



Planning and Development Committee Minutes

Date: Tuesday, November 2, 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, Kortleve, Boyd, and Dyjach

1. Attendance

2. Approval of Agenda

Moved by Mayor Bailey
Seconded by Councillor Coleman

That the Planning and Development Committee agenda for November 2, 2021 be approved.

Carried

3. Declaration of Pecuniary Interests

4. Delegations / Petitions / Presentations

5. Adoption of Minutes from Previous Meetings

5.1 Planning and Development Committee Minutes of October 5, 2021

Moved by Councillor Laferriere
Seconded by Councillor Peirce

That the Planning and Development Committee minutes of October 5, 2021, be approved.

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

7.1 RPT-21-248 - ZBA27-21 Housekeeping #7 B. Kortleve

Brandon Kortleve, Planner, and Matt Vaughan, Director of Development Planning, made a presentation outlining the proposed technical and housekeeping amendments to the zoning by-law, which is presented to the public for comment prior

to being referred to staff for review. In response to questions, B. Kortleve explained that there is little flexibility under the current zoning by-law in relation to the use of shipping containers and the proposed amendments would provide a framework for appropriate permitted use. He noted that any current structures would be subject to by-law enforcement under the existing by-law until any proposed by-law amendments are formalized. He also explained the requirement for engineered drawings on containers over 110 feet, confirmed that Fire Department had been consulted on the proposed changes, and stated that aesthetics would be controlled through the site plan process or property standards enforcement.

Members of the Public- None

Committee consideration

Moved by Councillor Peirce
Seconded by Councillor Coleman

That Staff Report RPT-21-248 – County-Initiated Zoning By-law Amendment Application ZBA 27-21-BK (Zoning Housekeeping) be received as information;

And that any comments / submissions regarding this application be referred to staff for review.

Carried

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

8.1 RPT-21-257 - ZBA29-21- Sawyer - 12 Maple Ave- R. Cummins

Ryan Cummins, Planner, reviewed the application. The applicant proposes to re-zone the remaining farmland to prohibit a dwelling on the property and to prohibit the use of an abattoir. In response to questions, R. Cummins stated that this property was previously severed under former legislation.

Edward Vance - Waterous Holden Amey Hitchon LLP.- Agent, Chuck Sawyer- Applicant

Present, available to answer questions.

Members of the Public

None

Committee consideration

Moved by Councillor Chambers
Seconded by Mayor Bailey

That Application ZBA29/21/RC from Charles Sawyer, Owner of lands described as BURFORD Concession 14 Part Lot 3, in the geographic Township of Burford, known as 12 Maple Avenue South, County of Brant, proposing to rezone the subject lands from Agriculture (A) and Special Exception Agriculture (A-18) to Agriculture (A) and Special Exception Agriculture (A-180) to prohibit a dwelling and to recognize an undersized farm parcel of approximately 27.6 hectares (68.2 acres) in order to facilitate a surplus dwelling severance, **BE APPROVED**, subject to the following site specific provisions;

1. To prohibit a dwelling as a condition of approval of a surplus dwelling severance.
2. To permit an undersized farm parcel with an area of approximately 36.2 hectares (89.4 acres), whereas a minimum of 40 hectares (98.8 acres);

And that the reason(s) for approval are as follows:

- 1) The application is consistent with the Provincial Policy Statement (2020).
- 2) The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020).
- 3) The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012); and,
- 4) The applicant maintains the intent of the County of Brant Zoning By-Law 61-16.

Carried

8.2 RPT-21-253- OPA1-21- & ZBA-5-21- Lafarge- 1044 Colborne Street West- K. DeLeye

Kayla DeLeye, Senior Planner, reviewed the application. In response to questions K. DeLeye confirmed that dust mitigation would be covered through the site plan process, however, because this is an aggregate extraction, the site plan process would be under the Aggregate Resources Act (ARA). She noted that due to extraction below the water line, the only rehabilitation option would be an open water feature which would result in a loss of agricultural land. She further stated that the Applicant considered alternative locations, but this location is favorable because the haul routes already exist, the trucks are already using the access point, and this would be an expansion of the current location.

Caitlin Port, MHBC Planning, Urban Design & Landscape Architecture- Agent, Carol Siemingowski, Lafarge Canada Inc.- Applicant

C. Port made a presentation on the application. She noted that the proposed expansion property is currently farmland. She confirmed the Applicant will use existing entrances and the final land use would be a 17-hectare pond with naturalized shorelines and ecologically enhanced tree and shrub plantings that would join to the existing pit and could potentially tie into the County's natural heritage site. She confirmed that the Applicant engaged with the public on this application.

In response to questions, C. Siemingowski confirmed that the Applicant has a spills contingency plan that applies across all sites, the water monitoring program is detailed in the site plan, and that water is monitored while extraction is taking place. She confirmed that they would investigate the possibility of local farmers using the ponds for irrigation. Finally, she noted that the Applicant is unaware of how far the resource extends but stated the geological mapping of the area is available in the draft official plan.

Members of the Public- None

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Wheat

That Application **OPA1-21-KD & ZBA5-21-KD** from MHBC, Agent, on behalf of Lafarge Canada Inc. Applicant/ Owner of Part of Lot 12, Concession 5, County of Brant, in the geographic Township of Brantford, located at 1044 Colborne Street West, proposing to change the Official Plan land use designation from Agricultural to Resource and change the zoning on the subject lands from Agricultural Zone (A) to Resource Extraction (EX) to permit the extension of an aggregate pit, **BE APPROVED;**

And that the reason(s) for approval are as follows:

- 1) The application is consistent with the policies of Provincial Policy Statement and in conformity to the policies of the Growth Plan for the Greater Golden Horseshoe.
- 2) The application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.
- 3) The application further includes all of the information and studies required by the Aggregate Resources Act Provincial Standards.

Recorded Vote

Mayor Bailey	No
Councillor Wheat	Yes
Councillor MacAlpine	No
Councillor Laferriere	No
Councillor Howes	No
Councillor Bell	No
Councillor Peirce	No
Councillor Chambers	Yes
Councillor Miller	No
Councillor Coleman	Yes
Councillor Gatward	Yes

Defeated (4 yes –7 no)

Defeated

The Committee expressed concerns regarding the impact of potential spills from this Application on nearby residents who rely on well water. They also noted that approval of the Application would result in the loss of 100 acres of currently active farmland and stated that to date over 1000 acres of farmland has been lost to aggregate extraction. Further concerns with approval of the Application were noted as permanent loss of tax revenue and the impact of the expansion on nearby residents.

Moved by Councillor Miller
Seconded by Councillor Bell

That Application **OPA1-21-KD & ZBA5-21-KD** from MHBC, Agent, on behalf of Lafarge Canada Inc. Applicant/ Owner of Part of Lot 12, Concession 5, County of Brant, in the geographic Township of Brantford, located at 1044 Colborne Street West, proposing to change the Official Plan land use designation from Agricultural to

Resource and change the zoning on the subject lands from Agricultural Zone (A) to Resource Extraction (EX) to permit the extension of an aggregate pit, **BE DENIED.**

Recorded Vote

Mayor Bailey	Yes
Councillor Wheat	No
Councillor MacAlpine	Yes
Councillor Laferriere	Yes
Councillor Howes	Yes
Councillor Bell	Yes
Councillor Peirce	Yes
Councillor Chambers	No
Councillor Miller	Yes
Councillor Coleman	No
Councillor Gatward	No

Carried (7 yes –4 no)

Carried

8.3 RPT-21-255- ZBA36-21- Martin- 65 Brant Road- D. Namisniak

Dan Namisniak, Planner, reviewed the application.

Kate Wills, MHBC Planning, Urban Design & Landscape Architecture- Agent

K. Wills provided a brief presentation stating that the Applicant is seeking to fulfill a requirement of a severance decision issued by the Committee of Adjustment and is attempting to prohibit residential construction on the remaining farmland.

Members of the Public- None

Committee Consideration

Moved by Mayor Bailey
Seconded by Councillor Wheat

That Application ZBA36/21/DN from Trevor Hawkins of MHBC Planning, Applicant, on behalf of 1778206 Ontario Inc., Owner of lands legally known as Concession 1, Part Lots 13 – 15, RP 2R6710, Part 1, geographic Township of South Dumfries, located at 65 Brant Road, County of Brant, proposing to change the zoning on a portion of the subject lands from Agricultural (A) to Agricultural-Special Exception 9 (A-9) to prohibit a residential dwelling unit as a permitted use as required as a condition of consent application B38-21-SL, BE APPROVED;
And that the reason(s) for approval are as follows:

- 1) The application will ensure conformity to the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the policies of Provincial Policy Statement.
- 2) The application conforms to the policies of the County of Brant Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

14. Next Meeting and Adjournment

Committee adjourned at 7:56 pm to meet again on Tuesday December 7, 2021, 6:00 pm at the County of Brant Council Chambers.

Secretary