



Brant County Council - Special Meeting Minutes

Date: April 22, 2021
Time: 6:00 p.m.
Location: Electronic Participation only

Present: Mayor Bailey, Councillors Wheat, MacAlpine, Laferriere, Howes, Bell, Peirce, Chambers, Miller, Coleman, Gatward

Staff: Bradley, Walton, Newton, Duesling, Boyer, Crozier

1. Attendance

2. Approval of Agenda

Moved by Councillor Coleman
Seconded by Councillor Peirce

That the agenda and addendum for the special meeting of County of Brant Council for April 22, 2021 be approved.

Carried

3. Declaration of Pecuniary Interests

4. Delegations / Petitions / Presentations

4.1 Robert Walters, Weston Consulting - Employment Land Needs

R. Walters made a presentation noting he represents the property owners of sites identified as Site 4a (95 Old Onondaga Road East) and Site 4b (north of 366 County Road 18) in the Cainsville area that are currently designated as Employment, but have requested that the properties designations be changed to allow for them to be developed for residential land uses. He outlined the history of the sites and indicated that no major interest in developing them for employment purposes has been expressed since the current owners have owned them, and that they are not considered prestige industrial areas. He further indicated the owners belief that the redesignation would attract significant interest for residential purposes which could relieve pressure from the two main urban settlement areas of Paris and St. George, while recognizing that the lands do not count towards developable land totals for the purposes of the Municipal Comprehensive Review. As well, he noted that the lands abut the City of Brantford where services could be provided, and that they also abut an existing Suburban Residential area would be a natural extension of the current

uses, and where heavy industrial uses may not be compatible with the existing area based on guidelines from the Ministry of the Environment, Conservation and Parks.

In response to questions from members of Council, he explained that while the lands are in close proximity to Highway 403 they would not be considered prestige employment lands, and that they would work with the County's Economic Development staff to review potential opportunities to develop the lands noting that their conversion for residential purposes would be a more logical land use.

Moved by Councillor Miller

Seconded by Councillor Coleman

That the presentation from Robert Walters regarding the Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests be received as information.

Carried

4.2 Eric Saulesleja, GSP Group Inc. - Employment Land Needs

E. Saulesleja made a presentation, and indicated he is representing two land owners (Green Life Proteins Limited and 2162697 Ontario Inc.) in the area north of Cainsville bordering Highway 403, Brant County Road 18, Colborne Street East and Jerseyville Road, who are seeking to have the lands converted to an Employment designation. He explained that the lands total 162ha in size, and are primarily designated and zoned Agricultural, with Natural Heritage designations on some of the land. He indicated his view that the lands, given their proximity to Highway 403 are attractive for employment related development and abut fully serviced industrial land. He further indicated that they have spoken with County Planning staff who have explained the processes associated with the conversion request noting his opinion that the conversion would meet the tests and requirements of the Growth Plan and indicated that the focus would be on developing lands fronting County Road 18, and that the soils in this area are not deemed to be prime agricultural land.

In response to questions from Council, he indicated that the parcels of land are attractive from an industrial lands standpoint for their access to Highway 403 and proximity to the interchange at Garden Avenue/County Road 18, and that light employment uses would likely be proposed for the areas near local residential areas.

Moved by Councillor Coleman

Seconded by Councillor Wheat

That the presentation from Eric Saulesleja regarding the Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests be received as information.

Carried

4.3 David Aston, MHBC Planning - Employment Land Needs

D. Aston noted that he is representing TCA who have submitted 4 separate requests as a part of this process, including for 3 parcels of land to be converted to Employment lands designation, and the conversion of a portion of currently designed

Employment lands to residential uses adjacent to another portion of residential land. He highlighted the importance of designated Employment lands in the Highway 403/Rest Acres Road corridor, and that these requests would bolster economic development opportunities along an important corridor.

He outlined the requests indicating that the first request is for a settlement boundary expansion and redesignation for a parcel currently designated as SSPA 5 in the Official Plan, and that the land includes an existing approval for an access road and tunnel under Highway 403 which could be used for servicing a road connection. The second request is for lands directly to the west of the Brant 403 Business Park, which would also require a settlement boundary expansion and redesignation to Employment. The third request is for a settlement boundary expansion and conversion of currently designated Employment lands to residential in the Sharp Road area, noting that the lands are fragmented to the south, and are adjacent to planned residential lands. The final request is to redesignate lands on the southwestern intersection of Rest Acres Road and Bethel Road to SSPA #5.

In response to questions from Council, he indicated that the conversion of former aggregate operations into employment and residential uses are a compatible reuse of the lands, and that the timing of their redevelopment are significant questions. With regard to the request to convert Employment lands for residential purposes in light of the surplus of residential lands in the Paris and St. George settlement areas, he indicated that the lands are not deemed to be a good fit for Employment purposes, and acknowledged that the timing of redevelopment for residential purposes is an outstanding issue.

Moved by Councillor Peirce
Seconded by Councillor Bell

That the presentation from Dave Aston regarding the Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests be received as information.

Carried

4.4 Douglas Stewart, IBI Group and Bob Stewart, Pinevest Homes - Employment Land Needs

D. Stewart made a presentation outlining the request of Pinevest Homes to redesignate lands at 67 Woodslee Avenue from Employment to a Residential designation. He indicated that Employment designated lands would be better served in another area noting that the parcel is located adjacent to a developing residential area. He indicated that they have spoken with County staff regarding the proposed residential land use concept which would include a portion for affordable housing, and a mix of multi-story commercial/residential buildings. In response to questions from Council, B. Stewart confirmed that units in the proposed development would be consistent with the definition of affordable housing and they intend to seek an agency to partner with or manage and provide services in the development.

Moved by Councillor Howes
Seconded by Councillor Coleman

That the presentation from Douglas Stewart and Bob Stewart regarding the Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests be received as information.

Carried

4.5 Ella Haley, Sustainable Brant - Employment Land Needs Study

E. Haley made a presentation requesting Council not accept any expansion to the current urban settlement boundaries or conversion of agricultural lands for employment purposes and expressing concern that past requests for Employment land re-designation have led ultimately to the lands conversion for residential uses once included in the settlement boundary. She questioned the conclusions of the Land Needs Assessments and forecasted requirement for additional employment lands, noting that the density of development should be increased from the proposed figures for both residential and employment land uses to reduce the amount of farmland that is required to be removed from production to support additional development.

Moved by Councillor Howes

Seconded by Councillor Laferriere

That the presentation from Ella Haley regarding the Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests be received as information.

Carried

5. Preliminary Employment Land Needs Assessment & Overview of Conversion and Expansion Requests

5.1 Jamie Cook and Brad Post, Watson and Associates Economists Ltd. - County of Brant Employment Area Land Needs Presentation

Jennifer Boyer, Manager of Policy Planning, outlined the presentation, and introduced Jamie Cook and Brad Post of Watson and Associates who made the presentation.

J. Cook outlined the focus of the Employment Land Needs Assessment (Assessment) and requests made for the conversion of lands to or from the Employment land designation, and areas requiring a settlement boundary expansion. He reviewed the previously presented Preliminary Residential Land Needs Assessment, and placed it in the context of this Assessment, noting that the focus of the Assessment is on available land in the urban community settlement boundaries of Paris and St. George. He indicated that the County currently has a large concentration of industrial type uses, and that as the local economy diversifies, there is a need to meet the growing demand for “flex” industrial settings. He further noted that a reduction in the supply of land and increasing costs in the Greater Toronto Area show that the County is an attractive and competitive base for Employment lands.

B. Post reviewed the premise of the Assessment and outlined which lands were and were not included in the Assessment. He noted that servicing constraints on water in

St. George are a consideration for the Assessment, and that the current vacant land supply is 56% in the urban areas, and 44% in rural areas. He further noted annual growth rates of 2.1% in Paris, 2.7% in St. George, and 0.5% in the remaining settlement areas and rural areas.

J. Cook outlined the land demand forecast to 2051 noting the County expects to see 3,600 new jobs in the period to 2051 in urban community areas, which at 15 jobs/gross ha will require an additional 384 gross ha of land, leading to a deficit of 103 gross ha from the current 281 gross ha of vacant land supply. He further outlined the requests for conversion to Employment designated lands under the Municipal Comprehensive Review (MCR) process which allows for a proper study of the current supply and future requirements. He indicated that 5 requests were received through this consultation process and that recommendations regarding the requests will be presented at a future meeting. He explained the requirements to review settlement area boundary expansion requests, and noted that 11 requests were received, and that different processes are followed for requests in urban community boundaries and rural settlement boundary expansions.

In response to questions from Council, the following responses were provided:

- Prime agricultural land in the Canada Land Inventory is defined as Classes 1-3 lands;
- Land remain within their current designation until a final decision is made on land use designations;
- The calculations for vacant land as presented are preliminary, and a final update based on development processes will be provided prior to the final recommendation;
- A Provincially Significant Employment Zone (PSEZ) is a designation applied by the Province to select areas that provides protection against future conversion requests and corridor protection amongst other items, and the Highway 403/Rest Acres Road is seen as an ideal candidate for a PSEZ to be requested;
- Plans continue to efforts to expand the County's inventory of shovel ready land including the planning for proper infrastructure servicing requirements;
- The Assessment provides a reasonable view of what will be required in the period to 2051 with a focus to not under or over designate lands, with it noted that certain parcels can be identified as a focus for future Employment land designation without explicitly providing the designation;
- A further review of the Assessment will be undertaken to ensure that no current lands have been missed prior to Council's final consideration of the MCR;
- Council's decision on the settlement area boundary expansion requests that have been received will be reviewed by the Province as a part of it's review of the final version of the MCR.

5.2 RPT-21-111 - New Official Plan Municipal Comprehensive Review - Preliminary Employment Land Needs Assessment and Overview of Conversion and Expansion Requests - J. Boyer

Moved by Councillor Miller
Seconded by Councillor Gatward

Whereas the County of Brant is undertaking a new Official Plan, to be in conformity with the Growth Plan, 2019 by July 1, 2022;

And Whereas a component of this New Official Plan is the completion of a Municipal Comprehensive Review in accordance with Section 26 of the Planning Act;

And Whereas a part of this Municipal Comprehensive Review includes an Employment Land Needs Assessment to determine the land needs necessary to provide County residents with access to employment opportunities and to foster economic growth in the community;

That Report RPT-21-111, including the accompanying preliminary Employment Land Needs Assessment, be received for information;

That staff be directed to incorporate the conclusions of the preliminary Employment Land Needs Assessment into the draft Municipal Comprehensive Review for Council's future consideration;

That staff further be directed to undertake analysis and make recommendations regarding requests for employment land conversions and employment land settlement area boundary expansions as outlined in Report RPT-21-111, as part of the draft Municipal Comprehensive Review for Council's future consideration;

That the preliminary Employment Land Needs Assessment be presented to the public for input and discussion as part of the ongoing public consultation process for the new Official Plan;

And that staff forward a copy of the preliminary Employment Land Needs Assessment report to the Ministry of Municipal Affairs and Housing for their review.

Carried

6. In Camera

Moved by Councillor Laferriere
Seconded by Councillor Peirce

That County of Brant Council convene In Camera to discuss a Labour Relations Matter (Update from CAO re: Staff Resources.)

Carried

Council convened In Camera at 9:03 p.m. to discuss a Labour Relations Matter (Update from CAO re: Staff Resources.) This portion of the meeting is recorded in the Confidential – In Camera minutes of April 22, 2021. Council reconvened in Open Session at 9:22 p.m. on a motion of Councillors Peirce and Howes.

6.1 Labour Relations or Employee Negotiations Matter - Update from CAO Re: Staff Resources

7. Next Meeting and Adjournment

Council adjourned at 9:22 p.m. to meet again on Tuesday, April 27, 2021, 6:00 p.m. via Electronic Participation.

Secretary