

PUBLIC MEETING REPORT



REPORT No.: PA-11-66

To: The Chair and Members of the Planning Advisory Committee

From: Steve Stone, Senior Planner

Report Date: November 9, 2011

Meeting Date: November 16, 2011

Re: Terms of Reference Proposed Paris Grand Golf Club Area Study
141, 150 and 160 Paris Links Road, geographic Town of Paris, County of Brant.
From GSP Group, agent for GolfNorth Properties Inc.

PROPOSAL:

The proponent is requesting Council's consent to investigate the feasibility of redeveloping the existing recreational land use (golf course) into residential land uses. The planning analysis undertaken with this area study will include a review of all local and provincial policies to provide direction to the study. Development concepts will be prepared based on the findings of the various technical studies and the policy framework. A mix of residential unit types such as singles, semis and townhouses, densities, community facilities and street networks will be explored by the project team.

LOCATION:

The 60 hectare site is located on the south side and north side of Paris Links Road, west of West River Road, within the Paris Settlement Area, and is located on the lands currently occupied by the Paris Grand Golf Club.

AREA LAND USES:

The site is currently developed as a recreational land use (golf course) and accessory uses. The site consists of hummocky terrain which is mostly vegetated as manicured fairways and greens.

To the east of the site are rural residential and agricultural land uses, north is a licensed aggregate area and wellhead protection areas, west is a low density residential neighbourhood and to the south is the Grand River.

OFFICIAL PLAN:

The site designated as a Low Density Residential Area within the Paris Settlement Area. Given the size of the subject properties in the proposed study area, the redevelopment of these lands

are subject to the following policies that have been extracted from the Official Plan:

3.7.1 GENERAL

It is the intent of this Plan to ensure that sufficient lands have been allocated in the various Residential, Commercial and Industrial designations to accommodate the anticipated population in a variety of suitable locations, densities, and unit types and to provide employment opportunities and economic growth. This Plan also intends to ensure that new development or redevelopment is appropriately located, is compatible with surrounding land uses, and incorporates energy efficient aspects in its design. As well, Schedules "A" and "B" provide for "**Future Growth Direction Arrows**" which are indicators as to where future growth should occur in the Settlement Areas pending the availability of services. These arrows are general in nature, their intent being to permit a full range of development options, subject to meeting the subsequent policies.

Prior to development being permitted within the greenfield portion of the Settlement Areas, Area Studies in accordance with Section 2.4 of this Plan, shall be prepared. Other than minor infilling, development will proceed by plan of subdivision and an amendment to the Zoning By-law shall be required. Greenfields are those areas of the Settlement Area that are shown in white on Schedules A and B. The colour of the arrow indicates that land uses permitted without an official plan amendment.

The absence of an arrow indicates an amendment would be required for expansion of an abutting land use designation. Arrows coloured in the Settlement Boundary colour indicate various residential land uses are permitted in accordance with an Area Plan and dependant on the availability of services.

For the establishment of a use other than that permitted by the abutting land use designation, a Planning Impact Analysis, as provided for in Section 2.3 of the Plan, shall be prepared to the satisfaction of the County of Brant. As well, the policies of Sections 3.7.3 and 3.7.4.4 shall be applied when dealing with residential development proposals.

The Plan also intends to encourage the development of economical housing in an appropriate environment. Existing housing and existing residential areas shall be preserved and improved.

A variety of Settlement Areas have been recognized. Areas such as the communities of Paris, St. George and Burford have detailed polices dealing with a wide range of land uses. There are also Settlement Areas that are rather simplistic with respect to their current land characteristics. Many of these areas are almost exclusively residential in nature and will continue to be in the future.

With respect to intensive agricultural and livestock operations, those which are existing will be allowed to continue their farming practices. However, no new and no expansion of existing intensive agricultural and livestock operations will be permitted in the Settlement Areas in the future.

3.7.2 GOALS

The following goals are established for the various Residential areas:

- (1) to ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the municipality;
- (2) to encourage the development of a greater variety of housing types;
- (3) to provide the opportunity for the provision of affordable housing in accordance with the Provincial Policy Statement;
- (4) to encourage the provision of an adequate supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with the policies of this Plan;
- (5) to provide the opportunity to increase the housing supply through residential intensification in appropriate and selected Residential designations. Residential intensification may include infilling, accessory apartments, conversions and redevelopment;
- (6) to encourage an adequate supply of new building lots to meet the anticipated demand for additional housing units over the next 20 year planning period as the capacity of the County of Brant's services permit; and
- (7) to establish safe residential communities and protect residential areas from conflicting and incompatible land uses.

3.7.3 POLICIES

(1) Residential Lot Creation

The creation of new lots for residential purposes will primarily occur by plan of subdivision. However, consents for residential lots will be permitted in accordance with the policies contained in Subsection 5.1 of this Plan, and in accordance with the requirements and guidelines of the Ministry of Environment and/or its designated agent.

3.7.4.1 LOW DENSITY RESIDENTIAL AREAS

Areas designated as Low Density Residential shall be limited to single detached, semi-detached, duplex, or converted dwelling units, home occupation uses and public uses.

The maximum density shall not exceed 19 units per gross hectare.¹

Low Density Residential may be placed in separate zoning categories in the implementing Zoning By-Law.

(1) Low Density Residential Special Policies

- (a) Low Density Residential Special Policy Area 1 applies to lands within the Settlement Area of Paris where, in addition to the uses otherwise permitted under the Low Density Residential land use, the following shall

be permitted:

- (i) 450 dwelling units occupied on a land lease basis;
- (ii) a golf course, including a pro shop and other accessory uses, buildings and structures;
- (iii) a corporate centre with a maximum of five (5) guest rooms for accommodation and the facilities for recreation, social, educational and or meeting purposes.

The location of uses shall be determined by the Zoning By-Law.

Access to the development may be by private roads.

The residential development shall be phases, with subsequent phases being permitted after building permits have been issued for 50 units.

The site will be regulated by both Site Plan Control and a subdivision agreement and the use of holding zones within the Zoning By-Law.

ZONING BYLAW:

The site is currently zoned R1A -3 and OS – 3. The following is the zone requirements from the Zoning Bylaw:

SECTION 8 RESIDENTIAL TYPE 1A (R1A) ZONE

(c) R1A-3 (GOLF LINKS DEVELOPMENT)

Notwithstanding any provisions of Sections 8(2) and 8(3) of this By-Law to the contrary, within any area zoned R1A-3 on Schedule “A” hereto, the following special provisions shall apply:

(i) Permitted Uses:

1. A maximum of 450 dwelling units in the form of detached dwellings, semi-detached dwellings, and/or rowhouse dwellings as well as accessory buildings.
2. No more than 135 rowhouse dwelling units are permitted.
3. Any use permitted in the OS-3 Zone.

(ii) Requirements:

1. The minimum setback from abutting lands zoned R1A is 30 metres, with the exception of the easterly boundary, where this setback will not apply if abutting lands are held in common ownership.
2. The minimum setback from all other property lines shall be 9.1 metres.
3. The maximum number of dwelling units per building shall be 8 units.

4. The maximum building height shall be 10.7 metres.

All other requirements of the By-Law shall apply.

(d) R1A-4 (EXECUTIVE SUITES AND OFFICE)

Notwithstanding the provisions of Section 8(2) of this By-Law to the contrary, within any area zoned R1A-4 on Schedule "A" hereto, in addition to the uses permitted in the Residential Type 1A (R1A) Zone, six executive suites shall also be permitted at 141 Golf Links Road and five executive suites and an office shall be permitted at 149 Golf Links Road, said executive suites and offices being accessory to the Paris Grand Golf Course operations. All other requirements of the By-Law shall apply.

SECTION 30 OPEN SPACE (OS) ZONE

(c) OS-3 (GOLF COURSE)

Notwithstanding the provisions of Section 30(2) of this By-Law to the contrary, within any area zoned OS-3 on Schedule "A" hereto, that in lieu of the uses permitted in the OS zone, the following uses and accessory buildings or structures shall be permitted:

(i) golf course including:

- pro shop
- restaurant
- clubhouse
- banquet facility
- other accessory uses

(ii) corporate centre with five executive suites for guest accommodation in the existing dwelling including facilities for recreational, social, education and/or meeting purposes;

(iii) private roads, driveways, sidewalks, pathways and emergency access routes serving the lands zoned OS-3 and the lands zones R1A-3; and private amenity areas for the dwelling units in the R1A-3 Zone.

All other requirements of the By-Law shall apply.

PLANNING ACT APPROVALS:

In order to permit development to occur the proponent will be required to apply for and receive Planning Act Approvals which may include amendments to the Official Plan, Zoning By-laws and Plans of Subdivision. To be reviewed will be provincial policy consistency, official plan conformity, zoning regulations, functional servicing, lot grading and drainage, sedimentation and erosion, hydrogeological and geotechnical conditions, landscaping and amenity spaces, traffic, impacts on the neighbourhoods, environmental sustainable and archaeological assessment.

CIRCULATION:

The study has been circulated to the following departments and agencies for comments. Their comments will be included in a future staff report to PAC for consideration;

- Planning Division
- Economic Development
- Public Works Department
- Grand River Conservation Authority
- Building Division
- Treasury Division
- Fire Department
- Zoning Administrator
- Forestry
- Community Services
- Legal Division
- Six Nations/New Credit
- Brant County Hydro
- Bell
- Union Gas
- School Boards
- Canada Post
- Ontario Power
- OPP

FINANCIAL IMPLICATIONS:

To be determined through the undertaking of the study, if consent is granted.

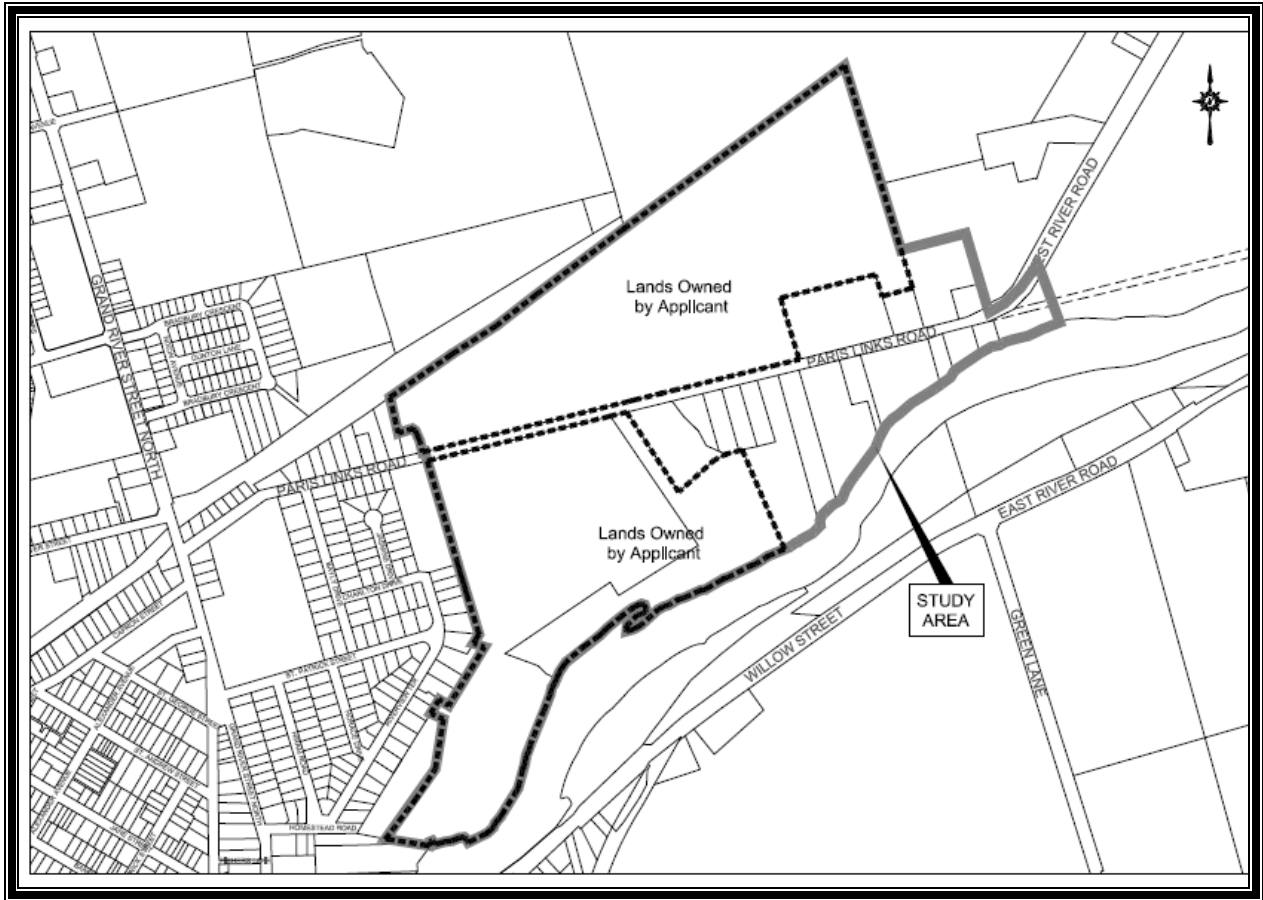
Respectfully Submitted,

Steve Stone

Steve Stone, Senior Planner

Attachments: Official Plan Map, Zoning Bylaw Schedule, Aerial Photo, Site Survey

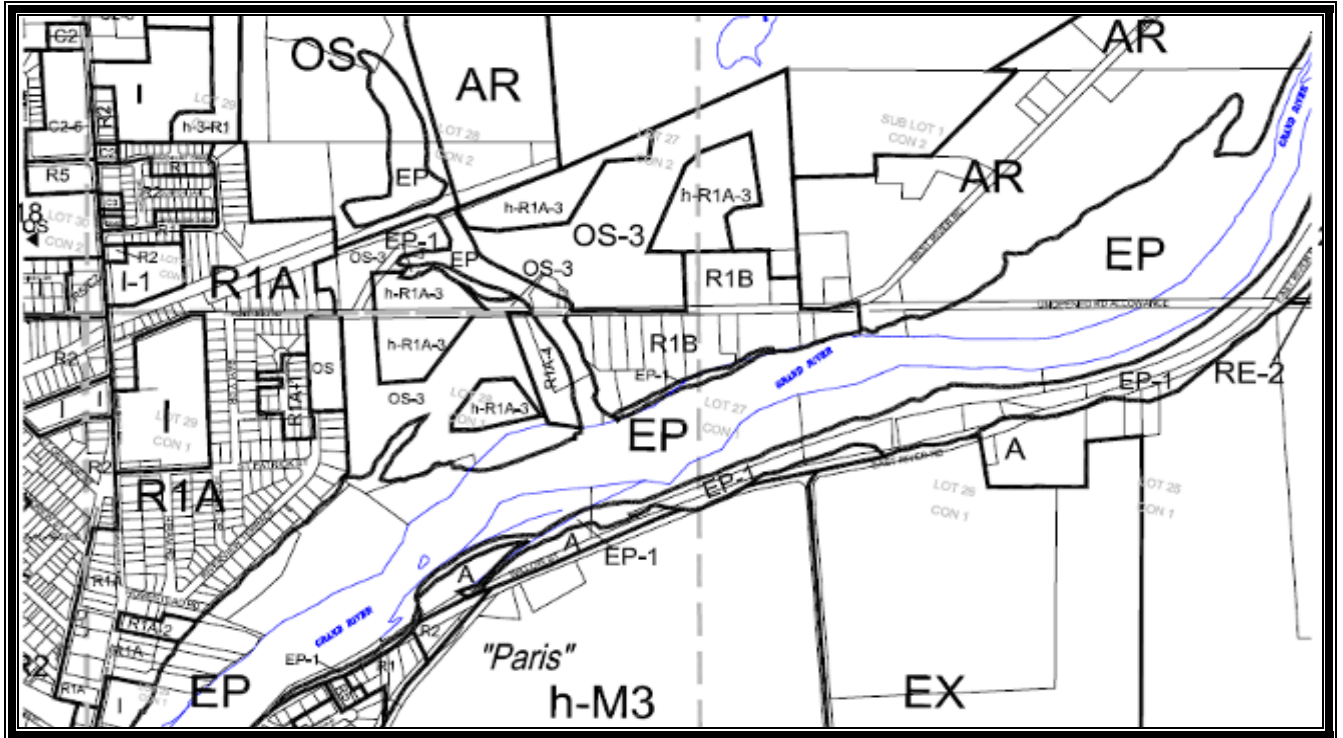
MAP-SUBJECT LANDS:



OFFICIAL PLAN EXCERPT



ZONING BY-LAW EXCERPT



AERIAL PHOTO

