



Planning and Development Committee Minutes

Date: Tuesday, February 7, 2023
Time: 6:00 p.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

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

Regrets: Councillor Peirce

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

1. Attendance

Attendance was taken.

2. Approval of Agenda

Moved by Mayor Bailey
Seconded by Councillor Howes

That the agenda and addendum for the February 7, 2023, Planning and Development Committee, be approved.

Carried

3. Declaration of Pecuniary Interests

3.1 Councillor Garneau - RPT-0529-22- ZBA44-22-DN- 409 German School Road- WSP Consultants

The occupant is a vendor to Councillor Garneau's spouses' firm.

4. Delegations / Petitions / Presentations

4.1 Taige Towler re: ZBA2-23-DN-1284 Colborne St. W

Taige Towler, Peter Ethos, and Calvin Kimura appeared before the Committee and outlined the zoning by-law amendment application for information purposes. He reviewed the location and key plan, site plan, street view, 3D renders, floor plan, job creation, investments, and their customers.

In response to questions, T. Towler advised the completed application will come before Committee in a recommendation report.

5. Adoption of Minutes from Previous Meetings

5.1 Planning and Development Committee Minutes of January 10, 2023

Chairman Chambers noted he is listed as the seconder for item 9.4 in error; Councillor Coleman is the seconder.

Councillor Bell also noted item 9.4 was approved subject to m3 zoning conditions.

Moved by Councillor Bell

Seconded by Councillor Coleman

That the minutes from the January 10, 2023, Planning and Development Committee, be approved.

Carried

6. Business Arising from the Minutes

Moved by Councillor Coleman

Seconded by Councillor Miller

That RPT-0341-22-CT1-22-AA - 510 Brant-Waterloo Rd be deferred to the subsequent Planning and Development Committee meeting.

Carried

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

7.1 RPT-0537-22- CT2-22-LG –120 Golf Links Rd

Lauren Graham, Planner, presented the telecommunication tower application. She reviewed the property location, land use designation in the Official Plan and the current zoning. L. Graham concluded with the proposal.

Tracey Pillon-Abbs, LandSquared, Agent

Tracey Pillon-Abbs appeared before Committee and briefly explained the proposal.

In response to questions, T. Pillon-Abbs advised the southern tower of the subject lands is not suitable to collate as there is no active lease on the tower and it only provides Xplornet services.

Members of the Public

None.

Committee Consideration

In response to questions, L. Graham advised the proposal has been revised and the adjacent residential land is no longer within the 135m setback.

Moved by Councillor Miller
Seconded by Mayor Bailey

That the Clerk be directed to inform Shared Tower Inc. (STC):

- a) That LandSquared on behalf of Shared Tower Inc. (STC) has completed consultation with the County of Brant and the public; and
- b) That the Telecommunication Tower as proposed at 120 Golf Links Rd is in accordance with Section 4.iii – 'Preferred Location Guidelines' of the 'Communication Tower and Communication Antenna Preferred Location Protocol (2020)'.

Carried

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

None.

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

9.1 RPT-0529-22- ZBA44-22-DN- 409 German School Road

Councillor Garneau declared a conflict on this item. (The occupant is a vendor to Councillor Garneau's spouses' firm.)

Marisa Williams, WSP, presented the zoning by-law amendment application for approval. She presented the property location, the current designation in the Official Plan, current zoning, and existing conditions. M. Williams concluded with the development proposal with the requested exemptions.

Douglas Stewart, IBI Group, Agent

Douglas Stewart appeared before the Committee and briefly outlined the application. He advised the application confirms with provincial and County policy's. He continued the issue raised of landscaping services currently operating on the property will be addressed in the application and planning policy prohibits the future severance of this property.

In response to questions, D. Stewart advised he is not aware of the future occupants, however, the operation would have to conform to the zoning of the property.

Members of the Public

James Rousom, 424 German School Rd

James Rousom appeared before the Committee and expressed his opposition for the application. He noted concern of noise, bright lights, dust, and traffic that currently occur on the subject lands. J. Rousom noted the impact on neighbours from the application and stated the application set a bad precedence.

Committee Consideration

In response to questions, M. Williams advised the subject lands are used for soil processing for landscaping. The agricultural use will continue however the landscaping activity will cease with the approval of the additional residential unit (ARU).

In response to questions, M Williams advised this application did not appear before the Agricultural Advisory Committee.

The committee discussed how the application greatly deviates from the zoning by-law as major exceptions and the potential of setting a bad precedence of future applications.

Moved by Councillor Coleman
Seconded by Councillor Bell

That Application ZBA44-22-DN from Arcadis IBI Group on behalf of Leslie Drake, Owner of lands described as Part Lots 15 & 16, Concession 2, township of South Dumfries, as in A445684 & PT2, 2R5021 Save and Except Part 1 on 2R-5021 township of South Dumfries, known as 409 German School Road, County of Brant, be approved to rezone the subject land from Agricultural (A) to Agricultural with site-specific provisions (A-189):

1. To permit an Additional Residential Unit that uses a different entrance from the municipal right-of-way as the primary dwelling unit, whereas the use of the same entrance from the municipal right-of-way as the primary dwelling unit is required;
2. To permit an Additional Residential Unit approximately 400 metres (1,312.3 ft.) from the existing principal dwelling, whereas a maximum of 40.0 metres (131.2 ft.) is permitted;
3. To permit the development area of the Additional Residential Unit to be approximately 2,264 square metres (24,369 sq. ft.), whereas a maximum of 450 square metres (4,843 sq. ft.) is permitted; and
4. All other provisions of the By-Law apply;

And to rezone a portion of the subject land from Agricultural (A) to Natural Heritage (NH);

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

- The application is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan for the Greater Golden Horseshoe (2020);
- The application conforms with the general intent of the policies of the County of Brant Official Plan (2012); and
- The application maintains the intent of the County of Brant Zoning By-Law 61-16.

Defeated

Moved by Councillor Bell
Seconded by Councillor Howes

That Application ZBA44-22-DN from Arcadis IBI Group on behalf of Leslie Drake, Owner of lands described as Part Lots 15 & 16, Concession 2, township of South Dumfries, as in A445684 & PT2, 2R5021 Save and Except Part 1 on 2R-5021 township of South Dumfries, known as 409 German School Road, County of Brant, be refused.

Carried

9.2 RPT-0064-23-ZBA1-23-DN- 655 Watts Pond Road

Dan Namisniak, Planner, presented the zoning by-law amendment application for approval. He presented the property location, proposal, the current land use designation, and current zoning. D. Namisniak concluded with the application process and next steps.

Ruchika Angrish, The Angrish Group, Agent

Ruchika Angrish appeared before Committee on behalf of Bob Phillips and briefly reviewed the application and was available for questions.

Members of the Public

None.

Committee Consideration

Moved by Mayor Bailey
Seconded by Councillor Howes

That Zoning By-Law Application ZBA1-23-DN received from J.H. Cohoon Engineering, Agent of behalf of Shirley McAllister, Owner(s) of lands known as Sub-Part Lot 1 West of Grand River, Concession 3, in the Geographic Township of South Dumfries, municipally known as 655 Watt's Pond Road, County of Brant proposing to rezone the subject lands from Agriculture (A) to Agriculture-Special Exception (A-9), in order to prohibit a residential dwelling as a permitted use on the subject lands, required to satisfy a condition of Consent Application B26-22-DN, be approved.

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

1. The Application will ensure conformity to the policies of the Growth Plan for the Greater Golden Horseshoe and consistency with the policies of *Provincial Policy Statement*.
2. The Application conforms to the policies of the Official Plan and is in keeping with the intent of the Zoning By-Law.

Carried

9.3 RPT-0065-23-ZBH3-23-SL- 238 Third Concession Road

Councillor Coleman left the meeting at 7:22 p.m.

Mat Vaughan, Director of Development Planning, briefly explained the County's holding removal provision process and that holding provisions do not require a public meeting, however the County is offering one.

Shannon Labelle, Planner, presented the zoning by-law amendment application for approval. She reviewed the property location and existing conditions, the proposal, and the current designation in the Official Plan and current zoning.

R. Angrish, The Angrish Group, Agent

R. Angrish appeared before Committee on behalf of Bob Phillips, and briefly presented the proposal and was available for questions.

Members of the Public

None.

Committee Consideration

Moved by Councillor Bell
Seconded by Councillor MacAlpine

That application ZBH3-23-SL received from J.H. Cohoon Engineering Ltd – Bob Philips, Agent on behalf of Prime-Tech Precision Inc – Gary Heikoop, Owner of lands legally known as Concession 2 Part Lot 12 Registered Plan 2R6322 Part 1 municipally known as 238 Third Concession Road, Geographic Township of Burford, County of Brant, proposing to rezone the subject lands from Heavy Industrial with a Holding Provision (h-M3) to Heavy Industrial (M3) for the purposes of 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.
- The proposed zoning change meets the requirements of By-Law 72-04.

Carried

9.4 RPT-0038-23-ZBA46-22-LG- 35 Indian Line

L. Graham, 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 current zoning. L. Graham concluded with the staff recommendation.

Lukas Hilgendag, Applicant

Lukas Hilgendag appeared before Committee and was available for questions.

Members of the Public

None.

Committee Consideration

Moved by Councillor Garneau

Seconded by Mayor Bailey

That Application ZBA46/22/LG from Bow Park Farm Inc., Owner of lands described as Concession 1 Part Lot 15, in the geographic Township of Oakland, municipally known as 35 Indian Line, County of Brant, proposing to rezone the severed lands from Agriculture (A) to Agriculture (A) with site specific provision 190 (A-190), in order to recognize the 7.5 metre height of one accessory structure and rezone the retained lands from Agriculture (A) and Natural Heritage (NH) to Agriculture (A) with site specific provision 191 (A-191) and Natural Heritage (NH) to prohibit a residential use, and to recognize the undersized farm parcel, be approved, with the following site specific provisions:

Site Specific Provision (A-190)

- To permit maximum accessory structure height of 7.5 metres, to only recognize existing accessory structures.
- All other provisions of the By-Law to apply.

Site Specific Provision (A-191)

- To prohibit a residential dwelling as a permitted use.
- To permit an undersized farm parcel will an area of approximately 24.9 hectares (61.5acres), whereas a minimum of 40 hectares (98.8 acres) is required.
- All other provisions of the By-Law to 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

10. Consent Items

10.1 Consent Items to be Approved

None.

10.2 Consent Items to be Received

None.

11. Staff Reports

None.

12. Communications

None.

13. Other Business

None.

14. In Camera

None.

15. Next Meeting and Adjournment

Pam Duesling, General Manager of Development Services, appeared before Committee and advised there are no complete planning applications to be considered at the March meeting.

Moved by Councillor Howes
Seconded by Councillor Oakley

That the March 7, 2023, Planning and Development Committee meeting be cancelled.

Carried

Committee adjourned at 7:39 p.m. to meet again on April 4, 2023, at the County of Brant Council Chambers.

Secretary