



Planning Advisory Committee Minutes

Date: Tuesday, October 3, 2017

Time: 7:00 p.m.

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

Present: Mayor Eddy, Councillors Bouma (7:10 p.m.), Coleman, Gatward, Miller, Peirce, Powell, Simons and Wheat

Regrets: Councillor Cardy and Chambers

Staff: Emerson, Cunningham, Angrish, Davidson, Cummins, Kitchen, Namisniak and Crozier

Councillor Powell in the Chair.

Approval of Agenda

Moved by – Councillor Simons

Seconded by – Councillor Peirce

That the Planning Advisory Committee agenda and addendum for October 3, 2017 be approved.

Carried

Delegations / Petitions / Presentations

Henry Stolp, on behalf of Riverview Highlands (Paris) Holdings Ltd., Mile Hill Developments, and Losani Homes – Request for Registration of Rest Acres Road Subdivisions

H. Stolp made the presentation “Rest Acres Road, Paris - Request for Registration of Subdivisions.” He outlined his request, which is to have the County of Brant permit the registration of the 1039 Rest Acres Road Plan, Phase 1, and the Mile Hill Developments Plan, Phase 1 prior to receiving final approval of the “Gurney Outlet” by the Ministry of the Environment and Climate Change (MOECC.)

He outlined the current situation and the catchment area for the “Gurney Outlet,” and indicated that once the Environmental Compliance Approval (ECA) application is finalized it will be submitted to the MOECC. He outlined conditions proposed by the developers intended to mitigate the risks to the County by allowing registration prior to approval from the MOECC, which are:

1. An ECA application and submission by WalterFedy and the County of Brant to MOECC to be submitted October 4, 2017;
2. Final approval of outlet design by the County / Ainley and GRCA;
3. An undertaking by the landowners and Losani Homes (Paris) Ltd. to mitigate any required changes by MOECC upon final approval of the design;
4. Award contract for construction of the Gurney Outlet and provide security to the County;
5. Obtain overland flow easement on the Gurney lands west of Pottruff Road between Mile Hill and Pottruff Road and complete an Agreement to pay for oversizing of the underground storm water services proposed on this part of the Gurney lands;
6. Execute Subdivision Agreements for both Mile Hill and Riverview;
7. Complete and execute a landowners' Cost Sharing Agreement.

He explained that the developers would assume all risks associated with any amendments to the ECA application for the outfall, would permit for permanent watermain connections to be installed, for building permits to be issued, noting that it would be a change to County practices to permit registration of the subdivision prior to approval for the ECA from the MOECC.

In response to questions from the Committee, H. Stolp responded that the ECA application is to be submitted to the MOECC within the next week, noting that previous applications at 23 Cedar Street, and 59 Cedar Street, were processed in approximately 6 months with no changes to the design. He noted that further negotiations are required regarding the cost sharing agreement, which is proposed to be a condition for early registration, that occupancy permits would not be granted until final approval is received on the ECA from the MOECC.

Moved by – Councillor Wheat

Seconded by – Councillor Bouma

That the presentation from Henry Stolp, on behalf of Riverview Highlands (Paris) Holdings Ltd., Mile Hill Developments, and Losani Homes regarding a Request for Registration of Rest Acres Road Subdivisions be received, and referred to staff for a report at the next Corporate Development Committee meeting.

Carried

Approval of Minutes

Moved by – Councillor Coleman

Seconded by – Councillor Wheat

That the Planning Advisory Committee minutes of September 5, 2017 be approved.

Carried

Public Hearings Under the Planning Act to Receive Information from the Public

ZBA31/17/JK – Zoning By-law Housekeeping Amendment

Jessica Kitchen, Zoning By-law Administrator, reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Peirce

Seconded by – Councillor Wheat

That report PA-17-46 be received as information;

And that Staff be directed to prepare a Draft By-law and recommendation concerning all proposed housekeeping amendments to By-Law 61-16, outlined within the report, and Schedules A and B.

Carried

**CDM01/17/RC – Part Lot 10, Concession 1, geographic Township of Brantford
(Pinevest Homes, 23 Cedar Street)**

In the matter of an application received from GSP Group, on behalf of Pinevest Homes, applicant for lands described as Part Lot 10, Concession 1, County of Brant, in the geographic Township of Brantford, and located at 23 Cedar Street, wherein draft plan approval is being requested for a 25 townhouse unit development, each with exclusive front and rear yards via a Common Element Plan of Condominium with Parcels of Tied Land.

Ryan Cummins, Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to questions, he indicated that the access for the property is to be near the northeast corner of the site, noting that Council approved the Site Plan through a bump up process in late 2016.

Sarah Knoll, GSP Group, Agent

S. Knoll outlined the proposal, noting that 25 units are proposed, and that the originally proposed vacant land condominium has been changed to a Common Element condominium with Parcels of Tied Land to initiate sales prior to registration. She indicated that future Planning Act applications may be needed to redefine the land use, as the original applications defined the concept through the vacant land condominium proposal.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Simons

Seconded by – Councillor Coleman

That report PA-17-45, and the presentations made regarding application CDM01/17/RC, received from GSP Group, on behalf of Pinevest Homes, applicant for lands described as Part Lot 10, Concession 1, County of Brant, in the geographic Township of Brantford, and located at 23 Cedar Street, wherein draft plan approval is being requested for a 25 townhouse unit development, each with exclusive front and rear yards via a Common Element Plan of Condominium with Parcels of Tied Land, be received as information.

Carried

**ZBA24/17/RC – Part Lot 19, Concession 1, geographic Township of Brantford
(Le, 517 Paris Road)**

In the matter of an application received from ZBA24/17/RC, received from J.H. Cohoon Engineering Limited, agent for Vu Hoang Le, owner of lands described as Part Lot 19, Concession 1, County of Brant, in the geographic Township of Brantford, and located at 517 Paris Road, wherein it is proposed to amend Zoning By-law 61-16 to rezone the subject lands from Rural Residential (RR) to General Commercial (C2) to permit a gas bar, convenience store, and drive-through restaurant.

Ryan Cummins, Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to a question regarding the proximity of the fuel tanks to neighbouring wells, R. Cummins indicated that the gas bar would be subject to the requirements of the Technical Standards & Safety Authority (TSSA), which would regulate the location of the fuel tanks.

Rob van Poorten, J.H. Cohoon Engineering Limited, Agent

R. van Poorten outlined the proposal, noting that the subject lands are designated General Commercial in the County of Brant Official Plan, and have had some form of Commercial designation since at least the first County Official Plan in 2000. He indicated that the proposal would see a gas bar, convenience store, and a drive-through only restaurant. He noted that he has reviewed the comments and concerns of local residents.

In response to questions from the Committee, he reviewed the preliminary site plan, which proposes to have drive-through traffic enter from Paris Road and exit onto Oak Park Road, so as to have the "squawk box" away from the residential neighbours, and that filling for the gas bar would be next to the proposed Oak Park Road entrance. He noted that noise, traffic, and lighting studies have been commissioned for the proposal, and that the site plan could be bumped up to be reviewed by the Committee, and Council.

Members of the Public

Cheryl Waldick, 644 Oak Park Road

C. Waldick noted her concern with the proposal, indicating that her family has lived in their home for the past 12 years, and that the community is a mix of residential, farms, and light commercial that operates during daytime hours. She explained that the area residents rely on wells and cisterns for water, which could be impacted by the presence of fuel tanks. She outlined concerns with traffic in the area, and that the proposal would be detrimental to the current situation. She noted that she is absolutely against the rezoning of the property as proposed.

Maegan Rutten, 513 Paris Road

M. Rutten noted her concern with the proposal, and explained that a company hired by the applicants to undertake environmental testing trespassed onto her property, and damaged it. She indicated that she lives next door to the property, and that the proposal would bring gas fumes, excess lighting, and traffic towards her home. She further noted issues with traffic in the Paris Road and Oak Park Road area, and questioned locating a gas bar and Tim Hortons in a residential area. She inquired as to the accuracy of the mapping provided with the application, indicating that a portion of the depicted "Lands to be Rezoned" are her property.

Rob van Poorten, J.H. Cohoon Engineering Limited, Agent

R. van Poorten indicated that the appropriate studies will be conducted, and that the application will be reviewed by County staff before it is brought back before Planning Advisory Committee. He reiterated that the area is designated General Commercial in the County of Brant Official Plan.

Committee Consideration

In response to questions, R. Cummins responded that an Environmental Impact Study, and Market Study are not typically required for a commercial development.

Moved by – Councillor Wheat

Seconded by – Councillor Coleman

That report PA-17-44, and the presentations made regarding application ZBA24/17/RC, received from J.H. Cohoon Engineering Limited, agent for Vu Hoang Le, owner of lands described as Part Lot 19, Concession 1, County of Brant, in the geographic Township of Brantford, and located at 517 Paris Road, wherein it is proposed to amend Zoning By-law 61-16 to rezone the subject lands from Rural Residential (RR) to General Commercial (C2), be received as information.

Carried

Public Hearings Under the Planning Act to Consider Staff Recommendations

**ZBA30/17/DN – Part Lot 17, Concession 4, RP 2R5381 Pt Part 1, geographic Township of South Dumfries
(McComb, 446 and 454 McLean School Road)**

In the matter of an application received from J.H. Cohoon Engineering Limited, agent for George McComb, owner of lands described as Part Lot 17, Concession 4, RP 2R5381 Pt Part 1, County of Brant, in the geographic Township of South Dumfries, and located at 446, and 454 McLean School Road, to amend Zoning By-law 61-16 to rezone the subject lands from Agricultural (A) to Rural Residential (RR) to facilitate the conveyance of a small parcel of land from 446 McLean School Road to 454 McLean School Road.

Dan Namisniak, Planner, reviewed the application. In response to a question, he responded that while relevant policies do not encourage removing agricultural land from production, the Official Plan does permit for technical lot line adjustments, noting that the applicant owns a share in both parcels of land.

Rob van Poorten, J.H. Cohoon Engineering Limited, Agent

R. van Poorten outlined the application, noting that the applicant will continue to live at 454 McLean School road once the larger farm parcel is sold, and wishes to have a small addition of land to build an accessory structure, and to provide a larger buffer from the farm land. He noted that the land is designated Rural Residential in the Official Plan, which does permit the conversion of agricultural land for residential development.

He outlined a request to deem the application as a minor zoning by-law amendment, which is assessed at \$1750, as opposed to a major zoning by-law amendment, which is assessed at \$3750. He explained that together with a consent application, the fees total \$5500 for a simple application, noting that several other municipalities have a combined fee for zoning by-law amendment/consent applications.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Mayor Eddy

That application ZBA30/17/DN, received from J.H. Cohoon Engineering Limited, agent for George McComb, owner of lands described as Part Lot 17, Concession 4, RP 2R5381 Pt Part 1, County of Brant, in the geographic Township of South Dumfries, and located at 446, and 454 McLean School Road, to amend Zoning By-law 61-16 to rezone the subject lands from Agricultural (A) to Rural Residential (RR) to facilitate the conveyance of a small parcel of land from 446 McLean School Road to 454 McLean School Road, be approved.

Carried

Consideration of Fee Adjustment

D. Namisniak noted that the Fees and Charges By-law considers the difference between a minor and a major zoning by-law amendment, and based on the nature of this application, it is deemed to be a major zoning by-law amendment, and the fee was charged accordingly.

Moved by – Councillor Peirce

Seconded by – Councillor Bouma

That the request received from J.H. Cohoon Engineering Limited, agent for George McComb, to consider application ZBA30/17/DN as a minor zoning by-law amendment to reduce the fee from \$3750 to \$1750, be refused.

Carried

ZBA24/12/RA & OPA/F12/RA – Part Lots 1 and 2, Concession 3, and Part Lots 1 and 2, Concession 4, geographic Townships of Brantford and Burford (St. Marys Cement/CBM, 468 & 473 Bishopsgate Road)

In the matter of an application received from Harrington McAvan Limited, agent for St. Marys Cement/CBM, on behalf of Flap Farming Corporation, owner of lands described as Part Lots 1 and 2, Concession 3, County of Brant, in the geographic Township of Brantford, and Part Lots 1 and 2, Concession 4, County of Brant, in the geographic Township of Burford, and located at 468 and 473 Bishopsgate Road, to amend the County of Brant Official Plan (Amendment #7) designation on the subject lands from Agricultural to Resource Development, and to amend the County of Brant Zoning By-law from Agricultural (A) to Resource Extraction (EX) in order to establish the extraction of natural resources.

Ruchika Angrish, Senior Planner reviewed the application. In response to questions from the Committee, she noted that aggregate resources are deemed to be a priority, along with water and prime agricultural land under Provincial policies, and that Bishopsgate Road was designed to handle heavy truck traffic, and is the selected haul route for the proposal.

Committee raised concern with the overall proposal, namely the use of County roads, and the permanent elimination of farmland by permitting extraction below the water table.

Glenn Harrington, Harrington McAvan Limited, Agent

G. Harrington introduced Steve May, Lands Manager for CBM Aggregates, reviewed the application, and public consultation process to date. He explained that the subject lands hold good stoney deposits and outlined the area, noting that Landon Creek, which feeds into Whitemans Creek, is located on the western area of the subject lands.

He outlined the plant site and crushing area, noting that it will be located on the east side of Bishopsgate Road, will be constructed once the site has been extracted down by 8 meters, and is located at the furthest distance from neighbouring homes. He indicated that acoustical shields and berms will be constructed to mitigate noise, that it will be the only part of the operation that will operate during the night hours, and that it will be subject to noise guidelines from the Ministry of Natural Resources and Forestry (MNR). He explained that the company is considering installing a conveyer system under Bishopsgate Road once production reaches 350,000 tonnes per year to reduce the use of trucks by the operation.

With regard to the natural environment, he outlined the proposal's protection of a species at risk located on the site, and how the area will be left once extraction is completed. He explained that the majority of the site will be returned to farmland, and the remainder, being the areas where extraction will occur below the water table will be converted to lakes and marshland, including the current irrigation ponds. He indicated the rehabilitation program will aid irrigation on the returned farmland, and will improve the condition of Landon Creek by expanding the unfarmed areas adjacent to the creek bank into wetland. He further noted that the Low Water Management Committee at the Grand River Conservation Authority (GRCA) has identified the area as one of concern, and that they will work with the Committee to ensure water usage by the operation is appropriate to local conditions.

With regard to the Traffic Impact Study and the route of trucks emanating from the subject lands, he outlined the proposed haul route, which will initially see trucks head south on Bishopsgate Road, then eastbound on County Highway 53, then northbound on Provincial Highway 24 to Provincial Highway 403. This route would be used until an interchange with Bishopsgate Road and Provincial Highway 403 is constructed. He indicated that the Traffic Impact Study noted issues with the intersection of County Highway 53 and Bishopsgate Road, which can be mitigated by altering the timing of the traffic signals, if necessary.

With regard to water supply in the area, he indicated that the proposal will not have an effect on local wells, and the company has conducted a well survey of local wells, and has committed to installing more monitoring wells, including for off-site wells for any resident wishing to participate. As well, he explained that the company has provided a commitment to provide a water supply to anyone experiencing a well interruption as a result of their operations.

He outlined other measures offered by the company to reduce the impact of the pit on local residents, including paving the pit entrance well into the pit, keeping water trucks on site to reduce dust, using quackers instead of back up beepers on the equipment, and offering trees to anyone facing the pit to block their view of the berms.

In response to questions from the Committee, G. Harrington provided the following responses:

- He is unaware of any studies that have concluded living next to an aggregate operation reduces property values;
- If requested by the Low Water Management Committee, they will reduce water usage, and cease extraction below the water table during low water events;

- Approximately 25 trucks per day would be crossing Bishopsgate Road during typical extraction periods;
- They will not be taking water from Landon Creek for the operation;
- County staff has indicated that there are no major concerns with the intersection of County Highway 53 and Bishopsgate Road as they have been addressed through other measures, and can be adjusted further (i.e. signal timing);
- The MNRF guidelines for noise are 45dba during the day, and 40dba during the night, with the plant located approximately 8 metres below grade, and ½ km away from the nearest home;
- To require 24 hour per day crushing operations, approximately 750,000 tonnes per year would have to be extracted. As well, that would maximize operations as two crushing plants would be required if it were to be open only 12 hours per day;
- The operation proposes to extract below the water table as there is high quality stone present, noting that a large proportion of aggregate in the Greater Toronto Area is now exhausted, or restricted from extraction;
- Approximately 106ha will be rehabilitated back into farmland, 3ha will be naturalized area, 4ha will become wetland, and ponds will comprise 20ha out of a total of 200ha, noting that a large portion of the property will not be extracted.

Members of the Public

Rick Leach, 49 Sixth Concession Road

R. Leach noted that he lives one concession south of the proposed pit, noting that they are noisy and dusty. He questioned where the plant is to be located, particularly the temporary plant site. He noted concerns with traffic related to the operation, and dust and dirt being tracked onto the roadway. He further noted that the intersection of County Highway 53 and Bishopsgate Road is a concern, and has always been an issue.

Floyd and Kim Davis, 5 Golf Links Road

F. Davis explained that his property borders the western pit area, and that their original concerns with the pit remain. He noted that the proposal has changed significantly since it was first introduced, that the proposed haul route is wasteful due to the lengthy route it will require, and that the proposal should be placed on hold until the interchange of Bishopsgate Road and Highway 403 is completed. He indicated that he has worked with the new property owner to keep Landon Creek open, and free of beaver dams, and expressed concern with extracting below the water table. He further indicated his concern that an additional round of public meetings were not held prior to this meeting, to explain revisions to the proposal made since the last public meeting in 2014.

K. Davis urged the Committee to protect rural farmland, noting concern with the permanent removal of land by extracting below the water table.

Thomas Mulder, 25 Wingrove Woods

T. Mulder noted he lives 1.3km from the pit location, noting the potential impacts to his property and the local area. He indicated that local indigenous communities have not been consulted properly through the application process, and that they hold water rights over the subject lands. He further questioned the 120m circulation radius dictated by the Planning Act, indicating his belief that the application should have been circulated to those living in Highland Estates. He questioned why the company would not pay more royalties to the municipality if they believe the extraction levy should have been increased more than it had been by the Provincial government.

Tom Sitak, 84 Highland Drive

T. Sitak expressed concern with the proposal, particularly its impacts on local water and wetlands, and the vibrations that will disrupt animals. He noted that he is an Environmental Sciences teacher that has studied other projects, and in particular, the negative impact residential development has had on the D'Aubigny Creek wetlands in Brantford. He noted concerns he found in the data provided by the company, the GRCA, and the MNRF, and that the proposal doesn't consider issues raised by climate change. He also expressed concern with the concentration of gravel pits in the area, noting 25 pits being mined within a 7km radius.

John Stys, 423 Bishopsgate Road

J. Stys noted that he lives near where Landon Creek drains into Whitemans Creek, noting issues with his water supply, and low water in Landon Creek as it reaches Whitemans Creek. He noted issues with an increasing amount of traffic on Bishopsgate Road, and questioned the rationale of the offer made by the company to provide anyone with a new water supply if there are to be no issues with the operation.

Carolyn Lowes, 16 Coates Drive

C. Lowes noted that she has an Honours Chemistry degree, indicated her opposition to the proposal, and her offense towards the conduct of the applicant during the meeting. She indicated that this area may have a tilted aquifer, which may impact those at the top of the aquifer, noting that Burford area residents rely solely on wells for water servicing. She expressed concern with the removal of agricultural land from production, and the creation of lakes through extraction below the water table. She further noted concern with a lack of consultation with local indigenous communities.

Jeffery Fleishmann, Co-Owner of 468 & 473 Bishopsgate Road

J. Fleishmann noted that he is a co-owner of the subject lands, and wished to clarify matters that have been raised. He indicated that at 1600 tonnes extracted per day, it would average about 3 trucks per hour. He explained that the property currently has two Permits to Take Water as the farmland requires the water to irrigate the vegetable crops that have cultivated the past few years. The original proposal saw 60ha removed from agricultural production, which has been reduced to 20ha, and a component of the Aggregate Resources Act License Application requires the company to return the farmland to as good quality as it was previously, which has been baselined by 5 years of soil analysis.

Request to Speak a Second Time

Moved by – Mayor Eddy

Seconded by – Councillor Simons

That T. Sitak be permitted to speak for a second time to the Committee during the public meeting.

Defeated

Glenn Harrington, Harrington McAvan Limited, Agent

In response to questions from the public, G. Harrington provided the following responses:

- 60m of the driveway is to be paved to reduce dust and dirt in the area, and on the roadway, and the company has committed to having a water truck on site at all times;
- The temporary crushing plant will be operating until the area where the permanent plant is to be located has been extracted, and will only operate from 7 AM -7 PM, with separate noise requirements;
- The plant will create several new, good paying jobs;
- Sediment fences will be placed around the entire area, especially near Landon Creek and the wetlands;
- Noise from truck traffic was studied, noting that County staff had concerns with the use of Bethel Road as a haul route, which is why the Bishopsgate Road-County Highway 53-Highway 24 temporary route was identified;
- This will be St. Marys Cement/CBM's only pit within the radius identified, and the material will be primarily for company use;
- Consultations have been conducted with several indigenous communities and groups, and the company has responded to their concerns.

Committee Consideration

Moved by – Councillor Wheat

Seconded by – Councillor Coleman

That application OPA/F12/RA, received from Harrington McAvan Limited, agent for St. Marys Cement/CBM, on behalf of Flap Farming Corporation, owner of lands described as Part Lots 1 and 2, Concession 3, County of Brant, in the geographic Township of Brantford, and Part Lots 1 and 2, Concession 4, County of Brant, in the geographic Township of Burford, and located at 468 and 473 Bishopsgate Road, to amend the County of Brant Official Plan (Amendment #7) designation on the subject lands from Agricultural to Resource Development in order to establish the extraction of natural resources, be approved;

And that application ZBA24/12/RA, received from Harrington McAvan Limited, agent for St. Marys Cement/CBM, on behalf of Flap Farming Corporation, owner of lands described as Part Lots 1 and 2, Concession 3, County of Brant, in the geographic Township of Brantford, and Part Lots 1 and 2, Concession 4, County of Brant, in the geographic Township of Burford, and located at 468 and 473 Bishopsgate Road, to amend the County of Brant Zoning By-law from Agricultural (A) to Resource Extraction (EX) in order to establish the extraction of natural resources, be approved.

Recorded Vote

Mayor Eddy	No
Councillor Wheat	No
Councillor Bouma	No
Councillor Simons	No
Councillor Cardy	Absent
Councillor Powell	No
Councillor Peirce	No
Councillor Chambers	Absent
Councillor Miller	No
Councillor Coleman	No
Councillor Gatward	No

Defeated (0 yes / 9 no)

Moved by – Councillor Coleman

Seconded by – Councillor Wheat

That application OPA/F12/RA, received from Harrington McAvan Limited, agent for St. Marys Cement/CBM, on behalf of Flap Farming Corporation, owner of lands described as Part Lots 1 and 2, Concession 3, County of Brant, in the geographic Township of Brantford, and Part Lots 1 and 2, Concession 4, County of Brant, in the geographic Township of Burford, and located at 468 and 473 Bishopsgate Road, to amend the County of Brant Official Plan (Amendment #7) designation on the subject lands from Agricultural to Resource Development in order to establish the extraction of natural resources, be refused;

And that application OPA/F12/RA, received from Harrington McAvan Limited, agent for St. Marys Cement/CBM, on behalf of Flap Farming Corporation, owner of lands described as Part Lots 1 and 2, Concession 3, County of Brant, in the geographic Township of Brantford, and Part Lots 1 and 2, Concession 4, County of Brant, in the geographic Township of Burford, and located at 468 and 473 Bishopsgate Road, to amend the County of Brant Zoning By-law from Agricultural (A) to Resource Extraction (EX) in order to establish the extraction of natural resources, be refused.

Carried

Brant Heritage Committee Report and Minutes of September 7, 2017

Moved by – Councillor Wheat

Seconded by – Councillor Gatward

That the following recommendations of the Brant Heritage Committee be received as information:

1. That the 2018 Budget request of \$32,300 be supported by the Brant Heritage Committee.
2. That a permit be issued for the demolition of a shed and addition of a three season room at 16 Broadway St, Paris, as presented.
3. That the addition of a sunroom at 49 William St, Paris be approved as submitted by the owner.
4. That the demolition at 6 Brant St, Scotland, and new build of a Georgian Style home as presented be approved.

Carried

PA-17-47 - Update on Official Plan Amendment Application OPA-A16-RA – Implementation of the St. George Area Study

In response to questions, R. Angrish noted that the County, and the County's consultants for the St. George Water and Wastewater Class EA studies have received comments from the Ministry of the Environment and Climate Changes (MOECC), which are currently being reviewed and addressed. She further noted that the third Public Information Centre (PIC) for the study should be held in the next couple of months.

It was noted that the County's consultant on the studies, CIMA+, will be providing an update at the October Public Works Committee meeting.

Moved by – Councillor Bouma

Seconded by – Councillor Miller

That report PA-17-47 - Update on Official Plan Amendment Application OPA-A16-RA – Implementation of the St. George Area Study be received as information.

Carried

PA-17-49 - Trailer Parks with in the County of Brant

Discussion was held regarding the fact that Provincial legislation does not permit year round occupancy in trailer parks, that notices will be provided to trailer park owners and residents of this, noting that enforcement is still in abeyance pending the preparation of an action plan by County staff.

Moved by – Councillor Coleman
Seconded by – Councillor Wheat

Whereas current Provincial legislative framework pertaining to trailer parks prohibits the establishment year round trailer/mobile home parks on land outside a settlement area boundary (“the provincial prohibition”);

And Whereas, all of the trailer parks within the County are outside settlement area boundaries, and therefore subject to this provincial prohibition;

That staff be directed to provide notice to owner and occupants of recreational trailer parks within the County that year round occupancy in the park is prohibited by current Provincial legislative framework, and that staff has been directed to develop an action plan to achieve compliance with the seasonal zoning by-law requirements for Council’s consideration.

Carried

General Manager’s Update

Don Cunningham, Manager of Development Engineering Review, updated Committee on the following:

- The process to hire a Senior Development Engineering Reviewer, and a Development Engineering Reviewer Technician is ongoing, with it hoped to have the Senior Development Engineering Reviewer member hired by November, and the Development Engineering Reviewer by the end of November.

Ontario Municipal Board (OMB) Appeals

It was requested that a report outlining the appeals to the OMB have occurred due to the lack of a Staging of Development Strategy be provided at the next meeting of the Corporate Development Committee.

In Camera

The Committee concurred that there was no need to hold the in camera session.

Next Meeting and Adjournment

The Committee adjourned at 10:50 p.m. to meet again on Tuesday, November 7, 2017, 7:00 p.m. in County of Brant Council Chambers.

Secretary