



# Committee Report

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	June 8, 2023
<b>Subject / Report No:</b>	PDR-CW-28-23 Roseate Subdivision Information Report
<b>Title:</b>	Roseate Subdivision (Oak and Stone Inc.) 42T-2023-02
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<b>Reviewed by:</b>	Scott Taylor
<b>Lower Tier(s) Affected:</b>	Municipality of West Grey
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW83-23; Endorsed by County Council July 22, 2023, per Resolution CC42-23.

## Recommendation

1. That report PDR-CW-28-23 regarding an overview of County Draft Plan of Subdivision Application 42T-2023-02 ('Roseate Subdivision') on lands legally described as Concession 2 West Grey Road Part Lots 57 and 58; Part Park Lot 1 North on Chester Street West; Part Park Lots 1 to 3 North on George Street West; Part of West Street and Part of Chester Street; in the geographic Township of Bentick, now in the Municipality of West Grey, be received for information.

## Executive Summary

The County has received an application for Draft Plan of Subdivision (County file number 42T-2023-02), currently referred to as 'Roseate Subdivision,' submitted by Oak and Stone Inc. The proposed development would consist of 150 new residential units (including a 60-unit apartment building and 90 townhouse units), in addition to a new public road system, sidewalks, a public park area, and stormwater management facilities. The application also seeks to permit neighbourhood-commercial uses on the ground floor of the proposed apartment building. Currently, the subject property is vacant.

A zoning by-law amendment application has also been submitted to the Municipality of West Grey. The subject lands are designated 'Primary Settlement Area,' 'Hazard Lands' and 'Rural' in the County Official Plan. The proposed structures and road network would be entirely contained within the 'Primary Settlement Area' designation while stormwater management facilities are proposed within the 'Rural' and 'Hazard Lands' designations. The development would be

serviced by full municipal services. Various technical reports were prepared as part of the application submission package. The application 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 Roseate Subdivision, would create 150 new residential units, a neighbourhood commercial space, a public park area, stormwater management facilities, and three new public roads with sidewalks.

The subject lands are approximately 15.7 hectares (38.9 acres) in area and located south of Grey Road 4 (Durham Road West) on the western border of the Primary Settlement Area of Durham. Land uses surrounding the subject property include agricultural and rural residential to the west; natural areas to the north and south; and neighbourhood residential and institutional (hospital) uses to the immediate east.

Access to the development is proposed to be from Grey Road 4 (Durham Road West) to the north, and through an extension of Chester Street West, to the east.

The subject lands are designated as 'Primary Settlement Area,' 'Hazard Lands' and 'Rural', in the County Official Plan. These lands are designated 'Residential' on Schedule A of the West Grey Official Plan. It should be noted that for the portion of lands outside of the settlement area of Durham, the West Grey Official Plan defers to the County's Official Plan policies. The lands are zoned 'Restrictive Rural' (A3), 'Natural Environment (NE),' and 'Future Development' (FD) in the West Grey Zoning By-Law.

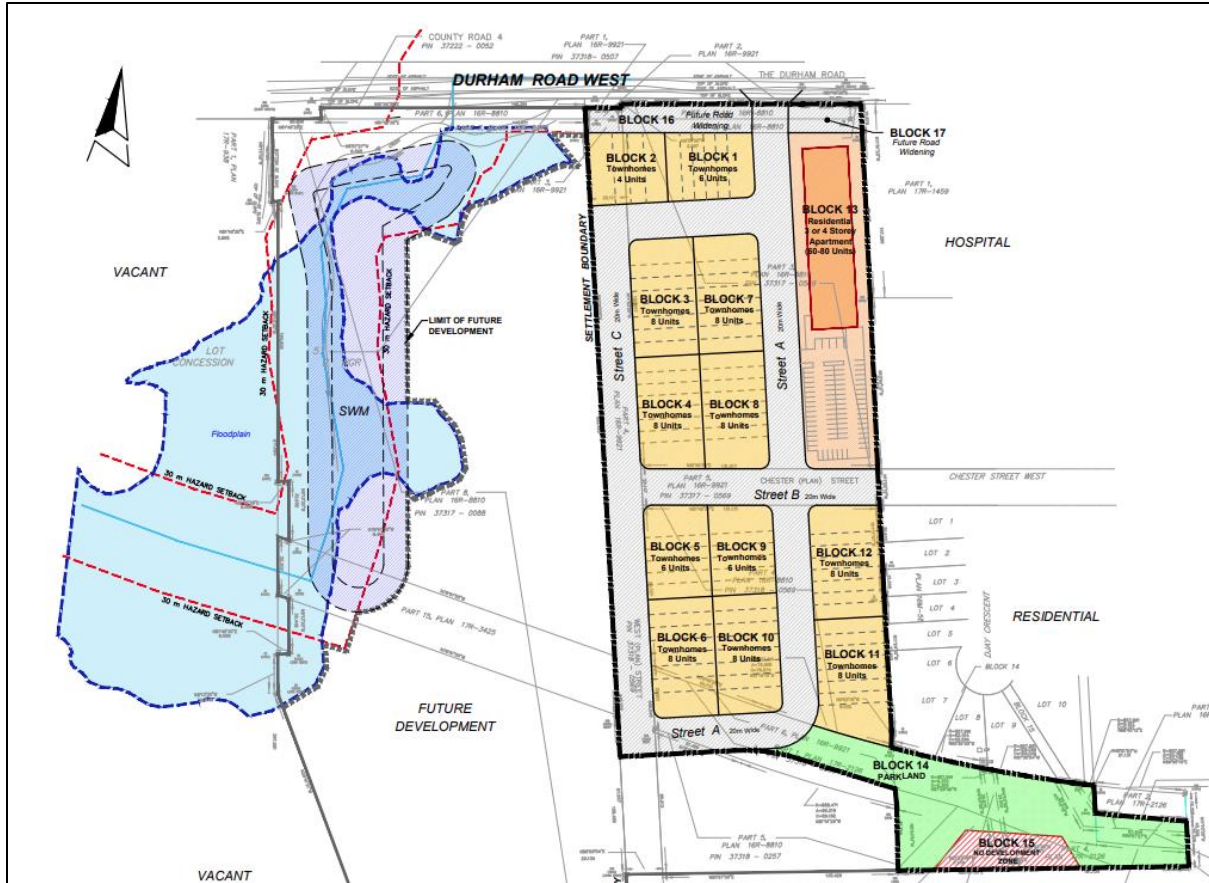
A zoning by-law amendment application to the Municipality of West Grey has been submitted and will be processed concurrently.

Map 1 below shows the subject lands highlighted in yellow and the surrounding area. Map 2 shows the concept plan for the draft plan of subdivision.

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



Map 1: Location of Subject Lands



Map 2: Roseate Subdivision Concept Plan

(Map 2 Courtesy of Georgian Planning Solutions)

### 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 the Municipality of West Grey have jurisdiction over the subject property. There are no Provincial Plans in effect for this area of the County, as the lands are outside of the Niagara Escarpment Plan area.

A public meeting for the applications has yet to be scheduled, and a detailed planning analysis has not yet been undertaken. 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*

The *Planning Act* speaks to the need to have regard for the appropriate location of growth and development; the adequate provision of a full range of housing options; protection of ecological systems; and the orderly development of safe and healthy communities.

The Provincial Policy Statement (PPS) notes that settlement areas shall be the focus of growth and development, and land use patterns shall efficiently make use of resources, infrastructure and public service facilities. In this regard, the development would locate all proposed residential and commercial uses, roads, municipal services, and public space within the Primary Settlement Area of Durham, while a stormwater management facility would be in the Rural and Hazard Lands designations. It should be noted that further development in the Rural designation would not be permitted until such time that a comprehensive review is undertaken to expand the settlement area, as per Section 1.1.3.8 of the Provincial Policy Statement.

The PPS stipulates that full municipal services are the preferred form of servicing for any new development. In this case, municipal water and sewage treatment facilities are available in Durham. A Functional Servicing Study has been prepared to determine whether servicing capacity exists to accommodate the proposed development.

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*

The subject lands are designated Primary Settlement Area, Rural and Hazard Lands on Schedule A of the County's Official Plan. Like the PPS, the County's Official Plan directs the majority of growth to fully serviced primary settlement areas. Further, the OP promotes the fulsome development of primary settlement areas to accommodate a full range of residential, commercial, industrial, recreational, and institutional land uses. The County Plan encourages a wide range of housing types, including affordable housing. At this stage the selling and rental prices of the proposed residential units are not yet known.

In contrast, development in the Hazard Lands is restricted, and development in the Rural designation is limited. Given that the subject lands straddle the settlement boundary of Durham, the concept plan shall demonstrate that the proposed development would not bias potential future expansion of the Primary Settlement Area to include lands to the west, should such an expansion be justified in the future.

Schedule B indicates a licensed Mineral Resource Extraction Area approximately 650 metres to the west, and Appendix A indicates a previous Landfill site approximately 540 metres to the east. Regarding the landfill, a Ministry of the Environment, Conservation and Parks Guideline D-4 Study was completed in 2011. Appendix B indicates the Saugeen River and Significant Valleylands 130 meters to the west; as well as Significant Woodlands north and south of the property. In this respect, an Environmental Impact Study, Stormwater Management Study and Floodplain study have been submitted to support the application.

Section 8 of the County's Official Plan provides policies on roads and transportation. A Traffic Impact Study was submitted with the application, and Grey County Transportation Services have indicated that road widening will be required along Grey Road 4. A decision is required regarding whether a new entrance to the site from Grey Road 4 will be permitted.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, County and West Grey Official Plans 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 subdivision, beyond those normally encountered in processing such applications. The County has collected the requisite fee and peer review deposit for this application.

## Relevant Consultation

- Internal: Planning, Transportation Services, and Paramedic Services
- External: Municipality of West Grey, Saugeen Valley Conservation Authority, required agencies under the *Planning Act*, and the public

## Appendices and Attachments

None.