Notice of Complete Application Planning Act Application

Date: November 4, 2026

November 10, 2026

Application Number: OPA4-26-RC – 6 Maple Avenue North

Details of Application:

The County of Brant has received an application for an official plan amendment, in accordance with the Planning Act (R.S.O. 1990, C. P. 13) on October 8, 2026 and has deemed the application complete on November 4, 2026.

Purpose and Effect of Proposed Official Plan Amendment:

The applicant is proposing to develop the subject lands with 22 townhouse units, with a proposal to permit communal private services to support this development. The applicant is seeking an Official Plan Amendment to permit development on private communal services, whereas the current County of Brant Official Plan (2023) does not permit private communal servicing within Settlement Areas. The subject lands were previously re-zoned to Holding Residential Multiple Low Density (h-RM1) in May of 2023 to permit this form of development.

Notice Intent and Additional Information:

This notice is intended to make you aware of the proposed application and to invite your comments. The proposed 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 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, 519.44BRANT x3002, 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.*

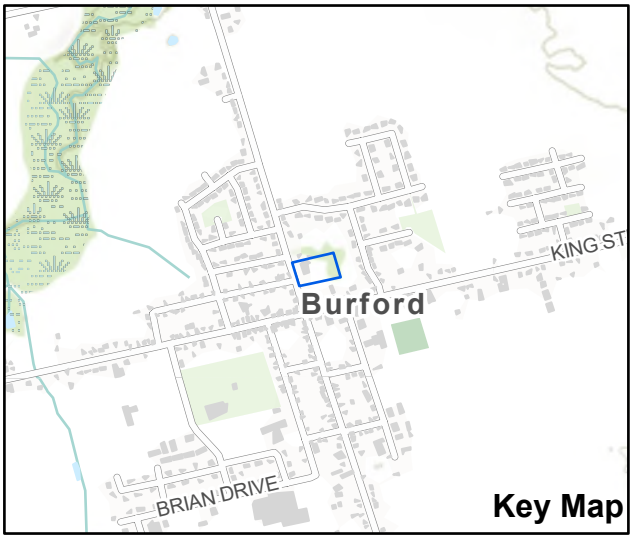
MAP 3: AERIAL IMAGERY 2026
FILE NUMBER
OPA4-26-RC

6 MAPLE AVENUE NORTH
County of Brant
Ontario

N

1:2,000
0 15 30 60
Meters

Date Printed:11/4/2026





SITE STATISTICS - PHASE 1

ITEM	PROPOSAL	ZONING BYLAW REQUIREMENTS
ZONING CATEGORY	RM1	RM1
LOT AREA (sq. m.)	16,897	4,070 (185/UNIT MIN.)
LOT FRONTAGE (m)	100.00	9.00 MIN.
STREET SETBACK (m)	6.12	6.00 MIN.
REAR YARD (m)	104.89	6.00 MIN.
SIDE YARD (m)	6.04 & 6.05	3.00 MIN.
TOTAL GROUND FLOOR AREA (sq. m.)	1,972.5	N/A
LOT COVERAGE	11.7%	40% MAX.
LANDSCAPED OPEN SPACE	68.8%	30% MIN.
BUILDING HEIGHT (m)	- -	12.00 MAX.
SEPARATION DISTANCE BETWEEN BLDG's (m)	5.50	3.00 MIN.
NUMBER OF PARKING SPACES	52	44+8=52 *
NUMBER OF ACCESSIBLE PARKING SPACES	4	3
PARKING STALL DIMENSIONS (m)	2.80 x 5.50	2.80 x 5.50
ACCESSIBLE PARKING STALL DIMENSIONS (m)	4.90 x 5.50 4.30 x 5.50	4.90 x 5.50 (TYPE 'A') 4.30 x 5.50 (TYPE 'B')

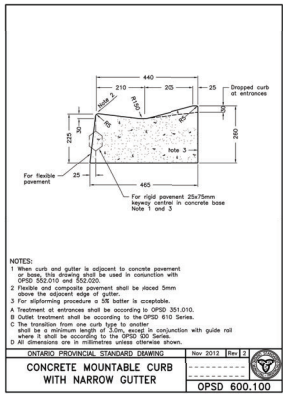
* CALCULATION IS BASED ON 2 PARKING SPACES PER UNIT + 0.35 VISITOR SPACES

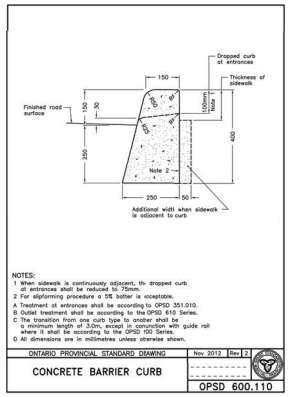


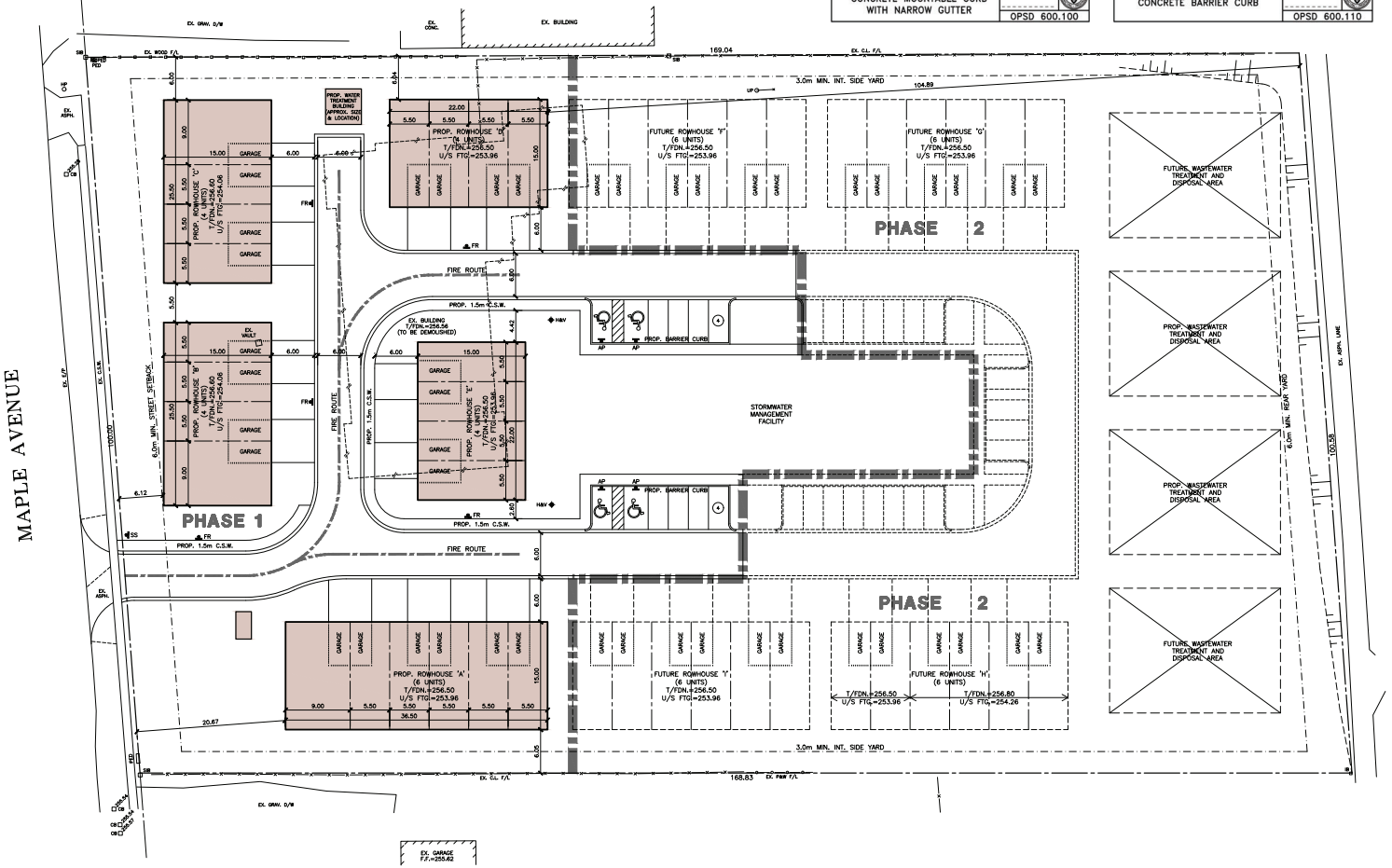
FIRE ROUTE SIGN DETAIL
N.T.S.



BARRIER FREE PARKING SIGN DETAIL
N.T.S.







THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

LEGEND:

- PROPOSED FIRE ROUTE SIGN
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED STOP SIGN
- PROPOSED PHASE LINE

NOTES:

1. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)
2. BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. TRANSFORMERS, STREET LIGHTS, HYDRANTS, PEDESTALS ETC.) DOES NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION. (1.5m MINIMUM CLEARANCE)

NO.	REVISION	DATE (MM/DD/YY)	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD , UNIT #1 , BRANTFORD - ONTARIO , N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 www.cohooneng.com

PROJECT:

PROPOSED ROWHOUSE DEVELOPMENT

6 MAPLE AVE. NORTH
COUNTY OF BRANT

CLIENT: MUKESH GROVER

SITE PLAN

DESIGN:	M.J.W.	SCALE:	1:300
DRAWN:	K.P.B.	JOB No:	17548
CHECKED:	M.J.W.		
SHEET:	1 of 8	DWG. No:	17548-1
DATE:	AUG. 26/26		

LICENSED PROFESSIONAL ENGINEER
2026-10-06
M. J. WHYTE
100512819
PROVINCE OF ONTARIO