



Planning Advisory Committee Minutes

Date: Tuesday, June 6, 2017

Time: 7:00 p.m.

Place: County of Brant Council Chambers, 7 Broadway Street West, Paris

Present: Mayor Eddy, Councillors Bouma (7:03 p.m.), Cardy, Coleman, Chambers, Gatward, Miller, Powell, Simons and Wheat

Regrets: Councillor Peirce

Staff: Emerson, Trotter, Angrish, Cummins, Kitchen and Crozier

Councillor Powell in the Chair.

Approval of Agenda

Moved by – Mayor Eddy

Seconded by – Councillor Wheat

That the Planning Advisory Committee agenda and addendum for June 6, 2017 be approved.

Carried

Approval of Minutes

Moved by – Councillor Wheat

Seconded by – Councillor Coleman

That the Planning Advisory Committee minutes of May 2, 2017 be approved.

Carried

Public Hearings Under the Planning Act to Consider Staff Recommendations

ZBA08/17/JK – County of Brant Zoning By-law 61-16

In the matter of an application filed to amend Zoning By-law 61-16, seeking Housekeeping Amendments to the County of Brant Zoning By-law.

Jessica Kitchen, Zoning By-law Administrator, reviewed the application.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Councillor Wheat

That application ZBA08/17/JK, be approved, which seeks to make the following housekeeping amendments to Zoning By-law 61-16:

- Update to the County of Brant boundary as a result of boundary adjustment;
- General Mapping update to include all site specific amendments made throughout the Review process;
- Amend the current Visitor parking requirements to calculate required visitor parking based on total unit count within a development;
- Update to second unit and garden suite requirements to reflect the Provincial requirements;
- Permit temporary mobile refreshment carts (for example food trucks) within more Zone categories subject to meeting the general requirements;
- General text amendments relating to errors determined.

Carried

ZBA11/17/RC - Part Lot 7, Concession 2, geographic Township of Burford (Bandur, 145 Second Concession Road)

In the matter of an application received from Paul Bandur on behalf of Victoria Bandur, owner of lands described as Part Lot 7, Concession 2, County of Brant, in the geographic Township of Burford, and located at 145 Second Concession Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit.

Ryan Cummins, Planner reviewed the application.

Paul Bandur, 179 Second Concession Road , Agent

P. Bandur noted that the application is to permit his mother to sever the house from the farmland.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Chambers
Seconded by – Councillor Cardy

That application ZBA11/17/RC, received from Paul Bandur on behalf of Victoria Bandur, owner of lands described as Part Lot 7, Concession 2, County of Brant, in the geographic Township of Burford, and located at 145 Second Concession Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit, be approved.

Carried

ZBA12/17/RC - Part Lot 17, EFC, Concession 1, geographic Township of Onondaga (Bartels, 256 Baptist Church Road)

In the matter of an application received from John & Wilhelmina Bartels, owners of lands described as Part Lot 17, EFC, Concession 1, County of Brant, in the geographic Township of Onondaga, and located at 256 Baptist Church Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit.

Ryan Cummins, Planner, reviewed the application.

John Bartels, Owner/Applicant

Present, available to answer questions.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Coleman
Seconded by – Councillor Wheat

That application ZBA12/17/RC, received from John & Wilhelmina Bartels, owners of lands described as Part Lot 17, EFC, Concession 1, County of Brant, in the geographic Township of Onondaga, and located at 256 Baptist Church Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit, be approved.

Carried

ZBA13/17/RC - Part Lot 7, Concession 3, geographic Township of Burford (Haverkamp, 425 Third Concession Road)

In the matter of an application received from White Coad LLP, on behalf of Robert & Tamara Haverkamp, owners of lands described as Part Lot 7, Concession 3, County of Brant, in the geographic Township of Burford, and located at 425 Third Concession Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit.

Ryan Cummins, Planner, reviewed the application.

Robert Haverkamp, Owner/Applicant

Present, available to answer questions.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Cardy

Seconded by – Councillor Bouma

That application ZBA13/17/RC, received from White Coad LLP, on behalf of Robert & Tamara Haverkamp, owners of lands described as Part Lot 7, Concession 3, County of Brant, in the geographic Township of Burford, and located at 425 Third Concession Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Agricultural with Special Provision (A-9) to prohibit a dwelling unit, be approved.

Carried

ZBA14/17/RA - Part Lot 13, Concession 5, RP 2R-4414 Part 1, geographic Township of Burford
(Crewson, 435 Middle Townline Road)

In the matter of an application received from Shane & Marzena Crewson, applicants/owners of lands described as Part Lot 13, Concession 5, RP 2R-4414 Part 1, County of Brant, in the geographic Township of Burford, and located at 435 Middle Townline Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Temporary Zone to allow the continuation of the existing farm-related business for a maximum of three years.

Ruchika Angrish, Senior Planner, reviewed the application. In response to a question, she noted that the while the rezoning application was initiated due to the investigation of a Fire Code complaint, the related issues are not resolved by the Planning Act application, and the owner will have to maintain compliance with the Fire Code.

Shane Crewson, Owner/Applicant

S. Crewson noted that the business operating on the property repairs and resells ginseng boxes and pallets, primarily to tobacco and ginseng farms. In response to a question, he explained that the Fire Code complaint was the result of someone unaware of the particulars of the business dropping off pallets where they are not permitted, and that the issue was resolved before the Fire Department came to re-inspect the property from their original observation.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Chambers
Seconded by – Councillor Cardy

That application ZBA14/17/RA from Shane & Marzena Crewson, applicants/owners of lands described as Part Lot 13, Concession 5, RP 2R-4414 Part 1, County of Brant, in the geographic Township of Burford, and located at 435 Middle Townline Road, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Temporary Zone to allow the continuation of the existing farm-related business, for a maximum of three years, be approved.

Carried

ZBA16/17/RA - Part Lot 37, Burtch Tract, geographic Township of Brantford (Jeles, 291 Bateman Line)

In the matter of an application received from Steve F Jeles, on behalf of Steve Anthony Jeles, owner of lands described as Part Lot 37, Burtch Tract, County of Brant, in the geographic Township of Brantford, and located at 291 Bateman Line, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Temporary Agricultural to allow for a garden suite for a maximum of 20 years.

Ruchika Angrish, Senior Planner reviewed the application.

Steve F Jeles, Agent

Present, available to answer questions.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Gatward
Seconded by – Councillor Bouma

That application ZBA16/17/RA, received from Steve F Jeles, on behalf of Steve Anthony Jeles, owner of lands described as Part Lot 37, Burtch Tract, County of Brant, in the geographic Township of Brantford, and located at 291 Bateman Line, to amend Zoning By-Law 61-16 to rezone the subject lands from Agricultural (A) to Temporary Agricultural to allow for a garden suite for a maximum of 20 years, be approved.

Carried

Consent Items to be Received as Information

Moved by – Councillor Wheat
Seconded by – Councillor Cardy

That the following items be received as information:

1. Brant Heritage Committee Minutes of May 4, 2017

Carried

Communications

In response to a question regarding the results of the Co-ordinated Land Use Planning Review, Rob Trotter, Director of Planning, noted that the Senior Policy Planner will be preparing a report outlining the results of the Review undertaken by the Province, noting that Planning staff have some concerns with the Growth Plan for the Greater Golden Horseshoe where clarification has been requested from the Province. He further noted that the changes are scheduled to be implemented on July 1, 2017.

In response to a question regarding the retail sale of marijuana, R. Trotter responded that the County of Brant Zoning By-law does not permit the retail sale, and that appropriate policies towards the legal, industrial production of marijuana are in place.

Moved by – Councillor Chambers

Seconded by – Councillor Cardy

That the following items of communications be received as information:

- AMO Policy Update - Ontario Announces New Proposed Changes to the Land Use Planning and Appeal System
- City of Brantford - Proposed Official Plan Amendment OP-03-17 - Implementation of Bill 73
- City of Brantford - Boundary Lands -Proposed City-Wide Rezoning Respecting Cannabis (Marijuana) Retail Outlets
- Ministers of Municipal Affairs and Natural Resources and Forestry - Updated Growth Plan and Greenbelt Plans released as a result of the Co-ordinated Land Use Planning Review
- Ontario Municipal Board – Memorandum of Oral Decision - PL160641/PL161164

Carried

General Manager's Update

Rob Trotter, Director of Planning, updated Committee on the following:

- A Ontario Municipal Board pre-hearing for the GolfNorth property in northeast Paris was held on June 6 to establish the list of issues between the parties, noting that the Board has set a 30 day hearing in May 2018;
- Two Development Engineering Reviewer positions have been posted;
- The Building Division attended a training session on fire alarm systems;
- A summary report outlining the Growth related Education Sessions will be presented soon;
- An open house outlining the proposed Site Alteration By-law will be held prior to the June Corporate Development Committee meeting at 5:00 p.m., with a presentation at 5:30 p.m.

Next Meeting and Adjournment

The Committee adjourned at 7:31 p.m. to meet again on Tuesday, July 4, 2017, 7:00 p.m. in County of Brant Council Chambers.

Secretary