



## PLANNING COMMITTEE

### MINUTES

November 16, 2023

9:30 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 McCreary,  
Councillor Carpenter, Councillor VanTilborg

#### 2. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflict of interest.

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

Moved by Councillor Sless

Seconded by Councillor Carpenter

THAT all items not separated for discussion purposes (6.1 & 6.2) BE APPROVED.

Recorded vote on all items not separated for discussion purposes:

YES: (6): Mayor Davis, Councillor Sicoli, Councillor Sless, Councillor McCreary,  
Councillor Carpenter, and Councillor Van Tilborg

**CARRIED (6 to 0)**

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

#### 6. ITEMS FOR CONSIDERATION/ CONSENT

##### 6.1 ITEMS FOR CONSIDERATION

##### 6.2 CONSENT ITEMS

## 6.2.1 MINUTES

### 6.2.1.1 October 12, 2023 - Planning Committee

THAT the minutes of the October 12, 2023 meeting of the Planning Committee BE APPROVED.

## 4. STATUTORY PUBLIC MEETINGS

The Chair read the following statement:

There are two Public Meeting on today's agenda. The Public Meetings are held in accordance with the provisions of the *Planning Act*. The purpose of the hearing 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 Zoning By-law Amendment PZ-03-23 - 672 Powerline Road [Financial Impact-None], 2023-519

Nick Wood of Corbett Land Strategies, agent for the applicant, 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 applicant is seeking approval to permit a variety of employment and employment-supporting uses for future development when municipal servicing becomes available to the subject lands.

The applicant answered various questions from the Committee.

Sean House, Senior Planner 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

change the zoning to “Holding – Prestige Industrial Exception 11 Zone (h-M1-11).”

Staff answered various questions from the Committee.

Aaron Shaver, 662 Powerline Road, appeared before the Committee and provided comments related driveway access on adjacent properties.

The agent re-appeared before the Committee and provided clarifying statements. The agent advised the applicant would not be opposed to removing automobile repair garage as a permitted use.

The public meeting was completed and subsequently closed.

Moved by Councillor McCreary

Seconded by Councillor Sicoli

- A. THAT Zoning By-law Amendment Application PZ-03-23 submitted by Corbett Land Strategies on behalf of 1650335 affecting the lands located at 672 Powerline Road, to change the zoning to “Holding – Prestige Industrial Exception 11 Zone (h-M1-11) to permit a variety of employment and employment supporting uses be APPROVED; for the reasons set out in Section 9.0 of Report 2023-519, 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 has provided a signed Site Plan Agreement to the Corporation of the City of Brantford, along with all necessary securities; and,
  - ii. THAT all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford; and,
  - iii. THAT the applicant, at their expense, prepare and submit a Transportation Impact Study to the satisfaction of the Manager of Development Engineering. This study will examine the transportation impact of the ultimate use(s) to the area transportation network and take into consideration future development projects in the area and planned transportation improvements. Prior to commencement of the Transportation Impact Study, a pre-approved terms of reference must be determined through discussions between City Staff and a Transportation Consultant;

C. THAT pursuant to 34(18.2) of the Planning Act, R.S.O. 1990, c.P.13, the following statement SHALL BE INCLUDED in the Notices of Decision:

*“Regard has been had for all written and oral submissions received from the public before the decision was made in relation this planning matter, as discussed in Section 9.4 of Report 2023-519.”*

Amendment

Moved by Councillor Sless

Seconded by Councillor Sicoli

THAT the following be added as Clause D:

D. THAT “automobile repair garage” BE EXCLUDED as a permitted use.

Recorded vote on amendment:

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

NO: (1): Councillor Van Tilborg

**CARRIED (4 to 1)**

Recorded vote on item 4.1 as amended:

YES: (5): Mayor Davis, Councillor Sicoli, Councillor Sless, Councillor Carpenter, and Councillor Van Tilborg

**CARRIED (5 to 0)**

**4.2 Zoning By-law Amendment PZ-11-23 – 380-384 Erie Avenue  
[Financial Impact – None], 2023-662**

Bob Phillips, JH Cohoon Engineering, appeared before the Committee as the agent for the applicant, and provided an overview of the application. The applicant is seeking approval to permit the construction of 26 stacked townhouses within three (3) blocks and facilitate site-specific zoning to allow for modifications to the permitted uses, minimum lot area, front yard, and side yard setbacks.

Tausha Adair, Intermediate Planner, 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 change the zoning to “Flood - Residential Medium Density Type A (FR4A-89).” Staff highlighted necessary development considerations various

questions from the Committee related to the definition of a stacked townhouse.

Dennis Curnow, 378 Erie Avenue, appeared before the Committee and provided comments related to traffic concerns and highlighted the potential need for a road-widening due to the traffic density.

The agent re-appeared before the Committee and provided clarifying statements. The agent highlighted that some of the concerns raised by the public would be addressed through the site plan process, and noted that the property would be subject to the Official Plan requirements for road-widenings.

The public meeting was completed and subsequently closed.

Moved by Councillor Sless

Seconded by Councillor Sicoli

- A. THAT Zoning By-law Amendment Application PZ-11-23, submitted by J.H. Cohoon Engineering Limited, affecting the land municipally addressed as 380-384 Erie Avenue to rezone from “Flood - Residential Type 1B (15 Metre) Zone (F-R1B)” to “Flood - Residential Medium Density Type A (F-R4A-89)” to permit the construction of 26 stacked townhouses within three (3) blocks, BE APPROVED in accordance with the applicable provisions outlined in Section 9.2 of Report 2023-662; 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, as discussed in Section 9.4 of Report 2023-662.”*

Recorded vote on item 4.2:

YES: (5): Mayor Davis, Councillor Sicoli, Councillor Sless, Councillor McCreary, and Councillor Van Tilborg

**CARRIED (5 to 0)**

## **5. DELEGATIONS/PRESENTATIONS**

There were no presentations or delegations.

## **7. RESOLUTIONS**

There were no resolutions.

**8. NOTICES OF MOTION**

There were no notices of motion.

**9. ADJOURNMENT**

The meeting adjourned at 11:10AM

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Mayor Davis, Chair

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Emma Vokes, Deputy Clerk