

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	August 12, 2021
<b>Subject / Report No:</b>	PDR-CW-18-21 Information Report
<b>Title:</b>	Meaford Union Centre Subdivision 42T-2021-05
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<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Meaford
<b>Status:</b>	Adopted as presented by Committee of the Whole through Resolution CW125-21; Endorsed by County Council CC63-21

## Recommendation

1. That Report PDR-CW-18-21 regarding an overview of proposed plan of subdivision application 42T-2021-05, consisting of eighty-six (86) dwelling units, comprising forty-eight (48) single detached and thirty-eight (38) semi-detached on lands described as 324 Union Street, in the Municipality of Meaford (geographic Town of Meaford), be received for information.

## Executive Summary

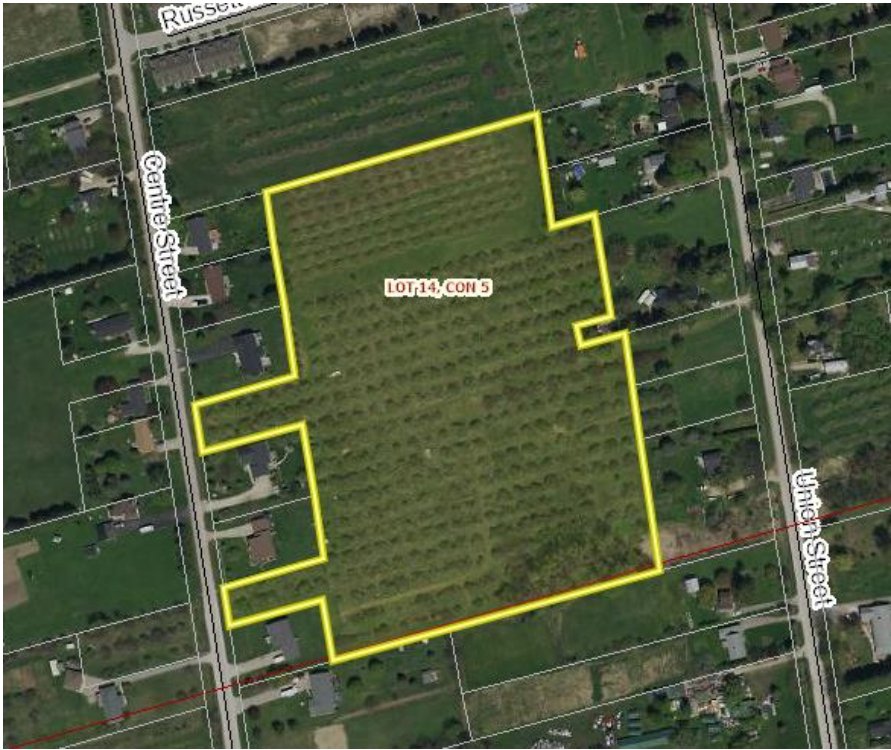
The County has received a plan of subdivision application known as Meaford Union Centre Subdivision (County file number 42T-2021-05) to create eighty-six (86) dwelling units, comprising forty-eight (48) single detached and thirty-eight (38) semi-detached. These lands are situated in the Town of Meaford, between Union and Centre Streets, south of Russett Drive. Access to the site will be from both Union Street and Centre Street, on a new public through road with east/west orientation. There will be three internal condominium roads (Blocks 71, 72, & 73), connecting to the lands north/south from the new public roadway. The subdivision will be serviced by full municipal services. The application and supporting studies will be circulated to the prescribed agencies and public for review and comment. A future public meeting will be held for the subject application. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

## Background and Discussion

The County has received a plan of subdivision application known as Meaford Union Centre Subdivision (County file number 42T-2021-05) to create eighty-six (86) dwelling units, comprising forty-eight (48) single detached units and thirty-eight (38) semi-detached units.

These lands are situated in the Town of Meaford, between Union and Centre Streets, south of Russett Drive. Access to the site will be from both Union Street and Centre Street, on a new public through road with east/west orientation. There will be three internal condominium roads (Blocks 71, 72, & 73), connecting to the lands north/south from the new public roadway. The subdivision will be serviced by full municipal services.

The gross overall Draft Plan area of the subject lands is 5.21 ha. The estimated net developable area is 3.92 ha, resulting in an overall 21.9 units per net hectare. Surrounding the subject lands is low density residential lots and larger vacant parcels of land. This development pattern is typically viewed as an older development pattern, found in urban fringe areas providing a mix of low density residential and rural uses. To the north of the subject lands is the Gates of Kent residential townhouse condominium development. The Gates of Kent is on full municipal services and is a more recent example of urban type development that is required under the current planning policy structure (Provincial, County and Local). Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands



## Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Zubek, Emo, Patten & Thomsen Limited)

The proposed development is required to complete a zoning by-law amendment application with the Municipality.

Copies of all background reports and plans can be found [here](#).

## 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) 2020 and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Municipality of Meaford Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of Meaford.

## Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within an identified 'primary settlement area' under the County Official Plan, and full municipal services will be extended to the subject site. There are existing water mains on Union Street and Centre Street (located on either side of the subject lands). The current limits of the sanitary sewer are at the intersection of Russett Drive and Union Street. This will be extended to the subject site. It

should be noted that the Meaford Official Plan outlines servicing allocation procedures, generally restricting development phases to approximately 30 units per phase. Therefore, it is anticipated that this development may be required to proceed as three (3) phases.

This development is viewed as residential intensification (as per the PPS), which is encouraged in order to provide for an appropriate range and mix of housing options and densities to meet project market-based and affordable housing needs of current and future residents. Through this, it is important to establish minimum development standards which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Access to the site will be from both Union Street and Centre Street, on a new public through road, with east/west orientation. There will be three internal condominium roads (Blocks 71, 72, & 73), connecting to the lands north/south from the new public roadway.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. Further discussions and review will be completed, to assess the need for sidewalks and park space.

Development should be avoided where land use patterns may cause environmental or public health and safety concerns. There are no identified natural heritage features on the subject lands. No environmental review was required for this development, local conservation authority staff were present at the pre-consultation meeting.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

## *County Official Plan*

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' in the County Official Plan. These areas are recognized as appropriate locations for high intensification targets, public transit services, and have full municipal services. A minimum of 20 units per net hectare will be achieved for new development. New development is encouraged to be of high-quality form, including the provision of open space, urban design standards, and built environment features that would allow for and support walking and cycling for everyday activities.

The County Official Plan also supports a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. The County's healthy development checklist and subdivision design guidelines will be reviewed.

Section 8.9.1 of the County Plan provides a similar servicing hierarchy to that found in the PPS. Section 8.9.1(1) indicates that full municipal water and sewage services is the preferred method of servicing and will be provided should several conditions be met. This development will be serviced by full municipal services. County Official Plan policies will be further assessed following agency review and the public process.

## **Legal and Legislated Requirements**

The application will be processed in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

## Relevant Consultation

- Internal: Planning
- External: The public, Municipality of Meaford, and required agencies under the *Planning Act*.

## Appendices and Attachments

None