



Brant County Council Report

To: To the Mayor and Members of Brant County Council
From: Jennifer Boyer, BES, M.Sc., MCIP RPP, Manager of Policy Planning
Date: June 10, 2021
Report: RPT-21-151
Subject: New Official Plan – Preliminary Policy Directions
Purpose: For Information & Direction

Recommendation

Whereas the County of Brant is undertaking a New Official Plan, to be in conformity with *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan) by July 1, 2022;

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

And whereas this Municipal Comprehensive Review is informed by a Growth Forecast Assessment, a Residential Land Needs Assessment, and an Employment Land Needs Assessment, all of which have been completed;

And whereas, at special meetings of Council, the Growth Forecast Assessment, Residential Land Needs Assessment, and Employment Land Needs Assessment were received for input and comment;

And whereas public and stakeholder input on the Growth Forecast Assessment, Residential Land Needs Assessment, and Employment Land Needs Assessment has also been received by staff;

And whereas, based on the information contained in the Growth Forecast Assessment, Residential Land Needs Assessment, and Employment Land Needs Assessment and also based on the input and comments received from Council, the public, and stakeholders, staff have drafted Preliminary Policy Directions which are included as Attachment 1 to this report and which staff propose to utilize to inform the completion of a draft Municipal Comprehensive Review and New Official Plan;

And whereas a Statutory Public Meeting is required in accordance with Section 26 of the Planning Act to be held to obtain input on these Preliminary Policy Directions;

And whereas, in addition to the Statutory Public Meeting, a public town hall style meeting is also planned to seek public input on these Preliminary Policy Directions;

Therefore, that Report RPT-21-151, which includes Preliminary Policy Directions for the preparation of a draft Municipal Comprehensive Review and New Official Plan, be received for information;

And that staff be directed to prepare a draft Municipal Comprehensive Review and New Official Plan based on the Preliminary Policy Directions outlined in Attachment 4 of Report RPT-21-151, subject to and in consideration of the input from Council, the public, and stakeholders received through the public engagement noted above.

Key Strategic Priorities

1. Sustainable and Managed Growth
2. Healthy, Safe and Engaged Citizens
3. Effective Communications.

Financial Considerations

Completion of the new official plan will be undertaken primarily by County staff, with some portions completed by external consultants such as the Municipal Comprehensive Review and facilitation of public engagement events.

Report Purpose

The purpose of this report and accompanying presentation is as follows:

- It is a stepping stone in the New Official Plan process for the upcoming of preparation of the Draft OP to be tabled to Council on July 29, 2021;
- To present the Preliminary Policy Directions for the New Official Plan based on Council, public and stakeholder feedback, as described in in Attachment 2;
- Give a summary of three major draft MCR reports so far (Growth Forecasting, Residential and Employment Land Needs) in the preliminary policy directions.

Background

The County of Brant initiated the New Official Plan project in 2019. There is a legislative requirement for the County to update its Official Plan to conform with Provincial policy changes in the Provincial Policy Statement (PPS) 2020 and recent amendments to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. In addition to compliance with legislative policy changes, the creation of a New Official Plan is an opportunity to examine and review evolving trends throughout the County.

The Growth Plan Reference Forecast Growth Scenario (Schedule 3) for the County of Brant forecasts population to 59,000 residents and employment to 26,000 people as the long-range population, housing and employment growth scenario for the County to the year 2051. Population forecasting forms the starting point for projecting housing need and related land needs. Providing an appropriate growth forecasts is Component 1 of the Land Needs Assessment and a critical first step in determining long-term residential and employment land needs.

A Municipal Comprehensive Review (MCR) was undertaken as part of the New Official Plan process. This strategic analysis reviewed the County's Residential and Employment Land Needs to the year 2051. The results of this analysis have been incorporated within the Draft Policy Directions which this report will elaborate on further.

Attachment 2 outlines the draft MCR document Table of Contents (May 2021), listing the background information and technical analysis informing the New Official Plan and Growth Management Strategy (GMS). The full draft MCR will be available with the draft New Official Plan.

Initiated in 2019, the New Official Plan project has focused on seven topics of discussion and policy framework for the County of Brant to the year 2051. These topics are as follows:

1. Growth Management
2. Building Healthy and Complete Communities
3. Protecting What We Value
4. How We Green
5. Planning for Infrastructure
6. Transportation and Mobility
7. Economic Development and Prosperity

The report and Draft Policy Directions are presented based on the seven focus topics. Headings dedicated to each of these main topics are set out within this report along with detailed subheadings which seek to further explain the Draft Policy Directions and provide a basis of supporting knowledge and information have also been included.

Previous Reports to Council – Municipal Comprehensive Review

Council approved Scenario 1 (Growth Plan Reference Scenario, Schedule 3) reflecting the most likely population and employment forecast over the long-term planning horizon to 2051 as described in RPT-20-229 – Growth Forecasting, dated December 8, 2020.

Based on feedback from RPT-20-229 modified the rural and urban area Growth Allocation numbers were modified as presented in report RPT-21-29 – Community Area Residential Land Needs, dated March 2, 2021. In this Report, a preliminary analysis of the proposed Density and Intensification Targets were described. The report also determined the amount of urban and rural residential lands, along with surplus/excess lands to 2051.

Staff presented RPT-21-111, April 22, 2021 – Preliminary Employment Land Needs Assessment and overview of conversion and expansion requests. 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.

Visualizing Density

As follow up from the March 2, 2021, RPT-21-29 – Community Area Residential Land Needs Assessment, staff were asked to follow up and provide further information on a minor increase to the Growth Plan Density Target from 40 residents/jobs per ha to 50 residents/jobs per ha. Density is a ratio that highlights the number of people within a certain area of land. In Ontario's provincial planning policies, *density is described as a broad calculation of people and jobs per hectare*. Density is not necessarily related to specific housing or job types, but the overall mix of land uses, amenities, and building placement. It's about the creative and efficient use of our space. Staff have prepared a Visualizing Density in the County of Brant comparison, found in **Attachment 3**. This document visually illustrates residential built form in relation to the recommended Community Area density targets for the County.

What are Preliminary Policy Directions?

Attachment 4 provides an overview of the Preliminary Policy Directions for the New Official Plan.

The Preliminary Policy Directions are presented in accordance with the requirements of Section 26 of the Planning Act. Section 26 requires that a special meeting be held, open to the public, to discuss Preliminary Policy Directions for a new Official Plan before the Plan is tabled before Council. This report and meeting constitutes this special meeting.

By giving staff direction on the policy themes, a meeting of July 29, 2021 regarding the draft Official Plan is scheduled to be tabled at a Special Meeting of Council. The final New Official Plan is scheduled to be adopted by Council in January 2022.

Preliminary Policy Directions are based on, at a minimum:

- ✓ Provincial Policy Statement (PPS)
- ✓ A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019
- ✓ Growth Forecasting Scenario and Growth Allocations
- ✓ Draft Municipal Comprehensive Review –Land Needs Assessment
- ✓ Residential Land Needs Analysis- Preliminary Findings
- ✓ Employment Land Needs Analysis- Preliminary Findings
- ✓ Refinement of the Agricultural System and Agricultural Impact Assessment of the County's Agricultural Land Base and Systems
- ✓ Refinement of the Natural Heritage System and implementation of Growth Plan policies for stronger protection of the environment
- ✓ Consultation and feedback from Council, the public, the development industry, stakeholders and our Indigenous communities.

This report presents the Preliminary Policy Directions for the New Official Plan, with a recommendation that a draft Official Plan be tabled in July 2021 based on the previous Official Plan meetings and on the supporting documents contained in this report.

Growth Management Preliminary Policy Directions

The long-term growth scenario has been comprehensively evaluated in accordance with the long-term growth outlook for the County within the context of regional trends and growth drivers occurring within the broader market area. Review of recent development trends and identified growth drivers demonstrates that the Reference Growth Forecast (Growth Plan Scenario 1) reflects the most likely population and employment forecast over the long-term planning horizon to 2051, as it:

- Represents a reasonable increase in long-term population and employment growth relative to historical trends;
- Accurately identifies the anticipated influence of identified regional and local growth drivers on future development trends across the County; and

- Represents an increasing share of annual population, housing and employment growth for the County of Brant relative to the total GGH over the 2016 to 2051 forecast period.

The following represents a summary of high-level preliminary policy directions that we can conclude at this point in the MCR process; many of which were previously presented with the Council reports on Growth Forecasting, Residential Land Needs, and Employment Land Needs. The following is also based on consultation and engagement with the public, development industry and stakeholders. For additional details please see the attached Preliminary Policy Directions document. Based on our draft MCR preliminary analysis, feedback from Council and the community, here is what we can conclude now:

- The County of Brant is forecasted to grow to a total population of 59,000 residents and employment of 26,000 people to the planning horizon of 2051, as per the Reference Forecast shown in Schedule 3 of the Growth Plan, 2019 (Amendment 1, Aug. 2020);
- A Growth Management Strategy and Phasing of Development Plan to manage residential and employment growth to 2051 along with infrastructure servicing allocation will be completed with the New OP;
- There is sufficient Community Area (Residential) Designated Greenfield Area lands within the current urban settlement areas of Paris and St. George to accommodate population, housing and population-related employment to 2051;
- A surplus of 395 gross ha of residential DGA lands is to be declared Excess Lands (and are not to be interchangeable/swapped) as per the Growth Plan to the planning horizon of 2051;
- Plan for a minor increase to the annual residential urban intensification target of 20% is recommended in the Built-Up Areas for the County of Brant;
- Plan for a minor increase to the minimum Designated Greenfield area (DGA) density target of 50 residents and jobs per gross hectare within the areas of Paris and St. George;
- Encourage a broad range of attainable and affordable housing options by structure type and tenure (ownership and rental) to welcome and accommodate a diverse population base of all backgrounds, ages and incomes in keeping with community urban design principles highlighting the County's small town charm;
- Residential and employment growth as per the County's Growth Forecasting will occur in accordance with the hierarchy of settlement areas and land use designations, in keeping with the Complete Communities framework for urban design, environmental protection, fiscal responsibility to the County and taxpayers, and wise and efficient use of land and infrastructure.
- Settlement Areas with no or partial municipal servicing are considered either Secondary or Rural Settlement Areas and are not to be the focus of large-scale residential development;

- The County will give infrastructure servicing allocation priority for future residential and employment growth to currently designated lands in the County, as determined through the Municipal Comprehensive Review, Growth Management Strategy and Phasing of Development Plan;
- Any new residential and employment growth will need to be allocated servicing infrastructure and accommodate additional traffic resulting from the development of new lands through the existing and planned transportation network; and any new improvements will need physical and financial resources prior to development;
- Settlement Area Boundary Expansions to Paris, St. George, Mount Pleasant and Oakhill will not be recommended for residential growth based on land needs and servicing/infrastructure constraints, and as per the Growth Plan and Provincial Policy Statement, subject to Provincial review and approval;
- Employment Land Conversions from employment to residential will not be recommended for conversion to residential lands in the County, as per the Growth Plan, PPS and subject to Provincial review and approval;
- There is shortfall of urban, serviced prestige Employment Area lands (minimum of 103 gross ha) to accommodate employment growth to 2051.
- Plan for a minimum Employment Area Density Target of 15 employees per hectare for all urban Employment Areas in the County of Brant;
- Future Strategic Employment Land Reserve may be considered to protect and reserve strategically located employment lands for future purposes to the 2051 planning horizon and beyond;
- Consideration of a Settlement Area Boundary Expansion to address the Employment Land shortfall and future reserve, in South Paris at the 403-Rest Acres Road corridor for select parcels, subject to criteria review and Provincial review and approval;
- Minor Settlement Area Boundary Expansions for Employment Lands in Rural and Secondary Settlement Areas are to be considered, based on immediate needs of existing businesses;
- Protection of the County's Agricultural and Natural Heritage Systems is a key policy objective of the County OP. No new rural residential land use designations and further restrictions on severances are recommended on these lands; and
- Secondary planning policies are proposed to be integrated into the New Official Plan and to address a proper visioning exercise for Paris and St. George to be in conformity with the Planning Act, Provincial Policy Statement, and the Growth Plan.

Employment Area Conversions and Settlement Area Boundary Expansions – Criteria Analysis and Next Steps

The County has received five (5) Employment Land Conversion Requests, as highlighted in RPT-21-111:

- Paris (Sharp Road – 1; NW Paris Employment Area – 2
- Cainsville (2)

The Employment Area Conversion proposals were highlighted on April 22, 2021 with RPT-21-111 and the accompanying presentation. Each of these Employment Area conversion requests have been comprehensively examined in accordance with the Provincial policy framework as well as through a detailed evaluation matrix which considers local land-use planning and real estate market factors. The results will be available with the draft MCR.

RPT-21-111 and the accompanying presentation also discussed the criteria analysis/matrix required for both Urban and Rural Settlement Area Boundary Expansions, as per the Growth Plan and Provincial Policy Statement policies. The County is reviewing Settlement Area Boundary Expansion (SABE) proposals, received by the due date of April 30, 2021.

Submissions ranged from hand-written letters by landowners to full planning rationale proposals submitted by consultants. The proposal submissions are being evaluated based on the information submitted to County staff. Planning for new or expanded growth areas includes infrastructure and is to occur in an integrated manner, based on long-range growth forecasts, environmental and agriculture constraints and financial planning, supported by relevant studies. The County has received the following SABEs requests, which will be assessed with the draft Official Plan:

Employment SABE requests:

- Paris South Employment Area (11)
- Cainsville Employment Area (2)
- New Durham Employment Area (1)

Residential/Mixed Use SABE requests:

- Paris East – 1
- Paris Sharp Road – 1
- Oakhill/Airport Settlement Area (3)
- Mount Pleasant (2)
- Other Hamlets (Cathcart, Onondaga) through Site Specific Review

We can conclude high level directions with our preliminary analysis, as outlined in the Growth Management Policy Directions Report. Each of the SABE proposals are being examined and qualitatively scored through an evaluation matrix which addresses the following:

- Is full Municipal Servicing (water/wastewater) and reliable infrastructure available?
- Is there compatibility with adjacent land-uses?
- Is there protection of the Natural Heritage System, Water Resource Systems and Protection of Resources?
- Is there protection of the Agricultural System & Agri-Food Network through an Agricultural Impact Assessment Guidelines, and MDS formulae, which will be reviewed by OMAFRA?

- What are the Cross-Jurisdictional impacts and adjacent municipal boundary impacts?
- What is the market potential for the recommended Employment Area expansion sites?
- Does the SABE align with the County's GMS, wise use of land/infrastructure and is good Land-Use Planning, in accordance with the Provincial Policy Statement and Growth Plan policies?

Preliminary Policy Directions Summary

In addition to Growth Management, a summary of the Preliminary Policy Directions for the New Official Plan is provided below, as detailed in **Attachment 4**.

Building Healthy and Complete Communities

Support the achievement of complete communities by planning to accommodate forecast growth to the horizon of 2051 in areas of the County which are appropriately serviced, and well-connected to the places where people live, work and play. Encourage denser, walkable neighbourhoods to help reduce or eliminate vehicle dependency and promote social and physical health and sustainable communities.

Housing Options, Affordability and Attaining the “Missing Middle”

Increasing the supply of housing opportunities involves establishing an ongoing supply of residential lands, including potential redevelopment sites within existing built-up areas (BUAs). Housing affordability depends on several factors, some of which are under municipal control, some on which the municipality has limited influence.

There is a “missing middle” in the range of housing currently provided within the County in mid-density forms between ground-oriented buildings such as singles and townhouses, and concrete mid-rise or high-rise buildings. Policies that support the development of mid-density, ground oriented, low-rise development, such as different types of townhomes and low-rise apartments, would contribute to a more diverse and attainable housing stock for all ages and income levels.

The County's population base is aging with 75+ age demographic forecast to more than double by 2051. In addition, sharply rising rents and ongoing low vacancies continue to challenge renter households. These housing challenges will need to be addressed through flexible policy approaches within the new Official Plan to ensure the County's sustainability in the years to come.

Protecting what we Value

Contributing to a charming and prosperous community, is that of wide-open space consisting of agricultural lands, scenic rivers and forests, cultural landscapes, and historic communities.

As the County plans for growth it is essential to ensure that there is a balanced approach to the use and management of all resources throughout the County of Brant, including those related to water, natural heritage, agriculture, cultural heritage, and mineral aggregates.

Comprehensive mapping and clear policy direction is essential in protecting these resources for current and future generations. The County must outline where growth should occur and where it should not occur. Where development is permitted, direction is required to ensure that uses are compatible with one another.

Agriculture

The County's Agricultural System is one of the longest running and most important economic sectors in the County. To support a thriving agricultural sector, the predominant use of land in the Agricultural System is and will continue to be agriculture and normal farm practices, agriculture-related and on-farm diversified uses. Opportunities must also be provided for compatible resource-based recreational and tourism-related uses, the management of natural resources such as mineral aggregates, and uses that are not appropriate in settlement areas.

The Agricultural System must be protected by preventing further fragmentation and loss of the agricultural land based caused by lot creation and the use of prime agricultural areas and rural lands for non-agricultural uses such as non-farm residential lots, institutional, commercial and industrial uses. These uses shall be directed to settlement areas, hamlets, and rural clusters.

The Rural Residential Designation is proposed to be replaced by Rural Clusters to refine where new non-farm residential lots may be created to prevent any further fragmentation of large agricultural lots. Creating a Protected Countryside will help ensure that land use compatibility will be avoided between agricultural uses and non-agricultural uses

Natural Heritage System

This Plan provides for the identification and protection of a Natural Heritage System consisting of a system of connected natural areas such as woodlands, wetlands, wildlife habitat, and streams.

The policies in the current Official Plan permit development within many natural features subject to demonstrating no negative impacts, which often results in the development of natural areas that are important to our mental health and well-being, maintaining biodiversity, and building resiliency to climate change. In addition, the current Official Plan does not provide minimum buffers. Many of the policies encourage but do not require protection and enhancement of natural areas.

In 2017, changes were made to the Growth Plan. Outside of settlement areas, for the most part development is prohibited in or within 30 metres of natural heritage and hydrologic features. The Draft Policy Directions propose to expand this concept to settlement areas to provide clear direction on the permanent protection of a Natural Heritage System.

Water Resources

Key resources such as water resource systems and hydrologic features will be sought to be protected. Policy direction will be provided on watershed and subwatershed planning to provide for a comprehensive approach to protecting the quantity and quality of water.

In conformity with the Growth Plan, the County will seek to protect, improve or restore the quality and quantity of surface water features and groundwater features; by restricting or limiting development and site alteration near sensitive groundwater features and surface water features. Mapping will be provided on hydrologic areas consisting of groundwater recharge areas, aquifers, and moraines within the County. Minimum vegetation protection zones for surface water features will help to protect this valuable resource needed for drinking water, agricultural uses, recreational opportunities, and wildlife.

Source Water Protection

Municipalities must amend planning documents to be consistent with the PPS, and conform with, or have regard to, source protection plan policies. As the main source of the County's

drinking water is from groundwater, the policy framework will be consistent with source protection plans developed under the *Clean Water Act, 2006*. Updated mapping will be provided to identify wellhead protection areas and surface water intake protection zones.

Cultural Heritage and Archaeology

Policies on archaeology will be related to conservation and identification of resources, including more comprehensive direction on when an archaeological assessment is required. Engagement with Indigenous communities has been identified as key component in identifying, protecting and managing archaeological resources.

The County will engage with Indigenous communities who have an interest in the County of Brant, and consider their interests when identifying, protecting, and managing cultural heritage and archeological resources of interest to Indigenous communities.

Energy and Climate Change Adaptation

Leadership and innovation in developing a culture of conservation related to water conservation, energy conservation, air quality improvement, integrated waste management, and soil reuse strategies will be necessary in adaptation of climate change.

Building compact communities, active transportation systems, locating major employment near highways, and building in ways to reduce greenhouse gases will mitigate impacts of a changing climate. Permanent protection of an Agricultural System and Natural Heritage System will collectively provide essential ecosystem services, including water storage and filtration, cleaner air and habitats, and support pollinators, carbon storage, adaptation and resilience to climate change.

Transportation and Mobility

The New Official Plan is closely coordinating with the County's Transportation Master Plan Update. In addition, the County is working with the City of Brantford on a Joint Transportation Study, and the Province and Metrolinx for the GGH Transportation Plan.

Integrated transportation and land use planning will support the development of healthy, complete, and livable communities. Transportation and Mobility will be responsive to current and anticipated growth in the County of Brant. A street safety lens will be embedded into all analyses, recommendation, design, and implementation. Planning and implementation will reduce GHG emissions and take steps to be resilient to climate change impacts.

Planning for Infrastructure

Staff are reviewing infrastructure capacity in Primary Urban Growth Areas and Secondary Settlement Areas where intensification, higher density and additional growth may be targeted to determine if the existing infrastructure can accommodate planned growth. Existing storm, sanitary, and water capacity are well-understood at the County-wide and neighbourhood scale. Policies will be included in the Official Plan to address servicing capacity and allocation of growth for intensification areas and higher density. In areas where there are potential infrastructure capacity constraints, a series of steps will be undertaken to determine the capacity required to support intensification and identify measures to provide the required capacity.; This will include revisiting the County's Master Servicing Plans, which may result in on-going adjustments to growth allocations subsequent to the approval of the County OP.

Economic Development and Prosperity

A sufficient supply of Employment Lands are to be protected for the long-term planning horizon, to address any identified shortfall need and to strategically reserve priority lands for the future. . Land use policy and implementation will encourage the growth of a more diversified local economy. Policy planning and implementation will seek to drive investment to the County of Brant. The County of Brant's Downtown Core Areas will be protected and enhanced. The County will continue to recognize opportunities in Rural Employment Areas for agricultural-related industrial and commercial uses as well as other uses which are consistent with the rural character of the area. Rural Employment Areas to support the immediate needs of existing businesses subject to compatibility with existing uses. Continue to recognize opportunities for Agricultural-Related Industrial and Commercial uses on Agricultural Lands and in Rural Employment Areas.

Consultation and Engagement

Indigenous Community Engagement

The Official Plan is built upon the understanding and recognition that what is now known as the County of Brant is located on traditional, unceded territory of the Six Nations of the Grand River, Haudenosaunee Confederacy Council Chiefs (HCCC) and Mississaugas of the Credit First Nation. This includes a portion of the Haldimand Tract, an area identified on six miles of either side of what is now known as the Grand River. The County of Brant also borders the Six Nations Reserve being the largest demographic first nation reserve in Canada. Through historic relationships with these lands and resources in this region, Indigenous communities have gained traditional environmental knowledge (TEK) which is of great value to planning decisions, resource management, preservation, and protection.

In implementing the policies to frame the New Draft Official Plan the County of Brant recognizes the importance of consultation, engagement, and inclusion of First Nations and Indigenous communities on planning matters that may affect their rights and interests. The County of Brant is dedicated to building a transparent, meaningful, and inclusive relationship and partnerships with all indigenous communities and based on the Truth and Reconciliation (TRC) Call to Action and the responsibilities directed towards municipalities.

Our partner Indigenous Communities have expressed great concern about their treaty rights and interests being protected, and development and boundary expansions within the Haldimand Tract and Treaty Lands. Other interests include unmanaged growth, protection of the Grand River and water resource systems; respect for the land and the natural environment; preservation, protection and respect of cultural and archaeological remains and sites; and above all, being included and engaged on projects and developments. Consideration of these issues is essential to fostering an inclusive relationship with the County and building trust and respect for their traditional knowledge and rights.

Community/Citizen Engagement

Consultation and engagement have formed a major component of the first three phases of the New Official Plan and MCR project. The preparation of this Draft Policy Directions Report involved consultation with community citizens, external agencies, Stakeholder groups, Special clubs, and neighbouring municipalities. The purpose of this engagement was to explore the seven discussion topics relating to the New Official Plan, to determine common community values, areas of concern within policy, and potential implementation issues. All comments received through Phases 1, 2, and 3 of this project have been considered in

preparation of this report and the Draft Policy Directions. The ongoing global pandemic of COVID-19 posed obstacles for consultation and engagement with citizens throughout the County over most of this project. As a result, consultation and engagement took on a predominantly virtual approach which included virtual Townhall Events, newspaper advertising, one on one meetings (Virtual and Telephone), targeted mailouts, digital discussion papers and glossies, and extensive website development with interactive surveys, including the Bang the Table platform known as “Engage Brant”.

Attachment 5 provides a summary of the feedback and input received through the first phases of the project. Further consultation and engagement efforts are ongoing and will form an integral part of the final Phases, 4 and 5, of this project.

Attachment 6 is the Advertisement for our June 16, 2021 Virtual Town Hall.

Internal Consultation

Consultation with internal divisions and departments has also formed an important component of the first half of this project. Ongoing consultation efforts have been in the form of virtual meetings, teleconference calls, and circulation of the Draft Policy Directions and report to ensure alignment with corporate projects, programs, and plans recently approved and currently in process.

New Official Plan Schedule and Next Steps

County staff are moving ahead with completing the draft MCR based on the above-referenced growth forecasting assumptions and key findings. The date by which municipalities must conform to the policies in *A Place to Grow* still remains July 1, 2022, and the Province has confirmed there will be no extension to this date.

Please see the attached letter under Consent Items from the Minister of Municipal Affairs and Housing, dated April 27, 2021.

The next step of our New Official Plan process is the Special Meeting of Council on July 29, 2021 which will include:

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- **Draft New Official Plan – including new Land Use Schedules**
- **Draft Municipal Comprehensive Review**
- **Growth Management Strategy + SABEs and Employment Land Conversion Analysis**
- **As We Heard It Consultation and Engagement Summary**

Updates to Master Plans

The New Official Plan, coordination of public engagement and technical background studies of the MCR are being fully coordinated with other County departments for their input and analysis. The proposed amendment to the Provincial Growth Plan Forecasting affects other departments and their objectives in Corporate Services, Operations and Finance.

The Transportation Master Plan (TMP), currently underway and scheduled for completion in early 2022, will include a review and analysis of the County’s future transportation needs based on the adopted growth scenario in the new Official Plan. Based on that analysis, plans for the future road, walking, and cycling networks will be refined as needed and presented to Council for approval along with any required amendment to the new Official Plan.

Please see Attachment 7 – Transportation Master Plan Update PIC for further information on how the TMP and New Official Plan are being coordinated. Transportation Land Use Schedules and policies will be included in the draft New Official Plan. This attachment was posted on the County's Engage Brant website and is for information purposes only.

The New Official Plan is being coordinated with infrastructure master plans such as the Class EA Master Servicing Plans for Paris, Burford, St. George, and Cainsville, all which are underway.

Report by: Jennifer Boyer, BES, M.Sc., MCIP RPP, Manager of Policy Planning

Reviewed and

Submitted by: Pam Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

Attachments

1. June 10, 2021 Presentation – New Official Plan Preliminary Policy Directions
2. County of Brant Municipal Comprehensive Review – draft Table of Contents, May 2021
3. Visualizing Density in the County of Brant
4. New Official Plan Preliminary Policy Directions Document
5. As We Heard It – Q and A Summary
6. Advertisement for June 16, 2021 Virtual Town Hall
7. Transportation Master Plan Update, Phase 1 Public Consultation, March 2021

Copy to

1. Heather Boyd, Manager of Council Services, Clerk
2. Michael Bradley, CAO
3. Senior Management Team (SMT)
4. Mark Eby, Director of Infrastructure
5. Heather Mifflin, Director of Finance
6. Mat Vaughan, Director of Development Planning
7. Alyssa Seitz, Planning Administrative Assistant

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)