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| <b>To:</b>                     | Warden Halliday and Members of Grey County Council  |
| <b>Committee Date:</b>         | February 22, 2018   |
| <b>Subject / Report No:</b>    | PDR-CW-09-18 Information Report   |
| <b>Title:</b>                  | Centre Point South Plan of Subdivision 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 as presented per Resolution CW69-18; Endorsed by County Council March 8, 2018 per Resolution CC30-18; |

## Recommendation

1. That Report PDR-CW-09-18 regarding an overview of proposed application 42T-2017-06, to establish a plan of subdivision consisting of three hundred and ninety-three (393) lots on lands described as Part of Lot 102, Concession 1, (geographic village of Markdale) in the Municipality of Grey Highlands, be received for information.

## Executive Summary

The County has received a plan of subdivision application (County file number 42T-2017-06) to create a total of 393 lots within the settlement area of Markdale. The subdivision will be comprised of 293 single detached lots (in two separate lot sizes), and 100 townhouses. Servicing to the proposed subdivision will be via municipal water and sewer services. Various technical reports have been submitted with the proposed subdivision application, as well as a zoning by-law amendment to the Municipality of Grey Highlands. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. The Municipality of Grey Highlands will be holding a public meeting for the applications in the near future. 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 subdivision application that proposes to create 393 lots, as well as parkland, open space, and stormwater management blocks in the settlement area of Markdale. The subject lands are located at Part of Lots 102 and 103, Concession 1, geographic

village of Markdale, in the Municipality of Grey Highlands. The subject lands are 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 proposal is to service the new lots with municipal water and sewer.

The proposed lots would front onto a series of internal roads which have connections to Uplands Drive, Victoria Street, Herbert Avenue, and a future road in the draft approved Dimakos subdivision to the north. The intersection at Highway 10 and Victoria Street will be signalized as per the recommendations of this development and the future grocery store, which abuts this development.

The subject lands are currently vacant; however, there is an existing draft approved plan of subdivision dating back to the early 1990's on the westerly portion of the lands. Should the current proposed subdivision be approved, the existing draft approval will be withdrawn.



**Map 1: Airphoto of Subject Lands (Courtesy of C.C. Tatham & Associates)**

Surrounding the proposed development are residential developments (existing and proposed), Beavercrest Community School, some churches, and the recently approved commercial development that includes a grocery store. Grey Gables is located in close proximity to the southern end of this proposed development, across Highway 10.

The proposed development also requires an amendment to the Municipality of Grey Highlands

Zoning By-law.

Pre-submission consultation between the proponent, the Municipality of Grey Highlands and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Functional Servicing Report,
3. Stormwater Management Report,
4. Species at Risk Assessment,
5. Traffic Impact Study, and
6. Stage 1 and 2 Archaeological Assessment.

Copies of all background reports and plans can be found at [this link](#)

## *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 Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Municipality of Grey Highlands Official Plan all have jurisdiction over the subject property. There are no Provincial Plans in place for this section of Grey Highlands.

## *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 subdivision is within a settlement area that is serviced by municipal water and sewer services. The PPS indicates that the preferred form of servicing for settlement areas is full municipal services. Although the Municipality does not currently have enough servicing capacity to service the proposed development, they are undertaking an optimization program that should provide the required capacity. Servicing capacity is currently available for the existing draft approved lots, which could be transferred over to the initial phases of the proposed development. Further phased registration could also be considered, depending on the timing of the servicing optimization approval.

The supply of an adequate range of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing a mixture of single detached housing and townhouses.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision would exceed the standard 5% parkland dedication, and would provide vehicular and pedestrian access to a number of neighbouring uses and facilities, including a walkway to Beavercrest School. A Traffic Impact Study has been prepared for this development, along with the recently approved commercial development that abuts the proposed subdivision.

The protection of municipal drinking water supplies and species at risk are also required by the PPS. In the background technical reports, consideration has been given to these features.

Through the detailed agency review, Municipal and County staff will be seeking further comments on these matters.

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 subdivision is designated as 'Primary Settlement Area' and 'Hazard Lands' within the County Official Plan. Parts of the subject lands are also identified as a Wellhead Protection Area, Other Identified Wetlands, and Significant Woodlands.

Primary Settlement Areas are identified as principal centres in which to focus new residential growth in the County. The County Plan sets an average residential development density of 20 units per net hectare within this designation, but generally defers to detail Municipal Official Plan policies and development standards.

Section 2.8 of the County Plan provides policies on the Hazard Lands, Other Identified Wetlands, and Significant Woodlands. In pre-submission consultation with Municipality, the Saugeen Valley Conservation Authority, and the County, the need for an Environmental Impact Study was not identified, provided a Species at Risk assessment was completed. Development is generally not being proposed within the Hazard Lands, Woodlands, or Wetlands on this site.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan are policies which govern roads, transportation, and Wellhead Protection Areas. These 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 subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

## Relevant Consultation

- Internal: Planning, Transportation Services, Housing, and Long Term Care Staff
- External: Municipality of Grey Highlands, required agencies under the *Planning Act*, and the public.

## Appendices and Attachments

*None*