



## Planning Committee

### MINUTES

November 14, 2024

9:30 a.m.

Council Chambers, Brantford City Hall  
58 Dalhousie Street, Brantford

Present: Mayor Davis  
Councillor Sicoli  
Councillor Sless  
Councillor McCreary  
Councillor Carpenter  
Councillor Van Tilborg

#### 1. Roll Call

Councillor Sicoli called the meeting to order and confirmed roll had been taken.

#### 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 Carpenter  
Seconded by Councillor Van Tilborg

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

Recorded Vote on all items not separated for discussion purposes:

Yes (3): Councillor Sicoli, Councillor Carpenter, and Councillor Van Tilborg

**Carried (3 to 0)**

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

## **6. Items for Consideration/Consent**

### **6.1 Items for Consideration**

#### **6.1.1 Various Road Dedication Bylaws [Financial Impact – None], 2024-210**

- A. That Report 2024-210 titled “Various Road Dedication Bylaws” BE RECEIVED; and
- B. That the following by-laws BE PRESENTED to City Council for ADOPTION
  - i. By-law to declare and dedicate Reserve Block 135, Plan 2M-1892, City of Brantford, as Public Highway, to be known as Hoodless Court; and
  - ii. By-law to declare and dedicate Reserve Block 43, Plan 2M-1879, City of Brantford and Reserve Block 93, Plan 2M-1878, City of Brantford, as Public Highway, to be known as Longboat Run East; and
  - iii. By-law to change the name of Rudd Street to Rudd Way

#### **6.1.2 Wayne Gretzky Parkway 0.3m Reserve Dedication and Lane Designation By-laws [Financial Impact – None], 2024-528**

- A. THAT report 2024-528 titled Wayne Gretzky Parkway 0.3m Reserve Dedication and Lane Designation By-laws BE RECEIVED; and
- B. THAT the following by-laws BE PRESENTED to City Council for adoption:
  - i. By-law to dedicate part of Lot 37, Concession 3 in the Township Brantford, now the City of Brantford, designated as Part 15 on Reference 1 on Reference Plan 2R-9067, as part of the Public Highway, to be known as Wayne Gretzky Parkway; and
  - ii. THAT Schedule “5” of Traffic Bylaw 37-83 which pertains to “Lane Designation” BE AMENDED as outlined in Appendix “B” of Report No. 2024-158

### **6.1.3 West Brant Heights Phase 2 Subdivision Agreement [Financial Impact - None], 2024-435**

- A. THAT Report 2024-435, “West Brant Heights Phase 2 Subdivision Agreement” BE RECEIVED; and
- B. THAT the Clerk BE DIRECTED to place the West Brant Heights Phase 2 Subdivision Agreement on a signing by-law to BE EXECUTED by the Mayor and Clerk; and
- C. THAT the following by-laws BE PRESENTED to City Council for ADOPTION:
  - i. By-law to declare and dedicate Block 119, Registered Plan 2M-1978, City of Brantford, as part of the Public Highway, to be known as Granka Street; and
  - ii. By-law to declare and dedicate Block 122, Registered Plan 2M-1978, City of Brantford, as part of the Public Highway, to be known as Strickland Avenue; and
  - iii. By-law to declare and dedicate Part 1, Plan 2R-9008, City of Brantford and Parts 10 and Part 12, Plan 2R-8205, City of Brantford, as part of the Public Highway, to be known as Frey Crescent; and
  - iv. By-law to declare and dedicate Part 2, Plan 2R-9008, City of Brantford, as part of the Public Highway, to be known as Granka Street, and
  - v. By-law to declare and dedicate Part 3 and Part 5, Plan 2R-9008, City of Brantford, as part of the Public Highway, to be known as Vollett Street, and
  - vi. By-law to declare and dedicate Part 4, Plan 2R-9008, City of Brantford, as part of the Public Highway, to be known as Strickland Avenue.

## **6.2 Consent Items**

### **6.2.1 Minutes**

#### **6.2.1.1 Planning Committee - September 12, 2024**

THAT the minutes of the September 12, 2024 meeting of the Planning Committee BE APPROVED.

#### 4. Statutory Public Meetings

The Chair read the following statement:

"There is one 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-11-24 – 816 Colborne Street [Financial Impact - None], 2024-427

Agent for the applicant, Bob Phillips, JH Cohoon Engineering Ltd., appeared before the Committee and provided an overview of the application. The applicant's proposal is seeking approval to develop two stacked townhouse blocks with a total of 33 units, 35 surface parking spaces, four accessible parking spaces, and ten bicycle parking spaces, however the agent advised they are seeking a deferral for approximately two meeting cycles. The agent answered various questions from the Committee.

Jeff Medeiros, Acting 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. Staff provided an overview of the proposed amendments to the amenity space, minimum lot area, and off street parking provisions. Staff highlighted the rationale for the proposed conditions listed in the staff report. Staff recommended approval of the application and answered various questions from the Committee.

Sandra Jean Mellors, 808 Colborne St East, Brantford, appeared before the Committee and expressed concerns regarding the impact the proposed application would have on parking and traffic in the area, the impacts related to light and noise pollution, and the proposed height of the development. She further expressed concerns regarding the proposed median and prohibited left turn access.

There were no other members of the public who appeared virtually or in person to speak to the application.

The applicant reappeared before the Committee and reaffirmed their request for a deferral of the application.

Moved by Councillor Carpenter  
Seconded by Councillor Sless

THAT the following item BE DEFERRED up to two cycles:

- A. THAT Zoning By-law Amendment Application PZ-11-24, submitted by J.H. Cohoon Engineering, on behalf of 816 Colborne Street Inc., affecting the lands municipally addressed as 816 Colborne Street, to rezone from “Residential Type 1B Zone (R1B)” to “Holding - Residential Medium Density Type A –Exception 96 Zone (H-R4A-96)” to permit townhouse units with site-specific provisions, BE APPROVED, in accordance with the applicable provisions outlined in Section 9.2 of Report 2024-427; and,
- B. THAT the By-law to remove the Holding “(H)” provision from the subject lands not be presented to the Chief Planner for approval until the following conditions have been satisfied:
  - i. THAT the applicant provide evidence that they consulted directly impacted neighbours on Colborne Street about the proposed road improvements related to the development, to the satisfaction of the City;
  - ii. THAT the applicant receive approval for an appropriate new access to facilitate the proposed development, to the satisfaction of the City; and,
- C. 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 2024-427.”

Recorded vote on motion to defer item 4.1:

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

**Carried (6 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 10:01 am.

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Councillor Sicoli, Vice-Chair

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L. Madden, Committee Coordinator