

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	April 12, 2018
<b>Subject / Report No:</b>	PDR-CW-14-18 Information Report
<b>Title:</b>	Sunvale Homes Plan of Subdivision 42T-2018-05
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of West Grey
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW102-18;

## Recommendation

1. That Report PDR-CW-14-18 regarding an overview of proposed application 42T-2018-05, to establish a plan of subdivision consisting of two hundred and forty-seven (247) lots on lands described as Part of Lot 24, Division 2, Concession 1 EGR, (geographic Township of Glenelg) in the Municipality of West Grey, be received for information.

## Executive Summary

The County has received a plan of subdivision application (County file number 42T-2018-05) to create a total of 247 lots within the settlement area of Durham. The subdivision will be comprised of 123 single detached lots, 60 semi-detached lots, and 64 townhouse units. 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 Municipality of West Grey. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. The Municipality of West Grey 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 247 lots, as well as buffers to the woodlands, and stormwater management blocks in the settlement area of Durham. The subject lands are located at Part of Lot 24, Division 2, Concession 1 EGR, (geographic Township of Glenelg) in the Municipality of West Grey. The subject lands are

approximately 17.8 hectares in size and are located on the north side of Durham Road East and east of Garafraxa Street North (Highway 6) (see Map 1 – Airphoto of Subject Lands). The proposal is to service the new lots with municipal water and sewer.

The proposed lots would front onto a series of internal roads which have connections to Durham Road East and Garafraxa Street North via Jackson Street East. The proposed subdivision would also allow for future connections to the east and north.

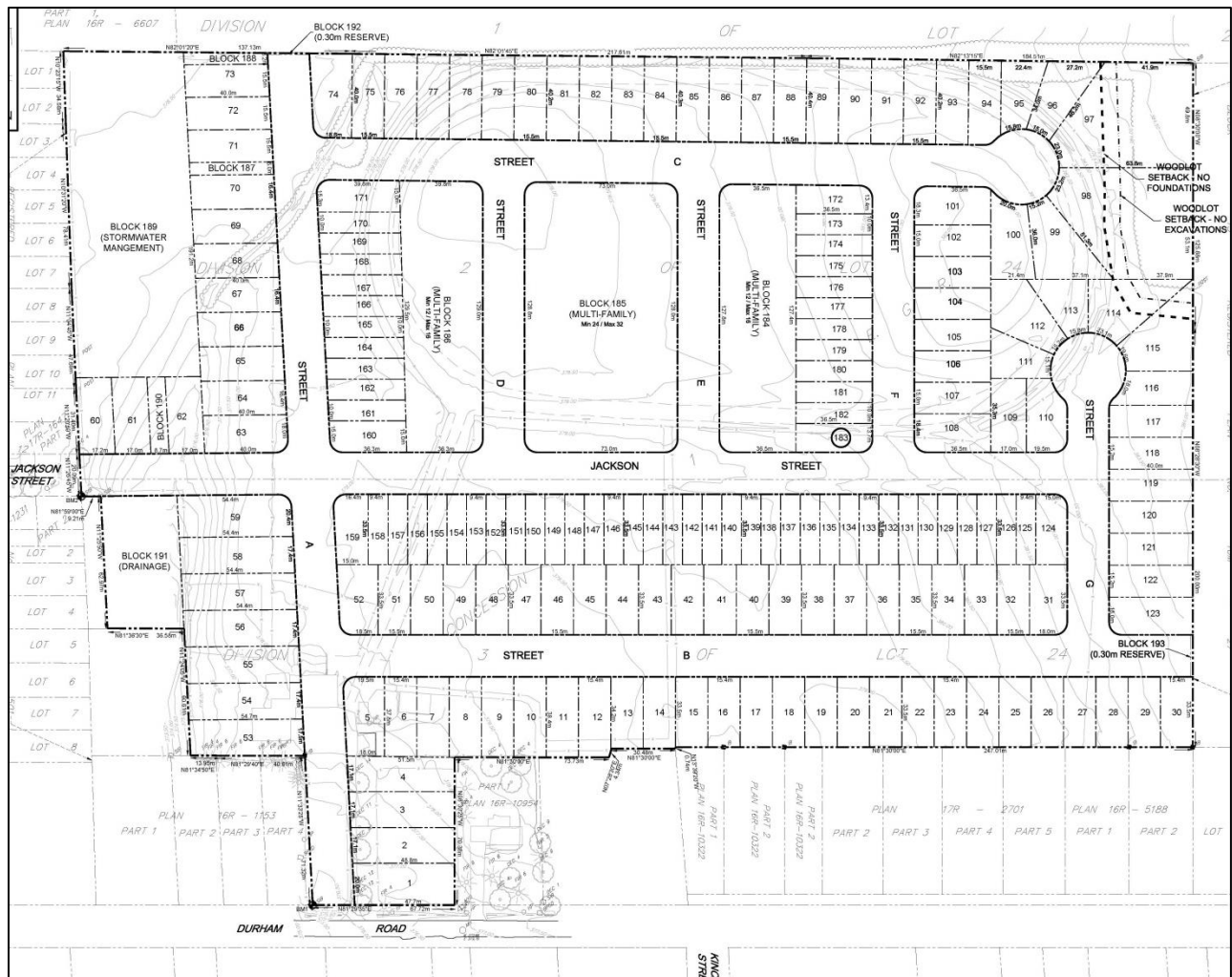
The subject lands currently contain a former horse barn, shed, and track. These lands were added to the settlement area in 2012 via Official Plan Amendment (OPA) 80 to the County Plan.



## Map 1: Airphoto of Subject Lands

Surrounding the proposed development is residential, industrial, farm, and forested lands.

The proposed development also requires an amendment to the Municipality of West Grey Zoning By-law.



## Map 2: Proposed Plan of Subdivision (Courtesy of Cobide Engineering)

Pre-submission consultation between the proponent, the Municipality of West Grey 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. Environmental Impact Study,
3. Functional Servicing Report,
4. Stormwater Management Report,
5. Traffic Impact Study, and
6. Stage 1 – 4 Archaeological Assessment.

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 Municipality of West Grey Official Plan all have jurisdiction over the subject property. There are no Provincial Plans in place for West Grey.

## *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.

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 mixture of single detached, semi-detached, and townhouse units.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland, and open space. The proposed subdivision is not proposing parkland at this time, and is proposing cash-in-lieu of instead. Connections to Durham Road East, Garafraxa Road North, and Jackson Street East are proposed through this subdivision, as well as future connections to the north and east. A Traffic Impact Study has been prepared for this development.

The protection of significant environmental features and cultural heritage features are also required by the PPS. A portion of the subject lands have been identified as Significant Woodlands, which are proposed to be preserved on-site with a 15 metre buffer. Archaeological Assessments (Stages 1 – 4) have been completed for this property. Under the Stage 4 Assessment, excavation was completed and 1,094 artifacts were recovered. Through the detailed agency review of the associated background studies, Municipal and County staff will be seeking further comments on these matters.

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 designated as 'Primary Settlement Area' within the County Official Plan. Parts of the subject lands are also identified as Significant Woodlands.

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 the detailed Municipal Official Plan policies and development standards.

Section 2.8 of the County Plan provides policies on the Significant Woodlands. As noted above an Environmental Impact Study was completed for the subject property.

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 assessed following agency review and the public process.

### *West Grey Official Plan*

The West Grey Official Plan designates the subject property as 'Residential', and maps the Significant Woodlands on the property similar to the County Plan.

## 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: Municipality of West Grey, required agencies under the *Planning Act*, and the public.

## Appendices and Attachments

*None*