

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

The Corporation of the County of Brant has passed By-law No. 124-26 on September 16, 2026, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended. Approval is hereby granted pursuant to delegated authority under By-law 16-26.

The following items are attached:

1. Copy of By-law No. 124-26
2. An explanation of the purpose and effect of By-law No. 124-26
3. A statement from the Corporation of the County of Brant stating that By-law No. 124-26 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 October 7, 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.

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 October 7, 2026. The appeal must be received by 4:00 P.M. on this date in order to be valid.

Dated this 17th 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. ZBA7-26-AV 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.

Explanatory Note

The Zoning By-Law Amendment Application proposes to rezone the following:

- a portion of the subject lands from Agricultural with Site-Specific Exception (A-1) to Agricultural (A);
- the retained parcel to Agricultural Exception (A-9) to prohibit a future dwelling; and
- the natural heritage features and associated buffer on the property to Natural Heritage (NH) and Natural Heritage Protection (NH1).

This application is required in order to satisfy a condition of a related application to sever a surplus farm dwelling (B29-25-RF) conditionally approved by the Committee of Adjustment in May 2026.

BY-LAW NUMBER 124-26

-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.

DON DURHAM FARMS (2006) LIMITED
209 THIRTEENTH CONCESSION RR 2 SCOTLAND, ON N0E 1R0

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 ZBA18-26-RF was received from A.D. Moote Consulting on behalf of DON DURHAM FARMS (2006) LIMITED, owner of lands legally described as CONCESSION 13 PART LOT 10 PART LOT 11, in the Geographic Former Township of Burford, County of Brant, municipally known as 209 Thirteenth Concession 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 209 Thirteenth Concession Road, in the County of Brant with respect to Agricultural zoning permissions and natural heritage feature buffers.

AND WHEREAS the application is required to satisfy a condition of related Consent Application B29-25-RF, which was conditionally approved by the Committee of Adjustment on May 21, 2026, to sever a surplus farm dwelling.

AND WHEREAS the Director of Planning, under the authority delegated by Council through By-Law 16-26 (amending By-Law 73-22), approves of this By-law to support the long-term protection of the agricultural land base.

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-9 – Special Exception Agricultural Zone

Notwithstanding any provision of this By-Law to the contrary, within any area zoned A-9 on Schedule “A” hereto, the following site-specific provisions shall apply:

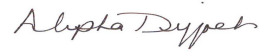
A dwelling unit shall not be permitted as a use on the retained lands.

All other provisions of this By-Law shall continue to apply.

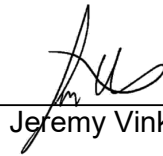
2. THAT Zoning By-Law 61-16, as amended, is hereby further amended insofar as the zoning of the subject lands, as illustrated on Schedule “A” attached to and forming part of this By-Law, is changed from Agricultural Exception (A-1) and Agricultural (A) to Agricultural (A), Agricultural Exception (A-9), Natural Heritage (NH), and Natural Heritage Protection (NH1).
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.

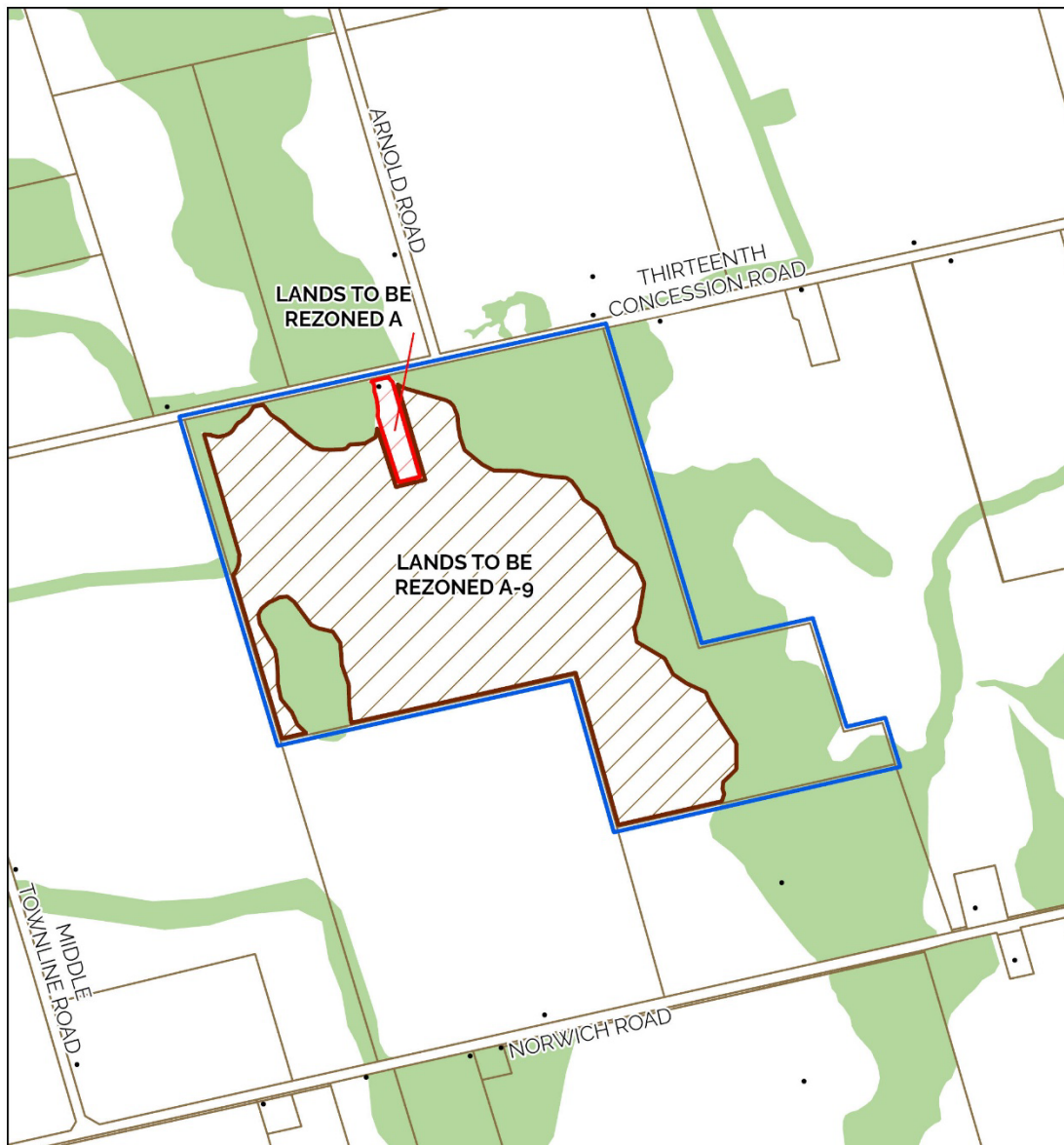
4. THAT, provided no appeals have been received, this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.
5. THAT this by-law is passed in accordance with authority delegated by Council through By-Law 16-26 (amending By-Law 73-22) on this 16th day of September 2026.



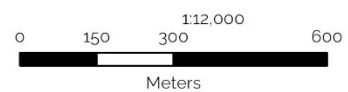
Alysha Dyjach, General Manager of Development Services



Jeremy Vink, Director of Planning



SCHEDULE 'A'
 COUNTY OF BRANT
 BY-LAW No. 124-26



Date Printed: 2026-09-01