

Report PDR-PCD-04-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Randy Scherzer, Director of Planning
Meeting Date: January 19, 2016
Subject: **Information Report on Flato East - Plan of Subdivision**
Status: Recommendation adopted by Committee as presented per Resolution PCD32-16; Endorsed by County Council February 2, 2016 per Resolution CC20-16;

Recommendation(s)

THAT Report PDR-PCD-04-16 regarding an overview of proposed planning application 42T-2015-05, which proposes to create a total of 496 residential units, consisting of 302 single detached residential units and 194 townhouse units, on lands described as Part of Lots 233 and 234, Concession 1, geographic Township of Proton, in the Township of Southgate, be received for information.

Background

The County has received a plan of subdivision application from Flato Dundalk Meadows Inc. The planning consultant for the proposed development is MHBC. The Plan of Subdivision application being 42T-2015-05 proposes to create a total of 496 residential units, consisting of 302 single detached units and 194 townhouse units on approximately 40.2 hectares (99.3 acres) or land, in the Township of Southgate. The proposed subdivision would gain access off of Highway 10 and would also connect to the draft approved subdivision to the west known as Flato West – 42T-2006-10 (see Map 1 below).

The subject lands are located on the south east corner of the Dundalk Settlement Area. The majority of the subject lands have been historically farmed with some portions of the property remaining in a natural state. There is an existing dwelling on the subject lands which is proposed to be removed. Surrounding the subjects lands is a draft approved subdivision to the west known as Flato West which is owned by the same

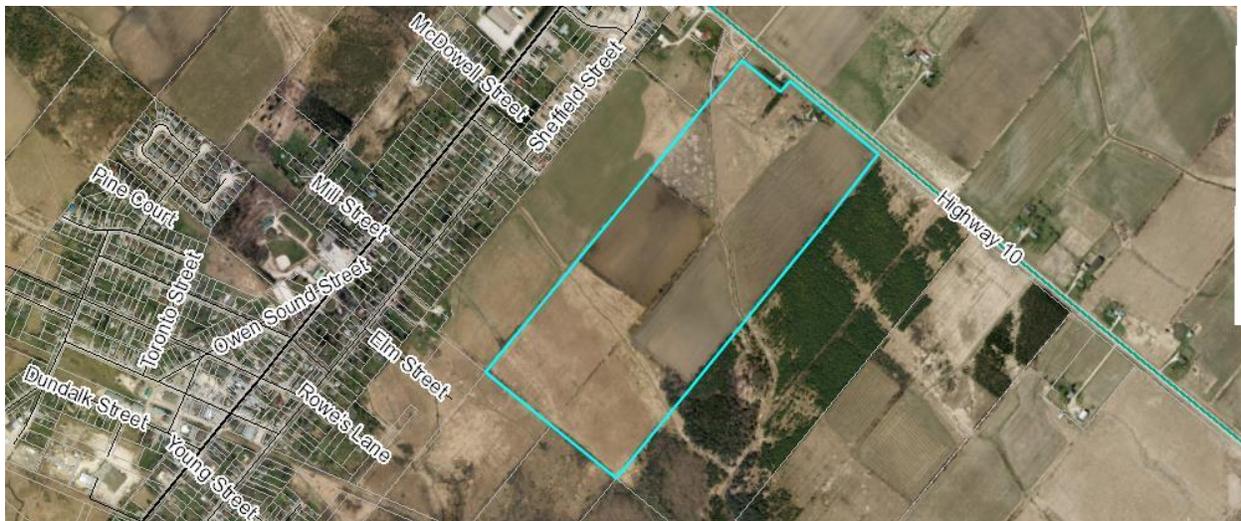
owner, to the north are farm lands that are within the Dundalk settlement area designation, Highway 10 is east of the subject lands, and south of the subject lands is a vacant bush lot that is located outside of the settlement area designation.

Accompanying the proposed plan of subdivision, the following background and technical reports were submitted:

1. a Planning Justification Report,
2. Preliminary Storm Water Management and Floodplain Assessment Report
3. Functional Servicing Report and Preliminary Geotechnical Investigation Letter
4. Stage 1 Archaeological Assessment (Stage 2 Archaeological Assessment to be submitted prior to considering draft approval)
5. Traffic Impact Study
6. Environmental Impact Study; and
7. a Draft Plan of Subdivision

In addition to the above noted studies, a Hydrogeological Assessment including a Water Balance is currently being completed and will be submitted in the near future. The application has been deemed complete with the caveat that the Hydrogeological Assessment is submitted prior to the scheduling of the Public Meeting and the Stage 2 Archaeological Assessment being completed prior to considering draft approval. Copies of the background reports and the proposed plan have been posted on the County website at the following link: [Proposed Plan and Background](#)

Notice of complete application will be circulated to various agencies and neighbouring landowners which will include a link to the background reports and the proposed plan.



Map 1: Flato East - Subject Lands

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 garnered 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. It should be noted that Township of Southgate Official Plan Amendment 14 has been adopted by the Township which designates the subject lands as Neighbourhood Area and Hazard Lands. County staff are in the final stages of reviewing the Official Plan Amendment and anticipate making a decision on the amendment in the near future.

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' and 'Hazard Lands' within the County Official Plan. The Official Plan identifies that Primary Settlement Areas shall be the focus of growth within the County.

Appendix B to the County Plan identifies a small pocket of 'Significant Woodlands' in the south-west portion of the subject lands and also identifies a watercourse that transects the subject lands which is known as the Foley Drain. There is also unnamed tributary that transects the subject lands. The proponent has submitted an Environmental Impact Study to address impacts on the natural environment.

Section 5.2.2 of the Official Plan contains policies as they relate to development proposing to gain access to a Provincial Highway. The proposed main access to the subject lands is via a new proposed intersection off of Highway 10. The Traffic Impact Study has noted that a left turn lane with at least 15 metres of storage length will be required at this intersection and that there are no anticipated sight distance issues at the Highway 10 site access. The Traffic Impact Study also notes that site access to Highway 10 is required from a safety and emergency vehicle access perspective and that a reduction in the required highway access spacing requirements per the Ministry of Transportation (MTO) Access Management Guidelines is recommended. To date MTO has not been supportive of the creation of a new intersection off of Highway 10. Further discussions will need to occur on this matter between the County, the Township, the proponent, and MTO.

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.

Respectfully submitted by,

Randy Scherzer, MCIP, RPP
Director of Planning



Municipal Clerk
Raylene Martell
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January 8, 2016

Delivered by e-mail to
Sharon.Vokes@grey.ca & Sarah.Morrison@grey.ca

County of Grey
595 9th Ave East
Owen Sound, ON N4K 3E3

To: County Clerk, Council, and Planning,

Re: Green in Grey Natural Heritage Study

Please be advised that this matter was considered by Council at its Council meeting held on January 6, 2016. In this regard, Council adopted the following resolution:

Moved by Councillor Gordon, seconded by Councillor Woodbury;
Be it resolved that Council requests that the County of Grey provide a 60 day extension for public comments to the Green in Grey Natural Environment Study and undertake broader public advertising; and
That a copy of this resolution be forwarded to the County of Grey and all lower tier municipalities within the County of Grey for consideration. **Carried.**
No. 015-16

Southgate Council has a concern that the residents involved may have not been adequately informed of the study, nor provided with adequate opportunity for commenting.

Yours sincerely,

Raylene Martell
Municipal Clerk

cc: Lower tier municipalities within the County of Grey



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REGULAR COUNCIL MEETING

HELD
December 22nd, 2015

2015-361

Moved by Councillor Voyer

Seconded by Councillor Kelly

WHEREAS the Municipality of East Ferris, in the past on a regular basis issued Property Reports to solicitors which provided information to Zoning compliance and outstanding work orders with respect to Fire Code and Building Code for property sales;

AND WHEREAS these property reports provide critical information to the property owners with the opportunity to identify and address any concerns that may exist prior to the sale and transfer of land;

AND WHEREAS the Municipality of East Ferris has seen a reduction in the numbers of such requests being made by solicitors and real estate agents for property sales;

AND WHEREAS failure to identify and address concerns and issues regarding Zoning and Code compliance prior to the sale and transfer of land can result in an increase demand on municipal resources and increased costs for property owners;

THEREFORE BE IT HEREBY RESOLVED that the Municipality of East Ferris request that these property reports become a requirement of all real estate transactions and that it be regulated and enforced by the regulatory bodies that oversee Lawyers and Real Estate Agents in Ontario;

AND THAT a copy of this resolution be forwarded to the Law Society of Upper Canada, The Real Estate Council of Ontario, AMO, FONOM, Ministry of Municipal Affairs and Housing and municipalities in Ontario.

Carried Mayor Vrebosch

CERTIFIED to be a true copy of
Resolution No. 2015-361 passed by the
Council of the Municipality of East Ferris
on the 22nd day of December, 2015.


Monica L. Hawkins, AMCT
Clerk

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