

Planning & Development Committee

June 7, 2022

ZBA14/22/RC, OPA1/22/RC, PS2/22/RC

Bousfields Inc.

Stremma (St. George) GP Inc.

269 German School Road, St. George



County of Brant Council

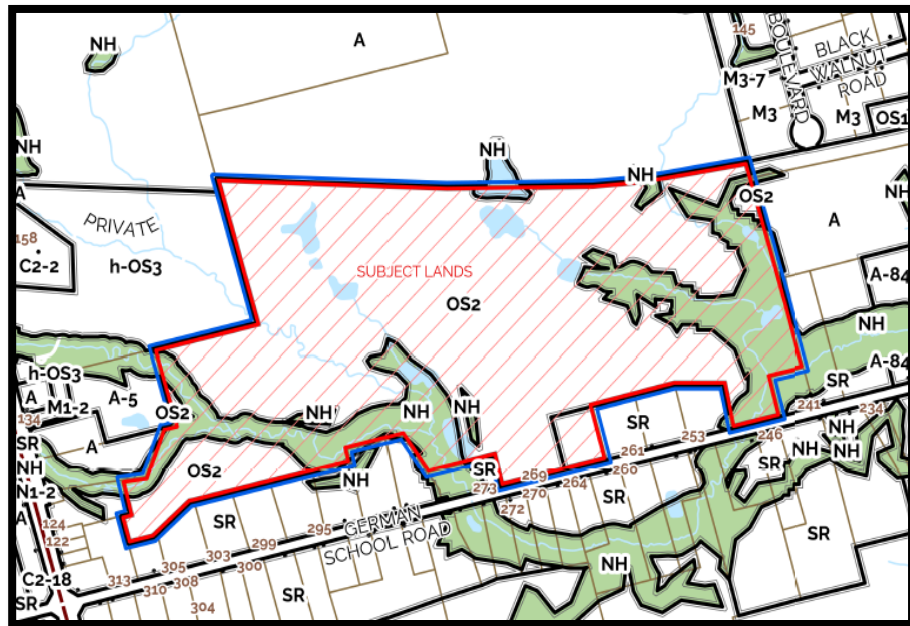
June 7, 2022



Application No:	ZBA14/22/RC, OPA1/22/RC, PS2/22/RC
Report No:	RPT-0185-22
Application Type:	Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision
Location:	269 German School Road
Applicant:	Stremma (St. George) GP Inc.
Staff Recommendation:	<u>ITEM BE RECEIVED FOR INFORMATION PURPOSES ONLY.</u>

Area: 56.6 hectares (138.8 acres)

- ***The subject lands currently features an 18 hole golf course with associated clubhouse and maintenance facilities.***

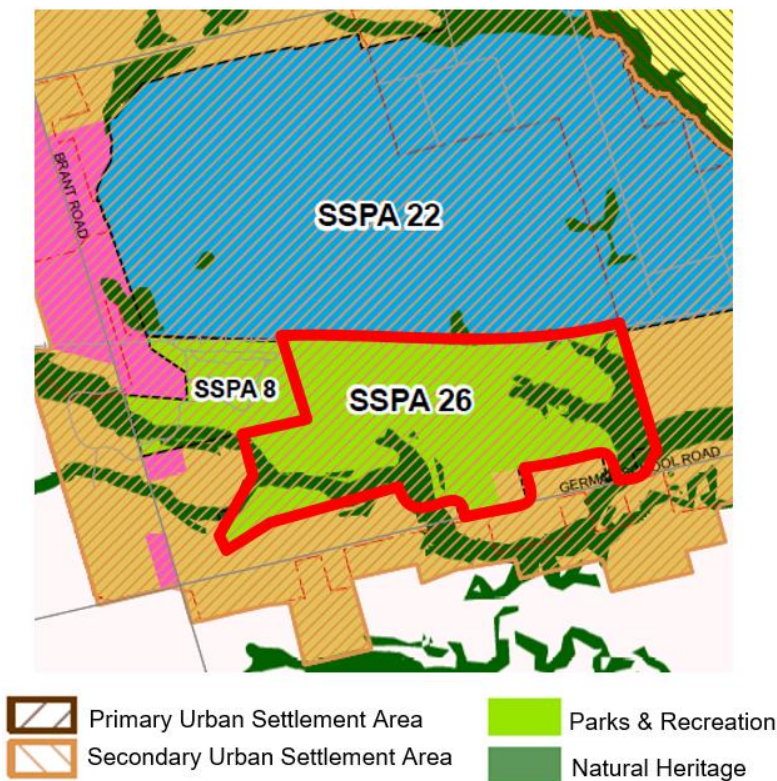


Current Zoning:

- **Recreational Facilities (OS2), Suburban Residential (SR) and Natural Heritage (NH)**



Existing Conditions



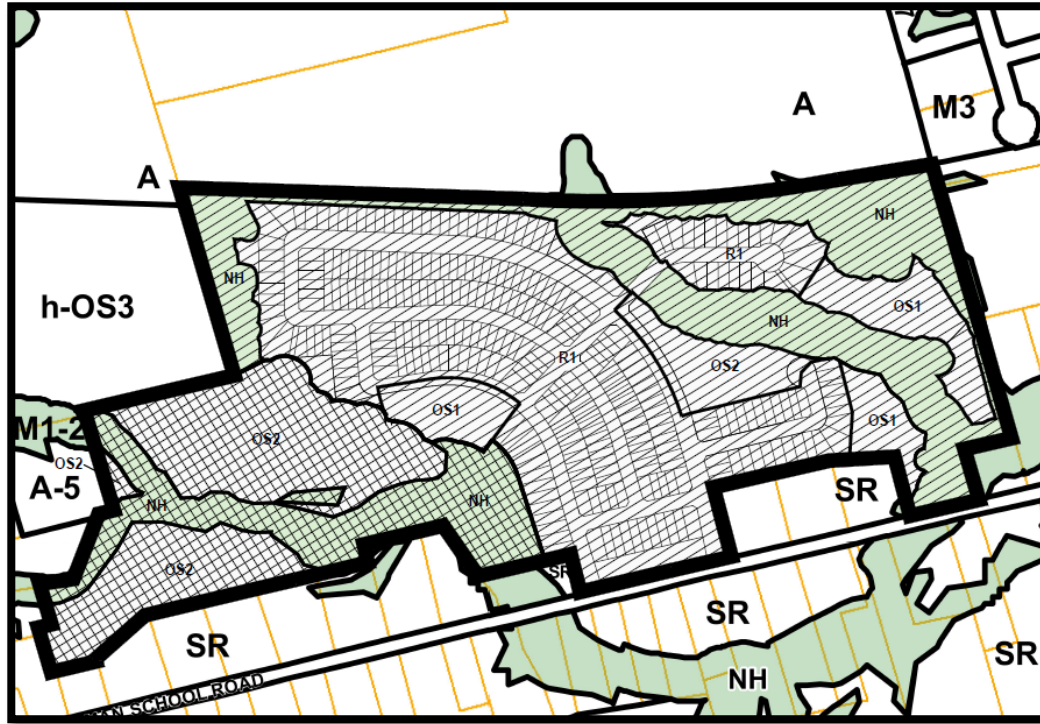
County of Brant Official Plan (2012)

Current Designations:

- *Parks & Recreation*
 - *Natural Heritage*
 - *Suburban Residential*
-
- *Located within the Secondary Urban Settlement Area of St. George, within the Built-up Area.*
 - *Lands were subject to Official Plan Amendment 8 (OPA-8), and are located within Site Specific Policy Area 26 (SSPA 26)*
 - *OPA 8 Settlement established that development may only proceed once servicing capacity is made available.*



Proposal

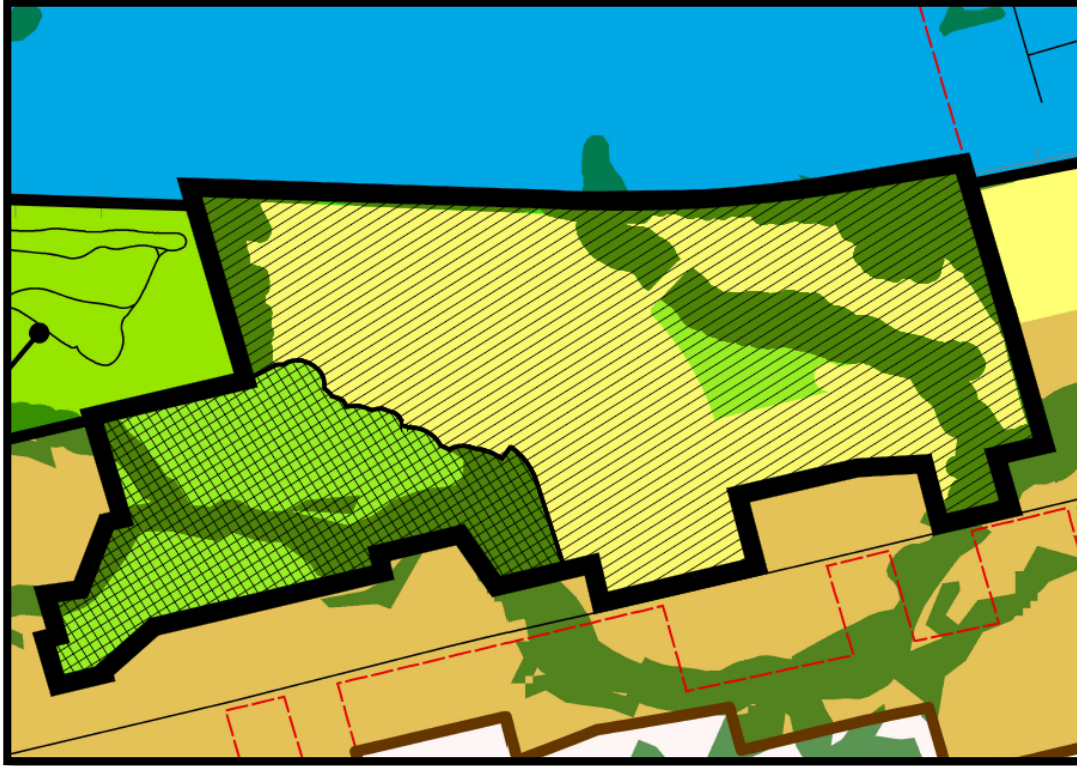


Zoning By-law Amendment:

- Recreational Facilities (OS2) and Natural Heritage (NH) to Urban Residential Singles (R1), Open Space (OS1), Recreational Facilities (OS2) and Natural Heritage (NH).



Proposal

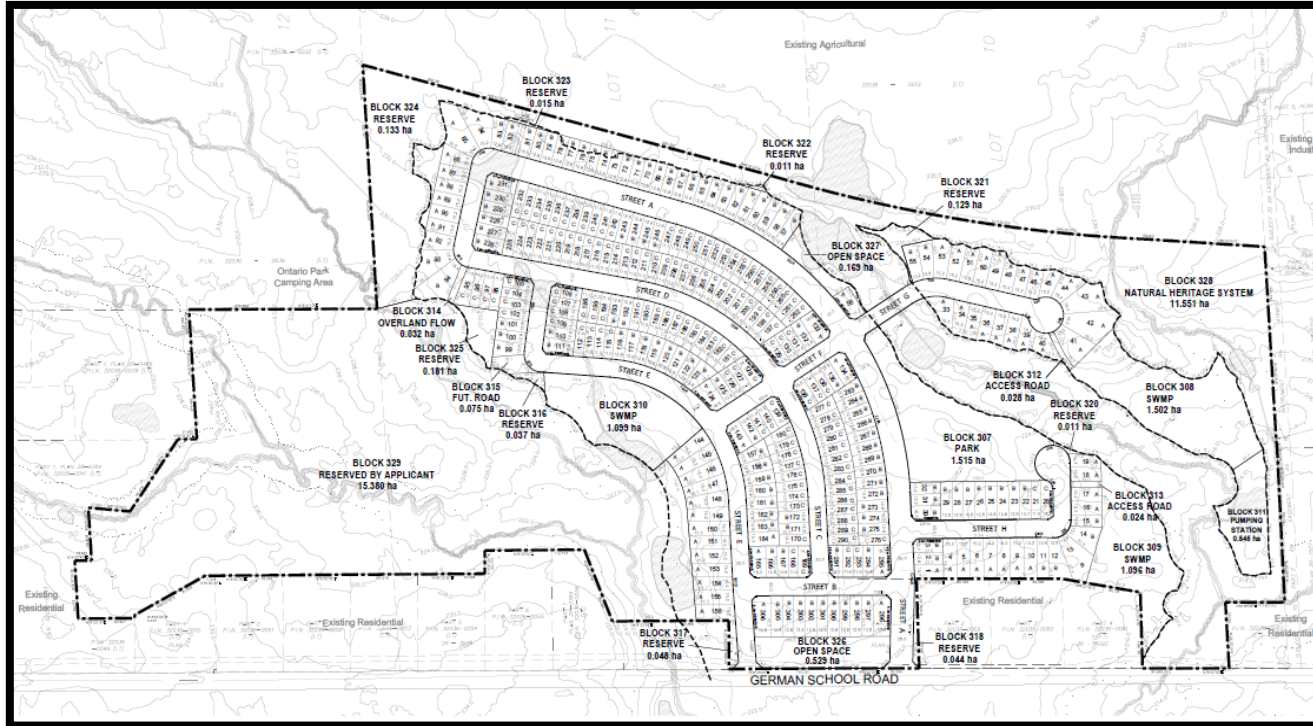


Official Plan Amendment:

- Proposal to re-designate portions of the subject lands from Parks and Recreation, Natural Heritage and Suburban Residential to Urban Residential, Parks and Recreation and Natural Heritage.



Proposal



Draft Plan of Subdivision:

- Proposed draft plan would see the creation of 306 new single-detached dwellings, as well as 8 new public roads, a public park, 3 stormwater management ponds, and a pumping station. The proposal contemplates full municipal servicing, including water and wastewater services



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 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

