

Planning & Development Services Department

Long Point Road Subdivision

Applications for
Plan of Subdivision
Zoning By-law Amendment



November 1, 2022



Planning Application Process

- Application received – October 2018
- Public Meeting held – April 2021
- Staff review of application – including public comments and conformity to Planning Documents (Provincial Policy, Official Plan, Zoning By-law, etc.)
- Committee of the Whole

We are Here



Aerial Photo – Subject Lands

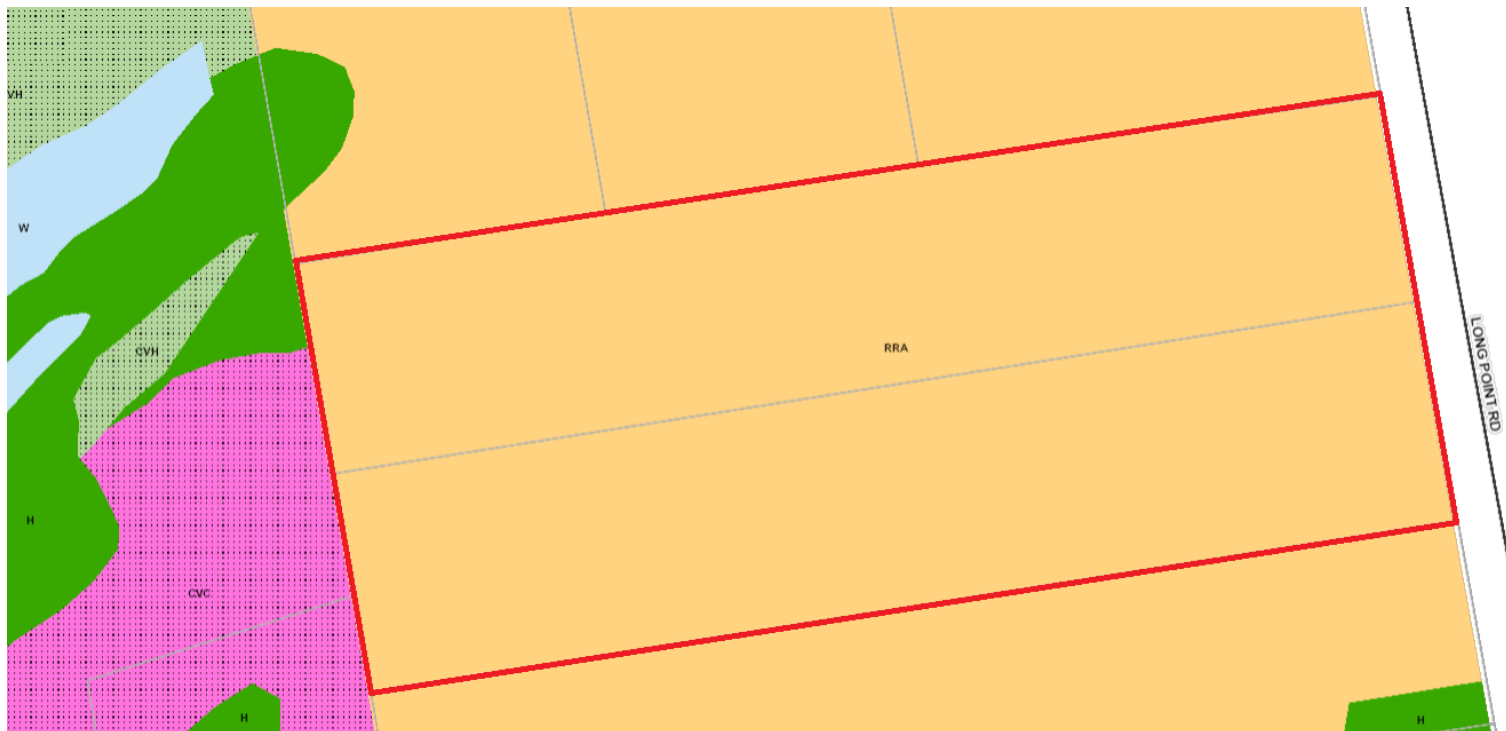


 **Subject
Lands**



Current Official Plan Designations

- Residential Recreational Area Designation



- Residential Recreational Area
- Craigleith Village Commercial
- Wetlands

- Craigleith Village - Hazard Lands, Shoreline Floodplain and Provincially Significant Wetlands.
- Hazard



Current Zoning

- Zoned Development (D)



- | | |
|---|--|
|  Development (D) |  Craigleith Village Commercial Exception with Holding Provision (C6-59-h15) |
|  Wetlands (WL) |  Hazard |
|  Recreation Three Exception with Holding Provision (REC3-59-h17) | |



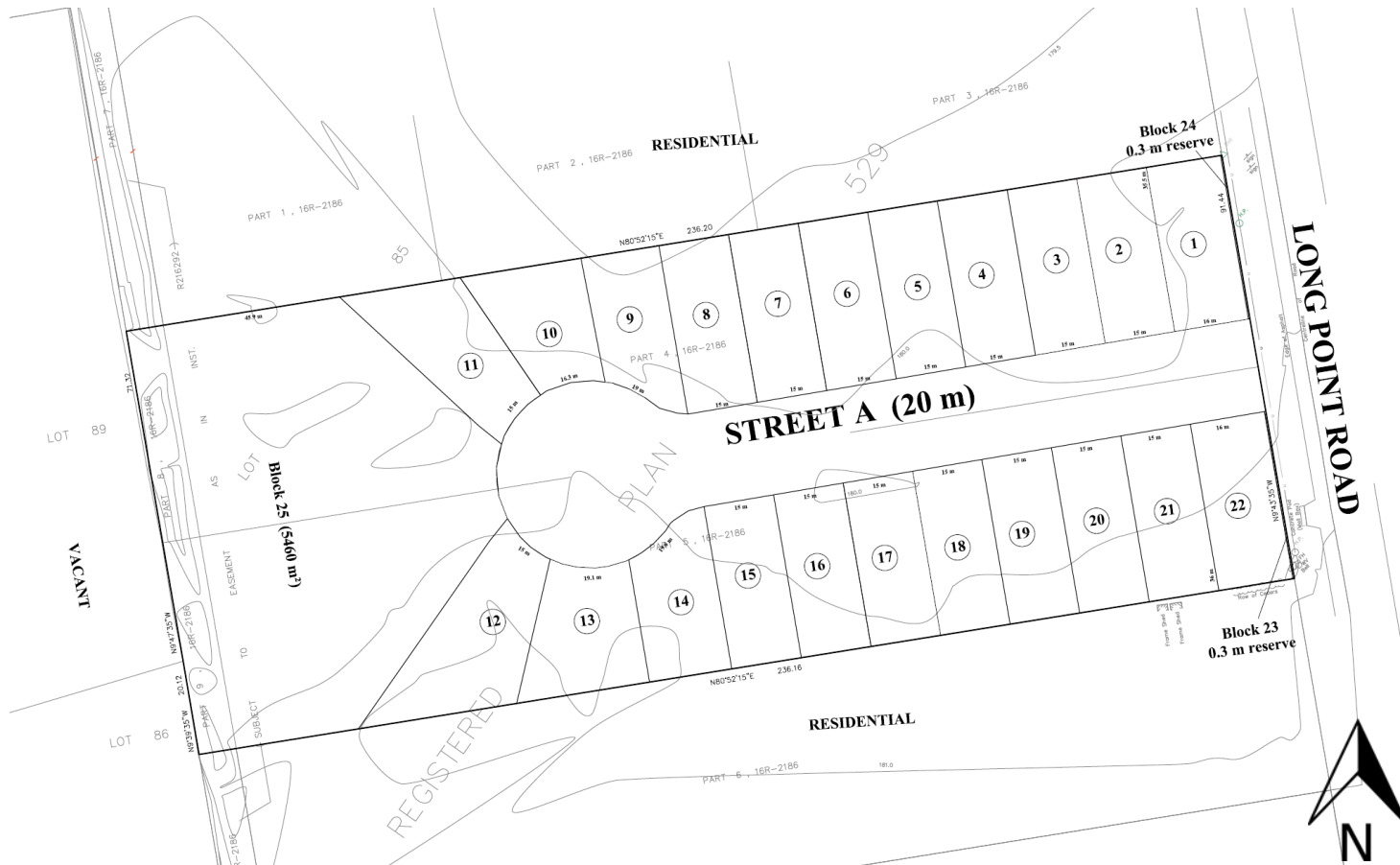
Proposed Zoning By-law Amendment

- The submitted Zoning By-law Amendment proposes to rezone the subject lands from the Development 'D' zone to the Residential 'R1-3' and Open Space 'OS' zones.
- A site-specific exception is proposed on the Residential 'R1-3' lands to permit a maximum building height of 2.5 storeys (9.5m) for the future single detached dwelling units. Short Term Accommodation uses would not be a permitted use of any lot within the plan of subdivision.
- The Holding '-h6' symbol is proposed in order to require a Subdivision Agreement and registered Plan of Subdivision prior to the issuance of building permits for the construction of the proposed dwelling units.



Proposed Draft Plan of Subdivision

- 22 Single Detached Lots
- Open Space Block on west side of Subdivision





What we Heard

Generally the themes of public comments focused on the following:

- Overdevelopment/compatibility
- Environmental concerns; sensitive features, water table
- Impacts on municipal infrastructure; traffic impacts, servicing



Staff Review

In reviewing the application and submissions made through the statutory process staff have determined the proposal is in alignment with the following:

- Planning Act
- Provincial Policy Statement
- County of Grey Official Plan
- Niagara Escarpment Plan
- Town's Official Plan
- Town's Zoning By-law



Staff Review

Alongside alignment with relevant policies and legislation, staff offer the following responses to concerns received:

- Overdevelopment/compatibility
 - Proposed height/dwelling types are consistent with surrounding area. DPS conditions includes alignment with Community Design Guidelines.
- Environmental concerns; sensitive features, water table
 - Block 25 protects the significant wildlife habitat per EIS. No basements will be permitted in the dwellings. Hydrogeological Report required as a DPS condition.
- Impacts on municipal infrastructure; traffic impacts, servicing
 - Traffic Opinion Letter supportive of subdivision. Infrastructure to be constructed, as needed, following detailed engineering design and reflected as DPS condition.



Key Considerations

The Official Plan provides the basis for managing growth in the community and contains the following evaluative criteria that has been met:

- Residential Recreational Area
- Servicing and Stormwater Management
- Cultural Heritage
- Orderly and Efficient Development
- Community Design and Built-Form
- Parks, Recreation, Trails and Open Space
- Mix and Supply of Housing



Recommendation

THAT Council receive Staff Report PDS.22.115, entitled "Recommendation Report – Long Point Road Plan of Subdivision (P2677)";

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision 42T-2018-14 subject to the Draft Plan Conditions attached to Planning Staff Report PDS.22.115;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development 'D' zone to the Residential 'R1-3-X-h6' Zone and Open Space 'OS' Zone and to amend Table 9.1 of Zoning By-law 2018-65 to add a new Exception XXX to permit a maximum building height of 9.5m (2.5 storeys).