

January 10th, 2023

To: Planning & Development Committee

Re: Moratorium on building in Mount Pleasant

Introduction

I am presenting to this committee in the hopes of ending the moratorium on building in Mount Pleasant for newly created in-fill lots. I am not referring to subdivision creation, just building on in-fill lot severances approved by the County of Brant. Currently, any newly created lots in Mount Pleasant are subject to a holding provision which prohibits building until Brantford takes over the water supply for Tutela Heights which is scheduled to happen by the end of 2025. To the best of my knowledge, this deadline has already been pushed back once and there is no telling whether Brantford will complete this project on time and as scheduled. Which leaves the residents of Mount Pleasant and the Brant County Council/staff at the mercy of Brantford and their infrastructure completion deadlines. When we severed our property, we knew about the holding provision and agreed to it. However, the plan I will outline below seems to be mutually beneficial for the County and the few residents who this change will apply to.

Rationale

If the County of Brant reversed the moratorium on building in Mount Pleasant, it would be a great financial decision for the County and it would benefit a small number of residents like my family who would like to build our dream home in this wonderful area.

Until water is available, anyone who wanted to build a new house in Mount Pleasant on a newly created in-fill lot would have to install a cistern or well at their expense. This would be their source of water until Brantford takes over the Tutela Heights water supply. The County could also pre-charge people (with a 10% mark-up in case fees go up in the future) water connection fees and connect them automatically when the water capacity is available to Mount Pleasant. Under this plan there is no added cost for the County.

The current trend in Mount Pleasant is for residents to buy an existing home and tear it down to build a new house. Not only is this not great for the environment and fairly wasteful, but the County is also losing out on development fees which are waived when an existing house is torn down to build a new house.

Benefits for the County of Brant

- Zero cost to the County
- Development fees for new construction and collection of permit fees
- Increased property taxes
- Increased housing
- It will help prevent a backlog when water capacity is available and there is a flood of requests for permits, removing holding provisions, etc.
- Less development fees being lost when older homes are torn down to build new houses

Conclusion

It is my hope that this letter and my subsequent presentation on January 10th will result in the changes outlined above. The reality is that these lots have already been approved by Council and building will happen on these lots at some point. This plan allows owners of these lots to build immediately at a great benefit and zero cost to the County of Brant.

We are not trying to do anything that will harm Mount Pleasant. We live and work here. We love it here. We are just trying to remove a barrier that seems to benefit no one. We are not able to build our dream home and the County is losing out on tons of revenue.

Thanks for taking the time to read my proposal. I am available to answer any questions.

Rob & Meaghan Innes

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