

# High Density Talisman Subdivision Application Just Submitted by Developer

Yesterday morning the Beaver Valley Development Group (BVDG) presented a **Draft Plan of Subdivision** (see below), to Grey County for the Lower Talisman lands. As submitted, the subdivision application seeks Grey County approval without formally specifying what BVDG actually intends to build. Instead, BVDG's offers a 'suggested' high density plan that includes 370 units, commercial development and relocation of watercourses along the Beaver River.

The Escarpment Corridor Alliance (ECA) wants all of its partners, friends and supporters across the Niagara Escarpment of Southern Georgian Bay to be aware and understand the implications of this subdivision application and the severe, irreparable impact it could have on the Beaver Valley.

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## Read on to find out more about:

- The environmental importance of the Talisman Lands to the Beaver Valley
- What *you* can do to protect the Talisman Lands to compliment ECA's efforts
- The upcoming release of the Vision For The Talisman Lands report
- The importance of rejecting the developer's application

## Urgent Action Required to Save Beaver Valley



We expect that the application review process will unfold very quickly. That's why we ask that all readers ensure that they are signed up to receive timely communications from the ECA. We anticipate the announcement of a public meeting about the proposed plan of subdivision very shortly and will be providing comprehensive information on how you can make your voice heard to our elected officials.

Urgent action is required if we are to preserve one of Ontario's most iconic and beautiful locations...**The Talisman Lands in the Beaver Valley**. We only have one chance to help our local government make the right decision about the Lower Talisman lands. You can show your support in several ways:

1. **Spread the word**, speak with your neighbours and forward this email.
2. **Sign up for our newsletter now.**
3. **Donate today** to support our work. We need your support.

## Escarpment Corridor Alliance Swings Into Action

Next week the Escarpment Corridor Alliance will be releasing a Vision For The Talisman Lands, a report, prepared by Public City a leading Canadian architectural and planning firm with the objective of presenting a master plan concept for the entirety of the Talisman lands. The ECA's objective is to deliver a forward thinking alternative for development that balances recreational, ecological, economic, and agricultural opportunities within the region.

## Why The Developer's Application Must be Rejected

The ECA will be providing considerably more information in the coming days and weeks on each of the topics below. In the Meantime, here is a snapshot as to why we believe this application must be rejected by the County:

- a) The People's Will** - The vast majority of valley residents, and those from surrounding areas, do not support high density redevelopment of the former Talisman Resort area.
- b) Legacy Planning Loopholes** – The proposed lands are zoned Escarpment Recreation and the recreational use (former ski hills and golf course) that permitted associated development have long since lapsed and this subdivision application has no ties to the original recreational features nor any new features.
- c) Lack of Transparency** – Grey County is being asked to accept an incomplete application which, like a Trojan Horse, would allow BVDG to develop these precious lands in a fragmented fashion, getting approvals today and telling us later what they are going to build.
- d) Ecological Sensitivity & Environmental Issues** – Redevelopment of the entire former Talisman lands raises enormous ecological and environmental concerns. The scope and density of this subdivision application on the Lower Talisman lands would result in loss of wetlands, destruction of amphibian and cold water fishery habitat, contamination of the Beaver River and much more.
- e) The Infrastructure Does Not Exist & the Costs Could Crush Taxpayers**– Current sewage and road infrastructure is inadequate and the costs of upgrading this will be expensive and risk being borne by local taxpayers.

**f) No Master Plan** - This subdivision application represents only one of three possible developments on the former Talisman Resort lands. No comprehensive master planning has ever been undertaken to look at these three developments as a whole. This is not smart planning, especially given the visibility and sensitivity of the Talisman lands.

**g) “Beautiful ... Naturally”?** – Grey County will need to update their marketing slogan if they elect to approve this subdivision application. The immense appeal of the Beaver Valley for tourists and residents alike would be fundamentally damaged if the highest density development in the history of the County was built on these lands.

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	April 11, 2024
<b>Subject / Report No:</b>	Plan of Subdivision 42T-2023-06 / PDR-CW-15-24
<b>Title:</b>	Beaver Valley Development Group Subdivision Information Report
<b>Prepared by:</b>	Scott Taylor
<b>Reviewed by:</b>	Randy Scherzer
<b>Lower Tier(s) Affected:</b>	Municipality of Grey Highlands
<b>Status:</b>	

## Recommendation

1. That Report PDR-CW-15-24 regarding a proposed plan of subdivision application (County file number 42T-2023-06), known as the **Beaver Valley Development Group subdivision, on lands legally described as Lots 6, 11, 12, 13, 20, 21, and 22 and Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and Part of McLean Street and Part of Purdy Steet, Registered Plan No. 168 and Part of Lot 7 Concession 5, geographic township of Euphrasia, now in the Municipality of Grey Highlands, be received for information.**

## Executive Summary

The County has received a plan of subdivision application (County file number 42T-2023-06), known as Beaver Valley Development Group subdivision. This proposed draft plan of subdivision would create a series of blocks for residential, recreational, and mixed-use development, in addition to blocks for future development, natural heritage, open space, and stormwater management. Individual residential or commercial development lots or units are not being created at this time. Additional applications will be required prior to any individual block being developed.

Access to the site will be from Grey Road 7, off the existing Talisman Mountain Drive. Full municipal water and sewer services are proposed for this development. The subject lands are currently designated for development in the County and Grey Highlands Official Plans, as well as in the Niagara Escarpment Plan.

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

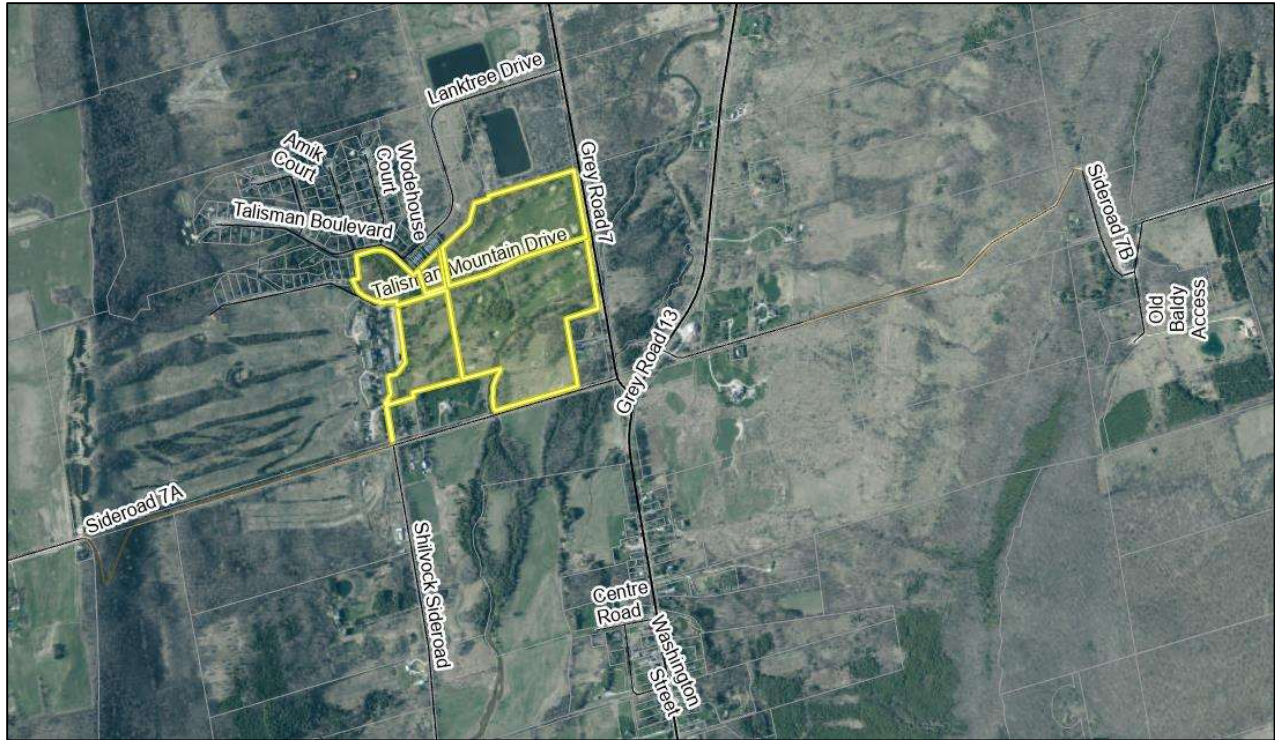
The proposed plan of subdivision would create individual blocks of land for the following purposes:

- Recreation / Mixed Use (Block 1),
- Residential (Blocks 2, 3, and 4),
- Future Development (Block 5),
- Stormwater Management (Block 6),
- Natural Heritage (Blocks 7 and 8), and
- Natural Heritage / Open Space (Blocks 9 and 10).

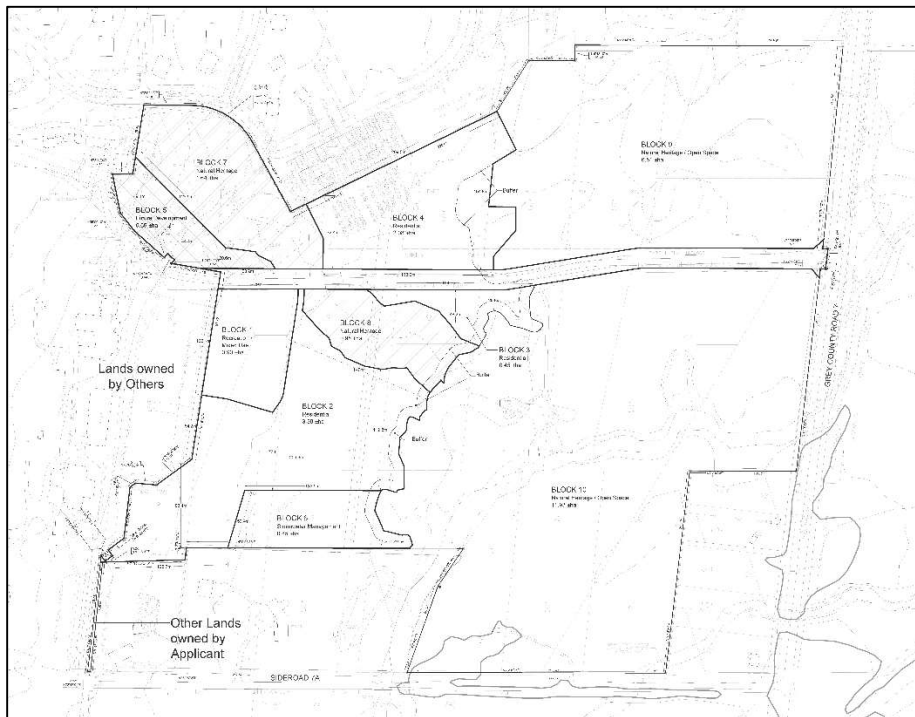
No individual residential or commercial lots are being created through this block plan of subdivision. Instead, blocks are being created which will be developed at a later date through future development applications (i.e., plan of condominium or site plan applications).

Map 1 below shows the subject lands (highlighted in yellow) and surrounding area, while Map 2 shows the proposed draft block plan of subdivision, and Map 3 shows a concept plan for the development. Just to be clear however, the current block plan of subdivision, if approved, would create the blocks shown in Map 2. Map 3 is simply a concept plan for the lands, to demonstrate how individual blocks could be developed in the future via separate development applications. No further development applications have been submitted to the County or the Municipality of Grey Highlands at this time. It is estimated that the proposed development will include up to 370 residential units in the form of townhouses and multiple attached units. Commercial, community, and recreational uses are also envisioned for the site.

The development will be accessed from Talisman Mountain Drive, which connects to Grey Road 7. Full municipal water and sewer services are proposed for this development.



Map 1: Airphoto of the Subject Lands and Surrounding Area



Map 2: Proposed Draft Plan of Subdivision

(Map 2 Courtesy of Beaver Valley Development Group)



### Map 3: Proposed Concept Plan

(Map 3 Courtesy of Beaver Valley Development Group)

The subject lands are legally described as Lots 6, 11, 12, 13, 20, 21, and 22 and Part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19 and Part of McLean Street and Part of Purdy Steet, Registered Plan No. 168 and Part of Lot 7 Concession 5, geographic township of Euphrasia, now in the Municipality of Grey Highlands. Municipally these lands are known as 150 Talisman Mountain Drive. The subject lands are approximately 30.48 hectares in size. As per Map 3 above, only a portion of the subject lands are being contemplated for development and much of the lands will remain as natural heritage or open space.

These lands are designated 'Escarpment Recreation Area' and 'Niagara Escarpment Plan Area' on Schedule A of the County Official Plan (OP). The proposed development is within the portions of the lands designated as Escarpment Recreation Area. Appendix B to the OP identifies watercourses, Other Wetlands, and Significant Valleylands on the subject lands.

The subject lands are in the Beaver Valley, north of Kimberley. These lands are below the former ski hill that was previously used as part of the Talisman development which also included a golf course. The former ski resort buildings are in separate ownership, and not a part of the current plan of subdivision application. Surrounding the subject lands are a mixture of residential, recreational, and natural land uses.

Pre-submission consultation between the developer, the Municipality, the Niagara Escarpment Commission (NEC), the Grey Sauble Conservation Authority (GSCA), and the County identified the submission requirements for the application. Several studies have been submitted in support of the subject application. Copies of all background reports and plans can be found on the [County of Grey website](#).

## *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 as well as the County and Municipal Official Plans that govern the subject lands. In this case, the Niagara Escarpment Plan, County of Grey Official Plan, and Municipality of Grey Highlands Official Plan have jurisdiction over the subject property.

A detailed planning analysis has yet to be undertaken for this proposed development. A public meeting has not yet been 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 suitability of land for growth and development; the adequate provision of a full range of housing options; protection of ecological systems; the adequate provision of utilities and municipal services, and the orderly development of safe and healthy communities.

The PPS speaks to designating lands to be the focus of growth and development, and that land use patterns shall efficiently make use of land and infrastructure. The subject lands are designated for development in both the County and Grey Highlands Official Plans.

The PPS stipulates that full municipal services are the preferred form of servicing for any new development. Municipal water and sewer services are proposed for this development.

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

## *Niagara Escarpment Plan (NEP)*

The subject lands are designated as 'Escarpment Recreation Area' and 'Escarpment Natural Area' in the NEP. The proposed development is within the Escarpment Recreation Area portions of the property. This designation allows for residential, commercial, and recreational land uses, and is used in Grey Highlands and Town of The Blue Mountains in the skiing and resort areas. Niagara Escarpment Development Control has been lifted for portions of the subject lands including the majority of those contemplated for development.



## County of Grey Official Plan

The subject lands are designated ‘Escarpment Recreation Area’ and ‘Niagara Escarpment Plan Area’ on Schedule A of the County’s Official Plan. Section 6.1(6) of the County Plan states; “*The Escarpment Recreation Area land type, in addition to the designated settlement areas, will generally be the focus of growth within the County.*” This designation further defers to the NEP and municipal planning documents for detailed development criteria in this designation.

Furthermore, the County Plan promotes a full range of housing types within settlement and growth areas. The estimated selling price of the future residential dwellings is unknown at this time. Development is encouraged to exemplify compact design which can have the effect of promoting walking, along with other forms of active and public transportation. The proposed concept plans envision trails and walkable forms of development for these lands.

An Environmental Impact Study has been conducted in accordance with section 7 of the County Plan to address both any mapped or unmapped environmental features on-site.

Section 7.2 of the County Plan directs new development away from Hazard Lands. Although Schedule A to the County Plan does not map Hazard Lands within the Niagara Escarpment Plan area, the Hazard Lands are mapped in the Grey Highlands Official Plan and zoning by-law. GSCA staff have been involved in the pre-submission consultation discussions and will be a key partner in reviewing the natural hazard elements of this subdivision application.

Section 8 of the County’s Official Plan provides policies on roads and transportation. A Traffic Impact Study was submitted with the application.

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

## Municipality of Grey Highlands Official Plan

The subject lands are designated as ‘Recreation Area’ and ‘Hazard Lands’ on Schedule A to the Grey Highlands Official Plan. Grey Highlands policies mimic a number of the policy topics discussed above in the provincial legislation and policy sections of this report.

County staff have not undertaken a detailed planning analysis at this time. Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, NEP, County and Grey Highlands Official Plans will be undertaken with a staff recommendation.

## Legislated Requirements

This plan of 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 Transportation Services
- External: the public, Municipality of Grey Highlands, and prescribed agencies as required by the *Planning Act*

## Appendices and Attachments

None.