

PLANNING ADVISORY COMMITTEE

BRIEFING RE: OFFICIAL PLAN REVIEW

County Council Chambers
7 Broadway Street West, Paris
Tuesday, September 9, 2008
7:00 p.m.

Present: Mayor Eddy, Councillors Wheat, Schmitt, Haggart, Simons, Atfield, Powell, Hodge and Gatward

Staff: Johnston, Pomponi and Lehmann

Others: Mr. Chris Tyrrell, Manager of Environmental Planning & Design – MMM Group Limited

Regrets: Councillors Chambers and Coleman

Councillor Hodge in the Chair.

PRESENTATION OF DRAFT REVISED OFFICIAL PLAN - MMM GROUP LIMITED

Mr. David Johnston, Director of Development Services, advised that the purpose of the meeting was to review with Committee the draft revisions to the Official Plan and to ascertain Committee's input with respect to next steps. The Director referred to three maps displayed in Council Chambers, representing the draft revisions to the Official Plan to date.

The Director introduced Mr. Chris Tyrrell, Manager of Environmental Planning & Design, MMM Group Limited. Mr. Tyrrell noted that the presentation material provided to Committee is the first working draft of the revised Official Plan.

Mr. Tyrrell reviewed the six sections of the revised Official Plan, as follows:

- Section 1 – Introduction
Sets the policy context and provides a number of broad objectives of the Plan and County.
- Section 2 – County Planning Strategy
Outlines the strategies of the Plan, including: Growth Management, Natural Heritage, Hazard Management, Housing and Economic Development.
- Section 3 – Land Use Designations
Identifies the County's designated land uses and outlines permitted uses and land use polices.

- Section 4 – Infrastructure, Services and Facilities

Sets out the policies related to the provision of infrastructure systems services and facilities, including transportation systems, water and sanitary service systems.

- Section 5 – Implementation and Administration

Identifies the implementation tools available under the *Planning Act* and other statutes to achieve the objectives of the Plan.

- Section 6 – Glossary of Terms

Contains a glossary of terms used in the Plan for consistent interpretation.

Mr. Tyrrell provided the “Summary of Key Changes”, as follows:

- organizational and editorial changes to make the document “user friendly”;
- policies and schedule updates to implement new provincial policy and other ongoing / recently completed studies;
- implementation of provincial policies;
- growth management;
- land use designations

With respect to adherence to policy, Mr. Tyrrell noted that MMM has ensured that the draft revised Official Plan conforms to the *Places to Grow Act*, Bill 56 – *Brownfields Statute Law Amendment Act* and Bill 21 - *Energy Conservation and Leadership Responsibility Act*. He further noted that the draft Transportation Master Plan has been integrated into the draft.

Mr. Tyrrell reviewed “Existing Unresolved Issues”, as follows:

- intensification targets;
- density targets;
- refine commercial designations on Schedule “A”;
- site specific policy areas;
- supporting study requirements;
- written submissions;
- minor formatting issues;
- section and schedule references

Mr. Tyrrell reviewed “Next Steps”, as follows:

- public open houses to review and provide input to the draft Official Plan;
- citizens’ advisory committee;
- circulation to province and outside agencies;
- review and consideration of requested changes;
- results of consultation will be incorporated into a draft final Official Plan.

Mr. Tyrrell noted that Phase III of the project will include a meeting of the Steering Committee, Council direction and finalization and a statutory public meeting, followed by Council adoption.

Mr. Tyrrell concluded the presentation by noting that this is the first working draft of the revised Official Plan and that the review is in the beginning stages of a process whereby a detailed review of policies and procedures will be conducted. He requested that Committee be cognizant that the document as presented is not the document that will be brought forward for Council adoption, but rather it is the document that will be utilized in obtaining, gauging and reconciling the feedback received from Council, public and agencies.

Committee discussion focused primarily on items such as Hamlet versus Village Residential designations, urban settlement boundaries, boundaries for potential development, development in unserved areas and specific land use designations.

With respect to the expansion of estate residential lands, Mr. Tyrrell advised that in an effort to avoid undermining agriculture, the Provincial government does not want to see the expansion of estate residential lands. He further advised that in order to be truly consistent with the County's Policy Statement, an expansion of estate residential lands should not occur.

In response to questions regarding the 100+ written submissions / applications received by the County, the Director advised that the next steps will involve public meetings, review of the written submissions / applications and completion of a draft document that is reflective of the changes that are received via public input. Following the completion of the draft, a recommendation will be provided to the Planning Advisory Committee with respect to the disposition of all of the written submissions / applications and Council will have an opportunity to review, amend, exclude, include and approve or deny. It was noted that the written submissions / applications will be decided upon before the final Official Plan is approved.

With respect to the inclusion of the Agriculture Advisory Committee in the draft review process, the Director advised that the Agriculture Advisory Committee will submit its recommendations to the Planning Advisory Committee, for recommendation to Council, based on the merits of what is submitted.

In response to questions regarding area studies in relation to commercial designations, the Director advised that pursuant to the existing Official Plan, the County is obliged, at such time as a five year review takes place, to incorporate area studies into the Official Plan. He noted that the Southwest Paris Area Study was adopted by the County as a guideline and where it comes into effect most frequently is when someone submits an application for something that isn't currently permitted under the existing Official Plan and that the Southwest Paris Area Study is used to support or deny said applications.

Concern was expressed that the County has publicly stated that it would not proceed with the creation of a new Official Plan and that it must be acknowledged by Committee that some members of the public may interpret the draft revised Official Plan as an entirely new Official Plan.

The Director asked that Committee be cognizant that initially, staff and MMM had commenced what was expected to be a "surgical amendment" of the existing Official Plan and that that process became progressively more difficult. He noted that the changes required were substantial and would have resulted in going to the public with a document that was three times the size of the existing Official Plan. He advised that the draft document has been reorganized in such a way that it flows precisely and is far more user-friendly.

In response to questions, the Director noted that substantial sections of the existing Official Plan have been reincorporated, word for word, into the draft revised Official Plan. Mr. Tyrrell advised

that both MMM and the County of Brant have consistently stated that this process is a five year review of the Official Plan, pursuant to regulations included under the *Planning Act*. He noted that regardless of whether the review results in a new Official Plan or an amending document to be attached to the existing Official Plan, the suggestion of MMM is that the outcome of the Official Plan review be that Council adopts a new Official Plan.

In an effort to familiarize Committee with the proposed draft changes, Committee concurred that staff undertake the scheduling of a series of consultation meetings between the Planning Advisory Committee, the Director and Mr. Tyrrell to review section by section the draft revised Official Plan. The Director noted that the meetings (likely three or four) would be most convenient if scheduled in conjunction with previously scheduled evening meetings.

ADJOURNMENT

The meeting adjourned at 9:25 p.m. on a motion of Councillor Wheat, to meet again on Wednesday, September 17, 2008 at 7:00 p.m. in Council Chambers, Paris.

Secretary