



## Planning and Development Committee Minutes

**Date:** Tuesday, May 3, 2022  
**Time:** 6:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

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

**Regrets:** Councillors Wheat, MacAlpine, Peirce

**Staff:** Bradley, Zuidema, Duesling, Vaughan, Kitchen, Namisniak, Labelle, Dyjach, Allison

---

### 1. **Approval of Agenda**

Moved by Councillor Howes  
Seconded by Mayor Bailey

That the agenda and addendum for the May 3, 2022 Planning and Development Committee meeting be approved.

**Carried**

### 2. **Declaration of Pecuniary Interests**

None.

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

#### 3.1 Planning and Development Committee Minutes of April 5, 2022

Moved by Councillor Laferriere  
Seconded by Councillor Coleman

That the Planning and Development Committee minutes of April 5, 2022 be approved.

**Carried**

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

### **5.1 ZBA38-20-DN - 6 Maple Ave, Burford - D. Namisniak**

D. Namisniak, Planner/ Site Plan Coordinator made a presentation outlining the application, which is presented for public comment before being referred to staff for review. D. Namisniak noted that the subject lands are located at 6 Maple Ave, Burford and are rectangular in shape with a frontage of approximately 98 metres along Maple Avenue North with an approximate area of 1.7 hectares. D. Namisniak noted that under the County of Brant Official Plan (2012), the Urban Residential designation applies to the Primary and Secondary Urban Settlement Areas of the County and permits medium density uses up to a maximum of 50 units per hectare. He noted that the application proposes 47.8 units per hectare and therefore, complies with the medium density requirement. The subject lands are currently zoned Suburban Residential (SR) under County of Brant Zoning by-law 61-16.

In response to questions, D. Namisniak advised that staff will conduct a review and analysis of the proposed self-contained wastewater treatment. Councillor Chambers recalled that there have been previous proposals, but no completed applications considered by the Planning and Development Committee on this site.

#### **Dave Aston, MHBC Planning - Agent**

D. Aston, agent, presented the 6 Maple Avenue North Zoning By-law Amendment application on behalf of MHBC Planning. A Zoning by-law amendment application was made in October 2020 for a proposal with 80 units contained within two low rise buildings. This application was brought before Committee for information purposes and was followed by two information and neighbourhood meetings. D. Aston presented the new proposal which features 47 townhouse dwellings with 147 parking spaces. D. Aston discussed frequently asked questions about the proposal.

In response to questions, D. Aston advised the proposal features condominiums as well as rental units, with the number of bed and baths in each unit to be determined in the design phase. Water usage including nitrate levels will be reviewed by staff through a technical update to the report and that the reduction in units now meets the requirements.

In response to questions, D. Aston confirmed that a phased-in approach will be used based on the technical and class environmental assessment. He also advised that if the applicant was not awarded the site-specific holding provision with regards to water, they would need to reconsider the proposal.

#### **Members of the Public**

##### **Mike Robinet, 10 Maple Ave. N**

M. Robinet spoke in opposition to the application, expressing his displeasure with the proposal, noting the inappropriate size of the number of units. M. Robinet stated that a proposal of this size would be detrimental to the water quality in the area and suggested a suitable application would be a senior's complex comprised of 40 units that is accessible by cul de sac. Mr. Robinet proposed that the Lions Club could manage the property.

In response to questions, M. Robinet confirmed the Lions Club has no current involvement with the proposal.

John Waters, 381 Maple Ave. S

J. Waters spoke in opposition to the proposal. He noted it is a great application but not suitable for Maple Ave. He explained that infrastructure needs are a concern and the well water needs to be protected with rising nitrate levels. He feels the proposal is not low nor medium density.

Arlene Winter, 10 Stewart Drive

A. Winter noted she has lived in Burford for 50 years. She expressed that nitrate levels and sewage issues are crucial and the proposal is lacking full servicing. A. Winter notes she has many unanswered questions that have not been answered by the developer and the neighbourhood meeting has created more confusion. A. Winter explained the development is excessive and the application should be considered with the businesses and tax payers in mind.

Malcolm Grierrsen, 11 Wilson Ave, Burford

M. Grierrsen resides on Molsen Avenue and had concerns over how much well water is available. He also brought to the Committee's attention property management issues and renter relations.

Committee Consideration

In response to questions D. Aston confirmed that Lanca Contracting Ltd is no longer involved in the proposal and noted that specific details regarding the design of the project will follow based on the land use decision.

Moved by Councillor Coleman  
Seconded by Mayor Bailey

That application ZBA38-20-DN from MHBC Planning Ltd., on behalf of Lanca Contracting Ltd, owner of lands municipally known as 6 Maple Avenue, Burford, to rezone the subject lands to Residential Multiple Low Density (RM1) with 47 Townhouse Dwellings be received as information and any comments/ submissions regarding this application be referred to staff for review.

**Carried**

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

### **6.1 RPT-22-108 - ZBA10/22/JK 108-128 Biggars Lane - J. Kitchen**

J. Kitchen, Planner - Policy Planning made a presentation outlining the application that is proposing to rezone the subject lands from Special Exception Agricultural (A-9) to Energy and Waste Industrial (M4) and Natural Heritage (NH) to facilitate an expansion of the Biggars Lane landfill in accordance with the Environmental Assessment Act (EAA) submitted to the Ministry of Environment, Conservation and Parks (MECP). The application seeks to align the zoning of the subject lands with the intended waste disposal use, to reflect Ministerial approval of the EA, and to facilitate the Environmental Compliance Approval (ECA). All applicable development

standards of the Zoning By-Law have been reviewed and satisfied through this application.

In response to questions, M. D'Hondt, Solid Waste/Waster Operations Manager advised that staff are working with the Grand River Conservation Authority to plant forestry in the buffer areas with rows already planted. M. D'Hondt also advised that the monitoring program will be developed in the detailed design phase. He noted the south end buffer is approximately 250 metres, but could be expanded closer to the property line.

Members of the Public

None.

Committee Consideration

Moved by Councillor Howes

Seconded by Councillor Laferriere

That Application ZBA10/22/JK initiated by the Corporation of the County of Brant, Owner/Operator of lands legally known as Range 2 East of Mount Pleasant Part Lots 1 and 2 and 2R2679 Part 1, Registrar General 2 East of Mount Pleasant Part Lot 1 Registered Plan 2R6384 Parts 1 and 2, and Concession 2 Part Lot 13 Part Lot 14 Part of Road Allowance on Registered Plan 2R2486 Parts 1 to 4, municipally known as 108-128 Biggars Lane, geographic Township of Brantford, County of Brant, proposing to rezone the subject lands from Special Exception Agricultural (A-9) to Energy and Waste Industrial (M4) and Natural Heritage (NH) to rezone the lands and permit the use of a waste disposal site to facilitate an expansion of Biggars Lane landfill in accordance with the Environmental Assessment Act (EAA) submitted to the Ministry of Environment, Conservation and Parks (MECP), be approved; 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 County of Brant Official Plan (2012) and Zoning By-Law 61-16.
- An Environmental Assessment (EA) was undertaken for the proposed new landfill expansion footprint and the public consultation period has closed waiting Ministerial approval. The EA confirmed the need for a waste disposal expansion on the current landfill property.

**Carried**

6.2 RPT-22-99 - ZBA7/22/SL, 343 Blue Lake Road- S. Labelle

S. Labelle, Planner, made a presentation outlining the application which proposes to rezone the lands from Agriculture (A) to Agriculture with Site Specific Provision 184 (A-184) in order to prohibit a residential use and to recognize a deficient frontage of 135 metres, to facilitate a surplus farm dwelling severance. The rezoning is a condition of approved severance application B75-21-SL from February 2022. Under the County of Brant Official Plan (2012), the lands to be severed are outside of

Natural Heritage designation. No new residential building lots are being created and retained lands will continue to be farmed as part of a larger farming operation.

S. Labelle noted two additional comments were received.

Kate Wills and Rachel Neiser, MHBC Planning - Agent

R. Neiser appeared on behalf of the applicant. She noted no development is proposed on the subject lands and agrees with the staff recommendation.

Members of the Public

None.

Committee Consideration

Moved by Mayor Bailey  
Seconded by Councillor Coleman

That Application ZBA7/22/SL from Trevor Hawkins, Agent, on behalf of Kris Martin, Owner of lands legally known as Concession 3 Part Lot 13 Part Lot 14 Registered Plan 2R6826 Parts 1 TO 3 subject to easement, municipally known as 343 Blue Lake Road, geographic Township of South Dumfries, County of Brant, proposing to rezone the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 184 (A-184) to prohibit a dwelling and to recognize a deficient lot frontage of 135 metres (442 feet) in order to facilitate a surplus farm dwelling severance, be approved; and

The following site-specific provisions are being recommended for approval:

1. To prohibit a dwelling as a condition of approval of a surplus farm dwelling severance.
2. To permit a reduced frontage of approximately 135 metres (442 feet), whereas a minimum frontage of 150 metres (492.1 feet) is required.

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**

6.3 RPT-22-97 - ZBA4/22/SL 24 & 28 River Road- S. Labelle

S. Labelle, Planner, made a presentation outlining the application which proposes to rezone the lands severed from 28 River Road from Rural Residential (RR) to Agriculture (A), and to rezone the benefitting parcel at 24 River Road from Agriculture (A) to Agriculture with Site Specific Provision 185 (A-185) in order to recognize an undersized farm parcel of approximately 7.0 hectares. The proposal facilitates lot line adjustment in order to have a well for 24 River Road located on the

same property. The rezoning is a condition of approved severance application B52-21-AW from January 2022. The lands to be merged are designated as Agriculture which are consistent with the benefitting parcel. The retained lands at 28 River Road are vacant and will be used for residential purposes. No new residential building lots are being created.

In response to questions, S. Labelle advised no farming is occurring on the site.

Bob Phillips, J.H. Cohoon Engineering Ltd. - Agent

B. Phillips appeared before the committee and was available for questions.

Paul Stigter, Applicant

P. Stigter appeared before the Committee to confirm he agrees with the staff recommendation.

Members of the Public

None

Committee Consideration

Moved by Councillor Coleman  
Seconded by Councillor Gatward

That Application ZBA4/22/SL from J.H. Cohoon Engineering Ltd., Agent, on behalf of Paul Stigter, Owner of lands legally known as Brantford Part Burch Tract municipally known as 24 River Road, geographic Township of Brantford, County of Brant, proposing to rezone the lands severed from 28 River Road from Rural Residential (RR) to Agriculture (A), and to rezone the benefitting parcel at 24 River Road from Agriculture (A) to Agriculture with Site Specific Provision 185 (A-185) in order to recognize an undersized farm parcel of approximately 7.0 hectares (17.3 acres) in order to facilitate a lot line adjustment, be approved; and

That the following site specific provisions are being recommended for approval:

1. To permit an undersized farm parcel with an area of approximately 7.0 hectares (17.3 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**

6.4 RPT-22-98 - ZBA5/22/SL- 77 Maple Avenue South - S. Labelle

S. Labelle, Planner, made a presentation outlining the application, which proposed to rezone the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 9 (A-9) in order to prohibit a residential use. The rezoning is a condition of approved severance application B73-21-AW from January 2022. The retained lands will continue to be farmed. The severed lot has an existing dwelling, which is permitted on lands designated Agriculture. The subject lands are zoned Agriculture (A) and Natural Heritage (NH) and the lands to be severed are not within the Natural Heritage (NH) zone. S. Labelle noted that no new residential building lots are being created.

Tom Komieniski, Applicant

T. Komieniski was available to answer questions from the Committee.

Committee Consideration

Moved by Mayor Bailey  
Seconded by Councillor Howes

That Application ZBA5/22/SL from Thomas Komieniski, Owner of lands legally known as Concession 13 Part Lot 4 Part Lot 5 Part Lot 6, municipally known as 77 Maple Avenue South, geographic Township of Burford, County of Brant, proposing to rezone the subject lands from Agriculture (A) to Agriculture with Site Specific Provision 9 (A-9) to prohibit a dwelling, in order to facilitate a surplus farm dwelling severance, be approved; and

That the following site specific provision is being recommended for approval:

1. To prohibit a dwelling as a condition of approval of a surplus farm dwelling severance; 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**

**11. In Camera**

Moved by Councillor Laferriere  
Seconded by Councillor Coleman

That the Planning and Development Committee convene In Camera to discuss litigation or potential litigation (409 German School Road OLT appeal, 184 Pinehurst Road Motion to OLT) and labour or employee negotiations (Development Services Department)

**Carried**

Committee convened In Camera at 7:54 p.m. to discuss litigation or potential litigation (409 German School Road- Appeal to OLT, 184 Pinehurst Road- Motion to OLT), and labour relations or employee negotiations (Development Services Department). This portion of the meeting is recorded in the Confidential – In Camera minutes of May 3, 2022. Committee reconvened in Open Session at 8:27 p.m. on a motion of Councillors Laferriere and Coleman.

**12. Next Meeting and Adjournment**

Committee adjourned at 8:28 p.m. to meet again on June 7, 2022, 6:00 pm at the County of Brant Council Chambers.

---

Secretary