

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	October 25, 2018
<b>Subject / Report No:</b>	PDR-CW-33-18 Information Report
<b>Title:</b>	Saugeen Cedar Heights East Plan of Subdivision 42T-2018-09
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Town of Hanover
<b>Status:</b>	Adopted by the Committee as presented as per Resolution CW257-18; Endorsed by County Council on November 8, 2018 as per Resolution CC105-18.

## Recommendation

1. That Report PDR-CW-33-18 regarding an overview of proposed plan of subdivision application 42T-2018-09, consisting of ninety-eight (98) residential units on lands described as Part of Lots 11, 12, 13, and 14, Concession 1 NDR, Town of Hanover, geographic Township of Bentinck, be received for information.

## Executive Summary

The County has received a plan of subdivision application known as Saugeen Cedar Heights East (County file number 42T-2018-09) to create 98 new residential units in the Town of Hanover. The units will be a mix of single detached, semi-detached, and townhouse units. Access to the lots would be on a series of new roads, connecting to 25<sup>th</sup> Avenue and 14<sup>th</sup> Street. Servicing to the proposed subdivision will be via municipal water and sewer services. Various technical reports have been submitted with the proposed subdivision application, as well as a zoning by-law amendment to the Town of Hanover. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. A public meeting will be held for the subject applications on November 5, 2018. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

## Background and Discussion

The County has received a plan of subdivision application, known as Saugeen Cedar Heights East to create 98 residential units. The proposed types of housing include;

- 48 detached dwelling lots,

- 18 lots for semi-detached dwellings,
- 12 lots for townhouses, and
- an additional block for 20 additional townhouses.

The lots would front onto 25<sup>th</sup> Avenue, which is being extended from Bren Lea Estates in the north, and 14<sup>th</sup> Street, which is being extended from the west. A future road would also extend from the southeasterly limit of this subdivision, on the abutting lands, to 10<sup>th</sup> Street (Grey Road 4) to meet the signalized intersection at the Walmart and Crabby Joes plaza.

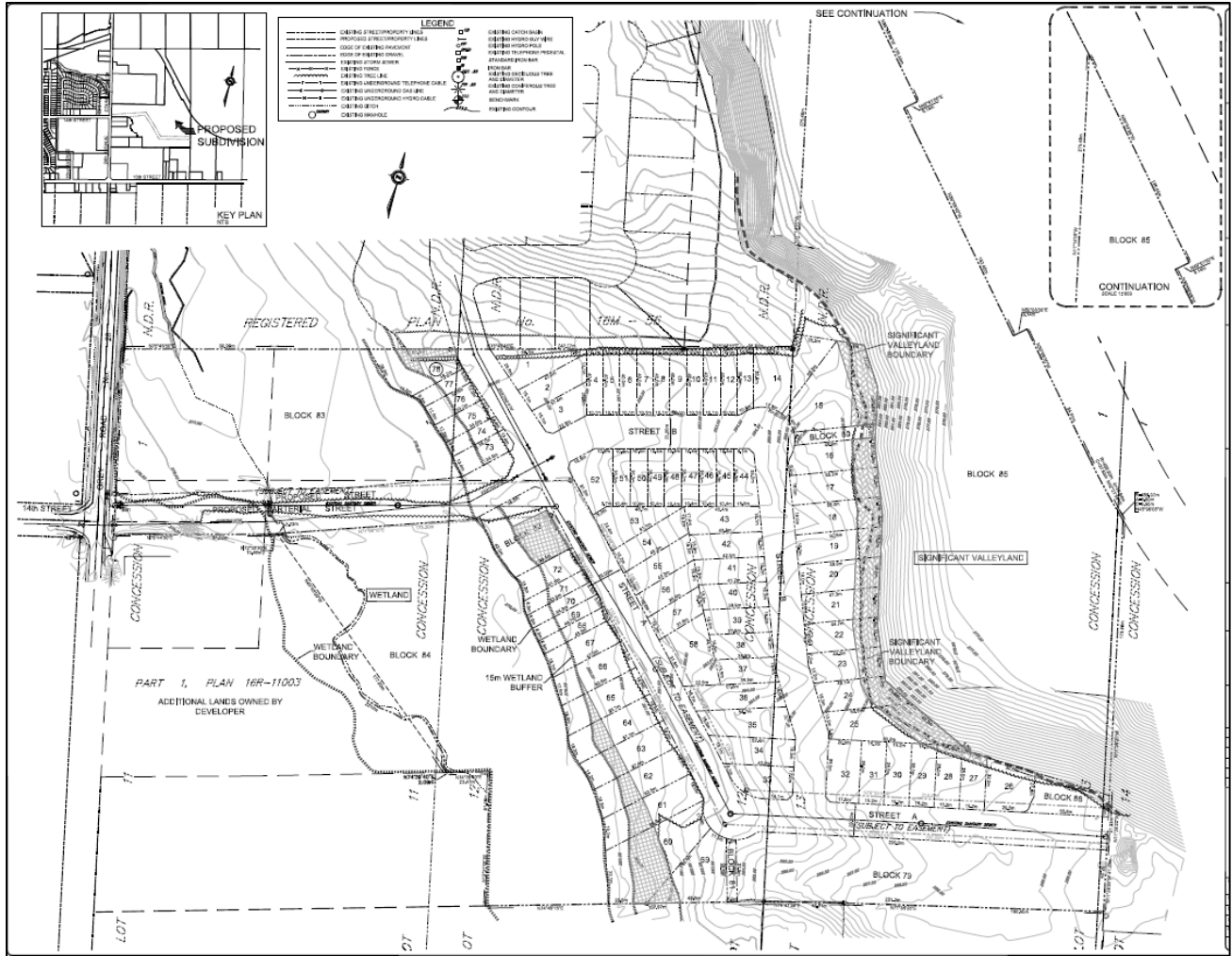
The proposed subdivision is located on Part of Lots 11, 12, 13, and 14, Concession 1 NDR, Town of Hanover, geographic Township of Bentinck. The subject lands are approximately 17.86 hectares in size. The subject lands are currently vacant, with some treed areas, and some farmed portions of the site. The proposal is to service the new lots with municipal water and sewer.

Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



**Map 1: Airphoto of Subject Lands**

This site is located in the northeast end of Hanover abutting; the river, residential development (constructed and in process), vacant lands, and some commercial developments.



## Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Cobide Engineering)

The proposed development also requires an amendment to the Town of Hanover Zoning By-law application.

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](#).

## 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 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. There are no Provincial Plans in place for Hanover.

## *Provincial Policy and Legislation*

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a settlement area that is serviced by municipal water and sewer services. The PPS indicates that the preferred form of servicing for settlement areas is full municipal services. Municipal water and wastewater treatment capacity is currently available for the proposed units.

The supply of an adequate range of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing a good mix of housing types.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision will provide connections to adjacent roads, including the recently approved Bren Lea Estates subdivision to the north, and a future connection to the commercial development to the south. Parkland has not been proposed at this time, as the developer intends to instead offer cash-in-lieu of parkland.

The protection of significant environmental features is also required through the legislation and policy. An Environmental Impact Study was conducted with this development examining the potential for impacts on the river, the woodlands, and the valley lands.

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

## *County Official Plan*

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' in the County Official Plan. Primary Settlement Areas are identified as principal centres in which to focus new residential growth in the County. The County Plan sets an average residential development density of 25 units per net hectare within this designation for Hanover. The proposed development does not quite meet this density, and the supporting reports have cited the environmental features, and existing infrastructure locations on-site, as challenges in trying to attain a higher density.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan, are policies which govern roads, transportation, and stormwater management. County Official Plan policies will be further assessed following 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 and Transportation Services
- External: The public, Town of Hanover, and required agencies under the *Planning Act*.

## Appendices and Attachments

None