

REPORT

PA-09-27

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: April 28, 2009

Meeting Date: May 4, 2009

Re: **5 Year Official Plan Update – Deferred Items – Pending Industrial Review Completion**

RECOMMENDATION:

1. THAT the County of Brant **REFUSE** the following submissions made as part of the 5 Year Update to the Official Plan:

B-7 & E-2, E-13, F-1C, F-21, H-19, H-22, H-39.
2. THAT the County of Brant **NOT APPROVE AT THIS TIME** the following requests for redesignation as part of the review of the 5 Year Update to the Official Plan:

F-1A, F-1B.
3. THAT the County of Brant **DEFER CONSIDERATION** of the submissions H-33 & H-38 made as part of the 5 Year Update to the Official Plan until the May 5, 2009 Council meeting.

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 being considered at the May 4, 2009 PAC meeting are for items related to Industrial designations that were deferred pending the completion of the Municipal Comprehensive Review of Employment Lands.

Members of PAC have be provided with the recommendations from Staff attached to each submission. They 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. County decisions on planning applications are required to be consistent with the Provincial Policy Statement, the Places to Grow Act and the Plan for the Greater Golden Horseshoe.

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 requests have already been included in the proposed OP because of these Provincial policies or are being considered for inclusion.

COMMENTARY:

Provincial Requirements:

The Provincial Policy Statement and the Places to Grow legislation requires municipalities to complete a comprehensive review of employment lands prior to removing them from designation for employment. The Industrial Review was prepared to assess the employment areas in the County. Supporting this review is the County's Growth Strategy. The Growth Strategy identified a significant surplus of employment lands within the County.

Comprehensive Industrial Review:

The Industrial Review determined that there is no justification for adding employment lands to supply of the County. The study further states different employment areas of the County are ranked with higher priorities based on a number of considerations being:

1. Availability of water
2. Availability of hydro
3. Availability of sanitary
4. Availability of natural gas
5. Ability to accommodate a range of lot sizes
6. Presence of environmental features
7. Proximity to wellheads
8. Proximity to sensitive land uses

Based on the priorities the ranking of the employment areas of the County are as follows:

1. Rest Acres Road North of 402 (Area 3A)
2. East Paris South of Dundas (Area 2B)
3. St. George (Area 9); Garden Avenue/Highway 403 (Area 8); East Paris North of Dundas (Area 2A)
4. Cainsville (Area 7)
5. Rest Acres Road South of 403 (Area 3B); County Road 25/403 (Area 4)
6. Bishopsgate Road (Area 5B); Airport Area (Area 6)
7. North Paris (Area 1)
8. Burford Village (Area 5A)

Submissions for Consideration of the Review:

Submissions B-7 & E-2, F-21 and H-39 requested adding additional employment lands to the current surplus, and therefore are being recommended for refusal. The County's Growth Strategy identified a significant surplus of employment lands to meet the needs of the County beyond 2031.

Submission F-1C applies to land owned by the County and was not authorized as a submission. While it is being recommended for refusal, it is still being included as part of the North Paris Area Study.

Submissions E-12 and H-19 are recommending a reduction of the employment lands which is not supported by the Industrial Review. The Review also ranked Rest Acres Road north of the 403 as the highest ranking and Cainsville as 4th.

Submission H-22 recommends removing employment for commercial which is not recommended by the Review. The Review also ranks this area as 2nd in priority.

Submissions F-1 A & B are not supported at this time as the Review recommends they be part of the North Paris Area Study. The Official Plan Update can proceed independent of the Area Study. Any required Official Plan Amendments identified by the Area Study can proceed on their own merits and this does not preclude their conversion. North Paris was ranked 7th in priority by the Review.

FINANCIAL IMPLICATIONS:

None at this time.



David Johnston
Director of Development Services



Mark S. Pomponi
Chief Planning Official