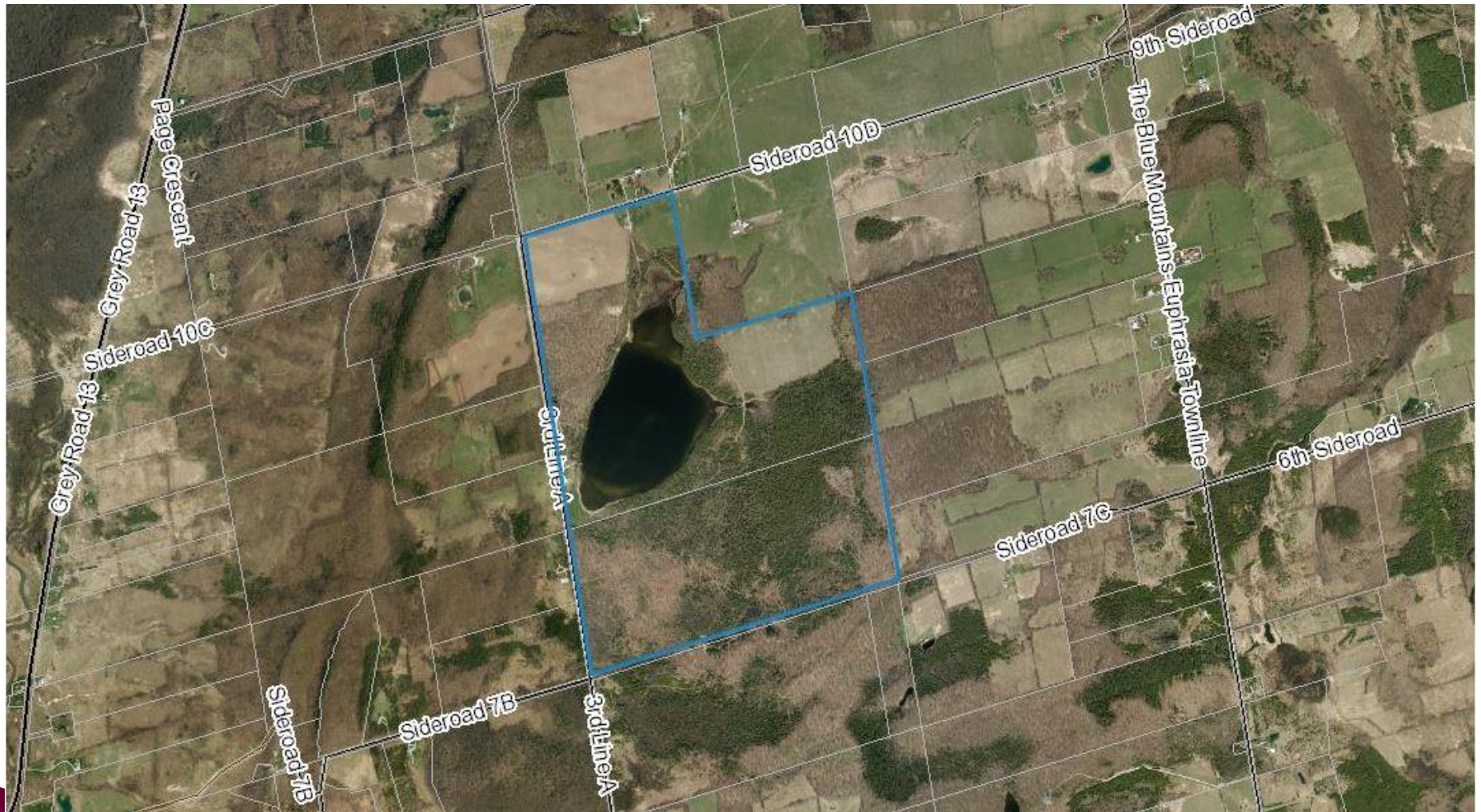




# 42-CDM-2008-11 & Niagara Escarpment Plan Amendment PG 203-14 - Kerbel

Plan of Condominium and Niagara Escarpment Plan  
Amendment Applications  
Geographic Township of Euphrasia,  
Municipality of Grey Highlands

# 42-CDM-2008-11: Subject Lands







- } The subject property and applications have a significant history to them.
- } In 1990 a Niagara Escarpment Plan Amendment (NEPA) was approved to permit 8 dwelling units on the property.
- } In 2008 the proponents came forward with a Grey Highlands Official Plan Amendment and a Plan of Condominium for the 8 dwelling unit proposal.
- } Niagara Escarpment Development Permit applications were also submitted.
- } A public meeting was held for the County and Municipal applications on May 3, 2010.
- } After significant amounts of public and agency input the proposal was reduced to 5 dwelling units on-site.

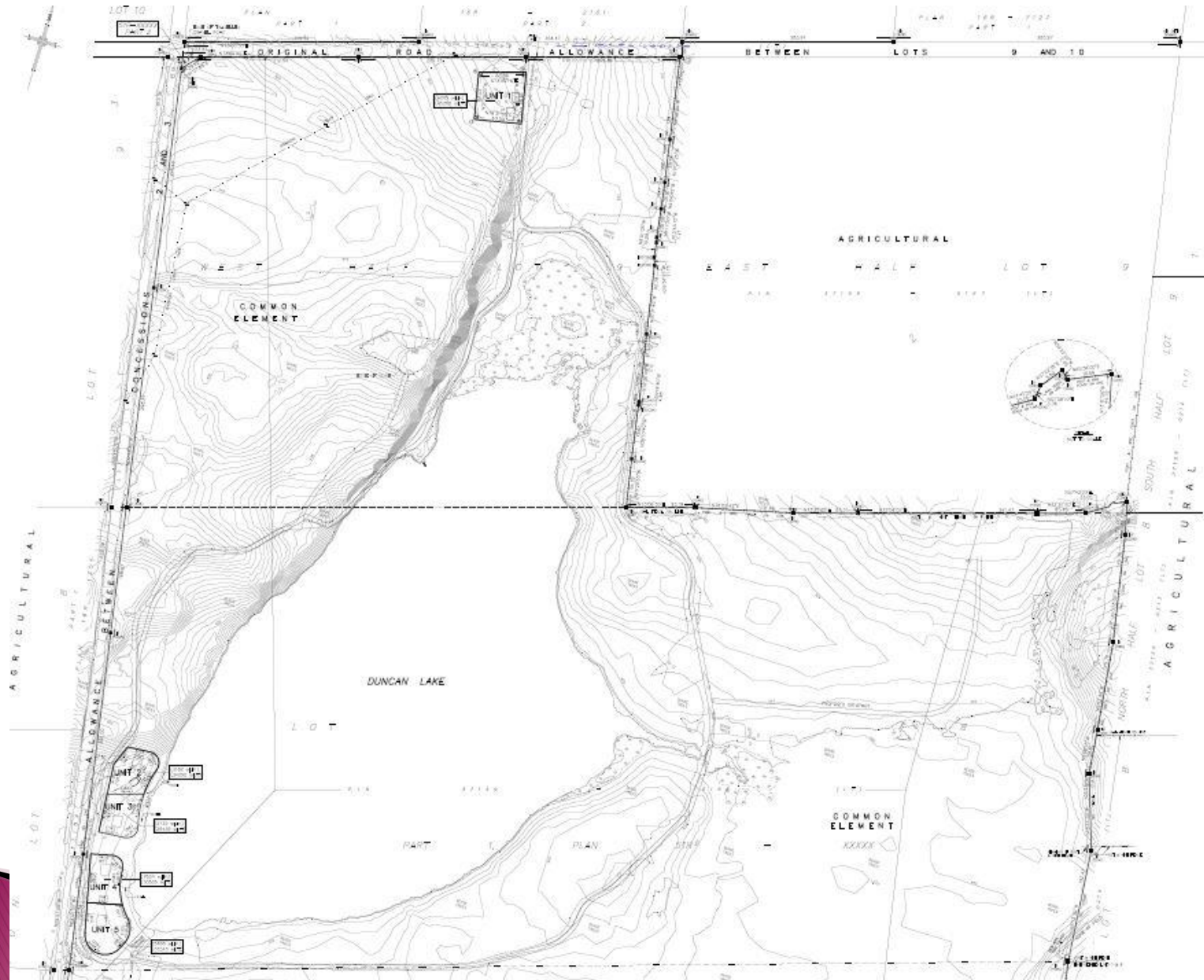


- } Concerns were received with respect to the applications regarding;
- Impacts on Duncan Lake,
  - Impacts on the natural environment, including endangered species,
  - Impacts on ground and surface water and the presence of karst topography on-site,
  - Impacts on neighbouring farming operations,
  - Impacts on the Niagara Escarpment
  - The condition of the internal road,
  - The size of the dwelling units being proposed,
  - Will the proposed units become rental resort units,
  - Concerns over future expansion, and
  - Concerns that the development will impact property values.

Agency comments received shared some of those same concerns, but through further study and conditions the agency comments were ultimately addressed.



- } The Niagara Escarpment Commission has requested comments on proposed NEPA PG 203-14.
- } The proposed NEPA would echo the recent approvals of the Niagara Escarpment Development Permit applications, and Grey Highlands Official Plan Amendment 18, which would permit 5 total dwelling units on-site.
- } The NEPA would remove the previous permissions in the Niagara Escarpment Plan for 8 dwelling units on-site and now only permit 5 dwelling units.



# 42-CDM-2007-07 & NEPA PG 203-14: Summary

- } A thorough review of the *Planning Act*, Provincial Policy Statement, and the County of Grey Official Plan, has been provided within Report PDC-PCD-01-15.
- } Changes have been made to the condominium application in response to comments received and additional technical reports prepared.
- } Agency comments on the applications have been addressed and recommended conditions of draft approval have been submitted.
- } County staff are satisfied that the proposed Plan of Condominium, subject to the draft conditions, and proposed NEPA PG 203-14;
  - have regard for matters of Provincial Interest under the *Planning Act*,
  - are consistent with the Provincial Policy Statement, and
  - conforms to the goals and objectives of the County Official Plan.



# 42-CDM-2007-07 & NEPA PG 203-14: Recommendations

WHEREAS the County has received plan of condominium application 42-CDM-2008-11 for lands described as Lots 7 and 8, and Part of Lot 9, Concession 2, geographic Township of Euphrasia, Municipality of Grey Highlands;

AND WHEREAS Municipality of Grey Highlands Official Plan Amendment 18 has been approved by the County of Grey;

AND WHEREAS the corresponding Development Permit applications have been approved by the Niagara Escarpment Commission;

AND WHEREAS the Niagara Escarpment Commission has recently requested comments on proposed Niagara Escarpment Plan Amendment PG 203-14 for these same subject lands;

NOW THEREFORE BE IT RESOLVED THAT Report PDR-PCD-01-15 be received;

AND THAT in consideration of the draft plan of condominium and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Grey County Planning and Community Development Committee hereby approves plan of condominium File 42-CDM-2008-11, subject to the conditions set out in the Notice of Decision;

AND THAT the County support proposed Niagara Escarpment Plan Amendment PG 203-14 to allow for the approval of a five-unit plan of condominium on the subject lands;

AND THAT staff be directed to forward this report onto the Niagara Escarpment Commission as the County of Grey's comments on Niagara Escarpment Plan Amendment PG 203-14.