

January 25, 2018

Scott Taylor, MCIP RPP
Senior Planner
County of Grey
595 9th Avenue East
Owen Sound ON N4K 3E3



Dear Mr. Taylor;

**RE: Centre Point South Subdivision 42T-2017-06
Concession 1, PT Lot 102 and 103
Markdale, Municipality of Grey Highlands
Draft Plan of Subdivision**

Further to your email January 14th please find additional information in response to your questions regarding the above noted property.

At this point in the process the proponent has decided to withdraw the current draft approval following draft approval of the current submission.

The following section reviews Section 6.12.1 Plans of Subdivision and Condominium in the Grey County Official Plan

In any new applications for plan of subdivision or plan of condominium submitted to the County for approval, the proponent shall consider and be prepared to justify the following:

- (a) The layout of the proposed plan with regard to matters of:
 - (i) Access to public transportation (where applicable) and access to existing trails,

This development has incorporated sidewalks throughout the subdivision plan. We are aware that there are informal trails on the south west side of Toronto Street. We have proposed sidewalks to the north east side of Toronto Street that will allow residents to easily access that trail system. In addition, there are trails proposed within the open space block and around the Stormwater Management facility on the south east side of the proposed subdivision. There will also be a trail connection to the existing elementary school which will help to support active transportation within the development.

(ii) Connections to existing trails,

As noted above, we provide opportunities to connect to the existing trails in the area by providing the future residents of this subdivision a sidewalk connection out to Toronto Street.

(iii) Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,

This development will have sidewalks which are currently not offered within the adjacent neighbourhood. There are also proposed trails within the open space area and around the stormwater management facility. A proposed trail connection to the adjacent elementary school will also promote walkability.

(iv) Accessibility for persons with disabilities,

The pedestrian system will be designed in conjunction with the Accessibility for Ontarians with Disabilities Act (ie. depressed curb, tactiles).

(v) The provision of sidewalks,

Per the typical cross-section included on the Concept Servicing and Grading Plan (as well as the Municipal development standards), a 1.5 metre wide sidewalk is proposed within the right-of-way on one side of the street.

(vi) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,

Access to this subdivision utilizes three existing road connections and one future road connection to the draft approved property to the North West (Dimakos). The proposed street pattern does apply a modified grid pattern and was able to create a desirable layout taking into consideration the natural features on the property and requirements for the stormwater management facility.

(vii) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,

Energy conservation and efficiency design measures are considered with all development through good design which could include practices covered in LEED (neighbourhood). It is not envisioned that LEED certification will be sought

for this subdivision. Low Impact Development techniques will be considered during the detailed design stages for stormwater management.

(viii) Impact on the natural environment, as defined in Section 2.8 of this Plan.

The impact on the natural environment on and surrounding the proposed property is limited. The property does have identified wetlands on the subject lands (not significant) and has significant woodlands within 50 metres of the property line to the south east.

A Species at Risk Assessment was prepared by Azimuth Environmental Consulting Inc in November 2017. The purpose of the Species at Risk Assessment was to provide the Ministry of Natural Resources and Forestry with an understanding of existing natural environmental conditions in the study area, to assess impacts of the proposed development to Species at Risk within the study limits, and to assign appropriate mitigation measures as necessary. This report documents the natural environmental features present within the study area and adjacent lands as they relate to Species at Risk and their habitats. Their study found that no negative impact to SAR or their habitats is expected as a result of the proposed development, providing recommendations presented in their report is followed. A copy of the report has been provided to both Grey Highlands and Grey County.

A Wetland Delineation and Proposed Mitigation was also prepared by Azimuth Environmental Consulting, Inc. The purpose of the report and site visit was to refine the wetland features mapped within the County of Grey Official Plan (2016) and the Saugeen Valley Conservation Authority (SVCA) mapping. A setback of 10 metres (m) was proposed between the limits of residential lots and the staked limit of the meadow marsh wetland boundary and was accepted by the Saugeen Valley Conservation Authority.

(ix) Consideration of the design of street lighting to minimize impact on dark skies,

To mitigate light pollution, the street lighting will be directed downward and be dark-sky compliant in accordance to relevant standards. The Developer has retained the services of a Professional Electrical Engineer to complete the streetlighting design.

(x) The provision of usable parkland and green space,

The property provides a significant amount of parkland and green space throughout the plan of subdivision. This is a large subdivision and the developer feels that open space and usable parkland is essential to the overall success of the subdivision.

(xi) Public access to water front or beach (where applicable),

Not applicable to this property

(xii) Snow removal and emergency vehicle access.

Snow removal and emergency vehicle access was considered as part of the design of the overall subdivision. There are four proposed access points into this subdivision.

(b) A range of housing and employment densities.

This subdivision design consists of single detached dwellings on two sized lots as well as townhomes.

(c) A mix of housing types including homes for the aged and assisted living facilities.

The proposed subdivision includes a mix of various sized single detached dwelling lots and townhouses. There is no proposed assisted living facility within this development.

(d) The provision of affordable housing

There is no specific provision for affordable housing within this development. There are proposed smaller single detached lots and townhouses.

(e) Consistency with Provincial Policy and Local Official Plan provisions

This development is consistent with the Provincial Policy Statement and the Local Official Plan provisions and this is discussed in more detail in the submitted Planning Justification Report prepared by Georgian Planning Solutions.

(f) The information requirements listed under Section 6.18

A pre-consultation meeting with Grey County, Grey Highlands and Saugeen Valley Conservation Authority was held on June 29, 2017 and the pre-consultation letter was issued by the County on July 5, 2017. The following items were identified as requirements for the Subdivision application:

- A Planning Report
 - Planning Justification Report prepared by Georgian Planning Solutions was submitted with the Application.
- A Functional Servicing Report (with confirmation that servicing capacity is available to service the development)
 - A FSR report was prepared by Tatham & Associates and submitted with the applications
- Storm Water Management Study (which meets Grey Highlands, Saugeen Valley Conservation Authority and Ministry of the Environment and Climate Change requirements)

- A Stormwater Management Report was prepared by Tatham & Associates and submitted with the applications
- A Traffic Impact Study (working off of the TIS conducted by the proposed Commercial block)
 - A Traffic Impact Study was prepared by Tatham & Associates and submitted with the applications
- An Archaeological Assessment (at minimum a Stage 1 is required, and further stages if recommended by the Stage 1)
 - A stage 1 and 2 archaeological assessment was prepared by Archaeological Assessments Ltd and was part of the submission
- An Environmental Impact Study as required by the Saugeen Valley Conservation Authority (see e-mail dated June 29, 2017),
 - the SVCA stated that an EIS was not required for this property as per email from Candace Hamm dated November 3, 2017 – however information that was provided to the SVCA included a Technical Memorandum to confirm the wetland delineation (October 13, 2017) and a SAR Assessment (November 3, 2017) have been completed for this property and accepted by the SVCA. They have been submitted to support the submitted applications.
- Draft plan of subdivision, submitted
 - Copies of the proposed Draft Plan were included with the submission to the County and Grey Highlands
- All required applications, fees, deposits to the County and the Municipality submitted
 - A Draft Plan of Subdivision application and the associated fees were submitted to the County of Grey
 - A Zoning By-law Amendment Application and the associated fees were submitted to The Municipality of Grey Highlands

In response to the density question, the overall density proposed for this property is 16.35 units per hectare (total area minus hazard lands, SWM block and roads). We interpreted the policies as an upper density limit. The proposed subdivision provides 120 single detached lots that are consistent with the zoning provisions within the Grey Highlands zoning by-law. In addition, we have requested a zoning amendment to permit smaller single detached lots (173), one way to increase the density on the property. There are also 100 on Street Townhouses proposed which is a higher density unit type. This development also includes neighbourhood parks throughout the development in addition to the other green space provided by the hazard lands and stormwater management facility. Block 316 is currently an area of the property that has mature trees and the developer wanted to maintain that area for the residents of this subdivision. This is a large subdivision within Markdale and providing open space and additional parklands we feel is a good fit with the existing development in the area.

The other items in the email I will leave to Grey Highlands to address.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Chris Matson, Matson McConnell Ltd
Kristine Loft, Municipality of Grey Highlands