

## PLANNING ADVISORY COMMITTEE

### MINUTES

County Council Chambers  
7 Broadway Street West, Paris  
Wednesday, April 15, 2009  
7:00 p.m.

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

**Staff:** Pomponi, Stone, Davidson and Lehmann

**Regrets:** Councillor Haggart

Councillor Schmitt in the Chair.

### **APPROVAL OF AGENDA**

Moved by – Councillor Coleman  
Seconded by – Mayor Eddy

That the Planning Advisory Committee agenda and addendum for April 15, 2009 be approved, with additions.

.Carried

### **MINUTES**

Moved by – Councillor Wheat  
Seconded by – Councillor Gatward

That the Planning Advisory Committee meeting minutes of March 18, 2009, be approved, as printed.

.Carried

1. **ZBA27/08/ LOTS 39 TO 55 INCLUSIVE AND PART OF LOT 38, WEST OF MILL RACE AND EAST OF ELM STREET, LOTS 1 TO 10 INCLUSIVE, WEST OF ELM STREET, PART OF ELM STREET, PART OF THE MILL RACE AND LOT 1, BLOCK 57, REGISTERED PLAN 492, COUNTY OF BRANT, FORMER TOWN OF PARIS, 80 WILLOW STREET**

In the matter of an Application received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and part of Lot 38, west of the Mill Race and east of Elm Street, Lots 1 to 10 inclusive, west of Elm Street, part of Elm Street, part of the Mill Race and Lot 1, Block 57, Registered Plan 492, County of Brant, former Town of Paris, 80 Willow Street, to rezone these lands to change the present Residential Second Density (H-SR2-21) Zone to Residential Multiple First Density (H-SR4-\_\_) Zone in order to permit a freehold, common elements plan of condominium.

Mr. Steve Stone, Senior Planner, reported that the Applicant is proposing to redevelop the subject property for a 112 lot subdivision in the form of block rowhouses. He advised that the Applicant is proposing to redevelop the subject property for a Condominium Corporation, who will retain responsibility for the ongoing maintenance of on-site infrastructure, roads and amenity areas. The Senior Planner further advised that the Applicant is proposing to change the present Residential Second Density (H-SR2-21) Zone to a Residential Multiple First Density (H-SR4-\_\_) Zone.

The Senior Planner reported that the subject property is situated in the North Paris Settlement Area and is designated in part as Medium Density Residential. He noted that the entire site has an approximate frontage of 212 metres along Willow Street and has an approximate gross area of 2.7 hectares. With regard to servicing, the Senior Planner reported that the subject property will be serviced via the County's sanitary service and water supply systems within the Willow Street road allowance.

With respect to comments received, the Senior Planner reviewed the following:

#### Community Services Department

- Requesting that trail be developed as an easement and will not requesting ownership;
- Access to Elm St. required for residents to access the playground area at Two Rivers Stadium Park;
- Request that trail be developed during Phase 1 of the project;
- Trail to be constructed with granular stone base and finished with stone dust, as per GRCA trail development standards and in concurrence with the Trails Master Plan;
- All other requests (such as widening trail access from Willow Street) as previously stated

The Senior Planner noted that given the comments received from the Community Services Department, Condition 6(c) and Condition 31 of the Draft Plan Approval for the Plan of Subdivision would need to be amended to reflect the comments.

#### Public Works Department

- The County has maintained the current water and wastewater allocation for this property at a capacity for an equivalent to 39 single detached residential units;
- A mechanism will need to be implemented to ensure that no further allocation of water and wastewater capacity be allotted to this development at this time;
- Condition 24(n) does not need to be included in the Conditions of the Draft Plan Approval for the Plan of Subdivision;
- The hydro-geological investigation in Condition #11(h) and Condition #24(k) has been changed to an "if required" as it may not be needed to fulfill the Ministry of the Environment's requirements for the Record of Site Condition.

With respect to the financial contribution to the Willow Street upgrades, as noted in Condition 29 of the Draft Plan Approval for the Plan of Subdivision, the Senior Planner reported that the Public Works Department has requested that the condition be split into two separate conditions, to read as follows:

*"Condition #29(a): Given that the County does not have at this time a Development Charges By-Law that reflects the capital cost of the infrastructure required to provide full*

*municipal services for the Development, the Developer shall be solely and fully responsible for paying their proportionate share for all servicing costs related to the provision of such full municipal services for the Development. The detail of this Developer funding shall be to the complete satisfaction of the County and shall be included in one or more agreements with the County”; and*

*“Condition #29(b): Such payment shall include, but is not limited to, the Developer's proportionate share of the cost of the Willow Street Sewage Pumping Station and related conveyance system and shall be paid prior to the issuance of Building Permits”*

### Members of the Public

The Senior Planner reported that members of the Public have expressed concern with respect to, among other things, traffic congestion and density issues.

- **Committee Questions and Comments**

In response to a question, the Senior Planner reported that an informal open house was hosted by the Applicant, at the Fire Administration Building in Paris and that the open house was attended by several neighbouring residents. He noted that although the matter of traffic congestion was raised with the Public Works Department, Public Works staff has noted that they are of the opinion that through their analysis, the traffic issues on Willow Street will not be exacerbated by the proposed development.

- **Mr. Bob Phillips, J.H. Cohoon Engineering Ltd. – Agent for the Applicant**

Mr. Phillips provided a power point presentation to Committee and discussed the following:

- Development Concept of 112 Units;
- Three Planning Act Applications: Plan of Subdivision, Plan of Common Elements Condominium and Zoning By-law Amendment;
- Property Details;
- Comments Received from Community Services and Public Works Department;
- Landscape Plan

- **Committee Questions and Comments**

In response to questions and comments, Mr. Phillips reviewed the size and layout of the proposed back yards, the existing characteristics of the surrounding area and parking. Mr. Phillips noted that there are 256 available parking spaces included in the proposed development, inclusive of garage parking space. He further noted that this number is in excess (by approximately 50%) of the County's Zoning By-law as it relates to parking.

Committee discussion focused on stormwater management, parkland dedication, the colour and design of the proposed structures, protection for and from the Grand River, flood protection, setbacks, unit elevation and reverse-crown drainage systems.

- **Public Questions and Comments**

Mr. M. Osborne – 31 Elm Street, Paris

Mr. Osborne expressed his opposition to the application and noted that he has concerns with respect to density, incompatibility with the existing characteristic of the area, lack of parkland dedication and soil contamination. In response to a question from Mr. Osborne, it was noted that any time the County is provided with cash in lieu of parkland dedication, those funds are not utilized for any other purpose than to enhance facilities.

Mr. J. Timon – 74 William Street, Paris

Mr. Timon expressed concern with respect to increased traffic, decreased water pressure, potential winter maintenance issues and the potential impact on policing in the area that could each arise as a result of an increase in residential units, as is proposed by the application. Mr. Timon expressed his opinion that the application does not include an adequate park and is incompatible with the existing characteristics of the area.

Ms. J. Haynes – 34 Walnut Lane, Paris

Ms. Haynes expressed concern with respect to soil contamination, water pressure, density, employment lands to accommodate the 112 residential units and traffic issues.

Ms. R. Seitz – 89 Walnut Lane, Paris

Ms. Seitz expressed concern with respect to traffic, water pressure, water quality and public school capacity in the area.

- **Mr. Bob Phillips, J.H. Cohoon Engineering Limited – Agent for the Applicant**

In response to questions and comments submitted by members of the Public, Mr. Phillips discussed the following:

Soil Conditions

Mr. Phillips reported that all outstanding environmental issues, namely soil conditions, have been remedied and that the property owners recently filed the final record of site condition with the Ministry of the Environment.

Parkland

Mr. Phillips reported that the subject property is adjacent to the Syl Apps Community Centre and that ample parkland space is available at that location.

Traffic

Mr. Phillips noted that traffic impact studies have been undertaken and expressed his opinion that all traffic issues have been addressed via previous applications and studies.

### Water Pressure

Mr. Phillips reported that via circulation of the application, the Public Works Department has not identified any concerns with respect to water pressure in the subject location.

### Density

Mr. Phillips advised that the proposed development is consistent with the current County of Brant Official Plan, that it meets the density requirements of same and is supported by Provincial Policy Statement and Places to Grow legislation.

### Public School Capacity

Mr. Phillips reported that via circulation of the application, the pertinent School Boards have raised no objections, nor provided any concerns.

### ● **Committee Questions and Comments**

Members of Committee expressed concern with respect to the absence of parkland within the proposed development. Councillor Simons requested that dedicated parkland be included in the design, in a location central to all units.

Discussion was held with respect to the record of site condition filed with the Ministry of the Environment, correspondence received from the Grand River Conservation Authority, "100 Year Storm" events, water runoff rates and storm sewer outlets.

With respect to the Grand River Conservation Authority, Mr. Phillips noted that the Authority has indicated that they have no objection to the application proceeding to the Committee level.

### ● **Committee Consideration**

Further discussion was held with respect to the Grand River Conservation Authority, parkland, storm water management and density.

Moved by – Councillor Simons  
Seconded by – Councillor Powell

That the consideration of the Application for Plan Subdivision File No. PS5/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for a 112 parcels of tied land subdivision in the form of block rowhouses, **be deferred**, until such time as the County has received confirmation from:

- a) the Grand River Conservation Authority that all pertinent conditions and concerns have been satisfied; and
- b) the agents for the Applicant that the draft site plan has been amended to include dedicated parkland;

And that the consideration of the Application for Plan of Common Elements Condominium File No. CDM1/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for common elements condominium in the form of internal roads and outdoor amenity areas, **be deferred**, until such time as the County has received confirmation from:

- a) the Grand River Conservation Authority that all pertinent conditions and concerns have been satisfied; and
- b) the agents for the Applicant that the draft site plan has been amended to include dedicated parkland;

And that the consideration of the Application for Zoning By-law Amendment File No. ZBA27/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, County of Brant, in the former Town of Paris, located at 80 Willow Street, wherein it is proposed to rezone these lands to change the present Residential Second Density (H-SR2-21) Zone to Residential Multiple First Density (H-SR4-\_\_\_) Zone in order to permit a freehold parcels of tied land subdivision and a common elements plan of condominium, **be deferred**, until such time as the County has received confirmation from:

- a) the Grand River Conservation Authority that all pertinent conditions and concerns have been satisfied; and
- b) the agents for the Applicant that the draft site plan has been amended to include dedicated parkland

**.No Vote – Amending Motion Follows**

Moved by – Councillor Chambers  
Seconded by – Councillor Wheat

That the following clause be removed from the motion to defer:

- “a) the agents for the Applicant that the draft site plan has been amended to include dedicated parkland”*

.Carried

Moved by – Councillor Simons  
Seconded by – Councillor Powell

That the consideration of the Application for Plan Subdivision File No. PS5/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for a 112 parcels of tied land subdivision in the form of block rowhouses, **be deferred**, until such time as the County has received confirmation from the

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Grand River Conservation Authority, that all pertinent conditions and concerns have been satisfied;

And that the consideration of the Application for Plan of Common Elements Condominium File No. CDM1/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for common elements condominium in the form of internal roads and outdoor amenity areas, **be deferred**, until such time as the County has received confirmation from the Grand River Conservation Authority that all pertinent conditions and concerns have been satisfied; and

And that the consideration of the Application for Zoning By-law Amendment File No. ZBA27/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, County of Brant, in the former Town of Paris, located at 80 Willow Street, wherein it is proposed to rezone these lands to change the present Residential Second Density (H-SR2-21) Zone to Residential Multiple First Density (H-SR4-\_\_\_) Zone in order to permit a freehold parcels of tied land subdivision and a common elements plan of condominium, **be deferred**, until such time as the County has received confirmation from the Grand River Conservation Authority that all pertinent conditions and concerns have been satisfied.

**.Defeated**

Moved by – Councillor Wheat

Seconded by – Councillor Gatward

That the consideration of the Application for Plan Subdivision File No. PS5/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for a 112 parcels of tied land subdivision in the form of block rowhouses, **be approved**, subject to conditions;

And that the consideration of the Application for Plan of Common Elements Condominium File No. CDM1/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for common elements condominium in the form of internal roads and outdoor amenity areas, **be approved**, subject to conditions;

And that the consideration of the Application for Zoning By-law Amendment File No. ZBA27/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, County of Brant, in the former Town of Paris, located at 80 Willow Street, wherein it is proposed to rezone these lands to change the present Residential Second Density

(H-SR2-21) Zone to Residential Multiple First Density (H-SR4-\_\_\_) Zone in order to permit a freehold parcels of tied land subdivision and a common elements plan of condominium, **be approved**.

**.No Vote – Tabling Motion Follows**

Moved by – Councillor Chambers  
Seconded by – Councillor Atfield

That the consideration of the Application for Plan Subdivision File No. PS5/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for a 112 parcels of tied land subdivision in the form of block rowhouses, **be tabled**, to allow County Planning staff to liaise with the agents for the Applicant, in an effort to further explore design considerations with respect to traffic, storm water management, density and parkland concerns;

And that the consideration of the Application for Plan of Common Elements Condominium File No. CDM1/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, in the former Town of Paris, in the County of Brant, located at 80 Willow Street, wherein it is proposed to redevelop a portion of this property for common elements condominium in the form of internal roads and outdoor amenity areas, **be tabled**, to allow County Planning staff to liaise with the agents for the Applicant, in an effort to further explore design considerations with respect to traffic, storm water management, density and parkland concerns;

And that the consideration of the Application for Zoning By-law Amendment File No. ZBA27/08 received from J.H. Cohoon Engineering Ltd., agent for Stirling Bridge, applicant of Lots 39 to 55 inclusive and Part of Lot 38, West of Mill Race and East of Elm Street, Lots 1 to 10 inclusive, West of Elm Street, Part of Elm Street, Part of the Mill Race and Lot 1, Block 57, Registered Plan 492, County of Brant, in the former Town of Paris, located at 80 Willow Street, wherein it is proposed to rezone these lands to change the present Residential Second Density (H-SR2-21) Zone to Residential Multiple First Density (H-SR4-xx) Zone in order to permit a freehold parcels of tied land subdivision and a common elements plan of condominium, **be tabled**, to allow County Planning staff to liaise with the agents for the Applicant, in an effort to further explore design considerations with respect to traffic, storm water management, density and parkland concerns.

.Carried

In response to a question, the Senior Planner noted that the application would be resubmitted to Committee within two meeting cycles.

The Committee recessed at 8:40 p.m. and reconvened at 8:45 p.m.

2. **ZBA7/09/MD PART LOT 8, RANGE 1, EMPR, COUNTY OF BRANT, GEOGRAPHIC TOWNSHIP OF BRANTFORD, LOCATED ON MT. PLEASANT ROAD**

In the matter of an Application received from J.H. Cohoon Engineering Ltd., agent for Raymond Borsuk, owner of Part Lot 8, Range 1, EMPR, County of Brant, in the

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**geographic Township of Brantford, located on Mt. Pleasant Road, to rezone a portion of the subject lands from Agricultural (A) to Village Residential with a special exception (VR-30), to create a minimum front yard setback of 20.0 metres for a single detached dwelling.**

Mr. Marcus Davidson, Senior Planner, reported that the Applicant received provisional approval for the creation of two lots along Mt. Pleasant Road and that the subject application seeks to satisfy a condition of the provisionally approved lots.

With regard to the County of Brant Official Plan, the Senior Planner reported that the subject property is designated as Hamlet Residential and that the provisionally approved severances are permitted within the context of the Official Plan.

With respect to the County Zoning By-law, the Senior Planner reported that the proposed lot is currently zoned Agricultural and that as a condition of severance the lands were required to be rezoned to Village Residential, with a special exception that would require an increased front yard setback of 20.0 metres, whereas the Zoning By-law requires 9.0. He noted that this modification to the zoning requirements will ensure that any newly constructed residences are in keeping with the character of the surrounding residential area.

- **Committee Questions and Comments**

In response to a question, the Senior Planner noted that at this point in time, the Committee is simply being asked to consider a rezoning request and that any additional requests would be subject to further planning applications.

- **Mr. Rob van Poorten, J.H. Cohoon Engineering Limited – Agents for the Applicant**

Mr. van Poorten reviewed the history of the subject property, the size and location of the lots, setback information and a concept plan of any potential future development.

- **Committee Questions and Comments**

None.

- **Public Questions and Comments**

None.

- **Committee Consideration**

Moved by – Councillor Coleman  
Seconded by – Councillor Hodge

That Application No. ZBA7/09/MD received from J.H. Cohoon Engineering Limited, agent for Raymond Borsuk, owner of Part Lot 8, EMPR, Range 1, 31 Burton Avenue, former Township of Brantford, to change the present zoning on the subject lands from Agricultural (A) to Village Residential with a special exception (VR-30) to create a minimum front yard setback of 20.0 metres for a single detached dwelling unit **be approved.**

.Carried

3. **ZBA8/09/MD PART LOTS 11 AND 12, CONCESSION 1, COUNTY OF BRANT, FORMER TOWN OF PARIS, LOCATED AT 239 MILE HILL ROAD**

**In the matter of an Application received from J.H. Cohoon Engineering Ltd., agent for Harold Edgar, owner of Part Lots 11 and 12, Concession 1, County of Brant, former Town of Paris, located at 239 Mile Hill Road, to rezone the subject lands from Agricultural Restrictive (AR) to Agricultural Restrictive with a special exception (AR-6) to prohibit the establishment of any dwellings.**

The Senior Planner reported that the Applicant proposes to rezone the subject property to an Agricultural Restrictive with a special exception (AR-6), which would prohibit the erection of a dwelling on the subject lands.

With respect to the County of Brant Official Plan, the Senior Planner advised that the subject property is located within the Urban Settlement Area of the Town of Paris and is designated as Agricultural and Steep Slope and Flood Prone Area with a future growth arrow.

With regard to the County Zoning By-law, the Senior Planner noted that the proposed lot is currently zoned Agricultural Restrictive and that the Applicant has received provisional approval of a lot along the Mile Hill Road. As a condition of that severance, the Senior Planner reported that the lands must first be rezoned to prohibit a dwelling unit.

The Senior Planner reported that the agents for the Applicant have submitted a request for a reduction in the application fees for this application. He noted that it is the opinion of County Planning staff that a reduction of fees is not appropriate, given that the procedure is the same as is used in other severance applications to remove a surplus farm dwelling.

- **Committee Questions and Comments**

None.

- **Mr. Rob van Poorten, J.H. Cohoon Engineering Limited - Agents for the Applicant**

Mr. Rob van Poorten reviewed the draft plan of subdivision and provided Committee with a zoning plan. He reviewed the reasons for the rezoning request, noting that the goal of the Applicant is to ensure that a dwelling is not erected in an improper location on site. With respect to the request for a reduction in application fees, Mr. van Poorten noted that the Applicant has to date, paid more than \$25,000 in fees for the draft plan of subdivision, Official Plan amendment and rezoning applications related to the draft plan of subdivision.

- **Public Questions and Comments**

None.

- **Committee Consideration**

Moved by – Mayor Eddy  
Seconded by – Councillor Coleman

That Application No. ZBA8/09/MD received from J.H. Cohoon Engineering Limited, agent for Harold John Edgar, owner of Concession 1, Part Lots 11 and 12, 239 Mile Hill Road,

geographic Town of Paris, to change the present zoning on the subject lands from Agricultural Restrictive to Agricultural Restrictive with a special exception (AR-6) to prohibit a dwelling unit **be approved.**

.Carried

4. **ZBA9/09/MD LOT 18, CONCESSION 4, COUNTY OF BRANT, GEOGRAPHIC TOWNSHIP OF BRANTFORD**

**In the matter of an Application received from Ken Gonyou, Taro Planning & Development Inc., agent for 1683115 Ontario Inc., applicant / owner of Lot 18, Concession 4, County of Brant, in the geographic Township of Brantford, located at 331 Oakhill Drive, to rezone a portion of the subject lands from Institutional (I) to a Village Residential Type One (VR1) Zone to permit the redevelopment of the subject lands for a residential plan of subdivision.**

The Senior Planner reported that the Applicant is looking to develop the subject lands for a plan of subdivision that proposes fifteen single detached dwelling units and a storm water management pond. He noted that the Applicant has also filed concurrent applications for the rezoning of the subject lands from Institutional (I) to Village Residential Type One (VR1).

The Senior Planner reviewed the location of the subject lands and noted that the property is located within the Oakhill Settlement Area and is bounded on the north and east by agricultural lands and to the south and west by residential lands. He further noted that the subject property is proposed to be serviced by municipal water and private septic systems.

The Senior Planner reported that in support of the applications, the Applicant has provided a number of technical studies and reports, as included in the Planning Report and are currently being reviewed by internal staff and external agencies.

The Senior Planner reported that Planning staff is recommending that following receipt of public input the Committee refer the applications back to Planning staff, in an effort to ensure that all items can be analyzed in detail, for further report to a future Planning Advisory Committee meeting.

- **Committee Questions and Comments**

In response to a question, the Senior Planner reported that the proposed lots would conform to the VR-1 zoning requirements for frontage.

- **Mr. Ken Gonyou, Taro Planning & Development Inc. – Agent for the Applicant**

Mr. Gonyou reviewed an overhead display of the subject land and discussion focused on lot size, location, school facilities, lower wetlands, servicing, socioeconomic conditions, housing and property acquisition.

- **Committee Questions and Comments**

In response to a question, Mr. Gonyou advised that required environmental testing has been completed and noted that should the application be approved, the majority of the mature trees on site can likely be preserved.

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Concern was expressed with respect to the absence from the power point presentation of the dairy farm operation that is situated in close proximity to the subject property. Mr. Gonyou reported that he has met with the dairy farm owners to advise them of the application being heard at this evening's meeting and that any prospective home buyer would be made well aware of the location of the dairy farm in relation to the subdivision. He noted that "warning" clauses will be included in the agreements of purchase and sale for each individual lot that the lot is exempt from Minimum Distance Separation calculations and "buyer beware".

Committee discussion focused on storm water management, MDS calculations, servicing, Provincial Policy Statement and noise By-law enforcement.

- **Public Questions and Comments**

None.

- **Committee Consideration**

Moved by – Councillor Gatward  
Seconded by – Councillor Wheat

That the Application received from Ken Gonyou, Taro Planning & Development Inc., agent for 1683115 Ontario Inc., applicant / owner of Lot 18, Concession 4, County of Brant, in the geographic Township of Brantford, located at 331 Oakhill Drive, to rezone a portion of the subject lands from Institutional (I) to a Village Residential Type One (VR1) Zone to permit the redevelopment of the subject lands for a residential plan of subdivision **be referred to staff** for detailed analysis for presentation and recommendation at a future Planning Advisory Committee meeting.

.Carried

In response to a question regarding timing, the Senior Planner reported that he would expect that the application could be resubmitted to Committee within two to three meeting cycles.

**CONSENT ITEMS**

Moved by – Councillor Coleman  
Seconded by – Councillor Hodge

That the following consent items be received as information:

- i. County of Brant Accessibility Committee minutes of March 16, 2009;
- ii. County of Brant Heritage Committee minutes of April 2, 2009.

.Carried

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**REPORTS FROM ADVISORY COMMITTEES**

Moved by – Councillor Atfield  
Seconded by – Councillor Chambers

That the report and recommendation received from the Accessibility Advisory Committee, from its meeting of March 2, 2009, be received and forwarded to County Council for review and approval.

.Carried

**OTHER BUSINESS**

**Request for Reduction in Application Fees – ZBA8/09/MD – 239 Mile Hill Road**

With respect to the request for a reduction in application fees as received from the agent for the Applicant for 239 Mile Hill Road, it was noted that the Planning Advisory Committee does not have the authority to grant such a request and that the matter will be required to be discussed at the April 21 meeting of County Council.

**Employment Lands Report**

The Chief Planning Official noted that if any members of Committee have questions, comments, concerns, etc. with respect to the Employment Lands Report, to please call him at their convenience.

**ADJOURNMENT AND NEXT MEETING**

The meeting adjourned at 9:33 p.m., on a motion of Councillors Coleman and Chambers, to meet again on Wednesday, May 20, 2009, Council Chambers at 7:00 p.m., Paris.

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Secretary