

PLANNING ADVISORY COMMITTEE

SPECIAL MEETING

MINUTES

Brant County Council Chambers
7 Broadway Street, Paris
Monday May 4, 2009
7:04 p.m.

Present: Mayor Eddy, Councillors Wheat, Schmitt, Haggart, Simons, Powell, Chambers, Coleman and Gatward

Regrets: Councillors Atfield and Hodge

Staff: Johnston, Pomponi, Davidson, Stone, Baycetich and Lehmann

Others: Mr. Brian Smith, Plansmith Consulting

Councillor Schmitt in the Chair.

Approval of Agenda

It was noted that the reference to "366 Brant County Road" under agenda item 4.c(v) should read "366 County Road 18".

Moved by – Councillor Gatward
Seconded by – Councillor Coleman

That the amended agenda and addendum for the Special Planning Advisory Committee meeting of May 4, 2009, be approved.

.Carried

Presentations

Mr. Brian Smith – Plansmith Consulting Re: Municipal Comprehensive Review of Brant County Employment Lands

Mr. Smith provided a review of the Municipal Comprehensive Review of Employment Lands (MCREL) within the County of Brant, as presented at the Corporate Development Committee meeting of April 6, 2009. He noted that the purpose of the study was to undertake a strategic review of the nine main employment areas within the County's present Official Plan and to make a determination with respect to those areas that are best suited to accommodate the employment growth targets to 2031, as set out in the Growth Plan for the Greater Golden Horseshoe.

Mr. Smith discussed the following:

- General Study Area;
- Conclusions and Recommendations;

- Strategic Recommendations for Existing & Future Employment Lands; and
- Lands for Possible Conversion to Non-Employment Lands.

Mr. Smith noted that although some of the recommendations contained in the MCREL are provocative and politically sensitive, the envelope of change must be pushed. He further noted that addressing cross-jurisdictional issues and developing an effective economic development strategy is essential for success.

Mr. Smith advised that within the MCREL, recommendations have been made for the consideration of certain lands to be converted to non-employment uses. He noted that the appropriate Official Plan amendments to facilitate those conversions have been provided in the MCREL, some of which can flow into the Official Plan review exercise and others that can be acted upon immediately.

Committee discussion focused on area studies for East Paris and Cainsville, extractive land, Provincial Policy Statement, partial servicing, Source Water Protection, dry industry such as at the Highway 97 and 401 East intersection, partially serviced industry, the components of the matrix utilized to determine “effectiveness”, transportation, accessibility, availability of water, hydro, etc., monitoring of employment lands, marketability, desire to develop and economic development strategy.

In response to questions, Mr. Smith discussed the following:

- “non-employment land” can include anything from residential land to certain forms of commercial lands, to agricultural lands;
- due to the fact that the Provincial Policy Statement restricts new development from using partial or private servicing, the County’s Official Plan should be amended to allow for modifications;
- pre-zoning of employment lands is appropriate for “shovel-ready” lands;
- potential of “after use” extractive lands for future employment use;
- development of a joint Economic Development Strategy to address cross-jurisdictional issues, including provision of servicing to various areas, road improvements, economic development models, etc. is essential

Delegations Re: Municipal Comprehensive Review of Brant County Employment Lands

Mr. Howard Snodgrass – Snodgrass Consulting

Mr. Snodgrass reported that Snodgrass Consulting acts on behalf of several ratepayers who have an interest in the MCREL and discussed the MCREL as it relates to two specific properties within the County. Mr. Snodgrass discussed the existing Official Plan and noted that if lands presently designated Industrial continue to be treated as such, Provincial Policy Statement permits the development of these lands on partial services. He noted that lands currently designated as Agriculture and subsequently re-designated to Industrial become subject to servicing requirements, such that any development of the lands may only be permitted where full servicing is available.

Mr. Snodgrass requested that the County “max out” the amount of land that is designated Industrial, thereby allowing the development of these lands on partial services, noting that if Industrial land designation is not “maxed out” the County will be faced with the prospect that

Industrial lands will be required, under Provincial Policy Statement, to be developed on full servicing.

Mr. Snodgrass expressed his belief that there is a multitude of land within the County, on partial servicing, that can easily be developed for industrial purposes and that major employment opportunities exist beyond industrial development on full municipal servicing. He expressed concern that the MCREL is inconsistent with several other County Planning documents and noted that the MCREL fails to recognize the rights that presently exist on certain properties, particularly properties that are “shovel ready” for development. Mr. Snodgrass requested that there be no “leap frogging” over the Gurney lands and noted that adoption of the MCREL would result in precisely that.

Mr. Ron Thomson – First Urban

Mr. Thomson expressed his belief that the MCREL is incomplete and requires further input from interested developers, planners, property owners, etc. Mr. Thomson advised that First Urban represents approximately 432 acres of Employment Land throughout the County and expressed concern that at no time has contact been made with him or his firm to discuss the information contained in the MCREL.

Mr. Thomson expressed concern with respect to the effectiveness matrix, noting that the matrix should be something that is objective and repeatable, so that any third party could analyze the information contained therein and come to his or her own conclusions.

Mr. Thomson advised that he would be preparing a presentation for Committee’s receipt at a future meeting, responding to the information contained in the MCREL.

Ms. Ella Haley, Sustainable Brant and Mr. Stuart Lang – The S.M.A.R.T. Coalition

Ms. Haley and Mr. Lang reviewed various sections of the MCREL and discussed the following:

- the Brantford to Cambridge Corridor;
- the connection of Highway 401 to Highway 403;
- land conversion; and
- future employment lands

Ms. Haley questioned why if the County currently has a surplus of employment lands are additional employment lands being recommended. She questioned the origin of the MCREL and information with regard to who paid for the study.

● **Committee Questions and Comments**

In response to a question, the Director noted that staff will take the input received from the public at this evening’s meeting, assess the merits of the input received and, where warranted, make modifications to the MCREL. The Director noted that the MCREL is a background study, similar to the Land Needs Assessment, and other reports that Committee and Council receive with respect to technical matters. He advised that eventually, the information contained in studies such as the MCREL will form the “Background” section of the Official Plan. The Director noted that as the Official Plan process moves forward, staff will be requesting Committee and Council to consider the adoption of the MCREL as a guideline to assist in the assessment of

Employment Lands. He further noted that staff is hopeful to move the Official Plan process forward in parallel with refining the MCREL and that staff will then combine the information received with respect to both documents and provide recommendations based on that information.

In response to further questions, the Director advised that at an earlier point in time, Committee and Council had deferred the consideration of any reports dealing with Employment Lands until such time as a comprehensive review of Employment Lands was underway and / or completed.

Moved by – Councillor Haggart
Seconded by – Councillor Wheat

That the following submissions made as part of the 5 Year Update to the Official Plan **be deferred**:

B-7 & E-2, E-13, F-1C, F-21, H-19, H-22, H-39.

And that the following requests for designation made as part of the 5 Year Update to the Official Plan **be deferred**:

F-1A, F-1B.

And that the consideration of the following submissions made as part of the 5 Year Update to the Official Plan **be deferred**:

H-33 & H-38.

.No Vote - Motion Withdrawn

The Committee recessed at 8:27 p.m. and reconvened at 8:37 p.m.

Official Plan Submissions

Submission B-7 & E-2

Mr. Howard Snodgrass reiterated his concerns with respect to the Brant West submissions, as they relate to the tight time frame within which he and other interested members of the public have to review and respond to the MCREL. Mr. Snodgrass reviewed the history of the submissions and noted his agreement with Planning staff's recommendation to defer the submissions.

Submission F-21

Mr. Snodgrass requested that the submission be deferred and dealt with as part of the Brant West proposal.

Submission E-13 – Daniel Perry

Mr. Perry discussed the existing characteristics and uses of facilities neighbouring his property located on Colborne Street East. He noted that he is not requesting a change in zoning, but rather additional qualifying zoning that would permit him to utilize his property in a manner consistent with the facilities that neighbour his property.

Submission F-1 (A,B&C) – Walker, Nott & Dragicevic for Bruce Cochrane, Bruce Dunk and County of Brant – North Paris Area

Ms. Wendy Nott noted that although her firm concurs with sections of the MCREL, they disagree in that they believe that the re-designation of lands should occur via the Official Plan review. She noted that to continue to show the lands as Industrial within the new Official Plan would be inappropriate, given that the MCREL indicates that the lands are not appropriate for industrial use.

Ms. Nott expressed her belief that the new Official Plan should recognize the intent that these lands will no longer be industrial and that matters of interface, etc. can be addressed and implemented through the Area Study.

Ms. Nott requested that the Committee recommend to Council that the new Official Plan show the subject lands as a special study area inclusive of a policy framework that denotes concerns such as community gateway, etc., recognizing that the lands are no longer industrial.

Submission H-19 – Mr. Jay Hitchon on behalf of Schuyler Hill Orchards Inc.

Mr. Hitchon requested that Committee amend staff's recommendation to refuse the applicant's request for a Commercial and Residential designation and recommend to staff and the consultants that the Draft Official Plan be amended to show the southern portion of the lands to be designated an appropriate category of commercial with the northern portion to have an employment designation and / or mixed use designation.

Mr. Hitchon discussed the following:

- Background
- Provincial Policy Statement
- Growth Plan
- Commercial Employment
- Southwest Paris Urban Settlement Area Study
- Need

Mr. Hitchon concluded that there is nothing in the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the existing Official Plan or the MCREL that would preclude the County from seizing the opportunity for jobs and commercial assessment on the Schuyler Hill lands.

Mr. Hitchon further noted that Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe encourage an appropriate mix and range of employment uses including commercial uses.

Submission H-22 – King and Benton

On behalf of King and Benton, Mr. Bob Berkout reviewed the history of the application and advised that the application is now being withdrawn, with a request that the current zoning remain status quo.

Submission H-33 & H-38 and H-39 – Mr. Ron Thomson – First Urban

Mr. Thomson requested that Submissions H-33 & H-38 and H-39 be deferred. He expressed his opinion that staff's recommendations with respect to the submissions are being made based upon information contained in the MCREL and until such time as the MCREL is in a finalized form that is acceptable to Council, the submissions should not be considered.

Mr. Howard Snodgrass – Lands owned by Ms. M. Gurney

Mr. Snodgrass provided Committee with a map outlining lands owned by his client, Ms. M. Gurney, and requested that the lands be re-designated from Residential to Employment, thereby implementing what is provided for in the South West Paris Secondary Plan.

Mr. Howard Snodgrass – Comments Regarding Procedural Items

Mr. Snodgrass expressed concern with respect to the amount of work that still needs to be completed with respect to the MCREL and the short amount of time available to complete it. He questioned how much time interested parties have to respond to matters that are employment / industrial related and noted that he is very concerned that adequate time does not exist for interested parties to make those comments.

● **Committee Questions and Comments**

Submission E-13

In response to a question, Mr. Perry noted that he is desirous of retaining the designation that he currently has and is requesting an extension of some of the other designations that are available and relevant to his property and neighbouring properties. In response to a question, the Chief Planning Official noted that a special policy area would need to be created in order to facilitate the extension of additional designations.

Submission F-21

In response to a question, Mr. Snodgrass noted that the rights of Brant West business owners need to be clarified in terms of development on lands that are not fully serviced and that that clarification must form part of the MCREL.

Mr. Snodgrass expressed concern that the MCREL is a draft report and that interested parties are being asked to comment on a draft report that at this point, County Planning staff is unable to endorse.

In response to a comment, Mr. Snodgrass noted that alternate arrangements that can be made for servicing such as on site water and dry disposal.

Members of Committee expressed concern with respect to the protection of the downtown Paris core.

Reports from Staff

PA-09-27 5 Year Official Plan Update – Deferred Items – Pending Industrial Review Completion

Moved by – Councillor Gatward
Seconded by – Councillor Powell

That the Municipal Comprehensive Review of Employment Lands be received as information and referred to Planning Staff to facilitate further public comment and consideration.

.No Vote – Amending Motion Follows

Moved by – Councillor Coleman
Seconded by – Councillor Wheat

That the Municipal Comprehensive Review of Employment Lands be received as information and referred to Planning staff to facilitate the receipt of further public comment and consideration and resubmitted to a special meeting of the Planning Advisory Committee meeting, to be held in advance of May 18, 2009.

.Defeated

Moved by – Councillor Gatward
Seconded by – Councillor Powell

That the Municipal Comprehensive Review of Employment Lands be received as information and referred to Planning Staff to facilitate the receipt of further public comment and consideration and resubmitted to a special meeting of the Planning Advisory Committee.

.Carried

Committee concurred that the date of the special Planning Advisory Committee meeting would be determined at the May 5, 2009 meeting of County Council.

Committee discussion focused on the importance of providing all interested members of the public ample time and opportunity to fully understand and respond to the MCREL, the Provincial deadline for submission of the County's Official Plan, potential development along Rest Acres Road, sustainability, employment, the future Twin Pad Complex and economic development strategy.

Moved by – Councillor Chambers
Seconded by – Councillor Powell

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.Carried

Adjournment and Next Meeting

The Committee adjourned at 9:44 p.m., on a motion of Councillors Gatward and Powell, to meet again on Wednesday, May 20, 2009 at 7:00 p.m., in Council Chambers, Paris.

Secretary