



# Committee Report

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	February 11 <sup>th</sup> , 2021
<b>Subject / Report No:</b>	PDR-CW-08-21 Information Report
<b>Title:</b>	Hilton Head Heights Condominium 42CDM-2020-07
<b>Prepared by:</b>	Stephanie Lacey-Avon
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Meaford
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW38-21; Endorsed by County Council February 25, 2021 per Resolution CC24-21

## Recommendation

- 1. That Report PDR-CW-08-21 regarding an overview of proposed plan of condominium application 42CDM-2020-07, consisting of thirty-three (33) single detached lots on lands described as 408 Ridge Road, in the geographic Town of Meaford, Municipality of Meaford, be received for information.**

## Executive Summary

The County has received a plan of condominium (vacant land condo) application known as Hilton Head Heights (County file number 42CDM-2020-07), in the geographic Town of Meaford, Municipality of Meaford to create 33 single detached dwelling lots on the Meaford Golf Course lands. An additional 18 units are intended to form part of a separate condominium application, extending northwest along the private road. This will be processed at a later point, once additional technical reports have been submitted. There were lands forming part of the subject golf course that were previously severed in 2017, now part of a life-lease development. This is viewed as phase 1 of the subject development, even though phase 1 lands are now under separate ownership from the golf course operations. Because this proposal was for a life-lease development type, no subdivision or condominium applications were required by the County. The applicant went through a local official plan amendment, zoning by-law amendment, and consent process. New road construction will be required to serve the proposed development. Servicing will be via full municipal water and sanitary sewers. Several technical reports have been submitted with the proposed condominium application. 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 condominium application known as Hilton Head Heights (County file number 42CDM-2020-07), in the geographic Town of Meaford, Municipality of Meaford to create 33 single detached dwelling lots on the Meaford Golf Course lands. The plan of condominium being proposed is a vacant land condominium. The lands immediately to the northwest of the subject lands will form part of an additional 18-unit plan of condominium application. This is intended to be submitted for processing at a later point. Because vacant land of condominiums cannot be phased, there will be two separate condo corporations following development completion, sharing common elements (i.e. roadway) via easements.

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The proposed condominium is located at 408 Ridge Road, Meaford Golf Course. New private road construction will be required to serve the proposed development. Servicing will be via full municipal water and sanitary sewers. The subject golf course is approximately 36 acres in size, but lands to be developed only represent a fragment of that area. There are residential detached dwellings and forested lands to the north, residential detached dwellings and vacant lands to the east, residential detached dwellings to the south, and, agriculture to the west.

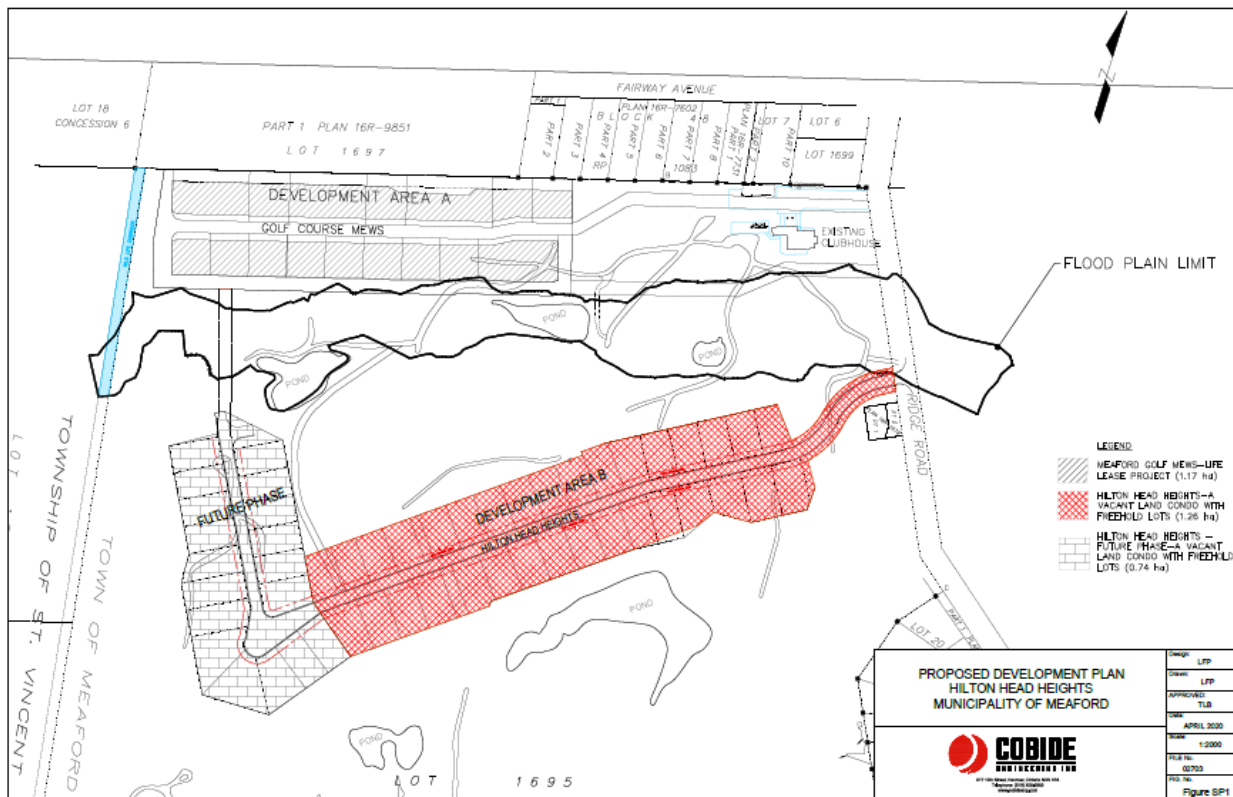
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Map 1 below shows the subject lands and surrounding area, Map 2 shows the proposed condominium plan and Map 3 shows the phasing of the proposed development. A formal survey has yet to be received for this development proposal and will be required prior to proceeding

with a public meeting.



Map 1: Airphoto of Subject Lands



## Map 2: Proposed Plan of Condominium (Courtesy of Cobide Engineering Inc.)

The proposed development required a zoning by-law amendment at the local Municipal level. This application (Z07-2020) was submitted and granted approval.

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 condominium is within the Primary Settlement Area of the geographic Town of Meaford, in the Municipality of Meaford. Full municipal services will be extended to the subject development. The PPS indicates that the preferred form of servicing in settlement areas is full municipal services.

Access to the subject site will be via a new private road, connecting to Ridge Road.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. No parkland will be proposed for this development.

Development should also avoid causing environmental or public health and safety concerns. An environmental impact study has been completed as part of the overall submission and preliminary review has been completed by the conservation authority. A golf ball spray analysis has also been completed.

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 condominium is on lands designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. These areas are typically those suitable for high intensification targets, public transit services, and have full municipal services. A minimum development density of 20 units per net hectare will be achieved for new development.

Buildings and structures are generally not permitted in the 'Hazard Lands' land use type. Much of the development is located outside of this area, and review through the various technical studies will be complete to ensure safe and environmentally sensitive development occurs. Consultation with the local conservation authority will be pertinent.

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 *full municipal water and sewage services is the preferred method of servicing*. The proposed development is intended and will be serviced by municipal services. A servicing report has been submitted as part of the proposal. Section 8.9 also includes policies that govern roads, transportation, utilities, and stormwater management. 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 condominium, beyond those normally encountered in processing a condominium 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