

# **Planning & Development Committee**

October 5, 2021

**PS1-20-MD/ZBA10-20-MD**

Agent: GSP Group

Owner: Sifton Properties Limited

305 King Edward Street, Paris



# Planning and Development Committee

October 5, 2021

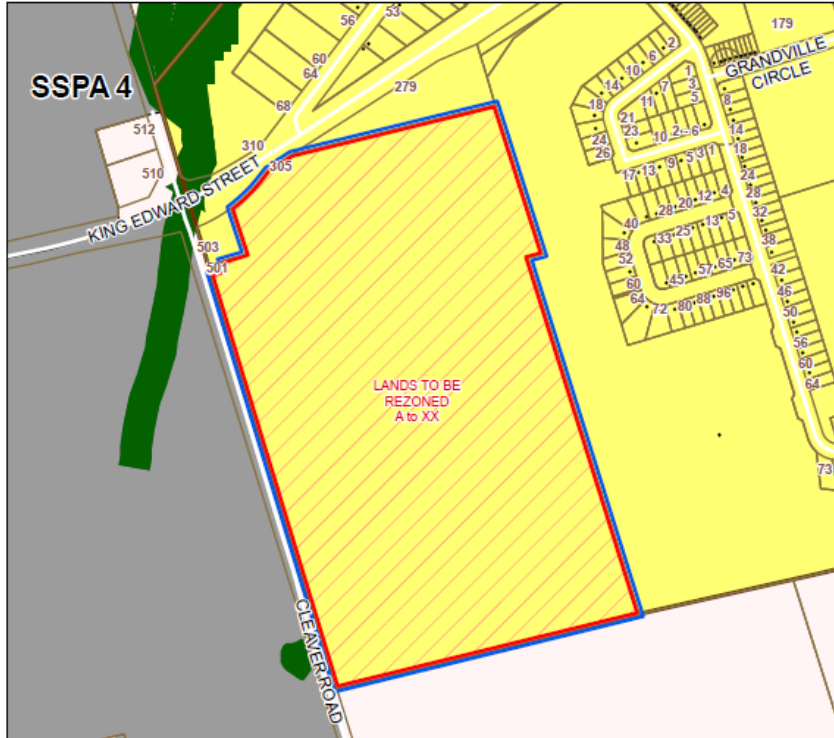


<b>Application No:</b>	<b>PS1-20-MD/ZBA10-20-MD</b>
<b>Application Type:</b>	Draft Plan of Subdivision & Zoning By-Law Amendment Application
<b>Location:</b>	305 King Edward Street
<b>Applicant:</b>	GSP Group on behalf of Sifton Properties Limited
<b>Staff Recommendation:</b>	For information only.

# Proposal



# Planning Policy

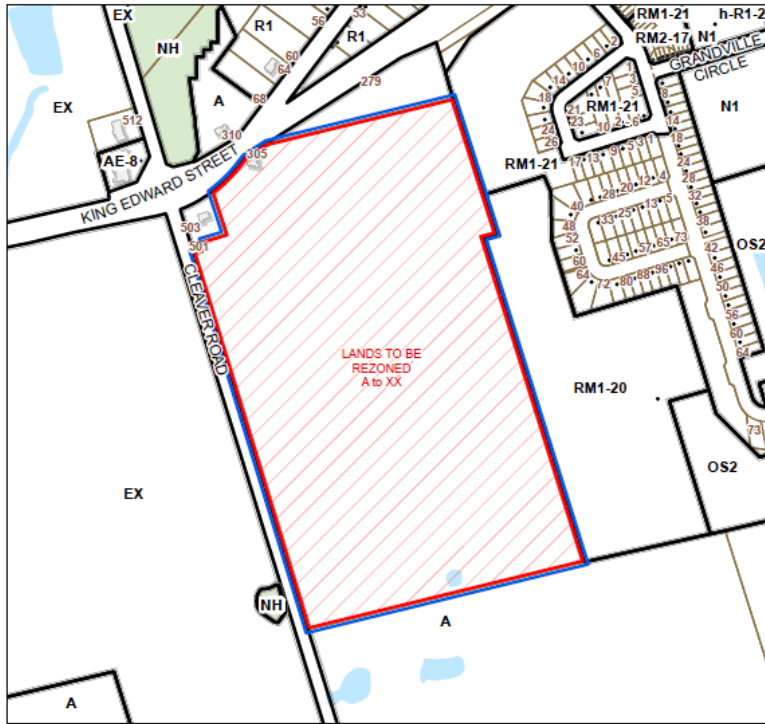


## County of Brant Official Plan (2012):

- Designated Urban Residential
- Within the Primary Urban Settlement Area but outside of the Built Boundary—therefore the lands are within the Designated Greenfield Area



# Planning Policy



## County of Brant Zoning By-Law 61-16:

- Currently zoned Agriculture (A)
- Proposal seeks to Zoning By-law Amendment is requested to rezone the lands to Residential Singles (R1-X) with site-specific regulations to increase the Maximum Lot Coverage (dwelling) to 50% and the overall Maximum Lot Coverage to 55%, Residential Multiple High Density (RM3-X) with site-specific provisions to permit the uses of the Neighbourhood Commercial (C1) zone, and Recreational Facilities (OS2). A site-specific Natural Heritage zone is requested for the Additional Land Owned by Applicant.



# Key Issues

- Original plan of subdivision and zoning submitted in 2010
- The application was “on hold” for several reasons, including the approved the “Tap the Brakes” recommendation in May 2019 to pause any new subdivision applications on Designated Greenfield Areas prior to a Growth Management Strategy, lack of municipal servicing (currently non-existent) for this development, and with an outstanding staging-of-development plan that will be a result of the Paris Master Servicing Plan
- The Sifton Lands are in our Designated Greenfield Area has been declared Surplus Residential Lands through our Municipal Comprehensive Review.
- The County is to apply the Excess Lands Policy to all surplus residential lands, as per Section 2.2.1.6 – Managing Growth, 5.2.8 – Other Implementation and the definition of Excess Lands as stated in A Place to Grow. The Draft New Official Plan identifies Excess Lands on Schedule 2 – Designated Greenfield Areas.



# Next Steps

## Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

## Report:

- Preparation of Planning Staff Report with draft plan conditions of approval and Formal Recommendation

## Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

## Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision

