



Planning Committee

MINUTES

January 23, 2025

9:30 a.m.

Council Chambers, Brantford City Hall
58 Dalhousie Street, Brantford

Present: Councillor Sicoli
Councillor Sless
Councillor Carpenter
Councillor Van Tilborg

Regrets: Mayor Davis
Councillor McCreary

1. Elections

Councillor Sicoli was nominated as Chair. As there were no other nominations, she was acclaimed as Chair.

Councillor McCreary was nominated as Vice-Chair.

2. Roll Call

Councillor Sicoli called the meeting to order and roll call was confirmed.

3. Declarations of Conflicts of Interest

There were no declarations of conflict of interest.

4. Separation of Items for Consideration and Consent Items for Discussion Purposes

Moved by Councillor Sless
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 (4): Councillor Sicoli, Councillor Sless, Councillor Carpenter, and Councillor Van Tilborg

Carried (4 to 0)

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

7. Items for Consideration/Consent

7.1 Items for Consideration

7.1.2 195 Savannah Oaks Drive – Application for Telecommunication Tower [Financial Impact – None], 2025-38

- A. THAT Innovation, Science and Economic Development Canada BE ADVISED that pursuant to Report 2025-38, the City of Brantford has no concerns and concurs with Signum Wireless Towers Inc.'s proposed installation of a telecommunication tower to be located at 195 Savannah Oaks Drive; and,
- B. THAT Staff BE DIRECTED by Council issue to issue a Letter of Concurrence to Innovation, Science and Economic Development Canada for the proposed telecommunication tower at 195 Savannah Oaks Drive.

7.2 Consent Items

7.2.1 Minutes

7.2.1.1 Planning Committee - December 12, 2024

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

5. Statutory Public Meetings

There were no statutory public meetings.

6. Delegations/Presentations

6.1 Delegations

6.1.1 Bob Phillips, J.H. Cohoon Engineering Limited

Re: 7.1.1 Zoning By-law Amendment PZ-11-24 – 816 Colborne Street [Financial Impact - None], 2024-427 - DEFERRAL

Moved by Councillor Sless

Seconded by Councillor Carpenter

THAT section 15.6.2 (g)(i) of the Procedure By-law BE WAIVED in order to permit a delegation who has appeared before a Committee to speak to Statutory Public Meeting matter, to re-appear before the Committee to speak on the same matter.

Recorded vote on motion to waive the rules:

Yes (4): Councillor Sicoli, Councillor Sless, Councillor Carpenter, and Councillor Van Tilborg

Carried (4 to 0)

Bob Phillips, JH Cohoon Engineering appeared before the Committee and indicated that he is in support of the staff recommendations included in the memo. David Winter owner of the property also appeared before the Committee to request a reduction in parking.

6.2 Presentations

7. Items for Consideration/Consent

Moved by Councillor Carpenter

Seconded by Councillor Van Tilborg

THAT all Items for consideration and consent (7.1 and 7.2) separated for discussion purposes BE APPROVED.

7.1 Items for Consideration

7.1.1 Zoning By-law Amendment PZ-11-24 – 816 Colborne Street [Financial Impact - None], 2024-427 - DEFERRAL

- 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.”

AMENDMENT

Moved by Councillor Van Tilborg
Seconded by Councillor Sless

THAT Clauses A and B BE STRUCK AND REPLACED with the following:

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 “Residential Medium Density Type A – Exception 96 Zone (R4A-96)” to permit stacked townhouse units with site-specific provisions, BE APPROVED, in accordance with the applicable provisions outlined in this memo.

Recorded vote on amendment to item 7.1.1:

Yes (4): Councillor Sicoli, Councillor Sless, Councillor Carpenter, and Councillor Van Tilborg

Carried (4 to 0)

Recorded vote on item 7.1.1, as amended:

Yes (4): Councillor Sicoli, Councillor Sless, Councillor Carpenter,
and Councillor Van Tilborg

Carried (4 to 0)

8. Resolutions

There were no resolutions.

9. Notices of Motion

There were no Notices of Motion.

10. Adjournment

The meeting adjourned at 9:45am.

Councillor Sicoli, Chair

L. Madden, Committee Coordinator