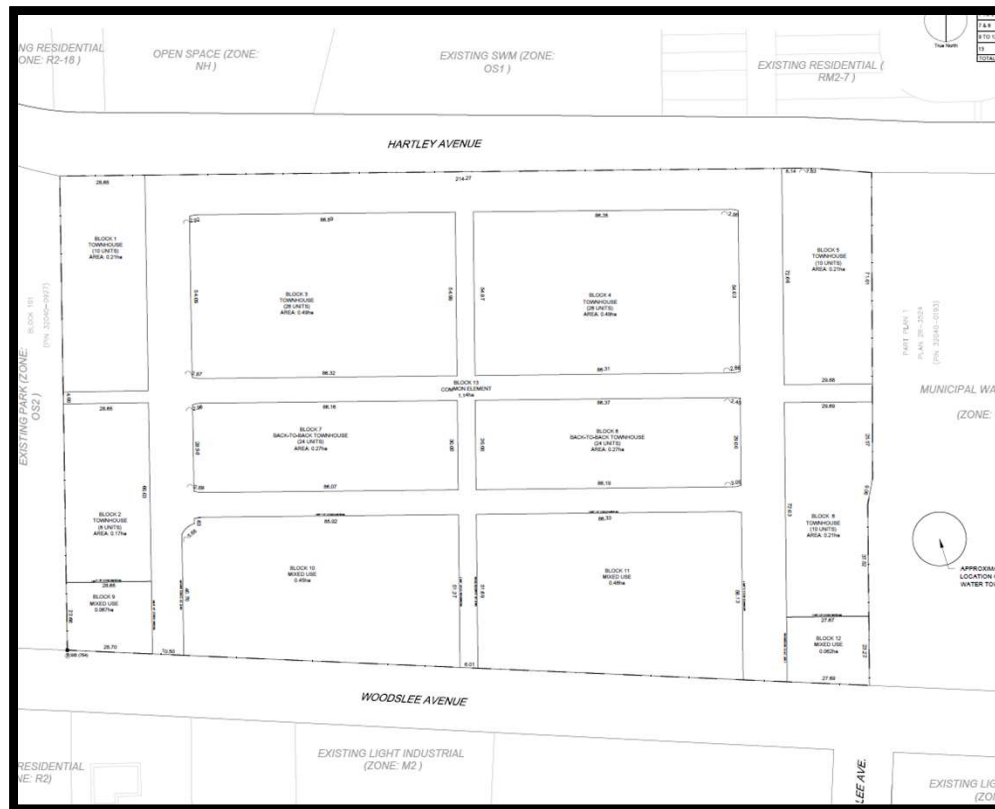
The proposed draft plan will establish legal framework to permit the future creation of freehold lots within a Common Elements Plan of Condominium.

Zoning By-Law Amendment

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

Future Applications

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



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Development Proposal



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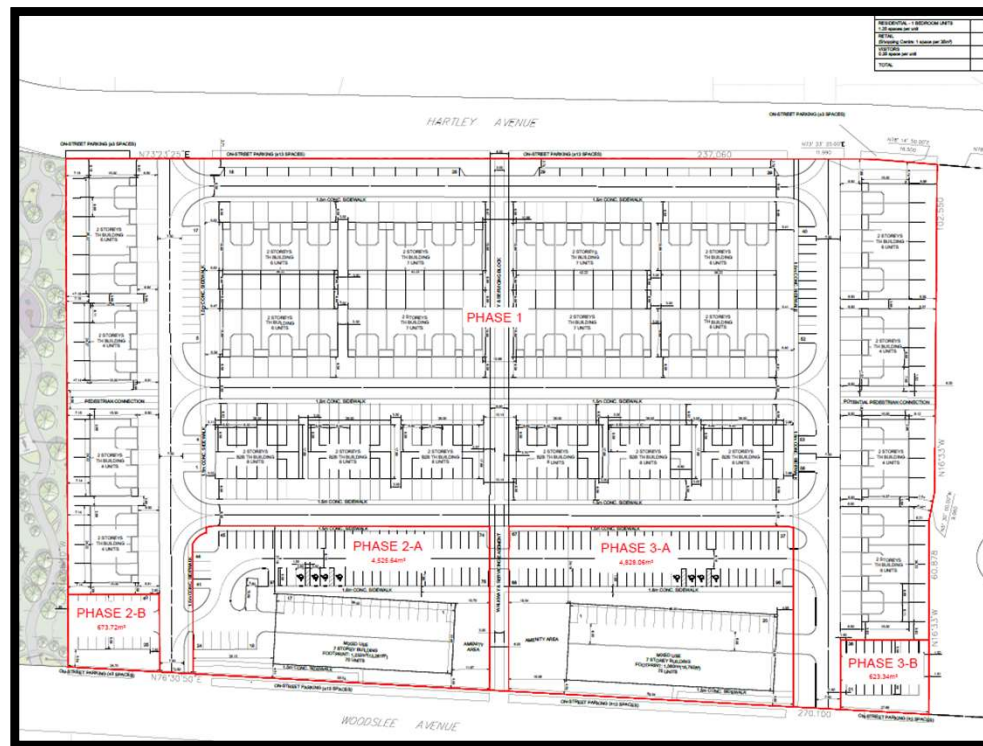
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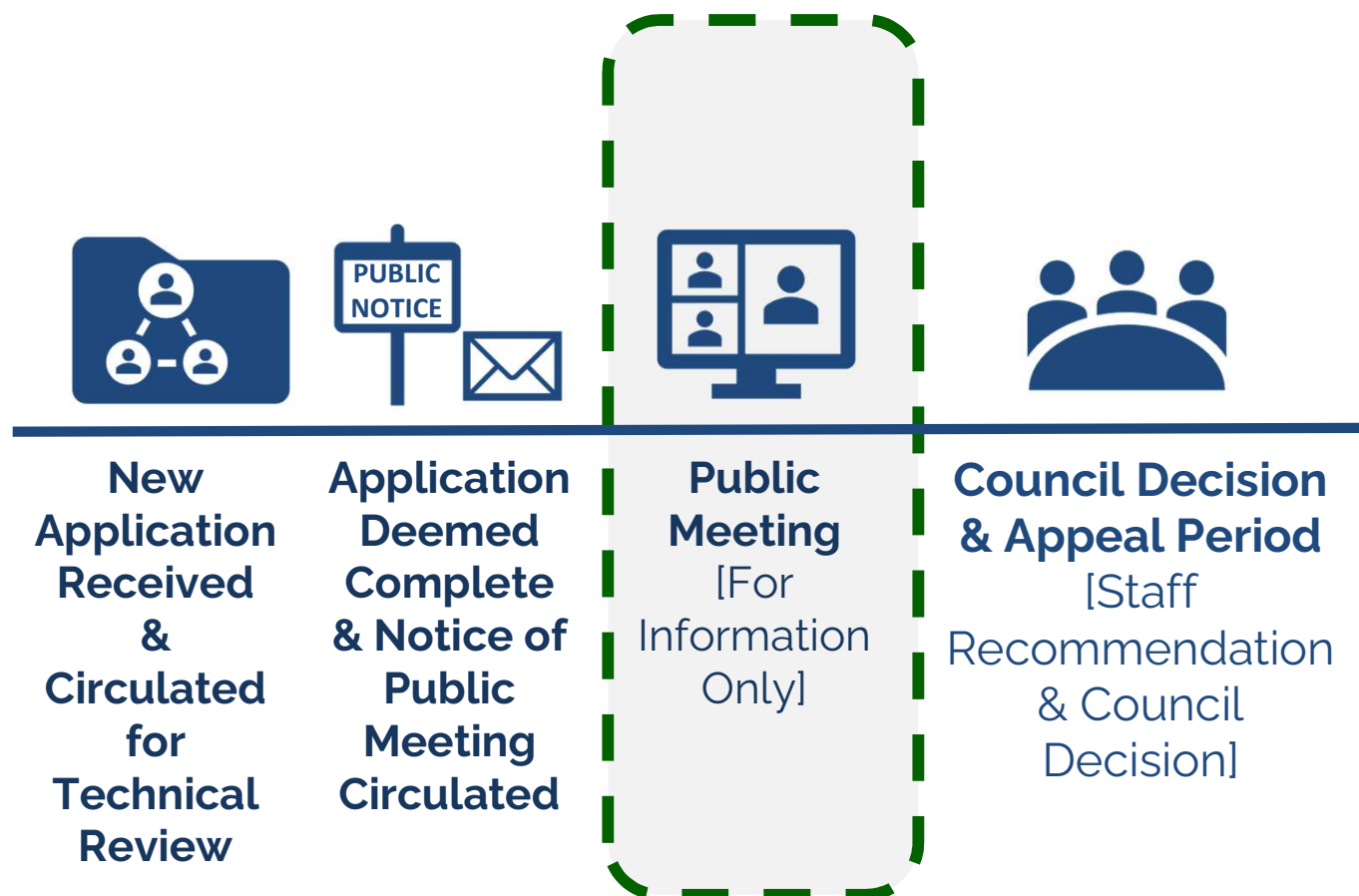
Development Proposal

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

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



Application Process / Next Steps



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Questions?

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