



Did you know?

An **Official Plan** sets out municipality's general policies for future land use.

Zoning By-Laws put the plan into effect and provides for its day-to-day administration.



Official Plan

Zoning By-Law Amendment

Whether you are planning a new construction project, or proposing changes to an existing property or structure, the County of Brant Development Services Department is here to assist applicants as they consider how to move forward with their development proposals.

The County of Brant's Planning Division is here to guide and assist **residents, developers, builders, and other stakeholders** involved in the planning, design, and construction of a project.



County of Brant Development Services Planning Division

Questions?

Contact us at:

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Development Services

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An Official Plan is necessary to promote orderly growth and compatibility among land uses.

What is an Official Plan and a Zoning By-Law?

An **Official Plan** (or *OP* as it is sometimes called) is a policy document that contains County Council's **objectives and policies** to guide the short-term and long-term development of all lands within the municipal boundary. It provides direction for the use, intensity, and form of development, provision of municipal services and facilities, and preparation of regulatory by-laws to implement its policies. An Official Plan is necessary to promote orderly growth and compatibility among land uses.

A Zoning By-Law controls the use of land in a municipality. It states:

- How land may be used.
- Where buildings and other structures can be located.
- The types of buildings that are permitted and how they may be used.
- The lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

An **Official Plan** sets out municipality's general policies for future land use.

Zoning By-Laws put the plan into effect and provides for its day-to-day administration.

Both contain specific requirements that are legally enforceable such as regulating land use, scale and intensity of development, preventing or limiting incompatible uses, and establishing appropriate standards for development.

The lands within the County of Brant are divided into "zones", where different lands uses are permitted. Construction of new development that does not comply with a zoning by-law is not allowed, and the municipality will refuse to issue a building permit.



Amendment to the Official Plan or the Zoning By-Law

If you want to use your property or develop it in a way that conflicts with the municipal Official Plan or the regulations of the zoning by-law, an amendment to these documents would be needed. Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA or rezoning) are **subject to a public process** in which Council makes a decision.

Minor Variances

If your proposed change does not conform exactly to the Zoning By-Law, but follows its general intent, you can apply for a minor variance. If you are uncertain whether your proposal involves a rezoning, a ZBA, or a Minor Variance, please contact the Planning Division Staff.

Before You Apply

Before you make an application, it is recommended to contact the Planning Division Staff for a **Pre-Consultation** meeting.

The Pre-Consultation meeting provides you with an opportunity to present and review the proposed development application with various County of Brant Departments and related commenting Agencies. This meeting will also assist in identifying and discussing potential concerns, determining process, timelines, associated fees and the required information / materials required to be submitted with the formal application as part of a "complete" submission.

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