



Planning and Development Committee Minutes

Date: Tuesday, February 13, 2024
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: Duesling, Vaughan, Kortleve, Hallema, and Allison

Councillor MacAlpine in the Chair.

1. Attendance

Attendance was taken.

2. Approval of Agenda

Moved by Councillor Peirce
Seconded by Councillor Oakley

That the agenda for the Planning and Development Committee meeting of February 13, 2024 be approved.

Carried

3. Declaration of Pecuniary Interests

None.

4. Delegations / Petitions / Presentations

None.

5. Adoption of Minutes from Previous Meetings

5.1 Planning and Development Committee Minutes of January 9, 2024

Moved by Councillor Oakley
Seconded by Councillor Bell

That the minutes from the January 9, 2024 Planning and Development Committee meeting be approved.

Carried

6. Business Arising from the Minutes

None.

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

7.1 CT4-23-HH 525 Scenic Road

Haylee Hallema, Planner

Haylee Hallema, Planner, appeared before the Committee and was available for questions.

Lucas Cuff, Fontur International Inc., Agent

Lucas Cuff, Fontur International Inc., appeared before the Committee and presented the telecommunication tower application. He presented on Signum Wireless Corporation, wireless networks, new towers, the proposed location, the proposed location in relation to existing towers, public consultation, photo simulations, Safety Code 6, Radiofrequency Spectrum, and concluded with tower aesthetics.

In response to questions, L. Cuff advised a mapping of the telecommunication area identifying gaps in network coverage will be provided.

Members of the Public

None.

Committee Consideration

Moved by Councillor Coleman
Seconded by Councillor Oakley

That the telecommunications tower application proposing to establish a 50-metre tall, self support telecommunication structure, situated within a 3m x 3m area, 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 Receive Information from the Public

None.

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

9.1 RPT-0164-24 Technical Amendments to Comprehensive Zoning By-Law 61-16 (Housekeeping)

Brandon Kortleve, Planner

Brandon Kortleve, Planner, appeared before the committee and provided a background of the report.

Members of the Public

None.

Committee Consideration

In response to questions, B. Kortleve advised a communication campaign on parking and driveway widening will be used as a tool to educate and inform the public.

Moved by Councillor Peirce
Seconded by Mayor Bailey

That report RPT-0164-24 Technical Amendments to Comprehensive Zoning By-Law 61-16 (Housekeeping) be received as information; and

That Zoning By-Law Amendment file ZBA1-24-BK, initiated by the County of Brant for general housekeeping purposes, as further outlined in this report, be approved; and

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

1. The amendments will improve conformity with the policies of the Growth Plan for the Greater Golden Horseshoe,
2. The amendments will improve consistency with the policies of the Provincial Policy Statement,
3. The amendments conform with the policies of the County of Brant Official Plan (2012) and will improve implementation of said policies, and
4. The amendments are in keeping with the intent of the County of Brant Comprehensive Zoning By-Law and will improve its overall administration;

And that an amending by-law to By-law 61-16 be prepared and presented to Council.

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. Committee Reports

12.1 Agricultural Advisory Committee Report of January 29, 2024

Moved by Councillor Coleman
Seconded by Councillor Howes

That the Agricultural Advisory Committee Report of January 29, 2024 be approved including the following recommendations:

- That Member Hodge be appointed as the Chair of the Agricultural Advisory Committee for 2024 and that the nominations for Chair be closed.
- That Member R. Miller be appointed as Vice Chair of the Agricultural Advisory Committee for 2024 and that nominations for Vice Chair be closed.
- That the Agricultural Advisory Committee has concerns regarding Application Number ZBA16-23-ES, located at 1760 Colborne Street East, and THAT the following comments be referred to the staff report for this application:
 - The proposed Bulk Water Sales Establishment does not qualify as an agriculturerelated use under provincial guidelines.
 - Use does not exclusively or primarily serve farming operations.
 - The proposed use and request to rezone for a severance is not secondary to the farm operation on site.
 - The proposal seeks to introduce incompatible non-farm development in the agricultural area.
 - The proposed rezoning seeks to fragment farmland.
 - The use is not keeping with the policies of the PPS, Growth Plan, Official Plan or Zoning By-law.
- That the Agricultural Advisory Committee meet on the final Monday of the month at 9:00 am in the County of Brant Council Chambers.
- That the County of Brant Roads Department work together with the Ontario Federation of Agriculture (OFA), Christian Farmer Federation of Ontario (CFFO), and other partners, for improved road signage that communicates the usage of the travelled portion of roads by farm implements.

Carried

13. Communications

None.

14. Other Business

None.

15. In Camera

None.

16. Next Meeting and Adjournment

Committee adjourned at 6:33 p.m. to meet again on March 12, 2024 at the County of Brant Council Chambers.

Secretary