



PLANNING COMMITTEE

MINUTES

September 14, 2023

9:00 a.m.

Council Chambers, Brantford City Hall

58 Dalhousie Street, Brantford

Mayor Davis in the Chair.

1. ROLL CALL

Present: Mayor Davis, Councillor Sicoli, Councillor Sless, Councillor Carpenter

Regrets: Councillor McCreary, Councillor VanTilborg

2. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflict of interest.

6. ITEMS FOR CONSIDERATION/ CONSENT

6.1 ITEMS FOR CONSIDERATION

6.1.1 Zoning By-law Amendment PZ-26-22 and Draft Plan of Subdivision 29T-22505 - Lot 226, Registered Plan 1775 Donegal Drive [Financial Impact – None], 2023-404

Prior to the separation of items for consideration and consent, Councillor Sicoli moved the following motion.

Moved by Councillor Sicoli

Seconded by Councillor Sless

THAT the following item BE REFERRED to staff in order to return to the Planning Committee to hold an additional statutory public hearing:

- A. THAT Zoning By-law Amendment Application PZ-26-22, submitted by G. Douglas Vallee Ltd on behalf of 832605 Ontario Inc. affecting the lands known as Block 226 of Registered Plan 1775, to change the

zoning to “Holding – Residential Type 1C Zone (H-R1C)”, BE APPROVED as outlined in Report 2023-404; and,

- B. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council for approval until the following conditions have been satisfied:
- i. THAT the applicant, at their expense, address the need for a peer review of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto, to the satisfaction of the Manager of Development Planning; and
 - ii. THAT the applicant, at their expense, implement the final recommendations of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto through the future conditions of Draft Plan of Subdivision 29T-22505, to the satisfaction of the Manager of Development Planning.
- C. THAT Draft Plan of Subdivision Application 29T-22505 submitted by G. Douglas Vallee Ltd on behalf of 832605 Ontario Inc, affecting the lands known as Block 226 of Registered Plan 1775, BE PRESENTED to Council at a later date for the consideration of the Draft Plan Conditions; and,
- D. THAT Pursuant to Section 34(18.2) of the Planning Act, R.S.O 1990, c.P.13 the following statement SHALL BE INCLUDED in the Notice of Decision:
“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 9.4 of Report 2023-404.”

Recorded vote on the Motion to Refer:

YES: (4): Mayor Davis, Councillor Sicoli, Councillor Sless, and Councillor Carpenter

CARRIED (4 to 0)

3. SEPARATION OF ITEMS FOR CONSIDERATION AND CONSENT ITEMS FOR DISCUSSION PURPOSES

Moved by Councillor Sicoli

Seconded by Councillor Sless

THAT all Items for consideration and consent (6.1 and 6.2) not separated for discussion purposes BE APPROVED.

Recorded Vote on all items for consideration and consent not separated for discussion purposes:

YES: (4): Mayor Davis, Councillor Sicoli, Councillor Sless, and Councillor Carpenter

CARRIED (4 to 0)

The following items were subject to the vote and carried accordingly:

6. ITEMS FOR CONSIDERATION/ CONSENT

6.1 ITEMS FOR CONSIDERATION

6.1.2 Draft Plan of Subdivision 29T-23502 [Financial Impact – None], 2023-514

- A. THAT Draft Plan of Subdivision Application 29T-23502, submitted by J.H. Cohoon Engineering Ltd. on behalf of Birkett Riverview Homes, affecting the lands municipally known as 396 Erie Avenue, BE APPROVED subject to conditions included in Section 9.2 of Report 2023-514; and,
- B. THAT pursuant to Section 51(38) of the *Planning Act*, R.S.O 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notice of Decision:
“Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 9.4 of Report No. 2023-514”.

6.2 CONSENT ITEMS

6.2.1 MINUTES

6.2.1.1 Planning Committee - August 17, 2023

THAT the minutes of the August 17, 2023 meeting of the Planning Committee BE APPROVED.

4. STATUTORY PUBLIC MEETINGS

The Chair read the following statement:

There are two Public Meetings on today’s agenda. The Public Meetings are held in accordance with the provisions of the *Planning Act*. The purpose of the hearings is to discuss the planning application and to hear from the public either in support or against the application. At the end of each of the public meeting, the

Committee will pass a recommendation which is generally considered for a final decision at the next meeting of Council.

The name of anyone who speaks in regard to any item will appear within the meeting minutes. Anyone wishing notice of any further proceedings regarding the application should also provide their name and address to the Clerk's office. We ask that members of the public in attendance today to speak to an item, please ensure that you add your contact information to the sign-in sheet located at the delegates table.

The Applicant will speak first, followed by Municipal Staff and then the Public. Each will have up to 10 minutes to speak, inclusive of questions from the Committee. The Applicant will then have up to 5 minutes to provide clarification to any questions or issues raised during the meeting.

4.1 Official Plan Amendment OP-04-23 and Zoning By-law Amendment PZ-13-23 – Catholic High School – Powerline Road [Financial Impact – None], 2023-556

Joe Muto, Manager of Development Planning, appeared before the Committee and provided an overview of the application. A PowerPoint Presentation was made and a copy placed in the meeting folder. The application is a City initiated Official Plan Amendment and Zoning By-law Amendment, to permit the construction of a state of the art Catholic High School that will include a modernized school facility with associated parking, outdoor/sports playing fields and accessory daycare centre.

Staff answered various questions from the Committee and recommended approval of the application.

During the presentation, the Chair, without objection from the Committee, extended the time limit until such time as the presentation and all questions from the Committee were answered.

Keri Cunningham, 20 Old Farm Road, Brantford, appeared before the Committee and expressed concerns regarding the type of development intended for the site and the plans for expansion of Powerline Road to accommodate the site. She further expressed concerns regarding the implications of residing adjacent to an educational institution.

JP Frenette, 44 Beechwood Ave, Brantford, appeared before the Committee and expressed concerns regarding the nature of future site servicing, and the impact the proposed development would have on parking and vehicle and pedestrian traffic in the area.

Anneke Naves, 22 Old Farm Rd, Brantford, appeared before the Committee and expressed concerns regarding the impact the proposed development would have related to increased traffic flow and public safety. She further noted that traffic calming measures may help improve safety related to vehicle and pedestrian traffic in the area.

Rick Petrella, Chair of the Board, Brant Haldimand Norfolk Catholic District School Board appeared before the Committee and provided comments regarding the concerns already provided by the public. He acknowledged that the development of the site is viewed as a partnership with the City and noted that the Official Plan provides for additional entrances to the North of the site to alleviate some traffic pressure.

Robert Sawicki, 43 Beechwood Ave, Brantford appeared before the Committee and expressed concerns regarding the speed and type of traffic in the area. He further expressed concerns regarding the types amenities that will be available to students.

There were no other members of the public present to speak to the application.

Nicole Wilmot, Director of Planning, appeared before the Committee to provided clarifying statements. She noted that the technical background work is underway in conjunction with the Zoning and Official Plan Amendments in order to expedite construction of the development. She highlighted that there is an Environmental Assessment being conducted that will address concerns related to parking and vehicle and pedestrian traffic.

The public meeting was completed and subsequently closed.

Moved by Councillor Sless

Seconded by Councillor Sicoli

- A. THAT Official Plan Amendment Application OP-04-23, initiated by the City of Brantford, to amend the City of Brantford Official Plan “Envisioning Our City: 2051” to establish policies to implement a proposed Catholic Secondary School and associated uses to be developed by the Brant Haldimand Norfolk Catholic District School Board (BHNCD SB), BE APPROVED in accordance with the applicable provisions outlined in Section 10.1 of Report 2022-556; and,
- B. THAT Zoning By-law Amendment Application PZ-13-23, initiated by the Corporation of the City of Brantford, affecting the lands north of Powerline Road as identified in this Report, to rezone the subject lands

to “Holding – Major Institutional (h-N2) Zone” (former County of Brant Zoning By-law 61-16) to permit a 14,969 m² (161,125 ft²) square metre (gross floor area) Catholic Secondary School, and include associated parking, outdoor play fields and accessory daycare centre, BE APPROVED in accordance with the applicable provisions outlined in Section 10.2 of Report 2023-556; and,

- C. THAT the By-law to remove the Holding “h” provision from the subject lands not be presented to Council for approval until the following conditions have been satisfied:
- i. THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of the Chief Planner; and
 - ii. THAT confirmation that the sale of the subject lands and requisite Agreement of Purchase and Sale (APS) be closed by the BHNCDs, to the satisfaction of the Chief Planner.
- D. THAT Pursuant to Sections 17(23.1) and 34(18.2) of the Planning Act, R.S.O 1990, c.P.13 the following statement SHALL BE INCLUDED in the Notice of Decision:
- “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter, as discussed in Section 10.4 of Report 2023-556.”*

Recorded Vote on Item 4.1

YES: (4): Mayor Davis, Councillor Sicoli, Councillor Sless, and Councillor Carpenter

CARRIED (4 to 0)

The Committee recessed at 10:38AM and reconvened at 10:59AM.

4.2 Zoning By-law Amendment – PZ-09-23 – 344 Elgin Street [Financial Implications: None], 2023-504

Gillian Smith, MHBC & Christina Speers, Project Manager, City of Brantford appeared before the Committee and provided an overview of the application. A PowerPoint Presentation was made and a copy placed in the meeting folder. The application is to expand the existing police station facility and includes an agreement of purchase and sale to acquire a portion of the northerly abutting property addressed as 101 Carter Street to facilitate the expansion.

The applicants answered various questions from the Committee and requested approval of the application.

There were no members of the public present to speak to the application.

The applicant did not have any clarifying statements to make.

The public meeting was completed and subsequently closed.

Moved by Councillor Sless

Seconded by Councillor Carpenter

- A. THAT Zoning By-law Amendment Application PZ-09-23, submitted by MHBC Planning on behalf of the Corporation of the City of Brantford affecting the lands municipally known as 344 Elgin Street and 101 Carter Street, to rezone the subject lands to “Institutional Services Zone – Exception 3 (I1-3)” and to amend the “General Industrial Zone – Exception 23 Zone (M2-23)” to facilitate the expansion and redevelopment of the Brantford Police Services station, BE APPROVED in accordance with the applicable provisions outlined in Section 9.3 of Report 2023-504; and,
- B. THAT Pursuant to Section 34(18.2) of the *Planning Act*, R.S.O 1990, c.P.13 the following statement SHALL BE INCLUDED in the Notice of Decision:
 - “Regard has been had for all written and oral submissions received from the public before the decision was made in relation to this planning matter”*

Recorded Vote on Item 4.1

YES: (4): Mayor Davis, Councillor Sicoli, Councillor Sless, and Councillor Carpenter

CARRIED (4 to 0)

5. DELEGATIONS/PRESENTATIONS

5.1 DELEGATIONS

There were no delegations made at the meeting.

5.2 PRESENTATIONS

There were no presentations made at the meeting.

7. RESOLUTIONS

There were no resolutions.

8. NOTICES OF MOTION

There were no notices of motion.

9. ADJOURNMENT

The meeting adjourned at 11:12AM.

Mayor Davis, Chair

L. Madden, Committee Coordinator