

Report PDR-PCD-43-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Randy Scherzer, Director of Planning
Meeting Date: November 10, 2016
Subject: **Flato North Subdivision Information Report (42T-2016-05)**
Status: Recommendation adopted by Committee as presented per Resolution PCD135-16; Endorsed by County Council November 22, 2016 per Resolution CC150-16;

Recommendation

- 1. That Report PDR-PCD-43-16 be received which provides an overview of subdivision application 42T-2016-05, which proposes to create a total of 267 residential units, consisting of 205 single detached units and 62 semi-detached units on lands described as Part of Lot 232, Concession 1, geographic Township of Proton, in the Township of Southgate.**

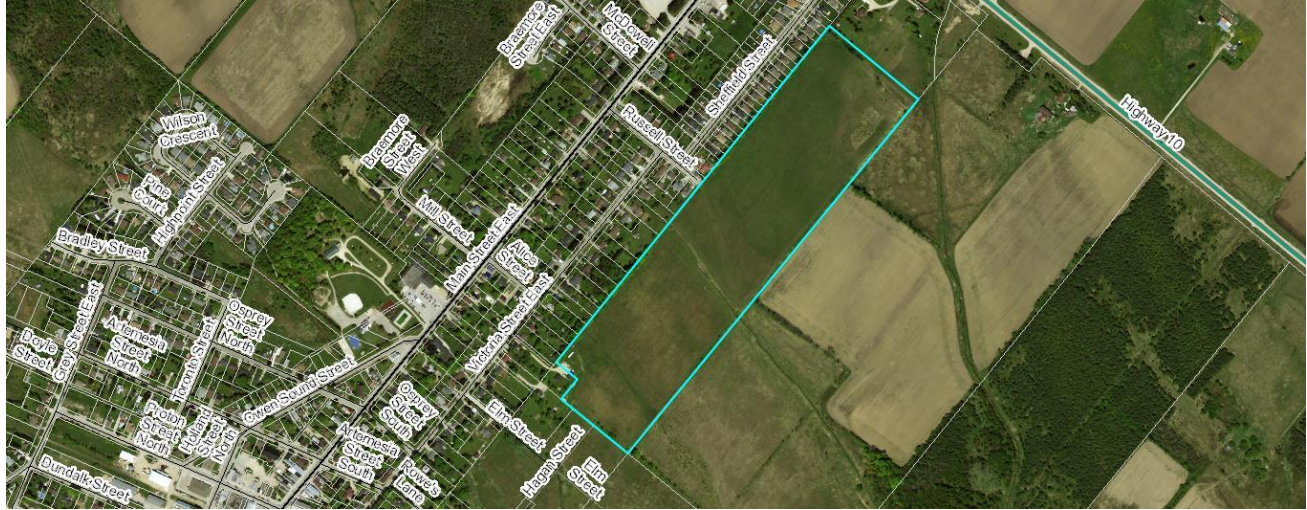
Background

The County has received a plan of subdivision application from 2358737 Ontario Inc. c/o Shakir Rehmatullah. The planning consultant for the proposed development is MHBC. The Plan of Subdivision application being 42T-2016-05 proposes to create a total of 267 residential units, consisting of 205 single detached units and 62 semi-detached units on approximately 16.58 hectares (40.97 acres) of land, in the Township of Southgate. The proposed subdivision would gain access from roads to be constructed as part of the draft approved Flato West Subdivision (42T-2006-10), the proposed Flato East Subdivision (42T-2015-05), as well as connect to Russell Street (see Map 1 below).

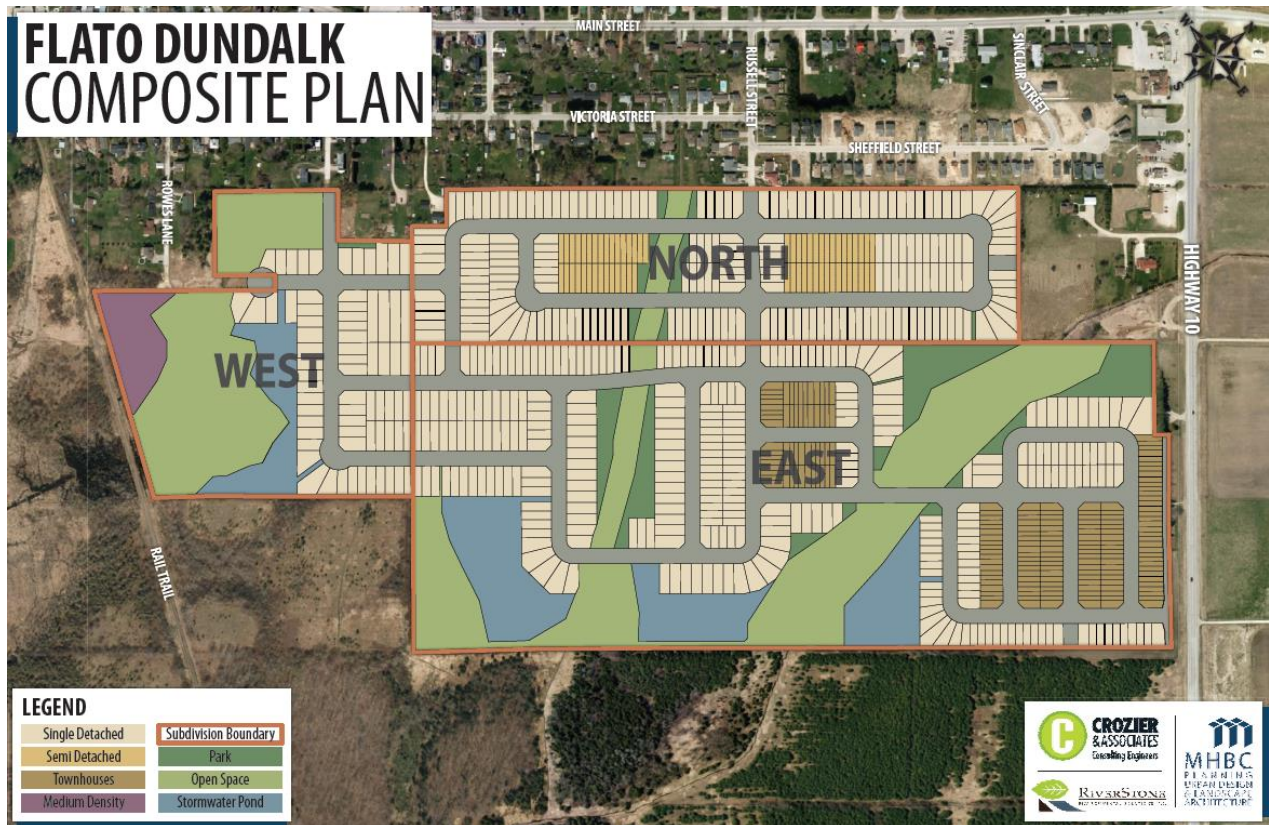
The majority of the subject lands have been historically farmed. To the west of the subject lands is a draft approved subdivision known as Flato West. South of the subject lands is the proposed Flato East subdivision. Both Flato East and Flato West are owned by the same owner of the subject lands. Map 2 below shows a concept plan for the Flato developments. To the north is an existing residential subdivision. East of the subject lands is a large residential lot. The site is within walking distance to schools,

commercial locations, as well as recreational areas including the County Rail Trail and the arena.

Map 1: Flato North - Subject Lands



Map 2: Concept Plan of Flato West, Flato East and Flato North



The following background and technical reports were submitted with the subdivision application:

1. a Planning Justification Report;
2. Preliminary Functional Servicing Report and Storm Water Management Plan;
3. Stage 1 and 2 Archaeological Assessment;
4. Traffic Impact Study;
5. Environmental Impact Study; and
6. a Draft Plan of Subdivision.

Copies of the background reports and the proposed plan have been posted on the County website at the following link: [Proposed Plan and Background Studies](#)

Notice of complete application has been circulated to various agencies and neighbouring landowners which included a link to the background reports and the proposed plan.

The County has delegated the holding of public meetings for plan of subdivisions/condominiums to local municipalities. County staff will work with Township staff to coordinate a Public Meeting date following the review of the application by

various agencies. County and Township staff will work collaboratively to ensure that the development applications are processed in an efficient manner, while ensuring comments from the public and agencies are received and taken into account.

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 official plans or Provincial plans which 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.

Provincial Legislation, Policy and Plans

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where hard and soft services are readily available. The protection of the natural environment, and directing development away from areas of natural hazard, are also strongly emphasized in Provincial legislation and policy. Cultural and archaeological heritage protection is also emphasized in the PPS. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision is within a settlement area designation in the County Plan and will be serviced by municipal water and sewer services. It should be noted that current servicing capacity does not exist to service the entire development. This matter will be explored and discussed further with the proponent and the Township as part of the application review process. Should draft approval be considered at some stage, conditions would need to be structured in a way to adequately phase the development as services become available.

County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' in the County Official Plan. The Official Plan identifies that Primary Settlement Areas shall be the focus of growth within the County.

There is an unnamed tributary that transects the subject lands. The proposal is to maintain the unnamed tributary. The proponent has submitted an Environmental Impact Study to address impacts on the natural environment.

A detailed analysis of Provincial and County 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.

Financial/Staffing/Legal/Information Technology Considerations

At this point there are no financial, staffing, legal or information technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the required application fee and peer review deposit.

Link to Strategic Goals/Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, speaks to the continued management of growth, and the application of sound land use planning principles. Permitting new residential development on lands which are designated for growth could be considered sound land use planning provided the relevant planning policies are adhered to. Following the public and agency development review processes, County staff will offer a final recommendation on the proposed plan of subdivision application.

Attachments - None

Respectfully submitted by,

Randy Scherzer
Director of Planning