



Notice of Complete Application Planning Act Application

Date: October 26, 2026

Application Number: ZBA19-OPA4-26-RC – 205 Beverly Street West

Details of Application:

The County of Brant has received an application for a zoning amendment and official plan amendment and redline revision to draft-approved plan of subdivision, in accordance with the Planning Act (R.S.O. 1990, C. P. 13) on July 30, 2026 and has deemed the application complete on August 12, 2026.

Purpose and Effect of Proposed Zoning Amendment and Official Plan Amendment:

The applicant is proposing to amend the Draft Plan of Subdivision previously approved by the LPAT in 2019 through a redline revision, and corresponding Official Plan Amendment and Zoning By-Law Amendment to coordinate with the proposed design changes within the Draft Plan of Subdivision.

Notice Intent and Additional Information:

This notice is intended to make you aware of the proposed application and to invite your comments. The proposed Zoning Amendment and Official Plan Amendment is now being circulated to County Departments and Public Agencies for technical review. Once this has been completed, a report summarizing the proposal and the comments received will be prepared by the Planner and presented at a public meeting with a recommendation to Council. Notice of Public Meeting will be given to those who received this Notice and those requesting such Notice.

Additional Information regarding the proposed Zoning By-Law Amendment and Official Plan Amendment is available to the public for inspection in person, telephone and e-mail at the following:

In person or mail:

66 Grand River Street North
Paris, ON N3L 2M2

Office hours are Monday to Friday, 8:30 am – 4:30 pm
519.44BRANT (519.442.7268) or toll-free 1.855.44BRANT

Planner: Ryan Cummins, 519-442-6324 ext 3002, ryan.cummins@brant.ca

How do I submit a written request to the County of Brant Deputy Clerk?

To submit written request for notifications regarding this application, please contact County Clerk:

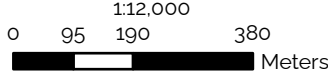
In person or mail: County Clerk c/o The County of Brant
66 Grand River Street North, Paris ON N3L 2M2
Email: clerks@brant.ca

To view the application, supporting documents and draft Bylaw, please contact the Planning Department, contact information mentioned above.

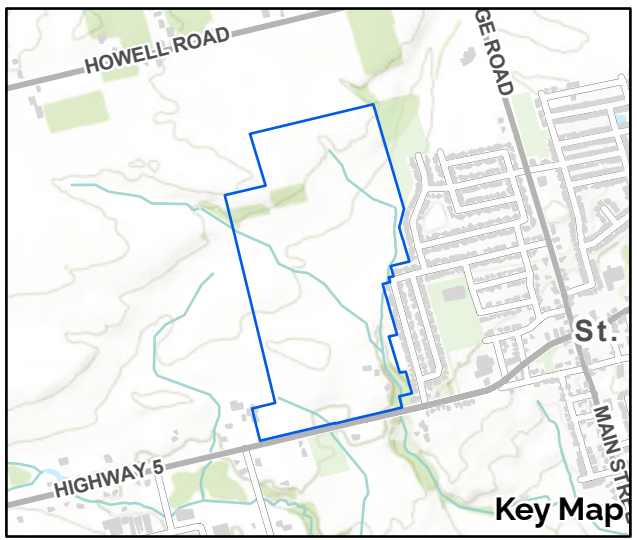
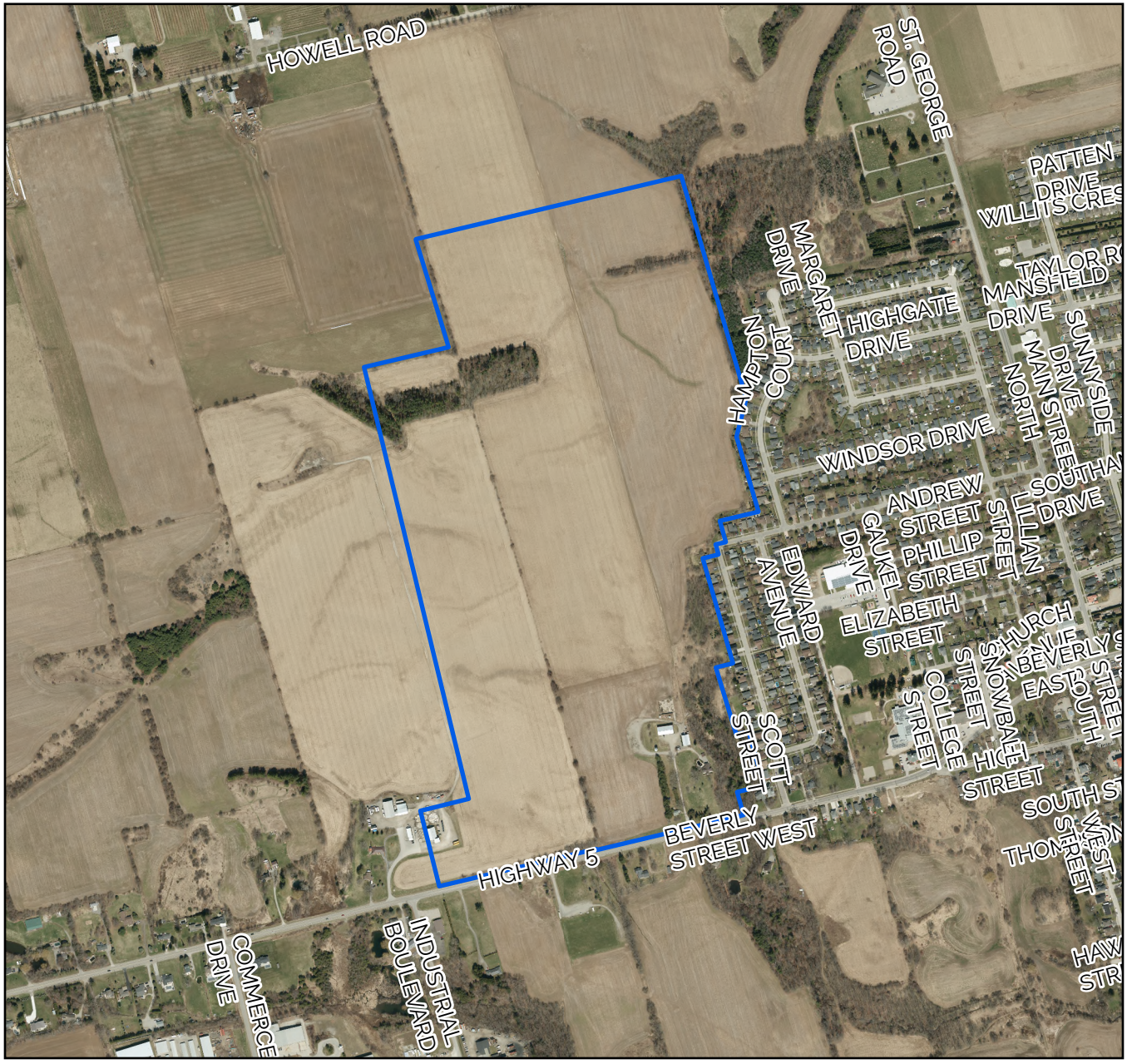
** Note: Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Corporation of the County of Brant wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the County's website and/or made available to the public upon request.*

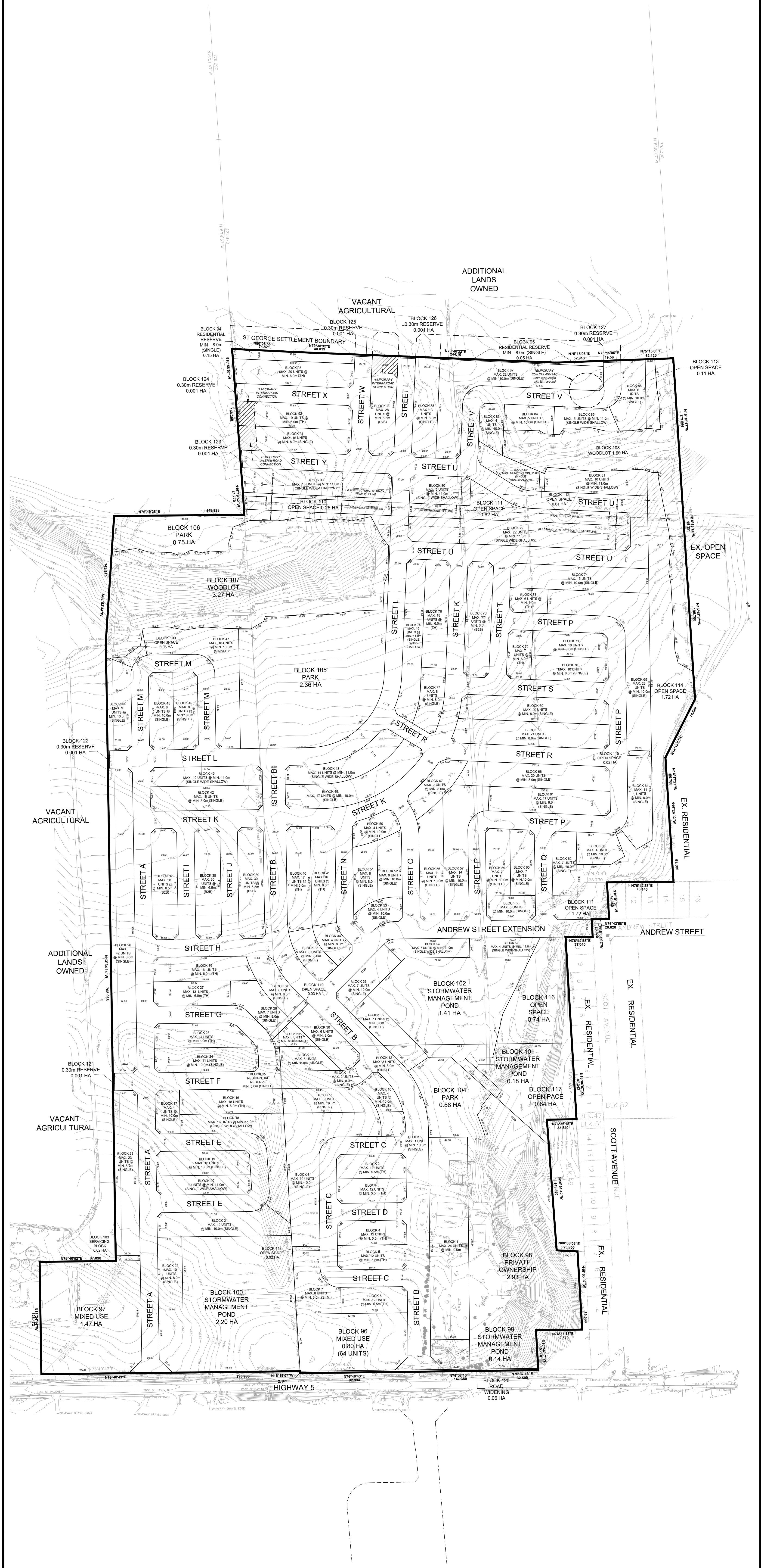
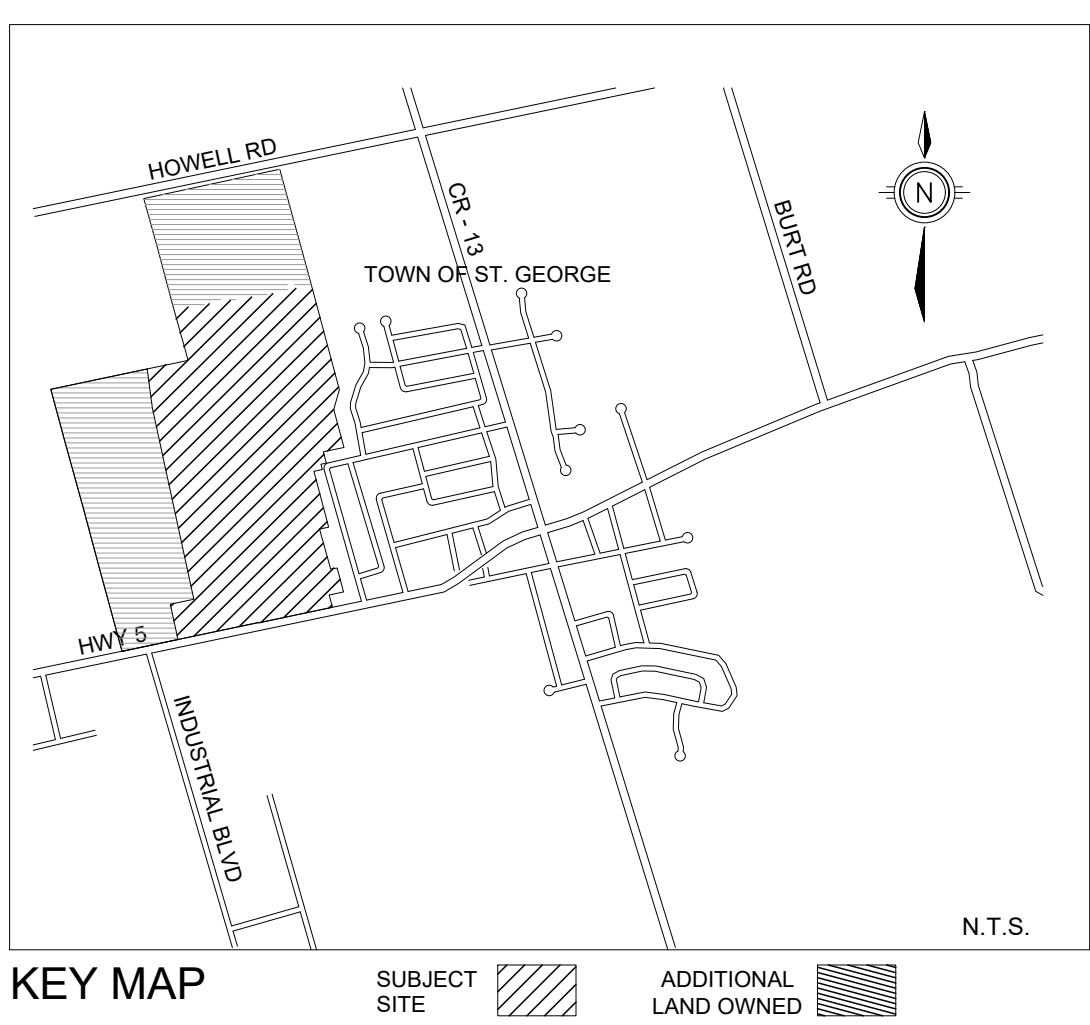
MAP 3: AERIAL IMAGERY 2026
FILE NUMBER
ZBA19/26/RC & OPA/26/RC

205 Beverly Street West
County of Brant
Ontario



Date Printed: 2026-08-21





ADDITIONAL INFORMATION

Required Under Section 51(17)
Of The Planning Act R.S.O. 1990 c.P.13

- (a) SHOWN ON DRAFT PLAN
(b) SHOWN ON DRAFT AND KEY PLANS
(c) SHOWN ON KEY PLAN
(d) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
(e) SHOWN ON DRAFT PLAN
(f) SHOWN ON DRAFT PLAN
(g) SHOWN ON DRAFT AND KEY PLANS
(h) MUNICIPAL PIPED WATER TO BE PROVIDED
(i) SOIL IS SANDY SILT AND CLAYEY SILT
(j) SHOWN ON DRAFT PLAN
(k) ALL MUNICIPAL SERVICES TO BE PROVIDED
(l) SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

TOTAL LAND AREA: 66.76 hectares (164.96 acres)				
LAND USE	UNITS	BLOCK NUMBER	AREA (ha)	AREA (ac)
RESIDENTIAL	60	Blocks 2, 3, 4, 5, 6	1.11	2.74
5.5m STREET TOWNHOUSES		Blocks 18, 25, 27, 36, 40, 41, 72, 73, 76, 92, 93	3.20	7.90
6.0m STREET TOWNHOUSES	164	Blocks 37, 38, 39, 75, 89	1.83	4.52
6.5m BACK-TO-BACK TOWNHOUSES	24	Block 1	1.03	2.55
9.0m STREET TOWNHOUSES	8	Block 7	0.29	0.72
6.0m SEMI-DETACHED		Blocks 12, 13, 14, 22, 23, 26, 28, 29, 30, 31, 32, 34, 35, 42, 51, 61, 64, 66, 67, 68, 69, 70, 71, 77, 88, 91	7.45	18.40
8.0m SINGLE DETACHED	300	Blocks 8, 9, 10, 11, 17, 18, 21, 24, 33, 44, 45, 46, 47, 49, 50, 52, 53, 56, 57, 58, 59, 60, 62, 63, 65, 74, 83, 84, 86, 87, 88, 89, 90, 91, 92, 95, 96	9.43	23.29
10.0m SINGLE DETACHED	281	Blocks 15, 94, 95	4.25	10.51
11.0m WIDE SHALLOW SINGLE DETACHED		Blocks 15, 94, 95	0.21	0.52
RESIDENTIAL RESERVE	135	Blocks 96, 97	2.27	5.62
8.0m SINGLE DETACHED		Blocks 96, 97	3.17	7.67
MIXED USE*	64	Block 98	2.93	7.23
SUBTOTAL - RESIDENTIAL AREA			31.07	76.77
PRIVATE OWNERSHIP		Block 98	3.94	9.74
STORMWATER MANAGEMENT PONDS		Blocks 99, 100, 101, 102	0.02	0.05
SERVICING BLOCK		Block 103	3.70	9.14
PARKS		Blocks 104, 105, 106	4.78	11.80
WOODLOT		Blocks 107, 108	4.27	10.55
OPEN SPACE		Blocks 111, 112, 122, 123, 124, 125, 126, 127	0.06	0.14
ROADS		Block 120	1.97	4.87
26.0m R.O.W. (STREET B)			13.90	34.65
20.0m R.O.W. (STREETS A C-Y)			66.76	164.96
TOTAL	1,186			

- * DENSITY - 80 UPH FOR MIXED USE BLOCKS
- Notes:
- 0.3m Reserves shown on this Draft Plan have been enlarged for illustration purposes.
 - The road length measured from the intersection of Street U and Street V to the end of the 20m Temporary Cul-de-sac is 230m.

REVISIONS

No.	REVISION	DATE
1	Per Armstrong Hunter & Assoc	08/29/07
2	Per Armstrong Hunter & Assoc	12/17/07
3	Revised Road/Block Layout per Armstrong Planning	01/07/15
4	Revised per County Comments (Submission #3)	04/11/17
5	Revised Road/Block Layout	02/26/18
6	Revised Road/Block Layout	03/02/18
7	Revised Road/Block Layout	03/16/18
8	Revised Block No. and Street Names	03/21/18
9	Revised Block No. and Street Names	03/26/18
10	Revised Block No. and Street Names	03/28/18
11	Revised Street Radius	04/02/18
12	Revised Limits of Block 1, Added Block 96, Re-labelled Block 87	04/12/18
13	Revised Road/Block Layout, Block No and Street Names	04/27/18
14	Revised Unit Mix, Deleted Block 52	05/18/18
15	Revised Limits of Block 71, Park Block 80, Unit Mix, Block 70	07/19/2018
16	Revised Limits of Block 71,72, Park Block 80, Street C	07/25/2018
17	Revised Road / Block Layout, Block No, Unit Mix and Street Names	06/19/2026

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED _____
DOUGLAS HUNT, ONTARIO LAND SURVEYOR
HUNT SURVEYS INC.
DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT IN DRAFT FORM.

SIGNED _____
DANIEL GUIZZETTI
EMPIRE COMMUNITIES (St. GEORGE) LTD.
DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT IN DRAFT FORM.

SIGNED _____
PINEVEST
DATE _____

PROPOSED DRAFT PLAN OF SUBDIVISION

PART OF LOTS 8 AND 9
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES)
COUNTY OF BRANT

SCALE
1:2000

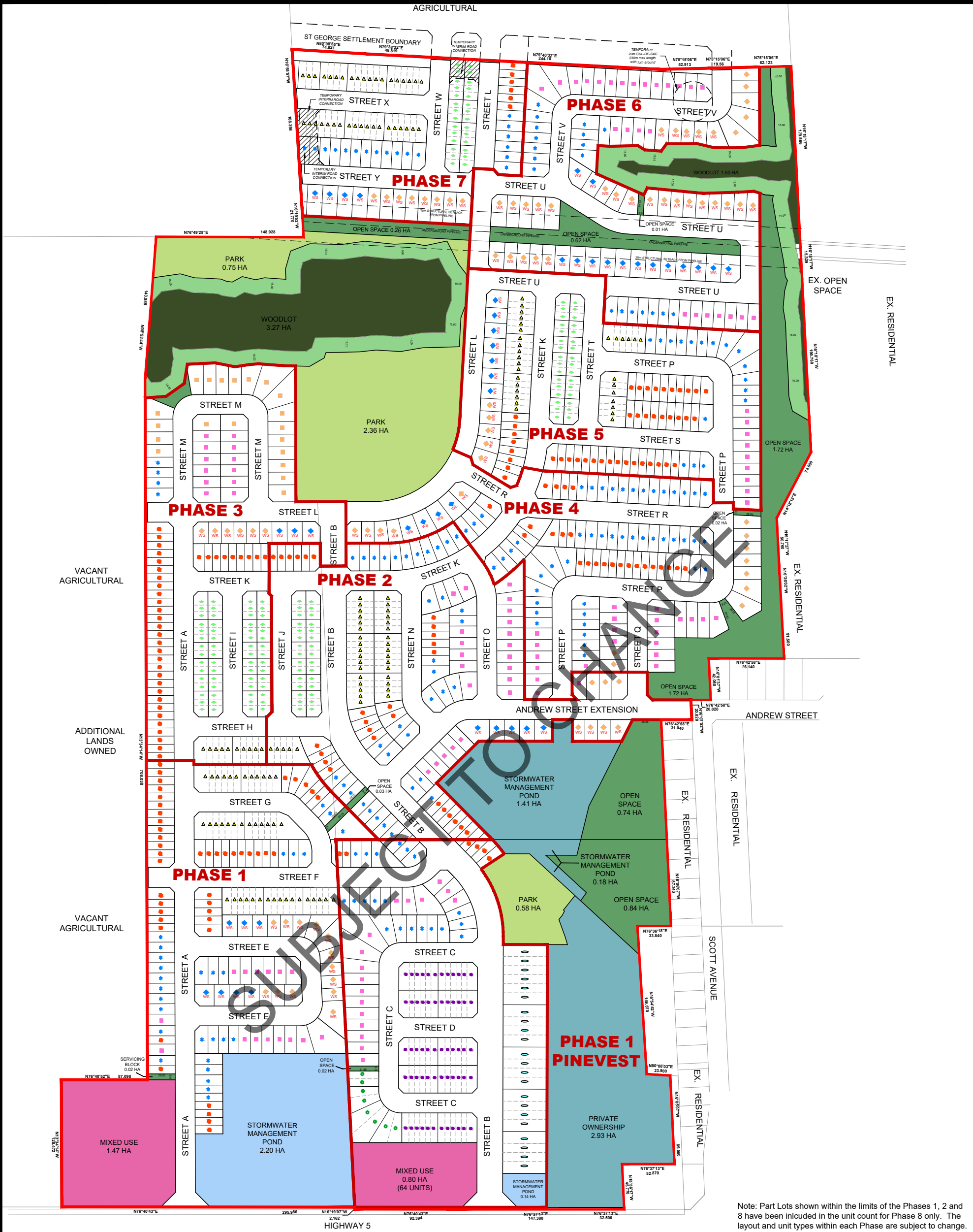
PROJECT No.
13.1970

DRAWING No.
1

DESIGN
APPROVED

DRAWN
DATE

June 19, 2026



Note: Part Lots shown within the limits of the Phases 1, 2 and 8 have been included in the unit count for Phase 8 only. The layout and unit types within each Phase are subject to change.

UNIT COUNT OVERVIEW BY PHASE																												
		PHASE 1			PHASE 2			PHASE 3			PHASE 4			PHASE 5			PHASE 6			PHASE 7			PHASE 1 - PINEVEST			TOTAL		
	PRODUCT	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)	# OF LOTS	%	Linear Frontage (m)
	5.5m (18') TOWNS	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	60	44%	330.00	60	6%	330.00
	6.5m (21') B2B TOWN	0	0%	0.00	30	18%	195.00	60	39%	390.00	0	0%	0.00	32	22%	208.00	0	0%	0.00	28	27%	182.00	0	0%	0.00	150	14%	975.00
	6.1m (20') TOWN	42	28%	256.20	38	23%	231.80	10	7%	61.00	0	0%	0.00	31	22%	189.10	0	0%	0.00	38	37%	231.80	0	0%	0.00	159	15%	969.90
	9.15m (30') TOWNS	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	22	16%	201.30	22	2%	201.30
	6.1m (20') (7.8m) SEMIS	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	0	0%	0.00	8	6%	62.40	8	1%	62.40
	8.2m (27') DETACHED	44	30%	360.80	26	16%	213.20	38	25%	311.60	24	22%	196.80	43	30%	352.60	0	0%	0.00	6	6%	49.20	7	5%	57.40	188	18%	1,541.60
	10.4m (34') DETACHED	28	19%	291.20	34	21%	353.60	4	3%	41.60	48	43%	499.20	17	12%	176.80	19	21%	197.60	18	18%	187.20	21	16%	218.40	189	18%	1,965.60
	11.6m (38') DETACHED	15	10%	174.00	23	14%	266.80	12	8%	139.20	21	19%	243.60	9	6%	104.40	25	28%	290.00	0	0%	0.00	17	13%	197.20	122	12%	1,415.20
	12.8m (42') DETACHED	0	0%	0.00	3	2%	38.40	20	13%	256.00	9	60%	115.20	0	0%	0.00	5	6%	64.00	0	0%	0.00	0	0%	0.00	37	4%	473.60
	12.8m (42') DETACHED - WIDE SHALLOW	13	9%	166.40	4	2%	51.20	6	4%	76.80	5	5%	64.00	5	3%	64.00	27	30%	345.60	8	8%	102.40	0	0%	0.00	68	6%	870.40
	15.3m (50') DETACHED -WIDE SHALLOW	7	5%	107.10	5	3%	76.50	3	2%	45.90	4	4%	61.20	7	5%	107.10	14	16%	214.20	4	4%	61.20	0	0%	0.00	44	4%	673.20
	TOTAL	149	100%	1,355.70	163	100%	1,426.50	153	100%	1,322.10	111	100%	1,180.00	144	100%	1,202.00	90	100%	1,111.40	102	100%	813.80	135	100%	1,066.70	1,047	100%	9,478.20