

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	April 11, 2024
<b>Subject / Report No:</b>	Plan of Subdivision 42T-2023-06 / PDR-CW-15-24
<b>Title:</b>	Beaver Valley Development Group Subdivision Information Report
<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

1. That Report PDR-CW-15-24 regarding a proposed plan of subdivision application (County file number 42T-2023-06), known as the Beaver Valley Development Group subdivision, on lands legally described as Lots 6, 11, 12, 13, 20, 21, and 22 and Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and Part of McLean Street and Part of Purdy Steet, Registered Plan No. 168 and Part of Lot 7 Concession 5, geographic township of Euphrasia, now 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-2023-06), known as Beaver Valley Development Group subdivision. This proposed draft plan of subdivision would create a series of blocks for residential, recreational, and mixed-use development, in addition to blocks for future development, natural heritage, open space, and stormwater management. Individual residential or commercial development lots or units are not being created at this time. Additional applications will be required prior to any individual block being developed.

Access to the site will be from Grey Road 7, off the existing Talisman Mountain Drive. Full municipal water and sewer services are proposed for this development. The subject lands are currently designated for development in the County and Grey Highlands Official Plans, as well as in the Niagara Escarpment Plan.

Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Staff are recommending that this report be received for information purposes at this time.

# Background and Discussion

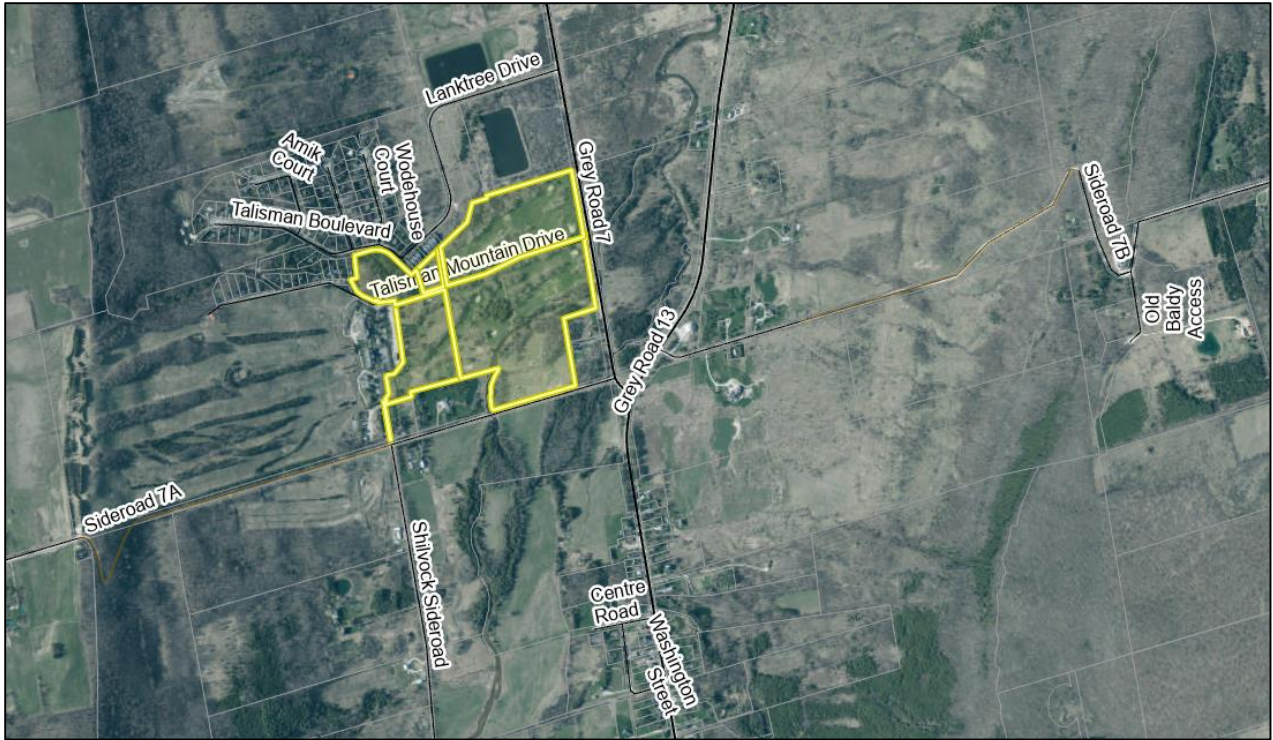
The proposed plan of subdivision would create individual blocks of land for the following purposes:

- Recreation / Mixed Use (Block 1),
- Residential (Blocks 2, 3, and 4),
- Future Development (Block 5),
- Stormwater Management (Block 6),
- Natural Heritage (Blocks 7 and 8), and
- Natural Heritage / Open Space (Blocks 9 and 10).

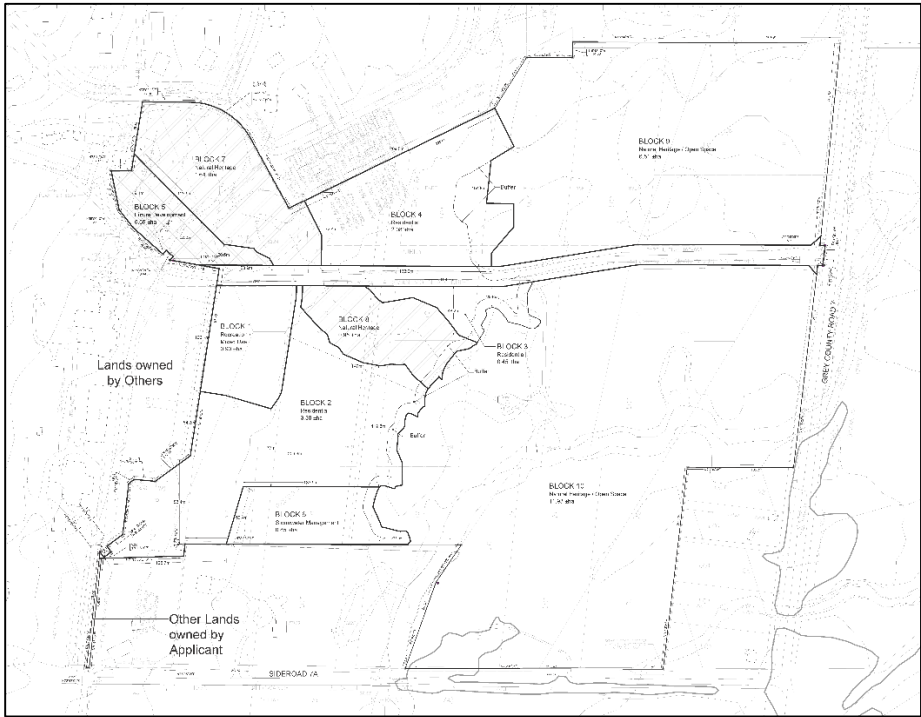
No individual residential or commercial lots are being created through this block plan of subdivision. Instead, blocks are being created which will be developed at a later date through future development applications (i.e., plan of condominium or site plan applications).

Map 1 below shows the subject lands (highlighted in yellow) and surrounding area, while Map 2 shows the proposed draft block plan of subdivision, and Map 3 shows a concept plan for the development. Just to be clear however, the current block plan of subdivision, if approved, would create the blocks shown in Map 2. Map 3 is simply a concept plan for the lands, to demonstrate how individual blocks could be developed in the future via separate development applications. No further development applications have been submitted to the County or the Municipality of Grey Highlands at this time. It is estimated that the proposed development will include up to 370 residential units in the form of townhouses and multiple attached units. Commercial, community, and recreational uses are also envisioned for the site.

The development will be accessed from Talisman Mountain Drive, which connects to Grey Road 7. Full municipal water and sewer services are proposed for this development.



Map 1: Airphoto of the Subject Lands and Surrounding Area



Map 2: Proposed Draft Plan of Subdivision

(Map 2 Courtesy of Beaver Valley Development Group)



### Map 3: Proposed Concept Plan

(Map 3 Courtesy of Beaver Valley Development Group)

The subject lands are legally described as Lots 6, 11, 12, 13, 20, 21, and 22 and Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and Part of McLean Street and Part of Purdy Steet, Registered Plan No. 168 and Part of Lot 7 Concession 5, geographic township of Euphrasia, now in the Municipality of Grey Highlands. Municipally these lands are known as 150 Talisman Mountain Drive. The subject lands are approximately 30.48 hectares in size. As per Map 3 above, only a portion of the subject lands are being contemplated for development and much of the lands will remain as natural heritage or open space.

These lands are designated 'Escarpment Recreation Area' and 'Niagara Escarpment Plan Area' on Schedule A of the County Official Plan (OP). The proposed development is within the portions of the lands designated as Escarpment Recreation Area. Appendix B to the OP identifies watercourses, Other Wetlands, and Significant Valleylands on the subject lands.

The subject lands are in the Beaver Valley, north of Kimberley. These lands are below the former ski hill that was previously used as part of the Talisman development which also included a golf course. The former ski resort buildings are in separate ownership, and not a part of the current plan of subdivision application. Surrounding the subject lands are a mixture of residential, recreational, and natural land uses.



Pre-submission consultation between the developer, the Municipality, the Niagara Escarpment Commission (NEC), the Grey Sauble Conservation Authority (GSCA), and the County identified the submission requirements for the application. Several studies have been submitted in support of the subject application. Copies of all background reports and plans can be found on the [County of Grey website](#).

## *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 as well as the County and Municipal Official Plans that govern the subject lands. In this case, the Niagara Escarpment Plan, County of Grey Official Plan, and Municipality of Grey Highlands Official Plan have jurisdiction over the subject property.

A detailed planning analysis has yet to be undertaken for this proposed development. A public meeting has not yet been scheduled for the plan of subdivision application. 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*

The *Planning Act* speaks to the need to have regard for the suitability of land for growth and development; the adequate provision of a full range of housing options; protection of ecological systems; the adequate provision of utilities and municipal services, and the orderly development of safe and healthy communities.

The PPS speaks to designating lands to be the focus of growth and development, and that land use patterns shall efficiently make use of land and infrastructure. The subject lands are designated for development in both the County and Grey Highlands Official Plans.

The PPS stipulates that full municipal services are the preferred form of servicing for any new development. Municipal water and sewer services are proposed for this development.

Other sections of the PPS and the *Planning Act* include the protection of significant archaeological resources and avoiding development in hazardous areas or significant natural heritage areas.

## *Niagara Escarpment Plan (NEP)*

The subject lands are designated as 'Escarpment Recreation Area' and 'Escarpment Natural Area' in the NEP. The proposed development is within the Escarpment Recreation Area portions of the property. This designation allows for residential, commercial, and recreational land uses, and is used in Grey Highlands and Town of The Blue Mountains in the skiing and resort areas. Niagara Escarpment Development Control has been lifted for portions of the subject lands including the majority of those contemplated for development.

## County of Grey Official Plan

The subject lands are designated 'Escarpment Recreation Area' and 'Niagara Escarpment Plan Area' on Schedule A of the County's Official Plan. Section 6.1(6) of the County Plan states; *"The Escarpment Recreation Area land type, in addition to the designated settlement areas, will generally be the focus of growth within the County."* This designation further defers to the NEP and municipal planning documents for detailed development criteria in this designation.

Furthermore, the County Plan promotes a full range of housing types within settlement and growth areas. The estimated selling price of the future residential dwellings is unknown at this time. Development is encouraged to exemplify compact design which can have the effect of promoting walking, along with other forms of active and public transportation. The proposed concept plans envision trails and walkable forms of development for these lands.

An Environmental Impact Study has been conducted in accordance with section 7 of the County Plan to address both any mapped or unmapped environmental features on-site.

Section 7.2 of the County Plan directs new development away from Hazard Lands. Although Schedule A to the County Plan does not map Hazard Lands within the Niagara Escarpment Plan area, the Hazard Lands are mapped in the Grey Highlands Official Plan and zoning by-law. GSCA staff have been involved in the pre-submission consultation discussions and will be a key partner in reviewing the natural hazard elements of this subdivision application.

Section 8 of the County's Official Plan provides policies on roads and transportation. A Traffic Impact Study was submitted with the application.

A Stage 1-2 Archaeological assessment has been submitted by the applicant. Staff have encouraged the applicant to undertake early engagement with Indigenous partners, including the Saugeen Ojibway Nation (SON) and others.

## Municipality of Grey Highlands Official Plan

The subject lands are designated as 'Recreation Area' and 'Hazard Lands' on Schedule A to the Grey Highlands Official Plan. Grey Highlands policies mimic a number of the policy topics discussed above in the provincial legislation and policy sections of this report.

County staff have not undertaken a detailed planning analysis at this time. Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, NEP, County and Grey Highlands Official Plans will be undertaken with a staff recommendation.

## Legislated Requirements

This plan of subdivision application will be processed in accordance with the *Planning Act*.

## Financial and Resource Implications

There are no anticipated financial or resource considerations associated with the proposed subdivision, beyond those normally encountered in processing such applications. The County has collected the requisite fee and peer review deposit for this application.

## Relevant Consultation

- Internal: Planning and Transportation Services
- External: the public, Municipality of Grey Highlands, and prescribed agencies as required by the *Planning Act*

## Appendices and Attachments

None.