

Planning and Development Committee Report

The Planning and Development Committee makes the following recommendations from its meeting on December 6, 2022:

1. That Zoning By-Law Amendment Application ZBA25-22-DN from IBI Group c/o Odete Gomes, Agent on behalf of Gord's General Contracting, Applicant and Carolyn Stuart, Owner of the subject lands identified as Part Lot 6, North of Spruce Street, in the geographic Town of Paris, County of Brant, municipally known as 19 Spruce Street, proposing to amend the current Neighbourhood Commercial-Special Exception (C1-1) zone, to allow for uses to be limited to a 'Medical Office', be approved; and

That the reason(s) for approval are as follows:

- The application is minor and technical in nature, allowing for less restrictive zoning to permit a range of compatible uses of appropriate size and scale within an existing building.
- The application is consistent with the policies of the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe.
- The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012) and Zoning By-Law.

2. That Zoning By-Law Amendment Application ZBA26-22-DN from J.H. Cohoon Engineering Ltd., Agent on behalf of 1590361 Ontario Inc., Applicant/ Owner of the subject lands Lot 1 Plan 1029, County of Brant, in the geographic Township of Brantford, municipally known as 22 Airport Road, proposing to change the current zoning from Prestige Industrial-Special Provision (M1-8) to Light Industrial-Special Provision (M2-38) to permit all of the uses within the Light Industrial (M2) zone providing a minimum of 401 parking spaces, where expansion of the site requires a minimum of 471 parking spaces, be approved; and

That the reason(s) for approval are as follows:

The application will facilitate a compatible and efficient use of the subject lands.

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

The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012) and Zoning By-Law.

3. That Zoning By-Law Amendment Application ZBA24-22-DN from IBI Group c/o Douglas Stewart, Agent on behalf of B & B Landco Inc., 2857518 Ontario Ltd, AWDE Trucking Inc. Applicant(s) and Karyn Spierenburg, Owner of the subject lands legally described as Part Lots 1 & 2 Concession 5, in the Geographic Township of Brantford, County of Brant, municipally known as 1318 Colborne Street West, be approved, proposing the following:

- Parcel 1 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-34) to permit a maximum coverage for Open Storage of Bulk Product of 41% where a maximum 35% is permitted within the M2 Zone;
- Parcel 2 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-35) to permit an Outdoor Retail Display Area in addition to the uses permitted in the M2 Zone

and to permit a maximum coverage for Open Storage of Bulk Product of 51% where a maximum 35% is permitted within the M2 Zone;

- Parcel 3 - 'Agriculture' (A) to 'Light Industrial-Special Exception' (M2-36) to permit a Truck Terminal in addition to the uses permitted in the M2 Zone;
- Retained Parcel - remain as 'Agriculture' (A); and

That the reason(s) for approval are as follows:

- The application will facilitate compatible, infill development of employment uses within the Primary Urban Settlement Area of Burford.
- The application is consistent with the policies of the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe.
- The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012) and Zoning By-Law.

4. That Zoning By-Law Amendment Application ZBA30-22-DN from J.H. Cohoon Engineering, Agent on behalf of 1386250 Ontario Inc (D.W. Cooper Contracting Ltd.), Applicant/ Owner of the subject lands known as Part John Westbrook Grant Brantford Parts 1, 2, 3, 2R-1581; Save & Except Part 1, 2, 3, 2R-5392, Part 1 2R7498, County of Brant, in the geographic Township of Brantford, municipally known as 84 Old Onondaga Road East proposing to change the zoning to facilitate the expansion of employment uses towards the rear of the property to include a Transport/ Truck Terminal, Contractor's Yard, Open Storage, be approved, with site Specific Provisions to include the operation of Aggregate Recycling Facility related uses accessory to the primary use:

- Change a portion of the Agricultural (A) Zone on the subject lands to Employment – Heavy Industrial (M3-30) Zone;
- Change a portion of the Natural Heritage (NH) Zone to Employment - Heavy Industrial (M3-30) Zone;
- Change a portion of the Agricultural (A) Zone on the subject lands to Natural Heritage (NH); and

That the reason(s) for approval are as follows:

- The application will facilitate compatible, infill development of employment uses within the Primary Urban Settlement Area of Cainsville.
- The application will result in the protection and restoration of the Natural Heritage System as identified and recommended in the Ecological Management Plan and implemented further through Site Plan Control.
- The application is consistent with the policies of the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe.
- The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012) and Zoning By-Law.

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5. That Zoning By-Law Amendment Application ZBA33-22-DN from Sierra Construction Group, Agent on behalf of Veranda Property Investments, Applicant/ Owner of Part Lots 33 and 34 East Willow, County of Brant, in the geographic former Township of Paris, municipally known as 31 Willow Street, proposing to change the zoning on the subject lands from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX), be approved, with site specific provisions:
- To permit a 'Dwelling, Apartment' as an additional permitted use in the Residential Multiple Low Density (RM1) zone;
 - To limit the maximum building height for a 'Dwelling, Apartment' to 12 metres where 20 metres would be permitted;
 - To permit a maximum driveway width of 12 metres, where a maximum of 7.3 metres is permitted;
 - To permit a minimum number of 'off-street' parking spaces required of 11 spaces, serving 6 Dwelling units, where a minimum of 13 'off-street' parking spaces are required; and

That the reason(s) for approval are as follows:

- The application represents desirable infill redevelopment that is compatible with the character of the established neighborhood, utilizing existing buildings, infrastructure and amenities.
 - The application is consistent with the policies of the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe.
 - The application is in conformity with the general intent of the policies of the County of Brant Official Plan (2012) and Zoning By-Law.
6. That RPT-0328-22-ZBA28-22-SL-649 Colborne St. W, be referred to the December 20th, 2022 County of Brant Council meeting to allow for further investigation of forestry removal.
7. That Zoning By-Law Amendment Application ZBA38-22-LG from LIV Communities, Agent on behalf of Paramjit Singh, Owner of Concession 3, Part Lots 43 to 45, Johnson Grant, Part of RP 2R-5685, Part 1, geographic Township of Brantford, municipally known as 249 Garden Ave, County of Brant, proposing the extension of a Temporary Use Zoning By-Law to permit the continued use of a sales trailer for a period of two (2) years, be approved.
8. That Application ZBA15/22/SL from Bob Philips, Agent on behalf of Brian and Wendy Pigott, Owners of lands legally known as Range 2 South Hammond Road Part Lots 6 To 8, municipally known as 138 Langford Church Road, Geographic Township of Brantford, County of Brant, proposing to rezone a portion of the subject lands from Agriculture (A) to Rural Residential (RR) in order to facilitate the creation of one new residential building lot, and to rezone a portion of the subject lands from Agriculture (A) to Natural Heritage with site specific provision 14 (NH-14) in order to limit development within the vegetation protection zone, be approved; and

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

- To permit the addition and expansion of the existing accessory structure up to a maximum of 150 square metres (1,614.6 square feet), provided that no additions or expansions are constructed within 6 metres (19.7 feet) of the top of slope or within a woodland as defined by the County's Good Forestry Practices By-Law as may be amended. Any additions or expansions shall comply with the setback regulations of the Agriculture (A) zone, and General Provisions Section 4, of the County of Brant Zoning By-Law.
- All other provisions of the By-Law shall apply; and

That the reason(s) for the 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.

9. That Application ZBA40/22/SL from Ruchika Angrish, Agent on behalf of Daniel Bellhouse, Owner of lands legally known as Concession 1 Part Lot 10 Registered Plan 2R5526 Part 2, municipally known as 137 King Edward Street, Geographic Township of Paris, County of Brant, proposing to rezone the retained and severed lands from Residential Singles (R1) to Residential Singles and Semis (R2) in order to facilitate the creation of one (1) new residential building lot, and to permit a semi-detached dwelling housing type, 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 Official Plan and Zoning By-Law.

Respectfully Submitted,

Councillor Chambers, Chair