

Report PDR-PCD-10-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Scott Taylor, Senior Planner
Meeting Date: March 15, 2016
Subject: **Information Report on Proposed 1786934 Ontario Inc. Plan of Subdivision**
Status: Recommendation adopted by Committee as presented per Resolution PCD52-16; Endorsed by County Council April 5, 2016 per Resolution CC46-16;

Recommendation(s)

THAT Report PDR-PCD-10-16 regarding an overview of proposed planning application 42T-2016-02, to establish a plan of subdivision consisting of twenty-nine (29) detached dwelling lots and nine (9) semi-detached dwelling lots (for a total of 18 semi-detached units) on lands described as Part Lots 11 and 12, Concession 1, North of the Durham Road, (geographic Township of Bentinck) in the Town of Hanover, be received for information.

Background

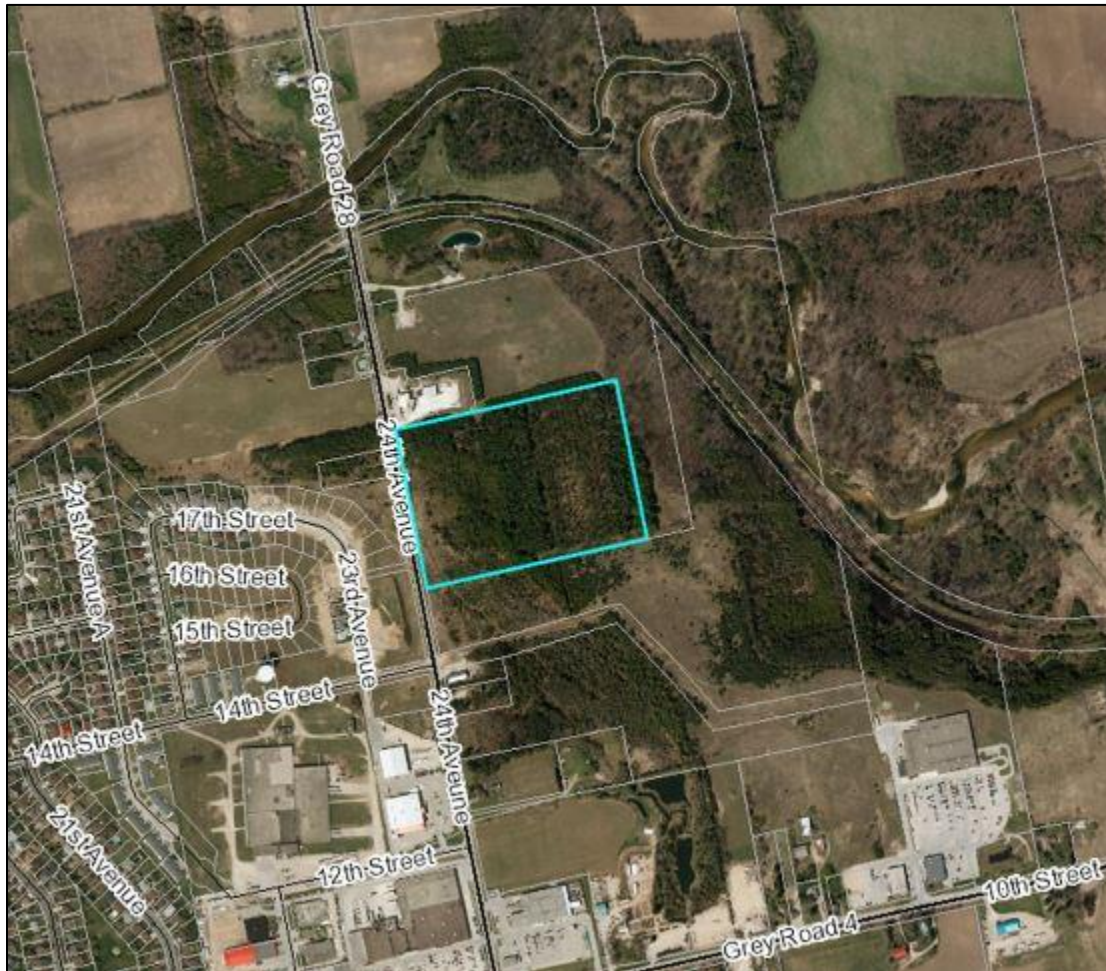
The County has recently received a plan of subdivision application from 1786934 Ontario Inc. (c/o Tim Kraemer) to establish a 38 lot plan of subdivision, for a total of 47 units in the Town of Hanover (geographic Township of Bentinck). The 9 lots for future semi-detached units would be further subdivided via part lot control or consent, following the construction of the units. The subject lands would have frontage off of a series of new roads which would connect to 24th Avenue (Grey Road 28) along the westerly boundaries. Future road connections to the north and south are also being provided for within the draft plan of subdivision.

The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. The County Plan also maps the subject property as

'Significant Woodlands' and being within 500 metres of a known abandoned landfill site. There are no buildings or structures currently located on the subject property.

Surrounding the proposed plan of subdivision is a mixture of residential, industrial (a concrete plant not in operation), and forested properties.

See Map 1 for an aerial view of the subject property and surrounding area, and Map 2 for a copy of the proposed plan of subdivision.



Map 1: Aerial View of the Subject Lands

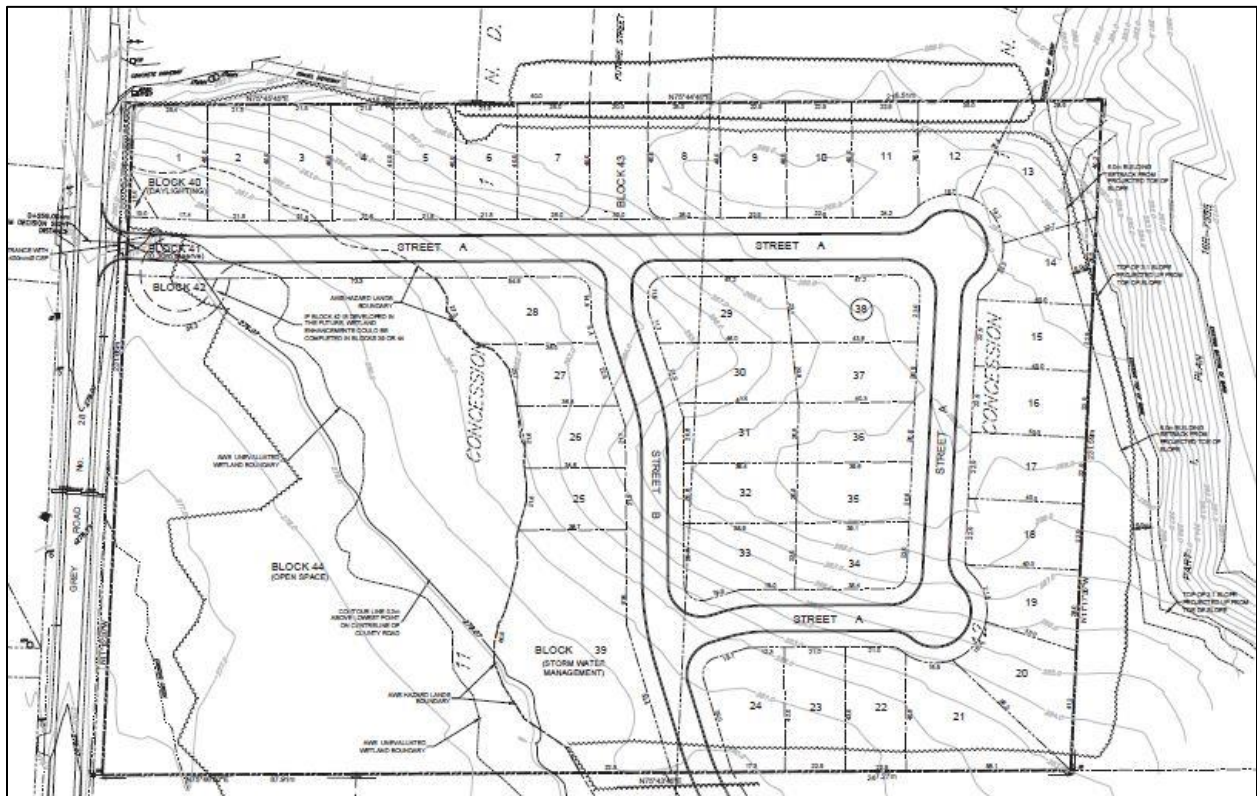
Pre-submission consultation between the proponent, the Town of Hanover, the Saugeen Valley Conservation Authority (SVCA), and the County identified the submission requirements for the proposed plan of subdivision, which are as follows;

1. a Planning Report,
2. an Archaeological Assessment,
3. an Environmental Impact Study,

4. a Tree Retention Plan,
5. a Traffic Assessment Study,
6. a Functional Servicing Report,
7. a Stormwater Management Report, and
8. a Ministry of the Environment and Climate Change (MOECC) Guideline D-4 Study.

Copies of all background reports and plans can be found at the below link:

[Link to Background Materials](#)



Map 2: Proposed Plan of Subdivision

A zoning by-law amendment application has also been submitted to the Town of Hanover.

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 which govern the

subject lands. In this case both the County of Grey Official Plan and the Town of Hanover Official Plan have jurisdiction over the subject property.

Provincial Legislation and Policy

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. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision will be within the settlement area of Hanover and will be serviced by municipal water and sewer services. An Environmental Impact Study and Tree Retention Plan have provided some recommendations with respect to the environmental features on-site. The MOECC Guideline D-4 Study has provided recommendations with respect to the known abandoned landfill site adjacent to the property.

County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' and 'Hazard Lands' within the County Official Plan. Within the Primary Settlement Area designation the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan.

Section 2.6.3(5) of the County Plan requires an overall average development density of 25 units per net hectare within Primary Settlement Areas such as Hanover.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Appendices A and B to the County Plan identify 'Significant Woodlands' on the subject lands and a known abandoned landfill site within 500 metres of the subject property. This former landfill site was flagged within the County's recent historic landfills study as requiring further study, prior to development clearances on or near the site.

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 with respect to;

1. regard for matters of Provincial Interest under the Planning Act,
2. consistency with the Provincial Policy Statement (PPS), and
3. conformity to the County Official Plan.

Respectfully submitted by,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*