

## Report PDR-PCD-19-15

**To:** Chair Wright and Members of the Planning and Community Development Committee

**From:** Scott Taylor, Senior Planner

**Meeting Date:** April 21, 2015

**Subject:** **Information Report on Saugeen Riverside Developments Plan of Subdivision**

**Status:** Recommendation adopted by Committee as presented per Resolution PCD61-15; Endorsed by County Council as presented May 5, 2015 per Resolution CC72-15;

### Recommendation(s)

**THAT Report PDR-PCD-19-15 regarding an overview of proposed planning application 42T-2015-01, to establish a plan of subdivision consisting of thirty-two (32) lots on lands described as Part Lot 7, Concession 1 South of the Durham Road, (geographic Township of Bentinck) in the Town of Hanover, be received for information.**

### Background

The County has recently received a plan of subdivision application from Saugeen Riverside Developments to establish a plan of subdivision approval for 32 single detached lots, in the Town of Hanover (geographic Township of Bentinck). The subject lands would have frontage off of a new road which would connect to the 2<sup>nd</sup> Street extension in the south and 18<sup>th</sup> Avenue along the easterly boundaries.

Surrounding the subject lands are a mixture of residential, industrial, and farmed properties. One of the surrounding properties is the future school site for the Town.

See Map 1 below for an aerial view of the subject property and surrounding area.

Pre-submission consultation between the proponent, the Town of Hanover, and the County identified the submission requirements for the proposed plan of subdivision, which are as follows;

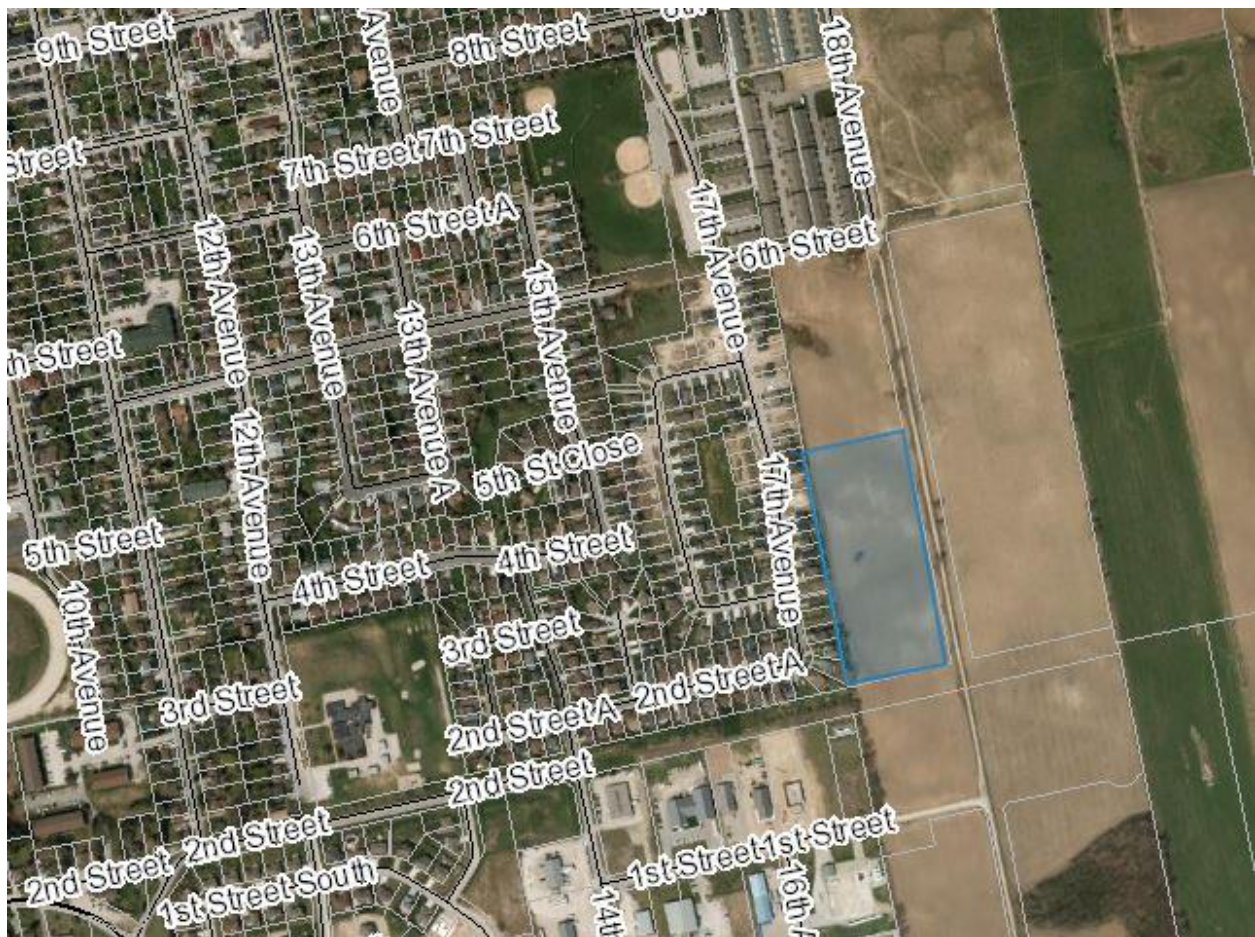
1. a Planning Report,

2. a Stage 1-2 Archaeological Assessment,
3. a Functional Servicing Report,
4. a Stormwater Management Report,
5. a Geotechnical Investigation, and
6. a Draft Plan of Subdivision.

A Traffic Impact Study has not been submitted with the subject application, but the supporting reports indicate that the developer would be amenable to participating in a comprehensive traffic assessment along with neighbouring property owners.

Copies of all background reports and plans can be found at the below link:

[Link to Background Materials](#)



*Map 1: Saugeen Riverside Developments - Subject Lands*

A zoning by-law amendment application has also been submitted to the Town of Hanover.

## *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) 2014, and conform to any official plans which govern the subject lands. In this case both the County of Grey Official Plan and the Town of Hanover Official Plan have jurisdiction over the subject property.

## *Provincial Legislation and Policy*

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where hard and soft services are readily available. The protection of the natural environment, and directing development away from areas of natural hazard, are also strongly emphasized in Provincial legislation and policy. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision will be within the settlement area of Hanover and will be serviced by municipal water and sewer services.

## *County Official Plan*

The proposed plan of subdivision is designated as 'Primary Settlement Area' within the County Official Plan. Within the Primary Settlement Area designation the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan.

Section 2.6.3(5) of the County Plan requires an overall average development density of 25 units per net hectare within Primary Settlement Areas such as Hanover. The Planner for the proponent has noted that the dimensions of the site, and the ability to only run a single road through the property, make it difficult to increase the density on-site. In addition, the Planner has noted that in this section of Hanover there have also been a significant number of townhouses built within the past 10 years. The current proposal is for 32 detached residential dwellings, but the implementing zoning by-law amendment is also requesting permission for each of the dwellings to be permitted to include an accessory apartment as well.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Appendices A and B to the County Plan do not map any environmental or man-made hazards on, or immediately adjacent to, the subject lands.

A detailed analysis of Provincial and County policy has not been offered at this stage; however following the public and agency review processes, a comprehensive planning analysis and final recommendations will be provided.

## Financial / Staffing / Legal / Information Technology Considerations

At this point there are no financial, staffing, legal or information technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the required application fee and peer review deposit.

## Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, speaks to the continued management of growth, and the application of sound land use planning principles. Permitting new residential development on lands which are designated for growth could be considered sound land use planning, provided the relevant planning policies are adhered to. Following the public and agency development review processes, County staff will offer a final recommendation on the proposed plan of subdivision application.

Respectfully submitted by,

Scott Taylor, MCIP, RPP  
Senior Planner

Director Sign Off: *Randy Scherzer*