

**DATE:** June 29<sup>th</sup>, 2020

**REPORT NO:** PD-067-20

**SUBJECT:** **Recommendation Report  
Peer Reviews on Draft Subdivision Plans within the Northwest  
Quadrant**

**CONTACT:** Gerrit Boerema, Planner II  
Brian Treble, Director of Planning and Building

**OVERVIEW:**

- In June of 2017 Township Council adjusted the Northwest Quadrant Secondary Plan providing a framework in which the lands on the most north-west corner of Town could be developed.
- There are three main property owners in the Secondary Plan area, with a number of smaller holdings and non-developer owned land.
- To date, Draft Plan of Subdivision Approval has only been granted to one property, north of the CP Rail tracks and west of South Grimsby Road 5, known as Dunloe Developments Inc.
- One other application, north of CP Rail and east of South Grimsby Road 5, has been submitted; however, it has not yet been deemed complete as the Transportation Impact Study was not provided. As such no public meeting has been scheduled.
- A third application is expected to arrive and the draft concept plans have been shared with Planning Staff.
- Both of these plans differ from the approved secondary plan and as such, Township staff will recommend that a third party planning firm peer review them as they become complete applications to provide an additional planning opinion on the proposed plan of subdivisions alignment with the Secondary Plan.

**RECOMMENDATION**

1. That, report PD-067-20, regarding "Recommendation ReportPeer Reviews on Draft Subdivision Plans within the Northwest Quadrant", dated June 29<sup>th</sup>, 2020 be received; and,
2. That, Staff be authorized to hire a third party planning firm at the expense of the developer to complete peer review of draft plans of subdivisions within the Northwest

Quadrant Secondary Plan area, and that the cost of the peer reviews be billed back to the applicants.

### **ALIGNMENT TO STRATEGIC PLAN**

- **Theme**
  - **Strategic Responsible Growth**

### **BACKGROUND**

In June of 2017, Township Council approved the Northwest Quadrant Secondary Plan which covers the undeveloped lands in the Northwest corner of Smithville that were added to the Township Urban Boundary as part of the SWAP process in 2015.

The Secondary Plan provides a framework for the orderly development of these lands in keeping with the character of West Lincoln and ensuring that all properties develop in an orderly and consistent manner.

In January of 2020 draft plan of subdivision approval was given by Township Council for the 14 acre parcel north of the CP Rail tracks and west of South Grimsby Road 5, owned by Dunloe Developments Inc. After a lengthy review process, Township Planning Staff recommended that the proposed draft plan as submitted by Dunloe would benefit from a third party planning peer review as staff felt the plan did not align closely enough with the approved secondary plan and wanted a second opinion. The peer review was completed by GSP Group at the developer's expense.

### **CURRENT SITUATION**

There are two other main land owners in the Northwest quadrant which plan on developing the land into subdivisions in the near future. One application for draft plan approval, north of CP Rail and east of South Grimsby Road 5 was submitted late last year for review, however, the Transportation Impact Study was not submitted therefore the application is still not deemed to be complete and a public meeting has not yet been scheduled.

The second large landowner west of South Grimsby Road 5 and south of the CP Rail tracks is also preparing for a draft plan of subdivision application which is expected early this summer. Township Planning staff have had three opportunities to review some preliminary concept plans including at a pre-consultation meeting.

There are components of both plans which seem attractive to the community and will be a great addition to the Townships residential inventory, however, there are also many components of both concept plans which were not contemplated in the Secondary Plan.

This includes:

- The relocation of Spring Creek Road Allowance;

- Back-lotting onto Spring Creek Road (backyards adjacent to a street);
- entrances onto South Grimsby Road 5 and Spring Creek Road;
- Removal of high density housing;
- Removal or relocating various land use designations;
- Temporary Street access; and,
- Stormwater Management Facilities.

Staff have not yet received complete applications from the two remaining large property owners/developers, but want to be prepared for when they are received. This would not be a necessary step if the applications were better aligned with the approved Secondary Plan. Staff feel that obtaining a secondary opinion from another planning firm, similar to what was done with Dunloe Draft Plan of Subdivision, is necessary if proposed plans continue to vary from the approved secondary plan, as staff anticipate.

### **FINANCIAL IMPLICATIONS**

There are no financial implications to the Township. The third party planning firm peer review cost will be billed back to the applicants. This was done for Dunloe Developments Inc. and will occur for any future development submissions in the Northwest Quadrant if they do not appear to align with the secondary Plan. The applicants were made aware of this possibility at their respective pre-consultation meetings.

### **INTER-DEPARTMENTAL COMMENTS**

There are no inter-departmental comments at this time. Circulation of these two draft plan applications will occur once they are deemed to be complete applications.

### **CONCLUSION**

Two complete planning applications for draft plan of subdivision approval are imminent for two large properties within the Northwest Quadrant Secondary Plan area. Planning staff have seen partial applications and concepts prepared by the developers and their consultants and have concerns that these plans may not align with the Secondary Plan.

As such planning staff recommend that once complete applications are submitted, and if deemed by staff to be not aligned with the Secondary Plan, staff be authorised to send out the applications for a third party planning peer review and that the cost be billed back to the applicants.

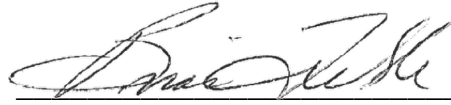
### **ATTACHMENTS**

1. Northwest Quadrant Secondary Plan Community Map

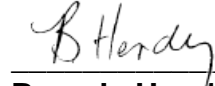
**Prepared by:**



**Gerrit Boerema,  
Planner II**



**Brian Treble, RPP, MCIP  
Director of Planning and Building**



**Beverly Hendry  
CAO**

X:\pb-Planning Reports\Working Copy\2020\6. June\PD-0XX-20 NW Quad Peer Review\PD-067-20 NW Quadrant Peer Review.docx



# Attachment No.1

