



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	January 26, 2023
Subject / Report No:	PDR-CW-07-23 Information and Merit Report
Title:	Aqorpions Eco Retreat Official Plan Amendment 42-10-510-OPA-15 and Plan of Condominium 42CDM-2022-03
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Meaford
Status:	Recommendation adopted by Committee as presented per Resolution CW26-23; Endorsed by County Council February 9, 2023, per Resolution CC18-23.

Recommendation

1. That report PDR-CW-07-23 regarding an overview of County official plan amendment 42-10-510-OPA-15 and plan of condominium application 42CDM-2022-03 on lands described as Part Lot 3, Broken Front Concession, RP16R-9207, municipally known as 423003 Harbour Drive, in the geographic Township of Sydenham, now in the Municipality of Meaford, be received for information.

Executive Summary

The County has received a vacant land plan of condominium application known as the Aqorpions Eco Retreat (County file number 42CDM-2022-03) and an accompanying County official plan amendment (OPA) application (42-10-510-OPA-15). The proposed development would create five new residential units (part of a vacant land plan of condominium) as well as a retreat consisting of one and two-bedroom accommodation huts, tree top huts, luxury tents, a central guest clubhouse with staff accommodation, trails, yoga area, picnic areas, an amphitheatre, a lookout tower, rehabilitation of a small marina, internal roads, and parking areas.

Zoning by-law and municipal official plan amendment applications have also been submitted to the Municipality of Meaford for this proposed development.

The subject lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan. The development will be serviced via private services. Various technical reports were prepared as part of the application submission packages. The applications and supporting studies will be

circulated to prescribed agencies and the public for comment. Following the public and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed development, known as the Aqorpions Eco Retreat development, would create five new residential units as part of a vacant land plan of condominium. The development would also create a retreat consisting of one and two-bedroom accommodation huts, tree top huts, luxury tents, a central guest clubhouse with staff accommodation, trails, yoga area, picnic areas, an amphitheatre, a lookout tower, rehabilitation of a small marina, internal roads, and parking areas.

The subject lands comprise approximately 11.9 hectares of land. The subject lands are designated as 'Rural' and 'Hazard Lands' in the County Official Plan, and similarly designated in the Municipality of Meaford's Official Plan. The County OPA application would re-designate the lands to a 'Rural with exceptions' designation to allow for the plan of condominium.

Zoning by-law and municipal official plan amendment applications have been submitted to the Municipality of Meaford.

This new development would be serviced via private septic and shore wells. The proposed residential units, as well as the retreat, would gain access from a new private condominium road that will connect to Harbour Drive.

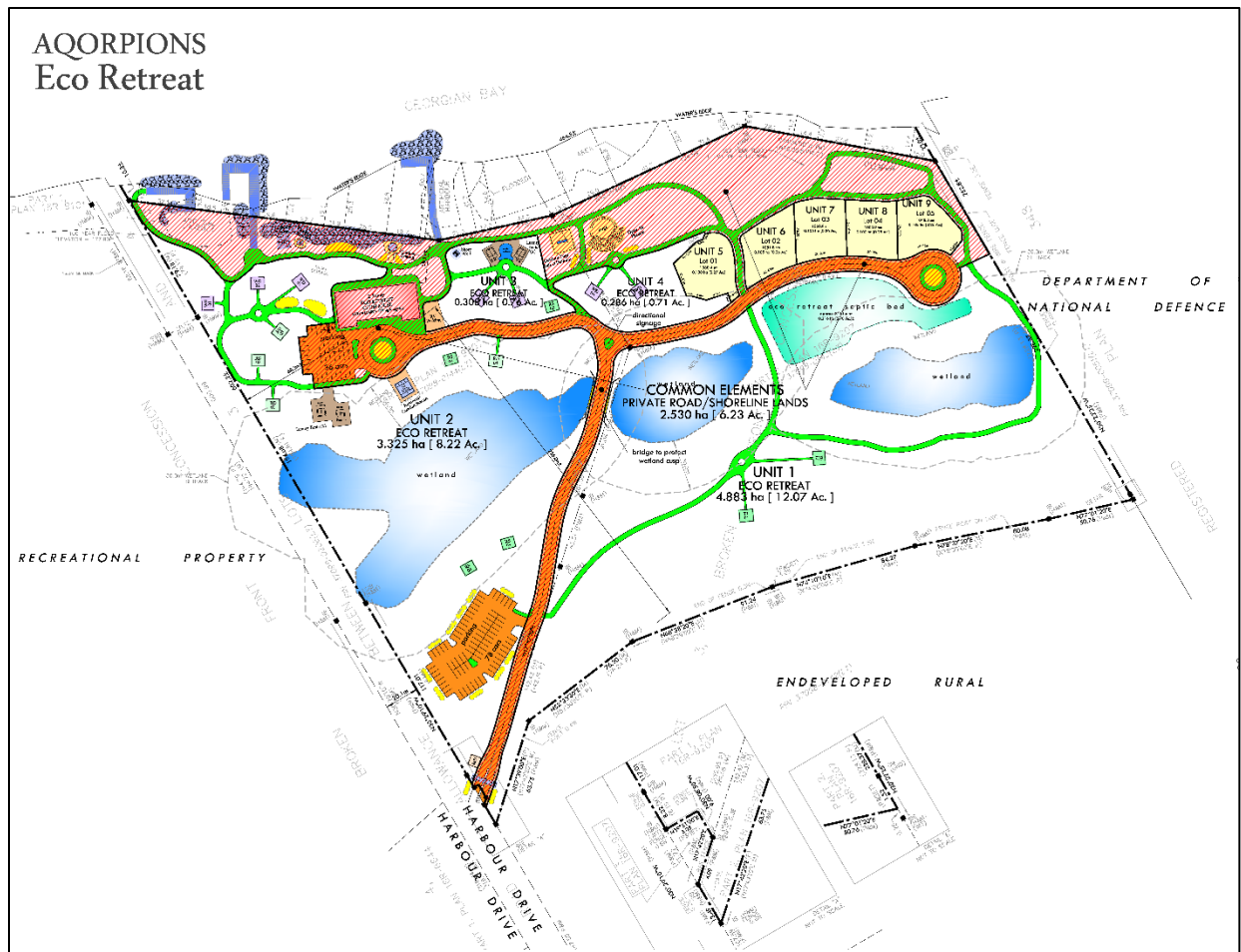
These lands are legally described as Part Lot 3, Broken Front Concession, RP16R-9207, municipally known as 423003 Harbour Drive, in the geographic Township of Sydenham, now in the Municipality of Meaford. The subject lands are in the north end of Meaford and are primarily wooded areas with some cleared areas. Surrounding the subject lands is Georgian Bay, the Department of National Defence, and some recreational residential lands.

Map 1 below shows the subject lands highlighted in yellow and the surrounding area. Map 2 shows the proposed draft plan of condominium and retreat.

Pre-submission consultation between the proponent, the Municipality of Meaford, and the County identified the submission requirements for the proposed plan of condominium. Copies of all background reports and plans can be found on the [County of Grey website](#).



Map 1: Location of Subject Lands



Map 2: Proposed Aqorpions Eco Retreat

(Map 2 Courtesy of Aqorpions Eco Retreat)

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 County/Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and Municipality of Meaford Official Plan have jurisdiction over the subject property. There are no Provincial Plans in effect for this area of the County.

A public meeting for the applications has yet to be scheduled, and a detailed planning analysis has yet to be undertaken at this stage. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key Provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

Both the *Planning Act* and the Provincial Policy Statement (PPS) speak to the protection of prime agricultural lands and significant natural heritage features. The proposed development is on Rural lands, some of which have been mapped as having significant environmental features. An Environmental Impact Study has been prepared in support of this development. The PPS allows for development in Rural areas, including residential development that is locally appropriate, and resource-based recreational uses.

The PPS indicates that municipal services are the preferred form of servicing. However, in areas where municipal servicing is not feasible, individual private services can be considered. This development is proposed to be serviced via shore wells and septic systems. A Servicing Study has also been submitted with these applications.

Other sections of the PPS and the *Planning Act* include the protection of archaeological and heritage resources, and avoiding development in hazardous areas.

County of Grey Official Plan

Like the PPS, the County Plan contains policies on directing the majority of new development to settlement areas. The County Plan does permit both resource-based recreational uses and limited residential uses in the Rural designation. A County Official Plan Amendment has been triggered based on the vacant land plan of condominium and the five residential units being proposed in this development. The retreat is considered a permitted use as a resource based recreational use in the Rural designation. Development in the Hazard Lands is generally not permitted by the County Plan.

The subject lands abut Georgian Bay and large portions of the subject lands contain Significant Woodlands.

Section 8 of the Plan provides policies on roads and transportation. A Traffic Report was submitted with the applications.

Following the public and agency processes, a more thorough analysis of the PPS, as well as the County and Meaford Official Plan policies, will be undertaken with a staff recommendation.

Legal and Legislated Requirements

These applications 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 condominium and official plan amendment, beyond those normally encountered in processing such applications. The County has collected the requisite fee and peer review deposit for these applications.

Relevant Consultation

Internal: Planning

External: Municipality of Meaford, Department of National Defence, Grey Sauble Conservation Authority, required agencies under the *Planning Act*, and the public

Appendices and Attachments

None