



County of Brant Council Minutes

Date: March 10, 2026
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

Staff: Newton, Dyjach, Vink, Kortleve, Cummins, Graham, Keen, Veshkini, and Pluck

Mayor Bailey in the Chair.

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1. Attendance

Attendance was taken.

2. Land Acknowledgement

Councillor Kyle read the land acknowledgement.

3. Approval of Agenda

Councillor Peirce noted an addition under Other Business.

Moved by Councillor Howes
Seconded by Councillor Chambers

THAT the County of Brant Council Agenda and Addendum of March 10, 2026 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

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 February 10, 2026

Moved by Councillor Miller
Seconded by Councillor MacAlpine

THAT the County of Brant Council Minutes of February 10, 2026 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

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 ZBA25-25-RC & OPA6-25-RC - 982 & 986 Rest Acres Road

Ryan Cummins, Senior Planner, appeared before Council and presented Zoning By-law Amendment application ZBA25-25-RC and Official Plan Amendment application OPA6-25-RC for information purposes. He reviewed the subject lands locations and conditions, the current land use designations and zoning classifications, and the development proposal.

Dave Aston, MHBC Planning, Agent

Dave Aston, Agent, appeared before Council and further presented on the applications. He provided an overview of subject lands and concept plans and further reviewed the proposal for the Official Plan Amendment and the Zoning By-law Amendment application. He concluded with reviewing the supporting documents that were submitted as part of the application.

In response to questions, D. Aston further spoke to the proposed access points and anticipated traffic.

Members of the Public

Michelle Pupulin - 62 Flagg Avenue

Michelle Pupulin appeared before Council and inquired about the industrial use in the proposed plan.

In response to questions, D. Aston spoke to the types of industrial zoning and advised that Prestige Industrial zoning is being proposed.

Edith Stone - 26 Chapel Street

Edith Stone appeared before Council and spoke to the agricultural vehicles that use Powerline Road.

Troy Draper - 76 Washington street

Troy Draper appeared before Council and advised of concerns regarding increased traffic.

Council Consideration

Moved by Councillor Kyle
Seconded by Councillor Oakley

THAT Official Plan Amendment Application OPA6-25-RC and Zoning By-law Amendment Application ZBA25-25-RC from MHBC Planning, Agent on behalf of West Quarre (Two) Inc. (Orlando Corporation), Owner of BRANTFORD CON 2 PT LOT 10 RP 2R4737 PT PARTS 1 AND 2 RP 2R8690 PARTS 1 TO 6, County of Brant, in the geographic former township of Brantford, located at 982 & 986 Rest Acres Road. The OPA proposes to remove the Natural Heritage System designation on the lands, based on the reconfiguration and creation of compensation natural areas, to provide for General Employment and Prestige Employment designations. The Zoning By-Law Amendment proposes to re-zone a portion of the lands from Agricultural "A" to Prestige Industrial (M1-XX) and Light Industrial (M2-XX) to permit industrial and commercial uses. The Natural Heritage "NH" Zone will be modified to include the lands reconfigured in the natural area, 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

Carried (10 to 0)

9.2 OPA5-25-RC & PS3-25-RC - 69 Washington Street

R. Cummins appeared before Council and presented Official Plan Amendment application OPA5-25-RC and Plan of Subdivision application PS3-25-RC for information purposes. He reviewed the subject land's location and current conditions, current land use designation and zoning classification, the development proposal, and concluded with the next steps.

Joe Lefaive, Stantec, Agent

Joe Lefaive, Agent, appeared before Council and further reviewed the application, providing an overview of the subject land's location and conditions, and the proposed development. He further reviewed received community comments, the results of the Environmental Impact Study, and other technical studies completed for the application.

Members of the Public

Lisa Pottruff-Lalonde - 75 Washington Street

Lisa Pottruff-Lalonde appeared before Council and expressed concerns regarding the impact on wildlife, stormwater runoff, and increased traffic.

Michelle Costello - 47 Long Lane

Michelle Costello appeared before Council and expressed concerns regarding the reduction of Natural Heritage protections, stormwater runoff, slope stability, and the impact on wildlife.

Michael Davis - 52 Washington Street

Michael Davis noted concern regarding stormwater runoff, and the grading and tamping of the property.

Joe Stone - 26 Chapel Street

Joe Stone appeared before Council and voiced concerns regarding stormwater runoff and the impact on local wildlife.

Derek Gibbons - 53 Washington Street

Derek Gibbons appeared before Council and noted concern regarding stormwater runoff.

Tracy Clarkson - 12 Ann Street

Tracy Clarkson appeared before Council and voiced concerns regarding stormwater runoff and the impact on wildlife.

Pam O'Ferrell - 57 Washington Street

Pam O'Ferrell appeared before Council and voiced concerns regarding stormwater runoff.

Jeff Lalonde - 75 Washington Street

Jeff Lalonde appeared before Council and expressed concern regarding stormwater runoff.

Tiffany Hayes - 56 Washington Street

Tiffany Hayes appeared before Council and noted concerns regarding the impact on wildlife and stormwater runoff.

Rodrigo Espinal - 64 Washington Street

Rodrigo Espinal appeared before Council and voiced concerns regarding an increase in traffic, the absence of sidewalks and speed-mitigation measures, and the impact on wildlife.

Brant Danard - 101 Race Street

Brant Danard appeared before Council and noted concerns regarding the number of proposed lots, stormwater runoff, traffic, and parking.

Troy Draper - 76 Washington Street

Troy Draper appeared before Council and raised concerns surrounding parking on Washington Street.

Council Consideration

Council held discussion regarding the application, with topics surrounding stormwater management and the Natural Heritage buffer variance.

Moved by Councillor Peirce
Seconded by Councillor Bell

THAT Official Plan Amendment Application OPA5-25-RC and Plan of Subdivision Application PS3-25-RC from Stantec, Agent on behalf of Stone Edge Developments, Owner of PLAN 492 BLOCK 52 LOTS 8 TO 10 PART LOT 11 PART BLOCK B WASHINGTON ST W/S, County of Brant, in the geographic former township of Paris, located at 69 Washington Street, proposing to create eight (8) lots for single and semi-detached dwelling units, as well as a park block, while the OPA proposes a reduction in minimum setbacks from natural heritage features, as supported by an Environmental Impact Study, 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

Carried (10 to 0)

9.3 ZBA14-25-LG - 581 Paris Road

Lauren Graham, Planner, appeared before Council and presented application ZBA14-25-LG 581 Paris Road for information purposes. She reviewed the subject lands location, current land use designation and zoning classification, the application details, and key considerations.

Ruchika Angrish, The Angrish Group, Agent

Ruchika Angrish, Agent, appeared before Council and further spoke to the application, advising of technical studies completed for the application.

Members of the Public

Robert Cook - 565 Paris Road

Robert Cook appeared before Council and voiced their concerns regarding the application, noting the impact on wildlife, the proximity to residents, and increased traffic.

Victoria Neil - 591 Paris Road

Victoria Neil appeared before Council and raised their concerns with the application. She noted concerns regarding increased traffic and speeding, and the potential impact on housing prices.

Debbie Prince - 585 and 587 Paris Road

Debbie Prince appeared before Council and voiced their opposition to the application, noting concerns regarding increased traffic.

Jennifer Wells - 14 Curtis Ave

Jennifer Walls appeared before Council and advised of their concerns regarding sightlines on Paris Road.

Council Consideration

In response to questions, R. Angrish advised of reasoning for the proposed rezoning and advised that the end user for the lands is unknown at this time. She further advised that no variances are requested at this time.

In response to questions, L. Graham advised that the subject lands are not currently serviced with water or wastewater, with intention for servicing in the future.

Moved by Councillor Coleman
Seconded by Councillor Peirce

THAT, Zoning By-law Amendment Application ZBA14-25-LG from J.H Cohoon Engineering c/o Bob Phillips, and The Angrish Group c/o Ruchika Angrish, Agent and Applicant on behalf of BCT Solutions c/o Baljit Sandhu, Owner of GRANT AMOS HILL PT, County of Brant, in the geographic former township of Brantford, located at 581 Paris Road, proposing to rezone the subject lands from Agriculture (A) to Light Industrial, Special Exception (M2-XX) to bring the subject lands into conformity with the General Employment Official Plan designation and facilitate future industrial development.

The following uses are proposed in addition to the standard M2 uses:

- Impound Yard
- Home Improvement Centre
- Nursery and Garden Centre
- Medical Office
- School, Commercial
- Transport/ Truck Terminal

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

Carried (10 to 0)

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

10.1 ZBA23-25-AV - 399 Pleasant Ridge Road

Afsoon Veshkini, Junior Planner, appeared before Council and presented application ZBA23-25-AV 399 Pleasant Ridge Road with staff recommendation for approval. She reviewed the current land use designation and zoning classification, the application details, and the reason for the application.

Ruchika Angrish, The Angrish Group, Agent

R. Angrish was available for questions.

Members of the Public

None.

Council Consideration

Moved by Councillor Coleman
Seconded by Councillor Howes

THAT Zoning By-Law Amendment Application ZBA23-25-AV submitted by Ruchika Angrish of the Angrish Group on behalf of the owners, Richard and Margaret Malecki, for lands legally described as Part Lot 2, Range 2, West of Pleasant Ridge Road, in the Geographic Former Township of Brantford and municipally known as 399 Pleasant Ridge Road, County of Brant, proposing to amend the zoning of the retained lands from Agricultural (A) and Resource Extraction with Special Exception (EX-2) to Agricultural with Special Exception (A-9), to prohibit a dwelling unit as a permitted use, in order to satisfy a condition of the related Consent Application B28-25-AV, conditionally approved in December 2025 for a surplus farm dwelling severance, BE APPROVED.

AND THAT reasons 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 removal of the Resource Extraction with Special Exception (EX-2) zoning is appropriate as no mineral aggregate operation has been established on the lands, and the amendment does not introduce a sensitive land use or undermine long-term mineral aggregate resource protection objectives.
- c. The Application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

- d. The Application is consistent with the policies of the Provincial Planning Statement (2024).

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

Carried (10 to 0)

10.2 ZBA21-25-LK - 169-197 Pottruff Road

Logan Keen, Planner, appeared before Council and presented application ZBA21-25-LK 169-197 Pottruff Road with staff recommendation for approval. He reviewed the subject land's location, the current land use designation and zoning classification, the details of the initial application, and the revised application details. He concluded with highlight changes between the initial and revised applications and outlined key considerations.

Brooke Burlock, Zelinka Priamo Ltd., Agent

Brooke Burlock, Agent, appeared before Council and further presented on the application. She reviewed the subject land's locations, the proposed site plans, and modifications made to the application.

Members of the Public

None.

Council Consideration

In response to questions, B. Burlock spoke to the servicing and proposed uses of the subject lands.

Council held brief discussion regarding the permitted uses within the M2 zoning.

Moved by Councillor Oakley
Seconded by Councillor Howes

THAT Zoning By-Law Amendment Application ZBA21-25-LK received from Brooke Burlock, Zelinka Priamo Ltd on behalf of Steve Little, 2498810 Ontario Inc, 214Carson Co, applicant/ owner of CON PT LOT 13 RP 2R822 PART 1, Brant, in the geographic former Township of Brantford, located at 169 and 197 Pottruff Road, proposing to rezone a portion of the subject lands as outlined in the Amending By-Law from Agricultural (A) to Light Industrial (M2-46) with site specific provisions that include additional permitted uses, an increased maximum building height, an increased maximum driveway width and a reduction in the minimum number of required parking spaces as outlined in this report and attached By-Law, be APPROVED.

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

1. The Application proposes compatible industrial uses implementing the current Prestige Employment Official Plan designation.
2. The Application will assist the Applicant in moving forward with a phased approach for the development of the subject lands.

3. The application as amended is consistent with the original submission and is not considered significant to warrant an additional public meeting.
4. The Application will utilize available municipal services in a feasible and timely manner through the Site Plan Approval process.
5. The Application is consistent with the policies of Provincial Policy Statement.

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

Carried (10 to 0)

11. Committee Reports

11.1 Agricultural Advisory Committee Report and Minutes of February 10, 2026

Moved by Councillor Kyle
Seconded by Councillor Coleman

THAT the Agricultural Advisory Committee Report and Minutes of February 10, 2026 be approved, including the following recommendations:

1. THAT nominations for the position of Chair be closed;

AND THAT Member Sharp be declared Chair of the Agricultural Advisory Committee.

2. THAT nominations for the position of Vice Chair be closed;

AND THAT Member R. Miller be declared Vice Chair of the Agricultural Advisory Committee.

3. THAT Kent Pottruff, Community Emergency Management Coordinator, be requested to come forward to the Agricultural Advisory Committee with an Emergency Preparedness Presentation.

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

Carried (10 to 0)

12. Staff Reports

12.1 RPT-0119-26 - Community Planning Permit System Discussion: Application Process and 45-day Approval Timeline

Brandon Kortleve, Manager of Policy Planning, appeared before Council and presented an overview of the report. He reviewed the core principles of the Community Planning Permit System and presented an overview of the Community Planning Permit application process.

In response to questions, B. Kortleve advised that the system will be scalable to the complexity of the application and further spoke to the proposed process of applicants transitioning to the Community Planning Permit System.

Moved by Councillor Peirce
Seconded by Councillor Howes

THAT report RPT-0119-26 regarding the Community Planning Permit System be received as information;

AND THAT the discussion and comments from Council be referred to staff for consideration as part of the development of the Community Planning Permit System.

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

Carried (10 to 0)

13. Communications

None.

14. Resolutions

None.

15. Other Business

Councillor Peirce - Association of Ontario Road Supervisors

Councillor Peirce shared a received communication from the Association of Ontario Road Supervisors which expresses thanks to municipal winter maintenance crews across Ontario. Councillor Peirce further expressed thanks to the County of Brant road crews for their work done in the winter season.

Councillor Chambers - Ontario Good Roads Association Conference Awards

Councillor Chambers inquired if there are any County of Brant staff nominated for awards at the upcoming Ontario Good Roads Association Conference.

In response to questions, Alison Newton, Chief Administrative Officer, advised she will look into the nominations.

16. In Camera

None.

17. By-laws

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

Moved by Councillor Bell
Seconded by Councillor Peirce

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

1. By-law Number 30-26 - Being a By-law to relieve certain lands from the provisions of Section 50(5) of the Planning Act, R.S.O. 1990, as amended (Paris Grand Subdivision).
2. By-law Number 31-26 - 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 (399 Pleasant Ridge Road).
3. By-law Number 32-26 - 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 (169 & 197 Pottruff Road).
4. By-law Number 33-26 - 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

Carried (10 to 0)

18. Next Meeting and Adjournment

Council adjourned at 9:33 p.m. to meet again on Tuesday, March 24, 2026 at the County of Brant Council Chambers.

Secretary