

Approval of Zoning By-Law Application Pursuant to section 34 of the Planning Act, R.S.O. 1990, as amended

The Council of the Corporation of the County of Brant has passed By-law No. 110-26 on September 08, 2026, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended.

The following items are attached:

1. Copy of By-law No. 110-26
2. An explanation of the purpose and effect of By-law No. 110-26
3. A statement from the Clerk of the Corporation of the County of Brant stating that By-law No. 110-26 is in conformity with the Official Plan of Land Use for the Municipality's Planning area.

How do I appeal an approval?

Third parties (anyone who is not a specified person or public body in accordance with Section 1(1)(f) of the Planning Act) do not have the right to appeal a decision of application to the Ontario Land Tribunal.

Only individuals, corporations, and public bodies may appeal a decision of the County of Brant to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Any specified person or public body may file a notice of appeal with the Clerk or Secretary Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brant (County) as the Approval Authority or by mail 66 Grand River St. N., Paris, Ontario N3L 2M2, no later than 4:00 p.m. on September 29, 2026. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The following appeal fees are required:

- A fee of \$1,100 to the OLT can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.
- In addition, a fee of \$285.00 payable to the "County of Brant" as per the County of Brant's Development Services fees online <https://webforms.brant.ca/finance/planning-applications-payment> or by mail to 66 Grand River St. N., Paris, Ontario N3L 2M2 .
- If the e-file portal is down, you can submit your appeal to clerks@brant.ca .

No specified person or public body shall be added as a party to the hearing of the appeal unless, before a decision was made or by-law was passed, the specified person or public body made oral submissions at a public meeting, written submissions to the council, or in the opinion of the Ontario Land Tribunal, there is reasonable grounds to add the specified person or public body as a party.

If no Notice of Appeal has been filed with the Clerk of the County of Brant within the time stipulated above; the decision or by-law thereupon comes into effect and does not require the approval of the Ontario Land Tribunal.

If a Notice of Appeal has been filed with the Clerk of the County of Brant within the time stipulated above, the decision or by-law shall be submitted to the Ontario Land Tribunal and will not come into effect unless approved by the Ontario Land Tribunal.

County of Brant Development Services

As per Section 34(19.0.1) of the Planning Act, if the appellant intends to argue that the decision or By-law is inconsistent with a policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan, the Notice of Appeal must also explain how the decision or By-law is inconsistent with, fails to conform with or conflicts with the other document. 2015, c. 26, s. 26(9).

The last day for filing an appeal is September 29, 2026. The appeal must be received by 4:00 P.M. on this date in order to be valid.

Dated this 09 day of September, 2026

**County of Brant
Customer Service Office
66 Grand River St. North
Paris ON, N3L 2M2
519.44BRANT**

Copies Available: A copy of the associated Zoning By-law Amendment File No. ZBA16-26-RF is available by contacting the County's Planning Division at 519.44BRANT and 1.855.44BRANT

- No description or Key Map of the subject lands is included as the lands are shown on "Schedule A" of the By-law.
- The only service of Notice of the Passing of a By-law chosen in this instance is Ordinary Mail.

County of Brant Development Services

Explanatory Note

to permit an irregular-shaped residential lot for the purposes of a surplus farm dwelling severance with a minimum frontage of 24.75 metres

BY-LAW NUMBER 110-26
-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.

Joey Frenette, 290 Mulligan Road

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 ZBA16-26-RF was received from Zelinka Priamo Ltd. c/o Brooke Burlock, agent on behalf of Joey Frenette, owner of lands legally described as **CONCESSION 2 EAST OF FAIRCHILD'S CREEK PART LOT 19**, municipally known as 290 Mulligan Road, in the 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 seeks to change the present zoning of 290 Mulligan Road to permit an irregular-shaped residential lot on the proposed severed lands and prohibit a future dwelling on the proposed retained agricultural lands.

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 (2012).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on September 8, 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** Section 6 of By-Law 61-16, as amended, is hereby further amended to add the following site-specific provisions:

A-204

Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-204 on Schedule "A" hereto, the following site-specific provisions shall apply:

- a) An irregular-shaped lot shall be permitted for the purposes of a surplus farm dwelling severance with a minimum frontage of 24.75 metres.

All other provision of the By-Law apply;

2. **THAT** Zoning By-Law 61-16, as amended, is hereby further amended insofar as the

zoning of the subject lands as illustrated on Schedule 'A' attached to and forming part of this By-law, to be changed:

- a) from Agricultural (A) to Agricultural Special Exception (A-204) for the proposed severed lands; and
 - b) from Agricultural (A) to Agricultural Special Exception (A-9) for the proposed retained lands.
3. Except as may have been amended by preceding regulations, the lands illustrated on Schedule 'A' attached to and forming part of this By-Law shall be subject to all other applicable regulations as set down in By-law 61-16, as may be further amended.
4. **THAT**, provided no appeals have been received, the associated Official Plan Amendment OPA2-26-RF shall come into force and take effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, and this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.

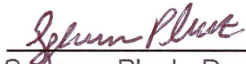
READ a first and second time, this 8th day of September 2026.

READ a third time and finally passed in Council, this 8th day of September 2026.

THE CORPORATION OF THE COUNTY OF BRANT

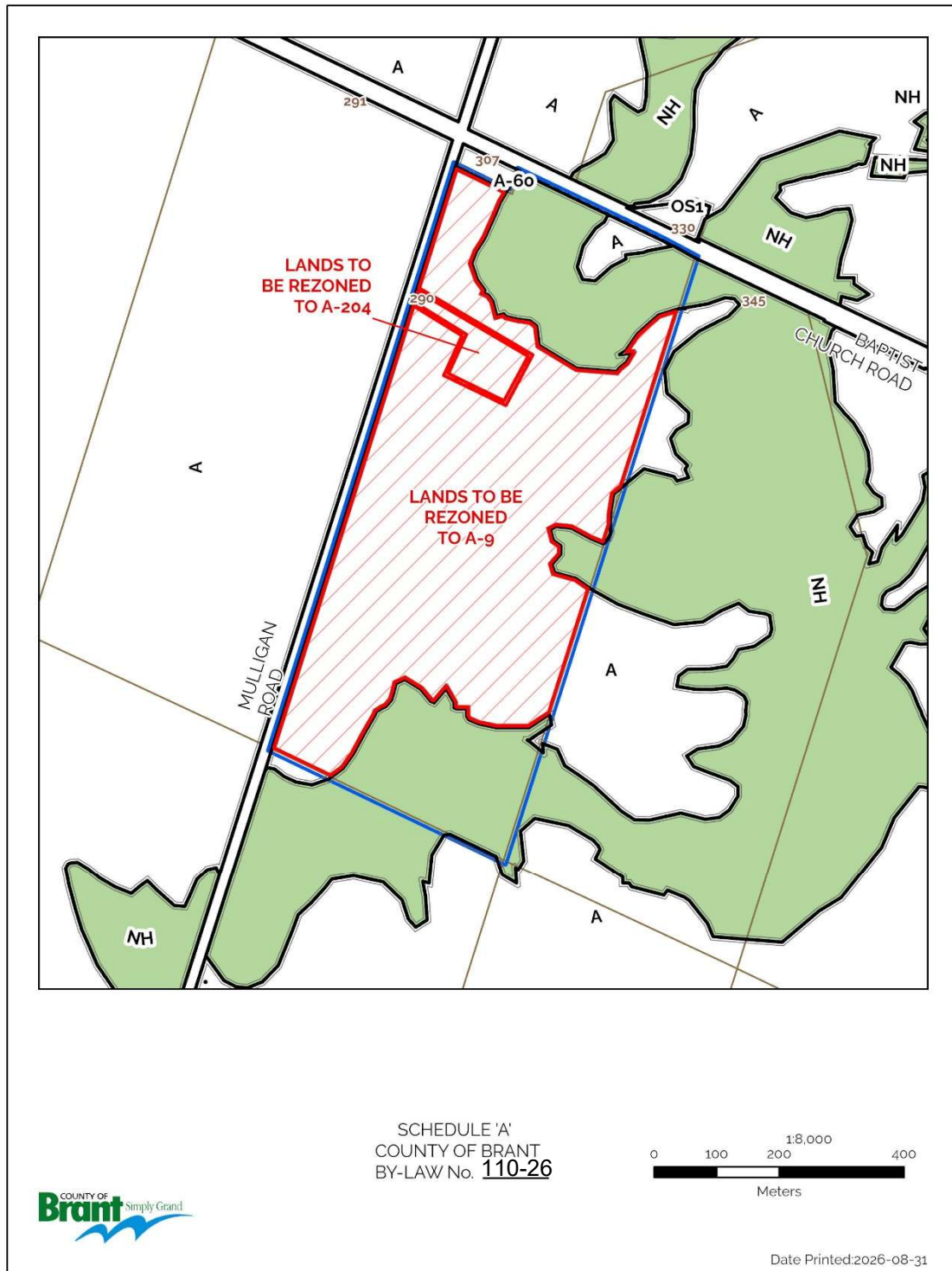


David Bailey, Mayor



Spencer Pluck, Deputy Clerk

Schedule 'A' of By-Law 110-26



**Approval of Official Plan Amendment Application
Pursuant to Sections 17(23) of the Planning Act, R.S.O. 1990, as amended**

The Council of the Corporation of the County of Brant has passed By-law No. **111-26** on September 8, 2026, pursuant to the provisions of Section 17(23) of the Planning Act, R.S.O. 1990, as amended.

The following items are attached:

1. Copy of By-law No. **111-26**
2. An explanation of the purpose and effect of By-law No. **111-26**

Appeal Rights and Deadline

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Notice of Appeal shall be filed with the Clerk of the County of Brant by
4:00 P.M. on September 29, 2026.

A person or public body may appeal this By-law by filing a Notice of Appeal with the Clerk of the County of Brant. The Notice of Appeal must identify the part(s) of the By-law being appealed, explain the reasons for appeal, and include the required Ontario Land Tribunal fee payable to the "Minister of Finance" together with a separate administrative fee of \$285.00 payable to the "County of Brant".

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If no appeal is filed by the deadline, the By-Law will come into effect and Council's decision will be final. If an appeal is filed, it will be forwarded to the Ontario Land Tribunal. The Official Plan amendment will not come into effect until the appeal has been resolved by the Tribunal.

As per Section 17(25.1) of the Planning Act, if the appellant intends to argue that the appealed decision is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan, the Notice of Appeal must also explain how the decision is inconsistent with, fails to conform with or conflicts with the other document. 2019, c.9, Sched. 12, s. 3(4).

Explanatory Note

The purpose of this Official Plan Amendment is to amend the County of Brant Official Plan – *A Simply Grand Plan* (2023) to create a new site specific policy area for the Agricultural System and recognize a SSPA-A-1: 290 Mulligan Road, to permit a surplus farm dwelling severance with a flag-shaped lot configuration to accommodate the existing septic system and minimize the amount of agricultural land removed from production.

This amendment applies to the lands at 290 Mulligan Road and are located on the east side of Mulligan Road and south of Baptist Church Road.

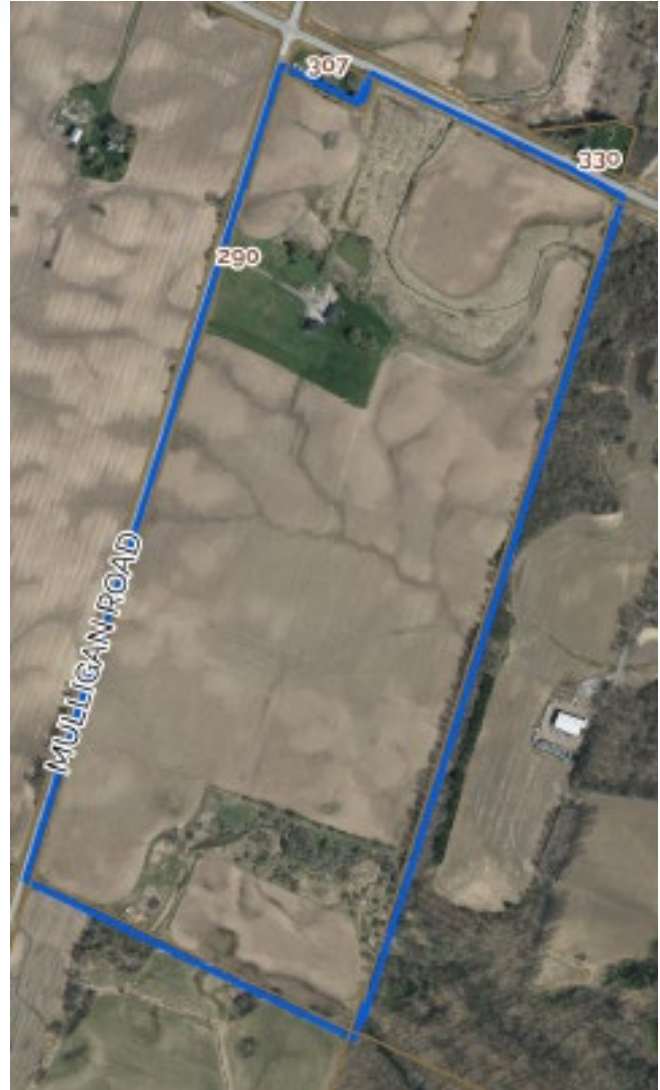


Figure 1 – subject lands 290 Mulligan Road

BY-LAW NUMBER 111-26

-of-

THE CORPORATION OF THE COUNTY OF BRANT

A by-law to adopt an amendment to the Official Plan for the County of Brant (2023), as amended, regarding a flag-shaped lot for a surplus farm dwelling severance.
Joey Frenette, 290 Mulligan Road, County of Brant

WHEREAS in accordance with the provisions of Sections 17 and 22 (1) of *The Planning Act*, R.S.O. 1990, c.P.13, as amended, (*"The Planning Act"*) municipalities must adopt an official plan and consider requests to amend the Official Plan.

AND WHEREAS Ontario Regulation 525-97 under the *Planning Act* exempts amendments to the official plan, made after January 1st, 2016, from approval of the Minister, therefore providing the authority to the County of Brant to amend the official plan;

AND WHEREAS this amendment to *A Simply Grand Plan, 2023* is consistent with the Provincial Planning Statement, 2024;

AND WHEREAS OPA2-26-RF was received from Zelinka Priamo Ltd. c/o Brooke Burlock, agent on behalf of Joey Frenette, owner of lands legally described as CONCESSION 2 EAST OF FAIRCHILD'S CREEK PART LOT 19, County of Brant, in the Geographic Township of Onondaga, County of Brant, proposing to amend the Official Plan for the County of Brant.

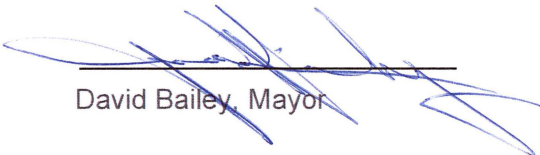
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT, HEREBY ENACTS AS FOLLOWS:

1. **THAT** the text and figures attached hereto as Schedule 'A' of this By-Law are hereby approved as Amendment OPA2-26-RF to *A Simply Grand Plan, 2023*.
2. Except as may have been amended by preceding regulations, the lands illustrated in the figures of the attached Schedule, forming part of this By-Law, shall continue to be subject to all other applicable policies of *A Simply Grand Plan, 2023*, as may be further amended.
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*.

READ a first and second time, this 8th of September 2026.

READ a third time and finally passed in Council, this 8th of September 2026.

THE CORPORATION OF THE COUNTY OF BRANT


David Bailey, Mayor


Spencer Pluck, Deputy Clerk

By-law 111-26 – Schedule
'A' Amendment OPA2-26-RF
To the Official Plan for the County of Brant
(*A Simply Grand Plan, 2023*)

Part 'A' – The Preamble

This document, approved in accordance with the *Planning Act*, shall be known as Amendment OPA2-26-RF to *A Simply Grand Plan, 2023*.

Purpose:

The purpose of this amendment is to create a new site specific policy area for the Agricultural System and recognize a SSPA-A-1: 290 Mulligan Road.

Location:

This amendment applies to the lands at 290 Mulligan Road and are located on the east side of Mulligan Road and south of Baptist Church Road. The lot has a frontage of approximately 303.3 metres (995 feet) on Baptist Church Road and 975.9 metres (3,201.8 feet) along Mulligan Road, with an area of approximately 40.2 hectares (99.4 acres).

Basis:

In 2026, an application was made for an Official Plan Amendment (OPA2-26-RF) and Zoning By-law Amendment (ZBA16-26-Rf) to facilitate a surplus farm dwelling severance.

Part 5, Section 2.4.5 to 2.4.10 of *A Simply Grand Plan* (2023) as amended by By-law 46-26 revising the Agricultural Policies provides policy direction for protecting the County's valued prime agricultural system, through directions on lot adjustments for surplus farm dwelling severances. The purpose of these policies are to ensure that lot creation and adjustments occur in a manner that supports long-term agricultural viability and protects the integrity of the agricultural system. Part 3, Section 4.0 of *A Simply Grand Plan* (2023) identifies site specific policy areas (SSPAs) that are applied in addition to the other applicable policies of the Plan.

This amendment builds off both of these sections to create a new site specific section to recognize SPPAs within the Agricultural System (Part 3, Section 4.7) and creates SSPA-A-1 to facilitate the surplus farm dwelling severance on the subject lands municipally known as 290 Mulligan.

Part ‘B’ – The Amendment

Introduction:

All of this part of the document entitled “Part ‘B’ – The Amendment”, consisting of the following text, constitutes amendment no.2-26-RF to *A Simply Grand Plan, 2023*. Upon approval of this By-law by the Council of the County of Brant, the following modifications are hereby made to *A Simply Grand Plan, 2023*. Any changes below that require renumbering existing sections within the plan will be addressed within the forthcoming consolidation.

Text Changes:

1. Part 3 – Section 4.0

In Part 3 of the Official Plan, Section 4.0 Site Specific Policy Areas (SSPAs) is hereby modified to include the following:

4.7 The Agricultural System

Site Specific Policy Area – A-1: 290 Mulligan Road

The Site-Specific Policy Area A-1 applies to the subject lands 290 Mulligan Road as illustrated and labelled on the Schedule A Series: Land Use Plan and Designations. The following policies are only applicable to the areas identified as Site Specific Policy Area A-1:

- 4.7.1 Notwithstanding Policy 2.4.10, a surplus farm dwelling severance may be permitted with a flag-shaped lot configuration to accommodate the existing septic system and minimize the amount of agricultural land removed from production.

Mapping Changes

Schedule Changes:

2. The land use designations illustrated in the Schedule A series “Land Use Plan and Designations” are modified in accordance with the directions of Figure 1 of this document.

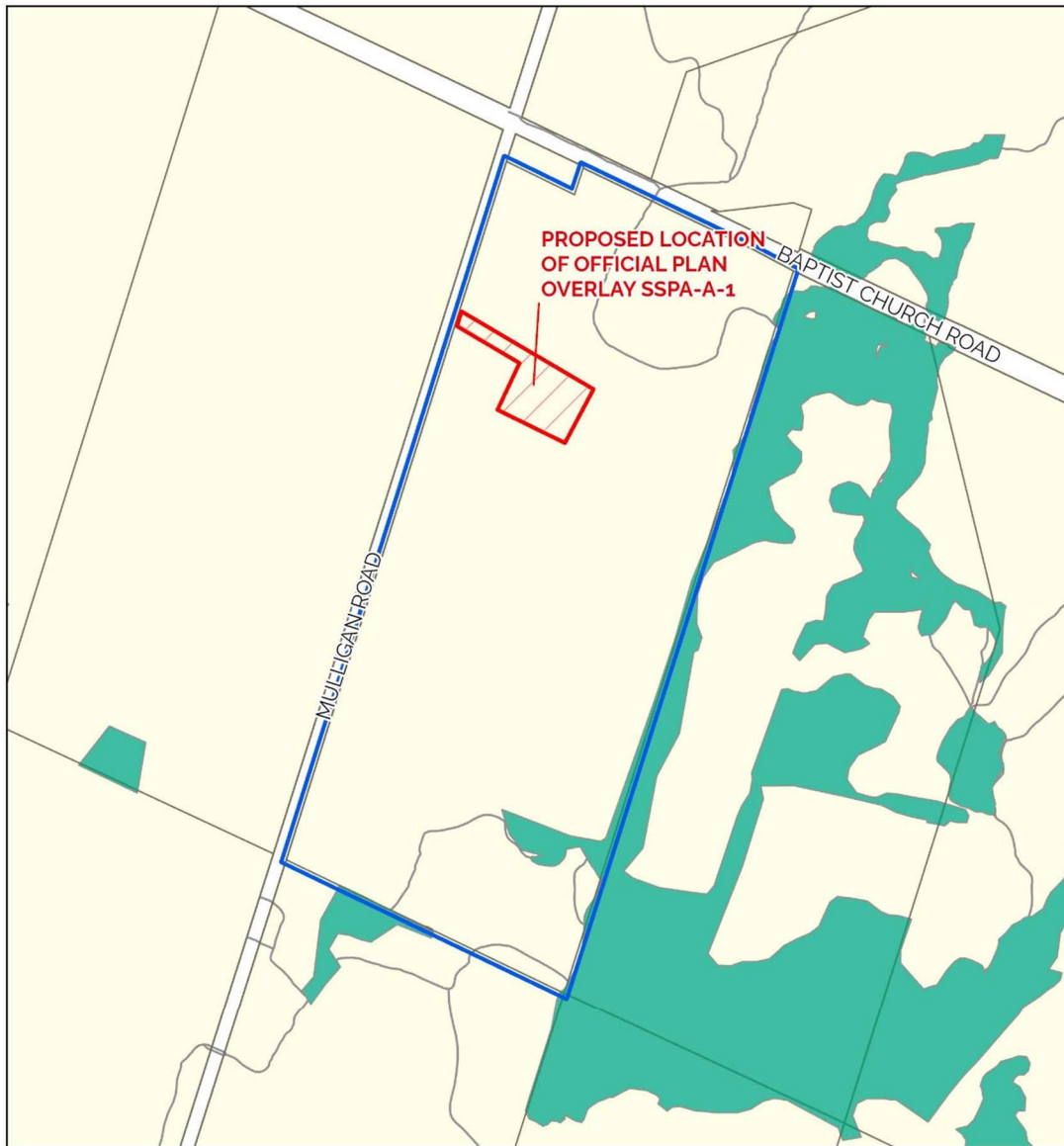
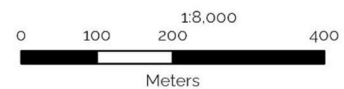


FIGURE 1 - SCHEDULE 'A'
 OPA2-26-RF
 COUNTY OF BRANT
 BY-LAW No. 111-26



Date Printed: 2026-09-01

Part 'C' – Implementation

Upon approval of this amendment by the Council of the Corporation of the County of Brant, the Official Plan for the County of Brant, *A Simply Grand Plan*, 2023, will be amended in accordance with this amendment.

This amendment has been prepared based on the Office Consolidation dated October 2024 and the By-law 46-26 amending the Agricultural Policies of *A Simply Grand Plan*.

Implementation and interpretation of this amendment shall be in accordance with the policies of the Plan. This amendment supplements the intent and policies of the Official Plan, and additional interpretative guidance may also be found by reading the applicable County of Brant Planning Reports.