



# THE ANGRISH GROUP

156 Charing Cross Street, Brantford, ON. N3R2J4

File: 2021\_114

September 3, 2021

County of Brant  
66 Grand River Street North,  
Paris, ON, N3L 2M2

Attention: Mr. Mat Vaughan, Director of Planning

**Re: Request for a revision to Zoning By-Law Amendment (ZBA23-21) Application  
Haley's Elevator Inc. (Michael Haley)  
29 Thirteenth Concession Road, County of Brant**

Dear Mr. Vaughan,

On behalf of our client, Mr. Michael Haley (Haley's Elevator Inc.), we are pleased to submit a request for amending the current Zoning By-Law Amendment Application.

An application for Zoning By-Law Amendment was submitted in May 2021 which was accompanied with Consent Applications for creation of five new lots in the Village of Scotland. ZBA-23-21-DN was presented to the Planning and Development Committee for information and to receive feedback on July 6, 2021.

A portion of the subject property is located in the Secondary Urban Settlement Boundary of Scotland and designated Suburban Residential in the current Official Plan (2012). Remaining portion of the lands are designated Agricultural and are outside the Secondary Urban Settlement Boundary.

The Zoning By-Law zones these lands as Agricultural (A) and an amendment was submitted earlier this year to change a portion of the property for Suburban Residential Zone (SR) to allow the creation of 5 new residential lots.

In 2019, applications for creation of 4 lots on the property were submitted. The Zoning By-Law Amendment Application to change the zoning from Agricultural (A) to Suburban Residential (SR) (ZBA32-19-DN) was approved by the Planning and Development Committee in March 2020.

The Consent Applications (B31-20-DN, B32-20-DN, B33-20-DN and B34-20-DN) for the creation of the four lots were approved by the Committee of Adjustment in August, 2020.

At the time of previous applications, a plan showing conceptual development of the lands within the Settlement Boundary was provided to the County staff depicting the long-term development potential for these lands. County staff referred to the conceptual site plan while making recommendations to the Committee of Adjustment and the Planning and Development Committee recognizing that these previous set of applications did not hinder or restrict the balance of developable lands.

We would like to amend our current application for the Zoning By-Law Amendment and request that the currently designated lands be zoned Suburban Residential to be in conformity with the current Official Plan. A holding provision is proposed through this revision for the orderly development of the lands, which will not be lifted until any future applications are approved and agreements are in place with the County. We recognize that a draft plan of subdivision will be required and detailed technical analysis will be required for any future applications for the balance of the lands. Since the lands are located with a Settlement Boundary, Minimum Distance Separation Guidelines do not apply and no report is submitted with the original or revised application. The existing uses will continue to apply and no change is proposed on the lands at this time. The future development of lands will provide a range of rural housing options for the community and will contribute towards the population forecast for rural areas. The proposed change is in accordance with the policy direction of the current Official Plan.

## **Provincial Context**

### Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) is issued in accordance with Section 3 of the Planning Act and came into effect on May 1, 2020. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development in Ontario and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that support sustainability by promoting strong, livable, healthy, and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The portion of the property to be rezoned is located within the Secondary Urban Settlement Boundary of Scotland and is designated Suburban Residential in the current Official Plan (2012). These areas are identified for growth and development in the County's rural areas. The lands are serviced by private well and septic systems. Any future development of the property will be in keeping with the surrounding land uses, provide range of housing options in rural area and will contribute towards the population forecast for rural areas of the County.

The Zoning By-Law Amendment on the subject property from Agricultural Zone to Suburban Residential (SR, H-SR) Zone is consistent with the Provincial Policy Statement (2020).

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") is prepared under the Places to Grow Act, 2005. The Growth Plan provides policy direction for growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It implements Ontario's vision for building stronger, prosperous communities by better managing growth in the region.

As per Policy 2.2.9.6 of the Growth Plan, *"New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006."* A portion of the subject lands are designated Suburban Residential in the current Official Plan (2012) and are located within the Secondary Urban Settlement Boundary of Scotland. The first Official Plan of amalgamated County of Brant (2000) had also identified these lands within the Settlement Boundary of Scotland as "Future Growth Direction" to be developed for residential. The rezoning will conform to the current Official Plan and will contribute towards the rural housing options for the community.

The request to amend the zoning on the designated portion of the lands conforms to the policy direction of the Growth Plan (2020).

### **Summary and Recommendations**

A portion of the subject property has been designated for residential uses since at least 2000 when County adopted its first Official Plan. The current 2012 Official Plan also designates these lands for future growth. The new draft Official Plan released by County in August 2020 removes these lands from the Settlement Boundary and down-designates them to Agricultural. While we appreciate Council's direction to manage growth and development in the County, there have been planning applications submitted on these

lands and conceptual plan showing the full-development of the property has been acknowledged in various staff reports.

A revised plan is submitted with the letter depicting the areas to be rezoned (SR and H-SR) in accordance with the current Official Plan (2012). The conceptual development plan provided to the County staff in 2019 is attached for reference as well.

It is my professional opinion that the revised application for Zoning By-Law Amendment represents good planning and is:

- consistent with the Provincial Policy Statement;
- in conformity with the Growth Plan for the Greater Golden Horseshoe;
- conform with the policies of the County of Brant Official Plan; and
- in keeping with the regulations of the County of Brant Zoning By-Law 61-16.

We trust this information is sufficient and it is requested to the Council of the County of Brant that the application be approved.

Please advise when the revised application will be scheduled for the Statutory Public Meeting. We will be pleased to meet should you have any questions or wish to discuss the proposal further.

Regards,

**TAG – The Angrish Group**



Ruchika Angrish, MPlan, B.Tech, MCIP, RPP  
Co-Founder

cc: Mr. Michael Haley  
J.H. Cohoon Engineering Limited

*I hereby certify that this Planning Letter was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners' Institute Act, 1994.*



September 3, 2021

Ruchika Angrish, MPlan, B.Tech, MCIP, RPP