



PLANNING ADVISORY COMMITTEE MINUTES

March 18, 2021

12:00 p.m.

Brantford City Hall, 100 Wellington Square

Ken Karakas in the Chair

1. ROLL CALL

Present:	Ken Karakas Councillor Utley Greg Neven Velma Morrison Dennis Dallaway Mark Simpson Keri Korfman Paul Bisanti Mohamed Mebrouk Kirby Brown
Regrets:	Ed Doucet Rick Vienneau Barb Smith Christine Clark

2. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflicts of pecuniary interest made by members present.

3. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

4. ITEMS FOR CONSIDERATION

Joe Muto, Manager of Development Planning appeared before the Committee to provide an overview of the applications appearing today.

4.1 Zoning By-law Amendment PZ-03-21 (Amendments to City of Brantford Zoning By-law 160-90 and County of Brant Zoning By-law 61-16 in regards to Short Term Rental Accommodations) [Financial Impact – None], 2021-209

Alexandra Mathers, Planner appeared before the Committee and provided an overview of the Staff Report. A PowerPoint presentation was made and a copy placed in the meeting file. The application will amend the zoning by-law to include regulations associated with Short Term Rental Accommodations. A registry program has been developed that will occur at the time of passing of the Zoning By-law amendment. Staff are asking for input on the zoning by-law amendment which will apply city-wide.

Members of the Committee discussed concerns associated with the restriction to principle residence as there are significant benefits to allowing non-primary residences to permit short term accommodation rentals. Members further stated that short term rentals do provide benefit to the City with increased opportunity for tourism in the City. The members of the Committee also discussed impacts on the Hotel industry and the proposed hotel accommodation tax.

Moved by Mark Simpson

Seconded by Dennis Dallaway

- A. THAT the Planning Advisory Committee RECEIVE this Report as information ; and
- B. THAT the following comments BE FORWARDED to City Staff for inclusion in the report to Committee of the Whole - Community Development:

The Planning Advisory Committee is supportive of the Short Term Accommodation Zoning By-law amendment as short term rentals can benefit the City however encourages further dialogue, including with the Economic Development Advisory Committee/ Planning Advisory Committee, on the principle resident requirement and recommends consideration of exemptions to this requirement be made available and that normalization of the tax burden between the hotel and motel business be considered in comparison to short term rentals.

CARRIED

4.2 PZ-05-20 – Technical Amendments to City of Brantford Zoning By-law 160-90 [Financial Impact – None], 2021-258

Sean House, Planner appeared before the Committee and provided an overview of the Staff Report. A PowerPoint presentation was made and a copy placed in the meeting file. The amendment will update zoning regulations and definitions, ensure consistency

with Provincial policy and address changing trends within the community. Along with this amendment there will be topographical and mapping errors corrected. Along with the minor changes, the amendment will also include a definition of stacked townhouse, clarify the definition that residential use refers to the dwelling unit in a mixed use building, and lastly to permit tandem parking for converted dwelling units.

Moved by Paul Bisanti

Seconded by Kirby Brown

- A. THAT the Planning Advisory Committee RECEIVE this Report as information ; and
- B. THAT the following comments BE FORWARDED to City Staff for inclusion in the report to Committee of the Whole - Community Development:

The Planning Advisory Committee is supportive of the Technical Amendments to the City of Brantford Zoning By-law and has no further comments or concerns pertaining to the application.

CARRIED

5. CONSENT ITEMS

Moved by Mark Simpson

Seconded by Dennis Dallaway

5.1 Minutes

THAT the following minutes BE ADOPTED:

5.1.1 Planning Advisory Committee - February 20, 2020

CARRIED

6. RESOLUTIONS

There were no resolutions.

7. NOTICES OF MOTION

There were no notices of motion.

8. ADJOURNMENT

The meeting adjourned at 1:02 p.m.

Ken Karakas, Chair

J. Sippel, Supervisor of Legislative Services