



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	February 13, 2020
Subject / Report No:	PDR-CW-11-20
Title:	Subdivision Guidelines Student Project
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All Municipalities in Grey County
Status:	

Recommendation

1. That Report PDR-CW-11-20 regarding the University of Guelph student project on Subdivision Guidelines for Grey County be received for information.

Executive Summary

The County is partnering with students from University of Guelph Masters of Rural Planning and Development program to undertake the creation of guidelines for new subdivision development in Grey County. This study is being completed as part of the students' course work for their Masters in Planning, and will benefit the County and member municipalities. As part of the study, the students will develop a guideline document to profile what Grey County promotes for new subdivisions and condominiums across the County. Outreach in the form of stakeholder interviews, in addition to background research and a review of other municipal approaches, will be completed to inform this project. The students will complete and present their findings in April 2020.

Background and Discussion

Within Recolour Grey, and associated municipal official plans, there are policies that apply to new residential development across the County. These policies provide high-level guidance on; lot density, preservation of environmental features, types of residential development, and transportation issues. County Planning staff are partnering with students from University of Guelph Masters of Rural Planning and Development program to study this issue further. Gillian Smith, Sean Jeffrey, Laura Biancolin and Vanessa Lightle will be working on a detailed guide to help the County better illustrate the principles being sought to create healthy livable new housing developments. For example, this guide may provide examples of road networks that

allow for the efficient movement of pedestrians, cyclists and vehicles. It may also point to providing ranges of housing types and sizes within a single development, to better accommodate the needs of current and future residents.

The process to develop these guidelines will include;

- a jurisdictional scan of other county and municipal approaches to subdivision and condominium design,
- reviewing any Federal/Provincial legislation or policy to be adhered to, and
- stakeholder interviews with Grey County / member municipal staff, as well as developers, planning consultants, and Health Unit staff to get their opinions on what needs to be considered for this guideline.

Staff are cognizant that the scope of this study needs to be detailed enough such that it actually informs new subdivision design. However, the guideline must have flexibility to allow for community specific autonomy (i.e. a subdivision in The Blue Mountains may look different than a subdivision in Owen Sound). Furthermore, the student team is working within a very limited timeframe (the guideline needs to be completed by early April 2020), which is partnered with their workload from other classes as well.

As part of this study, County staff will supply background resources to the students and connect them to County, Municipal, and Health Unit staff, as well as the development community for their input on this project.

The County has been lucky enough to partner with the University of Guelph Masters of Rural Planning and Development program on four other occasions, and in all instances received high quality results. The results of these four past studies have been incorporated into Recolour Grey.

The results of this study have been tentatively slated to be presented at a Committee of the Whole meeting in April.

Legal and Legislated Requirements

There are no legal or legislative considerations at this time.

Financial and Resource Implications

The work completed by the student consulting team is without cost to the County, and done as part of the coursework for their master's degree. County staff are grateful to the students' efforts in this regard, and would note that having to pay a consultant to complete a similar guideline would likely cost between \$25,000 - \$35,000.

Relevant Consultation

Internal: Planning, Transportation Services, Housing, and Economic Development staff will all be consulted as part of this study.

External: Municipal staff, Developers, Planning Consultants and Health Unit staff will be

consulted as part of this study.

Appendices and Attachments

None