

<b>To:</b>	Warden Halliday and Members of Grey County Council
<b>Committee Date:</b>	June 14, 2018
<b>Subject / Report No:</b>	PDR-CW-22-18 Information Report
<b>Title:</b>	Stonebrook Phase II Plan of Subdivision 42T-2018-02
<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 CW154-18; Endorsed by County Council on June 28, 2018.

## Recommendation

1. That Report PDR-CW-22-18 regarding an overview of proposed plan of subdivision application 42T-2018-02, consisting of twenty-four (24) townhouse units on lands described as Part of Lot 98, Concession 1, (geographic Township of Artemesia) in the Municipality of Grey Highlands, be received for information.

## Executive Summary

The County has received a plan of subdivision application known as Stonebrook Phase II (County file number 42T-2018-02) to create 24 new townhouse units on five blocks within the settlement area of Markdale. Four other blocks will also be created for future road extension purposes. The subdivision will connect to the draft approved Stonebrook Phase I via the new 'Street A' and also connect to the existing Grayview Drive. 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 on June 20, 2018. 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, known as Stonebrook Phase II, that proposes to create nine blocks, comprised of two new streets and 24 townhouse units. The

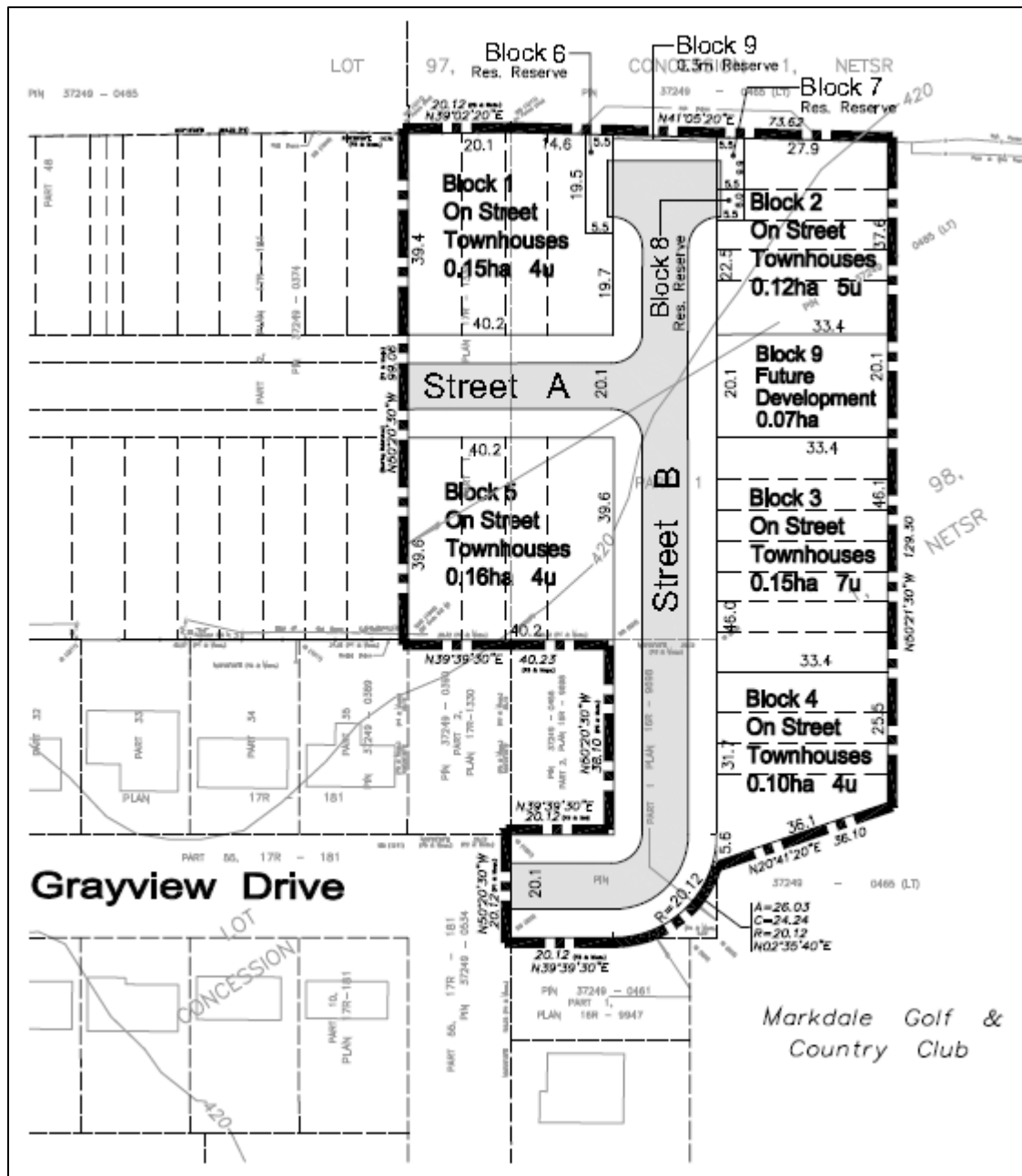
proposed subdivision is located on Part of Lot 98, Concession 1, geographic Township of Artemesia, in the Municipality of Grey Highlands. The subject lands are approximately 1.2 hectares in size and are located in the northwest end of Markdale abutting the golf course. Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



**Map 1: Airphoto of Subject Lands**

The proposed lots would front onto a series of internal roads (Streets A and B) that will have connections to Grayview Drive and Stonebrook Phase I. The proposal is to service the new lots with municipal water and sewer. Future road connections are also being left to the neighbouring golf course lands, as well as the farm field to the northwest. The subject lands are currently vacant.

Stonebrook Phase I has been draft approved for 55 townhouse units. A link to the Phase I draft plan of subdivision has been included in the Attachments section of this report.



**Map 2: Proposed Plan of Subdivision**

(Map 2 Courtesy of Georgian Planning Solutions and Design Plan Services)

Surrounding the proposed development are the golf course lands, residential dwellings, and farmlands (in the settlement area) which are proposed for future development.

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. These

submission requirements have now been met, following the recent submission of the Stage 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. Servicing capacity is currently available for the proposed lots; however there are other developments in the application process that are also vying for this same capacity. The Municipality is undertaking an optimization program of their wastewater treatment that should provide the required capacity. A decision on the wastewater treatment optimization is expected to come very soon.

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 two sizes of townhouse units.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision would provide connections to other neighbouring developments, as well as future road connections to abutting lands. Sidewalks are being proposed in this subdivision. Parkland has not been proposed at this time, as the lands abut a golf course, and instead cash-in-lieu is being utilized.

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 on lands designated as 'Primary Settlement Area' in the County Official Plan. 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 detailed Municipal Official Plan policies and development standards.

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 stormwater management. Similar to Phase I, Phase II is proposing to convey stormwater onto the abutting lands, where a combined management system is being

proposed. County Official Plan 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 and Housing
- External: Municipality of Grey Highlands, required agencies under the *Planning Act*, and the public.

## Appendices and Attachments

[Stonebrook Phase I Draft Plan of Subdivision](#)