



Planning and Development Committee Minutes

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

Present: Mayor Bailey, Councillors Kyle, MacAlpine, Howes, Oakley, Bell, Peirce, Miller, Chambers, Coleman, and Garneau

Staff: Lee, Zuidema, Duesling, Vaughan, Namisniak, Labelle, Almaflahi, Graham, and Allison

Councillor Chambers in the Chair.

1. Approval of Agenda

Moved by Mayor Bailey
Seconded by Councillor Miller

That the agenda for the December 6th, 2022 Planning and Development Committee, be approved.

Carried

2. Declaration of Pecuniary Interests

2.1 Councillor Garneau - RPT-0337-22- ZBA40-22-SL-137 King Edward Street- S. Labelle

The landowner of the application is a client of Councillor Garneau's spouse.

2.2 Councillor Garneau - RPT-0321-22-ZBA24-22-DN-1318 Colborne St. W- D. Namisniak

A party to the file is both a vendor and retailer of the same goods sold by Councillor Garneau's spouse's corporation.

3. Delegations / Petitions / Presentations

None.

4. Adoption of Minutes from Previous Meetings

4.1 Planning and Development Committee Minutes of September 6, 2022

Moved by Councillor Peirce
Seconded by Councillor Oakley

That the Planning and Development Committee minutes of September 6, 2022, be approved.

Carried

5. Business Arising from the Minutes

None.

6. Public Hearing Under Section 11 of the County of Brant Telecommunications Tower Protocol

6.1 RPT-0341-22-CT1-22-AA - 510 Brant-Waterloo Rd

Arwa Almaflahi, Planner, presented the telecommunication tower application for information purposes. She reviewed the property location, the Official Plan land use designation and the current zoning in the zoning by-law. A. Almaflahi presented the proposal including supporting documents and preliminary notes. She concluded with next steps.

Tracey Pillon- Abbs, Agent- LandSquared

Tracey- Pillon- Abbs presented what is proposed in the application including the elevation plan, the location with photos simulations, and the site plan with the proposed compound layout plan. T. Pillon- Abbs explained the need for the tower, the current coverage and location of nearby towers, and wireless technology. She concluded that there are no health and safety concerns.

In response to questions, T. Pillon- Abbs advised the location is close to the road to preserve farmland and farm activity on the property. She advised the application is outside of the natural heritage feature on the land and she has received no concern in relation to bird nesting or migration.

Members of the Public

Morris Rutherford

Morris Rutherford appeared before the Committee and expressed his concerns in relation to the proposed location and a nearby bird's nest that could be disturbed.

Committee Consideration

Moved by Councillor Peirce
Seconded by Mayor Bailey

That the application, proposing to establish a 65-metre tall, steel, self supported, lightning protected telecommunication structure, situated within a 15m x 15m compound area surrounded by a 1.8m high chain link security fence, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

6.2 RPT-0342-22-CT2-22-LG-120 Golf links Rd

Lauren Graham, Planner, presented the telecommunication tower application for information purposes only. She reviewed the property location and subject lands, the land use designation in the Official Plan and the current zoning in the zoning by-law. L. Graham presented the proposal including supporting documents and preliminary notes and concluded with next steps.

In response to questions, L. Graham advised the application does not meet the current telecommunication protocol.

Tracey Pillon- Abbs, Agent- LandSquared

T. Pillon-Abbs reviewed what is proposed and advised they have done their best to meet the telecommunication tower protocol. She presented the location including photo simulations, the site plan, the closest residential lot, and the need for the tower. T. Pillon- Abbs concluded with the current coverage, and the location of nearby towers. She noted no residents had concerns at the public information session.

Members of the Public

None.

Committee Consideration

Moved by Councillor Peirce
Seconded by Mayor Bailey

That the application, proposing to establish a 45-metre tall, steel, self supported, lightning protected telecommunication structure, situated within a 15m x 15m compound area surrounded by a 1.8m high chain link security fence, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

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

7.1 ZBA37-22-DN-125 Oakland Road

Dan Namisniak, Planner, presented the zoning by-law amendment application to be received for information purposes only. He reviewed the property location including photos of the existing conditions and the surrounding area. D. Namisniak presented the proposal including mapping, the current land use designation in the Official Plan, and the current zoning classification. He concluded with the application process and next steps.

In response to questions, D. Namisniak advised the land adjacent to the application needs an extensive environmental assessment to determine if there is development potential.

Ruchika Angrish, Agent- The Angrish Group

Ruchika Angrish appeared before Committee and reviewed the proposal including supplemental documents included in the application.

Members of the Public

None.

Committee Consideration

Moved by Councillor Oakley
Seconded by Councillor Kyle

That the application, proposing to amend the zoning on the subject lands from Agricultural (A) to Suburban Residential (SR) and expansion of the Natural Heritage (NH) zone in order to facilitate further residential lot creation on the subject lands fronting Oakland Road within the Settlement Boundary of Oakland, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

7.2 ZBA39-22-DN- 17 McBay Road

D. Namisniak, Planner, presented the zoning by-law amendment application that is being presented for information purposes only. He reviewed the property location including photos of the existing conditions and surrounding area, the proposal including mapping, the current land use designation in the Official Plan and the current zoning classification. D. Namisniak concluded with the application process and next steps.

George Ziotek, Agent

George Ziotek appeared before the Committee and briefly reviewed the proposal.

Members of the Public

None.

Committee Consideration

Moved by Councillor Oakley
Seconded by Councillor Kyle

That the application, proposing to change the zoning on the subject lands from Agricultural (A) to Rural Residential (RR), be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

7.3 ZBA34-22-MV & PS3-22-MV- 184 Pinehurst Road

Kwan Johnson and Marissa Williams, WSP presented the zoning by-law amendment and plan of subdivision application for information purposes only. K. Johnson reviewed the property location, and existing conditions in the County of Brant. He presented the development proposal for the zoning by-law amendment and the draft plan of subdivision. K. Johnson concluded with next steps.

In response to questions, Mat Vaughan, Director of Development Planning, advised a holding provision is applied to an application at the approval stage, with instructions on how to lift the provision i.e., servicing standards.

In response to questions, M. Vaughan advised a scoped area study was included with the application and any comments received from School Boards with regards to the need for a new school will be included.

In response to questions, M. Vaughan advised the proposed location is identified as excess land in the draft new Official Plan, which has yet to receive comment from the Province. This development is a part of the servicing allocation strategy. He advised he would look into and confirm whether or not the protected figures are reflected in the current transportation master plan.

Odete Gomes, Agent- IBI Group

Odete Gomes appeared before Committee and provided a brief overview of the application.

In response to questions, O. Gomes advised there is an approximate 200 unit range as the final design is not yet determined.

In response to questions, O. Gomes advised a housing block will be gifted to Habitat for Humanity in effort to deliver affordable housing.

In response to questions, O. Gomes noted an area study including a preliminary trails masterplan has been completed to ease integration with current developments.

Members of the Public

Jeff Broomfield, 738 Watts Pond Rd

Jeff Broomfield appeared before the Committee and expressed concern for the wildlife, protected woodlots, and increased traffic in the proposed development area.

Committee Consideration

Moved by Councillor Oakley
Seconded by Councillor Kyle

That the Zoning By-law Amendment application proposing to change from Agriculture (A) to Residential Multiple Low Density (RM1), Residential Multiple Medium Density (RM2), Residential Multiple High Density (RM3), Open Space (OS1) and Mixed-Use Commercial (C5 with special exceptions) and the draft Plan of Subdivision creating 776 to 984 residential units including retail, park and open space, and a stormwater management facility, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

7.4 ZBA29-22-SL-555 Paris Road

Shannon Labelle, Planner, presented the zoning by-law amendment to be received for information purposes only. She reviewed the property location and existing conditions, 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 staff will calculate the warehouse parking requirement.

In response to questions, S. Labelle advised she is not aware of any zoning regulations that restrict development next to a water tower, but will confirm and follow up.

In response to questions, S. Labelle advised the application is zoned heavy industrial as it is the most inclusionary as it includes warehousing. Staff are not aware of what will house the development.

Dave Aston, Agent - MHBC Planning

Dave Aston appeared before the Committee and briefly reviewed the proposal.

In response to questions, D. Aston advised a known incumbent of the development will be GeoSource Energy Inc., however the other users are unknown at this point.

In response to questions, D. Aston advised they will work with County staff for a reduction in parking and to create shared access to the lands.

In response to questions, Jason Fleury, Agent, advised water tower spillage wasn't a concern at the time the application was submitted. A drainage feature would be incorporated in the detailed design phase if deemed necessary.

Members of the Public

Robert Cook, 565 Paris Road

Robert Cook appeared before the Committee and expressed his concern for the application. He noted the area surrounding his property was a spill zone for a water tower at the time he purchased and wanted to know when the zoning changed. R. Cook also noted concerns of wildlife and increased traffic.

Committee Consideration

Moved by Councillor Oakley
Seconded by Councillor Kyle

That the application, proposing to rezone the subject lands from Agriculture (A) to Heavy Industrial (M3) with a site specific provision XX (M3-XX), to facilitate a future industrial development, be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

8. Public Hearings Under the Planning Act to Consider Staff Recommendations

8.1 RPT-0336-22-ZBA25-22-RC-19 Spruce Street

D. Namisniak, Planner, presented the zoning by-law amendment application. He reviewed the property location including photos of the existing conditions and surrounding area, current land use designation in the Official Plan and the current zoning classification. D. Namisniak presented the proposal including the draft zoning by-law mapping and concluded with the staff recommendation.

Odete Gomes, Agent- IBI Group

O. Gomes briefly reviewed the application and the current existing conditions.

Member of the Public

None.

Committee Consideration

Moved by Councillor Miller
Seconded by Councillor Peirce

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.

Carried

8.2 RPT-0320-22-ZBA26-22-DN-22 Airport Road

D. Namisniak, Planner, presented the zoning by-law amendment application for approval. He reviewed the property location including photos of the existing conditions and the surrounding area. D. Namisniak reviewed the current land use designation in the Official Plan and the current zoning classification. He presented the proposal and proposal mapping and concluded with the staff recommendation.

In response to questions, D. Namisniak advised the outdoor storage space is zoned prestige industrial so that the brick wall visual buffer is in character with the surrounding development. The zoning designation has proponents in the by-law regarding outdoor storage.

Bob Phillips, Agent- J. H. Cohoon Engineering

Bob Phillips appeared before the Committee and briefly reviewed the proposal.

In response to questions, B. Phillips advised parking requirements for the application will help mitigate outdoor storage and the site plan approval screening will identify any potential environmental hazards.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Oakley

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.

Carried

8.3 RPT-0321-22-ZBA24-22-DN-1318 Colborne St. W

Councillor Garneau declared a conflict on this item and did not participate in debate or vote on this matter. (A party to the file is both a vendor and retailer of the same goods sold by Councillor Garneau's spouse's corporation.

D. Namisniak, Planner, presented the zoning by-law amendment application for approval. He reviewed the property location including photos of the existing conditions and surrounding uses. D. Namisniak presented the proposal by parcel and proposal mapping, the current land use designation in the Official Plan and the current zoning classification. He concluded with the staff recommendation for approval.

Douglas Stewart, Agent- IBI Group

Douglas Stewart appeared before the Committee and provided an overview of the application. Subsequent consent applications will come forward to establish the detailed site design.

In response to questions, D. Stewart advised a transportation study of both current and future conditions has been completed and no improvements to the street were required. He also advised the vacant piece of land is to be considered in a future application.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Kyle

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:

1. 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;
2. 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;
3. 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;
4. 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.

Carried

8.4 RPT-0322-22-ZBA30-22-DN-84 Old Onondaga Road- D. Namisniak

D. Namisniak, Planner, presented the zoning by-law amendment application for approval. He reviewed the property location including photos of the existing conditions and surrounding area, the current land use designation in the Official Plan, and the current zoning classification. D. Namisniak presented the proposal and proposal mapping infographics and concluded with the staff recommendation for approval.

In response to questions, D. Namisniak advised comments from Six Nations on the application were addressed in the ecological implementation plan which identified no impact to the protection and enhancement of wildlife. Six Nations will also be circulated the site plan in the detailed design phase.

Ruchika Angrish, Agent- The Angrish Group

R. Angrish appeared before the Committee and briefly reviewed the application.

In response to questions, R. Angrish advised aggregate recycling is only conducted twice a year due to provisions in Heavy Industrial (M3-30) Zoning.

Members of the Public

None.

Committee Consideration

Moved by Councillor Miller
Seconded by Councillor Coleman

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:

1. Change a portion of the Agricultural (A) Zone on the subject lands to Employment – Heavy Industrial (M3-30) Zone;
2. Change a portion of the Natural Heritage (NH) Zone to Employment - Heavy Industrial (M3-30) Zone;
3. 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.

Carried

8.5 RPT-0324-22-ZBA33-22-DN-31 Willow Street

D. Namisniak, Planner, presented the zoning by-law amendment application for approval. He reviewed the property location including photos of the existing conditions and surrounding area, the current land use designation, and current zoning classification. D. Namisniak presented the previous proposal and mapping and subsequently the revised proposal and mapping. He reviewed the existing on-street parking regulations and concluded with the staff recommendation for approval.

In response to questions, D. Namisniak advised the building adheres to similar regulations as to a County fourplex, as it is not accessible.

In response to questions, D. Namisniak advised a functional servicing report is forthcoming which will identify any issues with storm water management.

In response to questions, D. Namisniak advised no requests to improve the condition of the road were recommended from staff. He also advised the adjacent parking spaces are in tandem.

Stephen Cornwell, Agent- Sierra Construction

Stephen Cornwell appeared before the Committee and briefly presented the application and the history of the property.

In response to questions, S. Cornwell advised the applicant wishes to maintain the exterior of the building with changes to the emergency access, as well as the existing walkway.

Members of the Public

Patrick Huss, 35 willow St

Patrick Huss appeared before the Committee virtually and expressed concerns of road access and snow storage impacting parking.

In response to questions, S. Cornwell advised the tandem spaces will provide the most parking spaces however there will be increased shuffling of cars. He also advised snow will be stored on site, but will be removed.

Committee Consideration

Moved by Councillor Howes
Seconded by Councillor Oakley

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:

1. To permit a '*Dwelling, Apartment*' as an additional permitted use in the Residential Multiple Low Density (RM1) zone;
2. To limit the maximum building height for a '*Dwelling, Apartment*' to 12 metres where 20 metres would be permitted;
3. To permit a maximum driveway width of 12 metres, where a maximum of 7.3 metres is permitted;
4. 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.

Carried

8.6 RPT-0328-22-ZBA28-22-SL-649 Colborne St. W

S. Labelle, Planner, presented the zoning by-law amendment application for approval. She reviewed the property location and existing conditions, the development proposal, the current designation in the Official Plan and the current and proposed zoning. She concluded with the staff recommendation for approval.

Ruchika Angrish, Agent- The Angrish Group

R. Angrish appeared before Committee and briefly presented the application.

In response to questions, R. Angrish advised she is not aware of any tree removal since 2006. She also advised the natural heritage zone protects the woodlot with regards to further encroachment.

Members of the Public

Steve Szasz, 178 Oakhill Dr.

Steve Szasz appeared before the Committee and stated that the previous owners wrongfully extended the subject lands property line by clear cutting the trees on the rear. He expressed further concern of slopes, drainage, and outdoor storage.

Committee Consideration

Moved by Councillor Peirce
Seconded by Mayor Bailey

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.

Carried

8.7 RPT-0329-22-ZBA38-22-LG-249 Garden Ave

L. Graham, Planner, presented the temporary zoning by-law amendment for approval. She reviewed the property location and existing conditions, the development proposal, the land use designation and current zoning. L. Graham concluded with the staff recommendation for approval.

Andrew Mulder, Agent- LIV Communities

Did not appear.

Members of the Public

None.

Committee Consideration

Moved by Mayor Bailey
Seconded by Councillor Coleman

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.

Carried

8.8 RPT-0334-22- ZBA15-22-SL-138 Langford Church

S. Labelle, Planner, presented the zoning by-law amendment for approval. She reviewed the property location and existing conditions, the development proposal, the current designation in the Official Plan and the current zoning. She concluded with the staff recommendation for approval.

In response to questions, S. Labelle advised the decommissioned livestock barn will remain with a change of use permit forthcoming.

Bob Phillips, Agent- J. H. Cohoon Engineering

B. Phillips appeared before Committee and briefly presented the application.

Members of the Public

None.

Committee Consideration

Moved by Councillor Howes
Seconded by Mayor Bailey

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:

1. 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.
2. 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.

Carried

8.9 RPT-0337-22- ZBA40-22-SL-137 King Edward Street

Councillor Garneau declared a conflict on this item and did not participate in debate or vote on this matter. (The landowner of the application is a client of Councillor Garneau's spouse.

S. Labelle, Planner, presented the zoning by-law amendment for approval. She reviewed the property location and existing conditions, the development proposal, the current designation in the Official Plan and current zoning classification. She concluded with the staff recommendation for approval.

In response to questions, S. Labelle advised there will be two new entrances on King Edward St.

Ruchika Angrish, Agent- The Angrish Group

R. Angrish appeared before Committee and briefly reviewed the proposal.

Members of the Public

None.

Committee Consideration

Moved by Councillor Bell

Seconded by Councillor Oakley

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.

Carried

9. In Camera

Moved by Councillor Coleman

Seconded by Mayor Bailey

That the Planning and Development Committee convene In Camera to discuss 282A Highway 5 - appeal to OLT and 241 Langford Church – OLT Update.

Carried

Committee convened In Camera at 9:55 p.m. to discuss 282A Highway 5 - appeal to OLT and 241 Langford Church – OLT Update. This portion of the meeting is recorded in the Confidential – In Camera minutes of December 6, 2022. Committee reconvened in Open Session at 10:22 p.m. on a motion of Mayor Bailey and Councillor Peirce.

Moved by Councillor Peirce

Seconded by Councillor Oakley

That s. 84 of Procedure By-law 14-20 be waived in order to extend past the hour of 10:00 p.m.

Carried

10. Next Meeting and Adjournment

Committee adjourned at 10:24 p.m. to meet again on January 10th, 2023 at the County of Brant Council Chambers.

Secretary