



Toronto Street Subdivision, Markdale

File: 42T-2025-04

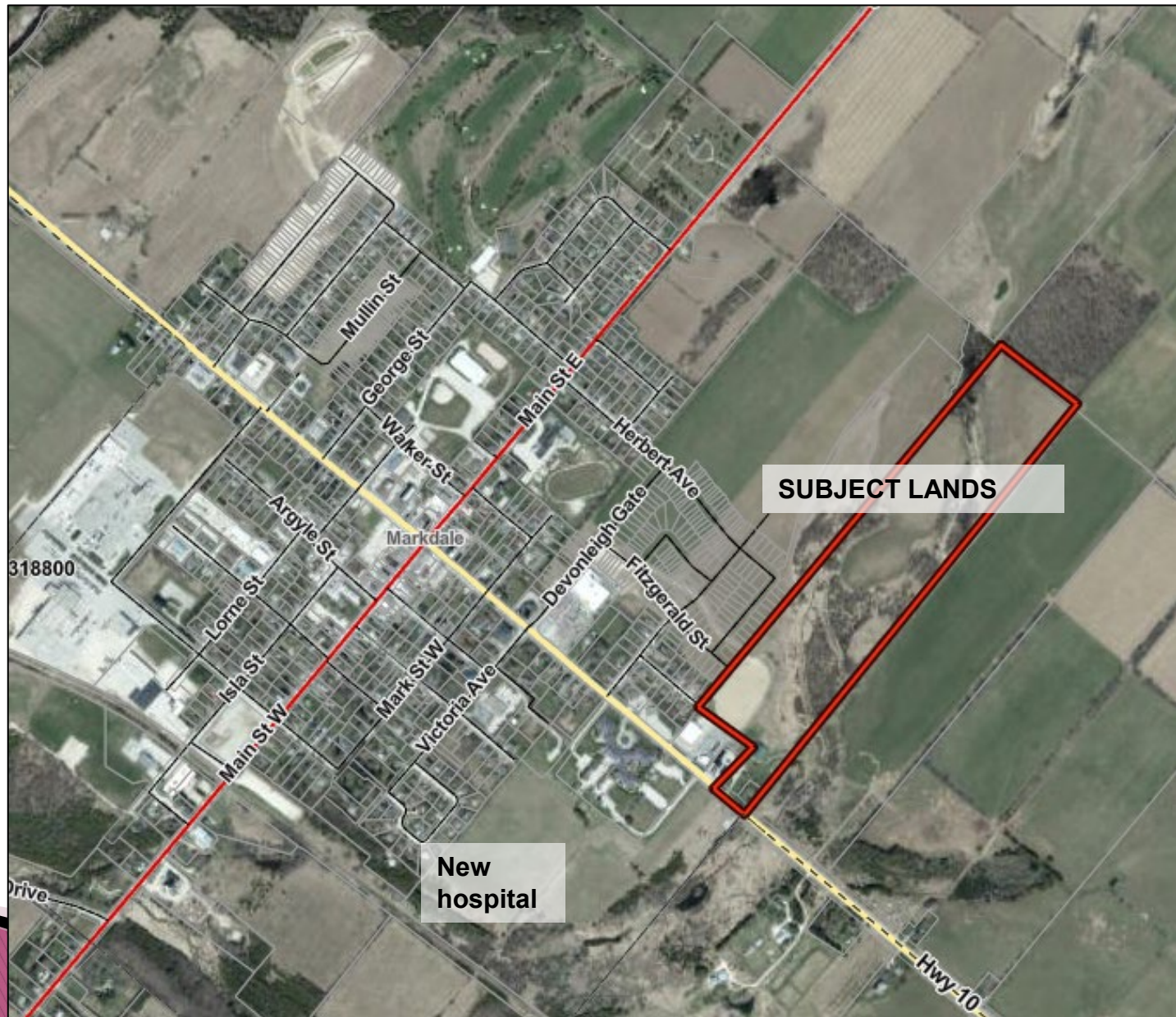
PDR-CW-30-25

By: Becky Hillyer
Senior Planner
Committee of the Whole – May 22, 2025

Background & Proposal

- ▶ The County has received a Draft Plan of Subdivision Application (42T-2025-04), known as the Toronto Street Subdivision, on lands locally known as “263 and 269 Toronto Street” in the Town of Markdale, Grey Highlands
- ▶ The proposed development would create a mixed-use development including 166 residential units and a commercial block
- ▶ A concurrent zoning application has been submitted to Grey Highlands to facilitate the proposed subdivision.
- ▶ The subject lands are designated ‘Primary Settlement Area’ and ‘Hazard Lands’ in Schedule A of the County’s Official Plan
- ▶ The subject lands consist of two separate properties, approximately 48 acres (19.5 ha) in size. Both lots contain single detached dwellings. The larger lot is used for farming purposes.
- ▶ Notice of Complete Application has been provided to all neighbours and agencies in accordance with the Planning Act. No public meeting has been scheduled at this time.

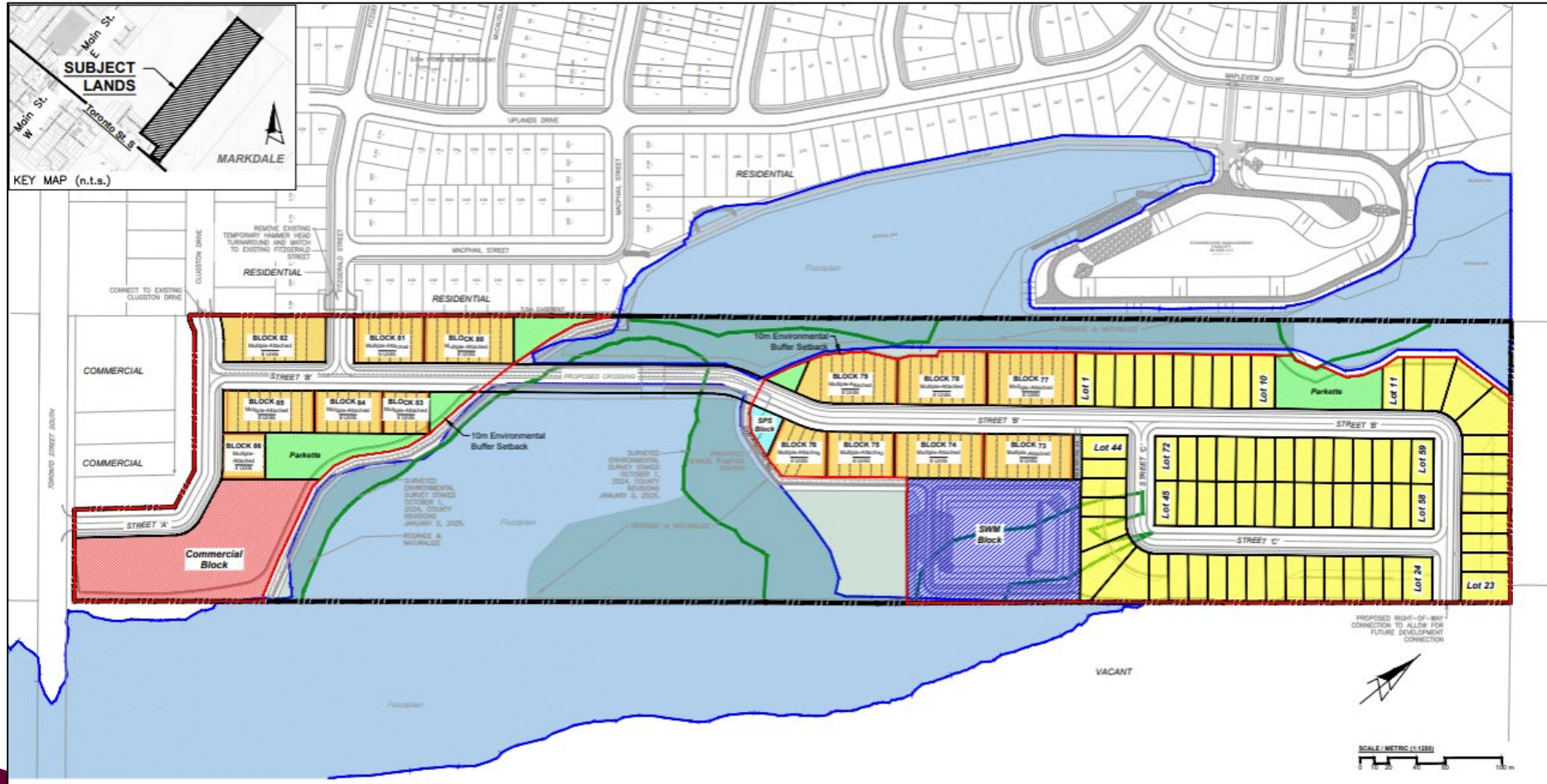
Location of Subject Lands



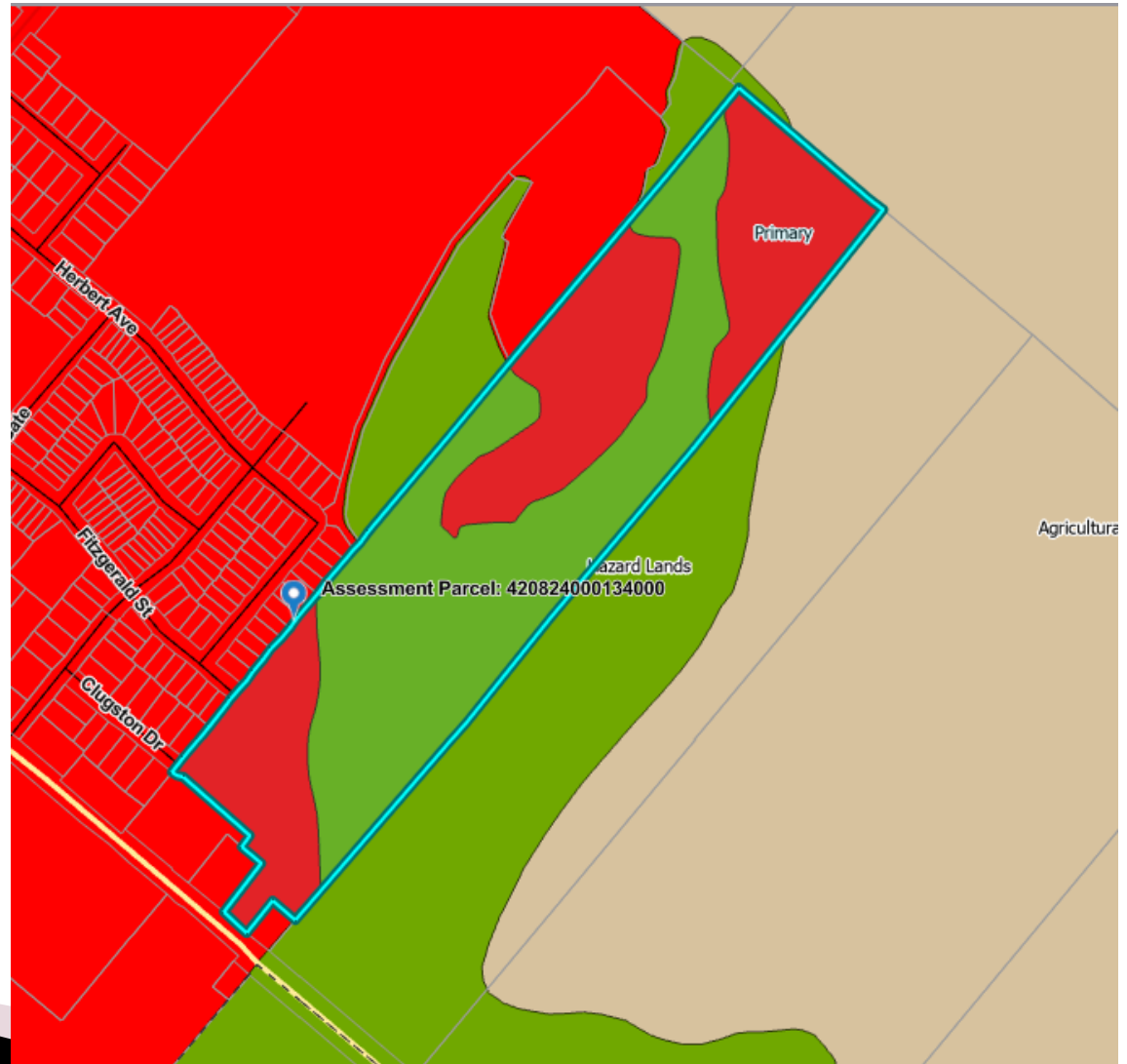
What is Proposed?

- ▶ Development would include a total of 166 new residential units
 - 72 single-detached dwellings
 - 94 townhouse units in 14 blocks
 - 0.93-hectare commercial block
 - stormwater management block
 - Open space and parkland
 - New internal access roads
- ▶ Access is proposed from Toronto Street South, and extensions of Clugston Drive and Fitzgerald Street, from the west

Concept Plan

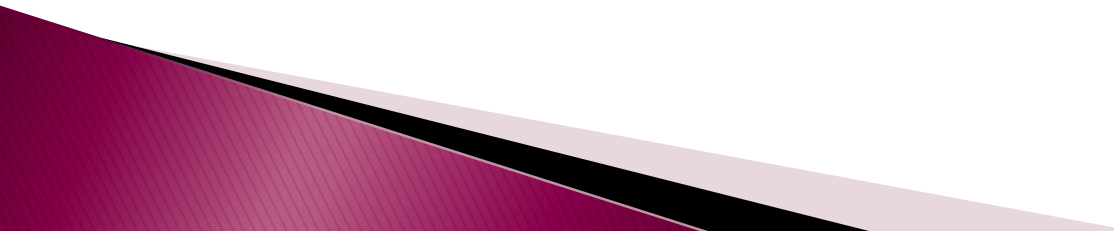


Schedule A – County Official Plan



Supporting Material

▶ **Submitted studies include:**

1. Archaeological Assessment,
 2. Environmental Impact Study,
 3. Functional Servicing Report,
 4. Planning Justification Report,
 5. Stormwater Management Report,
 6. Traffic Impact Study,
 7. Geotechnical Report
 8. Hydrogeological Report
 9. Floodplain Hazard Study
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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.