



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	February 27, 2020
Subject / Report No:	PDR-CW-16-20
Title:	Wilder Lake Subdivision Information Report
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Township of Southgate
Status:	Recommendation adopted by Committee as presented per Resolution CW49-20; Endorsed by County Council March 12, 2020 per Resolution CC35-20;

Recommendation

1. That Report PDR-CW-16-20 regarding an overview of proposed plan of subdivision application 42T-2019-04, consisting of twenty nine (29) single detached residential parcels and one lot containing the existing buildings associated with the golf course on lands described as Part of Lots 2, 3 and 4, Concession 21, Township of Southgate, geographic Township of Egremont, be received for information.

Executive Summary

The County has received a plan of subdivision application known as Wilder Lake (County File Number 42T-2019-04) that proposes to create a 29-lot estate residential development within the Inland Lakes and Shoreline designation. The site is to be accessed from Southgate Sideroad 26 and would follow the existing internal road to the clubhouse. The subject lands are developed as the Homestead Golf Course and Winter Resort. The intent would be to maintain the golf course use on the subject lands in conjunction with the proposed residential development. A lot which would contain the golf course buildings is also being proposed as part of this subdivision. The proposal is to service the lots with individual wells and septic systems in accordance with the Ontario Building Code requirements. Various technical reports have been submitted with the proposed subdivision application, as well as a zoning by-law amendment to the Township of Southgate. The applications and supporting studies will be circulated to

prescribed agencies and the public for review and comment. 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 (42T-2019-04), known as the Wilder Lake Subdivision which proposes to create 29 single detached residential lots as well as a lot that would contain existing buildings on site that are associated with the existing golf course. Three open space blocks that will contain stormwater retention ponds are also proposed as part of the development.

The subject lands are located in the Inland Lakes and Shoreline designation that is located adjacent to Wilder Lake. The subject lands are described as Part of Lots 2, 3, and 4, Concession 21, Township of Southgate, geographic Township of Egremont.

The site is to be accessed from Southgate Sideroad 26 and would follow the existing internal road to the clubhouse. Further internal roads are proposed to be constructed to provide access to the proposed lots.

The subject lands are developed as the Homestead Golf Course and Winter Resort which currently contains a clubhouse, restaurant and rental accommodation (cottages) along the shore of Wilder Lake. The intent would be to maintain the golf course use on the subject lands in conjunction with the proposed residential development. The proposal is to service the lots with individual wells and septic systems in accordance with the Ontario Building Code requirements.

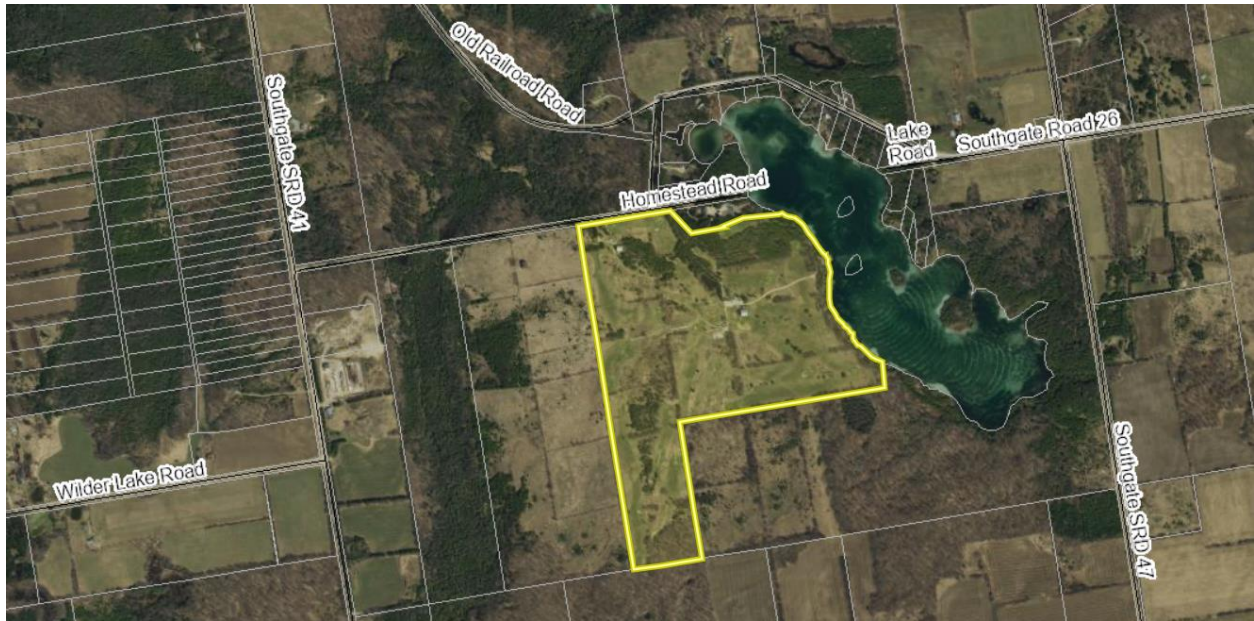
Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.

This site is located on the western shore of Wilder Lake. Surrounding land uses include the existing golf course lands, farmland, vacant lands, and residential uses. An existing landfill site exists approximately 1km to the west of the proposed subdivision.

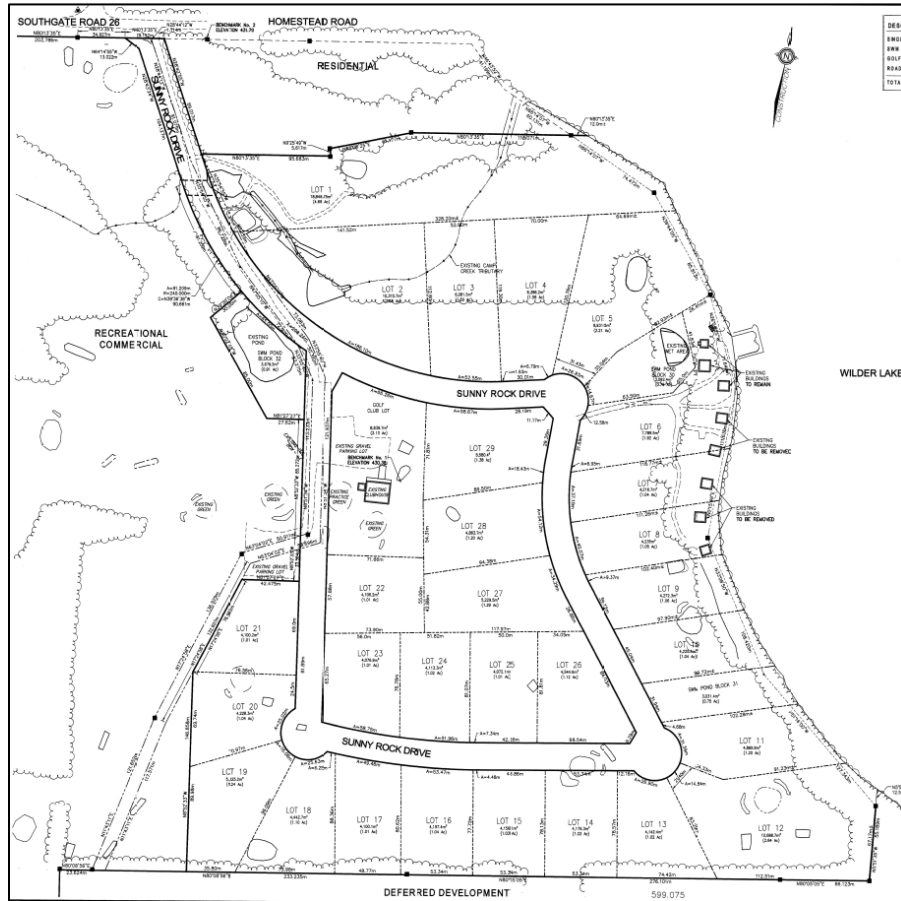
The proposed development also requires an amendment to the Township of Southgate's zoning by-law.

Pre-submission consultation between the proponent, the Township of Southgate, the Saugeen Valley Conservation Authority, and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [select link for copies of all background reports and plans](#).

Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision (Courtesy of GM BluePlan)



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 Township of Southgate Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of the County.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas. The proposed plan of subdivision is within an existing settlement area (Inland Lakes and Shoreline) that will be serviced via individual wells and septic systems. While, the PPS indicates that the preferred form of servicing for settlement areas is full municipal services; there are no full municipal services near the site. The PPS does contemplate new development on private servicing within rural areas and smaller settlement areas such as this.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing new single detached lots, which are the common form of housing in and around Wilder Lake.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision will provide connections to adjacent roads, however based on the density of development, sidewalks are not being proposed at this time. The existing golf course surrounding the proposed subdivision would provide an opportunity for recreational space.

The protection of significant environmental features is also required through the legislation and policy. The County Official Plan does identify Significant Woodlands along the shoreline of Wilder Lake as well as an Earth Science Area of Natural and Scientific Interest (ANSI) south of the subject lands. An Environmental Impact Study was conducted, examining the potential for impacts on these features as well as other features identified on site. A Hydrogeological Study and Servicing Options Report were also prepared to examine if the site can be serviced with private wells and septic systems without impacting the lake. These technical reports will be reviewed by agencies as part of the review process.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Inland Lakes and Shoreline', 'Rural', and 'Hazard Lands' in the County Official Plan. Inland Lakes and Shoreline designations are identified as locations which contemplates development of this nature at appropriate densities for the level of servicing available. The proposed plan of subdivision is primarily located within the Inland Lakes and Shoreline designation. The Planning Justification Report does note that portions of some of the proposed lots (Lots 18, 19 and 20) are located outside of the settlement area boundary but that the building envelopes for these lots are primarily located within the settlement area boundary. Section 9.1 of the County Official Plan indicates that the boundaries between the land use types shown on Schedule A are approximate except where they coincide with physical features such as roads, rail corridors, rivers and streams. Where such features do not exist, the exact determination of boundaries is the responsibility of the County and that the County may permit alterations from these boundaries where it is satisfied the intent of the Plan is being maintained. The Inland Lakes and Shoreline designation does not coincide with a physical feature and therefore permitting minor alteration from the boundary can be considered. The Planning Justification Report requests that the County interpret the building envelopes as wholly within the Inland Lakes and Shoreline Area designation as 'the proposal represents a logical road and lot layout while optimizing the area for development'. County staff see merit in this request.

Schedule B of the County Official Plan does identify an Aggregate Resource Area on the subject lands which is located outside of the Inland Lakes and Shoreline designation. An Aggregate Potential Letter of Opinion was submitted with the applications.

Appendix A of the County Official Plan identifies an existing landfill site which is approximately 600 metres from the subject property and about 1 kilometre from the proposed subdivision. Studies are required for any proposed development within 500 metres of a landfill site, however given the separation a D-4 Study is not required.

The County Plan also requires the protection of cultural and archaeological resources. A Stage 1 – 2 Archaeological Assessment was conducted for this development.

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. County Official Plan policies will be further assessed following agency review and the public process.

Township of Southgate Official Plan

The subject lands are designated as 'Inland Lakes and Shoreline' and 'Rural' in the Township Official Plan. Similar to the County Official Plan, this property is also within the settlement area boundaries in the Township Plan.

Other Official Plan policies in the Township Plan mimic those in the County Plan and the PPS. The Township Official Plan does require a Visual Impact Study to be submitted for any proposed development within the Inland Lakes and Shoreline and Visual Impact Study has been submitted with the applications. A more thorough analysis of the Township Official Plan policies will follow the 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 Staff
- External: The public, Township of Southgate, and required agencies under the *Planning Act*.

Appendices and Attachments

None