

## **PLANNING ADVISORY COMMITTEE**

County Council Chambers  
Wednesday, December 19, 2007  
7:35 p.m.

**Present:** Mayor Eddy, Councillors Wheat, Schmitt, Simons, Haggart, Powell, Atfield, Chambers, Hodge, Coleman and Gatward

**Staff:** Johnston, Pomponi, Davidson and Boyd

### **ELECTION OF CHAIR AND VICE-CHAIR**

Councillor Chambers suggested that the Committee rotate the Chair position throughout the year to provide each member with the opportunity and experience. There being no seconder, the motion was lost.

Councillor Wheat nominated Councillor Chambers for the position of Chair of the Planning Advisory Committee. Councillor Atfield seconded and Councillor Chambers accepted the nomination.

Moved by – Councillor Wheat  
Seconded by – Councillor Atfield

That Councillor Robert Chambers be appointed Chair of the Planning Advisory Committee.

.Carried

Councillor Gatward nominated Councillor Hodge for the position of Vice-Chair of the Planning Advisory Committee. Councillor Powell seconded and Councillor Hodge accepted the nomination.

Moved by – Councillor Gatward  
Seconded by – Councillor Powell

That Councillor Kevin Hodge be appointed Vice-Chair of the Planning Advisory Committee.

.Carried

Discussion was held regarding the suggestion that the position of Chair for the public hearings portion of the meetings be rotated. Staff was directed to provide input on this suggestion for consideration at the next meeting.

### **APPROVAL OF AGENDA**

The Planning Advisory Committee agenda for December 19, 2007 was accepted with additions.

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**MINUTES**

Moved by – Councillor Coleman  
Seconded by – Councillor Hodge

That the Planning Advisory Committee minutes of November 21, 2007 be approved.

.Carried

**PUBLIC HEARINGS UNDER THE PLANNING ACT**

1. **ZBA 36/07/MP – PART LOT 9, RANGE 1, NHR, GEOGRAPHIC TOWNSHIP OF BRANTFORD**

In the matter of an application from Gowling Lafleur Henderson, agent for 1664531 Ontario Inc., applicant for Part Lot 9, Range 1, NHR, County of Brant in the geographic Township of Brantford, located along Madden Road and Colborne Street East. The applicant is proposing to rezone the lands from Agricultural (A) to Agricultural with an exception (A-9) to prohibit a dwelling. The application is being made to fulfill a condition of approval imposed by the Committee of Adjustment for severance applications (B44/07 & B45/07).

Mark Pomponi, Chief Planning Official, stated that notice of this application was given on November 22, 2007 to concerned agencies and assessed persons of property within 120m of the subject lands by first class mail and by posting a notice on the property. Correspondence was received as follows:

Public Works – No objections.

Planning Staff Report – Recommending approval.

**David Tang, Agent**

Mr. Tang reviewed that this application facilitates an approved severance and would ensure that the subject lands continue as farmland and are not developed for residential use. He supported staff's recommendation.

**Committee Consideration**

Moved by – Councillor Schmitt  
Seconded by – Councillor Simons

That application ZBA 36/07/MP from Gowling Lafleur Henderson, agent for 1664531 Ontario Inc., applicant for Part Lot 9, Range 1, NHR, County of Brant in the geographic Township of Brantford, located at 89 Madden Road and 1642 Colborne Street East to rezone the lands from Agricultural (A) to Agricultural with an exception (A-9) to prohibit a dwelling **be approved** to facilitate the severing of one parcel as a surplus farm dwelling and one parcel as a lot addition.

.Carried

**REQUEST FOR LIFTING OF THE HOLDING PROVISION FROM ZONING BY-LAW ZBH3/07 (BRANT-HALDIMAND-NORFOLK CATHOLIC DISTRICT SCHOOL BOARD), BLOCK 155, PLAN 2M-1893, GEOGRAPHIC TOWN OF PARIS**

Marcus Davidson, Planner, reviewed this application, noting that there are a number of minor modifications to be made to the site plan and that if these are not addressed, an addendum report would be presented to the January 8, 2008 Council meeting.

**John Wiacek, Trepanier Variety, Agent**

Mr. Wiacek supported staff's recommendation.

**Committee Consideration**

Moved by – Mayor Eddy  
Seconded by – Councillor Gatward

That for lands designated as Block 155, Plan 2M-1893, located on Grandville Circle, County of Brant in the geographic Town of Paris, the removal of the holding 'h' provision be undertaken upon the signing of the associated development agreement;

And that Council approve the lifting of the holding 'h' provision from the zoning by-law and adopt the by-law permitting the institutional development of these lands.

.Carried

**CONSENT ITEMS RECEIVED AS INFORMATION**

Moved by – Councillor Coleman  
Seconded by – Councillor Hodge

That the following consent items be received as information:

- i. Accessibility Advisory Committee Minutes of November 19, 2007;
- ii. County of Brant Heritage Committee Minutes of December 6, 2007.

.Carried

Councillor Haggart requested that the Paris Soccer Club site plan be referred to Committee for consideration.

In response to a question, Councillor Atfield advised that during the Accessibility Advisory Committee's tour of the Burford Library, it was suggested that the door between the community room and the washrooms be removed for ease of access.

Moved by – Councillor Hodge  
Seconded by – Councillor Gatward

That the following recommendation of the County of Brant Heritage Committee be approved:

- i. That the County of Brant Heritage Committee recognize a total of six heritage properties in February, with a framed certificate of merit and a possible framed photo of the property, subject to budget restrictions.

.Carried

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**PROPOSED FINAL BUILT BOUNDARY FOR THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006**

Marcus Davidson, Planner, indicated that the Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006 was forwarded to staff in November for review. Copies of the mapping overlaid onto aerial photographs and the methodology have been provided for Committee's review. Mr. Davidson reported that all areas of the County's Official Plan that have a Hamlet Residential designation are included in the mapping as "undelineated built-up areas", which are smaller, unserviced or partially serviced settlement areas with limited capacity to accommodate growth. Three areas (Burford, Paris and St. George) have been included as "delineated built boundaries", based on the Province's methodology for areas that house over 400 residential units, have full municipal servicing and have capacity to support intensification and future growth. Mr. Davidson reported that staff is of the position that the Burford area should not be included as a delineated built boundary, since it does not have full municipal servicing and therefore has limited potential for intensification.

David Johnston, Director of Development Services, reviewed that a key policy of the Growth Plan for the Greater Golden Horseshoe specifies that by 2015 a minimum of 40% of new residential development must occur within the delineated built boundaries. He suggested that although some intensification may be accommodated in the Paris and St. George areas, if Burford is included, there may be pressure to intensify development in that area which cannot be accommodated without full municipal services. It is staff's suggestion that Burford be included as an undelineated built-up area. Mr. Johnston noted that several municipalities are pursuing an amendment to reduce the intensification requirements.

In response to questions, Mr. Davidson reviewed that on the mapping provided, the larger shaded areas represent the Provincial Settlement Areas and the smaller, hatched areas surrounding existing development represent the delineated built boundary. It is within the delineated built boundaries that the intensification targets must be met.

Discussion was held regarding whether or not a request should be made to have Cainsville included as a delineated built boundary, noting that there are a significant number of residential units, most of which are on full services and with opportunities for intensification and future growth. In response to a question, Mr. Johnston suggested that although this area may not meet the number of residential units target, having this area included may be advantageous in terms of future development plans and intensification opportunities.

Moved by – Councillor Atfield  
Seconded by – Councillor Hodge

That the report "Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006" be received as information, supporting the request for the reallocation of the Burford settlement area from a delineated built boundary to an undelineated built-up area.

.No Vote – Amendment Follows

Moved by – Mayor Eddy  
Seconded by – Councillor Wheat

That the report 'Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006' be amended for submission to the Ministry of Public Infrastructure Renewal to include a request to reallocate the Cainsville settlement area from an undelineated built-up area to a delineated built boundary.

.Carried

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Chair Chambers then presented the following motion, as amended:

“That the report ‘Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006’ be received as information, supporting staff’s proposal to request the reallocation of the Burford settlement area from a delineated built boundary to an undelineated built-up area, as amended to include a request to reallocate the Cainsville settlement area from an undelineated built-up area to a delineated built boundary”.

.Carried

### **OTHER BUSINESS**

1. The Director of Development Services advised that an information report summarizing and commenting on input received at the November 12, 2007 meeting will be distributed this week for consideration in conjunction with report CD-07-145 “Summary Report on Area Studies – November 2007” and its recommendations at the special Corporate Development Committee meeting on Monday, January 7, 2008.
2. Mayor Eddy requested that discussion be held on potential future development in Cainsville and/or Brant East with respect to the City of Brantford / County of Brant boundary negotiations and the City’s proposed requirement that the County provide delineation of the Cainsville settlement area. In discussion, it was suggested that it would be inappropriate for the County to determine a specific settlement boundary without public consultation, which is currently underway through the Official Plan review and that the limiting factor for development would be the volume of additional water negotiated. Councillor Haggart reviewed that all members of Council were encouraged to submit their comments on the proposed boundary adjustment to the C.A.O. for review by the Negotiating Committee. A revised position would then be presented by the Committee to County Council for consideration before moving forward with further City/County negotiations.

In response to a question, David Johnston, Director of Development Services, advised that the next round of open houses / public meetings for the Official Plan Five-Year Review would be scheduled for late January / early February. He noted that the next step is to consider proposed population distributions within the County. Such factors as Provincial growth projections, Provincial Policy Statements, Council’s established development priority in Southwest Paris and public input received through the update of the Official Plan will all influence the final population distribution and land requirements.

### **NEXT MEETING**

The Committee adjourned at 8:55 p.m. to meet again on Wednesday, January 16, 2008, 7:00 p.m. at the County Council Chambers.

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Secretary