



Planning Advisory Committee Minutes

Date: Tuesday, February 5, 2019

Time: 7:00 p.m.

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

Present: Mayor Bailey, Councillors Bell, Chambers, Coleman, Gatward, Howes, Laferriere, MacAlpine, Peirce, and Wheat

Regrets: Councillor Miller

Staff: Bradley, Gravelle, Trotter, Angrish, Davidson, Cummins, Namisniak and Crozier

Councillor Wheat in the Chair.

Approval of Agenda

Moved by – Councillor Laferriere

Seconded by – Councillor MacAlpine

That the Planning Advisory Committee agenda and addendum for February 5, 2019 be approved.

Carried

Approval of Minutes

Moved by – Councillor Peirce

Seconded by – Councillor Coleman

That the Planning Advisory Committee minutes of January 8, 2019 be approved.

Carried

Business Arising From the Minutes

Staging of Development Strategy

Councillor Bell inquired regarding the timeline for the reintroduction of the staging of development strategy. Rob Trotter, Director of Planning responded that it is anticipated that it will be study will be presented in the next couple of months, noting that much of the data requested is being compiled through the Paris Master Servicing Study.

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

ZBA01/19/DN - (McMahon, 186 East River Road)

Dan Namisniak, Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis.

David Roe, Civic Planning Solutions, Agent & Peter McMahon, Owner

D. Roe outlined the proposal, noting that the applicant currently lives in the house on the subject lands, and intends to build a house on the retained parcel. He indicated that the lands are designated Rural Residential in the County of Brant Official Plan, and that the conceptual design for the site has the entranceway at an acceptable location along East River Road. He further noted that the laneway access would be approximately 10m, which would accommodate emergency vehicles, and would be maintained to do so.

P. McMahon noted that the driveway is intended to be located on the most gentle part of the slope, and that he has spoken with other neighbours who do not see a concern with the location of the proposed house.

Members of the Public.

None.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Councillor Peirce

That the presentations made regarding application ZBA01/19/DN be received as information.

Carried

ZBA02/19/DN - (Hayhoe, 187 East River Road)

Dan Namisniak, Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis.

David Roe, Civic Planning Solutions, Agent & Warren Hayhoe, Owner

D. Roe outlined the proposal, noting that the applicant currently lives in the house on the subject lands, and intends to build a house on the severed parcel. He indicated that the entranceway would be constructed in the area across the road from 188 East River Road.

W. Hayhoe outlined the area of the proposed house.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Bell

Seconded by – Councillor Gatward

That the presentations made regarding application ZBA02/19/DN be received as information.

Carried

ZBA03/19/MD - (Losani Homes, 1021 Rest Acres Road)

Marcus Davidson, Senior Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to questions from the Committee, he noted that the current site specific zoning was completed by the previous developer, and that the applicant wishes to revise it based on their market product. He further confirmed that the area will have appropriate roadway and functional servicing.

Dave Aston, MHBC Planning, Agent

D. Aston outlined the application, and provided background towards the overall site development. He noted that the currently constructed portion of Edgar Place would remain as a servicing easement, while the main road network connection would now shift north to Lydia Lane.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Mayor Bailey

That the presentations made regarding application ZBA03/19/MD be received as information.

Carried

ZBA04/19/MD - (Losani Homes, 1067 Rest Acres Road)

Marcus Davidson, Senior Planner reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis.

Dave Aston, MHBC Planning, Agent

D. Aston outlined the proposed modifications, which would replace single detached lots with a medium density block, and would reconfigure the street pattern.

In response to questions, he noted that the unit counts for the multiple residential blocks are maximums based on the number of units that could be accommodated, rather than what actually will be built. He further noted that the applicant will be working with the developer of the lands to the north to fulfill the terms of previous agreements made regarding grading and other issues.

Members of the Public

None.

Committee Consideration

Councillor Bell noted his concern with the ability to service the additional development that is being proposed.

Moved by – Councillor Peirce

Seconded by – Councillor Laferriere

That the presentations made regarding application ZBA04/19/MD be received as information.

Carried

Public Hearings Under the Planning Act to Consider Staff Recommendations

ZBA26/18/MD - (Bates, 345 Norwich Road)

Marcus Davidson, Senior Planner reviewed the application.

Krista Bates, Owner/Applicant

Present, available to answer any questions.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Chambers

Seconded by – Councillor Laferriere

That application ZBA26/18/MD received from Steve Bates and Doug Hoover, agents for Steve and Kristen Bates, owners of lands described as Concession 14, Part Lot 18, in the geographic Township of Burford, County of Brant, and located at 345 Norwich Road, to rezone the subject lands to permit a Garden Suite for a period of twenty (20) years be approved, subject to the following condition:

- That the Applicants enter into a Garden Suite Agreement, and provide five thousand dollars (\$5000.00) security deposit to be held by the County of Brant.

Carried

CDM01/18/RC (Losani Homes, 1039-1067 Rest Acres Road)

Ryan Cummins, Planner reviewed the application.

Dave Aston, MHBC Planning, Agent

D. Aston explained that the application is to create tenure for the private, and common elements of the property, as it is a block with the plan of subdivision that has already been registered. Responding to comments from Committee, he noted that servicing of the property was considered during earlier planning processes.

Members of the Public

None.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Councillor Peirce

That application CDM1/18/RC, received from MHBC Planning, agent for Losani Homes (Paris) Ltd., applicants/owners of lands described as Block 55 and Part Block 56, Plan 2M-1940, in the geographic Township of Brantford, County of Brant, and located at 1039-1067 Rest Acres Road, to provide Draft Plan Approval for 37 townhouse units each with exclusive front and rear yards via a Common Element Plan of Condominium with Parcels of Tied Land, be approved, subject to the following Conditions of Draft Plan Approval:

- i. That, prior to registration of the Plan of Condominium, the Owner is to provide details on the structure of the Condominium Corporation and how its declarations address all matters stated in the previously registered Site Plan Agreement. The Condominium Corporation is to be registered in the Land Registry Office.
- ii. That, the Declarations include advisories that the Condominium Corporation is solely responsible for infrastructure maintenance, snow removal, garbage and recycling collection within the Plan of Condominium at their expense and will not be the responsibility of the County, in perpetuity.
- iii. That, prior to the final registration of all or any part of the Condominium, the Owner enter into a site plan agreement with the County and that the agreement be registered at the Land Registry Office. Further, the owner shall lodge securities with the County in accordance with the accepted cost estimate, and provide a consent and postponement of title interest for any encumbrances currently registered against the subject lands, in favour of the County of Brant.
- iv. That, prior to the final registration of all or any part of the Condominium, the Owner's surveyor shall submit to the County horizontal co-ordinates of all boundary monuments for the approved Condominium to the satisfaction of the County.
- v. The Owner shall provide to Union Gas the necessary easements and/or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Union Gas.
- vi. At least 60 days prior to final approval of the Subdivision, the County of Brant is to be advised in writing by the Developer/Owner, how the Conditions have been satisfied.
- vii. Pursuant to Section 51(32) of the Planning Act, draft plan approval, together with all conditions, shall lapse in three years from the date of granting draft plan approval by the County, should final approval not be given.

Carried

ZBA25/18/RC - (Paris Brewing and Malting Inc., 31 Mechanic Street)

Ryan Cummins, Planner reviewed the application.

Greg Romanick, Stantec, Agent

G. Romanick noted that he and the applicant fully support the staff recommendation.

In response to questions, he noted that a component of the traffic impact study was a study of parking patterns on the subject lands, noting that the parking lot was full on only very rare occasions, and that a revised parking scheme has been prepared that would add 20 additional stalls.

Members of the Public

Lee Ferrao – 23 Prestwick Place, Brantford

L. Ferrao inquired regarding the Sunday hours of operations, requested a breakdown of the brewing area and serving area, and the timeline for when the brewpub would open.

Greg Romanick, Stantec, Agent

G. Romanick responded that the brewpub owner would be interested in operating on Sundays, naturally based on market demand. He further noted that the brewing area would approximately 21m², and the servicing/restaurant/tasting area is approximately 118.5m², which is included in the site plan, and that it would hopefully be operating as soon as possible.

Committee Consideration

Moved by – Councillor Peirce

Seconded by – Councillor Bell

That application ZBA25/18/RC, received from Stantec Consulting Ltd., on behalf of Wingbury Holdings Inc., owner of lands described as Plan 492, Block 70, Lot 5, Part Lots 1-4, Part Mill Race, in the geographic Town of Paris, County of Brant, and located at 31 Mechanic Street, to rezone the subject lands from Special Policy Area Core Area Commercial Zone (s-HA-C4) to special exception Core Area Commercial Zone to allow for a brewpub as a permitted use, be approved.

Carried

Consent Items to be Received as Information

Moved by – Councillor Coleman

Seconded by – Councillor Chambers

That the following items be received as information:

1. PA-19-02 - Source Protection Plan Review and Update - R. Angrish
2. Brant Heritage Committee Minutes of January 10, 2019
4. Long Point Regional Conservation Authority – Fee Schedule for 2019
5. Local Planning Appeals Tribunal – Acknowledgement Letter for LPAT Case PL190014 (21 Fifth Concession Road)
6. Memo – Withdrawal of Schedule 10 the Bill 66, *Restoring Ontario's Competitiveness Act*, 2018

Carried

3. Ministry of Municipal Affairs and Housing – Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017

In response to questions, Rob Trotter, Director of Planning, indicated that Planning staff will be bringing forward a fulsome report on the Amendment to the February Corporate Development Committee meeting in order to address the discussions at the Roundtable Consultation held the previous evening. He further responded that measures regarding housing affordability were not discussed at the Roundtable Consultation.

Moved by – Councillor Coleman
Seconded by – Councillor Chambers

That the correspondence from the Ministry of Municipal Affairs and Housing – Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017 be received as information.

Carried

Education Session

Introduction to Building

Andre Gravelle, Chief Building Official, made the presentation “Development Services Department – Building Division, Education Session, February 5, 2019.” He answered questions regarding operational matters from the members of Committee.

General Manager’s Update

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

- The County Solicitor has been successful in having the County added as a party to the LPAT hearing for a LIV Communities subdivision in Brantford, noting that the hearing likely will not occur until 2020;
- He clarified to Committee instances where the County has been proactive in holding development until appropriate services are available, noting the Airport area and Mt. Pleasant as two examples where staff recommended holding provisions until adequate water services could be provided, and in St. George for wastewater servicing.

Next Meeting and Adjournment

The Committee adjourned at 9:30 p.m. to meet again on Tuesday, March 5, 2019, 7:00 p.m. in County of Brant Council Chambers.

Secretary