

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** August 31, 2016

**CASE NO(S):**

PL160012

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Golf North Properties Inc.  
Subject: Application to amend Zoning By-law No. 110-01 - Neglect of the County of Brant to make a decision Holding provision Residential Type One A with a special exception (h-R1A-3), Open Space with a special exception (OS-3), Environmental Protection (EP), and Environmental Protection with a special exception (EP-1)  
Existing Zoning: Residential First Density with a special exception (R1-\_\_\_), Residential Multiple First Density (R4), Residential Multiple Second Density (R5), and Open Space (OS)  
Proposed Zoning: Residential First Density with a special exception (R1-\_\_\_), Residential Multiple First Density (R4), Residential Multiple Second Density (R5), and Open Space (OS)  
Purpose: To permit a development of 400 residential units comprising of 300 single detached dwellings and 100 multi-unit dwellings  
Property Address/Description: Concession 1 & 2, Part Lots 27, 28 & 29  
Municipality: County of Brant  
Municipality File No.: ZBA47-13-MD  
OMB Case No.: PL160012  
OMB File No.: PL160012  
OMB Case Name: Golf North Properties Inc. v. Brant (County)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Golf North Properties Inc.  
Subject: Proposed Plan of Subdivision - Failure of the County of Brant to make a decision  
Purpose: To permit a development of 400 residential units comprising of 300 single detached dwellings and 100 multi-unit dwellings

Property Address/Description: Concession 1 & 2, Part Lots 27, 28 & 29  
 Municipality: County of Brant  
 Municipality File No.: PS4/13/MD  
 OMB Case No.: PL160012  
 OMB File No.: PL160013

**Heard:** July 25, 2016 in Paris, Ontario

**APPEARANCES:**

**Parties (“Parties”)**

**Counsel**

GolfNorth Properties Inc.  
 (“Proponent”)

Michael Melling and Isaiah Banach

County of Brant (“County”)

Nancy Smith

**MEMORANDUM OF ORAL DECISION DELIVERED BY STEVEN STEFANKO ON  
 JULY 25, 2016 AND ORDER OF THE BOARD**

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[1] The Proponent has made applications to amend the County’s Zoning By-law and for a Draft Plan of Subdivision to facilitate a proposed residential development which consists of 300 single detached dwellings and 100 multi-unit dwellings.

[2] Council failed to make a decision on the applications within the requisite time and the Proponent appealed to the Ontario Municipal Board (“Board”).

[3] At this prehearing, the matters of party and participant status were addressed among other procedural matters.

[4] Based on the submissions of the Parties and the requests made, it is ordered that:

(a) CRH Canada Group Inc. is hereby made a party to this proceeding.

- (b) Michael Fox, Pamela Nikkel and Joan Faux are hereby made participants in this proceeding.
- (c) The next prehearing shall be on **January 12, 2017 at 9 a.m.** and shall be conducted by way of teleconference. The call-in numbers are **1 866 633 0848 and 416 212 8012 and the code is 4779874#**. It is understood that the participants shall be entitled to participate in that call.

[5] The Parties indicated that they anticipate seeking mediation in this matter and will contact the Board in that regard.

[6] I am not seized and no further notice is required.

[7] Board Rule 107 states:

**107. Effective Date of Board Decision** A Board decision is effective on the date that the decision or order is issued in hard copy, unless it states otherwise.

[8] Pursuant to Board Rule 107, this decision takes effect on the date that it is e-mailed by Board administrative staff to the clerk of the municipality where the property is located.

*“Steven Stefanko”*

STEVEN STEFANKO  
VICE CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

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