

# REPORT

**PAC-08-61**

To: The Chair and Members of the Planning Advisory Committee

From: David Johnston, Director of Development Services  
Mark S. Pomponi, Chief Planning Official

Report Date: December 3, 2008

Meeting Date: December 15, 2008

Re: 5 Year Official Plan Update – Settlement Expansion Requests

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## **RECOMMENDATION:**

THAT the County of Brant **APPROVE** the following requests for Settlement Area Expansions submissions for consideration of the review of the 5 Year Update to the Official Plan:

- i. A-3; A-6; A-20; A-34; F-12; F-18; H-7.

THAT based upon Provincial Policy requirements and the plan for the Greater Golden Horseshoe, the County of Brant **NOT SUPPORT** the following requests for Settlement Area Expansions as part of the 5 Year Update to the Official Plan:

- ii. A-5; A-8; A-22; A-33; A-35; A-36; A-37; A-38; A40; B-9; E-7A&B; E-8A&B; E-9; F-13; F-14; F-19; F-20; H-10; H-17.

## **BACKGROUND:**

Throughout the review of the Official Plan Update initiated in 2006, Staff has been receiving many requests for considering changes to the Official Plan. The requested changes have been organized into 4 groups to better handle the large volume of requests. Those categories are:

1. General Policy Changes and Comments
2. Settlement Area Expansions
3. Miscellaneous Site Specific Requests
4. Rural (Estate) Residential Requests

Planning Advisory Committee dealt with General Policy Changes and Comments at their meeting of November 17, 2008. This report deals with Item 2, Settlement Area Expansions to be dealt with at the December 15, 2008 meeting of the Planning Advisory Committee. This portion of the review contains 28 submissions for consideration.

Attached to the report are the recommendations of each individual submission request. Members of PAC already have received the entire submissions, and therefore, staff only

attached the first few pages of the larger submissions for the sake avoiding redundant copying.

### **CURRENT POLICY FRAMEWORK:**

There have been significant changes to the Planning framework for the County as a result of new Provincial Policy initiatives. They include the Clean Water Act, Places to Grow Act in 2005, a new Provincial Policy Statement in March of 2005, The Growth Plan for the Greater Golden Horseshoe and amendments to the Planning Act.

Together, these initiatives place greater restrictions on municipalities and try to control growth in a more responsible manner. It forces municipalities to assess efficiencies in terms of land and servicing needs, and to better plan for the long term needs of the community including growth.

The Provincial initiatives above are required to be included in municipal Official Plans, and are included in the draft Official Plan for the County of Brant. Many policy change request have already been included in the proposed OP because of these Provincial policies.

### **COMMENTARY:**

#### **Provincial Requirements:**

Because of the requirement by the Province to include new policies in the Official Plan, most of the requests submitted as part of this review are not necessary and have been covered off by this requirement. They relate to things such as Ground and Source Water Protection, and Settlement Area expansions.

#### **Submissions for Consideration of the Review:**

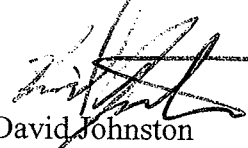
Council unanimously adopted a resolution recommending no expansion to the settlement areas for areas of Cainsville and Tutela Heights.


Of the submissions, 7 are supportable under current Provincial Policy, because they either represent recognition of existing land uses in the area, or are minor in nature.

The remaining 21 are not supportable because they are contrary to Provincial Policy or are not justified or supportable under the Places to Grow, PPS or the County's growth Strategy.

### **FINANCIAL IMPLICATIONS:**

None at this time.

  
David Johnston  
Director of Development Services

  
Mark S. Pomponi  
Chief Planning Official