



## Planning Advisory Committee Report

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**To:** To the Chair and Members of the Planning Advisory Committee  
**From:** Marcus Davidson, Senior Planner  
**Date:** July 4, 2017  
**Report:** PA-17-27  
**Subject:** PS1/17/MD and ZBA8/16/MD – 1045 Rest Acres Road  
**Purpose:** Information Report to rezone a portion of the subject lands to facilitate the establishment of a Draft Plan of Subdivision for sixteen (16) single detached dwellings.

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### Recommendation

That Applications PS1/17/MD and ZBA8/16/MD from GSP Group on behalf of Riverview Highlands (1045), Owner of lands described as Part of Lot 11, Concession 1, geographic Township of Brantford, County of Brant, located at 1045 Rest Acres Road, **BE RECEIVED AS INFORMATION.**

### Key Strategic Priority

Undertaking actions that elevate customer service to those we serve.

### Financial Considerations

Not applicable.

### Executive Summary

The purpose of the report is to provide the Committee with information from Staff on the details of an Application to amend the County of Brant Zoning By-law 61-16 and to provide Draft Approval for a residential plan of subdivision consisting of sixteen (16) single detached dwellings. The planning analysis will focus on literature reviews of applicable policy (i.e. Planning Act, PPS, Official Plan, and Zoning By-law), consultation with departments, an inspection of the subject lands and surrounding neighbourhood and discussions with both the agent/public. This report is to be received for information purposes, after allowing for feedback from both Committee and members of the Public.

## **Background Proposal**

The Applicants have requested to modify the zoning on a portion of the subject lands to facilitate the creation of a sixteen (16) lot residential Plan of Subdivision. The proposed lots will be serviced by, and front onto Lorne Card Drive, which was established through the approved subdivision to the immediate west at 1039 Rest Acres Road.

## **Location**

The subject lands are situated are located immediately east of the 1039 Rest Acres Road subdivision, and west of Mile Hill Road.

## **Area Land Uses**

The subject lands are approximately 1.23 hectares (3 acres) in size and are presently vacant. The lands are predominantly surrounded by future Residential uses, being the Riverview (1039) subdivision to the west, and the Edgar subdivision to the south.

## **Services**

The lands are to be serviced by municipal water and sewer, and the stormwater is to be addressed through the Edgar subdivision to the south, and ultimately the Gurney Stormwater Outlet. As part of the review of these applications, technical information has been provided which is presently being reviewed by both County staff and external agencies.

## **Report**

### **Planning Act**

Section 34(1) of the Planning Act establishes that Zoning By-laws may be passed by Councils of local municipalities:

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.

Section 51(24) of the Planning Act provides criteria to be used in considering a draft plan of subdivision. Staff will review these Sections to ensure that the proposal is consistent with the provisions of Sections 34 and 51(24) of the Planning Act.

## Provincial Policy Statement (PPS)

There are a variety of Sections of the PPS that will be reviewed in relation to the proposed development. Notably, Sections 1.1.4, 1.1.5, 1.3 and 2.3. Staff will ensure that the proposal is consistent with the provisions of the PPS prior to scheduling the application for a recommendation report.

## County of Brant Official Plan (CBOP)

The lands are designated as Rural Residential in the CBOP. The Rural Residential designation permits single detached dwellings and related accessory structures. In this regard the proposed rezoning would be subject to Sections 3.7 (Rural Residential) and 5.2.1 (Servicing Hierarchy). Staff will review the above noted policies to ensure that the proposal is consistent with the CBOP.

## Zoning By-Law

The subject lands are presently zoned Agricultural (A) and Natural Heritage (NH). The Applicants propose to change the zoning on a portion of the property to Rural Residential (RR) to be reflective of the Official Plan designation on the subject lands, and to facilitate the creation of a new residential lot.

## **Interdepartmental Considerations**

The application 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:

- Development Engineering
- Building Division
- Treasury Division
- Fire Department
- Zoning Administrator
- Legal Division
- Grand River Conservation Authority
- Bell
- Union Gas
- Brant County Hydro
- Six Nations
- Canada Post

## **Public Considerations**

No formal comments have been received at this time. Any correspondence received after the generation of this report will be attached to the addendum.

## **Summary and Next Steps**

The subject lands are designated Rural Residential and Natural Heritage System and are to be serviced by municipal water and sanitary systems. The proposal is to develop the subject lands for a residential Plan of Subdivision, which is to include sixteen (16) single detached dwelling units.

This development is the final piece of the eastern side of the Rest Acres Corridor, north of Powerline Road, with the road network and servicing strategies predominantly finalized through other Plans/Phases of development.

Staff will review the proposal with regard to local Planning documents and Provincial Policy to ensure that it is consistent with those documents.

The intent of this report is to provide the necessary background to both Committee and members of the public. The merits of this planning application will be determined by the Planning Advisory Committee at a later date. The date to consider the Committee Report with recommendations has not been scheduled at this time.

## **Attachments**

Aerial photograph, legislative excerpts and correspondence

### **Copy to**

Heather Boyd, Clerk – Clerk Council Committee Services  
Manager

Mark S. Pomponi, General

Rob Trotter, Director of Planning  
Applicant/Agent

Jennifer Mayhew, Planning Clerk

## **File # PS1/17/MD and ZBA8/16/MD**

### **In adopting this report, is a bylaw or agreement required?**

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)

### **Riverview Highlands Orthoimagery:**



**Riverview Highlands Official Plan Excerpt:**

