



Planning and Development Committee Minutes

Date: Tuesday, December 12, 2023
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: Connor, Vaughan, Kortleve, Almaflahi, and Allison

Councillor MacAlpine in the Chair.

1. Attendance

Attendance was taken.

2. Election of Chair and Vice Chair

Briar Allison, Deputy Clerk opened the meeting and proceeded with the election of Chair and Vice Chair.

Moved by Councillor Chambers
Seconded by Councillor Bell

That Councillor MacAlpine be appointed as the Chair of the Planning and Development Committee for 2024 and that the nominations for Chair be closed.

Carried

Moved by Councillor Oakley
Seconded by Councillor Peirce

That Councillor Howes be appointed as the Vice chair of the Planning and Development Committee for 2024 and that the nominations for Vice chair be closed.

Carried

3. Approval of Agenda

Moved by Councillor Oakley
Seconded by Councillor Garneau

That the agenda for the December 12, 2023 Planning and Development Committee be approved.

Carried

4. Declaration of Pecuniary Interests

None.

5. Delegations / Petitions / Presentations

None.

6. Adoption of Minutes from Previous Meetings

6.1 Planning and Development Committee Minutes of November 14, 2023

Moved by Councillor Peirce
Seconded by Councillor Miller

That the minutes from the November 14, 2023 Planning and Development Committee be approved.

Carried

7. Business Arising from the Minutes

None.

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

8.1 ZBA5-PS1-23-DN 245 Oakland Road

Kayla DeLeye, Planner, presented

Kayla DeLeye, Planner, appeared before Committee and presented the zoning by-law amendment application and draft plan of subdivision for information purposes. She presented the property location and existing conditions, the current designation in the Official Plan and the current zoning classification. K.DeLeye presented the overall development proposal as well as the specific zoning and plan of subdivision development proposal. She noted supporting documents of the application and key considerations and concluded with the current stage in the process.

In response to questions, K. DeLeye advised the Ministry of Transportation (MTO) has identified traffic access as a concern and are not in support of the proposed location of street A and C.

Tyler Kawell, ISP, Agent

Tyler Kawell appeared before Committee and presented on behalf of the applicant. He noted several supporting materials have been submitted and provided the area context and site description. T. Kawell noted the current designation in the Official Plan including natural heritage system features and development constraints as well as the current zoning classification. He presented the development concept, draft plan of subdivision, zoning by-law amendment, zoning compliance and planning policy context.

In response to questions, T. Kawell advised the county will see financial relief through the proposed private well and septic systems and the proposed development is consistent with the surrounding community. He advised a pumping test was completed and results will be provided to staff.

In response to questions, T. Kawell advised a noise assessment was completed and is being reviewed by staff that proposes an outdoor sound barrier for lots abutting highway 24.

Members of the Public

Robert Anjema, 243 Oakland Rd

Robert Anjema appeared before Committee and noted his opposition to the proposal. He noted concern of protecting natural heritage lots, lack of walking routes and sidewalks, privacy, light pollution and noise from increased traffic.

Maureen Jones, 237 Oakland Rd

Maureen Jones appeared before Committee noting her objection to the proposal and expressed concern for wildlife.

Marge Phillips, 13 Church St E

Marge Phillis appeared before Committee and expressed concern for the availability of telecommunication services in relation to the proposal.

Tracey Maguire, 249 Oakland Rd

Tracey Maguire appeared before Committee and expressed her opposition to the proposal noting it is not in like with the community of Scotland.

Braeden Mars, 13 Queen St S

Braeden Mars appeared before Committee noting his opposition of the proposal and expressed concern for school capacity.

Sabrina Heart, 6 Scott Court

Sabrina Heart appeared before Committee and expressed opposition to the proposal noting school capacity, traffic, telecommunication servicing, and water table capacity are of concern.

Committee Consideration

Councillor Chambers requested staff be directed to gather additional information regarding access points to highway 24 and environmentally protected lots.

Moved by Mayor Bailey
Seconded by Councillor Oakley

That the Zoning By-Law Amendment and Draft Plan of Subdivision application proposing to facilitate the development of a residential subdivision within the Secondary Settlement Area Boundary of Scotland, consisting of 37 lots, blocks for open space, stormwater management, municipal roadways, and environmental protection be received as information and any comments/ submissions regarding this application be referred to staff for review.

Carried

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

None.

10. Consent Items

10.1 Consent Items to be Approved

None.

10.2 Consent Items to be Received

None.

11. Staff Reports

11.1 RPT-0493-23 Site Plan Control Process and By-Law Update

In response to questions, Brandon Kortleve, Planner, advised several tools are available to mitigate site plan control in proposals of 10 units or less. B. Kortleve also advised a forthcoming delegated authority by-law will designate staff as the approval authority of site plans as mandated by the province; staff will notify Council by threshold for comment.

Moved by Councillor Coleman
Seconded by Councillor Bell

That report RPT-0493-23 Site Plan Control Process and By-Law Update be received as information; and

That Council endorse the updated site plan control framework as recommended in the report including the use of a site plan agreement template;

And that a new site plan control by-law that repeals and replaces by-law 157-03 be prepared and presented to Council for approval.

Carried

11.2 RPT-0494-23 Municipal Civic Addressing Policy

Moved by Councillor Peirce
Seconded by Councillor Kyle

That Report 0494-23 Municipal Civic Addressing Policy be received as information;

And that the updated Municipal Civic Addressing Policy be approved, replacing the existing DVS-005-003;

And that a new Civic Addressing By-law, that repeals by-law 42-00, as amended, be prepared and presented to Council for approval.

Carried

11.3 RPT-0495-23 Development Planning 2023 Year End Update

Mat Vaughan, Director of Development Planning, appeared before Committee and presented the Development Planning 2023 year end update. He presented application and pre-consultation statistics and analytics. M. Vaughan noted planning applications are projected to remain stable; pre-consultation meetings have nearly doubled in 2023; interest in new development applications in the industrial, commercial, institutional, and residential sectors across the County; and a possible flexible Provincial Policy Statement (PPS).

In response to questions, M. Vaughan advised 5500-5600 units are awaiting registration and that development will begin as servicing begins available throughout the County.

Councillor Peirce, Bell, and Mayor Bailey requested staff be directed to provide a map identifying all planning applications and their stage in the process, forecasted population growth, and affordable and attainable units in the form of a Friday File.

Moved by Mayor Bailey
Seconded by Councillor Peirce

That report RPT-0495-23 Development Planning 2023 Year End Update be received as information.

Carried

12. Communications

None.

13. Other Business

None.

14. In Camera

None.

15. Next Meeting and Adjournment

Committee adjourned at 7:35 p.m. to meet again on January 9, 2023 at the County of Brant Council Chambers.

Secretary