



## Planning and Development Committee Report

---

**To:** To the Chair and Members of the Planning and Development Committee  
**From:** Mat Vaughan, Director of Development Planning  
**Date:** September 6, 2022  
**Report #:** RPT-0292-22  
**Subject:** PS2/20/RC & ZBA33/20/RC  
61 Bethel Road, Paris  
**Purpose:** For Approval

---

### Recommendation

---

That Application PS2/20/RC from WEBB Planning Consultants Inc., agent for Greycan 13 Properties Inc. and 13144801 Canada Inc., owners of Brantford Concession 2, Part of Lots 11 and 12, Part of Part 1, Plan 2R1063, geographic Township of Brantford, County of Brant, located at 61 Bethel Road, to develop an industrial plan of subdivision with 5 large blocks for industrial development, two new public roads, a sanitary pumping station block, stormwater management block and two stormwater channel blocks, be approved subject to the attached Conditions of Draft Plan Approval; and

That application ZBA33/20/RC from WEBB Planning Consultants Inc., agent for Greycan 13 Properties Inc. and 13144801 Canada Inc., owners of Brantford Concession 2, Part of Lots 11 and 12, Part of Part 1, Plan 2R1063, geographic Township of Brantford, County of Brant, located at 61 Bethel Road, to amend the Zoning By-Law 61-16 on the subject lands from Holding, Prestige Industrial (h-M1) and Natural Heritage (NH) to Holding, Special Exception Prestige Industrial (h-M1-16), Holding, Special Exception Light Industrial (h-M2-34), and Open Space (OS1), be approved; and

That the reasons for approval are as follows:

1. The application is consistent with Sections 34(1) and 51(24) of the *Planning Act*;
2. The application is consistent with the policies of the *Provincial Policy Statement (2020)* and conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020); and
3. The application conforms to the policies of the County of Brant's Official Plan (2012);

### Executive Summary

---

The Zoning By-Law and Draft Plan of Subdivision applications were presented to Planning and Development Committee on July 5, 2022. There were some concerns regarding the location of the outlet of Street B onto Pottruff Road. These concerns related to truck traffic coming out directly in front of a neighbouring property owner, and how the truck lights would affect the neighbour. There was also a concern from another neighbouring property owner about ground water monitoring.

The applicants have discussed this matter with planning, development engineering and operations staff, and have proposed a new road location that moves the connection to Pottruff Road further south, away from the neighbouring property (please see attachment #2 Draft Plan of Subdivision). This revision to the road network will alleviate the concerns regarding traffic outletting in front of the neighbouring house, and the possibility of truck lights coming into their windows.

Furthermore, as a condition of approval (attachment #3), the applicant will be required to regularly monitor ground water through the monitoring of test wells. This will ensure their development activities will not negatively impact the ground water for surrounding neighbours.

As part of the Zoning By-Law amendment, I am recommending that the Holding (h) prefix remain in place at this time. The intent of a Holding provision is to ensure the orderly development of the subject lands, and requires that a development agreement, pursuant to the requirements of the *Planning Act*, be entered into.

The previous staff report has been attached (attachment #1 RPT-211-22) for details regarding conformity to the Provincial Policy Statement (PPS, 2020), the Growth Plan for the Greater Golden Horseshoe Area (2020), and County of Brant Official Plan (2012).

## **Conclusion**

---

It is my professional opinion that based on the analysis in the attached report (RPT-211-22), and the steps taken by the applicant to alleviate concerns from the public, I can confirm that the appropriate measures have been taken to ensure that the proposed Draft Plan of Subdivision and Zoning By-Law amendment is consistent with the *Provincial Policy Statement* and conform to the Growth Plan for the Greater Golden Horseshoe and County of Brant Official Plan. It is therefore my professional opinion that applications **PS2/20/RC** and **ZBA33/20/RC** be **Approved**.

Respectfully Submitted,

Mat Vaughan, Director of Development Planning

## **Attachments**

---

1. Report RPT-211-22
2. Draft Plan of Subdivision
3. Schedule B Draft Plan Conditions
4. By-Law
5. By-Law Schedule

## **Reviewed By**

---

**Reviewed and Submitted By:** Pamela Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

## **Copied To**

---

1. Alysha Dyjach, Clerk
2. Mat Vaughan, Director of Development Planning
3. Alyssa Seitz, Planning Administrative Assistant
4. Applicant/Agent

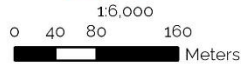
## **By-Law and/or Agreement**

---

By-Law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

**MAP 1: ZONING  
FILE NUMBER  
ZBA33-20-RC**

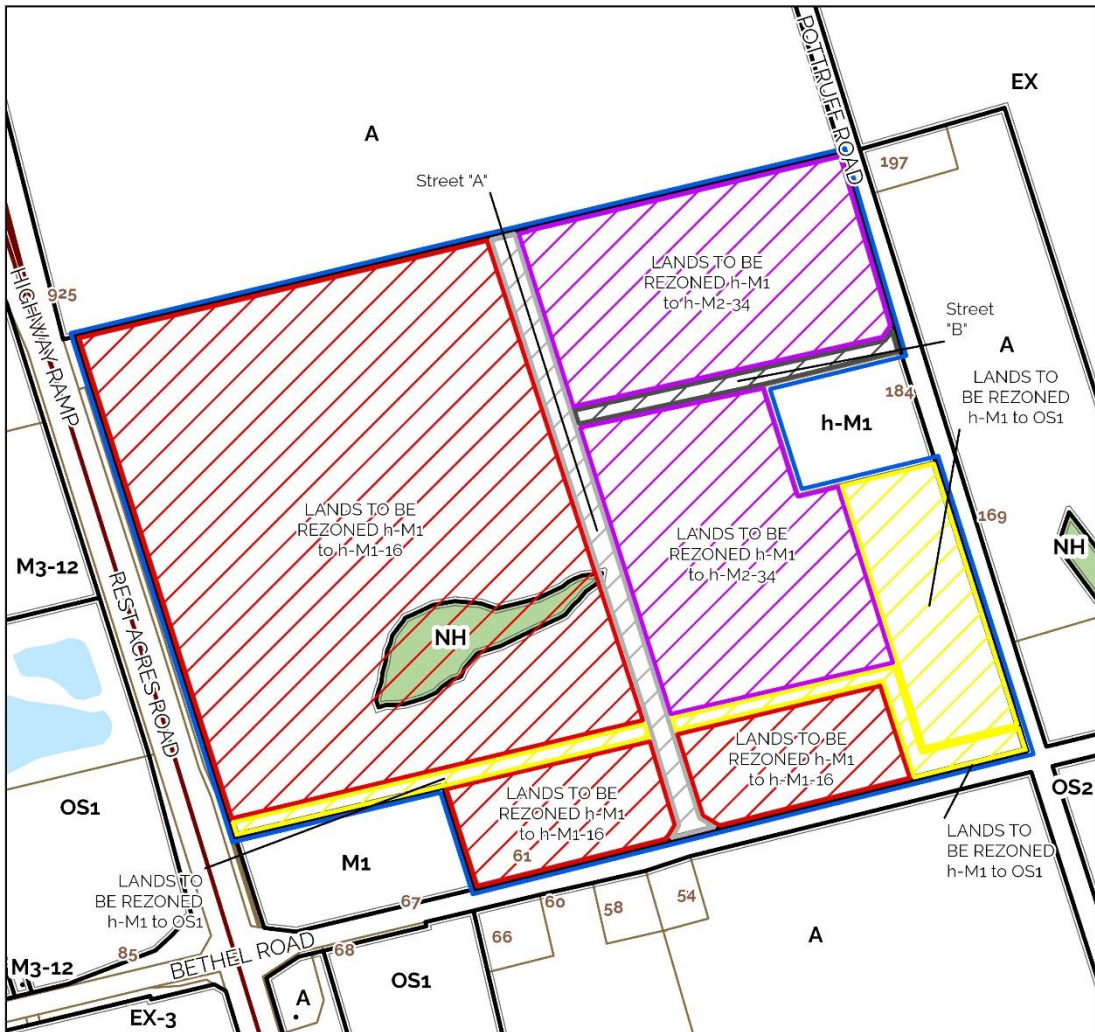
61 BETHEL ROAD  
County of Brant  
Ontario



Date Printed: 2022-08-15



**Key Map**





**MAP 3: AERIAL IMAGERY 2020**  
**FILE NUMBER**  
**ZBA33-20-RC**

61 BETHEL ROAD  
 County of Brant  
 Ontario



Date Printed: 2022-08-15

