

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	February 8, 2018
<b>Subject / Report No:</b>	PDR-CW-06-18
<b>Title:</b>	Plan of Subdivision 42T-2017-05 - Davenport
<b>Prepared by:</b>	Randy Scherzer
<b>Reviewed by:</b>	
<b>Lower Tier(s) Affected:</b>	Township of Georgian Bluffs
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW52-18;

## Recommendation

1. That Report PDR-CW-06-18 regarding an overview of proposed plan of subdivision application 42T-2017-05, to establish a plan of subdivision consisting of eight (8) detached dwelling lots on lands described as Part of Lot 27, Concession 3, (geographic Township of Sarawak) in the Township of Georgian Bluffs, be received for information.

## Executive Summary

The County has received a plan of subdivision application (42T-2017-05) that proposes to create a total of eight (8) single detached lots and a future development block within the settlement area of East Linton. The proposal is to service the 8 lots with municipal water and private septic systems. Various reports have been submitted with the proposed subdivision application. The application and supporting studies will be circulated to prescribed agencies and the public for review and comment. The proposed development also requires an amendment to the Township of Georgian Bluffs Official Plan as well as an amendment to the Township of Georgian Bluffs Zoning By-law. The Township of Georgian Bluffs will be holding a public meeting for the applications in the near future. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

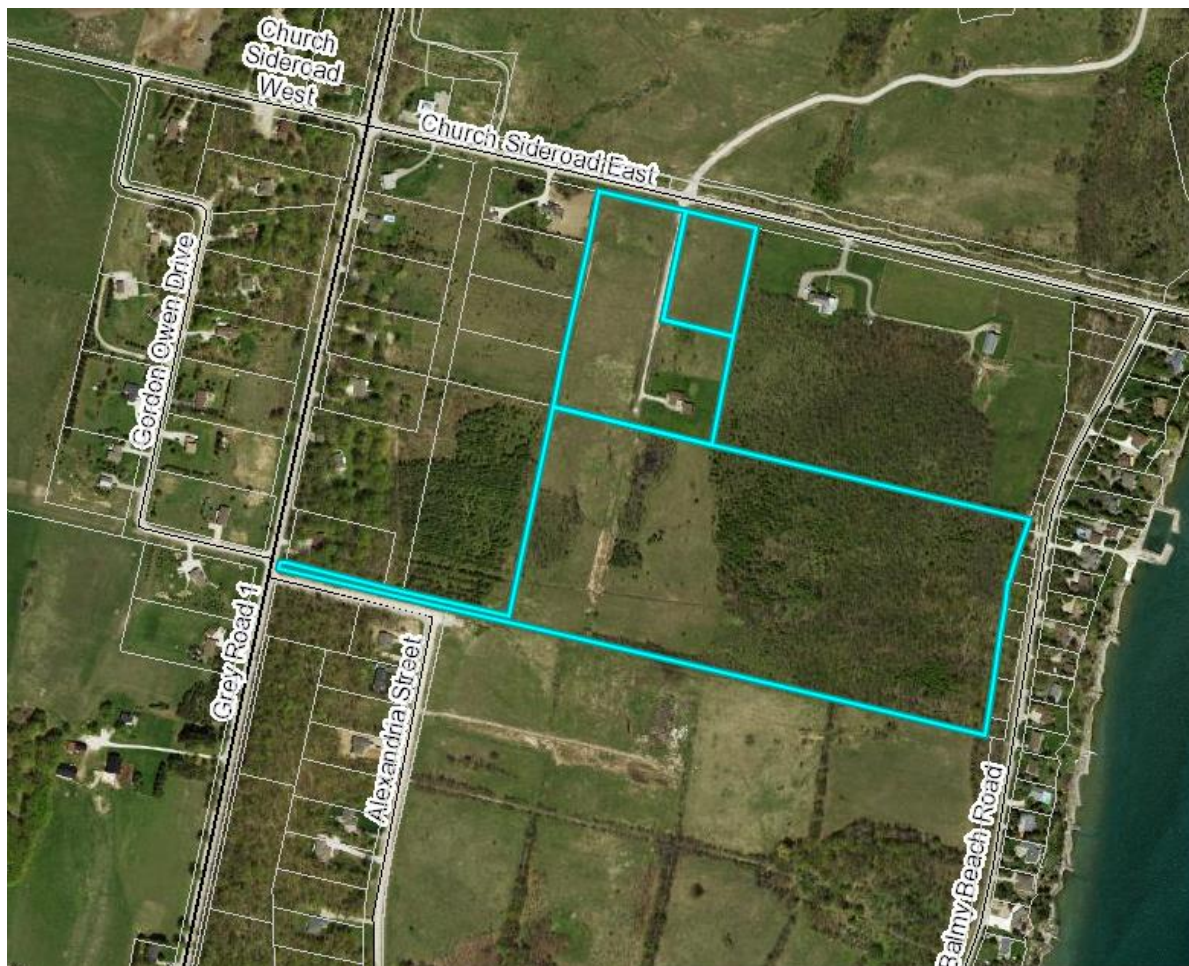
## Background and Discussion

The County has received a plan of subdivision application that proposes to create eight (8) single detached lots and a future development block within the settlement area of East Linton. The subject lands are located at Part of Lot 27, Concession 3, geographic Township of Sarawak, in the Township of Georgian Bluffs. The subject lands are approximately 18 hectares

in size and are located south of Church Sideroad East and east of Grey Road 1 (see Map 1 – airphoto of subject lands). The proposed eight lots would gain access off a road to be constructed that would connect to Church Sideroad East (see Map 2 – proposed subdivision plan).

The Cobble Beach development which includes a golf course and residential dwellings is located north of the subject lands. There are existing residential dwellings to the west and east of the subject lands. Directly south of the subject lands is the proposed Georgian Shores development which is currently draft approved for 16 lots and a future development block. The proposal is to service the eight detached lots with municipal water and private septic systems.

## Map 1: Airphoto of Subject Lands



The proposed development also requires an amendment to the Township of Georgian Bluffs Official Plan as well as an amendment to the Township of Georgian Bluffs Zoning By-law.

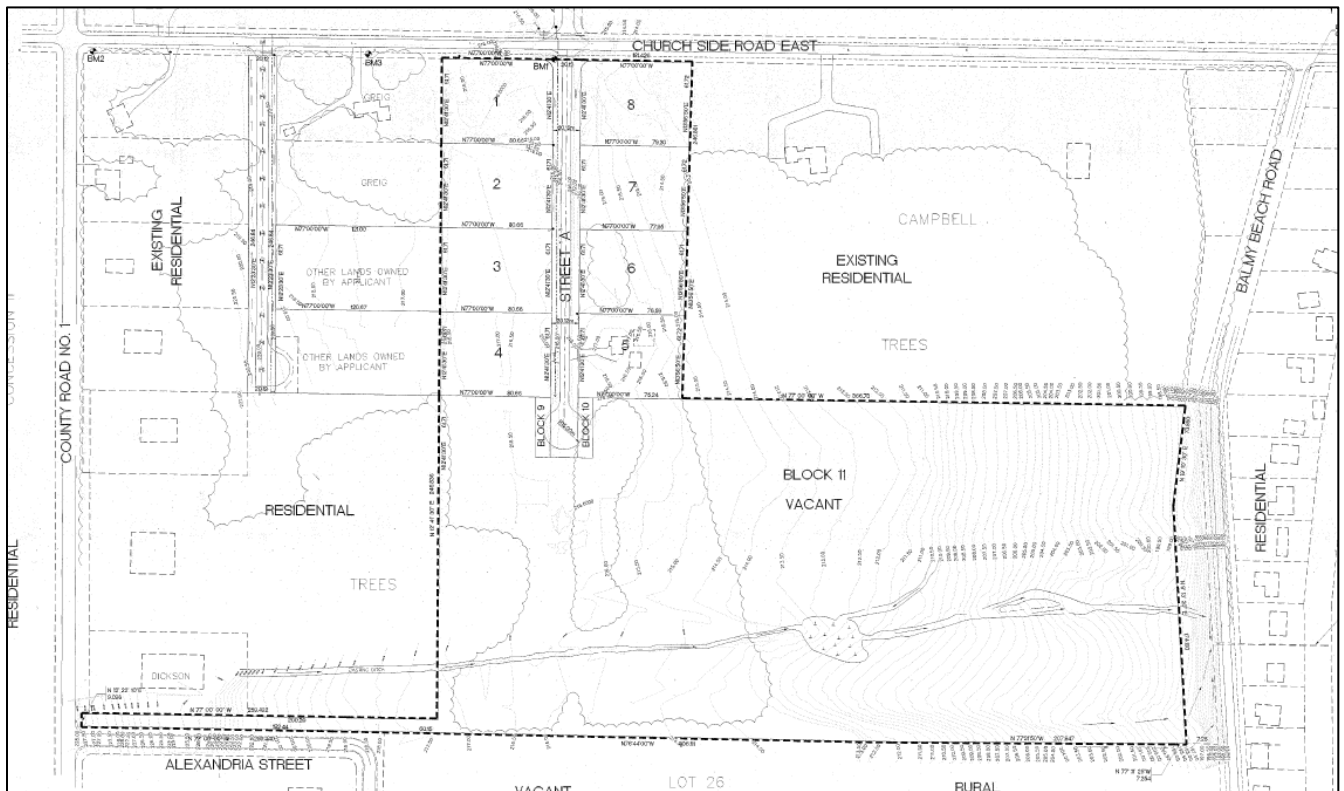
Pre-submission consultation between the proponent, the Township of Georgian Bluffs and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,

2. Functional Servicing/Stormwater Management Report,
3. Environmental Impact Assessment,
4. Hydrogeological Report (which includes a karst topography component),
5. Servicing Options Report, and
6. Stage 1 and 2 Archaeological Assessment.

Copies of all background reports and plans can be found at [this link](#)

## Map 2: Proposed Subdivision Plan



### *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 official plans that govern the subject lands. In this case, the County of Grey Official Plan and the Township of Georgian Bluffs Official Plan all have jurisdiction over the subject property.

### *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 currently serviced by municipal water and private septic systems (partial services). The PPS indicates that the preferred form of servicing for settlement areas is full municipal

services. The PPS indicates that partial services shall only be permitted where they are necessary to address failed private services in existing development or within settlements areas to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proponent has submitted a hydrogeological report, a servicing options report and a functional servicing report to analyse the options for servicing the proposed development. These reports will be peer reviewed to determine if they address the requirements of the PPS, the County and Township Official Plans, as well as the Ministry of Environment and Climate Change guidelines.

The supply of an adequate range of residential housing types is required in both Provincial documents. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy. In this case, the proposed plan of subdivision is providing a single housing type.

Environmental features on-site have been reviewed through an Environmental Impact Assessment which will be circulated for agency review.

## *County Official Plan*

The proposed plan of subdivision is designated as 'Secondary Settlement Area' within the County Official Plan. Parts of the subject lands are also identified as a Special Policy Area (karst topography) and Significant Woodlands.

The Secondary Settlement Area policies in the County Official Plan indicates that where partial services exist, development shall only be permitted to allow for the development of vacant and/or underutilized lots as well as the creation of lots, subject to satisfying the following requirements:

- (a) the development is within the reserve sewage system capacity or reserve water system capacity,
- (b) site conditions are suitable for the long-term provision of such services, and
- (c) provided the development is within the existing settlement area.

As noted previously, the Township and the County intend to have the servicing reports peer reviewed to ensure they address the policy and technical requirements.

Section 2.8 of the County Plan provides policies on both the Special Policy Area and Significant Woodlands that have been identified on the subject lands. An Environmental Impact Assessment and a Hydrogeological Report have been submitted to address these matters. These studies will be circulated to various agencies for review.

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 and transportation. These policies will be further analysed following agency review and the public process.

## **Township of Georgian Bluffs Official Plan**

The Township of Georgian Bluffs Official Plan designates the subject lands as 'Future Development' with a small strip of land on the eastern boundary of the subject lands designated as 'Environmental Hazard'. The proposed Georgian Bluffs Official Plan Amendment would designate the lands where the proposed lots are located as 'Residential' with the remaining lands being kept as 'Future Development' and 'Environmental Hazard'.

A detailed analysis of Provincial, County, and Township 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.

## 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 Staff
- External: Township of Georgian Bluffs, required agencies under the Planning Act, and the public.

## Appendices and Attachments

*None*