



County of Brant Planning and Development Committee
29 Thirteenth Concession Road

January 4, 2022

Location



Total Site Area: Approx. 65 hectares
(161 acres)

Frontage: 1,233m

Within the Settlement Boundary:

Site Area: Approx. 36 ha (89 ac)

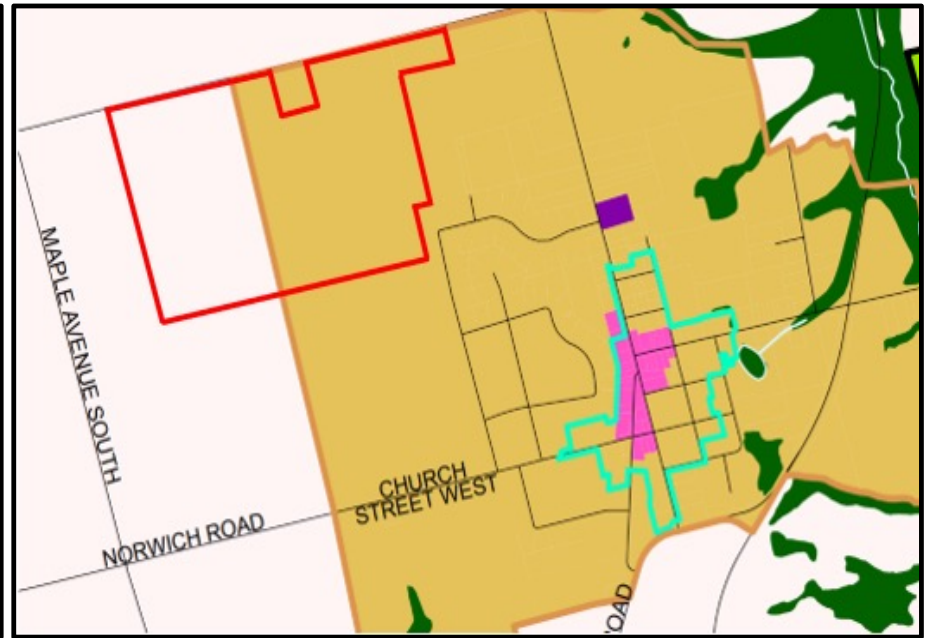
Current Zoning



Zoning: Agricultural

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Official Plan



**Secondary Urban Settlement Boundary
of Scotland**

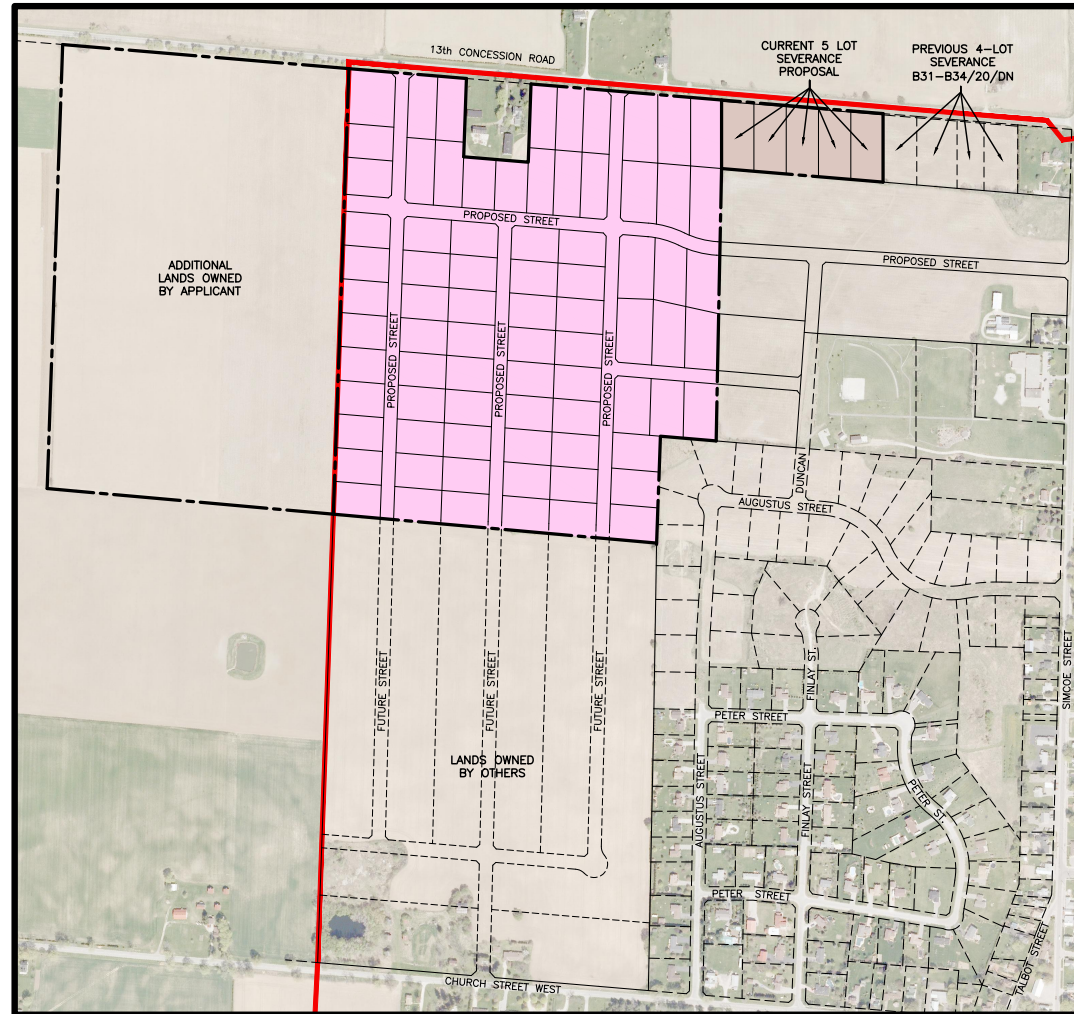
Designation: Suburban Residential

29 Thirteenth Concession Road, County of Brant



Proposal

1. Rezone A to SR for the creation of 5 new lots
2. Rezone A to h-SR for lands within the Secondary Settlement Boundary



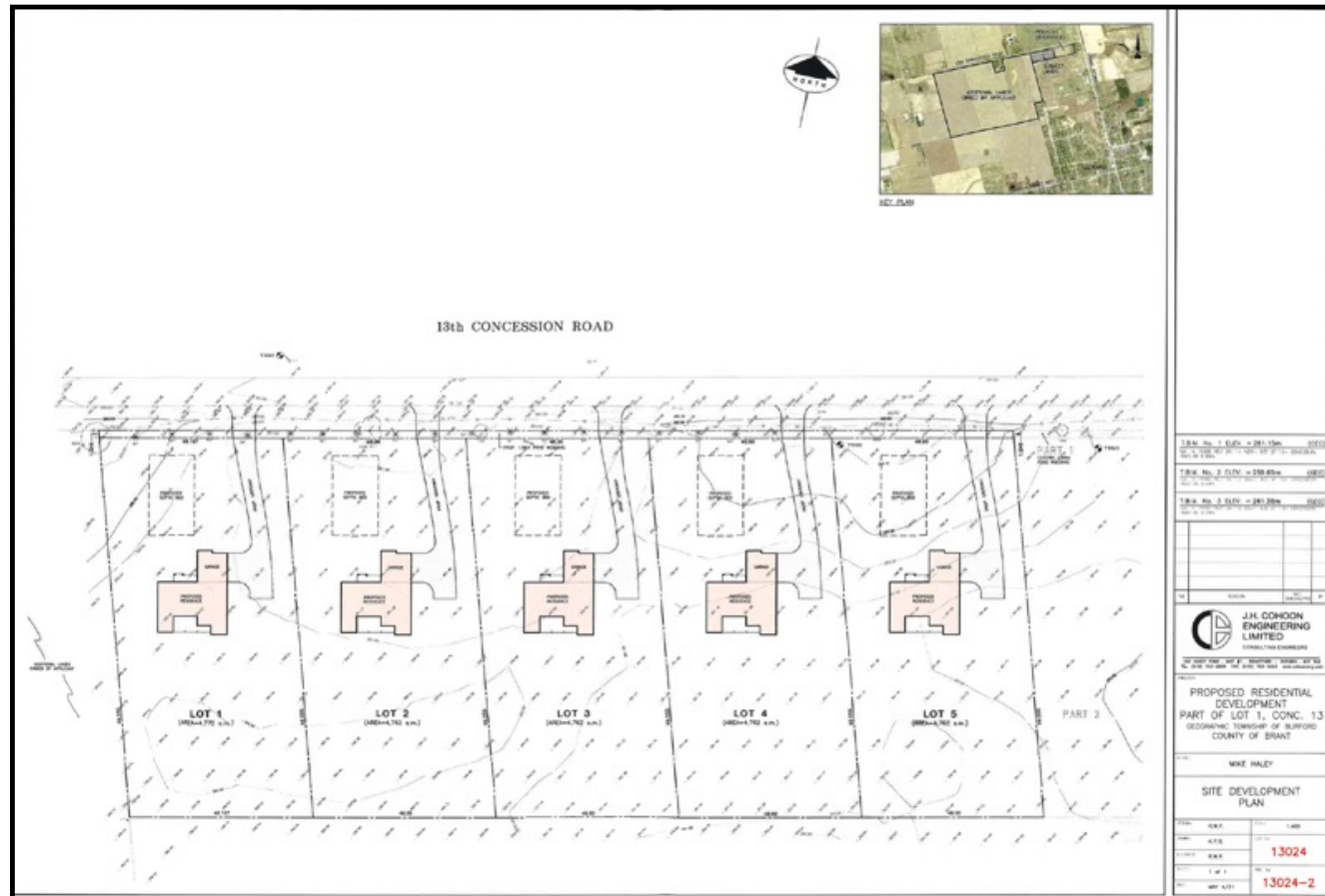
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Proposal

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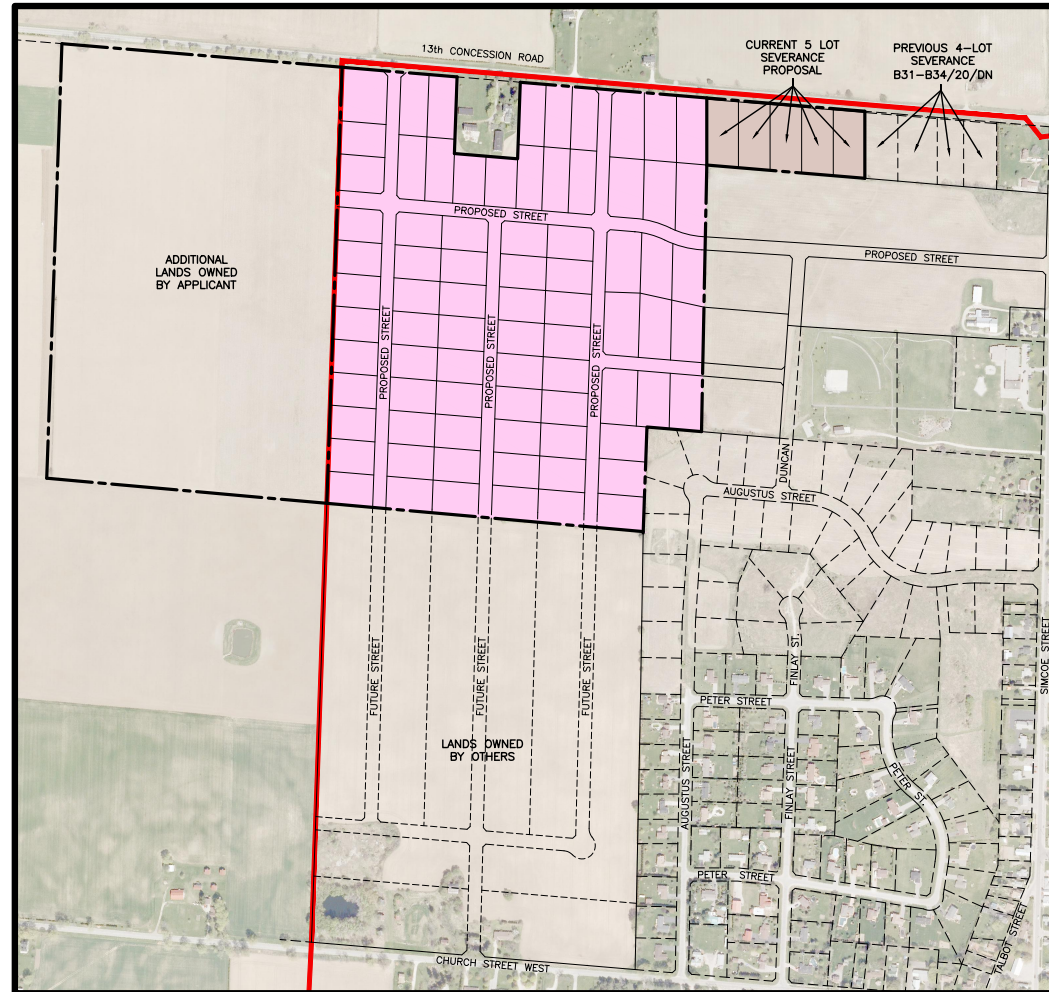
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Proposal

2. Rezone A to h-SR for lands within the Secondary Settlement Boundary



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Policy Framework

Provincial Policy Statement, 2020

- Section 1.1.3.1 of PPS: Settlement areas shall be focus of growth and development. In *rural areas*, *rural settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted. (1.1.4.2)
- Lands are within Secondary Urban Settlement Boundary.
- New development is adjacent to the existing built-up area and represents efficient use of land.
- The development will be compatible with the rural character of the surrounding area
- Will provide housing options in the rural settlement area
- Where municipal services or private communal services are not available, planned or feasible, private well and septic systems are supported provided site suitability is proven.

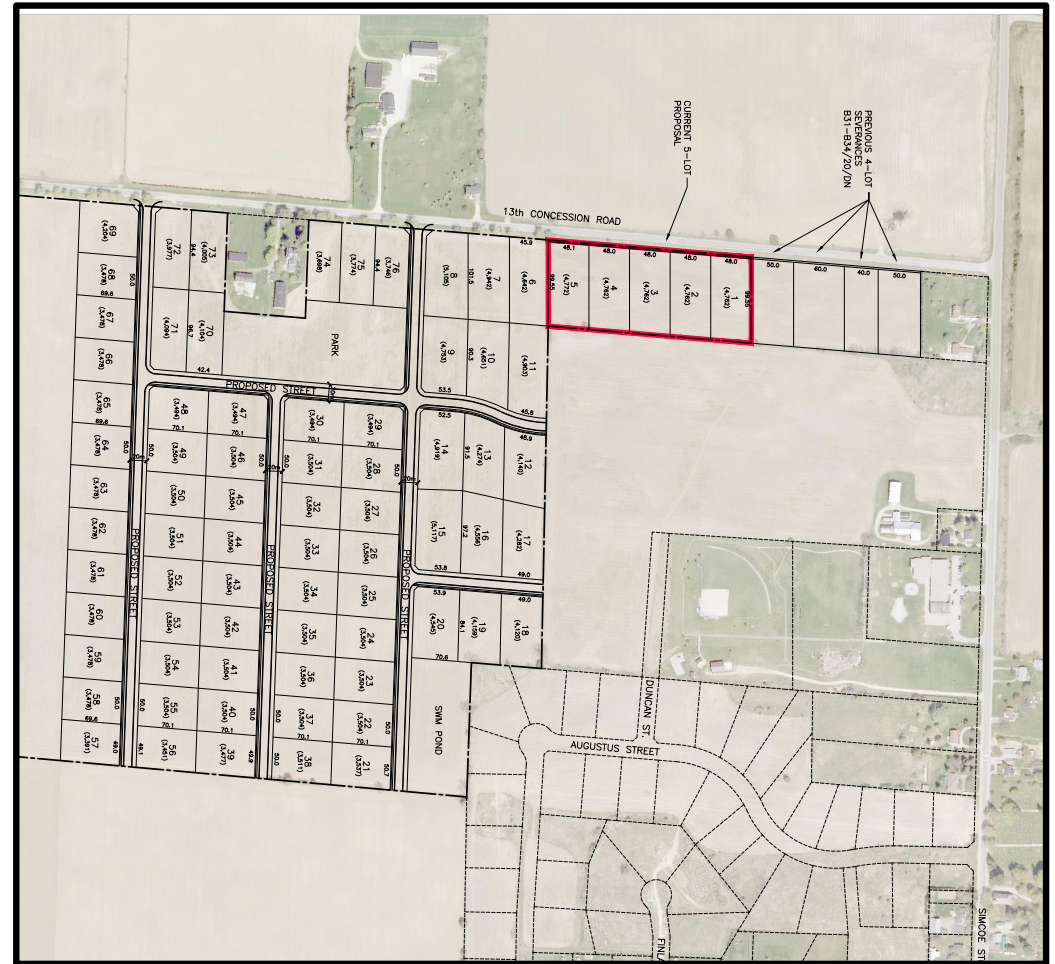
Policy Framework

Growth Plan for Greater Golden Horseshoe, 2019

- *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. (2.2.9.6)
 - Designated residential since amalgamation (1999)
 - Housing options in rural areas
 - Walking distance to amenities
 - Achieve complete communities through subdivision design

Future Plan of Subdivision

- Technical analysis to be completed prior to removal of 'holding' provision
 - Planning Justification Report
 - Lot Grading and Erosion Control Plan
 - Functional Servicing Report
 - Geotechnical Analysis
 - Hydrogeological Study
 - Stormwater Management Report (LIDs)
 - Traffic Impact Study



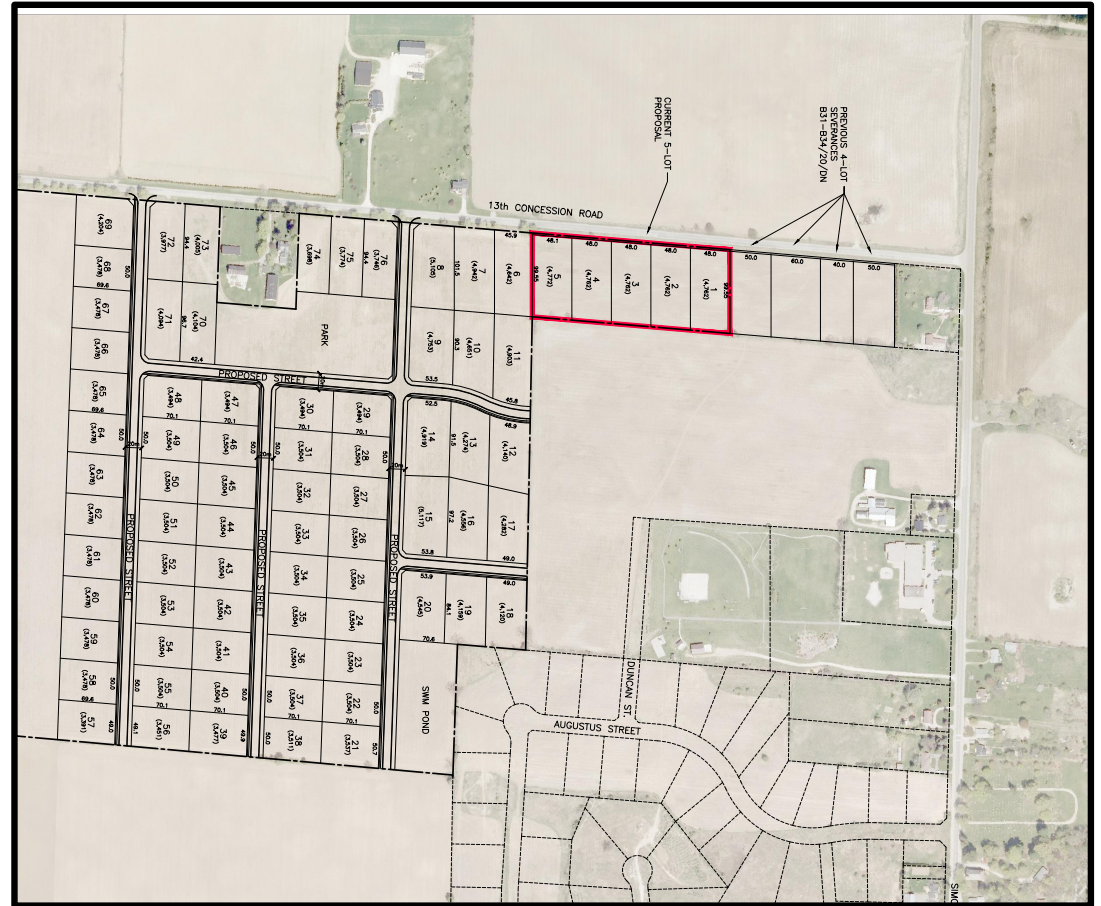
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Future Plan of Subdivision

- Vision for Complete Community
 - Provision of sidewalks
 - Parks and open spaces
 - Housing options



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QUESTIONS

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