



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	March 11, 2021
Subject / Report No:	PDR-CW-10-21 Information Report
Title:	Saugeen Cedar Heights West Plan of Subdivision 42T-2021-01
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of Hanover
Status:	Recommendation adopted by Committee as presented per Resolution CW56-21; Endorsed by Council CC29-21

Recommendation

1. That Report PDR-CW-10-21 regarding an overview of plan of subdivision application 42T-2021-01, that proposes to create a plan of subdivision with one hundred and twenty-four (124) residential units on lands described as Part of Lots 9 and 10, Concession 1 and 2 North of the Durham Road (NDR), in the geographic Township of Bentinck, Town of Hanover, be received for information.

Executive Summary

The County has received a plan of subdivision application known as the Saugeen Cedar Heights West Subdivision (County file number 42T-2021-01), that proposes to create a new subdivision with 124 residential lots. Access to new homes would be through internal subdivision roads, which would connect out to Grey Road 28 (24th Avenue) and the abutting subdivision to the south. A zoning by-law amendment application has also been submitted to the Town of Hanover for this proposed development.

The subject lands are in a designated settlement area in both the County and Hanover Official Plans. Servicing to the proposed subdivision will be via municipal water and sewer systems. Various technical reports were prepared as part of the application submission packages. The applications and supporting studies have been circulated to prescribed agencies and the public for comment. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed plan of subdivision application, known as the Saugeen Cedar Heights West subdivision (County file 42T-2021-01), would create a new subdivision with 124 residential lots, with a mixture of single, semi-detached, and townhouse units. A zoning by-law amendment application is also required for the proposed development. This new subdivision would be serviced via municipal water and sewer systems. The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan.

The proposed subdivision will contain a series of new streets, with one connection to Grey Road 28 (24th Avenue) and a connection to the neighbouring subdivision to the south. Trail connections will also be provided through this development.

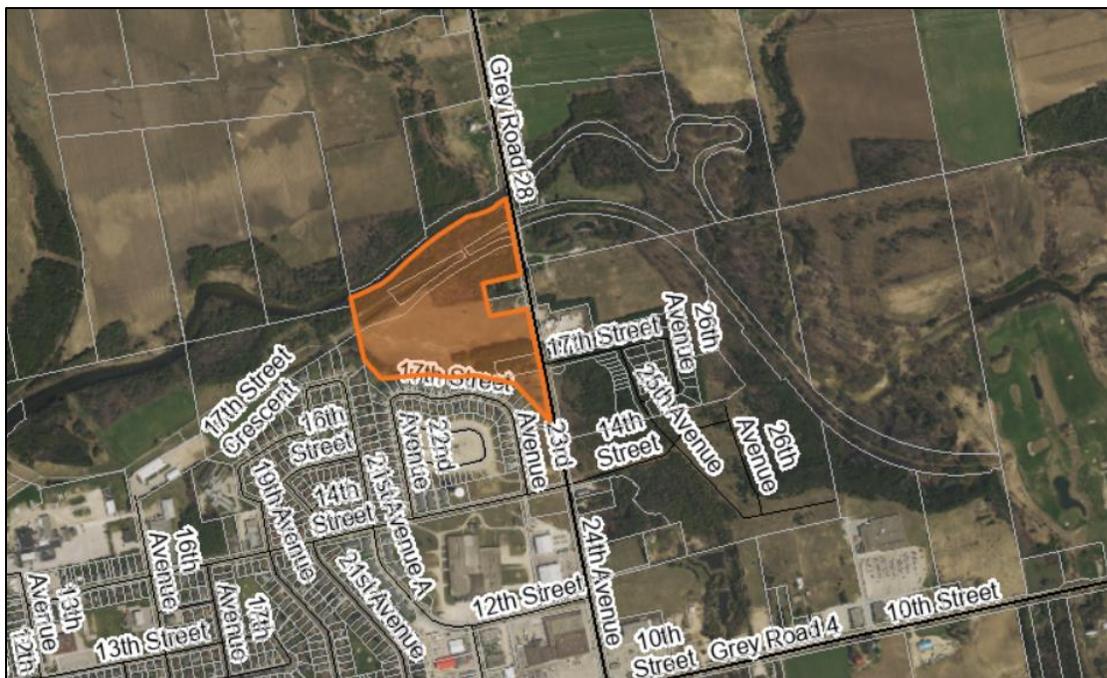
The subject lands are located in the northeastern part of Hanover. These lands are approximately 12.02 hectares in size and are legally described as Part of Lots 9 and 10, Concession 1 and 2 NDR, in the geographic Township of Bentinck, Town of Hanover.

Surrounding this site are a mixture of residential lands (both developed and currently developing) and natural areas. Saugeen Cedar Heights East and the Bren Lea subdivisions are both currently under construction on the east side of Grey Road 28. The northern boundary of the subject lands border on the Saugeen River.

Map 1 below shows the subject lands highlighted in orange and the surrounding area, while Map 2 shows the proposed Saugeen Cedar Heights West subdivision.

A zoning by-law amendment application has also been submitted to the Town of Hanover as part of this development submission. A public meeting for the applications has been scheduled for April 19, 2021.

Pre-submission consultation between the proponent, the Town of Hanover, the Saugeen Valley Conservation Authority, and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [this link](#).



Map 1: Location of Subject Lands

Analysis of Planning Issues

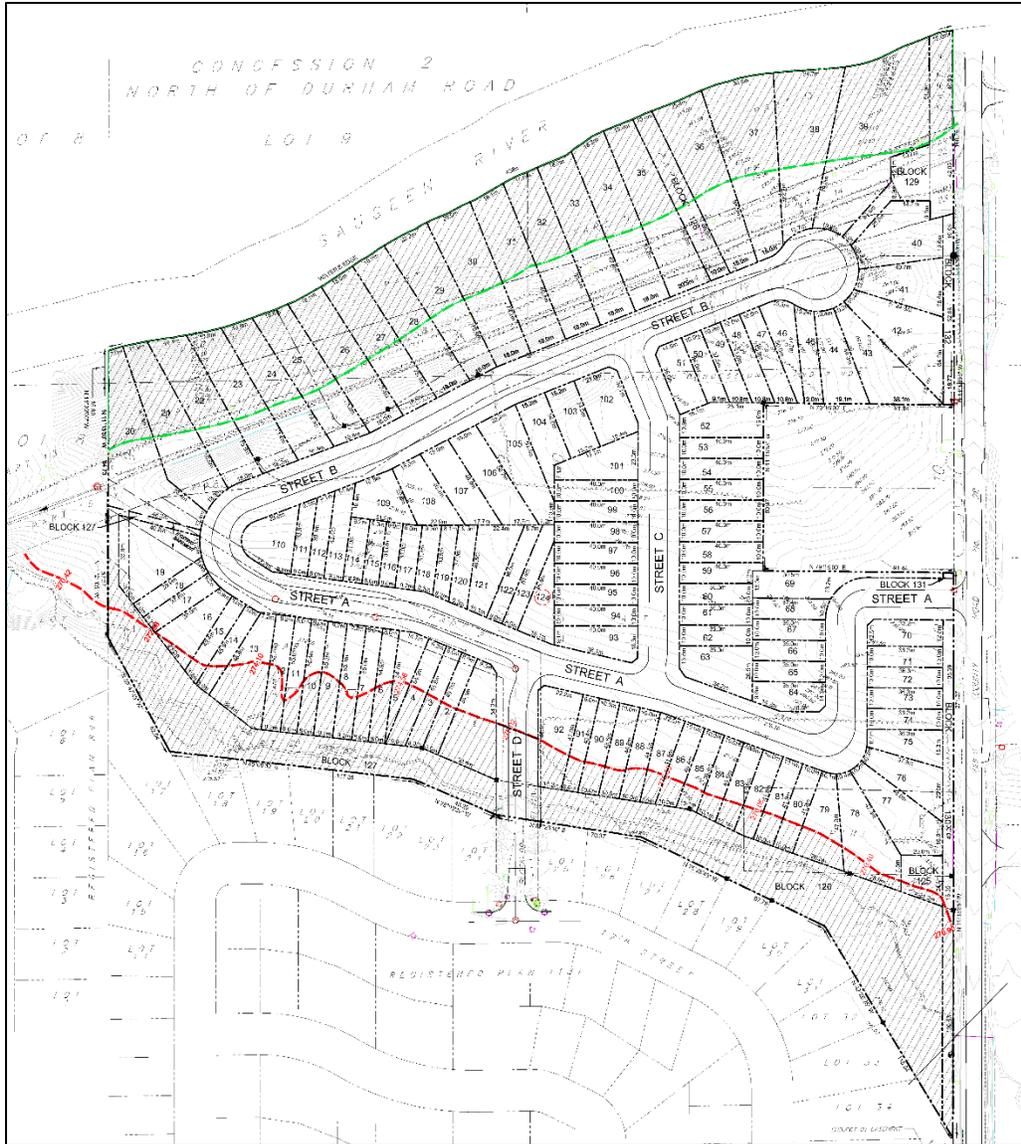
When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2021, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Town of Hanover Official Plan have jurisdiction over the subject property. The subject lands are located outside of the Niagara Escarpment Plan area.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas. The proposed plan of subdivision is within an existing settlement area, offering a range of housing types. The PPS indicates that municipal services are the preferred form of servicing for settlement areas, which is what will be utilized for this development.

Other policies in the PPS speak to the protection of natural, water, cultural and archaeological resources. An environmental impact study (EIS) and an archaeological assessment were submitted in support of this development.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Cobide Engineering)

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. New residential development within Hanover is recommended to have a minimum development density of 25 units per net hectare. Development is proposed to remain outside of the mapped Hazard Lands on-site.

The County Plan maps pockets of 'Significant Woodlands' and a watercourse on-site. As noted earlier, the subject lands also abut the Saugeen River. An EIS was completed and this will be reviewed by Hanover, the County, and the Saugeen Valley Conservation Authority.

The County Plan also provides policies which govern roads, transportation, and stormwater management.

Town of Hanover Official Plan

The subject lands are designated as 'Residential' and 'Hazard' in the Town of Hanover Official Plan. Similar to the County Official Plan, this property is within a designated settlement area in the Municipal Plan.

As noted above, a rezoning application has also been submitted to the Town and will be processed simultaneously with the subdivision.

A more thorough analysis of the County and Hanover Official Plan policies will follow the agency review and the public process.

Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

Internal: Planning, Transportation Services

External: The public, Town of Hanover, Saugeen Valley Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

None