



Planning and Development Committee Minutes

Date: Tuesday, September 6, 2022
Time: 4:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Staff: Bradley, Duesling, Walton, Vaughan, Kortleve, Kitchen, Namisniak, Labelle, and Allison

Councillor Bell in the Chair.

1. Approval of Agenda

Moved by Councillor Coleman
Seconded by Councillor Miller

That the agenda and addendum for the September 6, 2022 Planning and Development Committee be approved.

Carried

2. Declaration of Pecuniary Interests

None.

3. Delegations / Petitions / Presentations

3.1 Sean Elliot re: RPT-0280-22-ZBH31-22-BK 160 Consolidated Drive, Removal of Holding Provision

Sean Elliot appeared before committee advising he met with planning staff prior to the meeting who addressed many of the issues previously raised including traffic and speed litigations, dust, and storm water management. He noted he is not against the zoning change but would like to be informed on the development.

4. Adoption of Minutes from Previous Meetings

4.1 Planning and Development Committee Minutes of July 5, 2022

Moved by Mayor Bailey
Seconded by Councillor Peirce

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

Carried

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

5.1 RPT-0294-22- ZBA30-22-DN-84 Old Onondaga Road

Dan Namisniak, Planner, presented the zoning bylaw amendment application for information. He reviewed the property location including existing conditions and the surrounding area, and the proposal with its mapping. D. Namisniak noted the application is required to facilitate the expansion of the existing Contractor's Yard uses. A subsequent Site Plan Control Application will facilitate the detailed site design. He also noted the current land use designation and the current zoning classification. D. Namisniak concluded with next steps.

In response to questions, D. Namisniak advised an environmental impact study has been included in the application which provides additional information on the zoning change and how the surrounding area is affected.

Ruchika Angrish, Agent - The Angrish Group & Joe Cohoon, Agent - J. H. Cohoon Engineering Ltd

R. Angrish and J. Cohoon appeared before the committee and were available for questions. J. Cohoon advised the main attribute area located on the property was built in 2020.

In response to questions, R. Angrish advised there is a 10-30 m buffer to the creek as defined in the environmental impact study.

In response to questions, J. Cohoon advised approximately 70% of the land is being farmed as agriculture.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Peirce

That application ZBA30-22-DN proposing to change the zoning to 1. Agricultural (A) to Heavy Industrial (M3); 2. Natural Heritage (NH) to Heavy Industrial (M3) and; 3. Agricultural (A) to Natural Heritage (NH), be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.2 RPT-0244-22- ZBA24-22-DN-1318 Colborne St. W

D. Namisniak presented the zoning by-law amendment application. He reviewed the property location including the existing conditions and surrounding uses. D. Namisniak also presented the proposal and proposed mapping. He noted lot creation will be facilitated via Future Consent Application(s) and the Detailed Site Design will be via Site Plan Control Application Process. D. Namisniak also reviewed the current land use designation and current zoning classification and concluded with next steps.

In response to questions, D. Namisniak advised an additional public comment will be included in the recommendation report that was received. He also confirmed there is access to the highway via Bishop's Gate Road.

Douglas W. Stewart, Agents - IBI Group

D. Stewart appeared before the committee and presented the proposal details. He also presented the proposed site plan, the approach, policy review, site servicing, transportation impact study, neighbourhood context, and existing employment uses. D. Stewart concluded with next steps.

Members of the Public

None.

Committee Consideration

Moved by Councillor Wheat
Seconded by Councillor Howes

That application ZBA24-22-DN, proposing to rezone Parcel 1 - 'Agriculture' (A) to 'Light Industrial' with a Special Exception (M2-XX) to permit a maximum coverage for Open Storage of 41% where a maximum 35% is permitted within the M2 Zone, Parcel 2 - 'Agriculture' (A) to 'Light Industrial' (M2), and Parcel 3 - 'Agriculture' (A) to 'Light Industrial' with a Special Exception (M2-XX) to permit the truck terminal use in addition to the uses permitted within the M2 zone, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.3 RPT-0293-22 -ZBA33-22-DN-31 Willow Street

D. Namisniak presented the zoning by-law application. He reviewed the property location including photos of the existing conditions and the surrounding area. D. Namisniak presented the proposal and proposed mapping. He noted the application is required in order to facilitate the conversion of the existing structure into a 6- unit apartment building. The proposed parking provides 1 Space / Unit + 1 Visitor Space. He also reviewed the current land use designation and the current zoning classification, and concluded with next steps.

In response to questions, D. Namisniak advised one parking space per unit plus 0.25 per bedroom , 0.35 for visitor parking, and an additional barrier free parking space are provided.

In response to questions, D. Namisniak advised the resident was provided the survey identifying the tree line and is encouraged to re-plant any trees that were removed. Further clarity on tree removal and the analysis of parking allocation for similar planning applications is requested to be included in the recommendation report.

In response to questions, D. Namisniak advised the site specific zoning can be amended and the existing conditions need to be recognized and further detailed in the recommendation report.

Jeff Johnston, Agent - Sierra Construction

J. Johnston presented on behalf of Steve Cornwell, Sierra Construction. He was available for questions and advised exterior landscaping was removed due to maintenance as they could not replace the windows without removing landscape.

In response to questions, J. Johnston advised the building has a full basement but cannot be used as it is in the flood plain. He also responded if the main access was off of Walnut St, there may be an opportunity for additional parking if there is enough depth and will investigate further.

Members of the Public

Anne Williamson- Hyett

A. Williamson- Hyett appeared before the committee and regarded the proposed parking is an issue. However, she noted affordable and available housing is at the forefront of her concern.

Committee Consideration

Moved by Councillor Howes

Seconded by Mayor Bailey

That application ZBA33-22-DN proposing to change the zoning on the subject lands from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX) with site specific provisions to permit a 'Dwelling, Apartment' as a permitted use and to permit a minimum number of required parking spaces of 7, where 12 spaces are required, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.4 RPT-0279-22-ZBA28-22-SL-649 Colborne St. W

Shannon Labelle, Planner, presented the major zoning by-law amendment application. She reviewed the property location and existing conditions including the frontage and area, and the development proposal. She reviewed the current designation in the official plan and the current zoning and concluded with next steps.

Ruchika Angrish, Agent - The Angrish Group

R. Angrish appeared before committee and presented a brief overview of the application. She noted there is existing commercial uses on the property and the back of the property contains a woodlot, which is zoned as natural heritage.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman

Seconded by Councillor Gatward

That application ZBA28-22-SL proposing to rezone a portion of the subject lands from Agricultural Employment (AE) to General Commercial with a site specific provision (C2-XX) to permit an interior side yard of 0.45 metres(1.5 feet) and to permit the parking of commercial vehicles and storage of materials associated with the permitted uses within the rear yard, that proposes to rezone a portion of the subject lands from Agricultural Employment (AE) to Natural Heritage (NH) in order to recognize a significant woodlot at the rear of the property, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.5 RPT-0243-22-ZBA25-22-RC-19 Spruce Street

D. Namisniak presented the zoning by-law amendment application. He reviewed the property location including the total area, photos of the existing conditions, and the surrounding area. D. Namisniak presented the draft zoning by-law mapping and the proposal. D. Namisniak reviewed the current land use designation and the current zoning classification where permitted uses shall be limited to a dental office with a minimum side yard of 0.6 metres. D. Namisniak concluded with next steps.

In response to questions, D. Namisniak advised the existing deficiencies to the application including set back requirements and parking. The gravel located at the back of the building is outside the property boundaries.

Odette Gomes, Agent - IBI Group

O. Gomes appeared before the committee and advised the reason for the zoning change is that the property only allows for a dental office but the applicant is wanting to open a counselling office where existing site conditions will remain.

Members of the Public

None.

Committee Consideration

Moved by Councillor Howes
Seconded by Councillor Peirce

That application ZBA25-22-RC proposing to change the zoning on the subject lands from Neighbourhood Commercial –Special Exception (C1-1) to the General Commercial -Special Exception (C2-xx) Zone in order to permit additional commercial uses and recognize existing deficiencies, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.6 RPT-0234-22-ZBA15-22-SL-138 Langford Church

S. Labelle presented the major zoning by-law amendment application. She reviewed the property location and existing conditions including the frontage and area. She presented the development proposal and the current designation in the Official Plan and current zoning. S. Labelle concluded with next steps.

In response to questions, S. Labelle advised a minimum distance separation (MDS) analysis was completed and there are no livestock within 500 m of the area. However there is a nearby horse farm, which provides no conflicts based on the MDS.

Bob Phillips, Agent - Cohoon Engineering

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

Members of the Public

None.

Committee Consideration

Moved by Councillor Wheat

Seconded by Mayor Bailey

That application ZBA15-22-SL proposing to rezone portion of the lands zoned Agriculture (A) to Rural Residential (RR) in order to facilitate the creation of one new residential building lot and to rezone the retained lands from Agriculture (A) to Agriculture with a site specific provision (A-XX) in order to permit an undersized farm parcel of approx. 22.4 ha, whereas the Zoning By-Law permits a minimum area of 40 ha., be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

5.7 RPT-0245-22-ZBA26-22-DN-22 Airport Road

D. Namisniak presented the zoning by-law amendment application. He presented the property location including the total area, photos of the existing conditions, and surrounding area. He presented the proposal and the proposed mapping noting the application is required to facilitate the expansion of uses and buildings on the site.

D. Namisniak he concluded with final steps.

Bob Phillips, Agent - Cohoon Engineering

B. Phillips appeared before the committee and advised the property houses a warehouse facility with substantial required parking spaces. Two companies use the facility, ANC and Gerard Buses with different uses that can be leased out.

In response to questions, B. Phillips advised traffic associated with the Growth Plan will be the benchmark for the traffic impact study.

Members of the Public

None.

Committee recessed at 5:45 p.m.

Committee reconvened at 6:15 p.m.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Gatward

That application ZBA26-22-DN proposing to change the current 'Prestige Industrial' - Special Provision (M1-8) Zone to the 'Light Industrial' -Special Provision (M2-xx) Zone to permit the uses within the M2 zone, providing a minimum of 401 parking spaces, 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-0292-22-ZBA33-20-KD& PS2-20 Telephone City Aggregates Rest Acres Rd. Hwy#2

Mat Vaughan, Director of Development Planning, presented the revised submissions for a draft plan of subdivision and zoning by-law amendment applications. He reviewed the previous proposal, and the revised proposal that includes a shift from East to West 'Street A' south to avoid the adjacent residential dwelling. The applicant has revised the plan based on comments received from members of committee and the public. M. Vaughan concluded with the planning policy in the Official Plan (2012) and the County of Brant zoning by-law.

James Webb and Chris Serio, Agents - WEBB Planning Consultants Inc.

J. Webb appeared before the committee with C. Serio, Panattoni Development, who was available for questions. He advised after presenting the application for information and consultation with staff, committee, and residents, the applicant has revised the proposal to address concerns of ground water, trees, alignment of the road, and maintaining Potruff Road including the shift from East to West 'Street A' south to avoid adjacent residential dwelling and maintains 2 (two) road access points. He also stressed the economic benefits from the investment in infrastructure the application brings including approximately 20 million dollars from development charges and 600 new jobs.

In response to questions, J. Webb advised well protection is a condition of site plan approval that is subject to the satisfaction of the County of Brant. The applicant's hydrogeologist in collaboration with County staff will determine the monitoring program details including recourse options.

Members of the Public

Michael Shewburg

M. Shewburg appeared before committee as the Executive Director of Five Oaks Education and Retreat Centre. He noted the importance of maintaining the serene country theme of the neighbourhood. M. Shewburg also noted that the County can

do more to educate the public on what questions to ask to contribute to planning matters that directly affect them.

Committee Consideration

Moved by Councillor Coleman
Seconded by Mayor Bailey

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).

Carried

6.2 RPT-0214-22 - ZBA12-22-SL-1 King's Lane

S. Labelle presented the zoning by-law amendment application. She reviewed the property location and existing conditions including the frontage and area, the development proposal, and building envelope. S. Labelle also reviewed the current designation in the Official Plan and the current zoning classification. No public comments were received regarding this application.

In response to questions, S. Labelle advised there are different policies related for growth and development for primary and secondary residential area boundaries as per the Official Plan.

In response to questions, S. Labelle advised septic boundaries are determined at the building permit stage and the tree cutting plan will be included in a consent application after the rezoning period.

Douglas W. Stewart, Agents - IBI Group

D. W. Stewart appeared before committee and was available for questions.

Members of the Public

None.

Committee Consideration

Moved by Councillor Wheat
Seconded by Councillor Peirce

That Application ZBA12/22/SL from Douglas W. Stewart, Agent on behalf of 2712077 Ontario Inc (Chris Henderson), Owner of lands legally known as Plan 205 Block Q Part Lot 8, municipally known as 1 King's Lane, Geographic Township of Oakland, County of Brant, proposing to rezone the retained and severed lands from Suburban Residential (SR) to Suburban Residential with a Site Specific Provision 60 (SR-60) to permit a minimum lot area of 1,643 square metres (17,685 square feet) and a minimum frontage of 27 metres (88.6 feet) in order to facilitate a severance, on private services be approved; and

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

1. To permit a minimum lot area of 1,643 square metres (17,685 square feet) and a minimum frontage of 27 metres (88.6 feet) for both the retained and severed lot in the Suburban Residential (SR) zone on private services; 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

6.3 RPT-0278-22- ZBA27-22-SL-532 Blue Lake Road

S. Labelle presented the temporary zoning by-law amendment application. She reviewed the property location and existing conditions including the frontage and area, and the development proposal. S. Labelle reviewed the current designation and the current zoning classification. She noted 4 (four) letters of support and 1 (one) letter of opposition was received.

In response to questions, S. Labelle advised the report is appearing before committee solely as a recommendation report as it is for a temporary allowance.

Adam and Becky Munce, Agents - Ebb and Flow Forest School

A. and B. Munce presented their intended use for the temporary allowance as a school program. They regarded that the pandemic has been detrimental to children's mental health and metacognitive skills. They intend to create a sense of community where they educate today's reality in nature.

In response to questions, A. and B. Munce advised the education program is similar to school hours and also includes a pick up and drop off window. There will be no school bus transportation.

In response to questions, A. and B. Munce advised the program will have no faith or accessibility restrictions and they are willing to work with those who face financial challenges. They also noted they have heard and recognize the concerns of neighbours and have no objection on collaborating to finding solutions.

In response to questions, A. and B. Munce advised they are applying for a temporary allowance to pilot the education program and do not wish to see the program grow too large in the interest of the environment and community. They advised utilization of coloured tape markers on the trees identifies the property line to prevent programmers straying off the property.

Members of the Public

Brian Schroeder, 528 Blue Lake Road

B. Schroeder appeared before the committee with concerns of noise and road safety, noting the location is on a hidden corner. He stressed the road's serenity and is concerned the program may grow and/or alter. B. Schroeder suggested a 5 student maximum to pilot.

Heidi, Cambridge

Heidi appeared before committee in support of the application as an interested parent. She regarded this is a critical time to learn about nature which cannot be taught in a traditional classroom setting. Heidi regarded the program as a gift to the community.

Shanna Skitch, 526 Blue Lake Road

S. Skitch noted concerns of noise and location of the program. She regarded the road is known for quiet and does not want peace on her property interrupted.

Committee Consideration

In response to questions, S. Labelle noted the application coincides with the home based business by-law and will require an analysis to renew. No development is permitted on the lands.

In response to questions, M. Vaughan advised the application will have to conform with the noise by-law and residents are welcome to document infractions. He also advised any application can be appealed to the Ontario Land Tribunal (OTL) as per the *Planning Act, 1990*.

In response to questions, M. Vaughan advised he will follow up regarding what time nearby traffic accidents took place and if they were outside the proposed operating hours.

Moved by Councillor Wheat
Seconded by Councillor MacAlpine

That Application ZBA27/22/SL from Adam and Beckie Munce, Owners of lands legally known as Concession 2 Part Lot 20 And Registered Plan 2R1835 Part 1, municipally known as 532 Blue Lake Road, Geographic Township of South Dumfries, County of Brant, proposing to rezone the subject lands from Agriculture (A) to Temporary Use with site specific provision 101 (T-101) in order to permit a Forest School Program as a Home-Based Business for a period of up to two (2) years, be approved; and

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

1. In addition to the uses permitted within the Agriculture (A) zone, a Home-Based Business operating as a Forest School Program, shall also be permitted for up to two (2) years, provided that it is removed on or before September 27, 2024, and is subject to the following:
 - a. A maximum of 20 participants be permitted.
 - b. Hours of operation will be from 8:00am to 5:00pm, Monday through Friday.
 - c. No new buildings shall be permitted within the portion of the lands identified as Part 2.
 - d. No new structures are permitted within the portion of the lands identified as Part 2, except for small-scale structures for recreational or educational purposes such as picnic tables, benches and temporary tents provided that no site alteration or tree removal is required for such structures.
 - e. All provisions of Section 15.2.2 being the Temporary Home-Based Business Program shall apply until such time that the temporary permissions are repealed, expire or made permanent.
 - f. All other provisions of the By-Law shall apply; 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-0235-22-ZBA19-22-DN-70 River Road

D. Namisniak presented the zoning by-law amendment application. He reviewed the property location including the existing conditions and surrounding areas. He also presented the proposal and the draft zoning by-law mapping noting the reduced

setback will allow for efficient development consistent with the existing dwelling and that the application is required to facilitate further residential lot creation through a subsequent consent application within the Rural Residential land use designation. D. Namisniak concluded with the current land use designation in the official plan and the current zoning classification.

Ruchika Angrish, Agent - The Angrish Group

R. Angrish appeared before committee noting the application is to facilitate a severance of a new residential infill lot that will be privately serviced.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman

Seconded by Mayor Bailey

That Zoning By-Law Amendment Application ZBA19-22-DN from The Angrish Group, Agent on behalf of Joshua and Danielle Korganowski Cromwell, Applicant/ Owner of Part Lot 85 Tract Burtch, County of Brant, in the geographic Township of Brantford, municipally known as 70 River Road, proposing to change the zoning on the subject lands from Agricultural (A) to Rural Residential with Special Exemption (RR-60) to permit a reduced minimum rear yard setback of 10 metres (33 feet), where a minimum of 15 metres (49 feet) is required in order to facilitate further residential lot creation through a subsequent consent application within the Rural Residential land use designation, 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 consistent with the policies of Provincial Policy Statement and in conformity to the policies of the Growth Plan for the Greater Golden Horseshoe; and
- The application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

6.5 RPT-0281-22-ZBA32-22-BK-428-452 West River Road

Brandon Kortleve, Planner, presented the temporary zoning by-law amendment application. He reviewed the property location and existing conditions noting many heritage attributes. B. Kortleve presented the current designation in the Official Plan and the current zoning classification. The temporary rezoning application proposed is to allow the property to have two (2) dwelling units while staff work with the applicant on permanent permissions and conservation of the historic farmhouse.

In response to questions, B. Kortleve advised the 90 day demolition agreement prevents the applicant from demolishing the house after the 3 year period.

Matt Johnston, Agent - Urban Solutions and Steve Charest

M. Johnston appeared before the committee with the owner of the property, S. Charest. He advised the application is presented to provide staff and the owner more time to evaluate the merit of heritage and how it can be preserved.

S. Charest reiterated he does not intend to demolish the farm house and wants to retain the building. The application is intended to provide more time to develop a strategy to keep the house.

Members of the Public

Kathleen Lothrox, 772 Glen Morris Road

K. Lothrox provided commentary that the new property is significantly larger than the farm house and speculated if more units will be added eventually.

Eva Chapin, 481 West River Road

E. Chapin regarded the building permit for the property was conditional on the existing farm house being torn down and questions why the application reverses the decision, speculating further plans for the land.

Committee Consideration

In response to questions, M. Vaughan advised provincial policy has changed since the conditional building permit was issued. The temporary zoning application is intended to provide staff and the applicant more time to determine how best to utilize the farmhouse as a heritage resource.

Moved by Councillor Chambers
Seconded by Councillor MacAlpine

That application ZBA32-22-BK from Urban Solutions Planning & Land Development Consultants Inc. on behalf of Steve Charest, owner of Concession 5, Parts of Sub Lot 2 and Sub Lot 3, West of the Grand River, in the geographic township of South Dumfries, located at 428 and 452 West River Road, to temporarily amend the zoning of a portion of the lands from Agriculture (A) to Special Exception Temporary Zone (T-100) to permit two (2) dwelling units for a period of three (3) years, be approved;

And that the reasons for approval are as follows:

- The proposed zoning change is consisted with Sections 34 and 39 of the Planning Act,
- The proposed zoning change is consistent with the Provincial Policy Statement (2020) and conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020), and
- The proposed zoning change is in conformity with the policies of the County of Brant Official Plan (2012) and meets the general intent of County of Brant Zoning By-Law 61-16, as amended.

Carried

6.6 RPT-0290-22- OPA2-22-JK-BILL 109 Implementation

Jessica Kitchen, Planner, presented the Official Plan Amendment for minor changes to section 6.13 of the Official Plan (2012) to include wording regarding site plan and part lot control based on Bill 109: More Homes for Everyone Act.

In response to questions, J. Kitchen confirmed committee no longer deliberates site plan approval through Bill 109 and supported by the amended delegated authority by-law. *The Planning Act, 1990* continues to circulate notice for public comments.

In response to questions, Pam Duesling, General Manager of Development Services, advised that staff are working with the development community to identify provisions in their processes to ensure only completed applications are submitted to aide staff in their timelines.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Chambers

That report RPT-0290-22 be received; and

That the County initiated Official Plan Amendments outlined within Attachments 1 and 2 of RPT-0290-22 in response to changes to the Planning Act, R.S.O. 1990, c. P.13 as a result of Bill 109 More Homes for Everyone Act, 2022, be approved.

Carried

7. Staff Reports

7.1 RPT-0280-22-ZBH31-22-BK 160 Consolidated Drive, Removal of Holding Provision

Councillor Miller assumed the Chair at 8:17 p.m..

B. Kortleve presented the application and was available for questions.

In response to questions, P. Duesling advised there is approximately 600 employees of Tigercat International Inc. between the City of Brantford and the County of Brant. The new plant will bring approximately 660 new jobs.

In response to questions, Rob Walton, General Manager of Operations, advised the area will be deemed a no truck zone enforced through site plan mechanisms and traffic cone measures. Staff are working on more solutions to ensure the adjacent trail is safe.

Moved by Councillor Howes
Seconded by Councillor Laferriere

That application ZBH31-22-BK from Cynthia Baycetich/ Vicano Construction Ltd, applicant on behalf of Tigercat International Inc, owner of Concession 1, Part of Lots 27 and 28 and Part of the Gore fronting Lots 27 & 28, in the geographic Township of South Dumfries and the former Town of Paris, located at 160 Consolidated Drive, to amend the zoning of a portion of the lands from Heavy Industrial with a Holding Provision (h-M3) to Heavy Industrial (M3) for the purposes of undertaking a Site Plan Control application for the industrial development of the lands, be approved.

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

- The proposed zoning change is consistent with Sections 34 and 36 of the Planning Act
- The proposed zoning change is consistent with the Provincial Policy Statement (2020) and conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (2020),
- The proposed zoning change is in conformity with the policies of Section 6.5.2 of the County of Brant Official Plan (2012) and meets the requirements of Section 15.1 of County of Brant Zoning By-Law 61-16, as amended.

Carried

7.2 RPT-324-21-SP14-21-DN - Losani Homes (Paris) 2M-1956 Rest Acres Road - BLK 97

D. Namisniak presented the site plan control application. He provided the purpose and background of the application, property location and existing conditions, the current designation in the official plan, and the current zoning classification. He presented the key themes of the proposal and concluded with next steps.

In response to questions, M. Vaughan, advised the parking calculation formula was generated based off neighbouring practices. He advised as the County is subject to the Growth Plan, staff and Council have to balance parking and density in all planning applications, without the consideration of a transit system. However, an amendment to the parking by-law is forthcoming in 2023 which will help alleviate the concerns.

Dave Aston, MHBC Planning

D. Aston provided commentary that the application is in accordance with the zoning by-law, including parking, as per multiple submissions of plans and collaboration with staff, committee, and the community. He added that a growth management strategy was completed and the application achieves the forecasted growth.

The committee deliberated the major parking issues evident in the area, considering the application also conforms to all County requirements. The committee also discussed the impact a deferral would have on the application under the OLT.

Moved by Councillor Bell
Seconded by Councillor Peirce

That Site Plan Control Application SP14/21/DN be referred to the September 27th, 2022 Council Meeting.

Carried

8. Other Business

Councillor Gatward brought to attention that The County purchased 5 acres of Land at the Corner of Bethel and Rest Acres Rd. with the intention to put a combination Fire/Ambulance Station on the rear 1 to 1 1/2 acres similar to the one constructed by the City of Brantford on Colborne St. W. next to McDonalds. Councillor Gatward asked Council to keep this site in mind for future development of a Firehall/Ambulance Site.

9. Next Meeting and Adjournment

Committee adjourned at 9:15 pm to meet again on December 6, 2022 at 6:00 p.m. in the County of Brant Council Chambers.

Secretary