



Loukia Georgiou Subdivision Committee of the Whole November 22, 2018

Plan of Subdivision 42T-2016-08

Part of Lot 18, Plan 55

Town of Hanover

geographic Township of Bentinck

**This presentation contains a summary of Addendum to Report PDR-CW-04-17.
For more details on this application, please see the Staff Report.**

Subject Lands

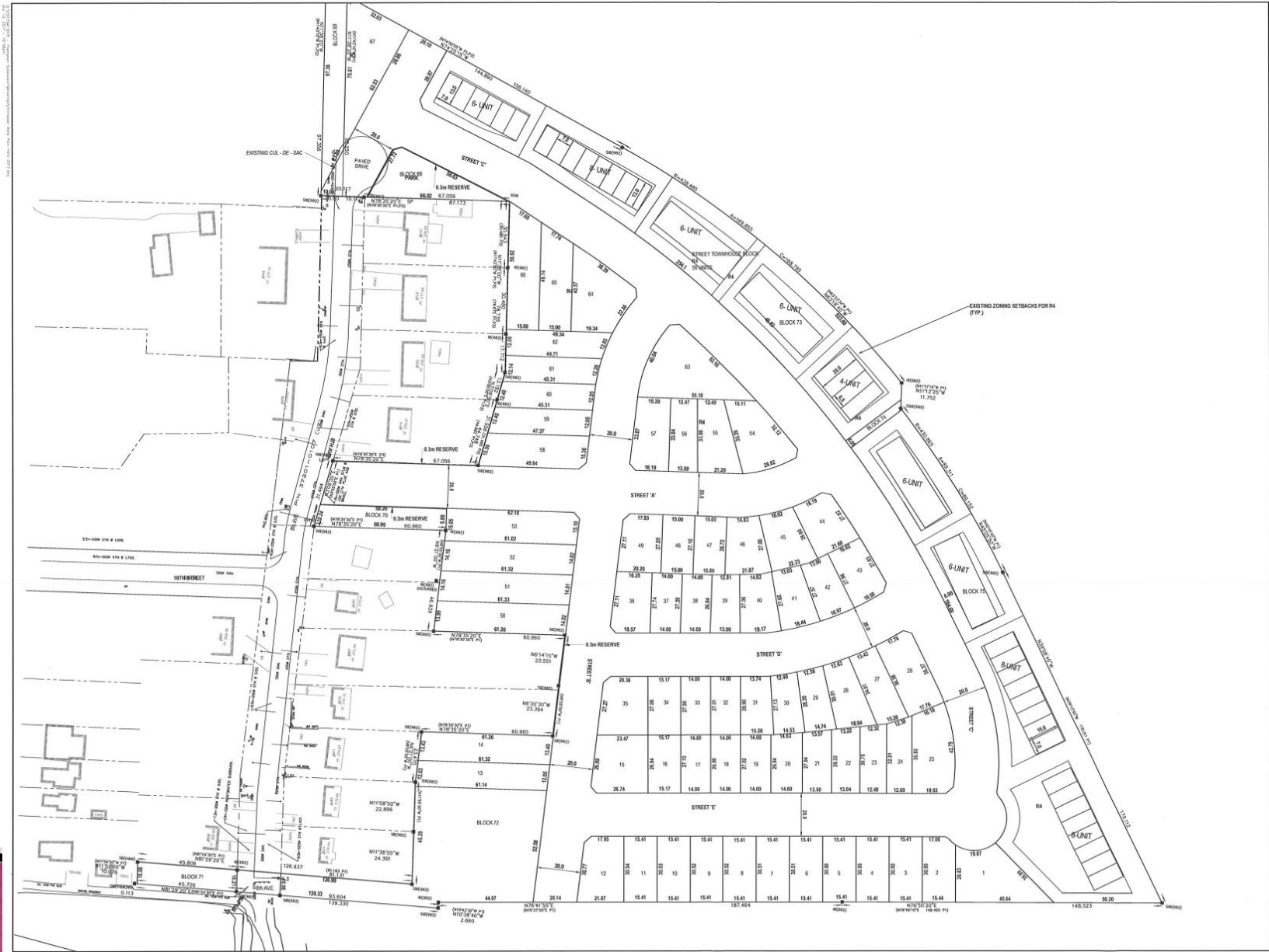


Proposed Development

- ▶ The proposed subdivision would create 67 new lots and a medium density block with up to 59 townhouses.
- ▶ The proposed zoning by-law amendment would rezone the lands from the Future Development (D) zone to the Residential Type 2 (R2) and Residential Type 4 (R4) zones. Two exceptions are also required for lands in the northwest end of the subdivision near the Hydro One lands.
- ▶ The new lots and townhouses would front onto newly created roads which connect to 8th Avenue North, and ultimately through 18th Street North to 7th Avenue.
- ▶ The subject lands are designated as 'Primary Settlement Area' in the County Official Plan and 'Residential' in the Town Official Plan.

42T-2016-08: Proposed Subdivision

Concept
Plan
Courtesy
of Darryl
M. Robins
Consulting
Inc.



Agency Comments Received

- ▶ **Historic Saugeen Metis:** No concerns.
- ▶ **Union Gas:** Requested the necessary easements or agreements to provide gas service.
- ▶ **Canada Post:** Provided a series of draft plan conditions related to community mail boxes.
- ▶ **Saugeen Valley Conservation Authority:** Provided recommended draft plan conditions and requested that the Hazard zone remains in the southwest corner of the lot.
- ▶ **Hydro One Networks Inc.:** Raised concern over noise emanating from the existing Transformer/Distribution Station, which may impact the proposed residential development. Hydro One also noted that prior to final approval they wish to be provided a chance to comment on a final lot grading and drainage plan. A noise study was subsequently completed which Hydro One has reviewed.

Agency Comments Received continued

- ▶ **Bluewater District School Board:** No concerns with the proposed development at this time.
- ▶ **Bruce County:** No concerns and defer to the Grey County Transportation Services in regards to comments and access onto 7th Avenue / County Road 10.
- ▶ **Grey County Transportation Services:** Noted; ‘that the separation of the proposed arterial road linking 8th Avenue North to the County Road using the old rail right of way does not meet the County’s criterial of 400 metres between intersections. If it can be arranged that the road can get access to the County Road, the County would require an exemption application to the policy to proceed. The County would also have to approve the entrance design including a realignment of the existing right of way to be at 90 degrees to the County Road.’
- ▶ **Town of Hanover:** Town staff, as well as their peer review engineer have provided multiple comments throughout this process. The Town also got a legal opinion on the servicing and stormwater.

Public Comments Received

- ▶ Public comments were received from;
 - John Burrell,
 - Jordan and Travis Whitmore,
 - Carol Glenn,
 - Tanya Lloyd,
 - Ben Rier on behalf of Wally Schaus,
 - Larry Williams,
 - Tammy Burrell,
 - Don and Donna Tedford, and
 - Jerome Weber,
 - Lisa and Dave Coville, and
 - Cuesta Planning Consultants on behalf of Don and Donna Tedford.

Public Comments Received

- ▶ The public raised questions or concerns with respect to;
 - Increase in traffic and traffic delays,
 - Why are the traffic study recommendations being ignored,
 - Lack of sidewalks and school bus access,
 - Timing for a second road access point,
 - Desire for a shared road with the lands to the south,
 - Access or temporary access was requested for the industrial property to the east,
 - Servicing,
 - Need for a servicing easement with lands to the south,
 - Noise,
 - Drainage and flooding,
 - 8th Avenue North is already wet,
 - Concerns about the stormwater facility being on a hill,
 - Impact on the river and the environment,

Public Comments Received

- Location of community mailbox,
- Concerns over lot size and density,
- Impact on existing homes,
- Impact on property values,
- Why is there zero concern about the appearance of this subdivision,
- Do not want a 'cookie-cutter' design,
- Townhouse aesthetics ruin the chance for high-end homes here,
- Impacts on farming,
- Request for a fence along the southern boundary,
- Request for deferral of this plan of subdivision,
- Subsection 51(24)(c) of the *Planning Act* has not been addressed,
- What is the timeframe for construction, and
- Will new neighbours be given a chance to comment.

Response to Comments Received

- ▶ **Traffic and Sidewalks** – A second access is going to be provided to the arterial road to the north. Construction traffic will generally be directed to this access point. Sidewalks will be installed throughout the development and along 18th Street North to 7th Avenue, additional sidewalks could come later.
- ▶ **Servicing** – The proposed development will be serviced by Town water and sewer services. There is existing water and wastewater treatment capacity to service this development. There will be no need to disturb neighbouring properties to access servicing connections. Further discussions will be needed with the landowner to the south, outside of this plan of subdivision process, about the servicing on their lands.
- ▶ **Farming** - This subdivision would not impact the ability of the southern neighbouring landowner to continue to use their property in a lawful manner.

Response to Comments Received

- ▶ **Connectivity with Lands to the South** - The proposed subdivision is providing an additional access to the lands to the south via Street B. This would be in addition to the existing 8th Avenue North, which currently 'dead-ends' near the southern property boundary. A shared road was investigated between the developer and the southern landowner, but no agreement could be reached between the two parties. Neither the County nor the Town saw conclusive evidence that this southern property could not be developed based on the current proposed plan of subdivision layout. Furthermore, this proposed plan will be providing access from the southern property via Street B to both 18th Street North and through to the future arterial road.
- ▶ After meeting with the landowner to the south, a fence along the southern boundary is being implemented through a condition of draft plan approval.

Response to Comments Received

- ▶ **Community Mailboxes** – The location of future community mailboxes will require the approval of both the Town and Canada Post. The Town will ensure that this location is accessible and does not create any traffic hazards.
- ▶ **Noise** – A noise study was completed for this development, which made recommendations about how to buffer this subdivision from the adjacent Hydro One Networks Inc. property. These recommendations are being implemented as exceptions 27 and 28 in the zoning amendment as well as through the subdivision agreement and site plan control.
- ▶ **Drainage and Flooding** – Stormwater management will ensure the post-development stormwater flows are required to be equal to or less than pre-development flows. A new stormwater facility will be constructed on Block 72. The new stormwater facility should help alleviate some of the wet conditions on 8th Avenue.

Response to Comments Received

- ▶ **Housing Type, Aesthetics and Property Value Concerns** – The Province, the County, and the Town all require a range of housing types to meet the needs of all those who live, or want to live here. Across the County there is a need for all types of housing, from rental, to affordable, to higher end housing.
- ▶ Townhouses provide for excellent entry, or exit points, from the housing market (i.e. it suits those looking to buy their first home, and it suits those aging populations who may be looking to ‘down-size’). The proposed lot density and sizes would meet the County and Town’s targets set out in their respective Official Plans, and the Town’s Zoning By-law.
- ▶ The design pairs single detached dwellings abutting the existing homes to minimize any potential for conflict due to higher densities.
- ▶ One of the concerns for neighbours was the potential for negative impact on their property values. Residents questioned the potential for property value reduction based on the proposed subdivision. Property values are not something a County Planner can consider under the existing legislative and policy framework.

Planning Analysis

With the recommended draft plan conditions, staff are of the opinion that the plan of subdivision:

- ▶ has regard for matters of Provincial interest under the *Planning Act*;
- ▶ is consistent with the Provincial Policy Statement;
- ▶ conforms to the County of Grey Official Plan;
- ▶ conforms to the Town of Hanover Official Plan; and
- ▶ represents an appropriate development standard within the Town of Hanover Zoning By-law.

Recommendation

1. That Addendum to Report PDR-CW-04-17 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2016-08 known as the Georgiou Subdivision were considered; the effect of which helped to make an informed recommendation and decision; and
3. That in consideration of the draft plan of subdivision application 42T-2016-08, for lands described as Part of Lot 18, Plan 55, (geographic Township of Bentinck) in the Town of Hanover, the Grey County Committee of the Whole approves this plan of subdivision to create a total of sixty-seven (67) detached dwelling lots and two blocks for up to fifty-nine (59) townhouses, subject to the conditions set out in the Notice of Decision.