



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Roxana Flores, Junior Planner
Date: April 14, 2026
Report #: RPT- 0051 - 26
Subject: ZBA24-25-RF
Purpose: For Approval

Recommendation

THAT Zoning By-Law Amendment Application ZBA24-25-RF from G. Douglas Valle Limited c/o Scott Puillandre, Agent on behalf of Derek Fowler, Owner of lands legally described as PLAN 492 BLOCK 45 LOT M, in the former Town of Paris and municipally known as 14 Queen Street, County of Brant, proposing to re-zone the subject lands from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres, be APPROVED.

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

- a) The proposed minimum lot size and frontage will facilitate a new residential lot that represents compatible infill development and is consistent with the existing pattern of development;
- b) Municipal water and wastewater services are available on the property, supporting the proposed lot standards for future development.
- c) The application conforms to the policies of the Official Plan (2023) and is in keeping with the intent of the Zoning By-Law 61-16.
- d) The application is consistent with the policies of the Provincial Planning Statement (2024).

Executive Summary

The purpose of this report is to provide Council and the public with information and a recommendation for the application to amend the County of Brant Zoning By-Law 61-16.

Zoning By-Law Amendment Application **ZBA24-25-RF** proposes the following Special Exemptions to the Residential Singles and Semis (R2) zone:

1. A minimum lot frontage of 8.0 metres (26.24 feet), whereas a minimum of 15 metres (49.21 feet) is required; and
2. A minimum lot area of 345 square metres (3,713.55 square feet), whereas a minimum of 450 square metres (4,843.76 square feet) is required.

This application is required to establish minimum lot size requirements in order to facilitate a subsequent consent application to propose the creation of one (1) new residential lot as infill development within the Primary Urban Settlement Boundary of Paris.

Technical comments and recommendations have been reviewed as part of the circulation of this Zoning By-Law Amendment Application based on the completed studies / drawings / reports. Further opportunity to implement these comments and recommendations will be incorporated as conditions of consent approval where deemed appropriate. This includes but is not limited to the need for new survey, civic addressing, entrance permit, stormwater management, grading and tree protection, removal and compensation.

The planning analysis focuses on literature review of applicable policy, including the *Planning Act*, *Provincial Policy Statement (2024)*, County of Brant Official Plan (2023), and County of Brant Zoning By-Law 61-16, consultation with departments, and an inspection of the surrounding area.

For the reasons outlined in this report, it is my professional recommendation that Zoning By-Law Amendment Application ZBA24-25-RF, as proposed, be **APPROVED**.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

The application would result in gentle intensification that is compatible with the surrounding neighbourhood and contributes to local housing options.

Environmental Impacts

No significant environmental impacts have been identified as part of this application.

Economic Impacts

Potential minor increase in tax revenue.

Report

Location/Existing Conditions

The subject lands are municipally known as 14 Queen Street and are located on the north side of Queen Street, east of Ball Street and west of Creeden Street within the Settlement Boundary of Paris. The lot has a frontage of approximately 25.15 metres (82.51 feet) along Queen Street and an area of approximately 1,000 square metres (10,764 square feet).

Currently the lands contain one (1) existing single detached dwelling and a detached accessory structure.

The surrounding area consists of low density residential. The subject lands are serviced by municipal sewer and water.

Analysis

Planning Act R.S.O. (1990)

Matters of Provincial Interest

Section 2(a-s) of the *Planning Act* outlines matters of provincial interest that decision making bodies shall have regard for. This application has regard for:

- Section 2(h) the orderly development of safe and healthy communities;
- Section (j) the adequate provision of a full range of housing, including affordable housing;
- Section 2(p) the appropriate location of growth and development; and
- Section 2(r) the promotion of built form that is (i) well-designed

Section 34(1) of the *Planning Act* establishes that Zoning By-Laws may be passed by Councils of local municipalities.

- Review of this Application has consideration for the proposed development as it relates to matters of provincial interests, public health and safety, existing conditions and surrounding uses, land use compatibility, municipal infrastructure and utilities, traffic, and natural resources.

It is my professional opinion that the proposal has had consideration for the applicable provisions of under the Planning Act.

Provincial Planning Statement (PPS) – 2024

The Provincial Planning Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be 'consistent with' policy statements issued under the Planning Act.

It is my professional planning opinion that the recommendation is consistent with the policies of the Provincial Planning Statement for the following reasons:

- The subject lands are located within the Urban Settlement Area of Paris where growth and development are directed. The proposed zoning amendment supports this policy because it would permit residential development within the built-up area.
Policy 2.3.1.1
- The proposal represents efficient use of land and resources through infill development and will use existing municipal water and wastewater services.
Policy 2.3.1.2 (a) and (b)
- The proposed zoning amendment supports general intensification within the settlement area by permitting the potential creation of a new residential lot, representing minor infill development that contributes to a range of housing options and supports the achievement of complete communities.
Policy 2.3.1.3
- The proposed zoning amendment aligns with housing policies because it would permit residential intensification within a previously developed area. This contributes to an increase in housing supply and helps ensure that the settlement area can accommodate current and future housing needs.
Policy 2.2.1 (b)

County of Brant Official Plan (2023)

The County of Brant Official Plan sets out the goals, objectives, and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall 'conform to' the local Municipal Policies, including but not limited to the County of Brant Official Plan.

Land Use Designation

Schedule 'A' of the County of Brant Official Plan (2023) identifies the land use(s) designation on the subject lands as Neighbourhoods. The subject lands are located within the Primary Urban Settlement Area of Paris and within a Delineated Built-up Area.

The intent of the Neighbourhoods designation is to include a full range of residential dwelling types, diverse in size, tenure, density and design. This designation includes a range of built-up and historic areas to recently developed greenfield subdivisions.

The application conforms to policies outlined in Part 5, Section 1.1 of the Official Plan which permit low and mid-rise density development and encourage infill and intensification of the County's Delineated Built-Up Areas.



Appendix 1: Designation Under the Official Plan

Official Plan (2023) Policy & Planning Analysis

Delineated Built-Up Areas

Part 4, Section 6.0 of the County of Brant Official Plan encourages residential intensification within Delineated Built-Up Areas to support complete communities and efficient use of infrastructure.

- **The proposed zoning amendment aligns with these policies as it would enable a new residential lot within an established developed area, representing compatible infill that respects the neighbourhood character, contributes to range of housing, and uses existing municipal services.**

Design and Built Form

Part 5, Section 1.15 of the Official Plan promotes development and intensification that incorporates design in keeping with the character of the area, including scale, setbacks, orientation and landscaping.

- **The proposed zoning amendment aligns with these objectives by enabling a lot that fits the existing neighbourhood pattern. Although slightly narrower than some lots the concept plan demonstrates that a two-storey house with an attached garage and accessory structure can be accommodated on the lot without overcrowding, providing appropriate setbacks, lot coverage,**

servicing, off-street parking, and yard space. The two lots are more consistent to the neighbourhood than the current larger lot, where many 11metre wide lots. The design is intended to minimize impacts on neighbouring properties.

Municipal Water and Wastewater Servicing

The proposed zoning amendment aligns with the County’s municipal servicing policies as the new lot will connect to municipal water and wastewater services, use existing infrastructure, and support compatible infill development. Part 5, Section 5.2.1 & 5.2.3

- **A Servicing and Stormwater Management Brief was submitted by G. Douglas Vallee Limited Consulting to demonstrate that the lot can be serviced. Servicing details and stormwater management will be addressed through a subsequent Consent application.**

Housing

In accordance with Part 5, Section 1.8, the proposed zoning amendment supports the County’s objectives for a flexible mix of housing to meet the needs of a growing and diverse community by enabling a new residential lot for a single detached dwelling, providing compatible infill, and making efficient use of existing infrastructure while contributing to a range of housing options.

It is my professional planning opinion that the recommendation conforms to the policies of the *current Official Plan (2023) for the following reasons:*

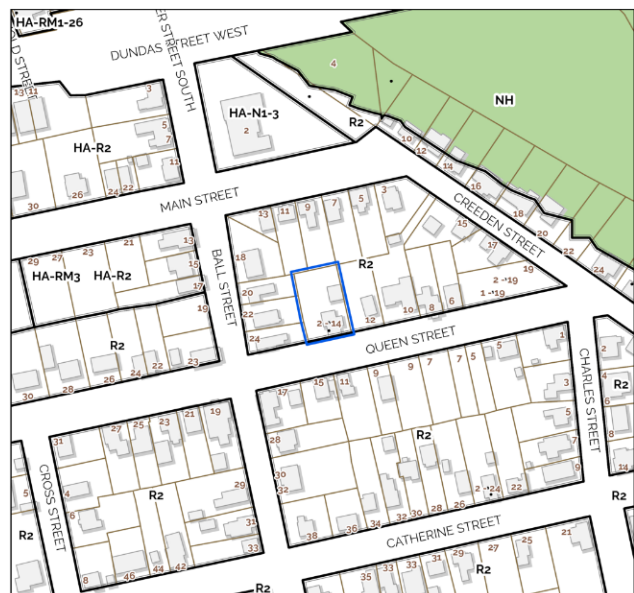
- The proposed Zoning By-Law Amendment will establish zoning provisions to enable the creation one (1) new residential lot, that meets the intent of the Neighbourhoods designation encouraging infill and intensification while utilizing existing infrastructure. The lands will continue to be used for residential purposes.

Zoning By-Law 61-16

‘Schedule A’ of the Zoning By-Law 61-16 identifies the subject lands are zoned as ***Residential Singles and Semis (R2)***.

The Residential Singles and Semis (R2) zone permits the following types of housing:

- Single Detached Dwelling
- Duplex, Fourplex
- Rowhouse
- Staked Townhouse
- Street Fronting Rowhouse
- Triplex and Group Home



Appendix 2: Zoning By-Law R2 Zone

Proposed Zoning Amendment

As outlined in the Draft Zoning By-Law, this application proposes to re-zone the subject lands from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

The following table summarizes the zoning regulations applicable to the proposed new lot, based on a conceptual site plan, demonstrating that one (1) new lot can be established under the (R2) zone with the proposed zoning provisions.

Development Standards – Residential Singles & Semis (R2) Regulation	Required	Proposed New Lot under Zoning Provisions (R2-45)
Lot Area, Minimum	450 m ²	345 m ²
Lot Frontage, Minimum	15.0 m	8.65 m
Street Setback, to the attached garage, Minimum	6.0 m	6.0 m
Street Setback, to habitable portion of the dwelling, Minimum	4.5 m*	+ 6.0 m
Interior Side Yard Setback, Minimum	1.2 m	1.2 m
Rear Yard Setback, Minimum	1.2 m	1.2 m
Lot Coverage, Maximum	40%	36%
Landscaped Open Space, Minimum	30%	52%
Building Height, Maximum	10.5 m	10.5 m

* Provided the minimum width of the driveway shall be 5.6m

Driveway Regulations table 5.7.1 for Residential Uses

Regulation	Residential Use – Lot width 11.0m or lesser	Proposed under Zoning Provisions (R2-45)
Minimum Driveway Width (metres)	2.8 m	3.0m
Maximum Driveway Width (metres)	4.4 m	3.0 m

	55% of the lot width, or 6.0m, whichever is lesser	
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Parking Space Requirements for Residential Uses table 5.11

Housing Form	Minimum Required Off-Street Parking Space Regulations	Proposed under Zoning Provisions (R2-45)
Dwelling Unit with frontage on a public street	2 spaces per unit	2 spaces

The proposed site-specific amendment to the (R2) Zone establishes a minimum lot area of 345 m² and a minimum lot frontage of 8.0 m in order to create a new residential lot for a single detached dwelling.

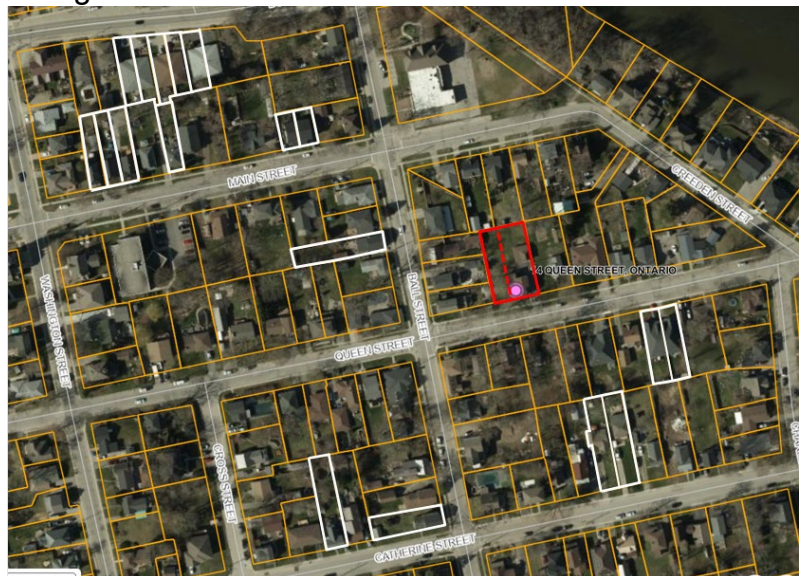
The proposed zoning amendment aligns with the *Neighbourhoods* designation by supporting infill development in an existing developed area.

Minimum lot area and frontage provisions in Zoning By-law 61-16 are intended to ensure orderly development, provide adequate access, accommodate municipal services, support proper drainage, and maintain neighbourhood character. The proposed site-specific standards support these objectives and are consistent with the existing development pattern in the area. It is noted that the Province is considering to set a minimum lot area of 175 sq m in urban areas, and this lot would exceed that proposal.

Neighbourhood Character

The surrounding area is characterized by narrow, deep lots and a mix of single-detached and semi-detached dwellings, many of which have detached accessory structures in rear yards. Lot widths vary from approximately 8 m to 11 m, with most houses set back further from the street, and having a mix of spacing between buildings. Front yards and driveways range in size and landscaped open spaces contribute to the streetscape. The proposed lot area and frontage are comparable to surrounding lots, supporting a streetscape that is consistent with the existing residential development in the neighbourhood.

Appendix 3 demonstrates how the proposed minimum lot size fits with the existing neighbourhood pattern in the R2 zone. The subject lands and the proposed lot are highlighted in red. As shown, several lots (highlighted in white) are similar in shape and size of the proposed lot. These white lots have frontages ranging from 8 to 11m, have a mix of single detached and semi-detached dwellings, including detached accessory structures.



Appendix 3: Existing Neighbourhood Lot Pattern

The proposed zoning exemptions to create a lot with an area of approximately 345 m² and a frontage of 8 m, are consistent with lots in this established neighbourhood. While newer subdivisions north (71 Woodslee Ave) and east (73 West River Road) of Paris have approved lots of similar lot size, many require variances to meet current setback and zoning requirements. In contrast, this older established neighbourhood, includes a range of lot sizes and shapes, including narrower and deeper lots, creating a streetscape that can accommodate the proposal.

Based on the conceptual plan, the proposed lot could accommodate a single detached dwelling in a way that maintains the character, scale, and streetscape. Its size, frontage, and potential building envelope are consistent with the established neighbourhood pattern.

It is my professional planning opinion that the proposed amendments meet the intent and is in compliance with all other applicable policies outlined in the County of Brant Zoning By-Law 61-16.

- The proposed minimum lot area and frontage are appropriate for the neighbourhood and meet the intent of Zoning By-law 61-16. The amendment supports orderly development, ensures adequate servicing and drainage, and maintains compatibility with the existing neighbourhood character. The proposal is therefore considered appropriate infill and represents good land use planning.
- Future development of the site will require full technical review through the Building Permit Process (layout, function, traffic, parking, servicing etc).

Interdepartmental Considerations

The following documents were prepared and submitted for technical review as part of the submission of this application:

1. One (1) Zoning By-Law Amendment Application Completed and signed
2. One (1) Consent Application Completed and signed
3. **Planning Justification Report (PJR)** by G. Douglas Vallee Limited c/o Scott Puillandre dated December 8, 2025
4. **Storm Water Management Brief (SWM)** by G. Douglas Vallee Limited c/o Sarah Freeman and John Iezzi dated November 24, 2025
5. Revised **Conceptual Site Plan** prepared by DJ Design dated January 28, 2026
6. **Conceptual Architectural Drawings** prepared by DJ Design dated January 23, 2026
7. **Stage 1 & 2 Archaeological Assessment** prepared by ACC Archaeological Consultants Canada c/o Kristy O’Neal, dated October 22, 2025
8. Pre-consultation Meeting Minutes dated July 11, 2025

The following comments were received from various internal and external agencies/departments as part of the circulation of this application:

Department/Agency Comments	
Development Engineering Division	<ul style="list-style-type: none"> • Detailed technical comments will be provided under related consent application B32-25-RF.

Policy Planning	<ul style="list-style-type: none"> No comments.
Parks	<p><u>Cash-in-lieu of Parkland Dedication:</u></p> <p>Cash-in-lieu of parkland for the amount of \$6016 (2025 value, 2026 value forthcoming) is required for the creation of one new residential lot.</p> <p>As per Section 3.1 and Section 3.2 of the County of Brant Parkland Dedication By-law - The County requires the payment of money as cash-in-lieu payment for an amount calculated as follows:</p> <p>c) Six thousand and sixteen dollars (\$6016, 2025 value) or as amended as per the County of Brant Fees By-Law, per lot created through consent, including but not limited to farm splits and surplus farm dwelling severances.</p> <p>The payment required shall be paid to the County:</p> <p>c) Prior to final approval and receipt of the certificate confirming that all conditions have been satisfied and therefore the consent for severance has been granted and is in effect.</p>
Forestry	<p>A tree protection zone shall be installed around the municipally owned tree at the front of the lot as outlined in the County's Technical Tree Guidelines. Once installed, the County shall be notified for inspection.</p> <p>The applicant acknowledges and agrees that:</p> <ul style="list-style-type: none"> They have been provided with a copy of the County of Brant Technical Tree Guidelines which is also available on the County website; Trees in proximity the proposed works may be injured due to root damage or mechanical damage from potential excavation, and that root damage may create stability issues or cause tree decline/death. It is the owner's responsibility to contact an ISA Certified Arborist to assess trees within proximity of the proposed works during the planning stage, and to ensure that Tree Protection Zone fencing be installed to prevent damage. It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Migratory Birds Convention Act and the Endangered Species Act. It is the owner's responsibility to ensure that all vegetation and tree removal is in accordance with the Ontario Forestry Act, including the removal of Boundary Trees that exist along property lines.
Fire Department	<ul style="list-style-type: none"> The fire department has no concerns at this time.

<p>Six Nations</p>	<p>Haldimand Tract and 1701 Nanfan Treaty Preamble</p> <p>Six Nations of the Grand River (SNGR) Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of SNGR.</p> <p>The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982.</p> <p>These treaty lands are subject to unresolved litigation and any infringement upon our treaty rights must be fully mitigated by the proponent. The 1701 Nanfan Treaty guarantees SNGR's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. SNGR must be accommodated to mitigate any harm to its treaty rights caused by the proponent</p> <p>Bird and Light Friendly Design</p> <ul style="list-style-type: none"> • SNGREC requests that the building is designed using bird and light friendly practices. This includes minimizing reflective surfaces, creating visual markers on windows, and using warmer lights that are directed downwards and away from natural areas. • Please see the City of Toronto's bird friendly practices for glass and for lighting as guidelines and implement them thoroughly across the entire design: • https://www.toronto.ca/wp-content/uploads/2017/08/8d1c-Bird-Friendly-Best-Practices-Glass.pdf • https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf • SNGREC requests commitment to explore and implement thorough bird and light friendly practices at this phase of the application. <p>Landscaping</p> <ul style="list-style-type: none"> • SNGREC requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided. Non-native species are less ecologically beneficial, and some non-native species can become invasive even after decades of seeming fine. • SNGREC requires an opportunity to review any landscape plant lists before procurement begins. SNGREC requests that the proponent uses Kayanase Plant Nursery for procurement of plants if Kayanase's capacity allows.
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	<ul style="list-style-type: none"> • SNGREC requires that the proponent commits to these actions during this phase of the application.
GrandBridge Energy Inc	<p>GrandBridge Energy Inc. has no objection.</p> <p>Minimum ESA clearance requirements must be maintained between any proposed structures (including buildings, lighting, signage, etc.) and existing electrical infrastructure during construction/demolition.</p> <p>A service layout submission will be required for both properties separately for the metering changes and connections. The submission form is available on our website in the Contractors and Developers hub. The owner will need to contact Customer Care to set up an account for the new property prior to metering. The last page of this document has more information on the metering specifications.</p> <p>The Owner shall be fully responsible for all costs incurred in the removal, upgrade, or relocation of any existing electrical infrastructure if required.</p> <p>Existing hydro poles may not be suitable to accommodate the proposed service. The Owner/Applicant shall be fully responsible for all costs associated with the installation of a new service point, if required.</p>
Canada Post	<p>Please be advised that Canada Post does not have any comments on this application for a single dwelling. This dwelling will have door to door service for mail delivery. Customer should contact our Customer Service line at 1-800-267-1177 to register for mail delivery.</p>

As part of the circulation, we have not yet received any comments from the following departments:

- Mississaugas of the Credit First Nation

Public Considerations

Notice of Complete Application, Statutory Public Information Meeting (February 10, 2026), and Council Recommendation Meeting (April 14, 2026) were posted on the property and were provided by regular mail 20 days ahead of the meeting date, to all property owners within 120 metres of the subject lands.

Public comments received as part of the previous Statutory Public Information Meeting (February 10, 2026), have been summarized below:

- 24 Ball Street – S. Darling
- 15 Queen St – K. Roughley

Comment Summary:

Public comments raised concerns regarding the scale and placement of the future residential development, and its potential impacts on neighbouring yards, including reduced sunlight, privacy, and outdoor enjoyment. Comments also noted possible

effects on parking, the intended use of the accessory structures, and overall neighbourhood character.

These concerns have been addressed through the relevant sections of this report, including the proposed lot size and scale of development, setbacks, parking, conceptual plan, and compliance with zoning and Official Plan policies. The accessory structure on the retained parcel will be reviewed through the building permit process. Overall, the proposal demonstrates compatibility with the surrounding area and alignment with the objectives for infill development.

Public comments received as part of the Council Recommendation Meeting on April 14, 2026, are summarized below:

- 17 Queen Street – W & P Jay

Public concerns regarding lot size, parking, and trees were raised. These matters have been addressed in the relevant sections of this report, including considerations of lot size, the conceptual plan, and tree preservation, which will be appropriately managed through consent conditions.

Public comments have been included as part of the agenda package to provide additional information.

Summary and Recommendations

Zoning By-Law Amendment Application **ZBA24-25-RF** proposes special exemptions to the Residential Singles and Semis (R2) zone to establish a minimum lot frontage of 8.0 m and a minimum lot area of 345 sq. m. to enable the creation of a new residential lot as infill development through a future consent application.

The proposed minimum lot area and frontage are compatible with the surrounding lot fabric, maintaining the established pattern of varying lot sizes and shapes, including narrow deeper lots, and support the visual character of the street. Although the lot will be small with the implementation of the special exemptions, it does not require reduced setbacks or increased height permission. The building layout maintains adequate spacing between buildings, particularly when compared to newer subdivisions in Paris with similar lot sizes, where variances are often needed to meet current setback and zoning requirements.

The concept plan demonstrates that it can accommodate a two-storey single detached dwelling, consistent with the scale and housing types of the neighbourhood. Development will be limited to a building area of 345 sq. m. with a minimum frontage of 8 m, with all other zoning provisions continuing to apply. This ensures that building coverage remains appropriate, prevents overdevelopment, maintains sufficient landscaped open space, and provides proper access and two parking spaces. The following table illustrates how the proposed lot area and frontage exemptions support the lot’s establishment while adhering to all remaining zoning provisions.

Development Standards – Residential Singles & Semis (R2)	Required	Proposed New Lot under Zoning Provisions (R2-45)
Lot Area, Minimum	450 m ²	345 m ²

Lot Frontage, Minimum	15.0 m	8.65 m
Street Setback, to the attached garage, Minimum	6.0 m	6.0 m
Street Setback, to habitable portion of the dwelling, Minimum	4.5 m*	+ 6.0 m
Interior Side Yard Setback, Minimum	1.2 m	1.2 m
Rear Yard Setback, Minimum	1.2 m	1.2 m
Lot Coverage, Maximum	40%	36%
Landscaped Open Space, Minimum	30%	52%
Building Height, Maximum	10.5 m	10.5 m

The proposal is within the Urban Settlement Area of Paris and will be connected to municipal water and sewer services, with measures in place for managing stormwater runoff. A Stormwater Management report has been included with this application.

Technical comments and recommendations from completed studies and drawings will be incorporated into the conditions of the subsequent Consent Application, as appropriate. Anticipated conditions include but are not limited to:

- Submission of a Site Development Plan, Grading Plan and overall Lot Drainage Plan, and any supporting materials to demonstrate compliance.
- Updated legal survey.
- Proof of draft-approved entrance location for the severed lot.
- Approval of a Public Works Permit prior to any works.
- Parkland dedication or cash-in-lieu as required.
- A tree protection zone to be installed around the municipally owned tree at the front of the lot.

The applicant is also advised to incorporate Six Nations' recommendations for bird- and light-friendly design and landscaping, and address Grandbridge Energy conditions regarding ESA clearance and service layout.

The planning analysis focuses on literature review of applicable policy, including the *Planning Act, Provincial Policy Statement (2024)*, County of Brant Official Plan (2023), and County of Brant Zoning By-Law 61-16, consultation with departments, and an inspection of the surrounding area.

Overall, the proposal represents compatible infill development that fits the surrounding area, utilizes municipal services, and contributes to attainable housing. For the reasons outlined in

this report, it is my professional recommendation that Zoning By-Law Amendment Application ZBA24-25-RF, as proposed, be **APPROVED**.

Prepared by:



Roxana Flores
Junior Planner

File # ZBA24-25-RF

Attachments

1. Conceptual Site Plan
2. Aerial Mapping
3. Official Plan Mapping
4. Zoning Mapping
5. Draft By-Law and Schedule 'A' Mapping

Reviewed By

1. Dan Namisniak, Manager of Development Planning
2. Jeremy Vink, Director of Planning
3. Alysha Dyjach, Acting General Manager of Development Services

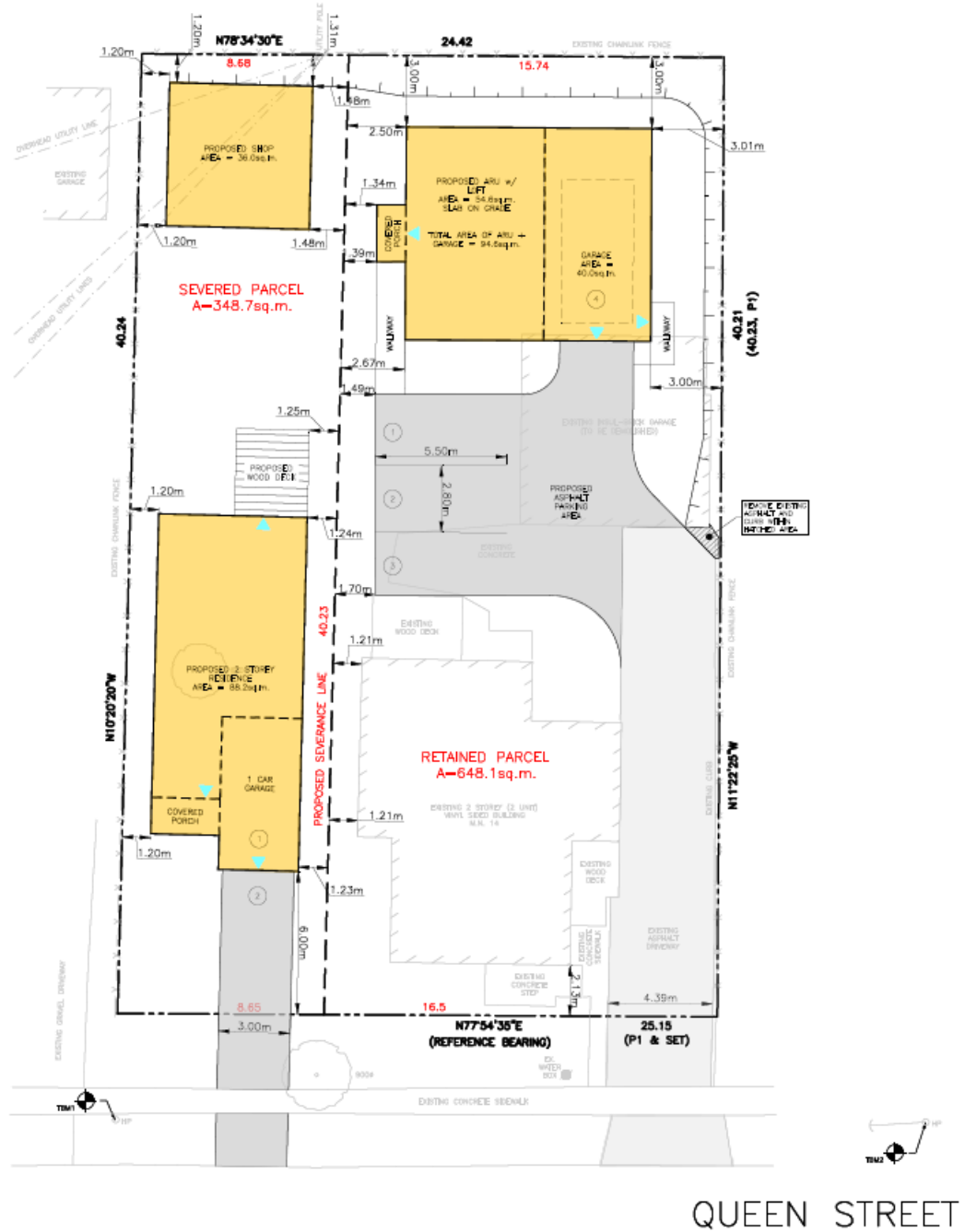
Copied To

1. Sunayana Katikapalli, Deputy Clerk
2. Alexandra Drabble, Planning Administrative Assistant
3. Applicant/Agent/Owner

By-law and/or Agreement

By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

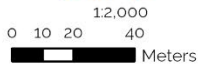
1. Conceptual Site Plan



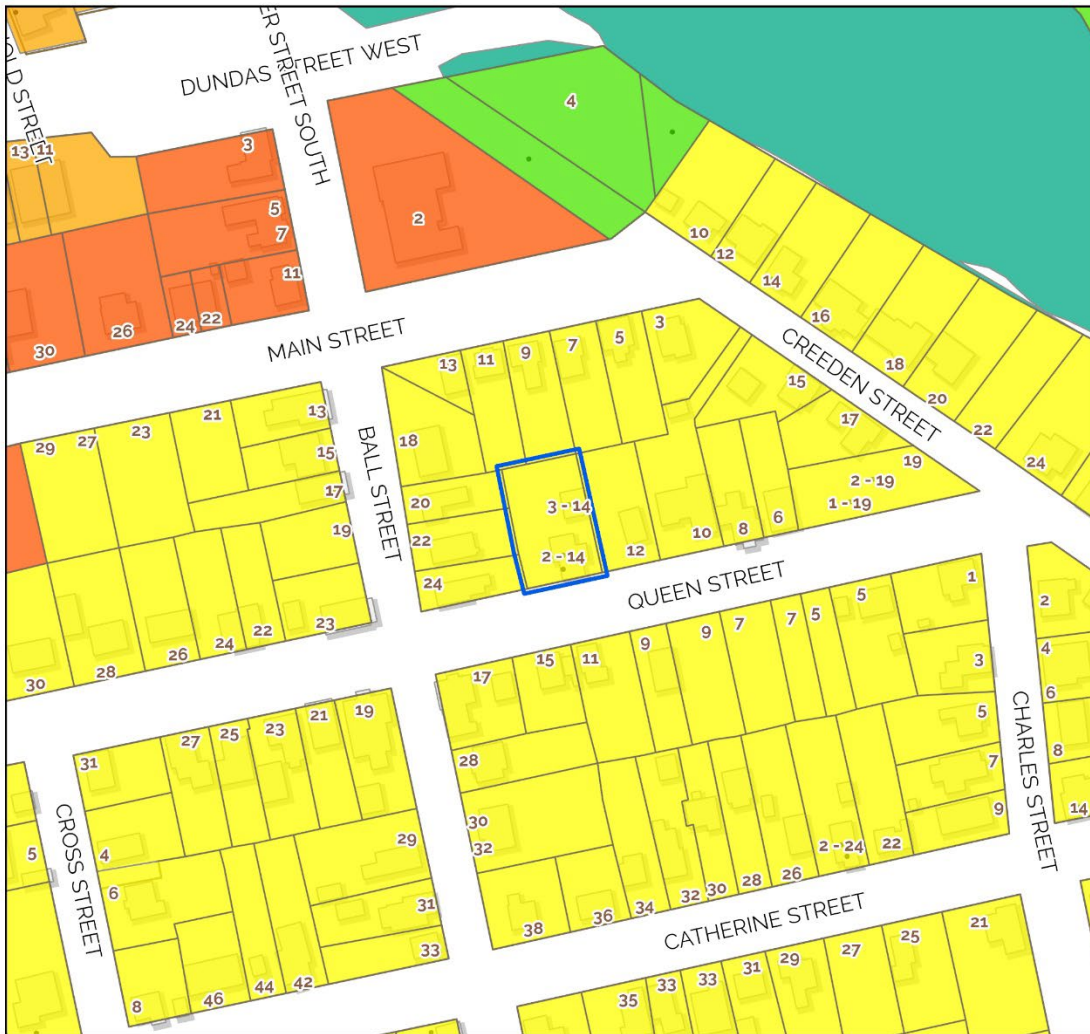
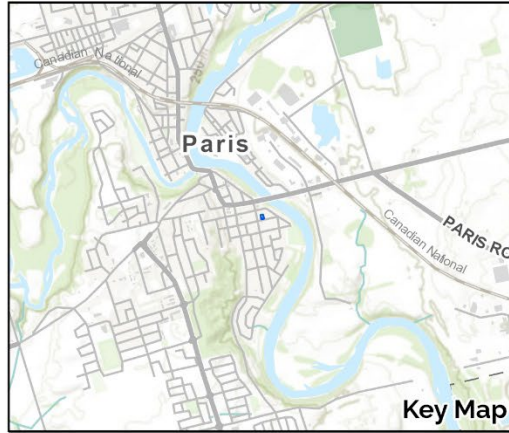
3. Official Plan Mapping

**MAP 2: Official Plan
FILE NUMBER
B32-25-RF**

14 Queen Street
County of Brant
Ontario



Date Printed: 2026-04-02



Neighbourhoods

5. Draft By-Law and Schedule 'A' Mapping

BY-LAW NUMBER XXX-26

-of-

**THE CORPORATION OF THE COUNTY OF
BRANT**

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended.

Derek Fowler Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M.

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA24-25-RF was received from Derek Fowler Applicant/ Owner of the subject lands as identified PLAN 492 BLOCK 45 LOT M, in the geographic former Town of Paris, County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant amends the present zoning of PLAN 492 BLOCK 45 LOT M, from Residential Singles and Semis (R2) to Residential Singles and Semis with site-specific zoning (R2-45) in order to establish a new residential lot having a minimum frontage of 8.0 m and a minimum area of 345 square metres.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on 14th day of April, 2026.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law to be desirable for the future development and use of the lands.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT
HEREBY ENACTS AS FOLLOWS:**

1. THAT Schedule 'A' of Zoning By-Law 61-16 is hereby amended from the current Residential Singles and Semis (R2) zone, to Residential Singles and Semis with site-specific zoning (R2-45), as shown on Schedule 'A' of this By-law.
2. THAT Section 8.3 Special Exceptions R2 Zone of By-Law 61-16, is hereby amended as follows:
R2-45

In addition to the provisions of the R2 Zone the following shall apply;

- a) Permit a minimum lot area of 345 square metres
- b) Permit a minimum lot frontage of 8.0 metres

c) All other provisions of the By-Law apply.

3. THAT this By-Law shall come into force on the final passing thereof by the Council of the Corporation of Brant subject to compliance with the provisions of The Planning Act, R.S.O., 1990, as amended from time-to-time.

READ a first and second time, this 14th day of April, 2026.

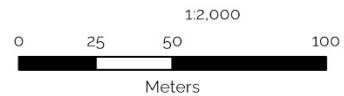
READ a third time and finally passed in Council, this 14th day of April, 2026.

David Bailey, Mayor

Sunayana Katikapalli, Deputy Clerk



SCHEDULE 'A'
 COUNTY OF BRANT
 BY-LAW No. _____



Date Printed: 2026-01-13

