



A Simply Grand *Plan*

As the County of Brant continues to change and grow, the time has come to develop a new Official Plan. *This plan belongs to all of us.*

Amendments and Changes



Appendix 1- Draft Official Plan Edits and Housekeeping

Edits to the Draft Official Plan are anticipated and updates will continually be made since presenting the Draft OP to County Council and the public. These updates will be to address technical, housekeeping and content issues that have been Council Directed to Staff or brought to the attention to Staff after the draft New Official Plan was presented and went live. A summary of anticipated changes that are expected to already be updated since the July 29th/August 10th Special Meetings of Council are listed below for full transparency:

Section	Feedback and Input Received	Anticipated Edit / Housekeeping Change
COUNCIL RESOLUTIONS AND DIRECTION TO STAFF		
Draft New Official Plan Section 6 Policies 6.3.5 Paris Two- Zone Flood Plain and 6.3.6 Special Policy Area	<p>Requested clarification on the Flood Mitigation Strategy and the Special Policy Area of the Downtown Core.</p> <p>It was suggested that further analysis and clarification be sought from Staff on how this relates to the Additional Residential Unit policies.</p> <p>This review relates to the draft policies, not a site-specific review or request.</p>	<ul style="list-style-type: none"> - Staff will follow up with the Province and GRCA to obtain clarification and further information regarding the Flood Mitigation Strategy and how this might impact/influence ARU's within the SPA's of the County. - Any amendments required to the proposed draft policies as set out within the Draft New Official Plan will be revised prior to the document being finalized.
Draft New Official Plan Section 4 Growth Management Strategy, 4.6 Employment Area Land Needs Assessment Policies 4.6.17 Employment Land Conversions	<p>That the request from Pinevest Homes (Woodslee) and IBI Group regarding the Employment Land Conversion request at 67 Woodslee Avenue, Paris be forwarded to staff for an evaluation and review of the potential for a site-specific policy area, noting Council's support of the information presented.</p>	<ul style="list-style-type: none"> - Staff will review the request based on the Employment Land Conversion Criteria developed as part of the County's Municipal Comprehensive Review and Draft New Official Plan to determine if the proposal has merit and whether the application of a Site-Specific Policy Area is appropriate. - Example of Site-Specific Policy Area to be considered: - That prior to third reading of a Zoning By-law for the lands known municipally as 67 Woodslee Avenue, Paris the

		<p>landowner agrees to ensure that a portion of the proposed development shall provide for an “Affordable Housing” component. The “Affordable Housing” is to be provided through an Affordable Housing provider or a CMHC program. The proposed development where feasible due to servicing and or phasing to include the Affordable Housing component within the first or second phase of the development.</p> <ul style="list-style-type: none"> - Prior to finalization of the document Staff will make a determination as to whether the request should be included. Request and documentation forwarded to the Province for review and consideration to discuss with Staff during One Window Review. See attached documentation for further details.
<p>Draft New Official Plan Section 4 Growth Management Strategy, 4.5 Community Area Land Needs Assessment Policies 4.5.5 Policies for Settlement Boundary Expansions and Adjustments</p>	<p>That County of Brant Council finds merit in the modified proposal from GSP Group - Green-Life Proteins and refers the request to staff for further consideration.</p>	<ul style="list-style-type: none"> - Staff will review the request based on the County’s Land Needs Analysis Criteria developed as part of the County’s Municipal Comprehensive Review and Draft New Official Plan to determine if the proposal for a Settlement Area Boundary Expansion (SABE) for the Cainsville Settlement Area has merit and whether the application of a Site-Specific Policy Area is appropriate. - Prior to finalization of the document Staff will make a determination as to whether the request should be included. - Request and documentation forwarded to the Province for review and consideration to discuss with Staff during One Window Review. - See attached documentation for further details.

<p>Draft New Official Plan Section 4 Growth Management Strategy, 4.6 Employment Area Land Needs Assessment Policies 4.6.17 Employment Land Conversions</p> <p>Section 5 Building Healthy and Complete Communities, 5.2 Policies for the Rural Community Structure Policies 5.2.1 Agricultural Priority and Land Use Compatibility</p> <p>Section 6 Protecting What We Value, 6.1 Policies for the Agricultural System</p>	<p>That the presentation and correspondence submitted by The Angrish Group for Greens Road and 468 Blue Lake Road be referred to staff for further review.</p>	<ul style="list-style-type: none"> - Staff will review the request based on the Employment Land Conversion Criteria developed as part of the County’s Municipal Comprehensive Review and Draft New Official Plan determine if the proposal has merit and whether the application of a Site-Specific Policy Area is appropriate. - Prior to finalization of the document Staff will make a determination as to whether the request should be included.
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SCHEDULES		
All Schedules	<ul style="list-style-type: none"> - Colours and Consistent Terminology 	<ul style="list-style-type: none"> - Use brighter colours for land use designations - Two Zone, SPA should only be on County or Paris Maps - Review terminology to ensure matches OP
All Schedules	<ul style="list-style-type: none"> - Mapping 	<ul style="list-style-type: none"> - Ensure SPA matches original 1987 boundaries. E.g. 139 Grand River St is incorrect in County’s ArcGIS Canoe
Schedule 3 – Land Use Paris All associated Schedules	<ul style="list-style-type: none"> - Mapping 	<ul style="list-style-type: none"> - Sharp Road Lands. Natural features missing, need to review
Schedule 6 – Major Facilities & Human Made Hazards	<ul style="list-style-type: none"> - Mapping 	<ul style="list-style-type: none"> - Map hazard area - Quality check on pits - Map major facilities as polygons, check what the data actually represents, hazard zones - Schedules 5-9 were mentioned specifically.
Schedule 12 - Cultural Heritage Areas	<ul style="list-style-type: none"> - Mapping 	<ul style="list-style-type: none"> - This is from old OP, should add clusters or use local knowledge to add / remove areas

Section	Feedback and Input Received	Anticipated Edit / Housekeeping Change
EDITS AND HOUSEKEEPING		
All Italicized and all defined terms	- Check consistency	- Staff will run script to italicize and bold certain words for final OP
Section 1.2 – Introduction – Planning History	- Introduction comment re: “6 municipalities”	- Delete this sentence, as New Official Plan replaces the former 6 municipalities
Draft New Official Plan Section 6 Protecting What We Value, 6.1 Policies for the Agricultural System, 6.2 Policies for the Natural Heritage System, and 6.3 Policies for Natural Hazards	- Site- Specific Request 175 Brant Road, St. George, Settlement Area Boundary Expansion for Commercial development.	<ul style="list-style-type: none"> - Concerns with request as received to expand into the Prime Agricultural Area - Natural Features in the form of a Wetland located on the property - Located within the Growing the Greenbelt Area - Conservation Authority (GRCA) submitted comments based on Natural Features (springs, seeps, etc.) both on and adjacent to the property - EIS and other studies submitted may require revisions based on most recent discussions with the GRCA and draft policies of the New OP (ex. Keeping natural features out of Settlement Areas to provide appropriate levels of protection).
Policies 6.1.1 Prime Agriculture Designation	- Clearer Lot Creation policies for rural areas	<ul style="list-style-type: none"> - Suggest combining prime agriculture and rural lands, don't have them separate, as this is confusing - May need to add more detail, particularly on size for agriculture and agr-related severances to align with anticipated Greenbelt
Section 6.3.6 - Special Policy Area	- SPA Justification	- Request from MAH July 16 (comparison, justification, review of intensification approved, GRCA feedback and mapping)
Section 13 – Glossary (and throughout the Official Plan)	- Be cautious of definition of development and what type of development we want to be subject to the requirements of the Plan.	<ul style="list-style-type: none"> - Request from Development Engineering to mimic similar wording from current OP (s. 6.7e) <ul style="list-style-type: none"> e. The County may require proponents to execute a site plan agreement under circumstances where there is construction of more than one building or structure, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a parking lot, and/or in other circumstances deemed appropriate by the County.

Rural Designations/ Hamlets	- Make sure all the small hamlets are labelled properly	- ADD New Hamlets - Bruces, Hatchley, Newport, Creditville, Princeton, Etonia, and Mt. Vernon have Hamlets designation
Section 13 - Glossary	- Include definitions relating to different housing typologies, such as tiny homes, community and supportive, and transitional housing. These terms are mentioned within the Plan but need to clear on intent.	- Request received from Council through the August 10 th Special Meeting to ensure that the intent is clear as to what is meant by these specific terms. Specific definitions to the County of Brant can be added to the glossary of the New Official Plan.
Section 8.0 – Planning for Infrastructure	- Roads and consideration for road capacity need to be added to Section 8 Planning for Infrastructure to ensure that these are provided the same consideration for servicing constraints going forward relative to development.	- Request received through Council during the August 10 th Special Meeting. Additional wording to be included within Section 8 Planning for Infrastructure of the Plan to indicate that roads and road capacity is considered infrastructure and therefore subject to servicing constraints as set out within the Plan.
	- Citizens deserve to see details on the proposed tools to manage growth- this needs to be more prominent and easier to understand.	- Comments received through Council during the August 10 th Meeting. Policy Team will work to provide clarification on the tools to manage growth through Fall 2021 engagement and the wording of the Plan.
Section 5.0 – Building Healthy and Complete Communities	- The New Official Plan needs to include stronger language to encourage social cohesion throughout the County of Brant as the community continues to grow over the next 30 years.	- Comment received through Council during the August 10 th Meeting. Further language will be included within Section 5 Building Healthy and Complete Communities, specifically through Equitable and Accessible policies to encourage social cohesion throughout the County of Brant in years to come.
Section 4.6.18, ii, Employment Land Conversions	- Section 4.6.18, ii, Employment Land Conversions appears to be missing a clause from the Growth Plan which stipulates	- Comment received through Council during the August 10 th Meeting. A clause will be added to Section 4.6.18, ii, of the Plan to acknowledge the specific criteria required for Employment Land Conversions.

	criteria for employment land conversion requests to be reviewed upon.	
Section 4.6.17 – Employment Land Conversions	- Section 4.6.17 Employment Land Conversions appears to be missing some wording relating to the County’s intentions through these policies.	- Comment received through Council during the August 10 th Meeting. Wording of “...the County Shall...” will be added to clause 4.6.17 to reflect the County’s intent.
Section 5.1.4 – Mobile Home Communities	- Remove wording which seeks to prohibit the establishment of new mobile home communities within Policy 5.4.1 of the draft Plan.	- Comment received through Council during the August 10 th Meeting. The wording of “prohibit any new mobile home communities” will be removed as per Council’s request. This policy will be revised to include criteria for the establishment of new mobile home communities within the County of Brant. Consideration will be given to the protection of agricultural areas and lands through the revision of this clause as per Council’s direction.
Section 6.1.4 – Cannabis Production and Processing	- Revise policy 6.1.4 relating to Cannabis Production to discourage large scale outdoor cannabis production throughout the County of Brant.	- Comment received through Council during the August 10 th Meeting. Policy 6.1.4 Cannabis Production will be revised to provide for consideration of both indoor and outdoor cannabis facilities and discourage large scale outdoor cannabis facilities.
Draft Municipal Comprehensive Review Section 5.0 - Community Area Land Needs	- Clarification needs to be provided, preferably through a graph, concerning the proposed 2% of growth to be accommodated within the rural area, as this does not appear to be consistent with the overall 20% allocation proposed within all other areas of the County.	- Comment received through Council during the August 10 th Meeting. Staff have undertaken an analysis of the rural and agricultural lands throughout the County to determine where minor rounding out of hamlets could potentially occur and have determined that the 20% allocation proposed to all other areas of the County can be accommodated to the year 2051.
Section 10.7.1. – Identification of Major Facilities and Sensitive Land Uses	- Section 10.7.1 needs to be revised, clause ii references “Table 10.5.1(2)” which	- Comment received through Council during the August 10 th Meeting. Staff will revise the wording of policy 10.7.1 to ensure that the correct table is referenced.

	<p>appears to be an error as the table if labeled “Table 10.7.1(1)” within the Plan.</p> <ul style="list-style-type: none"> - Clarity needs to be provided with respects to “Minimum Separation Distance” the policies in Section 10.7.1 of the Plan. This wording could cause confusion with Minimum Distance Separation Guidelines for the Agricultural Areas of the County. 	<ul style="list-style-type: none"> - Comment received through Council during the August 10th Meeting. Staff will provide clarification within the Plan to properly distinguish between setbacks required from Major Facilities and those required within the Agricultural Areas.
Section 6.2.6 – Lot Creation and Lot Line Adjustments and the Natural Heritage System	<ul style="list-style-type: none"> - Refine lot adjustment policies in Natural Heritage System and Natural Hazards 	<ul style="list-style-type: none"> - Recent large scale subdivision proposal for Riverview Heights in St. George to place buffer to woodland in rear lots resulting in fragmentation. Need to ensure this is not permitted. Perhaps allow for large rural parcels where no impact on connectivity.
Section 5.2 – Policies for the Rural Community System	<ul style="list-style-type: none"> - Policies for the Rural Community System (s. 5.2) should include the policies for the Prime Agriculture Holding 	<ul style="list-style-type: none"> - The PAH will provide an overlay on previously designated lands within settlement boundaries that are undergoing servicing studies or not expected to receive servicing within the horizon of the plan. This overlay will permit the existing agricultural uses to continue and will prohibit development until such time as the County has completed the applicable studies and servicing is expected for said lands within a 3-5 year time horizon. These policies will apply to lands particularly to lands in Mt. Pleasant and Burford. - This section was inadvertently omitted from the draft but was included on the policy directions and land use designation mapping. The concept has been supported by Council to ensure the highest and best use of land and as a tool to manage growth through the horizon of this plan.
Schedules 3-B Lan Use (St. George), 4 Natural Heritage System, 5-2 Areas Regulated by Conservation Authorities	<ul style="list-style-type: none"> - Site- Specific Request 175 Brant Road, St. George, Settlement Area Boundary Expansion for Commercial development. 	<ul style="list-style-type: none"> - Concerns with request as received to expand into the Prime Agricultural Area - Natural Features in the form of a Wetland located on the property - Located within the Growing the Greenbelt Area

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