



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	April 14, 2022
Subject / Report No:	PDR-CW-12-22 Information and Merit Report
Title:	Loon Call Official Plan Amendment 42-08-180-OPA-12 and Plan of Subdivision 42T-2021-08
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Grey Highlands
Status:	Recommendation adopted by Committee as presented per Resolution CW54-22; Endorsed by County Council April 28, 2022 ;

Recommendation

1. That Report PDR-CW-12-22 regarding an overview of County official plan amendment 42-08-180-OPA-12 and plan of subdivision application 42T-2021-08 on lands described as Part of Lots 95, 96, and 97, Concession 1 NETSR, in the geographic Township of Artemesia, Municipality of Grey Highlands, be received for information.

Executive Summary

The County has received a plan of subdivision application known as Loon Call Grey Highlands (County file number 42T-2021-08) and an accompanying County official plan amendment (OPA) application (42-08-180-OPA-12). The proposed plan of subdivision would create 469 new lots, with 313 detached residential lots and 156 multi-attached residential units. New roads, parks, stormwater facilities, and open space blocks would also be created through the plan of subdivision.

The subject lands are primarily in designated settlement areas in both the County and Grey Highlands Official Plans. A small portion of the northwestern area of the subject lands is outside of the settlement area and proposed to be brought in through the official plan amendments. The development will be serviced via municipal water and sewer services. Various technical reports were prepared as part of the application submission packages.

Zoning by-law and municipal official plan amendment applications have also been submitted to the Municipality of Grey Highlands for this proposed development. 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 plan of subdivision, known as the Loon Call Grey Highlands development, would create 469 new lots, parks, walkways, a stormwater management facility, and open space block on approximately 33.42 hectares of land. The subject lands comprise 32.91 hectares of land owned by the developer and 0.51 hectares of land currently owned by the Municipality of Grey Highlands (the south end of their stormwater management facility). The subject lands are designated as 'Primary Settlement Area', 'Rural' and 'Hazard Lands' in the County Official Plan. Most of these lands were added to the Primary Settlement Area of Markdale in 2012 for residential development purposes. The County OPA application would re-designate approximately 5 hectares of land from the 'Rural' designation to the 'Primary Settlement Area' designation.

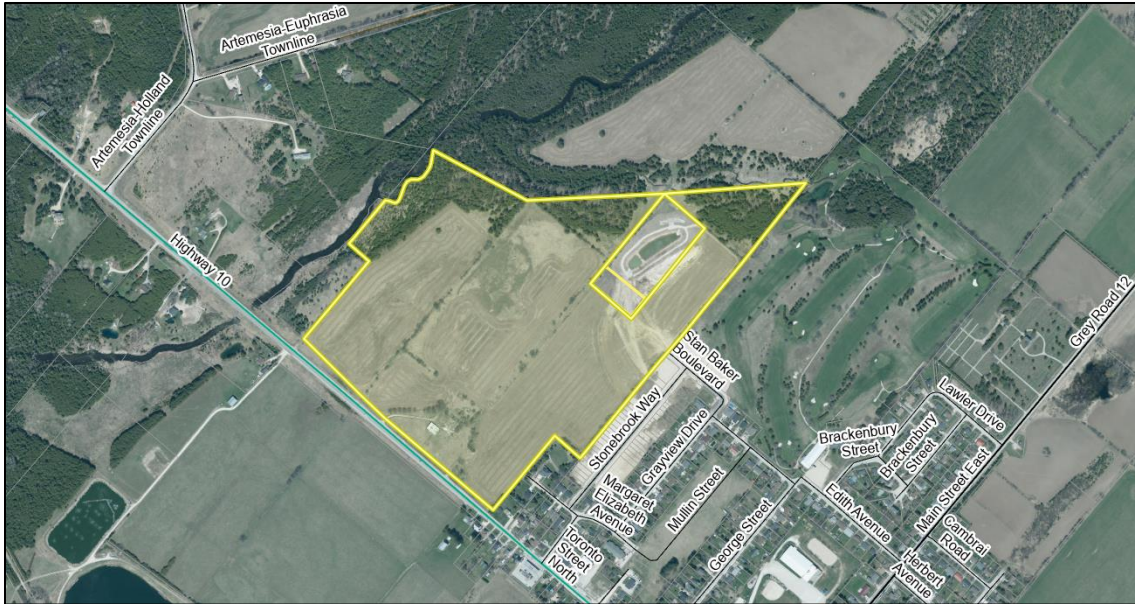
Zoning by-law and municipal official plan amendment applications have been submitted to the Municipality of Grey Highlands.

This new development would be serviced via municipal water and sewer services. The proposed lots would gain access from a series of new streets that would connect to Stan Baker Boulevard, Margaret Elizabeth Avenue, and Highway 10.

These lands are legally described as Part of Lots 95, 96, and 97, Concession 1 NETSR, geographic Township of Artemesia, Municipality of Grey Highlands. The subject lands are in the north end of Markdale and are primarily cleared with some wooded areas. Within the subject lands is a separate property, which is an existing stormwater management facility owned by Grey Highlands. This facility will be used to manage some of the stormwater from this development. Surrounding the subject lands are the Saugeen River, residential development, the golf course, and Chapmans Ice Cream.

Map 1 below shows the subject lands highlighted in yellow and the surrounding area. Map 2 shows the County Official Plan designations where red is the Primary Settlement Area, green is Hazard Lands, and white is Rural. Map 3 shows the proposed draft plan of subdivision.

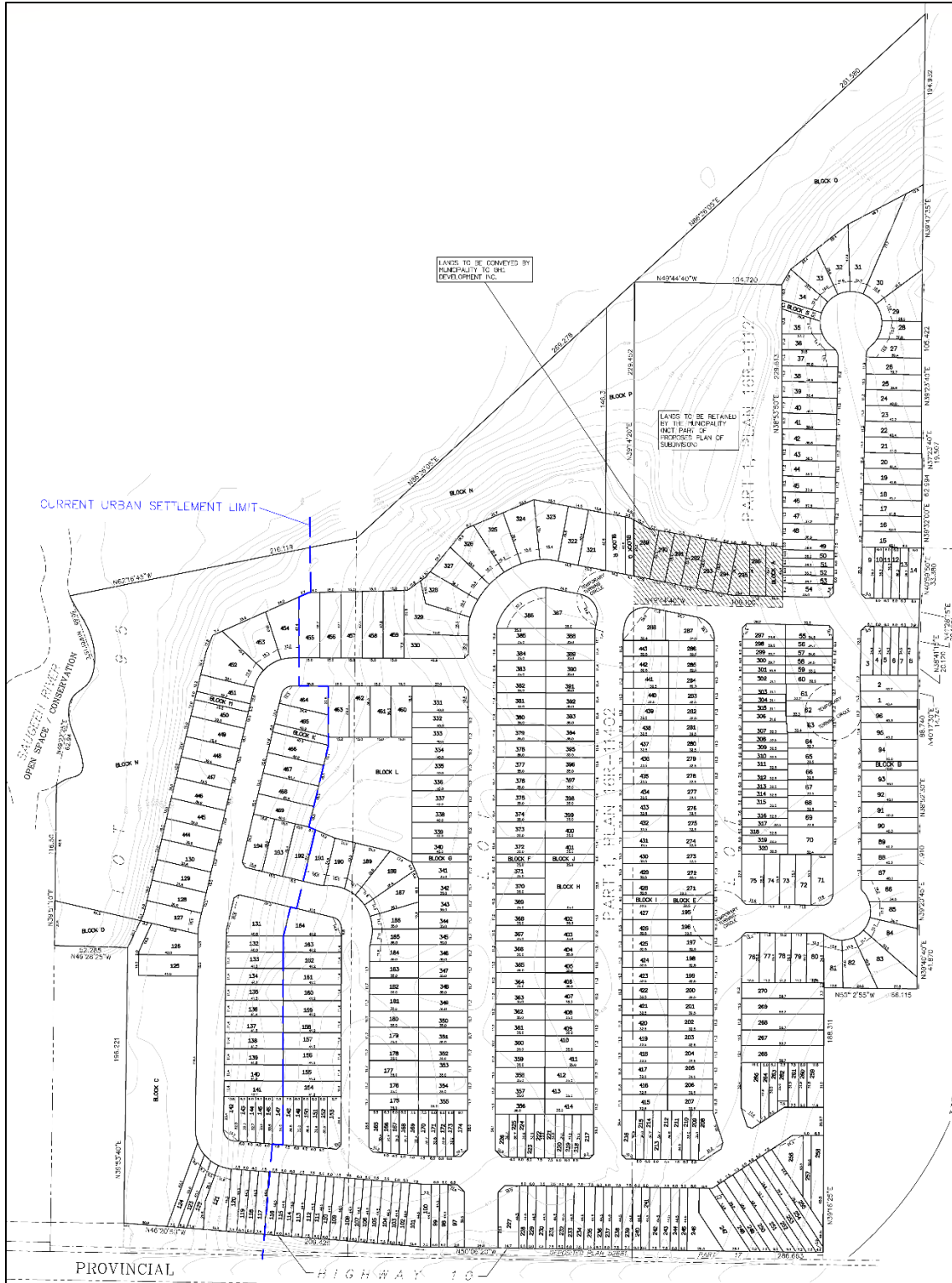
Pre-submission consultation between the proponent, the Municipality of Grey Highlands, and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [this link](#).



Map 1: Location of Subject Lands



Map 2: County Official Plan Designations



Map 3: Proposed Draft Plan of Subdivision

(Map 3 Courtesy of T.A. Bunker Surveying Ltd.)

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 Grey Highlands 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 not been scheduled yet, and a detailed planning analysis has not been 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 promoting development and redevelopment within settlement areas. The proposed plan of subdivision is primarily within an existing settlement area. Section 1.1.3.8 of the PPS contains policies with respect to expanding a settlement area and requires that a comprehensive review be submitted in support of such proposals. This section also notes that; *“In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.”*

The PPS indicates that municipal services are the preferred form of servicing in settlement areas, which is what will be utilized for this development.

Other sections of the PPS and the *Planning Act* include the protection of agricultural resources, protection of the environment, provision of safe and healthy communities, etc.

County of Grey Official Plan

Like the PPS, the County Plan contains policies on directing the majority of new development to settlement areas and only expanding settlement areas at the time of comprehensive review. As noted earlier in this report, a portion of the subject lands are Rural, but about the Primary Settlement Area of Markdale. The proposed residential development will be outside of the designated Hazard Lands on-site.

The County Plan also requires that new residential development meet a minimum density of 20 units per net hectare. The Planning Justification Report submitted with these applications notes that this minimum density has been met.

Portions of the subject lands are within and adjacent to Significant Valleylands and Significant Woodlands. An Environmental Impact Study was submitted with the applications. The subject lands are also adjacent to a former landfill site, for which a Guideline D-4 Study has been undertaken.

Section 8 of the Plan provides policies on roads and transportation. A Traffic Impact Study was submitted with the applications. Review of these applications will require input from the Ministry of Transportation, County Transportation Services, and Grey Highlands.

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

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 subdivision 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 and Transportation Services
- External: Municipality of Grey Highlands, Ministry of Transportation, Saugeen Valley Conservation Authority, required agencies under the *Planning Act*, and the public

Appendices and Attachments

None