

A Simply Grand Plan



Welcome to the **New Official Plan** Preliminary Policy Directions Special Meeting of Council

June 10th, 2021 @ 6:00pm

Policy Planning Team:

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Why Are We Here Tonight?

Provincial Requirements

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Required under **Section 26 of the Planning Act** as an opportunity for Council to provide direction to draft the New Official Plan.

A meeting is scheduled for **July 29, 2021**, to table the draft of the New Official Plan.

The New Official Plan is scheduled to be **adopted by Council by January 2022** to be approved by the Province before July 1st, 2022

- Meet key milestone dates to have a New Official Plan that is **not appealable to LPAT**
- Receive **direction from Council to draft the New Official Plan** for July 2021
- **Present Preliminary Policy Directions** to obtain feedback on creating a draft of the New Official Plan
- Review further information for the **Municipal Comprehensive Review and Growth Management Strategy**
- Review **next steps for engagement**, consultation and presenting the draft of the New Official Plan

Why Are We Here Tonight?

Strategic Alignment

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6 Key Strategic Priorities

1. Sustainable and Managed Growth

Objective 1: Develop a robust policy framework that manages growth responsibly, sustainably, and in a manner that protects and enhances the unique attributes of each community and the natural environment.

- New Official Plan
- Municipal Comprehensive Review: Growth Management Strategy
- Secondary Plans for Burford, Paris and St. George

2. Effective Communication

Objective 1: Maintain a relevant and robust Communications and Marketing Plan for the County.

- Wayfinding Strategy

3. Economic Resilience

Objective 1: Undertake a series of actions to create a more diverse economy, drive new investment, build successful downtown cores, and increase communication and engagement to the business community.

- 2019 Economic Development Strategy and Action Plan
- Filming Strategy
- Downtown Paris Master Plan
- Community Improvement Plans for Paris, St George and Burford

Objective 2: Ensure a minimum of 50 acres of Shovel Ready Employment Land is available at any given time.

- Employment Land Needs Assessment

4. Reliable Infrastructure

Objective 1: Create a plan that ensures that the County's assets are effective, reliable, and appropriately funded.

- Asset Management Plan
- Asset Management Long Term Funding Plan
- Paris Flood Risk Mitigation Study

Objective 2: Maintain and evolve an adequate, safe, and reliable multi-modal transportation system.

- Transportation Master Plan (TMP)
- City of Brantford/County Joint Transportation Strategic Plan
- Grand River St. N. Municipal Class Environmental Assessment

Objective 3: Ensure that appropriate municipal servicing infrastructure is available and adequate to facilitate the growth that is contemplated in the County Official Plan and its associated Growth Management Strategy.

- Cainsville Water & Wastewater Class EA
- Master Servicing Plan for the Village of Burford
- Paris Master Servicing Plan (Water, Wastewater, Storm)
- St. George Water & Wastewater Servicing Class Environmental Assessment

5. Healthy, Safe and Engaged Citizens

Objective 1: Create and sustain opportunities for residents to be actively engaged in recreational, social and community activities.

- Recreation Master Plan
- Arts, Culture and Heritage Strategy

Objective 2: Improve resident's access to quality health care services.

- Physician Recruitment Plan for new Health Hub

Objective 3: Make the community safe for residents.

- Community Safety and Well-being Plan
- Brant Safe Streets Strategy

6. Stable and Responsive Governance

Objective 1: Take steps to ensure that the county has the financial and staff resources to maintain existing services and to meet future needs.

- Organizational Financial Plan
- Development Charges Background Study

Objective 2: Maintain a Council structure that is appropriate for the demographic and geographic realities of the community.

- Ward boundary review

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Join us for the next **Virtual Townhall Session**

Preliminary Policy Directions

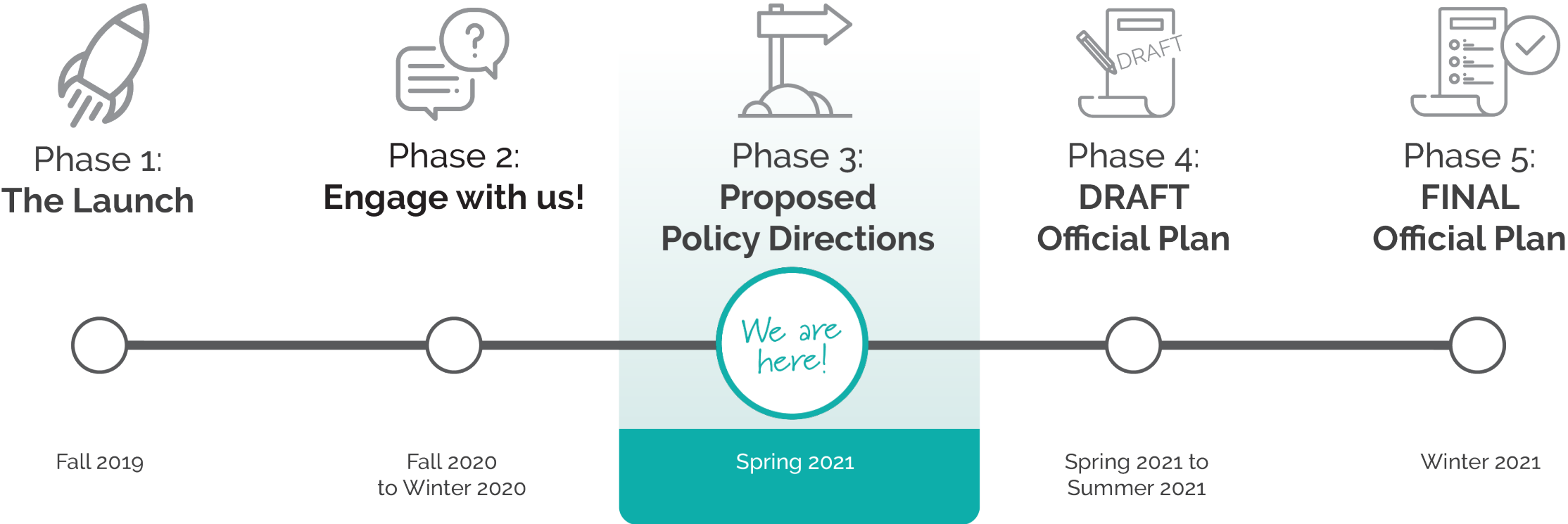
June 16, 2021 @ 7:00pm

Register at www.brant.ca/OPTownHall

Decisions we make now will impact the future of today's youth.

This plan belongs to all of us.

Creating a New Official Plan



What Has Happened So Far?



Phase 1: **The Launch**



- Project initiation (November 5, 2019)
- Pre-consultation meetings with MMAH and other Provincial Ministries
- Workplan, Schedule, and Budget created
- Developed 7 Key Strategic Policy Topics
 - Growth Management, Building Healthy and Complete Communities, Protecting What We Value, How We Green, Planning For Infrastructure, Transportation and Mobility, and Economic Development and Prosperity
- Council introduction to the New Official Plan Project (February 2020)
- Working with Watson and Associates on data collection and analysis for the Land Needs Analysis and Municipal Comprehensive Review
- Public education and engagement begins (Fall 2020)

What Has Happened So Far?



Phase 2: **Engage with us!**

- Launch of project webpage (September 2020)
- Release of discussion papers and topic summaries for public and stakeholder education
- Virtual Townhall Sessions (October 2020)
- Release of topic surveys and information videos
- County-wide mail-out about the New Official Plan project
- Formation of technical working groups
- Stakeholder engagement sessions
- Engagement updates to Council (November & December 2020)
- Launch of Engage Brant platform
- Monthly project updates to email circulation list
- Phase 2 Engagement Summary Presentation (March 2, 2021)

Where Are We Now?



Phase 3: **Proposed Policy Directions**

- Preliminary Findings and Analyses
 - Residential (Community) Land Needs Analysis (March 2, 2021)
 - Employment Land Needs Analysis (April 22, 2021)
- Consultation with MMAH regarding the preliminary findings of the MCR
- Ongoing consultation with stakeholders and interest groups
- Special Meeting of Council under S. 26 of the Planning Act to present preliminary policy directions and receive direction to draft a new Official Plan (June 10, 2021)
- Virtual Townhall Session about Policy Directions (June 16, 2021)
- Engagement, including county-wide mailouts, videos, and surveys about the policy directions
- Present a draft version of the New Official Plan to Council (July 2021)
- Submit to the Province for the 90-day 'one-window agency review'
- Statutory Public Consultation and further engagement

Goals & Objectives

What will the new Official Plan do for the County of Brant?



- Clear direction & concise policies
- Phasing, staging and management of growth & development
- Coordinate land uses directly with infrastructure planning
- Allocate growth and support opportunities for intensification
- Implement a Complete Communities framework
- Establish a comprehensive land use system for the County to include:
 - ✓ Directing growth to urban boundaries and growth areas
 - ✓ Opportunity for mixed uses
 - ✓ Comprehensive transportation networks - active transportation
 - ✓ Protection of agricultural lands and support for rural settlements
 - ✓ A connected open space system
 - ✓ Protection and recognition of important natural heritage, archaeological resources, cultural heritage areas, and water resources

Significant Changes of the New Official Plan

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- Conformity to the Growth Plan policies
- Growth Management Strategy and Phasing of Development Plan
- New Land Use Planning Framework
- Clarity of Hierarchy of Settlement Areas
- Employment Land Strategic Reserve Lands
- Refined Agricultural System Mapping
- Prime Agriculture, Rural Hamlets, Rural Clusters and Rural Lands
- Prime Agriculture Holding
- Refined Natural Heritage System Mapping and Overlay
- Open Space
- Indigenous Engagement and Reconciliation

What are Policy Directions?



Phase 3: **Proposed Policy Directions**

- Preliminary Policy Directions outline a vision for writing the draft version of the New Official Plan.
- Information is provided on what the County must do, based on Provincial direction:
 - Provincial Policy Statement
 - A Place to Grow: Growth Plan for the Greater Golden Horseshoe
 - Growth Management Strategy and Phasing Policies
 - Tools to Manage Growth
 - Preliminary Residential Land Needs Analysis
 - Preliminary Employment Land Needs Analysis
 - Agricultural Impact Assessment
 - Strategic Directions
- Analysis specific to the County is completed, community engagement and consultation takes place, and this information is combined to develop an Official Plan for the County of Brant.



Growth Management

Preliminary Policy Directions

- Growth Management Strategy
- Urban Design Guidelines

Tools to Manage Growth

- Hierarchy of settlement areas and land-use designations
- Mixed-use and walkable communities

A Complete Communities Framework

- Track growth objectives based on supply and demand data
- A robust database of population and growth information

Tracking, Monitoring & Evaluation



Growth Management

Community Area (Residential) Land Needs

- 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
- There is sufficient Community Area (Residential) Designated Greenfield Area lands within the current urban settlement areas –
- A surplus of 395 gross ha of Urban Residential Land to be declared Excess Lands
- Growth Management Strategy and Phasing of Development Plan will be completed with the New Official Plan



Growth Management

Settlement Area Boundary Expansions – Urban & Rural

- As noted in the Staff Report, the County is reviewing Urban and Rural Settlement Area Boundary Expansions for both Employment and Residential Lands
- County reviewing Employment Area expansion options adjacent to the Paris 403 Business Park.
- 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
- Review based on the following themes which will be examined through an evaluation matrix submitted to the Province for review and approval:
 - Municipal Servicing (water/wastewater and transportation);
 - Environmental Protection and Protection of Resources;
 - Agriculture & Agri-Food Network;
 - Cross-Jurisdiction impacts, Market Analysis.



Growth Management

Preliminary Policy Directions

- 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



Growth Management

Preliminary Policy Directions

- Density and Intensification Targets
- Affordable Housing
- Market-based approach
- Surplus DGA Lands


 25 hectares of Gross Land Area
*does not include vacant land

 990 Residents

 303 Dwelling Units

 310 Jobs

 **63%** Singles and Semis
 **11%** Rowhouses and Duplexes

 **32%** Low-Rise Apartments

52
people and jobs
per hectare



1. Infill & Intensification Opportunities
2. Employment Generators



3. On-street Parking
4. Commercial Uses
5. Housing Options
6. Mixed-Use



**Recommended
Density Target of
50 residents &
jobs/ha**



Growth Management

Preliminary Policy Directions

- Employment Area Hierarchy
- Urban Employment Density Targets
- Priority Employment Areas along Highway 403

Employment Land Needs

Community Area



Primarily Population-Related Employment

Urban Employment Area



Primarily Employment Lands Employment

Rural Area



Rural Employment Areas



Other Rural





Growth Management

Preliminary Policy Directions

- Employment Land Conversions from employment to residential will not be recommended
- Address the shortfall of urban, serviced, prestige Employment Area lands (minimum of 103 gross ha)
- Plan for a minimum Employment Area Density Target of 15 employees per hectare
- Future Strategic Employment Land Reserve may be considered



Building Healthy and Complete Communities

Preliminary Policy Directions

- Complete Communities in both Urban, Secondary and Rural areas in areas of the County which are appropriately serviced, and well connected to the places where people live and work.
- Identify and maintain appropriately serviced residential lands to meet the County's housing needs.
- Provide housing in a diverse range and mix of options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents as well as the County's intensification and density targets.
- Housing and homelessness plans developed in partnership with the City of Brantford as a joint housing provider, including the Mayors' Task Force and Housing Master Plan.
- Walkable convenient neighbourhoods to help reduce or eliminate vehicle dependency – "bringing back the corner store"



Protecting What We Value

Preliminary Policy Directions

- Agricultural System consisting of prime agricultural areas and rural lands
- Limiting new uses to agricultural, normal farm practices, agricultural-related uses, on-farm diversified uses, natural resource operations as an interim use, and preservation of the natural environment.
- Avoid further fragmentation of the Agricultural System
- Lot creation and uses related to rural residential, rural commercial and employment, rural institutional uses will be directed to settlement areas.
- Clear direction will be provided on the permanent protection of a Natural Heritage System.
- The policy framework will be updated to be consistent with source protection plans and mapping developed under the *Clean Water Act, 2006*.



Protecting What We Value

Preliminary Policy Directions

- Cultural heritage policies to preserve and protect structures, buildings and areas significant to both the Six Nations and Mississauga peoples as well as the County's cultural heritage and identity.
- New development has regard for cultural heritage resources and is planned in a manner which conserves, enhances, and where appropriate incorporates the cultural heritage resources.
- Promote and encourage public art, and the installation of public art within public spaces and public realms.
- Ensure marginalized groups are included, participate, and contribute to public engagement processes
- Manage, conserve, and protect the County's cultural heritage resources
- An archaeological management plan will be developed as an implementation tool to identify and conserve archaeological resources and areas of potential.



How We Green

Preliminary Policy Directions

- Development will be directed away from flooding and erosion hazards.
- Modernize policies relating to the Special Flood Plain Area in Paris
- Protect, improve or restore the quality and quantity of surface water and groundwater features.
- Implement the policies of the Grand River Region Source Protection Plan.
- Include policies to support and encourage the design of sustainable and green communities.
- Develop policies that support the provision and acquisition of a public open space system
- Undertake integrated plans and watershed management plan as part of infrastructure planning, planning for new communities and improving built-up areas.



Transportation and Mobility

Preliminary Policy Directions

- Coordination and Implementation of the Transportation Master Plan
- Transportation and Mobility will be responsive to current and anticipated growth in the County
- Integrated transportation and land use planning will support the development of healthy, complete, and livable communities.
- 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
- Multi-modal mobility choices available to residents and visitors will be increased.
- The efficient movement of goods, including agricultural equipment, will be supported.
- Fiscal responsibility and optimizing the use of transportation assets will be prioritized.
- The importance of accessibility and equity in the transportation system will be prioritized.



Planning for Infrastructure

Preliminary Policy Directions

- Support Infill and Intensification in appropriate areas by ensuring adequate capacity and delivery of infrastructure
- Encourage integration of green infrastructure to mitigate impacts of climate change and address challenges in maintaining existing infrastructure and planning for new infrastructure.
- Deliver Infrastructure that is Sustainable and Resilient.
- Use Land and Infrastructure Efficiently.
- Optimize the use of Innovative Stormwater Management Solutions.
- A clean and sustainable supply of water is essential to the long-term health and prosperity of the County.

What Comes Next?



Phase 3:
**Proposed
Policy Directions**



Phase 4:
**DRAFT
Official Plan**



- Settlement Area Boundary Expansion – Continued Analysis
- Employment Area Conversion Requests – Continued Analysis
- Additional Indigenous Consultation and Engagement
- Additional Citizen and Stakeholder Engagement
- Additional Internal Consultation and Coordination
- Draft Municipal Comprehensive Review
- Growth Management Strategy (including SABEs and Employment Land Conversion Analyses)
- As We Heart It – Phase 3 Engagement Summary
- Draft Official Plan (Meeting - July 29, 2021)

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