

OFFICIAL PLAN FIVE-YEAR REVIEW – PUBLIC MEETING

Tuesday, September 30, 2008
Paris Agricultural Centre
7:00 p.m.

- Present:** Mayor Eddy, Councillors Wheat, Simons, Haggart, Powell, Atfield, Coleman and Gatward.
- Regrets:** Councillors Schmitt, Chambers and Hodge.
- Others:** Chris Tyrell, Steven Gammon and Nancy Reid, MMM Group.
- Staff:** Johnston, Pomponi, Moore, Baycetch and Carman

Mayor Eddy welcomed the members of the public to the third public meeting on the Update of the Draft Official Plan for the County of Brant. He advised that due to the changes required as a result of changes to planning legislation, Provincial Policy Statement and Places to Grow legislation, a new Official Plan is being prepared, rather than an update in order to make the document more user friendly.

David Johnston, Director of Development Services, advised that the draft Official Plan is available on the County's website, and copies are available for review at each of the County's Customer Service Offices and Library Branches. He encouraged the public to provide input on the Plan.

Chris Tyrell made a presentation on the Official Plan, highlighting the following areas:

- Definition of an Official Plan – document adopted under the *Planning Act* to establish the County's goals and objectives to manage and direct development in the County over a twenty-year time frame
- Status of the Official Plan Review – currently the Official Plan is in consultation draft form in Phase 2 of the three-phase project
- Planning Policy Framework – The update of the Official Plan is based on the Provincial Planning Act, Bill 51, Provincial Policy Statements 2005, Places to Grow: Growth Plan for the Greater Golden Horseshoe 2006, Brant County Master Transportation Plan; Population, Household and Employment Projections; Land Needs Assessment; Infill and Intensification Study; and Comprehensive Employment Lands Study. It was noted that the County's Official Plan must be consistent with and conform to these various policies, legislation and studies.
- Growth Forecasts – includes population and employment forecasts, density and intensification targets, land needs analysis, County's growth strategy, etc.
- Overview of the six sections of the revised Official Plan – Introduction; County Planning Strategy; Land Use Designations; Infrastructure, Services and Facilities; Implementation and Administration; and Glossary of Terms
- Summary of Key Changes to the Plan – implementation of changes required as a result of the Provincial Policy Statement; Growth Plan for the Greater Golden Horseshoe; changes to the Planning Act legislation; Brant County Master Transportation Plan; Population, Household and Employment Projections; Land Needs Assessment; Infill and Intensification Study; and Comprehensive Employment Lands Study.
- Unresolved issues – intensification and density targets, refinement of commercial designations, site specific policy areas, supporting study requirements, and review of written submissions

- Next Steps – one more public meeting to be held in this phase - input received from the public in attendance at public meetings, written submissions and input from the Citizens' Advisory Committee will be taken into consideration before the final draft is prepared – this consultative draft will also be circulated to the Province and various outside agencies for their review and consideration of requested changes – all results will be incorporated into a Draft Final Official Plan for review – Phase 3 of the Project will involve a Steering Committee meeting, Council direction and finalization, and a statutory public meeting before Council adoption.

Comments from the Public

Mayor Eddy noted that although the update to the Official Plan must be submitted to the Province by June 2009, there is no time limitation on when the Province must approve the plan.

Keith Middleton, Paris – Mr. Middleton questioned the density target of 50 people/jobs per hectare, and questioned how many single-family homes this would entail in order to visualize this target. In response, it was noted that the Provincial target is not appropriate or realistic for Brant, taking into consideration the current composition and character of the various communities. Brant is working with other jurisdictions on an analysis to better understand these density targets. An estimate of the current density for Paris would be approximately 22 – 27 people/jobs per hectare, which is about half the Provincial target.

Oliver Watts, Paris – Mr. Watts requested a definition of “community composition and character”, noting that the proposed density targets rise out of a Greater Toronto Area scenario. In response, it was noted that more rural communities can apply for different density targets. Mr. Watts pointed out that people in this community don't want to change the urban fabric, but they don't want more urban sprawl either, so a balance is difficult to achieve.

Lorna Nowicki-Prime – Ms. Nowicki-Prime thanked Council and the Director of Development Services for the opportunity to comment on the draft Official Plan. It is important to her that the rural way of life in Brant County is protected and that areas for urban development are not expanded. Ms. Nowicki-Prime noted that Lions Park will be designated a Recreational Area, rather than Agricultural in the new Official Plan. She expressed concern that the Nith Peninsula and Barker's Bush area is designated for residential development, and she questioned how many homes are planned for this natural area and what would happen to the trails, deer, bald eagles and other wildlife. David Johnston responded that a developer has shown an interest in carrying out an area study for this area, but the County has not received any application or indication of what the design may be. He noted that the sensitive environmental areas must be protected in this area as a requirement of any development application. Any area study for this area would require a peer review, and any development application would involve an opportunity for public input. Ms. Nowicki-Prime noted her concern with development proposed for Rest Acres Road, noting that the Grand River Conservation Authority website urges municipalities to protect moraines, such as that in the Rest Acres Road area. In response to a question about who is paying for the new well on Bethel Road, Mayor Eddy advised that new development will pay for this well through development charges. A small portion of the cost may be attributed as a benefit to the existing residents, and would be funded by the ratepayers of the municipality. Ms. Nowicki-Prime questioned the viability of downtown Paris with the development planned for Rest Acres Road. Mayor Eddy responded that Council is committed

to preserving the heritage of the community, and that the lands designed for commercial development on Rest Acres Road are restricted in the permitted uses. In response to a question about sewage and waste management, Mayor Eddy advised that the County has 15 – 20 years capacity at the Biggars Lane Landfill site, and that this may be extended as more recycling is encouraged.

Brent Clarridge, Jerseyville Road – Mr. Clarridge questioned why no mention has been made in the Official Plan with respect to the County’s Zoning by-law. It was noted that once the Official Plan is approved, the zoning by-law will be reviewed to ensure conformity with the Official Plan. This review will also include a public process.

Diane Baltaz – Ms. Baltaz noted her concern about development in the County, noting the problems that have occurred in Brantford in recent months. She questioned what consultation has taken place with various Six Nations groups on the draft Official Plan. Mr. Johnston advised that in development of the program for the Official Plan Review, three separate meetings were planned with Six Nations in order to have direct dialogue with them at both the staff level and the Council level. Despite repeated requests to arrange meetings on the Official Plan, there has been no willingness on behalf of Six Nations to schedule a meeting.

The meeting adjourned at 8:30 p.m.

Secretary