

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	August 8, 2024
<b>Subject / Report No:</b>	Parkbridge Merit Report / PDR-CW-43-24
<b>Title:</b>	County Official Plan Amendment 8, Parkbridge Christie Beach
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Meaford and Town of The Blue Mountains

## Recommendation

1. That report PDR-CW-43-24 regarding an overview of County Official Plan Amendment # 8 ('Parkbridge Christie Beach') be received; and
2. That the proposal proceeds to a Public Meeting to consider an amendment to the County of Grey Official Plan on lands designated 'Rural' and 'Hazard Lands' to re-designate the lands to 'Recreational Resort Settlement Area' and 'Hazard Lands' on lands described as Part of Lots 10 and 11, Concession 1, and Part of Lots 10 and 11, Concession 2, geographic Township of St. Vincent, now in the Municipality of Meaford, provided the Municipality is prepared to hold a joint public meeting for the County and Municipal Official Plan Amendment applications.

## Executive Summary

Grey County has received a County official plan amendment (OPA) application, initiated by Parkbridge Lifestyle Communities Inc. A similar OPA application has also been received by Meaford to re-designate the lands in the Municipality's official plan. If approved, the proposed County OPA would redesignate the subject lands from the 'Rural' and 'Hazard Lands' designations to the 'Recreational Resort Settlement Area' and 'Hazard Lands' designations. These OPAs, if approved, would facilitate the construction of what Parkbridge describes as a "resource-based recreation development with a mix of recreational, community, residential, commercial uses, public parks and trails, a public community centre, and a Village Centre". Within the residential portion of the development, the proposal includes as much as 1,250 dwelling units, while the commercial component would contain as much as 2,322 square metres (25,000 square feet) of retail/service commercial space. The lands subject to the OPA are approximately 135 hectares in size, and are primarily vacant with the exception of an existing dwelling on a portion of the lands. The proposed development will be serviced with municipal water and sewer services and have access off Highway 26 and Christie Beach Road, via an extension of 39<sup>th</sup> Sideroad.

This report recommends that the Committee receives the report for information and that the proposed County OPA proceeds to a joint public meeting with the Municipality of Meaford. A thorough planning analysis will be undertaken following the agency and public commenting process.

## Background and Discussion

Parkbridge Lifestyle Communities Inc. recently submitted County official plan amendment (OPA) # 8 application to permit the expansion of the 'Recreational Resort Settlement Area' designation, on approximately 135 hectares of land in the Municipality of Meaford. Currently the subject lands designated as 'Rural' and 'Hazard Lands' in the County official plan. The Municipality of Meaford is processing a similar OPA to redesignate the lands in the Meaford Official Plan. These OPAs, if approved, would permit a *"resource-based recreation development with a mix of recreational, community, residential, commercial uses, public parks and trails, a public community centre, and a Village Centre"* (as described by Parkbridge). This proposed development includes as much as 1,250 dwelling units and 2,322 square metres (25,000 square feet) of retail/service commercial space. Although only the OPAs have been submitted to date, should the OPAs be approved, further zoning by-law amendment and plan of subdivision or condominium applications would also be required for this development.

The subject lands are described as Part of Lots 10 and 11, Concessions 1 and 2, geographic Township of St. Vincent, now in the Municipality of Meaford, municipally known as 207145 Highway 26. This site is approximately 4 kilometres east of downtown Meaford, in the eastern end of the Municipality. Directly to the east of the proposed development is the Lora Bay development in the Town of The Blue Mountains.

Land uses surrounding the subject property include the following:

- the St. Vincent County Forest to the west,
- Georgian Bay and shoreline residential dwellings / vacant lots (in the 'Inland Lakes and Shoreline Settlement Area' designation) to the north,
- shoreline residential dwellings and the Lora Bay development to the east (in the 'Recreational Resort Settlement Area' designation), and
- Highway 26, some residential development, and natural lands to the south.

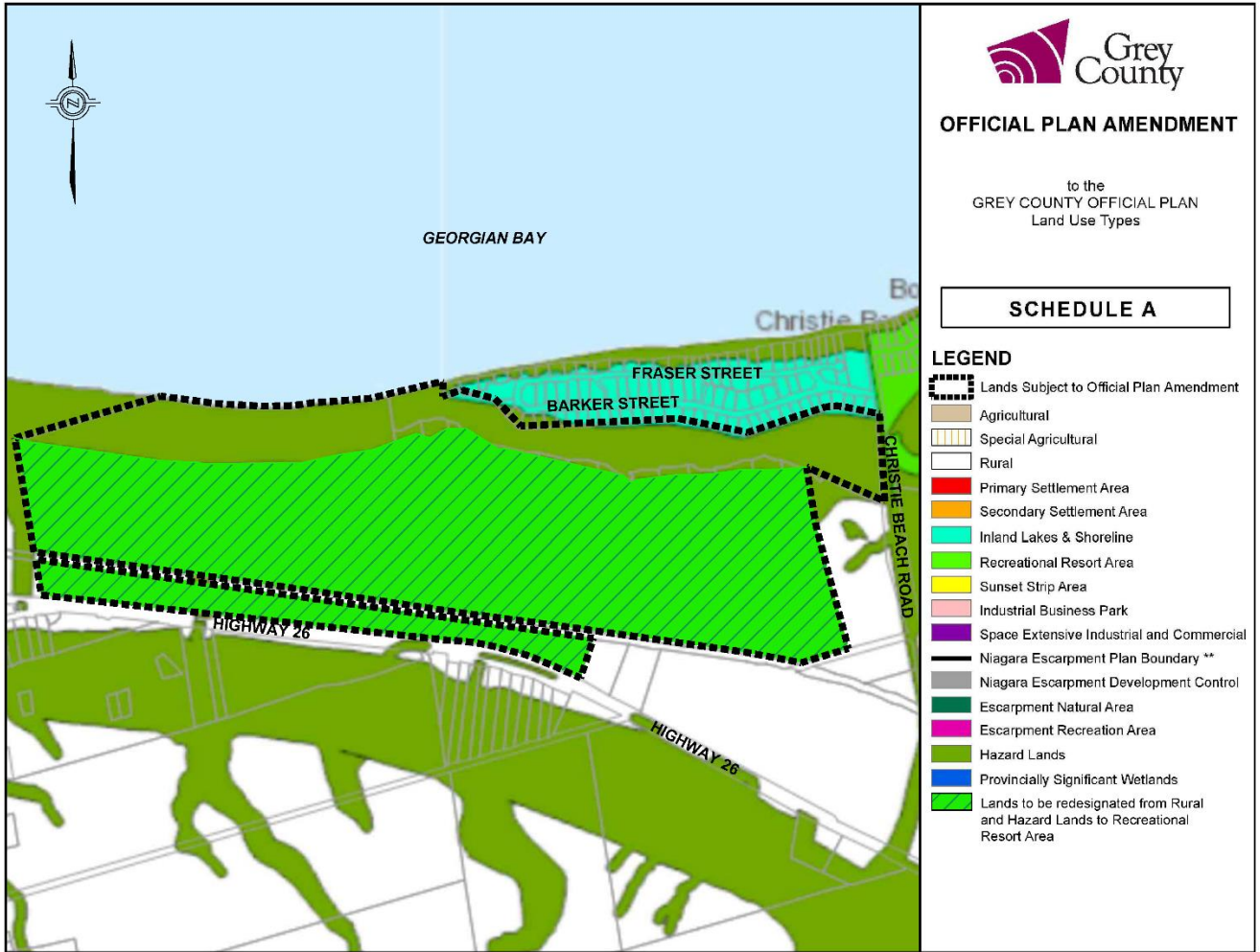
Access to the development would be provided by two accesses to Highway 26, and one access from Christie Beach Road via an extension of 39<sup>th</sup> Sideroad. The Georgian Trail also bisects the subject lands. This development is proposed to be serviced via municipal services, which may be extended from the Primary Settlement Area of Meaford, from the Lora Bay development in Town of The Blue Mountains, or via the construction of new treatment plants on the subject lands. Given the proposed servicing options, the Municipality of Meaford and the Town of The Blue Mountains will be key review agencies for these development applications. Further servicing work and an environmental assessment would be required to determine the preferred option, should the OPA applications be approved.

Map 1 shows the subject lands highlighted in red. Map 2 shows Schedule A of the County's official plan, indicating the portions of the property subject to the amendment, and Map 3 provides a proposed community demonstration plan.



### Map 1: Air Photo of Subject Lands and Surrounding Area

Pre-submission consultation between the Municipality and the County identified the submission requirements for the OPA applications. Copies of all background reports and plans can be found on the [County of Grey Website](#).



Map 2: Subject Property with Proposed Official Plan Amendment Boundaries (Map 2 courtesy of Parkbridge)



**Map 3: Proposed Community Demonstration Plan (Map 3 courtesy of Parkbridge)**

### *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 or County/Municipal official plans that govern the subject lands. In this case, the County of Grey and the Municipality of Meaford official plans have jurisdiction over the subject property. There are no provincial plans in effect for this area of the County.

A joint public meeting has not yet been scheduled for these OPA applications. The proponent has held some open houses and public information sessions on the development, most recently in February 2023. At this time, a detailed planning analysis has not been undertaken. 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 appropriate location of growth and development; the adequate provision of a full range of housing options; protection of ecological systems; and the orderly development of safe and healthy communities.

The PPS notes that settlement areas shall be the focus of growth and development, and land use patterns shall efficiently make use of resources, infrastructure, and public service facilities. The subject lands are not currently designated as a settlement area, but are adjacent to both the Inland Lakes and Shoreline Settlement Area and the Recreational Resort Settlement Area. An approval of the OPAs would expand the current Recreational Resort Settlement Area boundary to permit an additional 135 hectares of land to be included within the settlement area (with the exception of any designated Hazard Lands). Section 1.1.3.8 of the PPS stipulates that any expansion of an existing settlement area requires a comprehensive review.

At this time, staff are evaluating these OPA applications against the 2020 PPS. However, should the draft 2024 Provincial Planning Statement (also referred to as the PPS) be approved, then this application may need to be consistent with the updated PPS. The current draft PPS 2024 contains transition provisions which indicate that any decisions rendered after the 2024 PPS approval need to be consistent with the amended PPS, rather than the PPS in effect when the application was received. This is particularly noteworthy for these applications as the draft PPS 2024 proposes the following:

- a) removing the necessity for a comprehensive review, and
- b) requiring municipalities to utilize the Ministry of Finance 25-year population and employment growth forecasts.

For item (b) this would be a shift for Grey County, as the County currently uses the growth forecasts in the County Official Plan, which are based off the County's 2021 Growth Management Strategy. The Ministry of Finance 25-year population projections are significantly higher than the forecasts in the current County Official Plan. The County and the Municipality will be jointly peer reviewing the developer's comprehensive review, as it pertains to both the County's current Growth Management Strategy and the Ministry of Finance 25-year population projections.

The PPS stipulates that full municipal services are the preferred form of servicing for any new development. Any new development on the subject lands of the scale being proposed will require connection to full municipal services. A preliminary Master Servicing Study has been prepared which provides options for how the proposed development could be serviced.

Other sections of the PPS and the *Planning Act* include the protection of archaeological and natural heritage resources, as well as avoiding development in hazardous areas. An Archaeological Assessment and an Environmental Impact Study has been prepared for this development.

## *County of Grey Official Plan*

The subject lands are designated Rural and Hazard Lands on Schedule A of the County's Official Plan. Like the PPS, the County's Official Plan directs the majority of growth to fully serviced settlement areas. Development within the Hazard Lands is generally not permitted. With respect to the Hazard Lands on-site, further consultation with Grey Sauble Conservation Authority (GSCA) will be required to determine the feasibility of developing in proximity to the Hazard Lands.

Appendix A to County Plan maps portions of the subject lands as being within Intake Protection Zones 2 and 3, as well as an Event-based Area. Appendix B to the Plan maps some

watercourses and Significant Woodlands on the subject lands. Appendix E to the Plan also maps shale resources on the subject lands.

A Planning Justification Report and a Comprehensive Review has been submitted in support of the subject applications.

Following the public and agency processes, a more thorough analysis of the Planning Act, PPS, County and Meaford official plans will be undertaken with a staff recommendation.

## Legislated Requirements

These applications will be processed in accordance with the *Planning Act*.

## Financial and Resource Implications

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

## Relevant Consultation

- Internal: Planning
- External: The public, Municipality of Meaford, Town of The Blue Mountains, and required agencies under the *Planning Act*

## Appendices and Attachments

[DRAFT Official Plan Amendment # 8](#) (as drafted by Parkbridge)