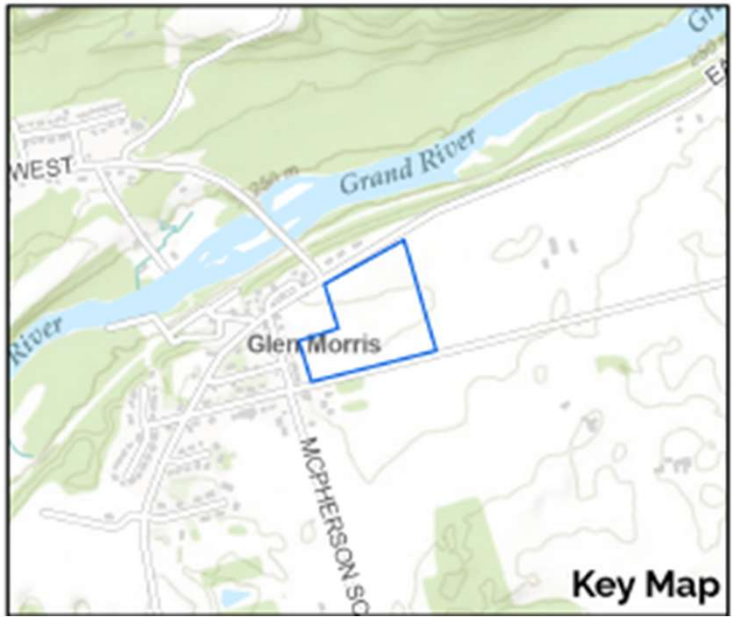
COUNTY OF Brant Simply Grand

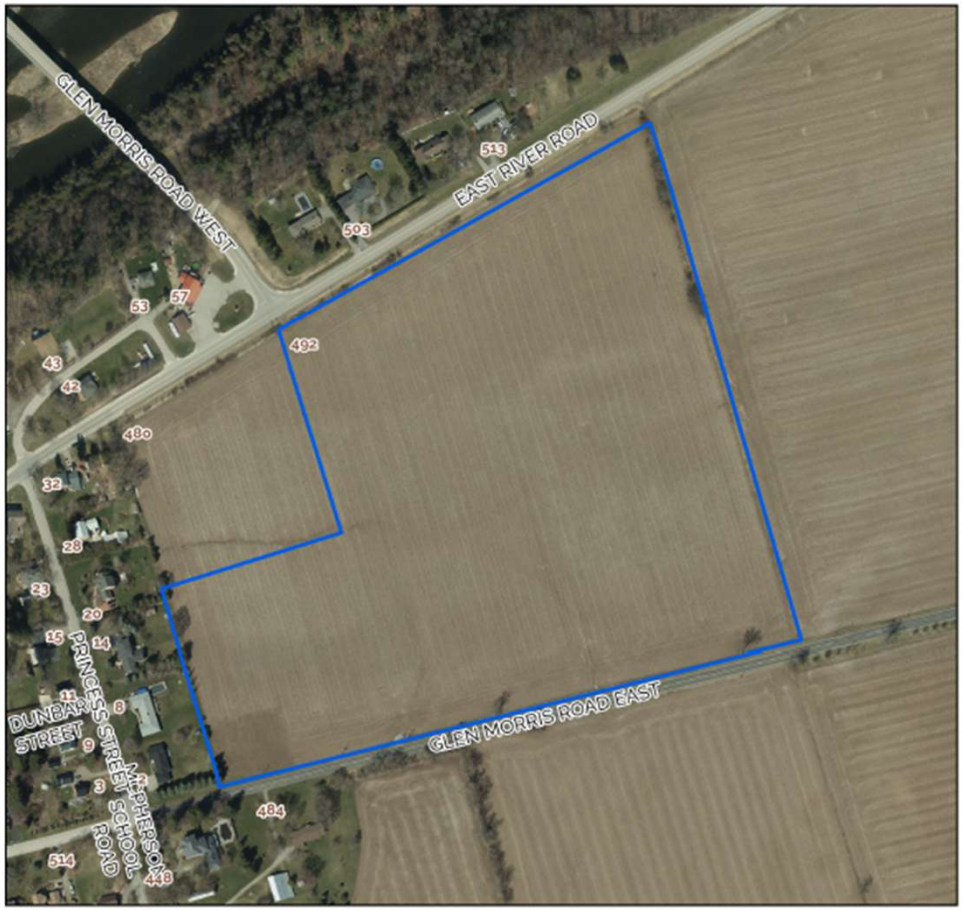
Council

April 14, 2026

Application No.:	**ZBA5-26-LG, OP1-26-LG, PS1-26-LG**
Report No.:	**RPT-0149-26**
Application Type:	**Zoning By-Law Amendment, Official Plan Amendment, Plan of Subdivision**
Subject Lands:	**492 East River Rd**
Agent/Applicant:	**MHBC Planning c/o Trevor Hawkins**
Owner:	**2463925 Ontario Inc. c/o Ward Tregoning**
Recommendation:	**To be received for information.**

Property Location





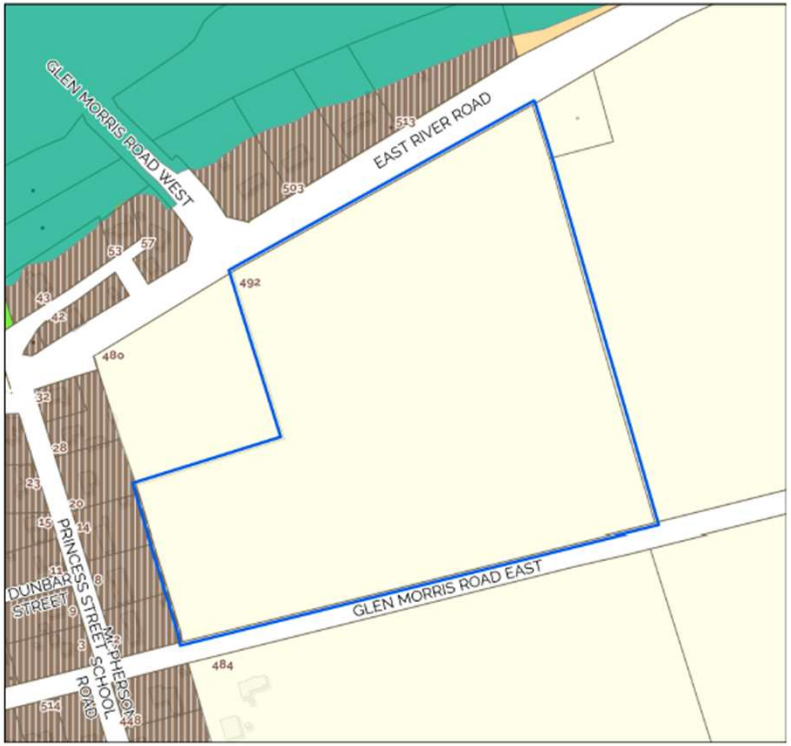
Frontage: 315.18 metres along East River Road
442.24 metres along Glen Morris Road E

Area: 13.19 hectares (32.59 acres)

Surrounding Uses: Residential, Agriculture

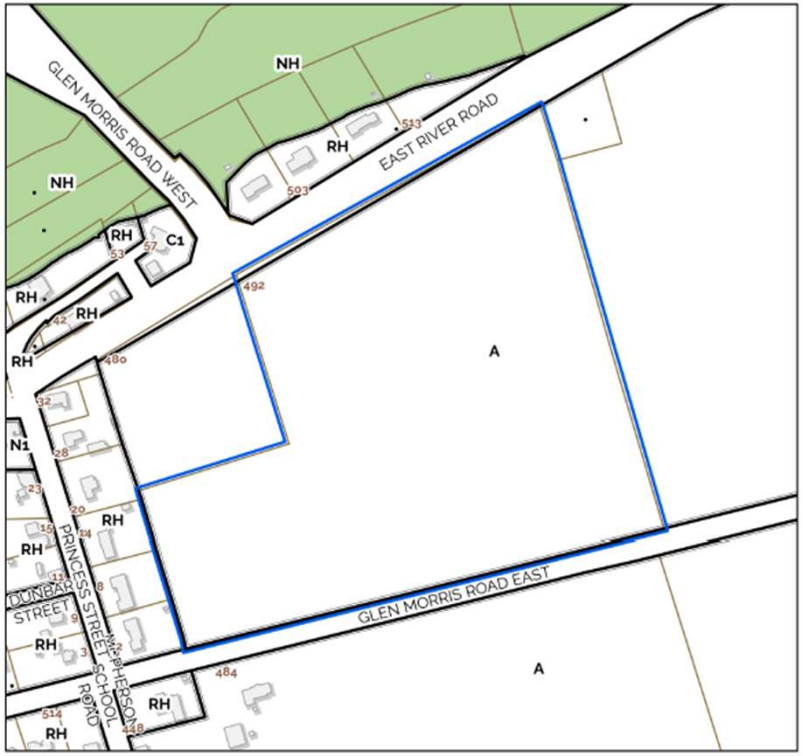
Planning Policy

Official Plan (2023)



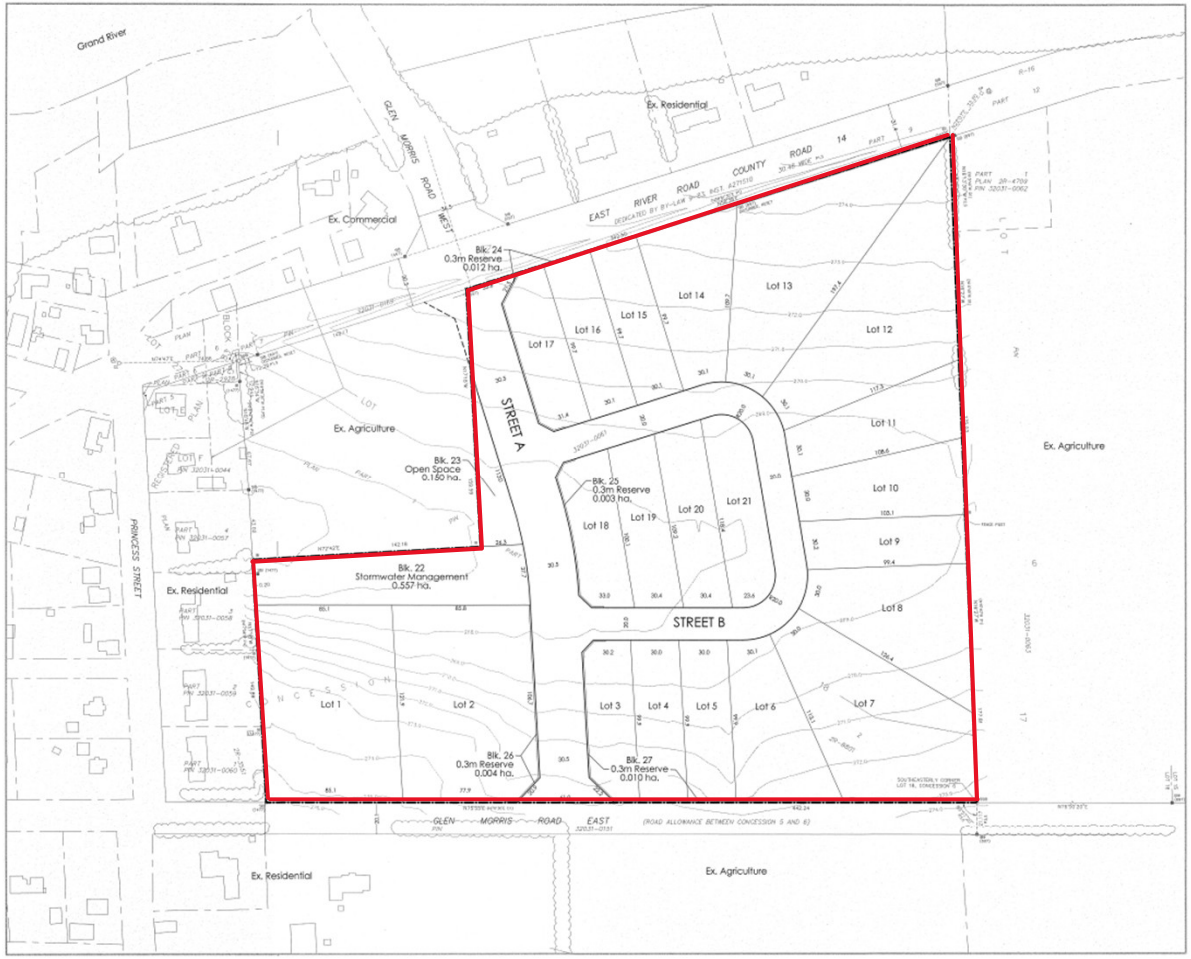
Current Land Use Designation:
Agriculture

Zoning By-Law (61-16)



Current Zoning Classification:
Agriculture (A)

Application Details



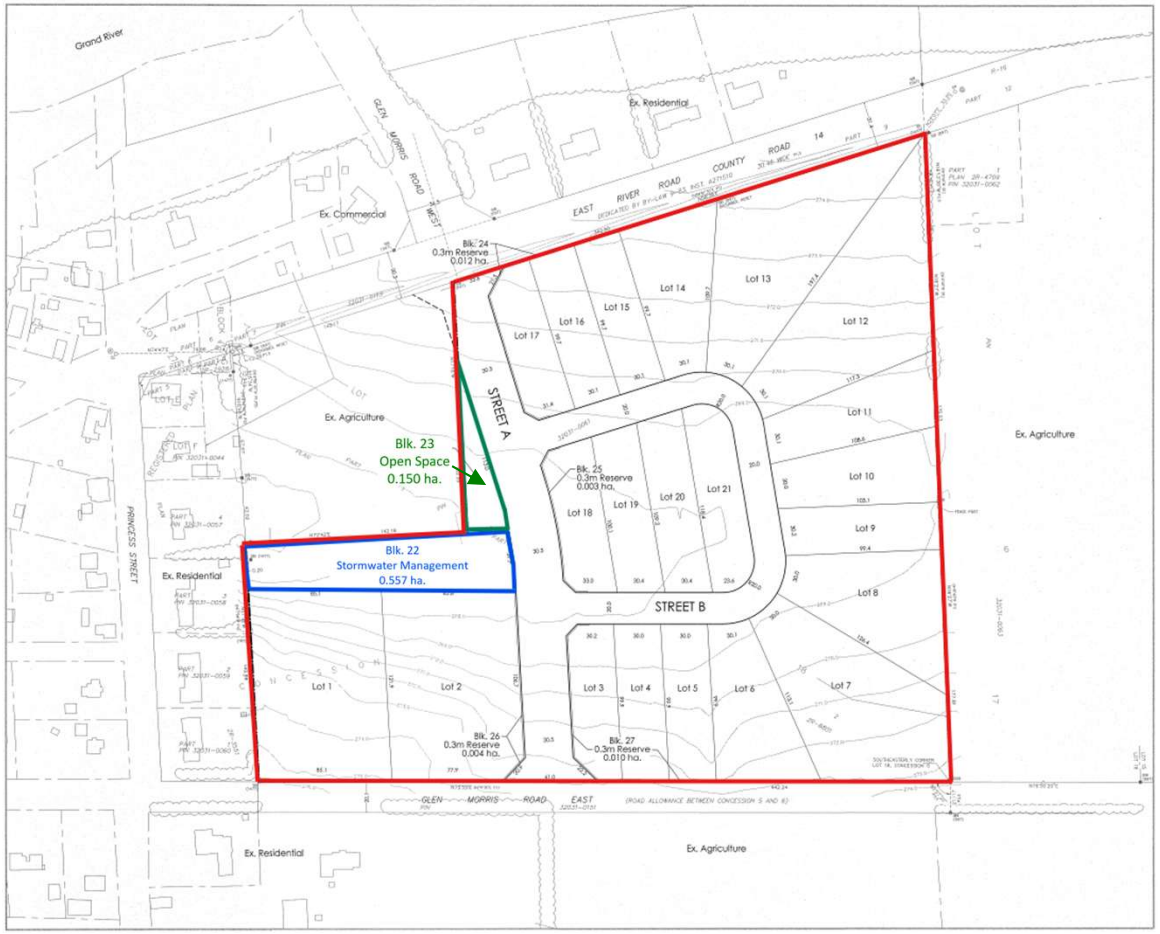
Official Plan Amendment

- Proposes to expand the Glen Morris Settlement Area Boundary.
- Change the Official Plan Designation from Agriculture to Village Community Lands and Parks and Open Space.

Zoning By-Law Amendment

- Proposes to change the Zoning from Agriculture (A) to Residential Hamlets and Villages (RH) and establish site-specific provisions for two of the proposed lots, the stormwater management block is proposed to be rezoned to ‘Open Space (OS1).

Application Details



Draft Plan of Subdivision

- Proposes to subdivide the land into twenty-one (21) single detached lots on private services, establish an open space block, and stormwater management block.
- Proposes an extension to Glen Morris Road West (Street A) from East River Road to Glen Morris Road East.

Key Considerations - Settlement Area Boundary Expansion

In accordance with the Provincial Planning Statement the following needs to be considered:

Is there a need for the expansion?

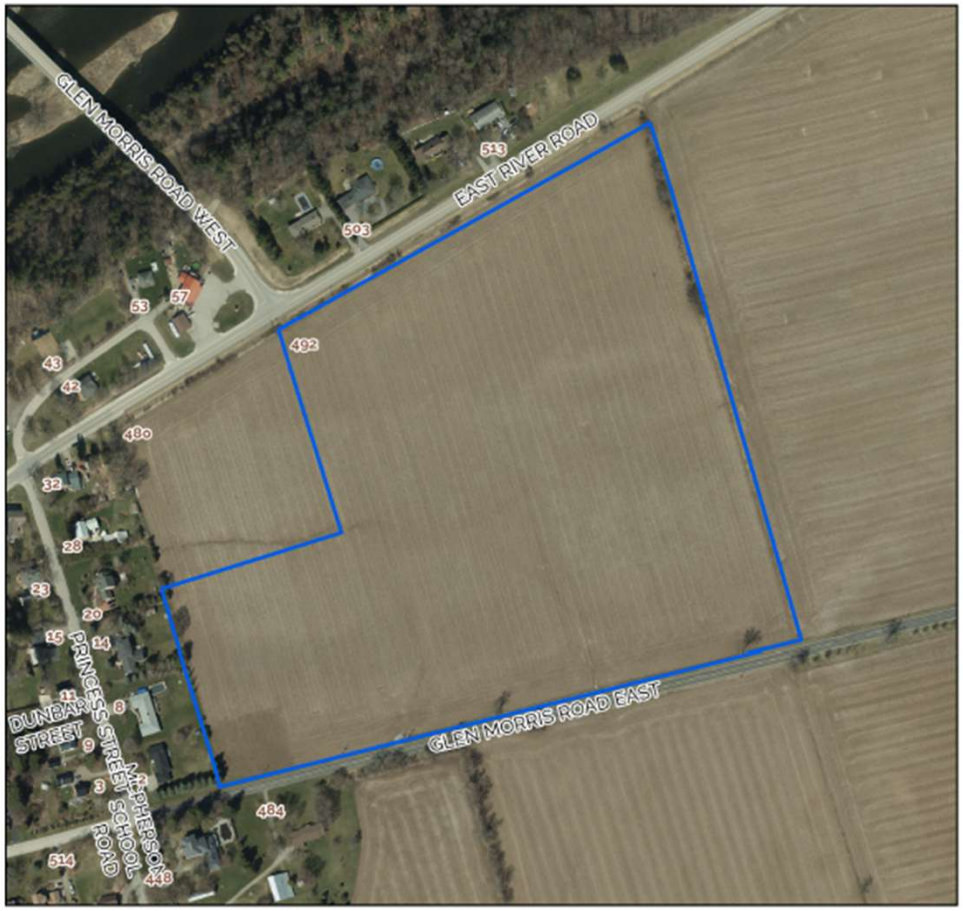
- Additional land is to be designated and planned to accommodate an appropriate range and mix of land uses;
- Will the new or expanded settlement area provide for the phased progression of urban development?

What are the impacts to surrounding land uses?

- Evaluate alternative locations avoiding prime agricultural areas or consider reasonable alternatives on lower priority agricultural lands;
- Comply with the minimum distance separation formulae;
- Avoid impact to the agricultural system or where avoidance is not possible, minimize and mitigate as determined through an agricultural impact assessment.

How can this be integrated?

- Is there sufficient capacity in existing or planned infrastructure and public service facilities?



Application Process / Next Steps

New Application Received & Circulated for Technical Review

Application Deemed Complete & Notice of Public Meeting Circulated

Public Meeting
[For Information Only]

Council Decision & Appeal Period
[Staff Recommendation & Council Decision]

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