

<b>To:</b>	Warden Hicks and Members of Grey County Council
<b>Committee Date:</b>	August 8, 2019
<b>Subject / Report No:</b>	PDR-CW-35-19
<b>Title:</b>	Centre Point South – Redline Revisions – 42T-2017-06
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Grey Highlands
<b>Status:</b>	Recommendation adopted by Committee of the Whole as presented as per Resolution <i>CW167-19</i> ;

## Recommendation

1. That PDR-CW-35-19 be received, and that in consideration of the draft plan of subdivision 42T-2017-06 and all written and oral submissions received, and the matters to have regard for under Subsection 51(24) of the Planning Act, the County of Grey Committee of the Whole hereby approves the revised plan of subdivision on lands described as Part of Lots 102 and 103, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), (geographic Township of Artemesia) in the Municipality of Grey Highlands.

## Executive Summary

The report considers proposed revisions to draft plan of subdivision 42T-2017-06 known as the Centre Point South subdivision. The current draft plan consists of a total of 380 residential units (280 detached dwellings and 100 townhouses). The revisions propose to shift the lot boundaries in the northwest corner of the subdivision to better align the street connection between this subdivision and the draft approved Dimakos subdivision to the northwest. This shift in lot boundaries would result in the loss of one detached dwelling, such that the subdivision would now be a total of 379 units. All written and verbal comments regarding the proposed revisions have been considered and it is recommended that Committee approve the revisions to the draft plan.

## Background and Discussion

The County has received a redline revision application that proposes minor changes to draft plan of subdivision 42T-2017-06 known as Centre Point South. The current draft plan consists of a total of 380 residential units (280 detached dwellings and 100 townhouses). The proposed

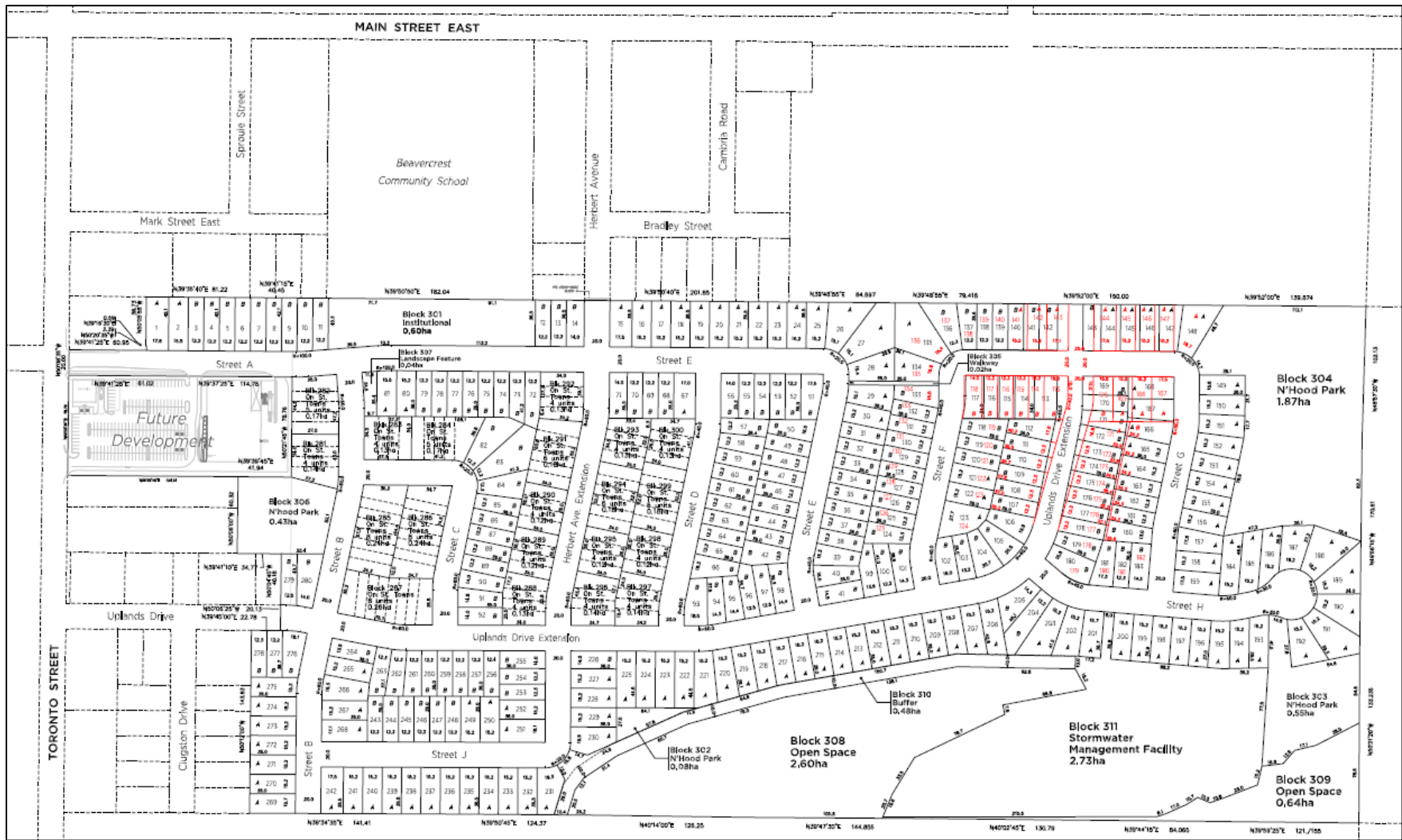
redline revision would reduce the total number of lots to 379 units (losing one single detached dwelling) and slightly shift the boundaries of some of the lots in the northwest of the subject lands to better align the street network with the abutting Dimakos subdivision, which is also draft approved. Map 2 shows the proposed revised draft plan of subdivision.

The subject lands are located at Part of Lots 102 and 103, Concession 1, geographic Township of Artemesia, in the Municipality of Grey Highlands. The property is approximately 35.7 hectares in size and are located southeast of the Grey Road 12 and Highway 10 intersection (see Map 1 – Airphoto of Subject Lands). The lots will be serviced with municipal water and sewer, which will be allocated to each phase of development as they are registered.



### Map 1: Subject Lands – Airphoto

The proposed lots would front onto a series of internal roads that have connections to Victoria Street, Herbert Avenue, and the Uplands Drive Extension through the draft approved Dimakos subdivision to the north. Access to the development will also be provided at the Toronto Street (Highway 10) and Victoria Street intersection, abutting



Map 2: Revised Draft Plan of Subdivision (Courtesy of Georgian Planning Solutions)

the recently approved grocery store. This intersection will be signalized in the future.

The applicant has submitted a Planning, Engineering, and Environmental Update Letters, and a Revised Draft Plan. More details on the subdivision and the initial draft approval can be found in the County staff report at [this link](#).

## Public and Agency Comments Received

### *Public Comments*

As part of the planning application process, there were no public comments received.

### *Agency Comments*

As part of the planning application process comments were received by the following groups, agencies and public bodies.

#### **Saugeen Valley Conservation Authority (SVCA)**

In a letter dated July 3, 2019, the SVCA notes that they have no objections to the proposed revisions.

#### **Bluewater District School Board (BWDSB)**

In an email dated June 20, 2019, the Simcoe County District School Board, on behalf of the BWDSB indicated that they have no concerns with the revisions.

#### **Municipality of Grey Highlands**

In a letter dated July 25, 2019, Grey Highlands staff noted that they have no objections with the proposed revisions.

## 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) 2014, and conform to any official plans or provincial plans that govern the subject lands. There are no provincial plans in place for this section of Grey Highlands. In this case, the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan have jurisdiction over the subject property.

## The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development, in a healthy natural environment, within a land use planning system led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of Provincial Interest, which decision makers must be consistent with when carrying out their responsibilities under the Act. The proposed revisions are minor in nature and result in improvements to the overall design to better connect the two draft approved

subdivisions (i.e. such that the Uplands Drive Extension aligns properly). The subject redline revision application, with the attached revised conditions of draft approval, have regard for matters of Provincial Interest under the *Planning Act* including Section 51(24).

## Provincial Policy Statement (PPS)

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development, infill and intensification. The subject lands have been designated for residential growth and are within a settlement area. For a development of this scale, the reduction of one lot does little to impact the density and land use efficiency of the development.

Section 1.6.6.1 of the PPS outlines the servicing hierarchy to be utilized in the Province of Ontario. At the top of the hierarchy are municipal water and sewer services. The proposed development will be serviced by municipal water and sewer services.

It can be concluded that the proposed redline revision application, with the attached revised conditions of draft approval, is consistent with the PPS.

## County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' and 'Hazard Lands' within the County Official Plan.

Similar to the provincial documents, the County Plan speaks to connected communities which maintain efficient vehicular and pedestrian connections. The proposed redline revision is the result of a minor oversight which resulted in the Centre Point South and Dimakos subdivisions not correctly aligning at the Uplands Drive extension (i.e. the two roads were slightly skewed, rather than being a 'straight through road'). This redline revision would shift some of the lot boundaries to correctly align the Uplands Drive Extension in this regard. To facilitate this alignment, one development lot had to be removed. There will be no other significant changes to the proposed plan of subdivision.

Subject to the revised conditions of draft approval attached to this report, the applications conform to the goals and objectives of the County of Grey Official Plan.

## Grey Highlands Official Plan

Grey Highlands staff have not flagged any conformity issues to the Municipal Official Plan. Based on the minor nature of the revisions no further official plan or zoning changes are needed.

## Legal and Legislated Requirements

The application has been processed in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed

redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

## Relevant Consultation

- Internal: Planning Staff, Transportation Services
- External: Municipality of Grey Highlands, agencies under the Planning Act.

## Appendices and Attachments

*Revised Conditions of Draft Approval (attached)*

Applicant: Rayville Developments (Markdale) Inc. File No.: 42T-2017-06  
Municipality: Municipality of Grey Highlands  
Location: Part of Lots 102 and 103, Concession 1 NETSR (geographic Township of Artemesia)  
Date of Decision: Date of Notice:  
Last Date of Appeal:

# NOTICE OF DECISION

## On Application for Revision to Approval of Draft Plan of Subdivision under Subsection 51(45) of the Planning Act

Draft Plan Approval was originally given by the County to Plan of Subdivision 42T-2017-06 on September 27, 2018. Revised Draft Plan Approval is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

### **PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE**

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

### **WHEN AND HOW TO FILE A NOTICE OF APPEAL**

Notice to appeal the decision to the Local Planning Appeals Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee prescribed under the Local Planning Appeals Tribunal Act, and
- (3) Include the completed appeal form from the LPAT's website.

### **WHO CAN FILE A NOTICE OF APPEAL**

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Local Planning Appeals Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

### **RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS**

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Local Planning Appeals Tribunal by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

### **HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS**

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

### **GETTING ADDITIONAL INFORMATION**

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

**Applicant: Rayville Developments (Markdale) Inc.**

**File No.: 42T-2017-06**

**Municipality: Municipality of Grey Highlands**

**Location: Part of Lots 102 and 103, Concession 1 NETSR (geographic Township of Artemesia)**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

**ADDRESS FOR NOTICE OF APPEAL**

**County of Grey**

**595-9th Avenue East**

**OWEN SOUND, Ontario N4K 3E3**

**Attention: Mr. Randy Scherzer, MCIP RPP**

**Director of Planning & Development**



Applicant: Rayville Developments (Markdale) Inc.

File No.: 42T-2017-06

Municipality: Municipality of Grey Highlands

Location: Part of Lots 102 and 103, Concession 1 NETSR (geographic Township of Artemesia)

Date of Decision:

Date of Notice:

Last Date of Appeal:

Plan of Subdivision File No. 42T-2017-06 has been revised and granted draft approval. The draft plan is hereby revised. The County's conditions of final plan approval for this draft Plan of Subdivision are amended as follows:

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No.    Conditions

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1. Condition 1 of the draft plan conditions approved on September 27, 2018 and revised on August 8, 2019 is hereby deleted and replaced with the following:

**That this approval applies to the draft Plan of Subdivision for the lands being Part Lots 102 & 103, Concession 1, Geographic Village of Markdale, Municipality of Grey Highlands, County of Grey, prepared by Georgian Planning Solutions (DWG-1758-27) revision dated May 29, 2019, showing the following:**

- a. Two hundred seventy-nine (279) single detached residential lots (Lots 1 to 279);
  - b. Nineteen (19) townhouse blocks (Blocks 280 to 299); for one hundred (100) on street townhouses;
  - c. Eleven (11) future road allowances (Street A thru Street J, Uplands Drive Extension and Herbert Avenue Extension);
  - d. One (1) institutional block (Block 300);
  - e. Four (4) municipal park blocks (Block 301, 302, 303 and 305);
  - f. One (1) walkway block (Block 304);
  - g. Three (3) open space/hazard blocks (Blocks 307, 308 and 309);
  - h. One (1) landscape feature block (Block 306); and
  - i. One (1) storm water management block (Block 310).
2. That all other conditions of draft approval as granted on September 27, 2018 remain in effect.