

<b>To:</b>	Warden Matrosovs and Members of Grey County Council
<b>Committee Date:</b>	January 23, 2025
<b>Subject / Report No:</b>	PDR-CW-06-25
<b>Title:</b>	Musial Subdivision 42T-2021-06 Information Report
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Grey Highlands

## Recommendation

1. That report PDR-CW-06-25 regarding an overview of County draft plan of subdivision application 42T-2021-06, known as the Musial subdivision, on lands legally described as Part of Lots 16 and 17, Concession 9, geographic Township of Osprey, now in the Municipality of Grey Highlands, be received for information.

## Executive Summary

The County received an application for draft plan of subdivision (County file number 42T-2021-06), known as the Musial plan of subdivision. The proposed development consists of 16 single detached dwellings on individual lots. A new road extension will connect to Mill Bridge Road to John Street (east of Grey Road 2). Lands for a future road allowance are also being provided to connect to the property to the south. Individual private wells and septic systems are being proposed to service this development.

A corresponding zoning by-law amendment application has been submitted to the Municipality of Grey Highlands for this proposed development.

This proposed subdivision is within the 'Secondary Settlement Area' designation. Various technical reports were prepared as part of the application submission package. The application and supporting studies were circulated to prescribed agencies and the public for comment. A public meeting has not yet been scheduled for the development. 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, known as the Musial subdivision, will create 16 new residential lots, each to contain a single detached dwelling. A new road extension will connect

Mill Bridge Road to John Street, while also leaving a future road allowance to connect to lands to the south. The subject lands contain some frontage off Grey Road 2, but the 16 lots will all front onto the new internal subdivision road referenced above. This subdivision is proposed to be serviced by individual private wells and septic systems. Municipal services do not exist in this area of Grey Highlands.

The subject lands are legally described as Part of Lots 16 and 17, Concession 9, geographic Township of Osprey, now in the Municipality of Grey Highlands. This site is approximately 8 hectares in size. This property is in the south end of Feversham, on the east side of Grey Road 2. Surrounding the subject lands are a mix of residential, farmland, and natural landscapes.

The County Official Plan designates the subject lands as 'Secondary Settlement Area'. Appendix B to the County Plan also maps 'Significant Woodlands, the Beaver River, and 'Significant Valleylands' near the subject lands, but not on the development property.

The proposed development also requires a zoning by-law amendment from the Municipality of Grey Highlands, which has been submitted and is being processed concurrently with the plan of subdivision.

Pre-submission consultation between the developer, the Municipality, and the County identified the submission requirements for the proposed plan of subdivision. The required studies have been submitted in support of the subject applications. Copies of all background reports and plans can be found on the [County website](#).

Map 1 below shows the subject lands outlined in pink, while Map 2 shows an excerpt of the proposed draft plan of subdivision.



## Map 1: Location of Subject Lands



## Map 2: Proposed Musial Plan of Subdivision

(Map 2 Courtesy of Design Plan Services Inc.)

### *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 Planning Statement (PPS) 2024, and conform to any provincial plans or County/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 have jurisdiction over the subject property. There are no provincial plans in effect for this area of the County.

A detailed planning analysis has yet to be undertaken for this proposed development. A public meeting has not yet 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:

- appropriate location of growth and development,
- adequate provision of a full range of housing options,
- protection of ecological systems, and
- 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 land and infrastructure. The subject lands are in a designated settlement area in the County and Grey Highlands Official Plans.

The PPS stipulates that full municipal services are the preferred form of servicing for any new development, but does allow for private individual services where full municipal services or communal services are not available. In support of this development, the developer has submitted a servicing options study which recommends the use of individual private services, as well as a hydrogeological and geotechnical investigation.

Other sections of the PPS and the *Planning Act* include the protection of archaeological and heritage resources, and avoiding development in significant natural heritage or hazard areas. An Archaeological Assessment has been submitted with the development applications, as well as a Species at Risk Assessment. Staff have encouraged the applicants to undertake early engagement with Indigenous communities, including the Saugeen Ojibway Nation (SON) and others. There is no hazard lands mapped on the subject property.

### *County of Grey Official Plan*

The subject lands are designated Secondary Settlement Area on schedule A of the County's Official Plan. Similar to the PPS, the County's Official Plan directs the majority of growth to settlement areas. The County Plan promotes a full range of housing types and commercial uses within settlement areas. However, settlement areas which do not have municipal services are limited in their ability to provide for certain types of housing or commercial uses based on the need to service the lands with wells and septic systems. The estimated selling price of these future single detached dwellings is not yet known.

As noted above, the County Plan does not map any significant natural heritage features on the subject lands, but notes that there are some in proximity to these lands.

Section 8 of the County's Official Plan provides policies on roads and transportation. County Transportation Services, in addition to Roads staff at the Municipality of Grey Highlands, will be reviewing this proposed development.

### *Municipality Grey Highlands Official Plan*

Similar to the County Official Plan, the Municipal Official Plan designates the subject lands as 'Secondary Settlement Area'. Many policies in the Grey Highlands Plan mimic those discussed above in the PPS and County Official Plan sections of the report.

Following the public and agency processes, a more thorough analysis of the Planning Act, PPS, County Official Plan, and Grey Highlands Official Plan 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 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
  - Contribution to Climate Change Action Plan Targets – review will be undertaken as part of the final staff report stage.
- External: the public, Municipality of Grey Highlands, and prescribed agencies as required by the *Planning Act*

## Appendices and Attachments

None.