



**COMMITTEE OF THE WHOLE
PLANNING AND ADMINISTRATION
MINUTES**

January 18, 2022

6:00 p.m.

Brantford City Hall, 58 Dalhousie Street

Councillor Martin in the Chair

1. INVOCATION

2. ROLL CALL

Present:

- Mayor Davis
- Councillor Sicoli
- Councillor Wall
- Councillor Utley
- Councillor Sless
- Councillor McCreary
- Councillor Martin
- Councillor Carpenter
- Councillor Antoski
- Councillor VanTilborg

Regrets: Councillor Vanderstelt

3. DECLARATIONS OF CONFLICTS OF INTEREST

Councillor Wall declared a conflict of pecuniary interest on Item 7.1.1 – Notice of Intention to Demolish an Accessory Structure at 106 Oak Street, which is a Listed Property on the City of Brantford's Heritage Register as the applicant is a client of his.

Mayor Davis declared a conflict of pecuniary interest on Item 5.1 – Zoning By-law Amendment PZ-03-20 regarding 9 Lloyd Street as the subject property is within 200 metres of his current property.

Councillor Sicoli declared a conflict of pecuniary interest on Item 7.1.1 – Notice of Intention to Demolish an Accessory Structure at 106 Oak Street, which is a Listed Property on the City of Brantford’s Heritage Register as the applicant is a client of her workplace.

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

Moved by Councillor Carpenter
Seconded by Councillor Antoski

THAT all Items for consideration/consent (7.1 and 7.2) not separated for discussion purposes BE APPROVED.

Item 7.1.1, 7.1.2 and 7.1.4 were separated for discussion purposes.

Recorded vote on all Items for Consideration/ Consent not separated for discussion purposes:

YES (10): Mayor Davis, Councillor Sicoli, Councillor Utley, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor VanTilborg, and Councillor Wall

CARRIED (10 to 0)

The following items carried unanimously on a recorded vote:

7.1.3 Robinson Avenue Road Widening Dedication [Financial Impact – None], 2022-27

- A. That Report 2022-27 titled “Robinson Avenue Road Widening Dedication” BE RECEIVED; and
- B. THAT the following By-law BE PRESENTED to City Council for ADOPTION:
 - i. By-law to declare and dedicate Part of lots 24 and 26, Plan 294; being Part 5 on 2R-8580; Being Part of the PIN 32112-0054 (LT) City of Brantford, as part of the Public Highway, to be known as Robinson Avenue.

7.2 CONSENT ITEMS

7.2.1 MINUTES

THAT the following minutes BE APPROVED:

7.2.1.1 Committee of the Whole - Planning and Administration - December 14, 2021

THAT the following minutes BE RECEIVED:

7.2.1.2 Brantford Heritage Committee - November 29, 2021

The Committee then continued with the items on the agenda.

5. STATUTORY PUBLIC HEARINGS/PUBLIC MEETINGS

Councillor Martin read the following statement:

There is one Public Hearing/Public Meeting on tonight's agenda. The Public Meeting is 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 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 tonight 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.

The Applicant will speak first, followed by Municipal Staff and then the Public. The Applicant will then have an opportunity to provide clarification to any questions or issues raised during the meeting.

5.1 Zoning By-law Amendment PZ-03-20 – 9 Lloyd Street [Financial Impact - None], 2022-15

Odete Gomes, Planner IBI Group appeared before the Committee. A PowerPoint presentation was made and a copy placed in the meeting file. The proposed development is primarily surrounded by open space and includes twenty five units in the proposed development. The development will have thirty nine parking spaces, more than the minimum required and twice the amenity space than is required on site. The applicant is seeking approval of the application. The Applicant then responded to questions from members of the Committee.

Jeff Medeiros, Senior Planner appeared before the Committee and provided an overview of the Staff Report. A PowerPoint presentation was made and a copy placed in the original meeting file. The application is for a development with block townhouse, stacked townhouse and back to back townhouse units. The application is consistent with the growth plan, provincial policy statement and city waterfront master plan. Staff are recommending approval of the application. Staff responded to various questions from members of the Committee.

No members of the public were in attendance to speak to the application.

Odete Gomes reappeared before the committee and provided an overview of the developable area in response to previous questions.

The public hearing was completed and subsequently closed.

Moved by Councillor Wall

Seconded by Councillor Antoski

- A. THAT Zoning By-law Amendment Application PZ-03-20, submitted by IBI Group on behalf of 2484201 Ontario Inc., affecting the lands located at 9 Lloyd Street to amend and change the zoning to “Holding - Residential Medium Density Type A - Exception 49 Zone (H-R4A-49)” and to “Open Space Restricted Zone (OS3)” to permit 25 townhouse units, BE APPROVED in accordance with the applicable provisions outlined in Section 9.3 of Report 2022-15; and
- B. THAT the By-law to remove the “Holding (H)” provision from the subject lands not be presented to Council until the following conditions have been satisfied:
 - i. THAT the applicant has entered into a Site Plan Agreement to address all servicing and financial matters associated with the development, to the satisfaction of The Corporation of the City of Brantford; and
 - ii. THAT the applicant has submitted a scoped Environmental Impact Study (EIS), prepared by a qualified professional, 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 8.2 and 9.4.1 of Report 2022-15.”

Recorded vote on Item 5.1:

YES: (9): Councillor Sicoli, Councillor Utley, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor VanTilborg, and Councillor Wall

CARRIED (9 to 0)

Mayor Davis declared a conflict of interest on this item and refrained from all discussion and the vote.

6. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations for the meeting.

7. ITEMS FOR CONSIDERATION/ CONSENT

Moved by Councillor McCreary

Seconded by Councillor Sicoli

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

The committee then considered each item separated.

7.1.1 Notice of Intention to Demolish an Accessory Structure at 106 Oak Street, which is a Listed Property on the City of Brantford's Heritage Register [Financial Impacts – None], 2022-23

THAT Staff Report 2022-23, titled "Notice of Intention to Demolish an Accessory Structure at 106 Oak Street, which is a Listed Property on the City of Brantford's Heritage Register", BE RECEIVED.

Recorded vote on Item 7.1.1:

YES: (8): Mayor Davis, Councillor Utley, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, and Councillor VanTilborg

CARRIED (8 to 0)

Councillor Sicoli and Councillor Wall declared a conflict of interest and refrained from all voting and discussion.

7.1.2 Joint Use Agreement with the Grand Erie District School Board and Update Regarding Negotiations with the Brant Haldimand Norfolk District School Board [Financial Impact None], 2022-50

- A. THAT Report 2022-50 Joint Use Agreement with the Grand Erie District School Board and Update Regarding Negotiations with the Brant Haldimand Norfolk District School Board BE RECEIVED; and
- B. THAT Staff BE DIRECTED to formally terminate the current Major Ballachey Hub Space agreement (Appendix A and incorporate the terms and conditions of use for this space into the Joint Use Agreement (attached Appendix B); and
- C. THAT Council APPROVE the attached Joint Use Agreement with the Grand Erie District School Board; and
- D. THAT the Clerk BE DIRECTED to place the Joint Use Agreement between The Corporation of the City of Brantford and the Grand Erie

District School Board (Grand Erie) on the January 25th, 2022 City Council signing by-law.

Referral Motion

Moved by Councillor Carpenter

Seconded by Councillor Sless

THAT item 7.1.2 BE REFERRED back to staff for further negotiations.

Recorded vote on the referral of item 7.1.2:

YES: (10): Mayor Davis, Councillor Sicoli, Councillor Utley, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor VanTilborg, and Councillor Wall

CARRIED (10 to 0)

7.1.4 Review of Former Parks and Recreation Policy 010 Special Event Policy [Financial Impact – None], 2022-51

- A. THAT Staff Report 2022-51 regarding “Review of Former Parks and Recreation Policy 010 – Special Event Policy” BE RECEIVED; and
- B. THAT the revised Special Event Policy attached as Appendix “A” to Staff Report 2022-51 BE APPROVED; and
- C. THAT Parks and Recreation Policy-010 Special Event Policy BE REPEALED and REPLACED with Community Services & Social Development, Community Programming & Social Development Special Event Policy – 001; and
- D. THAT the necessary by-law to amend By-law 70-2010, being a By-law to Adopt various City of Brantford Policies and to create a Corporate Policy Manual, by repealing Parks and Recreation Policy-010 Special Event Policy by replacing with Community Services & Social Development, Community Programming & Social Development Special Event Policy – 001 BE PRESENTED to City Council for adoption; and
- E. THAT the City Clerk BE DIRECTED to update the Corporate Policy Manual to reflect the changes approved; and
- F. THAT the update Special Event Standard attached as Appendix “B” to Staff Report 2022-51 BE RECEIVED.

Recorded vote on Item 7.1.4:

YES: (10): Mayor Davis, Councillor Sicoli, Councillor Utley, Councillor Sless, Councillor McCreary, Councillor Martin, Councillor Carpenter, Councillor Antoski, Councillor VanTilborg, and Councillor Wall

CARRIED (10 to 0)

8. RESOLUTIONS

There were no resolutions.

9. NOTICES OF MOTION

9.1 Coyote Sightings

Councillor Utley read the title of the following notice of motion.

WHEREAS there have been numerous sightings of coyotes in the city; and

WHEREAS citizens are concerned about the potential danger of coyotes attacking small children, pets and related risk of rabies; and

WHEREAS the City is limited in our ability to track the increasing numbers of coyotes;

NOW THEREFORE BE IT RESOLVED THAT Staff BE DIRECTED to:

- A. Develop a service request whereby members of the community can notify the City of coyote sightings and suspected deaths of deer and small animals in the city via an online submission form on the City's website, to determine how widespread sightings are over a 3 month period; and
- B. Contact the Ministry of Natural Resources (MNR) to request their support in managing the coyote population in the City; and
- C. Develop a public awareness/education campaign to promote the new reporting tool and to provide tips for residents regarding how to respond and react to potential close contact with coyotes in their neighborhoods, and;
- D. Upon completion of the data collection, provide Council and the MNR with a memo outlining the findings.

10. ADJOURNMENT

The meeting adjourned at 6:46 p.m.

Councillor Martin, Chair

Julia Sippel, Supervisor of
Legislative Services