



## Planning and Development Committee Minutes

**Date:** Tuesday, May 4, 2021  
**Time:** 6:00 p.m.  
**Location:** Electronic Participation only

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

**Staff:** Bradley, Zuidema, Duesling, Vaughan, DeLeye, Cummins, Namisniak, Wyszynski, Crozier

**Councillor Miller in the Chair.**

---

### **2. Approval of Agenda**

Moved by Councillor Peirce  
Seconded by Councillor Wheat

That the Planning and Development Committee agenda and addendum for May 4, 2021 be approved.

**Carried**

### **5. Adoption of Minutes from Previous Meetings**

#### **5.1 Planning and Development Committee Minutes of April 6, 2021**

Moved by Mayor Bailey  
Seconded by Councillor Coleman

That the Planning and Development Committee minutes of April 6, 2021, be approved.

**Carried**

### **6. Business Arising from the Minutes**

Councillor Bell noted that the property at 87/89 Dumfries Street has been listed for sale following the presentation of a rezoning proposal at the April Committee meeting.

## 7. Public Hearings Under the Planning Act to Receive Information from the Public

### 7.1 RPT-21-66 - ZBA09-21-AW - Hoogstraten, 231 Sixth Concession Rd - A. Wyszynski

Amanda Wyszynski, Planner, made a presentation and reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to questions, she noted that the circumstances for this application compared to a previous application requesting relief from MDS is that this proposal is for a dwelling to be constructed on a parcel designated and zoned Agricultural, which permits a dwelling, and that it is on an existing lot of record.

#### Joe Smits, Agent

In response to questions from the Committee, J. Smits noted that the barn in question has not been used for many years, and that it would require a MDS Type II calculation to re-establish the use even without the proposed dwelling being constructed. He further responded that the operation located on the southern boundary of the property is Titan Trailers.

#### Members of the Public

None.

#### Committee Consideration

Moved by Councillor Wheat

Seconded by Mayor Bailey

That the presentations made regarding application ZBA09/21/AW be received as information and referred to staff for further analysis.

**Carried**

### 7.2 RPT-21-100 - ZBA14-21-RC - Paris Meadows Ltd, 274 Pottruff Road-989 Rest Acres Road - R. Cummins

Ryan Cummins, Planner, made a presentation and reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to questions, he noted that the proposal is technical in nature and will address an oversight in the zoning of the subdivision when it was approved in July 2019. As well, it will not result in additional dwelling units in the subdivision or change the frontage of the lots, but will rather recognize the actual size of the lots as outlined in the draft Plan of Subdivision.

#### Eric Saulesleja, GSP Group, Agent

E. Saulesleja further explained that the draft plan of subdivision has several zone categories and that the correct specifications for the subject lands were overlooked. He noted that the number of townhouse units has decreased from 60 to 54, and that the size of the townhouse lots are consistent with several other developments in the southwest Paris area. He acknowledged the concern raised regarding traffic noting that the original application included a Traffic Impact Study. In response to a question, he noted that on-street parking is available throughout the subdivision.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman

Seconded by Councillor Peirce

That the presentations made regarding application ZBA14/21/RC be received as information and referred to staff for further analysis.

**Carried**

7.3 RPT-21-98 - ZBA33-20-KD and PS02-20-KD - Telephone City Aggregates, Rest Acres Road and Bethel Road - K. DeLeye

Kayla DeLeye, Senior Planner, made a presentation and reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis. In response to questions from Committee, she explained that the exact zoning for each parcel of land has yet to be determined and will be finalized when the application is brought forward for a decision. She further noted that the studies submitted in support of the application can be shared with members of Council and the public upon request.

Dave Aston, MHBC Planning, Agent

D. Aston made a presentation outlining the application, noting that the parcel is approximately 44ha in size that previously served as an aggregate operation, and is zoned and designated for Employment purposes. He outlined the draft Plan of Subdivision that has various range of block sizes to accommodate potential industries, with prestige users proposed for the area near Rest Acres Road and Bethel Road, and consideration given to which uses will be proposed near the residences along Pottruff Road and Bethel Road. He indicated that a pumping station will likely be required on the southeast corner of the parcel based on discussions with County staff, and a stormwater channel will be constructed across the width of the parcel to carry significant storm flows to the stormwater management facility that is proposed to be located on the southeastern boundary. As well, consideration towards the potential widening of Bethel Road is being examined based on discussions with County staff, noting the applicants desire to retain and improve on the trees and landscape buffer along the frontage of Bethel Road. He further outlined the studies that have been completed in support of the application, and noted that the GRCA has indicated no concerns with the proposal to remove the natural feature located on the parcel subject to the conditions of draft plan approval.

In response to questions from the Committee, he explained that the storm flows for a regional/100 year storm event, which are significant, would lead water through the legal outlet along Bethel Road to Whiteman's Creek, that the Ministry of Transportation has indicated that the previous haul route through the middle of the site would not be permitted to be used as an access route to the site, and that they will continue to follow up with local residents to ensure that their concerns are addressed.

It was also noted that staff will investigate the prohibitions on specific industries surrounding the new OPP Detachment.

Members of the Public

Michael Shewburg, Executive Director of Five Oaks Centre, 1 Bethel Road

M. Shewburg outlined the concerns associated with the proposal as it relates to the operations of Five Oaks, noting they rely on a ground water collection system for water servicing which could be impacted by the flow of stormwater from the development towards Whiteman's Creek. He indicated that he has met with the consulting hydrogeologist and will continue to have discussions regarding this. He further noted concerns with the impact of increased traffic on the area leading to Five Oaks and a desire to retain the natural landscape along Bethel Road. He further noted he would be happy to use Five Oaks as a locale for a neighbourhood meeting regarding the proposal.

Dean Pottruff, 21 Bethel Road

D. Pottruff noted he lives at the northeast corner of Bethel Road and Pottruff Road, and noted concerns with the flow of stormwater from the lands towards his lands, noting he has a shallow well. He noted his support of economic development for the area while indicating hope that issues surrounding stormwater management, truck traffic, lighting and noise emissions can be mitigated for local residents.

Ronald Pottruff, 169 Pottruff Road

R. Pottruff noted the damage to the local area and Five Oaks caused by Hurricane Hazel in 1954, and expressed hope that any issues related to the development can be mitigated for the benefit of local residents.

Dave Aston, MHBC Planning, Agent

D. Aston noted that they will follow up with a site visit with the local residents to further understand their concerns and further explain the details of the proposal and the stormwater management plans.

Committee Consideration

In response to questions, K. DeLeye noted that the application will come concurrent with the development of specific tasks associated with the Paris Master Servicing Plan, and that options can be brought forward regarding the extension of servicing to local residents.

Moved by Councillor Coleman  
Seconded by Councillor Bell

That the presentations made regarding applications ZBA33/20/KD and PS02/20/KD be received as information and referred to staff for further analysis.

**Carried**

7.4 RPT-21-99 - ZBA13-21-KD - Granite Shore Homes, 440 Highway 24 - K. DeLeye

Kayla DeLeye, Senior Planner, made a presentation and reviewed the application, which is presented to receive information from the public prior to staff's detailed analysis.

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

R. van Poorten outlined the application, noting that it will permit the construction of an additional accessory structure used for the personal storage of items by the property owner. He indicated that its construction will still only represent 2% of the lot coverage for the parcel, and that it will not impact neighbouring property owners or distract those travelling down Highway 24. He reiterated that the structure is not intended to be used for a commercial operation.

Members of the Public

None.

Committee Consideration

Moved by Councillor Wheat  
Seconded by Councillor Peirce

That the presentations made regarding application ZBA13/21/KD be received as information and referred to staff for further analysis.

**Carried**

**8. Public Hearings Under the Planning Act to Consider Staff Recommendations**

8.1 RPT-21-65 - ZBA07-21-DN - Steelwheel Brewery, 105 Powerline Road - D. Namisniak

Dan Namisniak, Planner, made a presentation and reviewed the application.

Cindy Blair and Harold Kuret, Steel Wheel Brewery, Owners

C. Blair and H. Kuret outlined the operations of their brewery since it opened in 2018, and the challenges faced between the pandemic and the closure of the Powerline Road bridge in 2020. In response to questions from Committee, they indicated that they do not intend to open a permanent restaurant but rather would like to legalize the operation of rotating food service with local businesses and service clubs and to permit background music or a band playing on certain occasions. As well, they indicated they wish to accommodate permanent seating to avoid issues with the current seating in the brewing area.

With regard to the concerns raised by the neighbours to the west, they indicated they are willing to work through any issues with their operation raised by local residents noting they distribute a survey to neighbours annually to receive feedback. They also noted they replace any trees that have not survived in the required planting strip, and are working on a double planting strip.

Members of the Public

None.

### Committee Consideration

Moved by Councillor Wheat  
Seconded by Mayor Bailey

That application ZBA07/21/DN, received from Steel Wheel Brewery c/o Cindy Blair & Harold Kuret, owners of lands described as Part Lot 45, Concession 1, in the geographic Township of Brantford, County of Brant, and located at 105 Powerline Road, to modify the current Agricultural Special Exception - 124 (A-124) zoning to permit a *Microbrewery* having a total gross floor area of 400 square metres, a restaurant as an accessory use, outdoor entertainment performances (live or recorded), the use of one (1) modified shipping container accessory to the *Microbrewery* use and a reduced street setback for the tasting room structure of 12 metres, be approved;

And that the reasons for the approval of application ZBA07/21/DN are as follows:

- The modifications requested are in keeping with the *Microbrewery* use and *On Farm Diversified* uses as outlined and defined in the Zoning By-Law.
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

**Carried**

Councillor Wheat left the meeting at 8:05 p.m.

### 8.2 RPT-21-72 - ZBA06-21-AW - Elev8 Properties Inc., 482 Burtch Road - A. Wyszynski

Amanda Wyszynski, Planner, made a presentation and reviewed the application. In response to questions from Committee she explained that no development proposal has been submitted for the property as of yet, and that this application will provide zoning consistent on both parcels. Councillor Coleman noted another instance where the public notice sign had been knocked over prior to the meeting and requested that additional measures be taken to ensure they remain upright as required.

### Scott Patterson, Patterson Planning Consultants, Agent

S. Patterson noted they support the staff recommendation, and they are working towards clearing the outstanding conditions of the consent application approval.

### Members of the Public

None.

### Committee Consideration

Moved by Councillor Peirce  
Seconded by Councillor Coleman

That application ZBA06/21/AW, received from Patterson Planning Consultants Inc. on behalf of Elev8 Properties Inc, owner of lands described as Part Lot 5, Range 1, EMP, RP 2R-5355 Parts 1 and 4, in the geographic Township of Brantford, County of

Brant, and located at 482 Burtch Road, to rezone the subject lands from Suburban Residential (SR) to holding–Suburban Residential (h-SR) to prevent development until capacity is available, be approved;

And that the reasons for the approval of application ZBA06/21/AW are as follows:

- The rezoning is compatible and consistent within the context of existing
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

**Carried**

### 8.3 RPT-21-97 - ZBA10-21-AW - Prolific Estates Ltd., 48 Fairfield Road - A. Wyszynski

Amanda Wyszynski, Planner, made a presentation and reviewed the application.

Bob Phillips, J.H. Cohoon Engineering Limited, Agent

B. Phillips noted their support of the staff recommendation.

Stephanie Slaman, Brian Slaman and Theo Slaman, Applicants

S. Slaman made a presentation outlining the operations of John Slaman Greenhouses Limited. In response to questions from Committee, she acknowledged the letters from members of the public, and outlined the operations of the blackout curtains that provide 100% reduction in light emissions. She further outlined the closed water system they use to collect rainwater for use in the greenhouses before it is treated, and the natural methods employed to reduce pesticide use which are governed by the Ministry of the Environment, Conservation and Parks.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman

Seconded by Councillor Howes

That application ZBA10/21/AW received from Stephanie Slaman on behalf of Prolific Estates Ltd c/o Brian Slaman, owner of lands described as Part Lot 3, Concession 10, in the geographic Township of Burford, County of Brant, and known as 48 Fairfield Road, to rezone a portion of the subject lands from Agricultural (A) to Agricultural with site specific provision 170 (A-170) to permit a commercial greenhouse with increased height, reduced parking and reduced setback requirements, and to rezone a portion of the subject lands from Agricultural (A) to Agricultural with site specific provision 172 (A-172) to recognize an undersized farm parcel with an area of approximately 35.02 hectares (86.53 acres), be approved subject to the following site specific conditions:

**Site Specific Provisions – Commercial Greenhouse (A-170):**

- To permit the use of the lot, building or structures for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation and includes the retail sale or wholesale or wholesale distribution of such items directly from the lot include the sale of associated items such as soil, mulch, planting mediums, fertilizers and similar materials.
- To prohibit Cannabis as a permitted use.
- To permit an undersized farm parcel with an area of approximately 16.18 hectares (40 acres), whereas a minimum of 40 hectares is permitted.
- To permit a dwelling on the severed parcel.
- To permit a building height of 8 metres at the mid-point for a greenhouse, whereas a maximum height of 5 metres for a greenhouse is permitted.
- To permit a reduced interior and rear yard setback of 25 metres with the use of artificial light subject to the use of blackout shading, whereas a minimum of 150 metres for artificial light without blackout shading is required.
- To permit a minimum of 15 parking spaces plus two accessible parking spaces, whereas 142 parking spaces are required.

**Site Specific Provisions – Farmed Lands (A-172):**

- To permit an undersized farm parcel with an area of approximately 35.02 hectares (86.53 acres), whereas a minimum of 40 hectares is permitted.

And that the reasons for the approval of application ZBA10/21/AW are as follows:

- The proposed site specific provision facilitate the additional of an agricultural
- The application is in conformity with the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of *Provincial Policy Statement*.
- The application is in conformity with the general intent of the policies of the Official Plan and Zoning By-Law.

**Carried**

**14. Next Meeting and Adjournment**

Committee adjourned at 8:32 p.m. to meet again on Tuesday, June 1, 2021 via Electronic Participation Only.

---

Secretary