

BY-LAW NUMBER XXX-18

- of -

THE CORPORATION OF THE COUNTY OF BRANT

To amend the Official Plan of the County of Brant.
(Empire Communities (St. George) Ltd.)

WHEREAS an application was received from Armstrong Planning & Project Management, Agent on behalf of Empire Communities Ltd (St. George), Ross Ilett Farms Ltd. and Brian and Maree Loveless, Applicants/Owners with respect to land described as Concession 3 Part Lot 8, Part Lot 9 RP 2R-6841 Pt 1 RP 2R-7202 Pts 1 to 6, Former Township of South Dumfries, Village of St. George, located at 205 and 209 Beverly Street West and 239 and 241 Highway #5, County of Brant to amend the Official Plan (Amendment #9) on the subject lands to change the current designation from Urban Residential to Site Specific Policy Area Urban Residential and Site Specific Policy Area Mixed Use to permit a residential plan of subdivision;

AND WHEREAS the Section 22 (1) of the *Planning Act* empowers a municipality to amend its official plan;

AND WHEREAS this by-law is consistent with the Provincial Policy Statement;

AND WHEREAS the Local Planning Appeal Tribunal deems it to be desirable for the future development and use of the lands described above;

NOW THEREFORE THE COUNTY OF BRANT OFFICIAL PLAN IS AMENDED as follows:

- 1. THAT** Amendment No. 9 to the Official Plan of the County of Brant consisting of Schedules A and A-2 is hereby adopted. Schedules A and A-2 are hereby amended to change the land use designation from Urban Residential to Site Specific Policy Area Urban Residential (SSPA-24) and Site Specific Policy Area Mixed Use (SSPA-25).
- 2. THAT** Section 4.2 – Site Specific Policy Areas of the Official Plan be amended and the following Sections 4.2.24 and 4.2.25 be added as Amendment No. 9:

4.2.24 Site Specific Policy Area 24: St. George

The Site Specific Policy Area 24 applies to lands described as Concession 3 Part Lot 8, Part Lot 9 RP 2R-6841 Pt 1 RP 2R-7202 Pts 1 to 6, Former

Township of South Dumfries, Village of St. George, that are identified on Schedules A and A-2. The following policies are of the County, applicable to the area identified as Site Specific Policy Area 24:

Net Density for the lands in Site Specific Policy Area 24 shall be calculated on the basis of the entire plan and shall not exceed a maximum of 35 units per hectare.

“Net Hectare” shall mean the whole of the residential lands excluding lands not used for residential purposes (including but not limited to: roads, parks, open spaces, natural heritage and stormwater management blocks).

4.2.25 Site Specific Policy Area 25: Mixed Use blocks - Highway #5, St. George

The Site Specific Policy Area 25 applies to lands described as Concession 3 Part Lot 8, Part Lot 9 RP 2R-6841 Pt 1 RP 2R-7202 Pts 1 to 6, Former Township of South Dumfries, Village of St. George, that are identified on Schedules A and A-2. The following policies are of the County, applicable to the area identified as Site Specific Policy Area 25:

Residential uses shall not be permitted in the Site Specific Policy Area 25 and a public school shall be a permitted use.

3. **THAT** this by-law shall come into force on the day it is passed by the Local Planning Appeal Tribunal.

**THE CORPORATION OF THE COUNTY OF BRANT
EXPLANATORY NOTE TO OFFICIAL PLAN AMENDMENT No.9**

1. Purpose

The purpose of Official Plan Amendment No. 9 is to amend the land use designations and add site-specific policies to certain lands to facilitate development of a 66.83ha subdivision consisting of residential, mixed use, recreation and open space land use designations.

2. Location:

The subject lands are described as Concession 3 Part Lot 8, Part Lot 9 RP 2R-6841 Pt 1 RP 2R-7202 Pts 1 to 6, Former Township of South Dumfries, Village of St. George, located at 205 and 209 Beverly Street West and 239 and 241 Highway #5, County of Brant.

3. Basis of the Amendments:

The subject lands are designated “Urban Residential” and “Natural Heritage System” in the County of Brant Official Plan (2012) and are located with the Primary urban Settlement Boundary of St. George.

The purpose of Amendment No. 9 is to change the designation on a portion of the subject lands from “Urban Residential” to “Mixed Use” adjacent to Highway #5 which will allow for a variety of commercial uses.

In addition, the proposed Amendment No. 9 also proposes amending the Low Density Urban Residential Policies to allow a maximum net density of 35 units per hectare.

4. Explanatory Note:

The Amendment No. 9 adds specific policies to the subject lands in order to facilitate the development of a residential plan of subdivision including commercial, institutional and open space uses. The site specific changes will support the Provincial Growth Plan allowing for a mix of residential units and densities within the Primary Urban Settlement Boundary. The institutional use allows for a school block. Residential uses shall not be permitted in the mixed use blocks.

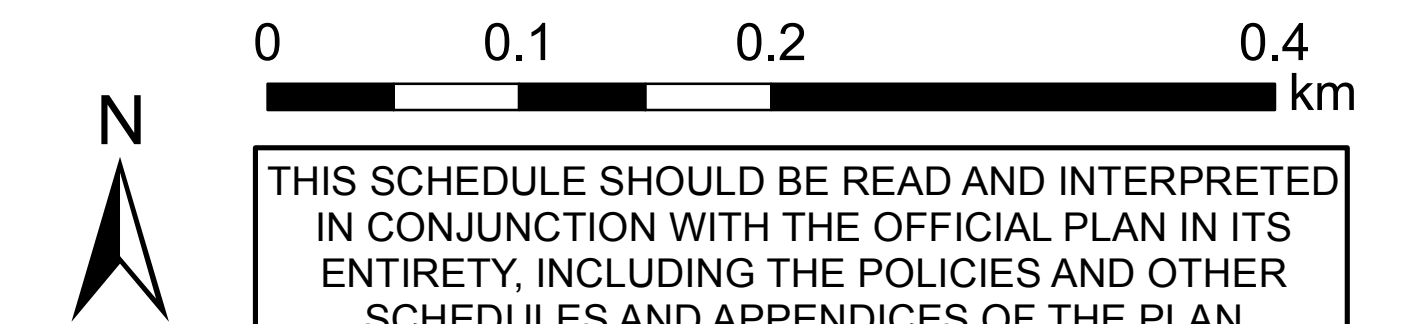
OFFICIAL PLAN
 excerpt from SCHEDULE A-2
LAND USE PLAN
ST. GEORGE
Amendment No. 9

LAND USE DESIGNATIONS

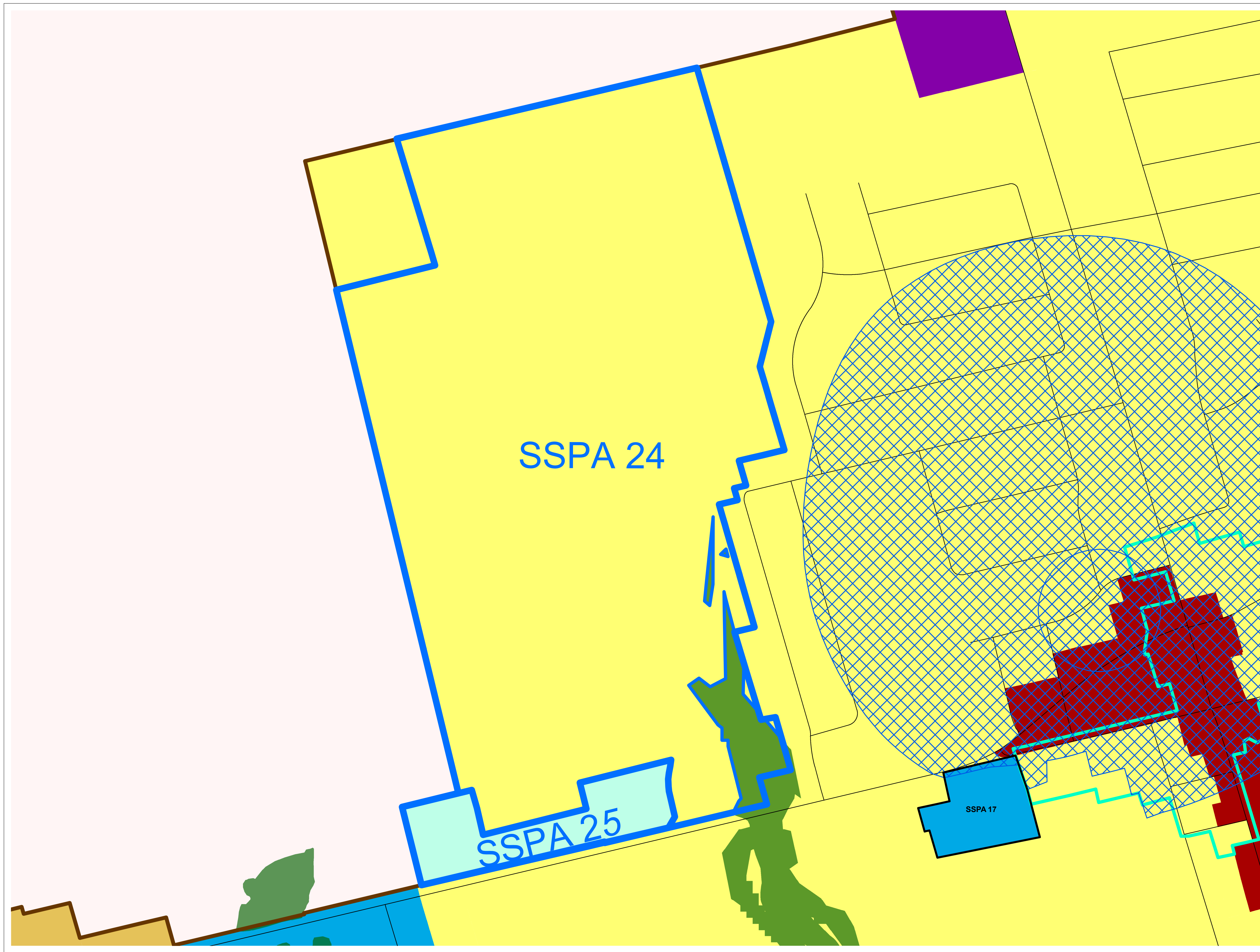
- AGRICULTURE
- URBAN RESIDENTIAL
- SUBURBAN RESIDENTIAL
- HAMLETS AND VILLAGES
- RURAL RESIDENTIAL
- CORE AREA
- GENERAL COMMERCIAL
- SHOPPING CENTRE COMMERCIAL
- MIXED USE
- EMPLOYMENT
- RESOURCE DEVELOPMENT
- INSTITUTIONAL
- PARKS AND RECREATION
- NATURAL HERITAGE SYSTEM

LEGEND

- BUILT BOUNDARY
- SITE SPECIFIC POLICY AREAS (SSPA)
- HERITAGE AREAS
- WELLHEAD PROTECTION AREAS
- COUNTY BOUNDARY
- PRIMARY URBAN SETTLEMENT AREA BOUNDARY
- SECONDARY URBAN SETTLEMENT AREA BOUNDARY
- HAMLET BOUNDARY
- ROADS
- + ACTIVE RAILWAYS
- + FORMER RAILWAYS



THIS SCHEDULE SHOULD BE READ AND INTERPRETED IN CONJUNCTION WITH THE OFFICIAL PLAN IN ITS ENTIRETY, INCLUDING THE POLICIES AND OTHER SCHEDULES AND APPENDICES OF THE PLAN



SUBJECT LANDS BOUNDARY

NATURAL HERITAGE SYSTEM

MIXED USE, SSPA 25

URBAN RESIDENTIAL, SSPA 24