

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	May 22, 2025
Subject / Report No:	PDR-CW-30-25
Title:	Toronto Street Subdivision 42T-2025-04 – Information Report
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Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Municipality of Grey Highlands

Recommendation

1. That report PDR-CW-30-25 regarding a proposed plan of subdivision application (County file number 42T-2025-04), known as the Toronto Street Subdivision, on lands municipally known as 263 and 269 Toronto Street South, Markdale in the Municipality of Grey Highlands, be received for information.

Executive Summary

The County has received an application for a draft plan of subdivision (County file number 42T-2025-04), known as the Toronto Street Subdivision. The proposed development would create a total of 166 new residential units, including 72 lots for single-detached dwellings and 94 townhouse units. The concept plan also includes a 0.93-hectare commercial block, stormwater management block, open space / parkland, and a sewage pumping station. New internal public roads would be constructed to service the proposed development, including road extensions from surrounding lands. The subject lands currently consist of two properties, both of which contain single-detached dwellings, which are proposed to be removed to facilitate the proposed development. The lands are located within the Primary Settlement Area of Markdale but include a large Hazard Lands (wetland) feature. Modifications to the Hazard Lands boundaries are proposed through a concurrent zoning by-law amendment. The development would be serviced by full municipal servicing.

Following the public and agency review process, a thorough planning analysis and recommendation will be provided. A public meeting for the applications has not yet been scheduled. Staff are recommending that this report be received for information purposes at this time.

Background and Discussion

The subject lands consist of two separate parcels (municipally known as 263 and 269 Toronto Street South), which are collectively approximately 19.5 hectares in size. Both parcels currently contain single-detached dwellings, and the larger parcel is used for farming purposes. The subject lands have frontage on the east side of Toronto Street South (Highway 10) and are located on the south-eastern boundary of Markdale, within the settlement area.

The proposed plan of subdivision would consist of a total of 166 new residential units, including 72 lots for single-detached dwellings and 14 townhouse blocks proposing to cumulatively house 94 units. The concept plan also includes a 0.93-hectare commercial block with frontage on Toronto Street South (Highway 10), a stormwater management block, 0.64 hectares of open space / parks, and a sewage pumping station. New internal public roads would be constructed to service the proposed development, including a new access road onto Toronto Street South, and extensions of Clugston Drive and Fitzgerald Street from the north-west. One additional road stub has been included to provide future access to lands to the south-east, towards the rear portion of the subject lands. The development would be serviced by full municipal sewer and water services.

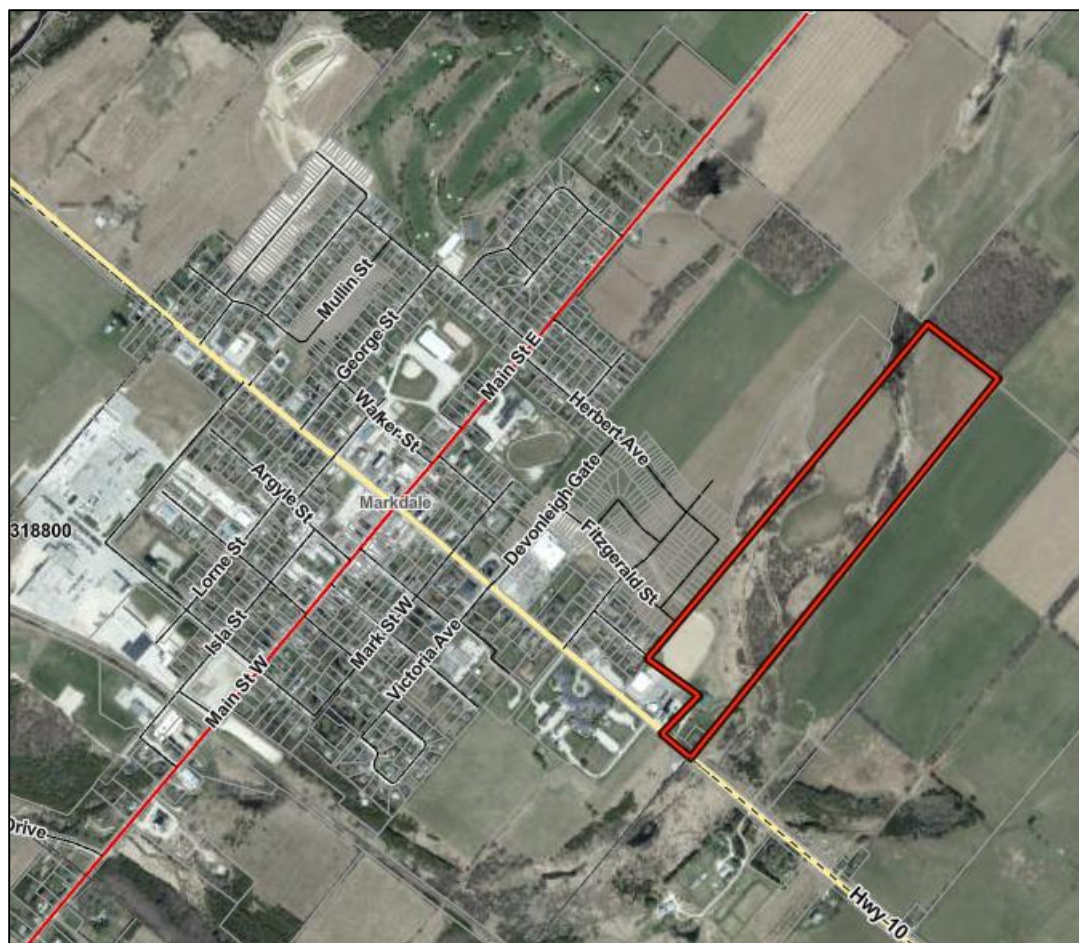
The subject lands are designated Primary Settlement Area and Hazard Lands on Schedule A of the Grey County Official Plan; and Neighbourhood Area, Hazard Lands, and Employment Area in the Municipality of Grey Highlands' Official Plan. The property is currently zoned Development (D) and Hazard (H) in the Municipality of Grey Highlands' Zoning By-Law 2004-50. An amendment to the Grey Highlands Zoning By-Law has been submitted concurrently with the draft plan of subdivision application. The purpose and effect of the proposed zoning by-law amendment is to rezone the lands to Residential exemption (R-x), Residential Multiple (RM), Open Space (OS), Open Space exception (OS-x) for the stormwater facility, Hazard (H), and Highway and Service Commercial (C2) for the commercial block. It is noted that the zoning by-law amendment seeks approval to alter the existing Hazard boundaries.

Surrounding land uses include an approved residential subdivision to the north-west, and commercial uses (including a gas station, restaurants and box stores) abutting to the southwest. Institutional uses, including Grey Gables Long-term Care home, and the new Markdale Hospital are located directly across Toronto Street. Lands to the east are vacant and used for agricultural purposes.

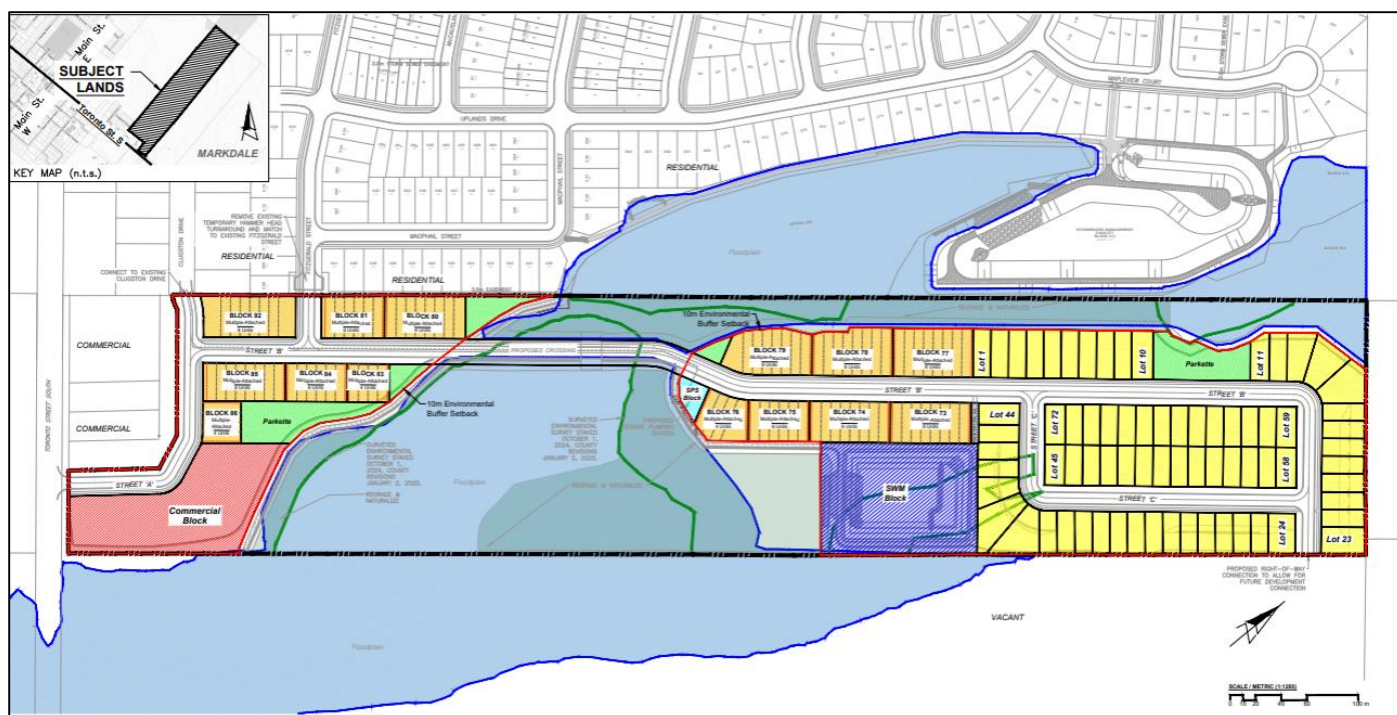
Various studies have been submitted in support of the development, and copies of all background reports and plans can be found on the [County of Grey website](#).

Pre-submission consultation between the developer, the Municipality, County and Saugeen Valley Conservation Authority (SVCA) identified the submission requirements for the applications.

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



Map 1: Subject Lands



Map 2: Proposed Concept Plan

(Map 2 Courtesy of Georgian Planning Solutions)

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 part of the County.

A detailed planning analysis has yet to be undertaken for this development. A public meeting for the zoning by-law amendment and subdivision application has not yet been scheduled. 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

Section 2 of the *Planning Act* speaks to the need to have regard for matters of provincial interest, including (a) the protection of ecological systems; (b) the protection of agricultural resources; (e) the supply, efficient use and conservation of energy and water; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; (h) the orderly development of safe and healthy communities, (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; and the (p) appropriate location for growth and development, amongst other matters.

The PPS provides policy direction to enable the guiding principles of the *Planning Act*. 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. Chapter 2.1 directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents.

Chapter 3.6 of the PPS stipulates that full municipal services are the preferred form of servicing for new development within settlement areas, to support protection of the environment and minimize potential risks to human health and safety. The proposed development would rely on full municipal services, and a Functional Servicing Report has been prepared.

Chapter 5.2 of the PPS speaks to natural hazards, noting that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazard, unless safe access can be adequately demonstrated. A Flood Hazard Study has been prepared to support the proposed development, and County staff will be seeking to understand how safe access may be achieved. Review and comments from SVCA will be a key part of the review process for this development.

Chapter 4 of the PPS speaks to the wise use and management of resources, including natural heritage features. The subject lands contain a large wetland feature, and an Environmental Impact Study has been undertaken in support of the proposed development.

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

County of Grey Official Plan

The subject lands are designated 'Primary Settlement Area' and 'Hazard Lands' on Schedule A of the County's Official Plan. Like the PPS, the County's Official Plan directs most growth to fully serviced settlement areas.

The County Plan promotes complete communities that offer a mix of land uses and a full range of housing types within settlement areas. The proposed development proposes a commercial block with frontage on Toronto Street, in addition to a mix of townhouse and single-residential housing options. Affordable housing has not been expressly noted at this time.

The County's Official Plan indicates that a minimum development density of 25 units per net hectare shall be achieved for new residential development within Primary Settlement Areas. Development within built-up areas may be of higher density to achieve the policy directive of the Official Plan, and development is encouraged to exemplify compact design which can have the effect of promoting walking, along with other forms of active and public transportation. A detailed density calculation has not yet been undertaken but will be reviewed as part of a fulsome planning analysis.

The subject lands contain 'other wetlands,' a water course and a small area of 'significant woodlands' per Appendix B of the County's Official Plan. A small area of wetlands is proposed to be removed to permit the proposed development. An Environmental Impact Study has been conducted in accordance with Section 7 of the County Plan.

The County Plan also maps wellhead protection areas 'B' and 'E' on the subject lands. As part of the review of these applications, comments from the Risk Management Official will be required.

As noted, a large area of the site is designated as 'Hazard Lands.' A new access road is proposed across a wetland feature within the Hazard Lands. The boundaries of the hazard lands are proposed to be amended. County staff will be liaising with the SVCA to ensure safe access to the site is achievable, and any flood risks are appropriately mitigated.

Section 8 of the County's Official Plan provides policies on roads and transportation. A Traffic Impact Study was submitted with the applications and the Ministry of Transportation has been circulated for additional review.

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

Municipality of Grey Highlands Official Plan

As noted, the subject lands are designated as 'Neighbourhood Area,' 'Employment Area' and 'Hazard Lands' in Schedule A of the Grey Highlands' Official Plan. Many of the policy themes in the Grey Highlands' Plan mimic those discussed above in the County Official Plan and Provincial Legislation and Policy sections of the report.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, County and Municipal Official Plans will be undertaken with a staff recommendation.

Legislated Requirements

This 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 Planning Ecology
 - ☒ AODA Compliance: To be determined during fulsome assessment.
 - ☒ Contribution to Climate Change Action Plan Targets: To be determined during fulsome assessment.
- ☒ External: The public, Grey Highlands, Saugeen Valley Conservation Authority, Ministry of Transportation, and agencies / public bodies as required by the *Planning Act*

Appendices and Attachments

None