



Planning and Development Committee Minutes

Date: Tuesday, March 1, 2022
Time: 6:00 p.m.
Location: Electronic Participation only

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

Staff: Bradley, Zuidema, Duesling, Vaughan, Boyer, Cummins, Namisniak, Labelle, Dyjach, and Allison

Councillor Bell in the Chair.

2. Approval of Agenda

Mayor Bailey expresses his dismay at the war in Ukraine. He also advised that the Emergency Declaration for the County of Brant that was declared over COVID has ended.

Councillor Chambers requested that the application for site plan control be removed from the public portion of the meeting. In response to questions, Matt Vaughn, Director of Development Planning, stated that the site plan review process is typically something that is done by staff, however the application on tonight's agenda was requested to be bumped up. He confirmed that there is no circulation to the public since it is not a public process and there is no public appeal mechanism.

Councillor Gatward indicated she had one item to discuss under other business.

Moved by Councillor Coleman
 Seconded by Councillor Chambers

That the agenda and addendum of the Planning and Development Committee for March 1, 2022, be approved as amended.

Carried

3. Declaration of Pecuniary Interests

None

5. Adoption of Minutes from Previous Meetings

5.1 Planning and Development Committee Minutes of February 1, 2022

Councillor Bell spoke in relation to item 7.3 and noted that he had confirmed with staff that there would be a public information meeting on the application in the near future.

Moved by Councillor Peirce
Seconded by Councillor Wheat

That the Planning and Development Committee minutes of February 1, 2022, be approved.

Carried

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

7.1 RPT-22-33- ZBA46-21-RC- 301 County Road 18- R. Cummins

Ryan Cummins, Planner, made a presentation outlining the application, which is presented for public comment before being referred to staff for review. He noted the applicant is proposing to amend the zoning on a portion of the subject lands from Agricultural (A) to Rural Residential (RR) to facilitate the future severance of one residential lot.

Christian Tsimendidis and Douglas Stewart, IBI Group- Agent

C. Tsimendidis described the application and noted that once the applicant receives approval of the zoning by-law amendment, they will submit a severance application to create a residential lot. However, he noted that this application is dealing solely with the by-law amendment. C. Tsimendidis advised that the slope stability investigation report (which addresses concerns over developing on hazardous lands) and minimum distance separation report have both been submitted. He noted that the proposal complies with MDS guidelines. He further advised that there are existing estate residential lots along County Road 18 and the future single detached dwelling will be compatible with the area.

Members of the Public

None

Moved by Councillor Coleman
Seconded by Mayor Bailey

That application ZBA46-21 from IBI Group on behalf of Sherman Richardson to re-zone a portion of the subject lands from Agricultural (A) to Rural Residential (RR) to facilitate the future severance of one residential lot be received as information and 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-22-11- ZBA41-21-DN- 42 Hammond Road- D. Namisniak

Dan Namisniak, Planner, made a presentation outlining the application, noting that the Applicant is proposing to rezone the western portion of the subject property from Agriculture (A) to Rural Residential (RR) in order to implement the current Official

Plan designation of Rural Residential. The applicant is also proposing a site-specific regulation for minimum lot area within the Zoning By-law amendment from 40 hectares to 25 hectares. He advised that a planning justification report, a minimum distance separation report, a water quality/ quantity report, and a site lines report have been submitted and all support the approval of the application. Finally, he noted that no comments were received from the public on this application.

Douglas Stewart- IBI Group- Agent

Douglas Stewart reviewed the staff report and confirmed that all issues raised in the report have been dealt with or will be brought forward in the future severance application. He requested that the application be approved.

Members of the Public

None

Moved by Councillor Wheat

Seconded by Councillor Gatward

That Application ZBA41/21/DN from IBI Group c/o Douglas W. Stewart Agent, on behalf of Michael and Marian Chute, owners of Range 2 south of Hammond Road Part Lots B and C and registered plan 2R1460, Part 3, County of Brant, geographic Township of Brantford, located at 42 Hammond Road proposing:

To change the zoning on the western portion (3.18 hectares / 7.9 acres) of the subject lands (along Hammond Road) from Agricultural (A) to Rural Residential (RR) in order to facilitate a subsequent consent application for the creation of two (2) new Rural Residential Lots, BE APPROVED; and

To change the zoning on the remaining eastern portion (25 hectares / 62 acres) of the property from Agricultural (A) to Agricultural Special Exception to recognize the remaining undersized farm parcel area being less than the required 40ha as outlined in By-law 61-16, BE APPROVED.

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

The application will facilitate residential development within the Rural Residential designation that is desirable and consistent with surrounding land uses.

The application is in conformity to the policies of the Growth Plan for the Greater Golden Horseshoe and consistent with the policies of Provincial Policy Statement.

The application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

8.2 RPT-22-37- ZBA33-21-SL- 341 Seventh Concession Road- S. Labelle

Shannon Labelle, Junior Planner, made a presentation outlining the application, noting that the Applicant is proposing to rezone the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 182 (A-182) to prohibit a dwelling and to recognize an undersized farm parcel of approximately 20.2 hectares (49.9 acres) to

facilitate a surplus farm dwelling severance. S. Labelle confirmed that no public comments had been received.

Paul Barron, Barron Planning Consulting- Agent

Paul Barron confirmed that the Zoning by-law amendment is required as a condition of a severance application that was approved by the Committee of Adjustment on November 18, 2021. Mr. Barron supports the staff report and requests that the application be approved.

Members of the Public

None

Moved by Councillor Wheat
Seconded by Councillor Peirce

That Application ZBA33/21/SL from Barron Planning Consulting, Agent, on behalf of Egbert Kroondijk and Johanna Vogelzan-Kroondijk, owners of Burford Concession 7 Part Lot 23, geographic Township of Burford, County of Brant, located at 341 Seventh Concession Road, proposing to rezone the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 182 (A-182) to prohibit a dwelling and to recognize an undersized farm parcel of approximately 20.2 hectares (49.9 acres) in order to facilitate a surplus farm dwelling severance, BE APPROVED;

Subject to the following site specific provisions:

1. To prohibit a dwelling as a condition of approval of a surplus farm dwelling severance.
2. To permit an undersized farm parcel with an area of approximately 20.2 hectares (49.9 acres), whereas a minimum of 40 hectares (98.8 acres) is required.

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

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- 22-38- OPA3-21- ZBA42-21-RC- 369 Maple Avenue South- R. Cummins

Ryan Cummins, Planner, made a presentation outlining the application, noting that the Applicant is proposing to amend the County of Brant Official Plan to establish Site Specific Policy Area 27, and to rezone the Zoning on the subject lands from Prestige Industrial (M1) to Special Exception General Commercial (C2-38) to permit a Public Self-Storage Warehouse, Warehouse, and Wholesale Establishment on the subject lands. He confirmed that the subject lands are approximately 1 acre in size and are currently vacant. He advised that a site plan control application will be required to be submitted. Finally, he noted that the proposal is consistent with the

Provincial Policy Statement, the Growth plan, and the County's Official Plan and therefore he recommends approval of the application.

In response to questions, R. Cummins confirmed that the residence being built directly south of the subject lands has been taken into consideration when considering the appropriate land use.

Trevor Hawkins- MHBC Planning Agent

Trevor Hawkins agreed with the staff report and noted the applicant will be renovating and improving the existing buildings. He stated that the proposed use will have little impact on surrounding lands and any items may impact surrounding properties will be handled during the site plan control process. In response to questions, T. Hawkins noted that the applicant was not preparing a lighting plan but look to reduce the impact of light on neighbouring properties. He also confirmed that the proposed wholesale facility would operate during typical business hours while the public self-storage would feature controlled access 24 hours per day.

Members of the Public

None

Moved by Councillor Coleman

Seconded by Councillor Laferriere

That applications ZBA42-21-RC and OPA3-21-RC from MHBC Planning, agent on behalf of 2759953 Ontario Inc., owner of Plan 727, Part Lot 293, geographic Township of Burford, County of Brant, located at 369 Maple Avenue South, proposing to amend the County of Brant Official Plan to establish Site Specific Policy Area 27, and the Zoning on the subject lands from Prestige Industrial (M!) to Special Exception General Commercial (C2-38) to permit a Public Self-Storage Warehouse, Warehouse, and Wholesale Establishment on the Subject lands, BE APPROVED.

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

The application is consistent with the Provincial Policy Statement (2020).

The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020).

The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012); and,

The application maintains the intent of the County of Brant Zoning By-Law 61-16.

Carried

10. Staff Reports

8.4 RPT-22-65- SP13-21-DN- 1067 Rest Acres Road- D. Namisniak

Dan Namisniak, Planner, made a presentation outlining the application, noting that the Applicant is proposing to develop the subject lands with a common element condominium consisting of 28 residential row-house units through the site plan control application within the Riverview Highlands Simply Grand II. D. Namisniak noted that the property is smaller than previous applications and the Official Plan

designates the subject lands as rural residential which supports a variety of housing types. He advised that this location featured site specific zoning under residential multiple second density (RM2-31), with site specific provisions for front yard depth, lot area, exterior side yard depth, interior side yard, rear yard, lot coverage, and building height. He confirmed that the standard parking requirements of 2 spaces per unit plus .35 per unit for visitor parking have been provided.

Councillor Coleman left the meeting at 7:08 pm

The Committee discussed the impact of the Committee's approval on future technical adjustments. In response to questions, D. Namisniak confirmed that the technical review is now in its final stages and although staff are still reviewing some final submissions, the technical review component has been satisfied. In response to questions, M. Vaughan confirmed that site plan approvals can be appealed to the Ontario Land Tribunal by the Applicant for a lack of decision after 30 days. He noted that staff work through the process as quickly as possible and confirmed that the bump up requiring County Council approval does add to the response time.

Dave Aston, MHBC Planning, Urban Design & Landscape Architecture- Agent

Dave Aston confirmed that his presentation is the culmination of working with staff for months on technical aspects of the site plan and confirmed that he was looking for Committee support of site plan. He advised that the applicant had submitted all technical details required for site plan considerations and noted many amendments were made in consultation with staff. He explained that the streetscape will have decorative metal fencing, tree planting and rain gardens with pedestrian connections to Rest Acres Road and noted units will appear similar to previous blocks. Finally, he listed the material reviewed through process and advised that he recommends approval of the site plan.

In response to questions, D. Aston confirmed that he would review three locations for additional proposed parking. He also confirmed that the second parking space in the garage would be large enough to fit a vehicle and explained planned garbage pick-up.

Moved by Councillor Peirce

Seconded by Councillor Laferriere

That Site Plan Control Application SP1/21/DN from Dave Aston of MHBC Planning, Applicant, on behalf of Losani Homes (Paris) Ltd., owners of Lot 11, Concession 1 Part 1 & 2, Plan 2R8087, located at 1067 Rest Acres Rd, Geographic Town of Paris, County of Brant, proposing to develop the subject lands with a common element condominium consisting of 28 residential row-house units. BE APPROVED in principle.

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

The application provides for a compatible land use representing an appropriate application of the general community and urban design policies.

The application conforms to the policies of the County of Brant Official Plan and complies with the provisions of Zoning By-Law 61-16.

The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the policies of Provincial Policy Statement.

Carried

10.1 RPT-22-59- Provincial Housing Affordability Report

P. Duesling, General Manager of Development Services, noted that staff have no formal presentation prepared but are available to answer questions. The Committee discussed options available to the Committee to escalate their concerns over the recommendations found in the Provincial Housing Affordability Task Force Report. In response to questions, P. Duesling advised that staff would note the concerns expressed by the Committee and pass along the comments to the Province. She confirmed that staff have not provided specific detailed comments on recommendations found within the report but confirmed that a response has been sent to the Province by the Ontario Professional Planners Institute and by the Association of Municipalities of Ontario.

The Committee discussed the potential impact of the recommendations on the new Official Plan and noted that the Province has not yet responded to the Official Plan submission. The Committee noted that the interests of the public need to be considered and expressed concern that the approval of the recommendations would slant decisions regarding future development of the County of Brant towards the developers. It was noted that AMO has crafted a response stating that Province should adhere to AMO's submission entitled "The Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis" and not consider the recommendations of the Provincial Housing Affordability Task Force Report.

The Committee discussed the impact of less red tape and noted that it would result in less public consultation. Concern was also expressed about future development being decided by developers rather than elected officials. It was noted that the concerns of the Committee need to be relayed to the public and that municipalities need to come up with a plan to increase affordable housing. In response to questions, Jennifer Boyer, Manager of Policy Planning, outlined the process the Province followed by requesting comment from the County of Brant and clarified that the Province had not requested comment on the report. She confirmed that she was expecting to receive an update from the Ministry of Municipal Affairs and Housing on the Official Plan status next week but noted that the Official Plan must be in conformity with growth plan by June 1, 2022. J. Boyer then outlined the next steps in adopting the new Official Plan once a response is received from the Province.

Moved by Councillor Howes
Seconded by Councillor Peirce

That the County of Brant Council draft a letter to the Province outlining the County's disagreement with the recommendations of the Housing Affordability Task Force Report;

And that the letter request that the Provincial Government rely on the Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis drafted by the Association of Municipalities of Ontario as opposed to relying on the Provincial Housing Affordability Task Force Report when enacting future changes to the Planning Act;

And that a copy of the letter be forwarded to the local members of Parliament and Provincial Parliament and the Minister of Municipal Affairs and Housing;

And finally that a news release be prepared.

Carried

12. Other Business

Councillor Gatward discussed the Paris employment lands and proposed Official Plan. She noted that two large proposed developments have consumed many acres of employment lands and she inquired as to the amount of employment lands that remain. She questioned whether the County has sufficient remaining employment lands for future growth. P. Duesling confirmed that there is information coming forward on the status of industrial lands which will respond to this question. She noted that staff can answer questions on this topic at that time.

14. Next Meeting and Adjournment

Committee adjourned at 7:57 pm to meet again on April 5, 2022 via electronic participation.

Secretary