



## Planning and Development Committee Minutes

**Date:** Tuesday, July 5, 2022  
**Time:** 6:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

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

**Regrets:** Councillor Howes

**Staff:** Bradley, Zuidema, Welchman, Vaughan, Cummins, Kortleve, and Allison

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Councillor Miller in the chair.

### 1. Approval of Agenda

Councillor Gatward advised she has two items to add under Other Business. Councillor Bell advised he has one item to add under Other Business. Councillor Miller advised that report RPT-0216-22 Extension of the County Initiated Home-Based Business Pilot Project is moved under Public Hearings Under the Planning Act to Consider Staff Recommendations.

Moved by Councillor Peirce  
Seconded by Mayor Bailey

That the agenda of the Planning and Development Committee of July 5, 2022 be approved, as amended.

**Carried**

### 2. Declaration of Pecuniary Interests

None.

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

3.1 Planning and Development Committee Minutes of June 7, 2022

Moved by Councillor Laferriere  
Seconded by Councillor Gatward

That the Planning and Development Committee minutes of June 7, 2022 be approved.

**Carried**

**4. Public Hearing Under Section 11 of the County of Brant Telecommunication Tower Protocol to Consider Staff Recommendations**

4.1 CT3-21-RC – 17 Ewart Avenue, Cainsville

Ryan Cummins, Planner presented the telecommunication tower application located at 17 Ewart Avenue. He reviewed the existing conditions including the frontage, area, official plan current designation, and the current zoning. R. Cummins concluded with the proposed site plan and proposal.

Members of the Public  
None

Committee Consideration

In response to questions, Mat Vaughan, Director of Development Planning, advised he was unaware if an archeological assessment was conducted on the lands, however he confirmed a second archeological assessment was required.

Moved by Councillor Coleman  
Seconded by Councillor Laferriere

That Telecommunication Tower Application CT3-21-RC from Signum Wireless c/o Fontur International, on behalf of The County of Brant, Owner of Plan 659, Lot 18, Part Lots 17 And 19, Part 1 Of Plan 2R8219, County of Brant, in the geographic township of Brantford, located at 17 Ewart Avenue proposing a 60 metre tall, self-supported tower, situated within a 15m x 15m compound area be received; and

THAT the Clerk be directed to inform Fontur International and Signum Wireless:

a) Signum Wireless has satisfactorily completed its consultation with the County of Brant;

b) The County of Brant is satisfied with Signum Wireless' public consultation process and does not require any further consultation with the public;

c) That the County of Brant concurs with Signum Wireless' proposal to construct a wireless communication facility provided it is constructed in accordance with the plans submitted by it and described as: Site Plan, Proposed Telecommunication

Installation, 17 Ewart Avenue, Project No. 2021-538, Revision 1, dated February 7, 2022, by Alex Marton Limited, OLS; and

d) That the County of Brant recommends that the applicant undertake an archaeological assessment of the subject lands, to the satisfaction of Missisaugas of the Credit First Nation, prior to construction of the tower.

**Carried**

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

### **5.1 PS2-20-RC & ZBA33-20-RC 61 Bethel Road, Paris**

R. Cummins presented the draft plan of subdivision and rezoning application located at Bethel Road & Rest Acres. He included the proposal which includes 4 blocks for prestige/light industrial uses (blocks 1-4); 4 blocks for storm water management, overland flow and pumping station (Blocks 5-8); and additional blocks for road widening and 0.3m reserves. He also reviewed the current planning policy designations in the official plan and the zoning by-law.

James Webb, Agent- WEBB Planning Consultants Inc.

J. Webb appeared on behalf of Panattoni Development Company. He noted the Applicant is in full support of the staff recommendation and they intend to bring the employment lands development to market as quickly as possible. J. Webb also noted the required storm water management pond and channel, and the zoning by-law amendment application is requesting modifications from M2 to M1 to allow for warehouse ancillary offices with the highest possible design standards. He noted they are requesting two site specific modifications relating to parking supply and a 6m wide planting strip along Bethel Road. Panattoni hosted an open house and incorporated public concerns in the conditions of draft plan approval. Additionally, a fulsome well water review and mitigation program is also requested be included in the conditions of draft plan approval.

Members of the Public

Barbara W, 197 Potruff Road

Barbara advised that the proposed development will have a direct impact on her family's quality of life. Light and noise pollution are of concern as well as road access. She also noted she attended the virtual public meeting and is worried the development will impact her family.

Michael Shewburg, 1 Bethel Road

M. Shewburg presented several questions he has on the proposed development after attending the public meeting. He requested more information on maintaining the tree line, well protection and the monitoring program. M. Shewburg noted increased heavy truck and foot traffic will create an issue.

Committee Consideration

In response to questions, J. Webb advised the aim of the street A exit onto Potruff Road is to mitigate heavy truck traffic off local streets and is based off the initial

transportation study. He also advised it is also to provide for an additional exit in case of emergencies. J. Webb also confirmed that signage can be used to ensure trucks exiting from the pit will not solely use Potruff Road.

In response to questions, J. Webb advised that the wetlands is man-made and is not a natural heritage feature and therefore outside the jurisdiction of the Grand River Conservation Authority. He also noted it is an isolated pocket and does not impact the environment, as per the environmental assessment and any environmental objectives will be attained through the ecological management program.

In response to questions, J. Webb recalled he is familiar with Low Impact Development (LID) and it is incorporated into the development plan such as drainage wells or permeable pavers and will be further executed in the detailed design phase.

In response to questions, J. Webb advised light spill over can be added as a condition of draft plan approval. He also advised the proposal will have a continuous tree line that will also provide visual screening. A Terms of Reference for the well monitoring program will also be submitted to the County.

In response to questions, J. Webb advised there will be a 5 metre road widening on Bethel Road. It is a functional design intended for an overland flow route.

Moved by Councillor Peirce  
Seconded by Mayor Bailey

That report PS2-20-RC & ZBA33-20-RC 61 Bethel Road, Paris be deferred to the September 6, 2022 Planning and Development Committee to allow staff to review road entrances, light pollution, and well monitoring.

**Carried**

5.2 RPT-22-160 Amendments to Downtown Community Improvement Plans

Zach Gable, Senior Economic Development Officer advised it has been 3 years since the last approval and have recommended changes to the program to encourage flexibility, updated language, and economic recovery.

Members of the Public

None

Committee Consideration

Moved by Councillor Bell  
Seconded by Councillor Wheat

That RPT-22-160 titled Amendments to Downtown Community Improvement Plans dated July 5, 2022 be approved;

And that the appropriate by-laws be prepared for signing by the Mayor and the Clerk.

**Carried**

5.3 RPT-0216-22 Extension of the County Initiated Home-Based Business Pilot Project

Brandon Kortleve, Planner presented the successes of the pilot project and items to consider for future permissions.

Members of the Public

None

Committee Consideration

In response to questions, B. Kortleve advised staff will work with communications staff on highlighting success stories from the program.

Moved by Councillor Wheat  
Seconded by Mayor Bailey

Whereas, the Council of the County of Brant approved By-Law 82-21, being a temporary-use zoning amendment to By-Law 61-16 (as amended) to facilitate a Home-Based Business Pilot Project for the period of one year, which is set to expire on September 1st, 2022;

And whereas it is desirable to extend the temporary use in accordance with Section 39(3) of The Planning Act for an additional period of 2 years, to expire on September 1st, 2024;

Therefore, that the temporary use extension outlined further in RPT-0216-22 and the attached amending By-Law be approved;

And that the reasons for approval are as follows:

- The proposed temporary use extension is consistent with the Provincial Policy Statement (2020),
- The proposed temporary use extension conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020),
- The proposed temporary use extension conforms with the County of Brant Official Plan (2012), and
- The proposed temporary use extension improves the overall accuracy and function of Zoning By-Law 61-16

**Carried**

**6. Other Business**

Councillor Bell- Contractor Tree Removal

Councillor Bell brought to the Committee's attention the situation where a contractor when well beyond the serviceable limit regarding trees being cut down and asked staff to provide an update.

Michael Bradley, Chief Administrative Officer noted that the applicant has been brought to compliance and charges are pending. He confirmed that staff will provide an update to the In Camera Session at the July 19th Administration and Operations Committee.

Councillor Gatward- GrandBridge Energy and Assistance to Habitat for Humanity

Councillor Gatward advised the Committee that Energy+ has been rebranded as GrandBridge Energy and also thanked M. Bradley for his work on Habitat for Humanity.

Councillor Miller- Gravel Pit on Bishopsgate Road

Councillor Miller advised Committee about the construction of a concrete batching plant. Matt Vaughan, Director of Development Planning, advised the concrete batching plant at the gravel pit on Bishop's Gate is permitted as an accessory to the planning application and will require a site plan application with provincial approval to move forward. M. Vaughan advised members of the public can contact [planning@brant.ca](mailto:planning@brant.ca) for more information and he will follow up with the applicant to make the information available to Council.

**7. In Camera**

Moved by Councillor Peirce  
Seconded by Councillor Coleman

That the Planning and Development Committee convene In Camera to discuss litigation or potential litigation, including matters before administrative tribunals and advice that is subject to solicitor client privilege (24 Highland Drive - Appeal to OLT)

**Carried**

Committee convened In Camera at 7:21 p.m. to discuss Litigation or potential litigation, including matters before administrative tribunals and advice that is subject to solicitor client privilege (24 Highland Drive - Appeal to OLT). This portion of the meeting is recorded in the Confidential – In Camera minutes of July 5, 2022. Committee reconvened in Open Session at 7:25 p.m. on a motion of Councillors Coleman and Bell.

**8. Next Meeting and Adjournment**

Committee adjourned at 7:26 pm to meet again on September 6, 2022 at 6:00 p.m. at the County of Brant Council Chambers.

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Secretary