

<b>To:</b>	Warden McQueen and Members of Grey County Council
<b>Committee Date:</b>	September 24, 2020
<b>Subject / Report No:</b>	PDR-CW-34-20 Information Report
<b>Title:</b>	Loon Call Plan of Subdivision 42T-2020-06
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Meaford
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW166-20; Endorsed by County Council October 8, 2020 per Resolution CC78-20;

## Recommendation

1. That Report PDR-CW-34-20 regarding an overview of proposed plan of subdivision application 42T-2020-06, that proposes to create up to two hundred and forty-nine (249) residential units on lands described as 206105 Highway 26, being Part of Lots 4 and 14, Judge's Plan 541 in the geographic Township of St. Vincent, Municipality of Meaford, be received for information.

## Executive Summary

The County has received a plan of subdivision application known as the Loon Call Subdivision (County file number 42T-2020-06), that proposes to create up to 249 residential units, with a mixture of townhomes and single detached dwellings. Access to new homes would be through a series of new internal roads, which would connect out to Highway 26 at a new intersection. Official plan and zoning by-law amendment applications have also been submitted to the Municipality of Meaford for this proposed development. Servicing to the proposed subdivision will be via municipal water and sewer services. 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, and a public meeting has been scheduled for October 26, 2020. 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 Loon Call subdivision (County file 42T-2020-06), would create up to 249 residential units, consisting of 31 single detached

dwelling and 206 townhouse dwellings. Up to 12 additional residential units may also be created on blocks shown on the draft plan of subdivision.

Access to the subdivision would be from a new road connecting to Highway 26, with access to the individual lots coming from a series of new internal roads. The new intersection at Highway 26 would align with the draft approved Meaford Haven subdivision to the south. Servicing to the proposed subdivision will be via municipal water and sewer services.

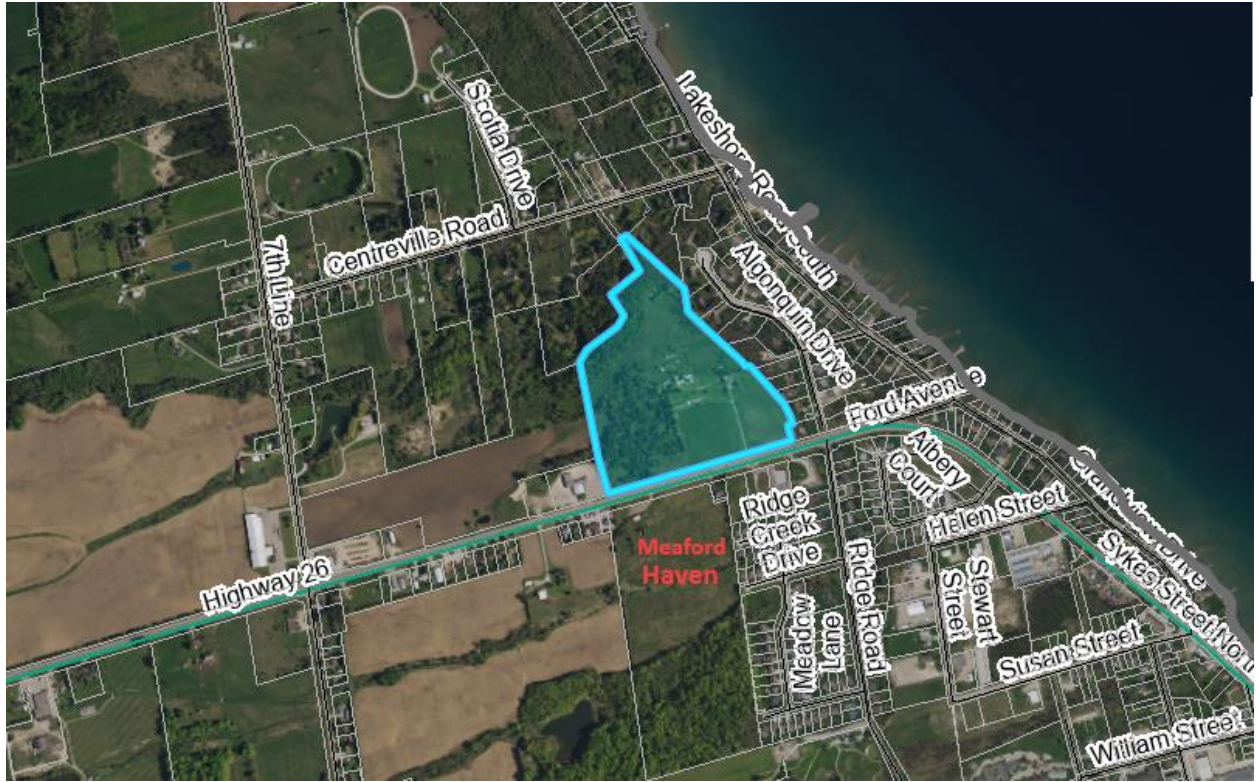
The subject lands are approximately 13.96 hectares in size and are located in the Primary Settlement Area of Meaford. This property is located in the west end of the settlement area, on the north side of Highway 26. The subject property is legally described as Part of Lots 4 and 14, Judge's Plan 541 in the geographic Township of St. Vincent, Municipality of Meaford. The civic address of the subject lands is 206105 Highway 26.

Surrounding this site are a mixture of residential lands, commercial lands, natural areas and farmland. Lands to the north and east are a mixture of residential and natural areas, while west of the subject lands is a mixture of commercial and farmlands. To the south of the subject lands is the draft approved Meaford Haven subdivision.

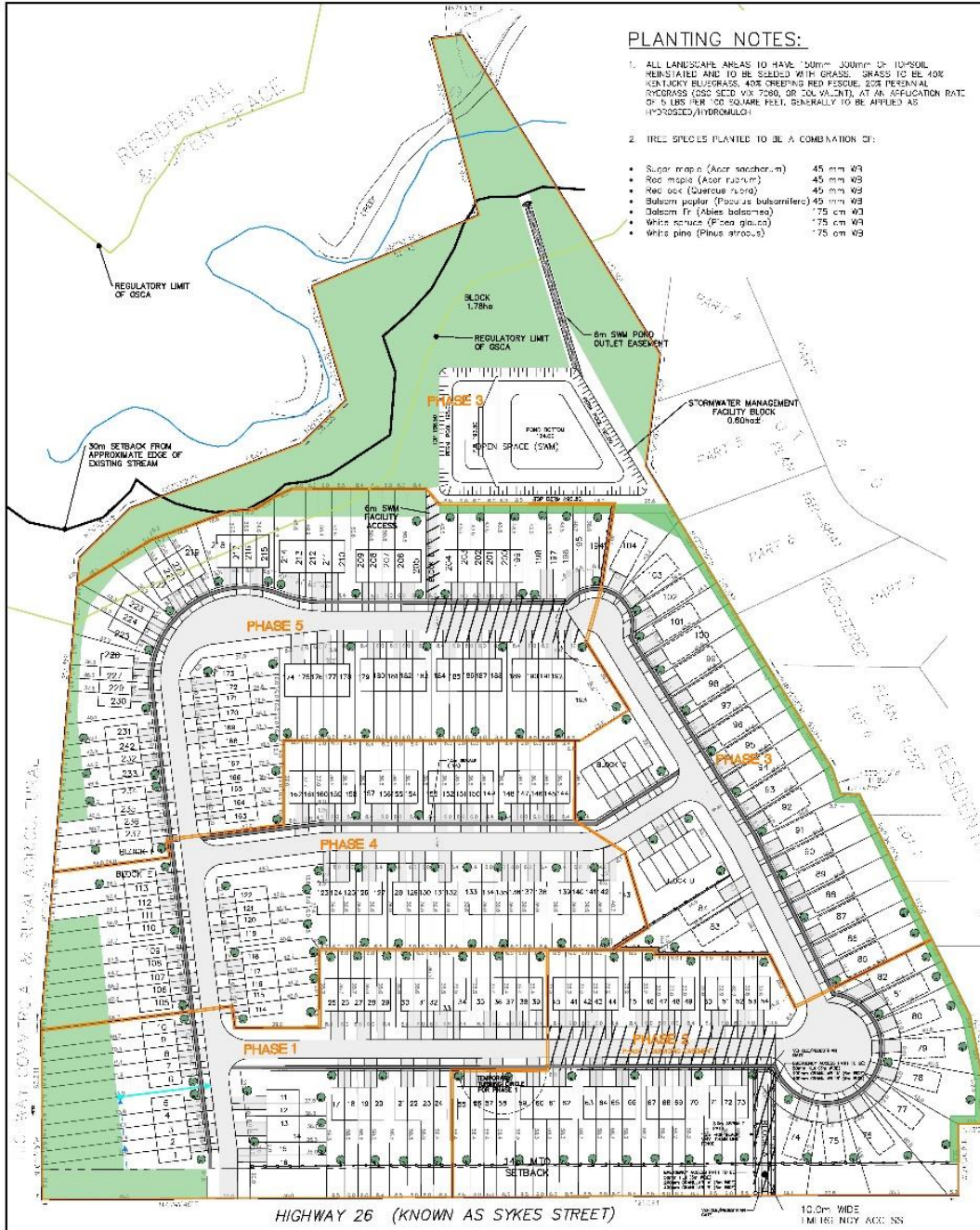
Map 1 below shows the subject lands highlighted in blue and the surrounding area including the Meaford Haven lands, while Map 2 shows the proposed Loon Call plan of subdivision.

Official plan and zoning by-law amendment applications have also been submitted to the Municipality of Meaford as part of this development submission. A public meeting for all three applications has been scheduled for October 26, 2020.

Pre-submission consultation between the proponent, the Municipality of Meaford, 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



## Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Pinestone Engineering Limited)

### *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) 2020, 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 Municipality of Meaford 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 and will be serviced via municipal water and sewer services. The PPS indicates that municipal services are the preferred form of servicing for settlement areas.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing single detached and townhouses at a density which aligns with the County and Municipality of Meaford Official Plans. The proponent has noted that all “*units are to be delivered in the low cost category in an effort to provide attainable private sector housing.*”

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

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

## *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. Development in Primary Settlement Areas shall generally achieve an average development density of 20 units per net hectare or higher. The proposed development would achieve this target of 20 units per net hectare. Development is proposed to remain outside of the mapped Hazard Lands on-site.

Appendix A to the County Plan maps the lands within the Intake Protection Zones 2 and 3, as well as being within an Events Based Area. As part of the development review process, comments will be solicited from Meaford’s Risk Management Official. Appendix B identifies a stream located on the northern portion of the subject lands, as well as pockets of Significant Woodlands. As noted earlier, an EIS was completed and this will be reviewed by Meaford, the County, and the Grey Sauble Conservation Authority.

The County Plan provides policies which govern roads, transportation, and stormwater management. Consultation with the Ministry of Transportation will be required as part of the development review process.

## *Municipality of Meaford Official Plan*

The subject lands are designated as ‘Urban Living Area’, ‘Urban Highway Commercial’, and ‘Environmental Protection’ in the Municipality of Meaford Official Plan. Similar to the County Official Plan, this property is within a designated settlement area in the Municipal Plan. However, an official plan amendment is needed to redesignate the Urban Highway Commercial lands to Urban Living Area.

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

A more thorough analysis of the County and Meaford 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

External: The public, Municipality of Meaford, Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

## Appendices and Attachments

None