



Proposed Draft Plan of Subdivision 42T-2023-02 and Zoning Amendment ZA26.2023 - Roseate Subdivision

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Public Meeting - September 19, 2023

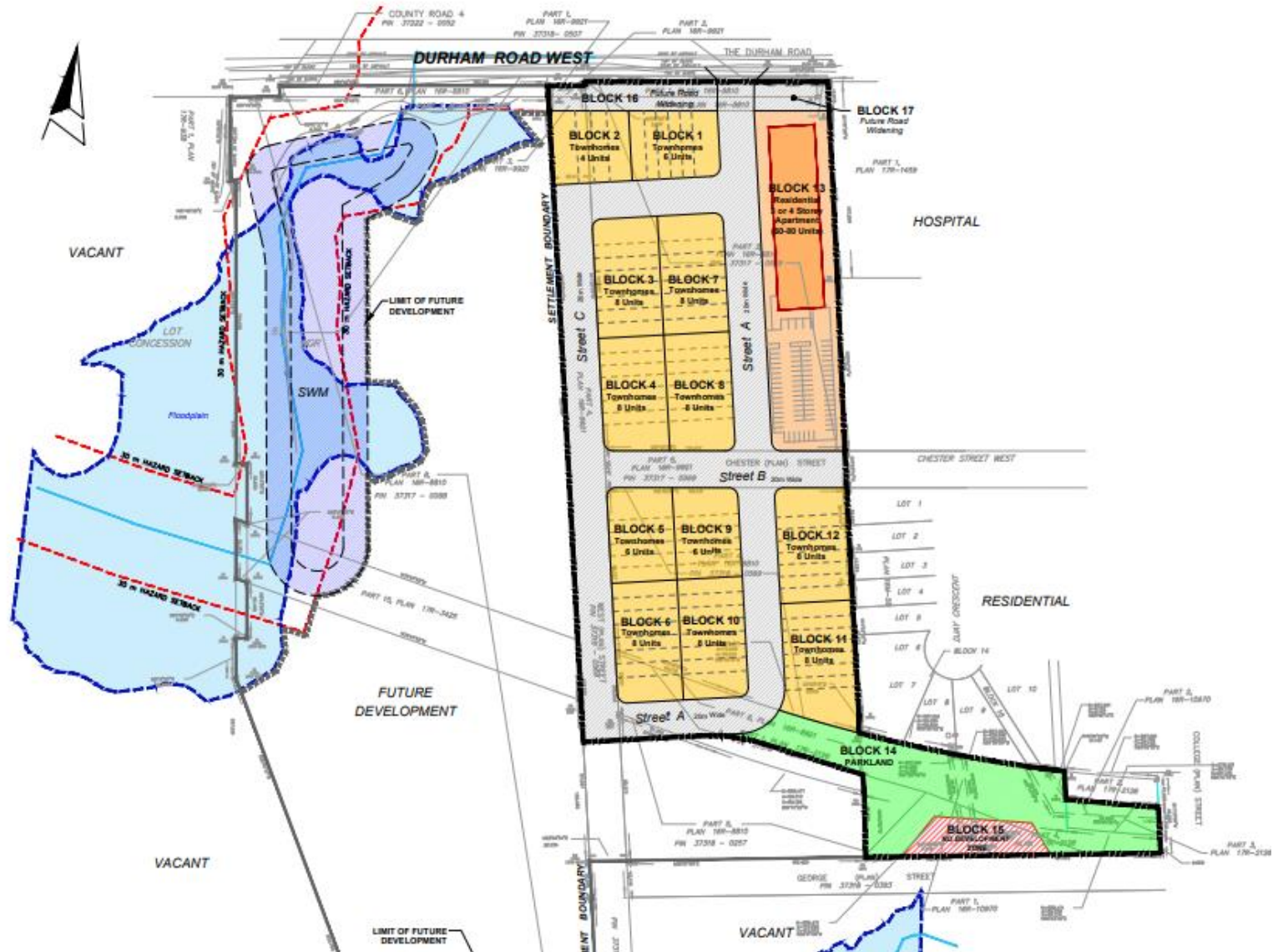
Background

- ▶ Application submitted by Oak & Stone Inc, through Georgian Planning Solutions
- ▶ Property is 15.7 hectares (38.9 ac) in size and irregularly shaped
- ▶ Designated 'Primary Settlement Area,' 'Rural,' and Hazard Lands' in Schedule A; in the adjacent lands of Significant Valleylands, and Significant Woodlands.
- ▶ Designated 'Residential' in West Grey Official Plan
- ▶ Application would create 150 new residential units (including 90 townhouses and a 60-unit apartment building), a neighbourhood commercial space, a public park area, stormwater management facilities, and three new public roads with sidewalks.
- ▶ Grey County makes the decision about the Subdivision application; West Grey makes the decision about the Zoning application. **No decisions will be made today.**

Aerial Photo of the Subject Lands



Proposed Concept Plan

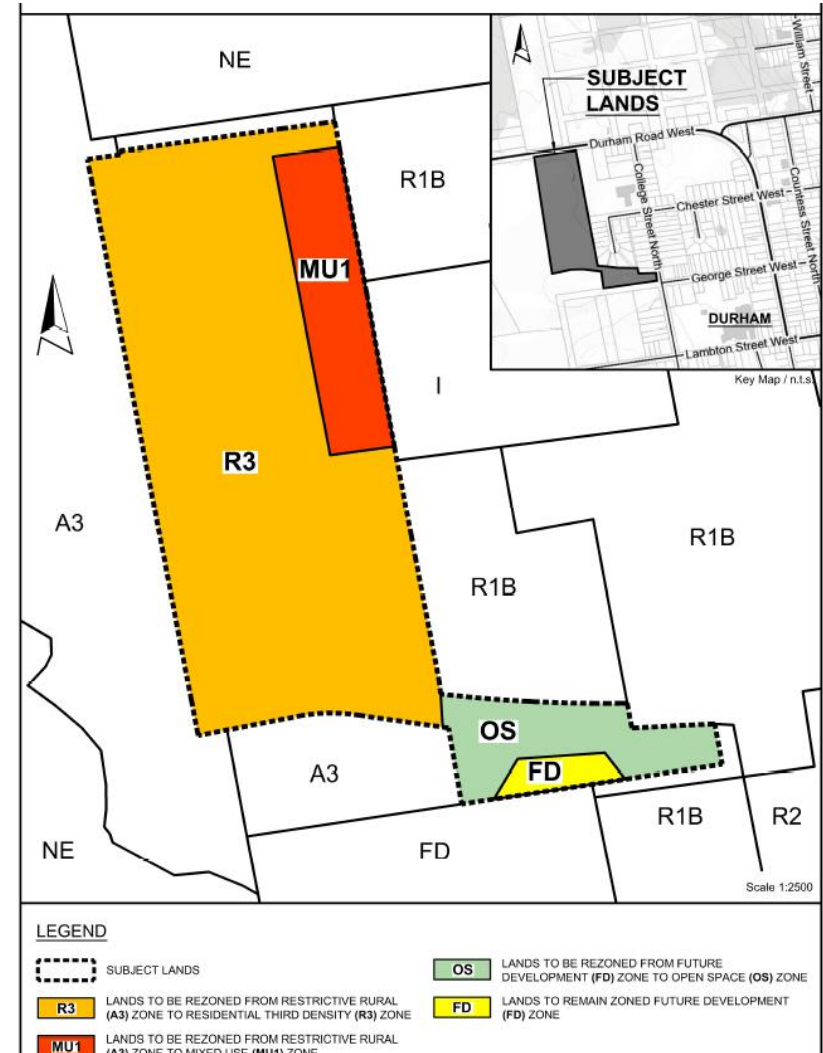


Current Official Plan Land Use Designations



Zoning Amendment

- ▶ Current Zoning: Restricted Rural (A3) and Future Development (FD)
- ▶ Proposed Zoning: Residential Zone 3 (R3), Mixed Use, Open Space, and Future Development
- ▶ The R3 zoning would permit the proposed townhouses; Mixed Use zone would permit the apartment with commercial uses; the Open Space zone would be a small public park; Future Development zone is identified as sensitive by EIS
- ▶ No amendment to the County or West Grey Official Plan required



Subject Property



Surrounding Land Uses



Planning Act

- ▶ (a) the protection of ecological systems, including natural areas, features and functions,
- ▶ (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;
- ▶ (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- ▶ (j) the adequate provision of a full range of housing, including affordable housing;
- ▶ (m) the co-ordination of planning activities of public bodies,
- ▶ (p) the appropriate location of growth and development.
- ▶ (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- ▶ (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

County OP Policies & Supporting Studies

County OP Policies to be Addressed	Supporting Studies Submitted
Section 3.5 – Primary Settlement Areas Section 9.13 – Plans of Subdivision and Condo	Planning Justification Report
Section 9.17 Complete Applications – Subdivision	Traffic Impact Study Archaeological Assessment Stormwater Management Report Environmental Impact Study Geotechnical Report Functional Servicing Report
Section 7.2 Hazard Lands	Floodplain Analysis (preliminary) Flood Hazard Study

Process & Next Steps

- ▶ Staff are undertaking a detailed review of submitted application material
 - ▶ All comments received on the proposal will be reviewed and circulated to the applicant for consideration and response
 - ▶ Additional work / revision may be required by the applicant
 - ▶ Once all major comments have been addressed, West Grey staff will bring forward a staff report and recommendation to Council regarding the zoning application
 - ▶ County staff will bring forward a staff report and recommendation to County council regarding the subdivision application
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