

## Report PDR-PCD-43-15

**To:** Chair Wright and Members of the Planning and Community Development Committee

**From:** Randy Scherzer, Director of Planning

**Meeting Date:** November 17, 2015

**Subject:** Flato West Subdivision (former Reale) – proposed redline revision – 42T-2006-10

**Status:** Recommendation adopted by Committee as presented per Resolution PCD138-15; Endorsed by County Council November 24, 2015 per Resolution CC158-15;

### Recommendation(s)

**WHEREAS Plan of Subdivision File No. 42T-2006-10 received draft approval on June 16, 2009;**

**AND WHEREAS the County is in receipt of a letter from the Applicant proposing redline revisions which includes changing a cul-de-sac to a through road to provide future connections to lands to the East that are owned by the Applicant as well as reconfiguration of the draft approved lots resulting in a proposed increase of 10 lots to a total of 70 single detached residential lots;**

**NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-43-15 be received;**

**AND THAT in consideration of the redline revisions as requested to the draft plan of subdivision and the matters to be consistent with under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby approves the redline request for Plan of Subdivision File 42T -2006-10 subject to the revised conditions set out in the Notice of Decision.**

### Background

Plan of Subdivision File 42T-2006-10 was originally draft approved on June 16, 2009. The original draft approval includes a total of 60 single detached lots, a block for a future single detached lot, three open space blocks, a medium density block, a storm water management block, 2 walkway blocks and 3 blocks for 1 foot reserves on 13.059

hectares (32.3 acres) of land. The draft approved subdivision is located on lands legally described as Lot 18 and Part of Lots 17 and 21, Concession 2, Block P, RP 480 and Part of Lot 233, Township of Southgate (geographic Township of Proton). The subject lands are in the settlement area of Dundalk, south of Elm Street and east of the County's CP Rail Trail. The medium density block is proposed to be accessed by the construction of Hagan Street from Young Street. The single detached lots will be accessed via Elm Street with future road extensions to provide a future linkage to the lands east of the subject property which are also owned by the applicant. The applicant is Flato West Meadows Inc.

The applicant has requested redline revisions to the existing draft approved plan. The redline revisions propose to eliminate Street "B" as a cul-de-sac and develop it as a through road at the request of the Township. The applicant is also proposing to add an additional 10 single detached residential lots to the draft approved subdivision which is a result of the proposed change to Street 'B' as well as some alterations to the lot layout. Originally the proposed redline revision included a proposed block for a future municipal well. The exact location of the municipal well has not been determined by the Township and therefore both the Township and the applicant are requesting that a condition be attached to consider a municipal well block prior to final approval being considered. The boundaries of the developable area are proposed to remain the same, as well as the location of storm facilities and environmental areas as identified in the current draft approved plan.

The applicant submitted an Environmental Site Assessment, an Engineering Summary Letter, a Planning Summary Letter and a proposed revised plan in support of the redline revision request. Links to the documents can be found on the County website at the following location: [Flato West Application and Reports](#)

## Map 1: Flato West Subject Lands



The proposed redline revisions were circulated to various agencies for review and comment. Below is a link to the proposed revised plan:

[Flato West Revised Draft Plan - November 2, 2015](#)

### *Agency Comments Received*

Grand River Conservation Authority (GRCA) – In correspondence dated October 27, 2015, GRCA indicates that they have no objection to the proposed revisions to the Draft Plan of Subdivision. GRCA notes that Block 76 (municipal well block) is no longer part of the proposed revisions and that the potential well site will be located in the north-west corner of Block 75. GRCA notes that they will continue to work with the applicant to address outstanding concerns/comments, GRCA related draft plan conditions, and through the GRCA permit process.

County of Grey Transportation Services – In correspondence dated September 29, 2015, the County of Grey Transportation Services Department indicates that they have reviewed the proposed revisions and have no comments.

Rogers Communications – In correspondence dated October 2, 2015, Rogers Communications indicates that the subdivision is located outside the Rogers' license boundary and therefore they will not be providing comments regarding the proposed redline revisions.

Hydro One – In correspondence dated October 1, 2015, Hydro One indicates that they have no comments or concerns at this time.

Township of Southgate – The Council of the Township of Southgate passed on motion on October 7<sup>th</sup>, 2015 indicating that Council supports the proposed redline revisions to the Draft Plan. The staff report received by the Township Council indicates that the Township has requested that the cul-de-sac be removed from the current draft plan because of maintenance issues with respect to snow removal.

The Township Staff Report also notes that the Township requires lands for an additional municipal well to service the Village of Dundalk. Based on recent discussions, the final location of the municipal well block has not been determined and therefore it is recommended that this be addressed through a condition of draft approval rather than identifying the potential location of the municipal well block on the draft plan. A condition has been added to the recommended revised conditions to address the municipal well block.

The Township also notes that there is sufficient reserve capacity to accommodate the additional 10 units being proposed. Township staff also note that the proposed redline revision would still conform to the zoning that was previously approved.

### *Analysis of Planning Issues:*

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Within Grey County they must also make decisions that conform to the County of Grey Official Plan.

### *Provincial Legislation – The Planning Act*

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development in a healthy natural environment within a land use planning system, led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of Provincial Interest, which decision makers must be consistent with when carrying out their responsibilities under the Act.

The proposed redline revisions have regard for matters of Provincial Interest under *the Planning Act*.

### *Provincial Policy Statement (PPS)*

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development and intensification. The subdivision is located within a Primary Settlement Area designation. The proposed development would also be serviced with municipal water and municipal sewage services and the Township has confirmed that there is sufficient capacity to accommodate the additional lots being proposed. The previous conditions of draft

approval along with the recommended revised conditions address the policies contained within the Provincial Policy Statement.

It can be concluded that the proposed revisions to the draft plan of subdivision, with the recommended conditions of draft approval, is consistent with the PPS.

### *County of Grey Official Plan*

The County Official Plan designates the subject lands as 'Primary Settlement Area' and 'Hazard Lands'. The boundaries of the developable area are proposed to remain the same, as well as the location of storm facilities and environmental areas as identified in the current draft approved plan. The previous draft plan conditions address matters regarding the Hazard Lands. A condition has been added to address the future municipal well block. The proposed revisions to the lot pattern results in a more efficient design and provides for further units to be constructed within the same developable area which supports the intensification policies in the County Official Plan.

The proposed revisions to the draft plan of subdivision conform to the County Official Plan, subject to the conditions of draft approval being addressed.

### **Financial / Staffing / Legal / Information Technology Considerations**

At this point there are no financial, staffing, legal or IT considerations beyond those normally encountered in processing a redline revision. The County has collected an application and associated fee for the proposed redline revision.

### **Link to Strategic Goals / Priorities**

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles. Permitting residential growth in a settlement area, which efficiently uses municipal infrastructure, could be considered sound land use planning.

Respectfully submitted by,

Randy Scherzer  
Director of Planning



**Applicant: Flato West Meadows Inc.**  
**Municipality: Township of Southgate**

**File No.: 42T-2006-10 (Revised)**

**Location: Lot 18 and Part of Lots 17 and 21, Block P, RP 480 (geographic Village of Dundalk) and Part of Lot 233, Concession 2 SWTSR, (Geographic Township of Proton), Township of Southgate, County of Grey**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

### **GETTING ADDITIONAL INFORMATION**

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

### **ADDRESS FOR NOTICE OF APPEAL**

**County of Grey**

**595-9th Avenue East**

**OWEN SOUND, Ontario N4K 3E3**

**Attention: Mr. Randy Scherzer, MCIP RPP**

**Director of Planning & Development**





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Municipality: Township of Southgate

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Date of Decision:

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**“That a block be provided to the Township for a municipal well and associated land on Block 75 (medium density block) in consultation with the Owner and based on efficient design, at no cost to the Township.”**

5. Condition 13 of the original conditions of draft approval given on June 16, 2009 is hereby deleted and replaced with the following:

**“That the walkway blocks being Blocks 76 and 77 be conveyed to the Township for walkway/servicing purposes.”**

6. Condition 14 of the original conditions of draft approval given on June 16, 2009 is hereby deleted and replaced with the following:

**“That 0.3 metre reserves depicted as Blocks 84, 85, 86 and 87 be conveyed to the Township where they abut other lands to the east.”**

7. That all other conditions of draft approval as granted on June 16, 2009 remain in effect.