



Planning Advisory Committee Minutes

Date: Tuesday, June 4, 2019

Time: 7:00 p.m.

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

Present: Mayor Bailey, Councillors Wheat, MacAlpine, Laferriere, Howes, Bell, Peirce, Chambers (7:55 p.m.), Coleman and Gatward

Regrets: Councillor Miller

Staff: Bradley, Trotter, Zuidema, Boyer, Angrish, Davidson, Kitchen and Boyd

Councillor Wheat in the Chair.

Approval of Agenda

Moved by – Councillor Coleman

Seconded by – Councillor Peirce

That the Planning Advisory Committee agenda for June 4, 2019 be approved.

Carried

Approval of Minutes

Moved by – Councillor Howes

Seconded by – Councillor MacAlpine

That the Planning Advisory Committee minutes of May 7, 2019 be approved.

.Carried

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

ZBA 18/19/JK – Zoning By-law – Housekeeping Amendment

Jessica Kitchen, Planner-Zoning Administrator, presented this application, on behalf of the County of Brant.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Councillor Howes

That presentations made regarding planning application ZBA 18/19/JK, a Housekeeping Amendment on behalf of the County of Brant, be received as information.

.Carried

ZBA 15/19/RA – Varey, 421 Highway 2

Ruchika Angrish, Senior Planner, reviewed the application.

Jane Varey, Applicant

Ms. Varey reviewed that this application would make the temporary kennel use permanent. In response to a question, she indicated that they are not proposing to board cats. She noted no complaints received regarding the use.

Committee Consideration

Councillor Bell requested improved diagrams of the site.

Moved by – Councillor Peirce

Seconded by – Councillor Laferriere

That presentations regarding planning application ZBA 15/19/RA be received as information.

.Carried

ZBA 19/19/RA – Clarkson, 452 Bishopsgate Road

Ruchika Angrish, Senior Planner, reviewed the application.

Nathan Clarkson, Applicant

Mr. Clarkson reviewed the application and current use of the site for a dog boarding facility.

Committee Consideration

Moved by – Councillor Laferriere

Seconded by – Councillor Gatward

That presentations regarding planning application ZBA 19/19/RA be received as information.

.Carried

ZBA 17/19/MD – Manzo, 1519 Colborne Street East

Marcus Davidson, Senior Planner, reviewed the application. In response to a question, he noted that additional details on the number and locations of vehicles would be provided at the staff recommendation meeting. Mr. Davidson commented that the Official Plan limits have been clearly delineated for this parcel. There are no proposed changes to the entrances.

Howard Snodgrass, Snodgrass Consulting, Agent

Mr. Snodgrass commented on the historic, current, and proposed future uses for the property, noting that the permitted uses on this site have varied widely over the years. He expressed the opinion that the proposed use is similar to other approvals recently granted and is appropriate for the site.

Members of the Public

Sheri Gibaldi, 1513 Colborne Street East, indicated that she lives next door to the subject lands and that the majority of trailers are parked near her house with no fence between the properties. She expressed concern about additional noise and disruption from the proposed use.

Committee Consideration

In response to questions, Mr. Davidson reviewed the evolution of the zoning changes on this property and noted that matters such as limiting the location of the additional uses hours of operation could be established as zoning considerations. Site Plan Control could also address hours of operation, buffering, screening, etc.

Moved by – Councillor Laferriere

Seconded by – Councillor Bell

That presentations regarding planning application ZBA 17/19/MD be received as information.

.Carried

Public Hearings Under the Planning Act to Consider Staff Recommendations

ZBA 14/19/MD – Wright, 189 Maple Avenue

Marcus Davidson, Senior Planner, reviewed the application. In response to a question, he noted that there is no limit to the number of additional requests for extensions, however this is the maximum length of an extension that can be granted. Application fees would apply for each requested extension. Mayor Bailey asked that Council review the application fees for extensions.

Donald Wright, Applicant

Mr. Wright noted that his parents reside in the garden suite.

Committee Consideration

Moved by – Councillor Bell

Seconded by – Councillor Gatward

That application ZBA 14/19/MD from Donald, Sharon and Delbert Wright, applicants and owners of Part Lot 4, Concession 3, geographic Township of Burford in the County of Brant, located at 189 Maple Avenue North, to rezone a portion of the subject lands from Agricultural (A) to a special provision temporary zone to permit the continuation of an existing garden suite for a period of up to three (3) years **be approved**.

.Carried

ZBA 13/19/MD – Howell, 225 Howell Road

Marcus Davidson, Senior Planner, reviewed the application.

James Howell, Applicant

Mr. Howell indicated that he is available if there are any questions.

Committee Consideration

Moved by – Councillor Coleman

Seconded by – Councillor Howes

That application ZBA 13/19/MD from James Howell, applicant and owner of Part of Lot 9, Concession 4, geographic Township of South Dumfries in the County of Brant, located at 225 Howell Road, to rezone a portion of the subject lands from Special Exception Temporary (T-46) to a special exemption agricultural zone to allow for the additional permanent use of a special events pavilion, accessory to the cider operation and apple business, limited to a maximum of one-hundred and forty (140) persons, **be approved**.

.Carried

ZBA 4/18/MD – Beal, 142 West River Road

Marcus Davidson, Senior Planner, reviewed the application. In response to a question, he noted that any additional sites would require a further amendment.

Rob vanPoorten, J.H. Cohoon Engineering Ltd., Agent

Mr. vanPoorten reviewed the application to recognize a historical use of the property. He commented on dedicated bus parking / loading spaces and environmental studies undertaken to satisfy the requirements of the Grand River Conservation Authority.

Committee Consideration

Moved by – Councillor Howes

Seconded by – Councillor Laferriere

That application ZBA 4/18/MD from J.H. Cohoon Engineering Ltd., agent for Sharon, Shawn and Anita Beal, applicants and owners of Part Lot 2, Concession 2, West of the Grand River, Plan 2R-1201, Part 2, geographic Township of South Dumfries in the County of Brant, located at 142 West River Road to rezone a portion of the subject lands from Agricultural (A) to a special provision agricultural zone to permit a seasonal campground consisting of twelve (12) campsites, to permit a tourist-oriented business involving boat excursions and its associated parking, and to allow the off-season storage of recreational vehicles **be approved**.

.Carried

Councillor Chambers arrived at 7:55 p.m.

Brant Heritage Committee Report – May 2, 2019

Moved by – Councillor Peirce

Seconded by – Councillor MacAlpine

That the following recommendation of the Brant Heritage Committee be received:

1. That the Cemetery Advisory Committee be requested to review the policy related to the replacement of cemetery fences, to compare the cost of chain link in restoration of pressed-steel fences and to consider allowing salvage of removed fence materials for use in another County project.

.Carried

PA-19-29 – Provincial Legislation Changes

Ms. Boyer reviewed this report, noting recent significant changes to Provincial Legislation; such as *A Place to Grow Act*, 2019 in effect May 16, 2019 and also Bill 108: More Homes, More Choice Act, 2019. Some of the notable changes are under the *Planning Act*, such as shorter time-lines for comments and Provincial objectives moving forward. In response to a question, she noted that these policies under the Growth Plan will be reviewed as part of the upcoming Official Plan 5-Year Review and Update, to be completed by July, 2022 to conform to the Growth Plan. Discussion was held regarding significant changes proposed to development charges legislation and it was noted that further information on the impact of these changes will be forthcoming. It was noted that pending regulations under Bill 108 would also finalize the format of the appeals tribunal (LPAT) going forward.

In response to a question regarding the Province's timeline for a transition plan, Ms. Boyer noted that transition policies have been established for employment lands and development charges changes related to the Growth Plan. The Regulations for Bill 108 have not yet been established, but the expected timeframe is sometime in the fall 2019.

Moved by – Councillor MacAlpine

Seconded by – Councillor Peirce

That Staff Report PA-19-29 "Provincial Legislative Changes" be received as information.

.Carried

Communications

Moved by – Mayor Bailey

Seconded by – Councillor Howes

That the following communications be received as information:

1. Ministry of Municipal Affairs and Housing – Provincially Significant Employment Zones.
2. Watson & Associates – Response to Ministry of Municipal Affairs and Housing Re: Bill 108 – Potential Changes to the Development Charges Act.

.Carried

General Manager's Update

Rob Trotter, Acting General Manager of Development Services, updated Committee on the following:

- In response to a question, he noted that staff would be reviewing the impact of Bill 108 on planning application processing and Committee operations / scheduling.

In Camera

Moved by – Councillor Coleman

Seconded by – Councillor Laferriere

That the Planning Advisory Committee convene In Camera to discuss a litigation matter affecting the municipality and advice that is subject to Solicitor-Client Privilege (LPAT Hearing – 468 and 473 Bishopsgate Road).

.Carried

Committee convened In Camera at 8:22 p.m. to discuss a litigation matter affecting the municipality and advice that is subject to Solicitor-Client Privilege. This portion of the meeting is recorded in the Confidential – In Camera minutes of June 4, 2019. Committee reconvened in Open Session at 9:20 p.m. on a motion of Councillors Laferriere and Coleman.

Next Meeting and Adjournment

Council adjourned at 9:20 p.m. to meet again on Tuesday, July 10, 2019, 7:00 p.m. at the County of Brant Council Chambers.

Secretary