

# REPORT

PAC-09-01

**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 31, 2008

**Meeting Date:** January 19, 2009

**Re:** **5 Year Official Plan Update – Estate Residential Requests**

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## **RECOMMENDATION:**

THAT the County of Brant **APPROVE** request F-38 for designation of the site to an estate residential designation as part of the review of the 5 Year Update to the Official Plan:

THAT given the current Provincial Policy Statement of March 2005, the County of Brant **NOT APPROVE** the following requests for estate residential for consideration as part of the review of the 5 Year Update to the Official Plan:

- i. A-1, A-4, A-13 & 21, A-14, A-17, A-18a, A-27a, A-27b, A-28, C-4, D-2, E-1a, E-1b, E-1c, E-1d, F-7, F-16, F-22, F-23, F-24, F-34, F-42, H-2(A) (B) & (C), H-3(A) & (B), H-5, H-8, H-16, & H-18.

## **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, Settlement Area Expansions December 15, 2008 and Site Specific Requests at the January 7, 2009 meeting of the Planning Advisory Committee. This portion of the review contains 29 submissions for consideration and relates to requests for estate or rural residential redesignation.

Members of PAC already have included in their binders the recommendations from Staff attached to each submission and have not been attached to the report for the sake of avoiding redundant copying.

## **CURRENT POLICY FRAMEWORK:**

There have been significant changes to the Planning framework for the County as a result of new Provincial initiatives. They include the Clean Water Act, Places to Grow Act in 2005, a new Provincial Policy Statement in March 2005, The Growth Plan for the Greater Golden Horseshoe and amendments to the Planning Act. The change in Provincial Policy has the affect of precluding the consideration of estate residential type development. County decisions on planning applications are required to be consistent with the Provincial Policy statement.

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. In reviewing the applications, Staff has taken the position based on Provincial Policy that the only exceptions can be where previous commitments have been made.

## **COMMENTARY:**

### **Provincial Requirements:**

The Provincial Policy Statement of March 2005 has effectively precludes consideration of estate residential type development. County decisions on planning applications are required to be consistent with the Provincial Policy statement.

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


Of the submissions only one is supportable because it represents the correction of an situation where the landowner had received approval from the OMB to redesignate lands to residential. The request is F-38 and applies to land located at 476 Big Creek Road. During approval of the current OP the site was inadvertently missed during the creation of the mapping.

The remaining 28 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 or require additional justification to support the request.

## **FINANCIAL IMPLICATIONS:**

None at this time.

  
David Johnston  
Director of Development Services

  
Mark S. Pomponi  
Chief Planning Official