

CONSOLIDATED POLICY MANUAL

DVS-2008-01

AREA STUDIES CRITERIA

(approved: 01/22/2008)

1. That the General Terms of Reference for Area Studies attached to this report, as amended, be confirmed as the items to be addressed in the preparation of Area Studies within the Urban Settlement Areas of Paris and St. George or in the future through a five year review of the Official Plan where Council expands or establishes a new Urban Settlement Boundary.
2. That the following list of criteria be addressed in the preparation of any Area Studies:

Mandatory Requirements:

- i) Any Area Study must be within a currently defined Urban Settlement Boundary* in the County of Brant Official Plan.
- ii) Any Area Study prepared must be consistent with Provincial Policy Statements.
- iii) Any Area Study prepared must be consistent with the Provincial Plan for the Greater Golden Horseshoe.
- 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.
- v) Any Area Study must demonstrate an available capacity of sanitary conveyance and treatment capacity to service the Study Area.
- vi) The Implementation Plan and required Infrastructure Plan of the Area Study must minimize the cost to the County and be within the financial capability of 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.
- 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 consultant's 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.
- ix) The persons sponsoring the Area Study must be prepared to make a prepayment of 100% of the applicable Development Charges at the time of plan registration.

- x) The Area Study prepared must conform to the General Terms of Reference prepared for Area Studies as attached to this report.

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- 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.

* Note: There is one possible exception to item i) and that deals with the Cainsville/Brant East Area. If the City/County negotiations with respect to boundary adjustments prove successful the County reserves the right through the Official Plan 5-year review to establish Cainsville/East Brant as a Special Study Area. Based upon Provincial acceptance, the County may then wish to accept or undertake an Area Study within the identified Special Study Area which utilizes the negotiated municipal water supply available to the area.

Other Criteria to be used in the preparation of Area Studies

- i) Plans should demonstrate the greatest potential for balanced economic growth with emphasis being placed on employment lands being developed. The higher the employment content of the Plan the more favourable the plan will be regarded.
- ii) Area Studies should assist the County in optimizing the utility of existing infrastructure while conforming to Provincial Policy Statements. This will include an analysis of including but not limited to water supply, waste disposal, transportation needs, parks and recreation and storm water management.
- iii) The development should assist the County in addressing Ministry of Environment concerns with respect to existing infrastructure deficiencies and regulatory compliance.
- iv) Area Studies should demonstrate that the infrastructure is cost efficient to operate and maintain.
- v) Area Studies should promote infilling and intensification in accordance with the Plan for the Greater Golden Horseshoe.
- vi) Area Studies should demonstrate good urban design and are complimentary to the existing urban form.
- vii) The private sector should be prepared to accept the municipal share of the cost of infrastructure that would normally fall to the municipality to fund.
- viii) Area Studies should provide for mixed uses and a variety of forms of housing types.
- ix) Area Studies should provide for the logical sequential expansion of the existing urban form. Such growth will be phased to comply with the Provincial and County Growth Strategy.
- x) Notwithstanding the area studies evaluation criteria listed in this section, the County reserves the right to authorize area studies that do not comprehensively address these criteria and further reserves the right to add additional criteria if in

the opinion of the County such criteria are deemed to be in the best interests of the County.

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3. That those participating in an Area Study must sign a letter indicating their recognition that the County is not in a financial position to participate in the extension of infrastructure to the extent that private concerns may anticipate nor is the County in the position to maintain the extension of infrastructure that adversely impact water or sewer rates.
4. That the Developers interested in proceeding with an Area Study post Securities in advance of the undertaking of the Area Study or in advance of the peer review of the Area Study to provide for 100% of the cost of preparation of the Area Study or in the case of a privately funded Study 100% of the estimated peer review costs of the Area Study which shall include the hiring of other consultants or project co-coordinators, or dedicated in house staff to manage the various Area Study to ensuring ample opportunity of public input and adherence to the approved General Terms of Reference for Area Studies and to assist the County in the prioritization of completed Area Studies.
5. That Council rescind the previously passed moratorium on Area Studies and proceed in accordance with the policies of the Official Plan and the policy on Area Studies.