

# REPORT - Amended

PA-09-55

**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:** July 10, 2009

**Meeting Date:** July 22, 2009

**Re:** 5 Year Official Plan Update – Deferred and Late Items

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## **RECOMMENDATION:**

1. THAT the County of Brant **REFUSE** the following submissions made as part of the 5 Year Update to the Official Plan:  
  
A38; B5A, B, C, E11 & F8; E13; F21; H2A; H8; H21; H36; H40; H48; and H49
2. THAT the County of Brant **APPROVE** the redesignation of the lands contained in submissions F1A & B from Industrial to Urban Reserve as part of the 5 Year Update to the Official Plan.
3. THAT the County of Brant **RECEIVE AS INFORMATION** the submissions H37 & H41 made as part of the 5 Year Update to the Official Plan.
4. THAT the County of Brant **APPROVE** submissions H19; H22; and H42 made as part of the 5 Year Update to the Official Plan.

## **BACKGROUND:**

Throughout the review of the Official Plan Update, Staff has been receiving many requests for considering changes to the Official Plan. The requested changes being considered at the July 22, 2009 PAC meeting are for items related to Industrial designations that were deferred pending the completion of the Municipal Comprehensive Review of Employment Lands and some late and miscellaneous submissions.

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.

The requests submitted by First Urban are being dealt with under separate report by David Johnston.

## **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 conform to 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.

At the June 2, 2009 Council meeting, the Industrial Review was adopted to be a guide in assessing the submissions on the OP.

### **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 403 (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 A38: B5A, B, C & E11; E13; F21; H2A; H8; H21; H36; H40; H48 and H49 are being recommended for refusal. The County's Growth Strategy identified a significant surplus of residential and employment lands to meet the needs of the County beyond 2031 and conflict with the Plan for the Greater Golden Horseshoe. H8 is a request to PAC to reconsider its decision of PAC to not support the submission.

Submission H19, H22, and H42 are recommended for approval. H19 is requesting retaining the uses currently permitted in the OP and these are proposed to be brought forward in the new OP as a Special Policy area. H22 requested retaining existing development permissions in the current OP. The land has a split designation which is mostly commercial, and staff is recommending this be carried over into the new OP but that the predominant designation of commercial extend to the full limits of the lot. H42 represents a reconfiguration of an existing Estate Residential designation for the lands as shown in their request.

Submissions F1A & 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. In order to deal with the requests Staff is proposing placing the land in an Urban Reserve Designation until completion of the Area Study and formal applications to amend the OP are submitted in the future. North Paris was ranked 7<sup>th</sup> in Review.

H37 and H41 are received for information and will be considered as part of the Review of the OP.

### **FINANCIAL IMPLICATIONS:**

None at this time.

*David Johnston*

David Johnston  
Director of Development Services

Mark S. Pomponi  
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