

DEVELOPMENT SERVICES DEPARTMENT – PLANNING ADVISORY COMMITTEE

TO: Chair and Members of the Planning Advisory Committee
FROM: Ruchika Angrish, Senior Planner
DATE: May 6, 2014
REPORT: PA-14-33
SUBJECT: St George Area Study
PURPOSE: **Recommendation Report** on the St George Area Study

RECOMMENDATION:

THAT the St George Area Study be conditionally approved by Council pending the St. George Landowners Group addressing the Sensitivity Analysis issue to the satisfaction of the County.

and

THAT Staff initiates an Official Plan Amendment to delineate the Primary and Secondary Urban Secondary Boundary in St George to reflect the servicing strategy i.e partial and full serviced areas, appropriate land uses and policies related thereto.

STRATEGIC PLAN GUIDANCE:

2. TO ENSURE OUR INFRASTRUCTURE AND CAPITAL ASSETS ARE WELL MANAGED, MAINTAINED AND IMPROVED

2.1 To conduct long range infrastructure planning that focuses on proper maintenance of our current assets and includes forecasts of long term capital needs and strategies to fund them

4. TO ENSURE HIGH QUALITY SERVICE TO OUR COMMUNITY INCLUDING EFFECTIVE TWO WAY COMMUNICATIONS

4.1 To utilize the Community Visioning input to develop and implement a long term growth strategy

4.2 To undertake specific actions that elevate the effectiveness of the working relationship within Council, between Council and Staff and the level of customer service we provide to those we serve

FINANCIAL CONSIDERATIONS:

The Landowners Group has agreed to front-end finance the construction and implementation of Phase 1 of the servicing strategy, as outlined in the Background Area Study Report. The infrastructure improvements will be a Development Charge applicable project and will be included in the DC Background Study update.

Phase 2 of the servicing strategy, as outlined in the Background Area Study Report, would be implemented by the County and any pertinent future development interests, as needed.

The Sensitivity Analysis indicated that there could potentially be some operational funding shortfalls in the event of low market uptake of the proposed residential units within the study area. As much of the infrastructure can't be put off staff has requested the St. George Landowners Group indicate to the County how the funding shortfall will be addressed, should the scenario develops in future.

Staff will initiate an Official Plan Amendment process to delineate Primary and Secondary Urban Settlement Boundaries for St George for the advancement of the Area Study policies.

EXECUTIVE SUMMARY:

The purpose of this report is to provide the Committee with planning analysis from Staff on the merits of the St George Area Study. Area Studies are not regulated under the Planning Act, but comprehensively review technical matters and proposed land uses based on a Council approved Terms of Reference to ensure that development proceeds in an orderly and responsible manner. The planning analysis focuses on review of applicable policy (i.e. Planning Act, PPS, Official Plan and Zoning By-law), in consultation with departments/agencies, an inspection of the neighbourhood and discussions with the agent/public. The findings indicate that the proposal is in conformity with the policies of both the Provincial Policy Statement (2014) and the County of Brant Official Plan. This report recommends that the Area Study be endorsed by Council.

BACKGROUND:

In 2008, Council agreed to a Terms of Reference (attached) for the initiation of the St. George Area Study subject to the private interests paying all costs for the preparation of the Area Study, all costs related to the provision of background information and all costs for the peer review as outlined in the Area Study Criteria.

The purpose of an Area Study is to ensure that development occurs within areas and timeframes that can be supported by municipal infrastructure and is appropriate to assigned population and employment growth.

Over the past six years, the Landowners Group's consultants have been investigating whether the tributary of the Fairchild Creek is capable of assimilating additional effluent from an expanded/improved St. George Water Pollution Control Plant, finding potable water supply for the proposed developments and assessing archaeological and natural features in the area. The Area Study also serves to identify where municipal facilities and infrastructure

require improvement or expansion in order to accommodate additional growth attributed to new development. The study also proposes options for the replacement or upgrade of existing servicing infrastructure.

The Area Study itself is not an application under the Planning Act and so the findings and necessary policy changes will be implemented through an Official Plan Amendment and the proposed plans of subdivision.

PROPOSAL

The purpose of the St. George Area Study is, among other things, to facilitate cost effective infrastructure while providing a mixed uses, a variety of housing types in a manner that complies with the Provincial and the Growth Strategy outlined in the Official Plan. In 2011, Census data established that the population of St. George was estimated to be 3100 people. The future population of St. George is proposed to be approximately 9000 people, subject to an optimal full servicing solution. The St. George Landowners Groups anticipate that their lands can accommodate a proximity 3200 people.

LOCATION:

In 2008, Council defined the St. George Area Study Boundary (attached). The St. George Study Area covers approximately 831 hectares (2053 acres) and the boundaries coincide with the Primary Urban Settlement Area Boundary for the settlement of St. George as stated in the County Official Plan. The study area is generally bounded by Highway 5 and Howell Road to the North, German School Road to the South and Highway 24 to the west.

The St. George community is comprised of various Residential, Commercial and Industrial land uses primarily serviced by municipal water and wastewater infrastructure.

TERMS OF REFERENCE:

A Terms of Reference was prepared for the Area Study in December 2008 (see attached) . This document was approved by the Planning Advisory Committee. The Work program addressed the mandatory requirements as approved by County Council:

- i) Any Area Study must be within a currently defined Urban Settlement Boundary in the County of Brant Official Plan;*

The subject lands are situated entirely within the Primary Urban Settlement Area Boundary of St. George.

- ii) Any Area Study prepared must be consistent with the Provincial Policy Statement;*

The Area Study has been completed, and is consistent with the Provincial Policy Statement (see Report Section).

- iii) Any Area Study prepared must be consistent with the Provincial Plan for the Greater Golden Horseshoe;*

The Area Study is consistent with the Growth Plan for the Greater Golden Horseshoe (see Report Section).

- iv) Any Area Study must demonstrate an available supply of municipal water and the capability of such water being supplied in sufficient quantity and quality to service the needs of the Study Area;*

Technical studies have been completed for the Area Study which demonstrates water supply investigation and distribution for the study area.

- v) Any Area Study must demonstrate an available capacity of sanitary conveyance and treatment capacity to service the Study Area;*

The functional servicing report provided in association with the Area Study has addressed the availability of sanitary conveyance and treatment capacity.

- vi) The Implementation Plan and required Infrastructure Plan of the Area Study must minimize the cost of the County and be within the financial capability of the County to install and maintain;*

The financial analysis and function servicing reports have been accepted by Staff and, as such, Staff is of the opinion that the proposal will minimize the cost associated to the County to install and maintain.

- vii) The infrastructure design for the Study Area must conform to the current County of Brant Engineering and Development Standards as adopted by Council;*

With the acceptance of the functional servicing and other related reports Staff is of the opinion that the design is in conformity with the Engineering and Development Standards.

- viii) The persons sponsoring the Area Study must agree in writing to pay the cost of either using the County's consulting planners, engineers and financial analysts or agree in writing prior to the submission of their Area Study to pay the cost of having their consultants work peer reviewed by the County's consultants and/or staff. The proponent must post securities in favour of the County of Brant prior to the commencement of the Area Study or prior to its peer review. Such securities must cover 100% of the cost of the preparation of the Area Study or peer review costs;*

The peer review costs associated to the Area Study have been addressed by the land owners group.

- ix) The persons sponsoring the Area Study must be prepared to a prepayment of 100% of the applicable Development Charges at the time of plan registration;*

This item will be addressed at the time of future agreement for the individual Plans of Subdivision within the Area Study.

- x) *The Area Study prepared must conform to the General Terms of Reference prepared for Area Studies; and*

It is Staff's opinion that the Area Study conforms to the General Terms of Reference for Area Studies.

- xi) *The proponent of an Area Study must notify First Nations of the undertaking of an Area Study at the commencement of the study and offer the opportunity for Six Nations input throughout the study process.*

The application and associated technical information was provided to the First Nations in conformity with the Grand River Notification Agreement. A meeting was held with Six Nations Consultation and Accommodation Process Team on February 21, 2014 to discuss the proposal.

REPORT:

SECTION 1: PROVINCIAL POLICIES

PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The focus is on the building of strong communities by encouraging efficient and cost effective development and land use patterns.

Existing settlement areas, such as the subject lands, are intended to be the primary focus for future growth. Development in these areas shall occur on full municipal services, and where possible, utilize existing infrastructure. As noted, the site is located within the Primary Urban Settlement Area of St. George and will be developed on full municipal services. The proposed development is considered to be a compact and mixed use proposal that minimizes risk from natural hazards and protects the surrounding ecological features which exist in the area. Section 2.1 of the Provincial Policy Statement (2014) prohibits development or site alteration in significant woodlands, wetlands, valleylands, wildlife habitat, and areas of natural and scientific interest. Development proposed within 120 m of significant Natural Heritage Features will trigger the requirement for an Environmental Impact Study (EIS).

Based on Staff's review of the information submitted, Staff is of the opinion that the proposal is consistent with the PPS.

PLACES TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE:

In June 2006, the Province released the Growth Plan for the Greater Golden Horseshoe Area. Subsection 3(5)(b) of the *Planning Act* requires that all decisions that affect a planning matter "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."

The subject lands are considered to be a Designated Greenfield Area. Designated Greenfield Areas are areas within a Settlement Area that are not within the 'built-up area.' In this regard the following policies were taken into consideration with regard to the proposal:

Section 2.2.2 Managing Growth:

1. *Population and employment growth will be accommodated by –*
 - a. *directing a significant portion of new growth to the built-up areas of the community through intensification;*
 - b. *building compact, transit-supportive community in designated greenfield areas*
 - c. *reducing dependence on the automobile through the development of mixed-use, transit supportive, pedestrian friendly environments;*
 - d. *providing convenient access to intra- and inter city transit;*
 - e. *planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling;*
 - f. *encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces and easy access to local stores and services; and*
 - g. *directing major growth to settlement areas that offer municipal water and wastewater systems.*

Section 2.2.7 Designated Greenfield Areas:

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –*
 - a. *Contributes to creating complete communities;*
 - b. *Creates street configurations, densities and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;*
 - c. *Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; and*
 - d. *Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.*
2. *The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.*

The proposed development satisfies that policy objectives of the Growth Plan, by urbanizing underutilized parcels of land within Primary Urban Settlement Area of St George. The proposal is a compact, active transportation based, mixed use community that meets the required density targets and provides a built form that promotes walkability and neighbourhood integration through the mix and layout of uses. The proposal directs growth to the Settlement Area using the existing infrastructure. It is staff's opinion that the proposal conforms to policies in Growth Plan.

SECTION 2: COUNTY OF BRANT OFFICIAL PLAN (CBOP)

The study area is located within the Primary Urban Settlement Area of St George. The lands are currently designated Urban Residential, Suburban Residential, Employment, General Commercial, Core Area, Parks and Recreation, Institutional and Natural Heritage (see Attachment #4). Policies related to these designations have been considered while reviewing the Area Study documents.

A portion of the study area is also identified as being located within a Wellhead Protection Area (WHPA) in the CBOP. Section 2.3.3.2 of the CBOP contains policies for WHPA's.

The Area Study process is outlined in Section 2.1.1.1 of the Official Plan:

2.1.1.1 Area Study Process

The following policies outline the process for the preparation of Area Studies:

- a) *At the outset of the Area Study process, key participants such as Six Nations of the Grand River and the Mississaugas of the New Credit First Nations, and neighbouring municipalities, as appropriate, shall be notified. The Area Study process shall provide for the early involvement of the key participants in the planning process.*

The technical studies associated with the preparation of the Area Study have been circulated to Six Nations of the Grand River and the Mississaugas of the New Credit First Nations. A meeting with Six Nations Consultation and Accommodation Process Team was held on February 21, 2014 to discuss the proposal.

- b) *Prior to the preparation of an Area Study, a detailed Terms of Reference shall be prepared by the County, or jointly between the landowner or proponent of development and the County, which establishes the specific details of the Area Study Process, including:*
 - i. *participants in the Area Study Process (including landowner groups, consultants, peer reviewers and the general public);*
 - ii. *general agreements and commitments established between the participants of the Area Study Process; and*
 - iii. *specific requirements of the Area Study, beyond the General Area Study Requirements outlined in Section 2.2.4.3.*

In 2008, Council approved the Terms of Reference for initiation of St George Area Study. A copy of the document has been attached with this report.

- c) *The cost of preparing an Area Study and any other required supporting documentation shall be borne by the proponent. Costs incurred by the County for engaging peer review consultants to evaluate the proposal and supporting documentation shall also be borne, or reimbursed, by the proponent.*

All costs associated with the review of the Area Study technical documents have been borne by the Applicants.

- d) *Prior to the preparation of an Area Study, boundaries shall be established by the County based on common key infrastructure components such as water distribution system, trunk sewer lines, and stormwater management/sewage treatment facilities, with the approval of the County. Natural heritage features, areas, and systems, and mineral aggregate and petroleum deposits, shall also be considered when establishing Area Study boundaries. Boundaries of the area to be studied may extend beyond settlement area boundaries in order to fully evaluate the impacts of development on infrastructure and natural heritage, for example.*

The boundaries of the study area coincide with the Primary Urban Settlement Area Boundary of St George as outlined in the Official Plan. The study area was approved by Council in 2008.

- e) *The preparation of Area Studies shall involve a consultation process that involves land owners within the defined land affected by the Area Study. At least three public meetings shall be undertaken as part of the consultation process, including a meeting at the initiation of the Study, a meeting upon the preparation of a draft Area Study, and a Statutory Public Meeting in accordance with the Planning Act upon the presentation of the Area Study to Council.*

Information Meeting to Planning Advisory Committee was held on May 16, 2012 and Public Open House Meetings were held on June 26, 2012 and December 5, 2012.

- f) *Area Studies shall be presented to the County in the form of recommendations for land use, servicing, and financing. Where appropriate and required, policies shall be included in the Official Plan by way of amendment.*

The recommendations for various technical studies have been outlined in respective documents that have been reviewed and accepted by Staff and various agencies. An Official Plan Amendment would be required once Council adopts the Area Study.

- g) *Area Studies shall be evaluated based on the general requirements outlined in Section 2.2.4.3 and based on the detailed Terms of Reference prepared as part of the Area Study Process.*

It is Staff's opinion that the Area Study is in general conformity with the Terms of Reference. Details have been outlined in this report.

In support of the Area Study, a number of technical studies have been submitted and reviewed by internal Departments and external agencies. These include:

- Background Area Study by Walker, by Nott, Dragicevic Associates Limited
- Sensitivity Analysis, by Altus Group
- Preliminary St. George Conceptual Road Network Plan

- Water Pollution Control Plan Optimization Study, by Gamsby and Mannerow Engineers
- Preliminary Water Supply and Distribution Study, by MTE Consulting
- Wastewater Conveyance Review, by MTE Consulting
- St. George Market Study, by Altus Group
- Municipal Financial Impact Analysis, by Altus Group
- Natural Heritage Study Report, by Natural Resource Solutions Inc.
- Water Supply Investigation, Phase 1, by Norbert M. Woerns
- Water Supply Investigation, Phase 2 – Test Drilling Results, by Norbert M. Woerns
- Traffic impact Study, by Paradigm Transportation Solutions Inc
- Drainage Overview, by MTE Consulting

The above noted documents that were peer reviewed have now progressed to a point where staff can support them as it relates to the Area Study requirements.

Density:

The Official Plan policies establish an overall density target for the study area of at least 35 persons and jobs combined per hectare by 2012, and 40 persons and jobs combined per hectare for the following 10 years to 2021. The density shall be measured in accordance with Section 2.2.7.3 of the Growth Plan for the Greater Golden Horseshoe.

The overall development density for the Landowner Group subdivision developments proposed is approximately 33 persons and jobs per hectare (i.e., total approximate population 3,300 population / ~100ha land area), which is comparable with the policies of the Official Plan and the Growth Plan for the Greater Golden Horseshoe.

Natural Heritage:

The Natural Heritage Study submitted in support of the application has been reviewed by Grand River Conservation Authority to their satisfaction. Specific buffers will be required for valleylands, significant wildlife habitat and significant habitat of endangered and threatened species. Buffers may be further refined through site specific studies such as an Environmental Impact Study at the time of the individual subdivision applications.

Servicing:

The existing infrastructure in St George has limited capacity. While the sanitary servicing infrastructure is available in St. George, the existing infrastructure is operating near capacity thus limiting further development until capacity is expanded. Phasing of the servicing strategy is based on proposed upgrades to the water and wastewater system. As a result of the review of the studies, the Landowners Group have recommended a two-step servicing strategy:

1. Increase wastewater treatment capacity for St. George by the construction of a new plant at the existing site consisting of twin parallel treatment trains providing a total capacity of 2,600 m³/d.
2. Refurbish existing plant and return to service at a rated capacity of 1,000 m³/day, to a total ultimate plant capacity of 3,600 m³/day.

In order to facilitate development, the servicing strategy will be phased as outlined in the Background Area Study Report Figure 9 and 10 (see Background Report attached). St. George Landowners Group have agreed to front-end finance the construction and implementation of Phase 1 together with the participation and contributions by the County for on-going operations, maintenance and improvements. The apportioned share of each of the Landowner contributions and those by the County will be determined and executed through the future cost-sharing and servicing agreements. The advanced timing of infrastructure agreement with the Landowners Group provides opportunity to determine the servicing allocation. Further consultation with legal council will be required to determine the form of this agreement. County has begun updating the background study for the Development Charge and the proposed projects in the study area will be identified as DC applicable in the updated DC By-Law.

Phase 2 of the servicing strategy, as outlined in the Background Area Study Report Figure 9 and 10, would be implemented by the County and any pertinent future development interests, as needed.

Stormwater management systems will be designed and implemented through the development approvals process which will utilize Best Management Practices and conform to applicable Provincial and County stormwater management design standards.

A water supply investigation has been undertaken for the study area. As a part of the Class Environmental Assessment and/or detailed design, an investigation of water quality over a longer period of time should be completed to confirm water quality and treatment requirements. This should include an assessment of Groundwater Under the Direct Influence of Surface Water (GUDI) for Test Well 3.

Financial:

One issue remains outstanding from an Area Study process perspective relative to the Sensitivity Analysis prepared by Altus Group. The Peer Reviewer has stated that “the sensitivity analysis shows that the stated positive financial impact is to be viewed cautiously and the development strategy reviewed to look for ways where the net benefit is more strongly safeguarded.” The Peer Reviewer further notes “that the study area is large and the key members of the St. George Landowners Group are spread out along a north south line along the west side of St. George. Perhaps a more focused development staging can be adopted that pairs the infrastructure expansion to the proposed development and the rate of infilling.”

It is apparent to staff and both the financial and engineering peer reviewers that the Sensitivity Analysis clearly indicated that there could potentially be some funding shortfalls in the event of low market uptake of the proposed residential units within the study area.

As much of the infrastructure can't be phased, staff has requested the St. George Landowners Group indicate to the County how the funding shortfall will be addressed, should the scenario develop in future.

Staff will provide an information report to Council once the issues have been resolved to the satisfaction of County.

Official Plan Amendment:

An Official Plan Amendment would be required to implement the recommendations of the Area Study. A Land Use Concept for the Area Study will be formulated as part of the Official Plan Amendment. The County Official Plan Amendment may include the following considerations:

- Delineation of a “2031 Serviced Area Boundary” (or “Primary” vs. “Secondary Settlement Area”) for the St. George Settlement Area to distinguish between fully serviceable areas and those areas with partial services in accordance with the planned servicing strategy, together with supporting policies. This distinction or servicing limitation is a result of the assimilative capacity of Fairchild Creek. That is, the creek’s ability to assimilate wastewater effluent from the expanded wastewater treatment plant(s), which has been determined to be 3,600m³/day, sets an environmental limit to the amount of lands/population that can be fully served in St. George.
- Distinction between the suburban and urban residential land uses based on servicing opportunities.
- Establishment of appropriate land use designations within the St. George Settlement Area boundaries.
- The establishment of additional commercial and mixed-use designated areas along Highway 5, where appropriate.
- The establishment of opportunity for additional recreational designations for the lands on the southwest quadrant of St. George, including the analysis of the abandoned rail line which traverses St. George Primary Urban Settlement Area in an east-west direction.

Staff is of the opinion that the Area Study is consistent with the policy direction of the CBOP subject to adoption of the Official Plan Amendment.

INTERDEPARTMENTAL, AGENCY & PUBLIC CONSIDERATIONS:

Throughout the process of circulation, a number of concerns and issues were raised and have been addressed by the Consultants with regard to the above noted studies and reports. There is one outstanding comment relative to Sensitivity Analysis prepared by Altus Group, as outlined in the comments received from Development Engineering Review Division on April 29, 2014 (see comments attached).

Staff is working with the Landowners Group and their consultants to resolve this issue. Staff will provide an information report to Council once the issues have been resolved to the satisfaction of County.

CONCLUSIONS AND RECOMMENDATIONS:

The St. George Study Area covers approximately 831 hectares (2053 acres) and the boundaries coincide with the Primary Urban Settlement Area Boundary for the settlement of St. George as stated in the County Official Plan (see Attachment #2). The boundaries and the Terms of Reference were approved by Council in 2008 (see Attachment #3). The principal of the proposal is to establish a comprehensive guide for development in this area. Numerous technical studies have been provided which look at a number of elements including: storm water management, functional servicing, natural environment and impact assessment, transportation, planning and urban design, and financial implications. The reports have been reviewed and accepted in general principle by Staff and external agencies. The Landowners Group will be working with Staff to address the two outstanding concerns as stated in Ainley's memo dated April 11, 2014. Staff will provide an information report to Council once the issues have been resolved to the satisfaction of County.

The Landowners Group, with Staff, has initiated a Class Environmental Assessment process to advance the necessary water and wastewater infrastructure improvements (Environmental Assessment Act). There are two separate Municipal Class EA processes: one for water and one for wastewater.

An Official Plan Amendment would be required to include the delineation of a 2031 Serviced Area Boundary (or Primary vs. Secondary Settlement Area) to reflect the servicing strategy, appropriate land uses, and policies related thereto. As part of the Official Plan Amendment, an appropriate land use plan and specific land use policies will be developed in support of the OPA, with public consultation.

It is the opinion of Staff that the Landowners Group has conformed to the requirements stated in the Terms of Reference for St George Area Study. The conclusions of the technical reports are in conformity with the Council approved Development and Engineering Standards. The proposal is consistent with the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement and the Official Plan. It is Planning Staff's opinion that St George Area Study be endorsed by Council subject to addressing the outstanding comment on Sensitivity Analysis.

Respectfully Submitted,

**RUCHIKA ANGRISH
SENIOR PLANNER**

ATTACHMENTS:

General Area Study requirements
Letter from Armstrong Hunter re Area Study initiation;
Area Study Policy CPS-2008-02;
Terms of Reference;
Area Study Boundary;
Letter from Six Nations Council;
Road Network Concept;

Background Area Study Report;
Aerial photo;
Official Plan Schedule A-2;
Development Engineering Comments dated April 29, 2014.

COPY TO:

Heather Boyd, Clerk – Clerk Council Committee Services
Mark S. Pomponi, General Manager of Development Services
Rob Trotter, Director of Planning
Don Cunningham, Manager of Development Engineering Review
Applicant/Agent

FILE #: St George Area Study

In adopting this report, is a bylaw or agreement required? If so, it should be referenced in the recommendation section.

- By-law required (NO)
- Agreement(s) or other documents to be signed by Mayor and /or Clerk (NO)
- Is the necessary by-law or agreement being sent concurrently to Council? (NO)

Attachment # 1: General Area Study Requirements (Section 2.1.1.2 Official Plan)

For the preparation of all Area Studies within the County of Brant, the following general requirements shall be met:

- a) Area Studies shall be prepared in a manner that is consistent with or conforms to Provincial Plans, policies, regulations, requirements, standards, and guidelines, as appropriate.*
- b) Area Studies shall be prepared in accordance with the policies of this Plan, and County By-laws, guidelines, and standards.*
- c) A land use component shall be prepared as part of the Area Study, and supported by the necessary studies, which:*
 - i. identifies existing land use designations and their respective densities;*
 - ii. proposes land use designations and their respective densities, including opportunities for balanced economic growth through the provision of employment land and opportunities for mixed uses and a variety of forms of housing types;*
 - iii. establishes an overall density target for the study area of at least 35 persons and jobs combined per hectare by 2012, and 40 persons and jobs combined per hectare for the following 10 years to 2021, and provides justification for that target. The density shall be measured in accordance with Section 2.2.7.3 of the Growth Plan for the Greater Golden Horseshoe;*
 - iv. demonstrates that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - 1. contributes to creating complete communities;*
 - 2. creates street configurations, densities, and an urban form that supports walking, cycling, other forms of alternative transportation;*
 - 3. provides a diverse mix of land uses to support vibrant neighbourhoods and reduce automobile dependency; and*
 - 4. creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.*
 - v. provides phasing policies, and other strategies, for designated greenfield areas to achieve the County's intensification policies, established in Section 2.2.5 of this Plan, including the density target for designated greenfield areas;*
 - vi. delineates all identified and unidentified natural heritage features, areas, and systems and existing mineral aggregate operations and known*

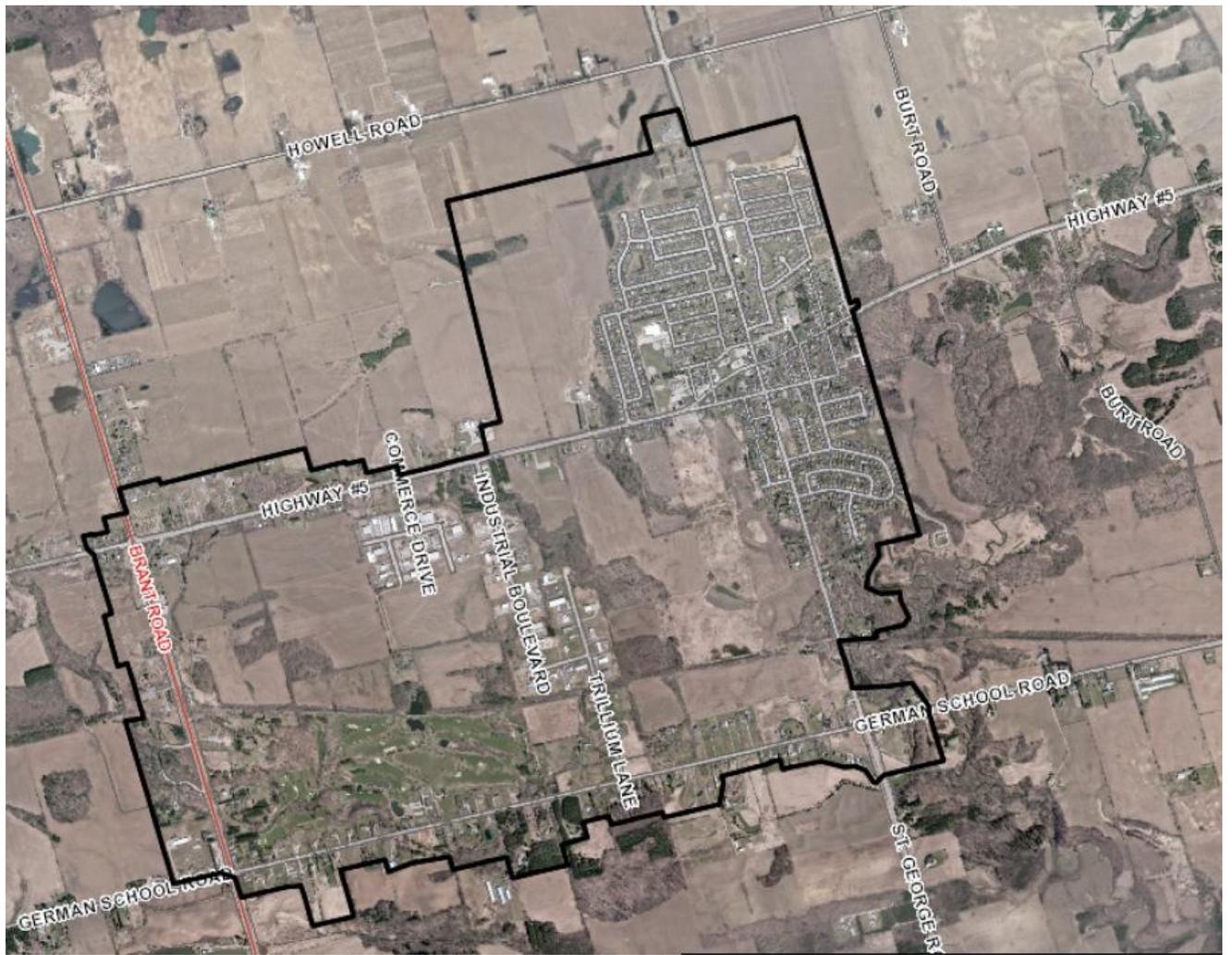
deposits of mineral aggregate resources in proximity to and within the study area, in a manner that is consistent with the Natural Heritage, Potential Resource, and Hazard Management Policies in Section 2.3 of this Plan;

- vii. demonstrates how natural heritage features, areas, and systems and existing mineral aggregate operations and known deposits of mineral aggregate resources in proximity to and within the study area shall be protected and enhanced in a manner that is consistent with the Natural Heritage, Potential Resource, and Hazard Management Policies in Section 2.3 of this Plan;*
 - viii. demonstrates that the proposed development serves a greater long-term public interest and addresses issues of public health and safety and environmental impacts;*
 - ix. identifies required neighbourhood parks, public and private open spaces, recreational facilities, and trails;*
 - x. identifies required community services and facilities, including schools;*
 - xi. considers development applications with respect to their general conformity to the proposed Area Study, if the Area Study is being undertaken within an active development area;*
 - xii. proposes principles of urban design that are complimentary to any existing urban form within the study area; and*
 - xiii. demonstrates why the development of the study area represents a logical sequential expansion of the existing urban form, in accordance with the County's Growth Management Policies.*
- d) A servicing component shall be prepared as part of the Area Study, and supported by the necessary studies, which:*
- i. identifies existing service infrastructure and capacity for water supply, sanitary sewage disposal, and stormwater management;*
 - ii. proposes a servicing strategy for the entire study area that optimizes the use of existing infrastructure and identifies necessary upgrades, extensions, construction of new infrastructure, and conveyances;*
 - iii. establishes the anticipated timing of implementation for the proposed servicing strategy;*
 - iv. sets out the anticipated cost of implementation for the proposed servicing strategy, including an acknowledgement from the landowner and/or proponent of development that the private sector shall be prepared to accept the County share of the cost of infrastructure;*

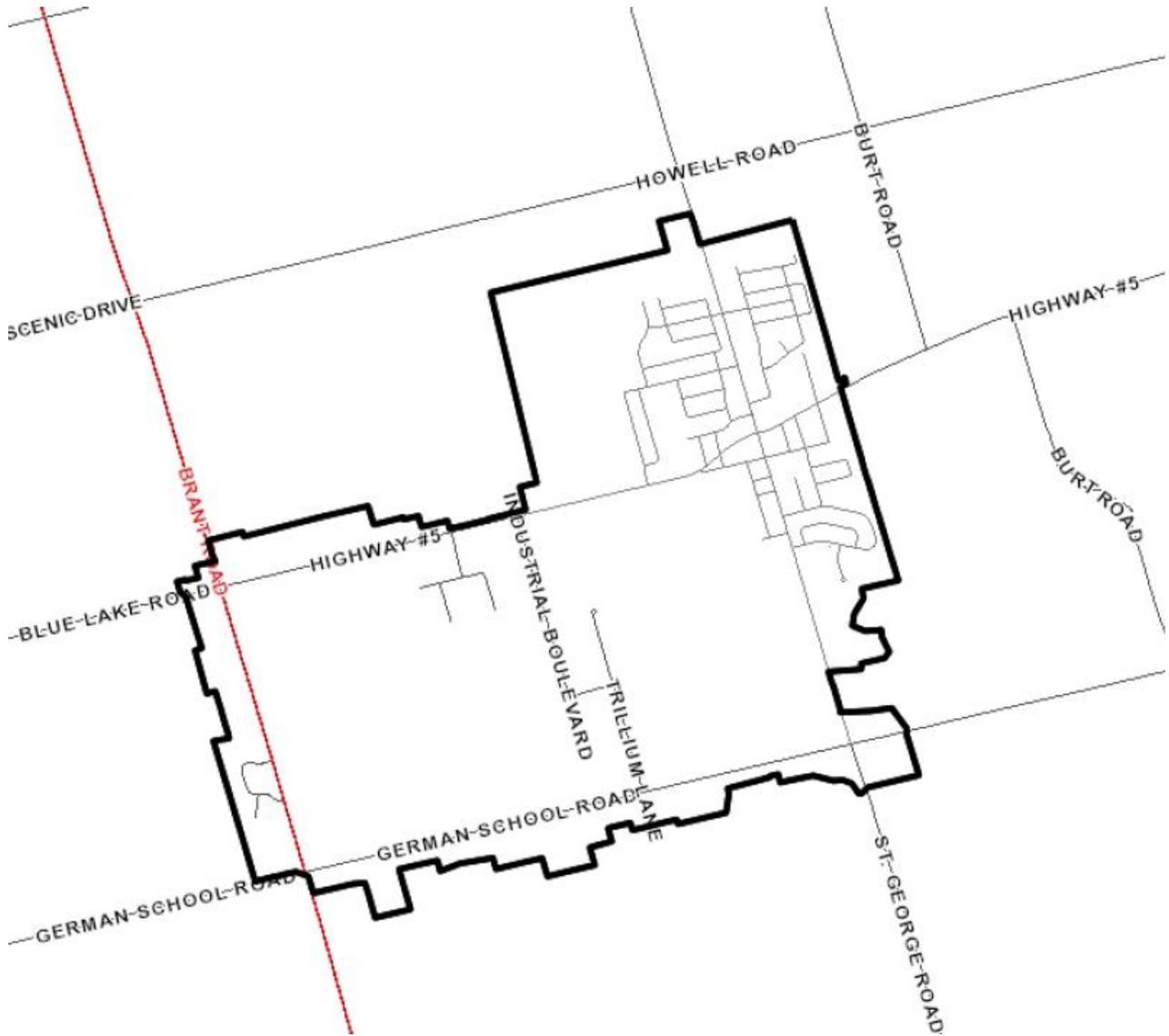
- v. *proposes a stormwater management plan that is consistent with the County's Engineering and Development Standards, but that maximizes opportunities for infiltration (based on a comprehensive evaluation of soil types) and minimizes the number of proposed stormwater retention ponds;*
 - vi. *identifies existing and proposed utility supplies such as hydro and natural gas;*
 - vii. *identifies existing road network and traffic circulation patterns; and*
 - viii. *proposes a road network and street patterns, identifying upgrades to the existing network and opportunities for both vehicular and pedestrian traffic.*
- e) *A financial component shall be prepared as part of the Area Study, and supported by the necessary studies, which:*
- i. *establishes a proposed approach to the financing of implementation of the Area Study, taking into account the anticipated costs outlined in the servicing strategy;*
 - ii. *demonstrates how the proposed approach to the financing of implementation will minimize costs to the County and will be within the financial capability of the County to maintain; and*
 - iii. *where necessary, identifies an area-specific Development Charge to cover the implementation costs by the proponent, taking into account growth related capital costs, and non-growth related capital costs.*

Notwithstanding any of the general requirements identified above, at the discretion of the County, Area Studies that do not comprehensively address these general requirements may be authorized subject to consistency with Provincial Plans and policies and this Plan. The County further reserves the right to add additional requirements if in the opinion of the County such requirements are deemed to be in the best interests of the County.

Attachment #2: Aerial Photograph



Attachment #3: Study Boundary



Attachment #4: Official Plan Excerpt

