This presentation contains a summary of staff report Addendum to PDR-CW-14-18. For more details on this application, please see the staff report.
Original Draft Plan of Subdivision

(Draft Plan Courtesy of Cobide Engineering)
Revised Draft Plan of Subdivision

(Draft Plan Courtesy of Cobide Engineering)
Proposed Plan of Subdivision

- The subdivision will be comprised of 118 single detached lots, 60 semi-detached units, and 64 townhouse units, for a total of 242 lots.
- The proposed lots would front onto a series of internal roads which have connections to Durham Road East and Garafraxa Street North (Highway 6) via Jackson Street East. The proposed subdivision would also allow for future connections to the east and north.
- Zoning by-law amendment and plan of subdivision applications have been processed by the Municipality of West Grey and County of Grey respectively.
- A public meeting was held on June 5, 2018.
- Various technical studies were received to support this application including planning, engineering, traffic, archaeological, and environmental.
- Changes were made after the public meeting in response to comments received to reduce the number of lots, add a park, and get rid of the two cul-de-sacs.
- The zoning amendment was passed by West Grey.
Public Comments Received

- Questions about landownership of an abutting piece of property,
- Concerns with respect to drainage, flooding, and stormwater on neighbouring properties,
- Where will the water from this subdivision drain to,
- Concerns over the lack of park space in this development,
- Praise for the development, and the developer, noting the economic benefits to the area from the development,
- Questions about the phasing of the development, and
- A question about whether the hydro would be above or below ground.
Agency Comments Received

• **Historic Saugeen Metis (HSM):** HSM have no concerns with the proposed development.

• **Saugeen Valley Conservation Authority (SVCA):** SVCA staff noted that the proposed plan of subdivision is generally acceptable and provided recommended draft plan conditions.

• **Union Gas:** Union Gas has no concerns provided the developer provide the necessary easements or agreements for the provision of gas services.

• **Hydro One Networks Inc.:** Hydro One noted that they have reviewed the documents concerning the plan and have no comments or concerns at this time.

• **Canada Post:** Canada Post noted that this development would gain mail service through community mail boxes, and provided a series of draft plan conditions to site said mail boxes.

• **Enbridge Gas Distribution:** Enbridge Gas Distribution noted that they do not object to the proposed application(s). Enbridge further noted that they do not have gas piping in this immediate area.

• **Ministry of Tourism, Culture and Sport (MTCS):** MTCS have reviewed the report and it has been entered into the Ontario Public Register of Archaeological Reports.
Planning Analysis

• The lands are designated as Residential in the West Grey Official Plan and Primary Settlement Area in the County Official Plan.
• The proposed development provides a range of housing types, singles, semis, and town houses at a density aligned with West Grey / County targets.
• Stormwater management will control flows through a stormwater facility in the northwest corner of the site, so that off-site flows will not be increased post development.
• A park has been added to the development in response to comments received.
• The two cul-de-sacs have been eliminated in response to comments received.
• The road network will also contain sidewalks and provide connections to Highway 6, Durham Road East, and future road connections to the north and east.
• A small change was made to the zoning application to also include a R3 with exceptions zone for the townhouse blocks.
With the recommended draft plan conditions, staff are of the opinion that the proposed development applications;

• have regard for matters of Provincial interest under the Planning Act;
• are consistent with the Provincial Policy Statement;
• conform to the County of Grey Official Plan;
• conform to the Municipality of West Grey Official Plan; and
• maintain an appropriate development standard in the Municipality of West Grey Comprehensive Zoning By-law.
Staff Recommendation

1. That Addendum to Report PDR-CW-14-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2018-05 known as Sunvale Homes 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-2018-05, for lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1 East of the Garafraxa Road (EGR), (geographic Township of Glenelg) in the Municipality of West Grey, the Grey County Committee of the Whole approves this plan of subdivision with a total of two hundred and forty-two (242) residential units, subject to the conditions set out in the Notice of Decision.