



Proposed Official Plan Amendment

Municipally Initiated Changes


Report RPT-0243-25
Brandon Kortleve, Manager of Policy Planning

County of Brant Council
July 8, 2025

What is this About?

The County of Brant is proposing a series of changes to A *Simply Grand Plan*, 2023, as an amendment initiated under Section 17 of the *Planning Act*.

The project is divided into 3 phases that reflect significance in terms of potential impact and collecting meaningful engagement.

- We are here** 
- 1 Technical Alignment & Clarification
 - 2 Policy Refinement & Implementation Support
 - 3 Strategic Direction & Growth Management



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Proposed changes are intended for discussion and feedback. All content is subject to change based on input and collaboration.

PPS 2024 Alignment

Ensure consistency with current provincial policy framework and remove references to repealed legislation.



Example of Glossary Updates:

- Agricultural System
- Energy Storage
- Public Service Facilities
- Removing Growth Plan language from housing and natural areas

Public Consultation & Delegated Authority



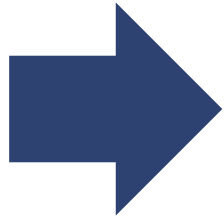
Staff are **seeking input** on possible alternative approaches that would go beyond *Planning Act* requirements. Policies would specify the classification based on technical complexity, Official Plan alignment, and potential community impact. The following is a **possible method** to classify and delegate applications:

Minor Applications (Director Approval)	Intermediate Applications (Director Approval)	Major Applications (Council Approval)
<ul style="list-style-type: none"> • Minor Variance • Standard Consent • Minor Site Plan • Minor Zoning By-Law Amendment (A-g, Temporary use extension) • Site Plan Amendment • Part Lot Control 	<ul style="list-style-type: none"> • Detailed Consent • Standard Site Plan • Uncontested Standard Zoning By-Law Amendment • Plan of Subdivision (Employment Area only) 	<ul style="list-style-type: none"> • Contested Standard Zoning By-law Amendment • Plan of Subdivision (Community Area Only) • Plan of Condominium • Official Plan Amendment

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Stage	Current <i>Planning Act</i> Process
Application Review	Review within 30 days; incomplete applications rejected.
Notice of Complete Application	Mailed to properties within 60m or 120m (varies by application type), Sign posted on-site
Public Meeting	Required at least 20 days after notice.



Possible Alternatives
<p>No studies/reports: reviewed in 15 days.</p> <p>With studies/reports: reviewed in 30 days.</p> <p>All applications classified as Minor, Intermediate, or Major.</p>
<p>Minor: 60 m mailing radius, website notice, on-site sign.</p> <p>Intermediate: 120 m radius, website notice, on-site sign.</p> <p>Major: 240 m radius, website notice, newspaper publication, large on-site sign.</p>
<p>Minor: 21 day commenting period from date of notice. No meeting.</p> <p>Major: 35 day commenting period from date of notice. No meeting if uncontested. Public meeting required for contested applications.</p>

Stage	Current <i>Planning Act</i> Process	Possible Alternatives
Decision	Council decides within 90–120 days (varies by application type).	Minor: Director, within 30 days. Intermediate: Director, within 60 days. Major: Council, within 120 days
Notice of Decision	Sent within 15 days to interested parties.	Posted on website on day of decision.
Appeal Period	20-day appeal window; decision final if no appeal.	Same appeal period; Decision final if unchallenged.

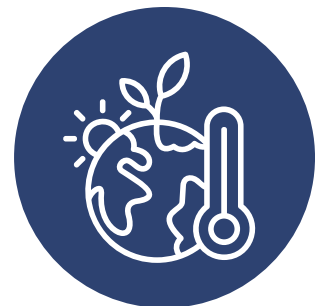


Mobile Homes Communities

- **Dwelling:** A prefabricated building constructed to Canadians Standards Association, equipped with full residential facilities, and intended for use as a year-round dwelling unit.
- **Mobile Home Community:** A parcel of land with communal roads, designed to accommodate multiple mobile homes for rent or lease, and may include recreational and limited commercial facilities for residents.

Consistency & Corporate Directions

Incorporate the directions of various approved studies, strategies and corporate policies, such as:



Climate Action Plan (2025)

- Review and refine *Protecting What We Value and How We Green*



Arts, Culture and Heritage Strategy (2024)

- Refine *Cultural Heritage Conservation* policies in Part 5, Section 2.17

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Home-Based...

Businesses

Create compatible economic activity in **residential** areas:

- Shall not exceed 20% of lot area.
- Shall not generate negative impacts on surroundings.

Industries

Create compatible economic activity in **rural** areas:

- Shall not exceed 25% of lot area or 1 hectare.
- Limited to avoid negative impacts on surroundings.



Housing Needs & Targets

Adding minimum housing targets for housing **types and tenures**:

- 245 total housing units constructed per year
- 70 affordable units constructed per year
- 85 rental units constructed per year

County Total Targets by 2035:

- Low-density: 85%
- Medium-density: 8%
- High-density: 7%
-

Cap on Single Detached Dwellings:

No more than 50% of a new development

Affordable Housing

Revise definition to align with Provincial definition, includes income-based and market-based affordability thresholds consistent with the Housing Needs Assessment.

- Important when determining eligibility for Provincial exemptions (e.g., Development Charge exemptions), as well as access to funding and grant programs.





Agricultural Consents

Minor Boundary Adjustments

PPS: Lot additions in prime ag. areas for legal and technical reasons, including minor boundary adjustments.

OPA: Define and limit such adjustments to a cumulative area of 0.5 hectares to protect long-term viability of the prime agricultural area

Surplus Farm Dwellings

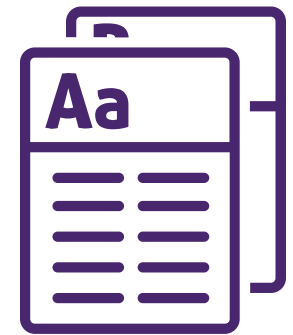
PPS: Additional residential units in surplus farm dwelling severances.

OPA: Only when farm merge with adjoining operation. No new lots without dwellings, one dwelling with the main farm and one dwelling on its own lot. Balances housing with agricultural priorities.

Natural Heritage (NH) System



Mapping: Refinement to remove Growth Plan and match updated information.



PPS Terminology: Key NH features and key hydrologic features to use one term 'natural heritage features and areas'



Vegetation Buffers: Reduce the protection zone for woodlands outside of settlement areas from 30 m to 10 m. Schedules to reflect protection zones.

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Share your Feedback



www.engagebrant.ca/OPHousekeeping



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Recommendation

That OPA3-25-BK be received as
information.



Proposed changes are intended for discussion and feedback to
inform a future recommendation for approval.