



County of Brant Council Minutes

Date: June 10, 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, and Coleman

Regrets: Councillor Garneau

Staff: Newton, Dyjach, Mellor, Crozier, Vink, Kortleve, Graham, Keen, and Pluck

Mayor Bailey in the Chair.

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1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor MacAlpine read the land acknowledgement.

3. Approval of Agenda

Councillor Miller noted one item under other business.

Moved by Councillor Chambers

Seconded by Councillor Bell

That the County of Brant Council Agenda of June 10, 2025 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

Absent (1): Councillor Garneau

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 May 13, 2025

Moved by Councillor Howes

Seconded by Councillor Coleman

That the minutes from the County of Brant Council Meeting of May 13, 2025 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

Absent (1): Councillor Garneau

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 ZBA25-23-DM - 699 Paris Plains Church Road

Lauren Graham, Planner, appeared before Council and presented ZBA25-23-DM 699 Paris Plains Church Road for information purposes. She reviewed the site location and existing conditions, the land use designation within the 2023 Official Plan, and that the subject lands are zoned Agriculture (A) and Natural Heritage (NH) within the County of Brant Zoning By-law. L. Graham further reviewed the development proposal and provided an overview of the site plan and rehabilitation plan. She concluded with presenting the next steps of the application, noting that the application was presented to the Agricultural Advisory Committee and that a letter of support was received from the Paris Plains Church Cemetery Association.

Ken Zimmerman, Caitlin Port, Megan Smythe, Kevin Powers, Miller Aggregates

Ken Zimmerman, Director of Land Assets, The Miller Group, appeared before Council and further presented on the proposed Zoning By-law Amendment Application to allow for the subject lands to be used for a sand and gravel pit. K. Zimmerman provided an overview of the proposed operations, site plan, and studies that been conducted for the application, advising that extraction will only occur above the water table. He further spoke to the agricultural rehabilitation requirements, practices, and monitoring, and the implementation of the Ecological Enhancement Plan. K. Zimmerman provided further details with regards to ongoing consultations and concluded with the next steps of the application.

In response to questions, K. Zimmerman spoke to the agricultural rehabilitation process, with further discussion held with regards to traffic on Highway 24.

Members of the Public

None.

Council Consideration

Moved by Councillor Peirce
Seconded by Councillor Howes

That Zoning By-law Amendment Application ZBA25-23-DM from MHBC c/o Caitlin Port, on behalf of owner Miller Aggregates c/o Ken Zimmerman of 699 Paris Plains Church Road, proposing to rezone the subject lands from Agriculture (A) to Resource Extraction (EX) and Natural Heritage Vegetation Protection Zone with Special Exception (NH1-XX), with the Special Exception Natural Heritage Vegetation Protection (NH1-XX) Zone proposing to permit the construction and maintenance of a 3m screening berm, 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

Absent (1): Councillor Garneau

Carried (10 to 0)

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

10.1 ZBA5-25-LK - 405 Third Concession Road

Logan Keen, Planner, appeared before Council and presented ZBA5-25-LK 405 Third Concession Road for approval. He presented the property location and existing conditions, the land use designation, the zoning classification, and the development proposal. L. Keen further noted that no comments were received as part of the public circulation.

Chelsea Brooks, MHBC Planning, Agent

Chelsea Brooks appeared before Council and was available for questions.

Members of the Public

None.

Council Consideration

Moved by Councillor Oakley

Seconded by Councillor Coleman

THAT Zoning By-Law Amendment Application ZBA5-25-LK received from Chelsea Brooks, MHBC Planning, Agent on behalf of Kris Martin, Owner(s) of lands legally described as Concession 3, Part Lot 19, municipally known as 405 Third Concession Road, County of Brant, proposing to:

- amend the zoning on the retained lands from Agricultural to Agricultural-Special Exception (A-9) to prohibit a dwelling unit as a permitted use; and'
- amend the zoning on the severed lands from Agricultural to Agricultural-Special Exception (A-198) to recognize the reduced lot frontage of 12.4 metres whereas 150 metres is permitted,

to satisfy a condition of the related Consent Application B15-24-ES, conditionally approved on October 17, 2024, to sever a surplus farming dwelling, be APPROVED.

AND THAT 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.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

11. Committee Reports

11.1 Agricultural Advisory Committee Report - May 26, 2025

Moved by Councillor Coleman
Seconded by Councillor Kyle

That the Agricultural Advisory Committee report and minutes of May 26, 2025 be approved, noting the following recommendations:

1. That the Agricultural Advisory Committee has no comments regarding Application Number ZBA25-23-DM, located at 304 Pinehurst Road and 699 Paris Plains Church Road.
2. Whereas, Council adopted a new Official Plan on May 30th, 2023, and the Ministry of Municipal Affairs and Housing approved the new Official Plan with modifications on October 18, 2024;

AND WHEREAS major changes have occurred to provincial planning including a new 2024 Provincial Planning Statement which replaces the 2020 Provincial Policy Statement, and repeal of A Place to Grow: Growth Plan for the Greater Golden Horseshoe;

AND WHEREAS as per Part 7 of the new Official Plan on Plan Monitoring Review, the County must review the Official Plan on an annual basis to determine if the implementation and interpretation of the policies are achieving the overall directions and intent of the policies;

AND WHEREAS staff have reviewed the Agricultural Policies and have determined that updates should be made to be consistent with updated provincial direction, provide clearer direction, and strengthen protection for agricultural uses and farming operations.

THAT the Committee receives RPT-0225-25 – Official Plan Review of Agricultural Policies.

AND THAT comments received from the Agricultural Advisory Committee be included in a future recommendation report for consideration by Council.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

12. Staff Reports

12.1 RPT-0223-25 Bill 17, Protect Ontario By Building Faster and Smart Act 2025, - Overview of Legislative Changes and Comments for Provincial Feedback

In response to questions, Adam Crozier, Director of Corporate Strategy confirmed that the cost to the County with regards to deferred Development Charges will be communicated to the Province. In response to the request from Council, A. Crozier further advised that the comments can be copied MPP Will Bouma, MPP Ernie Hardeman, and MPP Brian Riddell.

In response to questions, Alysha Dyjach, General Manager of Development Services advised that the permissions within the Community Permitting System are still intact.

Moved by Councillor Bell

Seconded by Councillor Oakley

WHEREAS the Province of Ontario has enacted Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, to reduce the barriers to new homes and infrastructure in Ontario, the amendment of several statutes including the Planning Act, R.S.O. 1990, c. P.13, the Building Code Act, 1992, and the Development Charges Act, 1997;

THEREFORE THAT Council receive RPT-0223-25 as information;

AND THAT Council direct County Staff to submit comments, herein summarized in Appendix 1, as invited to by the Province on the various aspects of Bill 17 in advance of the respective deadlines for comments.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

12.2 RPT-0243-25 Official Plan Omnibus Report - County-initiated Official Plan Amendment

Brandon Kortleve, Manager of Policy Planning appeared before Council and presented an overview of the report, noting that the proposed amendment will consolidate the County's housekeeping edits and include policy clarifications and adjustments.

In response to questions, B. Kortleve spoke to the proposed amendments surrounding Settlement Area Boundary Expansions, noting that the County of Brant has enough residential development beyond 2051. B. Kortleve further advised that the Provincial Planning Statement is directing growth towards fully serviced settlement areas.

In response to questions, B. Kortleve spoke to rural development impact analyses, advising they review the pace of growth, the financial feasibility of growth, and servicing potential within a rural area.

Moved by Councillor Kyle
Seconded by Councillor MacAlpine

Whereas the County of Brant's new Official Plan, A Simply Grand Plan (2023) ("the OP"), was approved by Council on May 30, 2023 and came into force and effect following Ministerial approval on October 18, 2024;

That Staff Report RPT-0243-25 "Initiation of Omnibus Official Plan Amendment" be received for information;

That Council endorse in principle the thematic directions outlined in Report RPT-0243-25 as the basis for a municipally initiated Omnibus Official Plan Amendment to be presented to Council in mid-2025 for formal recommendation, including changes to address legislative changes and conformity with the 2024 Provincial Planning Statement, updates to the growth management framework, and general housekeeping and technical adjustments;

And that staff be directed to prepare the draft amendment text and mapping updates for public consultation, to be refined and presented for Council consideration.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

13. Communications

None.

14. Resolutions

None.

15. Other Business

Building and Planning Departments

Councillor Miller raised concerns surrounding a structure being built in an agricultural field and not being used for agricultural use.

In response to questions with regards to the relationship between the Building and Planning departments, Jeremy Vink, Director of Planning advised that building permits also flow through the Planning department in which staff conduct a planning review and support Building staff as needed. He further spoke to the challenges of the structures being repurposed from what was listed on the building permit.

In response to further questions, J. Vink advised that a consequence of submitting a fraudulent application would be a by-law enforcement infraction.

Burford Township Historical Society Strawberry Social

Councillor Chambers advised that the Burford Township Historical Society is hosting their annual Strawberry Social on June 22, 2025. Councillor Chambers further noted that the Historical Society's leasing agreement has expired and is in the process of being renewed and would require Council's approval prior to the Strawberry Social.

Moved by Councillor Kyle
Seconded by Councillor Howes

THAT the County of Brant Council authorize the Burford Township Historical Society's Strawberry Social at the Burford Township Museum on June 22, 2025, while the leasing agreement is still underway.

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

Absent (1): Councillor Garneau

Carried (10 to 0)

16. In Camera

Moved by Councillor Peirce
Seconded by Councillor Oakley

That County of Brant Council convene In Camera to discuss S.239(2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and S.239(2)(f) Advice that is subject to solicitor-client privilege (OLT Appeal - Nith Subdivision) - R. Welchman

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

Absent (1): Councillor Garneau

Carried (10 to 0)

Council convened In Camera at 7:24 p.m. to discuss S.239(2)(e) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and S.239(2)(f) Advice that is subject to solicitor-client privilege (OLT Appeal - Nith Subdivision) - R. Welchman. This portion of the meeting is recorded in the Confidential – In Camera minutes of June 10, 2025. Council reconvened in Open Session at 7:32 p.m. on a motion of Councillors Chambers and Oakley.

17. By-laws

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, 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 (405 Third Concession).
2. By-law Number 70-25, 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 (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, 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 (405 Third Concession).
2. By-law Number 70-25, 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 (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor MacAlpine

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

1. By-law Number 69-25, 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 (405 Third Concession).
2. By-law Number 70-25, 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 (139 Harley Road).
3. By-law Number 71-25, Being a By-law to amend By-law Number 61-16, being the Comprehensive Zoning By-law for the County of Brant, as amended (40 Astle Avenue).
4. By-law Number 72-25, 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 Peirce, Councillor Miller, Councillor Chambers, and Councillor Coleman

Absent (1): Councillor Garneau

Carried (10 to 0)

18. Next Meeting and Adjournment

Council adjourned at 7:34 p.m. to meet again on Tuesday, June 24, 2025 at 6:00 p.m. at the County of Brant Council Chambers.

Secretary