



Administration and Operations Committee Report

To: The Chair and Members of the Administration and Operations Committee
From: Rob Walton, General Manager of Operations
Pam Duesling, General Manager of Development Services
Date: January 16, 2024
Report #: RPT-0110-24
Subject: 2024 Scotland/ Oakland Master Environmental Servicing Plan (MESP) and Community Master Plan
Purpose: For Information and Direction

Recommendation

THAT Report RPT-0110-24 - 2024 Scotland/ Oakland Master Environmental Servicing Plan and Community Master Plan be received as information;

THAT the project budget outlined for the Scotland/ Oakland Master Environmental Servicing Plan and Community Master Plan is within the 2024 Capital Budget (Policy Planning) for \$250,000 and \$100,000 for 2025 if required;

THAT staff are directed to finalize the Scotland/ Oakland Master Environmental Servicing Plan and Community Master Plan Terms of Reference;

AND that staff begin the process for procurement of the required external consultants in advance of approval of the 2024 Capital Budget;

And that the purchasing policy be waived to allow direct negotiations with consultants for specific assignments for this project, subject to final approval of the CAO.

Executive Summary

The rural settlement areas of Scotland and Oakland have a large amount of land designated for future residential development, and there are several large-scale plans of subdivision in the planning process for both communities. County staff have identified a need to coordinate these developments to ensure sustainable growth management objectives are met. To date, no Master Environmental Servicing Plan (MESP) has been undertaken to review servicing feasibility (Municipal water/wastewater/stormwater servicing) nor has an integrative Community Master Plan (CMP) been completed to coordinate the overall design of these two communities.

This report outlines a 2024 Scotland/ Oakland MESP and CMP to be undertaken by the Operations and Development Services Departments.

Strategic Plan Priority

Strategic Priority 1 - Sustainable and Managed Growth

Impacts and Mitigation

Social Impacts

The Scotland/ Oakland MESP and CMP will provide valuable information on how the communities of Scotland and Oakland will develop creating a social community fabric.

Environmental Impacts

The Scotland/ Oakland MESP and CMP will incorporate many environmental aspects including assessment of groundwater, surface water and how the natural environment will sustain the level of community development proposed by the Official Plan.

Economic Impacts

The Scotland/ Oakland MESP and CMP is a Capital Project ask that is already incorporated into the 2024 and 2025 Capital Budgets for Policy Planning at a cost of \$350,000.

Report

Background

As the settlement areas of Scotland and Oakland are close in proximity and experiencing similar growth opportunities, the County has budgeted for a combined Scotland/ Oakland MESP and CMP to be completed quickly and efficiently in 2024 (pending Council approval). The study may be extended into 2025 to further review municipal options or additional hydrogeology works if required. These studies replace the need for community area studies and will be conducted through the Operations and Development Services Departments. This in many ways is similar to the work completed as part of the Interim Control By-Law for St George in 2022-2023.

Both existing and proposed development(s) in Scotland and Oakland will be reviewed within these studies to assess how groundwater, surface water, and the natural environment can support the level of development expected. A review on how future developments will be integrated into the existing villages in a way that fits with the County of Brant's complete community's framework including land uses, traffic and pedestrian connections and general community design will also be completed.

All current and future development applications in Oakland and Scotland will need to conform to the recommendations and outcome of the MESP and CMP. The County appreciates that developers are wanting to proceed with their developments in a timely fashion. Developments are not being put on hold through an Interim Control By-law, but instead developers are encouraged to work concurrently with the County as we undertake this important project.

With respect to the development proposed by Haley Elevator's, this development is the furthest along in the process and has received its preliminary zoning approval through the OLT settlement dated October 24, 2023. As part of the decision, the Tribunal placed a Holding (H) on the subject lands to ensure orderly development of lands for future residential development on private services and included requirements for a pre-consultation meeting to determine applicable studies, prepare the application for a plan of subdivision, phase development to integrate into the existing surroundings, and overall achieve a structure of a

complete community. As part of the MESP and CMP, the County will be taking a similar approach to the zoning applied through the Haley settlement to ensure these objectives are met with all developments in the villages of Scotland and Oakland. We will be working closely with Haley Elevators and other developers at various stages of the application process so that they conform to the recommendations and outcome of the MESP and CMP.

Communication will be important as the County undertakes the MESP and CMP and as growth comes to the villages of Scotland and Oakland.

Analysis

The Study Process

The Study will be conducted by the County of Brant, along with technical consultants hired via the procurement process. The study will include participating area landowners and public consultation. Consultation will occur with Grand River Conservation Authority, Long Point Region Conservation Authority, Provincial ministries, Indigenous Communities, affected stakeholders and agencies through the Study process for technical input and comments, as required.

Study Scope

2024 Scotland/ Oakland Master Environmental Servicing Plan (MESP) and Community Master Plan Terms of Reference will identify all requirements and general timelines of the MESP and CMP project. The County is eager to complete this project, and work with the developers in Scotland and Oakland, through 2024.

The overall purpose of the MESP and CMP is to guide the development of the remaining developable lands within Scotland and Oakland. The components of the MESP and CMP are outlined in the TOR Executive Summary (Attachment 1).

A Phase 1 MESP (Existing Conditions) will summarize existing conditions in the study area which includes review of the natural heritage system, geology and hydrogeology, a sub-watershed study and a review of the existing municipals services including the transportation system. This phase will also assess the ability of the environment to support a private servicing structure as outlined by the Provincial Reasonable Use Concept, with preliminary assessments on the need to provide a municipal servicing structure.

Developers may be in a position to proceed with the initial phases of development part way through Phase 1 of this study depending on the study findings. If full municipal services are required, more time will be required to fulfill the Class Environmental Assessment requirements which would be part of the Phase 2 Study.

Summary and Recommendations

County staff will be reporting back to Council throughout the 2024 project timeline.

The 2024/2025 Capital Budget includes \$350,000 for the MESP and CMP works.

Operations will require the assistance of external consultants for traffic and hydrogeological assessments (water, wastewater and stormwater servicing).

As the MESP and CMP are a priority of the County, staff are requesting that the requirements of the County Purchasing Policy be waived to allow direct negotiations with the external consultants, subject to approval by the CAO. This will save at least three (3) months of time for this project.

The communities of Scotland and Oakland are anticipated to foresee significant growth in the near future and for these reasons it is the responsibility of the County of Brant to ensure safe and orderly development.

County of Brant Operations and Development Services staff recommend that Council approve a 2024/2025 MESP and CMP for the communities of Scotland and Oakland as per report RPT-0110-24.

Attachments

- 1. Scotland/ Oakland Master Environmental Servicing Plan and Community Master Plan Terms of Reference – Executive Summary
- 2. Figure of Locations of Proposed Developments in Scotland and Oakland

Reviewed/Contributed By:

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Copied To

Senior Management Team
Kayla DeLeye, Supervisor of Development Planning

By-law and/or Agreement

By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No