

To:	Warden Halliday and Members of Grey County Council
Committee Date:	October 25, 2018
Subject / Report No:	PDR-CW-35-18 Information Report
Title:	White Rose Subdivision 42T-2018-08
Prepared by:	Stephanie Lacey-Avon
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Township of Southgate
Status:	Adopted by the Committee as presented as per Resolution CW258-18; Endorsed by County Council on November 8, 2018 as per Resolution CC105-18.

Recommendation

1. That Report PDR-CW-35-18 regarding an overview of proposed plan of subdivision application 42T-2018-08, consisting of seventy-three (73) single detached lots, and twenty-eight (28) townhouse units, for a total of one hundred and one (101) units, on lands described as Part Lot 227, Concession 2, SWTSR (geographic Township of Proton) in the Township of Southgate, be received for information.

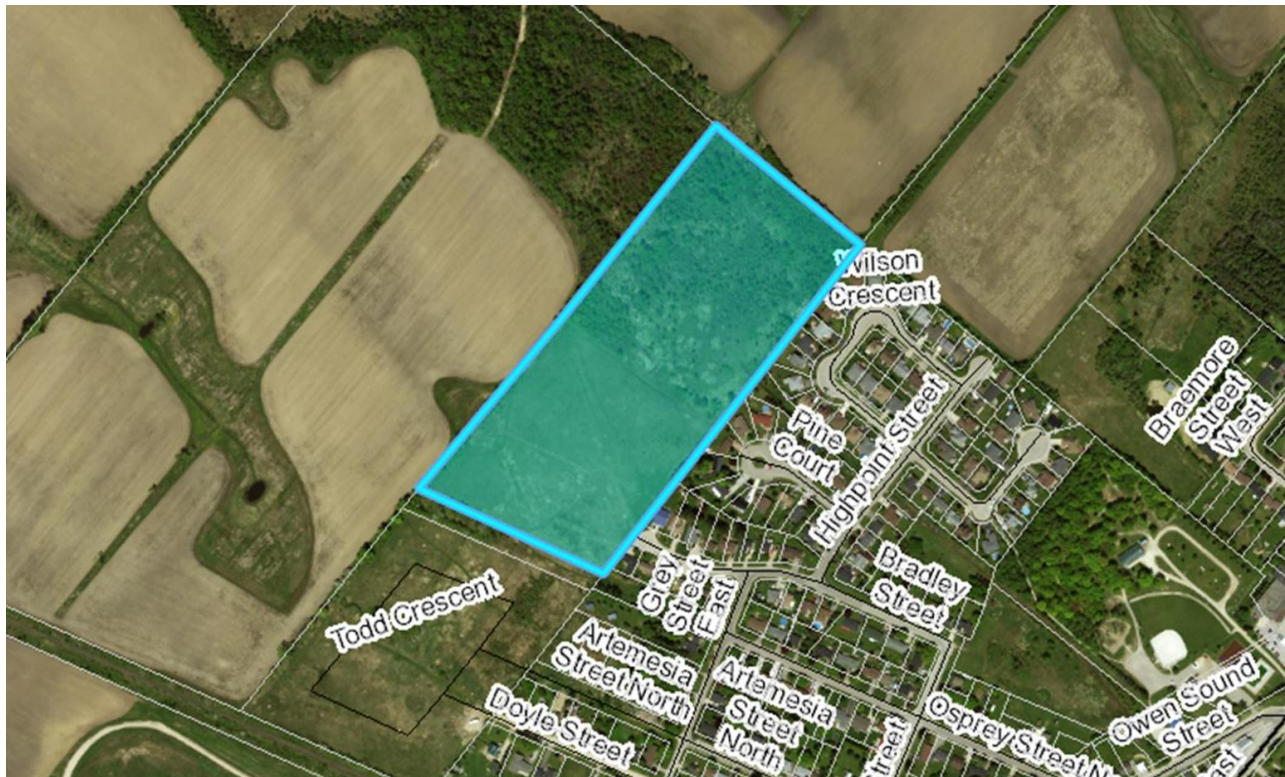
Executive Summary

The County has received a plan of subdivision application known as White Rose (County file number 42T-2018-08) to create 101 units, consisting of 73 single detached lots, and 28 townhouse units within the settlement area of Dundalk. The units will connect to a new street joining Bradley Street, and a future street through the adjoining subdivision to the south west. 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 Township of Southgate. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. A future public meeting will be held for the subject applications. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

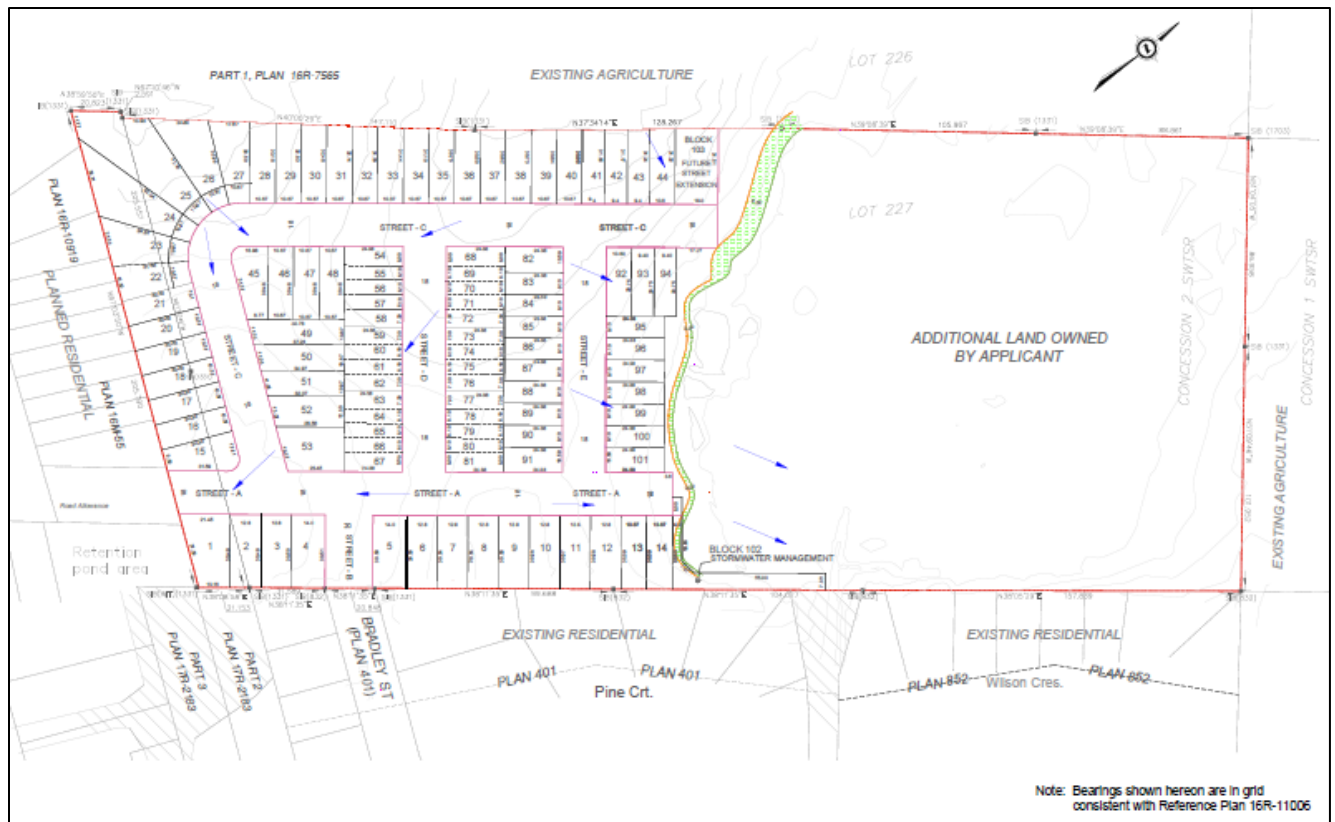
The County has received a plan of subdivision application known as White Rose that proposes to create 101 units, with 73 single detached lots, and 28 townhouse units. The proposed subdivision is located on Part of Lot 227, Concession 2, SWTSR (geographic Township of

Proton), in the Township of Southgate. Access to the development will be provided by an extension of Bradley Street, as well as a connection to the new subdivision to the west known as Southgate Cedarpoint. The subject lands are approximately 8.5 hectares (21 acres), although only the southwestern portion of the land is proposed for development, which is approximately 4.5 hectares (11 acres) in area. The eastern portion is not proposed for any form of urban development at this time, containing 4.0 hectares (10 acres). Immediately adjacent to the subject lands, on the southeasterly side is the Village of Dundalk. The lands on the northwest and northeast are agricultural, and the property located to the southwest is the new draft approved Southgate Cedarpoint subdivision. 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

The proposal is to service the new lots with municipal water and sewer. The subject lands are currently vacant.



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Cuesta Planning Consultants Inc.)

The proposed development also requires an amendment to the Township of Southgate Zoning By-law.

Pre-submission consultation between the proponent, the Township of Southgate 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 Township of Southgate Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of Southgate.

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 capacity is not currently available for the proposed units. A Functional Servicing Report was completed and the Township's consulting engineering firm provided preliminary comments to the consulting planner. These findings cautioned the developer that White Rose Park Subdivision will exceed the reserve capacity of the Dundalk Waterworks, and there is limited uncommitted sanitary servicing capacity available. The Township is currently awaiting approval from the province to expand their well in order to accommodate future growth. The hopeful timeframe for this development would be to begin construction next spring (2019). Further to this, the Township also initiated an Environmental Assessment (EA) process for sewage treatment expansion back in 2015. Township staff anticipates the EA to be completed by 2019.

County planning staff recently brought a report to Committee of the Whole on September 13th, 2018 PDR-CW-28-18, to discuss the existing protocol on how servicing is allocated for new subdivision/condominium draft approvals. A motion was passed to adopt a hybrid approach. This approach entails continuing to draft approve plans of subdivision and condominium when reserve servicing capacity can be allocated at the time of draft approval, or if a municipality requests an alternate approach, allocate capacity at the time of registration, or through separate by-law prior to registration, at the discretion of the municipality. Should the Township wish to support a future draft approval, prior to having servicing capacity available, they may choose to utilize this new hybrid approach.

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 73 single detached lots, and 28 townhouse units.

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 the adjacent road (Bradley Street) and a future street through the adjoining subdivision to the south west. Sidewalks are being proposed in this subdivision. Parkland has not been proposed at this time.

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 20 units per net hectare within this designation, but generally defers to detailed Municipal Official Plan policies and development standards.

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. The subject subdivision anticipates grading the lands such that water will flow westerly into a storm water management pond on the adjacent subdivision. 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 Housing
- External: The public, Township of Southgate, and required agencies under the *Planning Act*.

Appendices and Attachments

None