



**Centre Point South Subdivision**  
**File No. 42T-2017-06**  
**Addendum to Report PDR-CW-09-18**

Part of Lots 102 and 103, Concession 1,  
geographic Township of Artemesia  
Municipality of Grey Highlands

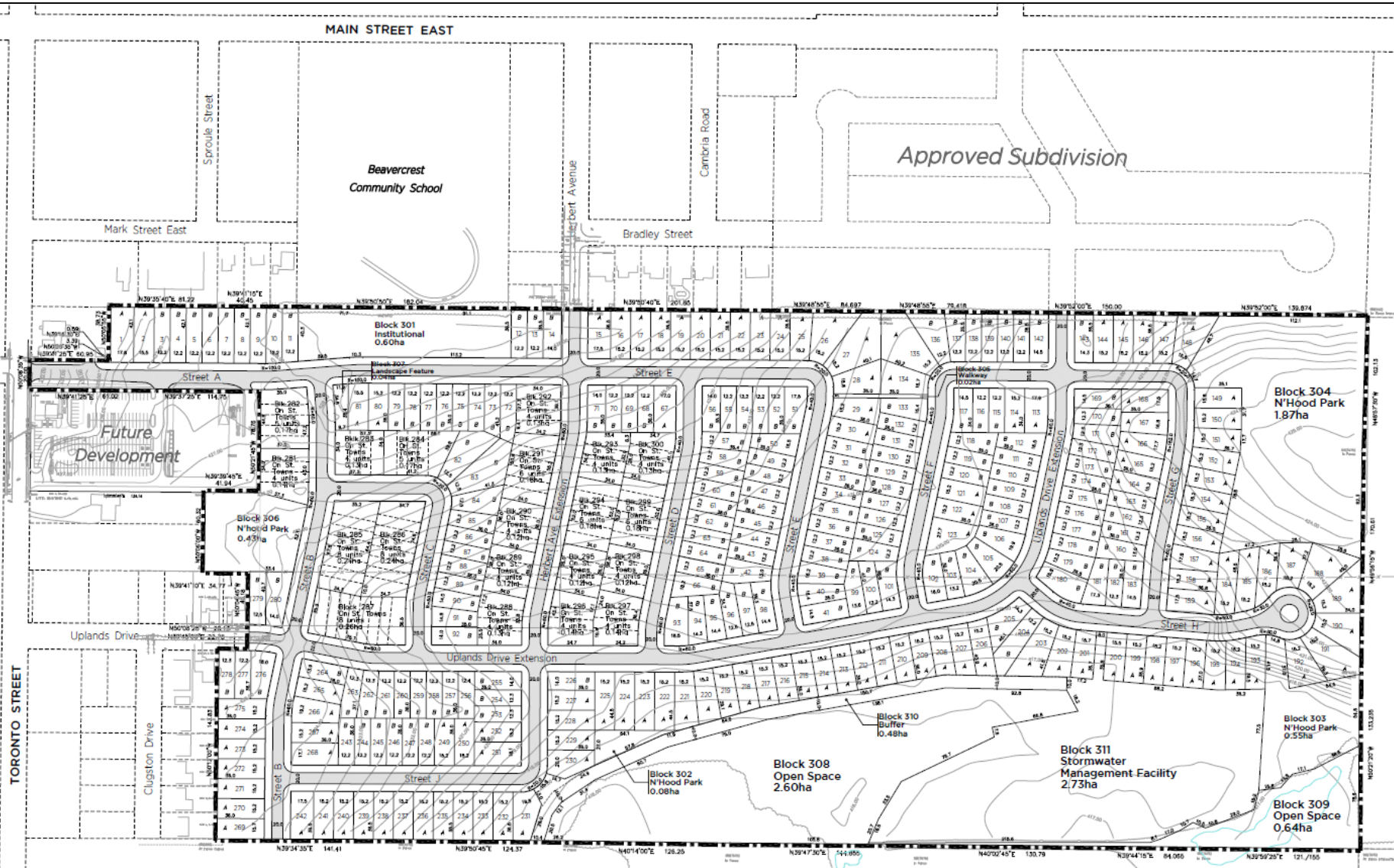
This presentation contains a summary of Addendum to Report PDR-CW-09-18. For more details on this application, please see the Staff Report.

# Centre Point South Subject Lands



# Centre Point South Proposed Subdivision

(Courtesy of Georgian Planning Solutions)



# Proposed Plan of Subdivision

- The subdivision will be comprised of 293 single detached lots (in two separate lot sizes), and 100 townhouses, for a total of 393 residential units.
- This unit total may change slightly if lands are needed for the school.
- Public parkland, open space, a buffer area, a block for the school, and storm water management facilities are also being created through this proposed plan of subdivision.
- An existing draft approved subdivision already exists on a portion of the lands, but this proposed plan will replace the existing approval.
- An accompanying zoning by-law amendment application has been passed by the Municipality of Grey Highlands.
- A public meeting was held on May 9, 2018.
- Changes to the draft plan were made in response to comments received.
- The following reports were submitted with the subdivision application;
  - Planning Justification Report,
  - Functional Servicing Report,
  - Stormwater Management Report,
  - Species at Risk Assessment,
  - Traffic Impact Study, and
  - Stage 1 and 2 Archaeological Assessment.

# Agency Comments Received

Agency comments were received from;

- **Historic Saugeen Metis:** No concerns
- **Enbridge Gas Distribution:** Does not have gas in this area
- **Canada Post:** Recommended draft conditions on community mail boxes
- **Saugeen Valley Conservation Authority:** Recommended draft conditions
- **Risk Management Official:** No concerns
- **Hydro One Networks Inc.:** No concerns
- **Ministry of Transportation (MTO):** MTO supports the proposed development, however does not support the installation of traffic signals at this time.
- **Bluewater District School Board (BWDSB):** The BWDSB provided a series of draft plan conditions, and later met with the developer, Municipality, and the County, regarding their future plans for a new Beavercrest School. In response to these comments some changes were made to the proposed plan of subdivision, to accommodate maximum flexibility for the future school design.
- **Municipality of Grey Highlands Planning:** Recommended approval of the plan of subdivision, subject to a series of draft approval conditions. The Municipality has also passed the associated zoning by-law amendment.

# Public Comments Received

Public comments were received from;

- Jim Harrold,
- Gerald Boucher,
- Henriette Blom,
- Jim Batchelor,
- Ray Swayze,
- Darrin Patey,
- Jeffery Krischaktov,
- Laura Fostrum,
- Don Crosby,
- Dianna Lewis,
- Jeff Sicard,
- Ray Dawe,
- Ruth Jackson,
- Dave Hannam, and
- Anita Ellis.

# Public Comments Received

Public comments were received with respect to;

- Timeline for development,
- Flooding concerns,
- Traffic concerns,
- Will the development become a short-cut between Toronto Street and Main Street,
- When will the intersection be signalized,
- Loss of parking in the downtown, or for the neighbouring churches,
- Water pressure,
- Loss of view, visual impact, and privacy,
- Don't want a 'cookie-cutter' subdivision,
- What is the cost of the homes,
- Questions about sidewalks and bike paths,
- Impacts on the environment and birds,
- Questions about rear yard setbacks, and
- Concerns over size of the development.

# Planning Analysis

- There have been changes made to the draft plan to accommodate the future school, and well as ensuring proper sidewalks and trails throughout the development.
- A Traffic Study has been done which considered both this development and other neighbouring developments. The draft conditions and future subdivision agreement will address signalization, at a time when MTO is satisfied on the warrants.
- Additional parking will be provided for the churches.
- The subdivision will provide good road and pedestrian connectivity to other developments, and the existing road network.
- The development will be phased over time, and servicing capacity will be allocated at the time of registration, or through future by-law.
- Woodlands and wetlands will be preserved on-site.
- Parkland and open space is being conveyed to the Municipality beyond the *Planning Act* minimums.
- Stormwater will be controlled on-site, so post development flows do not exceed pre-development levels.

# Planning Analysis

- County staff are satisfied that the proposed plan of subdivision;
  - has regard for matters of Provincial interest under the *Planning Act*;
  - is consistent with the Provincial Policy Statement;
  - conforms to the County of Grey Official Plan; and
  - conforms to the Municipality of Grey Highlands Official Plan.

# Staff Recommendation

1. That Addendum to Report PDR-CW-09-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2017-06 known as Centre Point South were considered; the effect of which helped to make an informed recommendation and decision; and
3. That in consideration of the draft plan of subdivision application 42T-2017-06, for lands described as Part of Lots 102 and 103, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), (geographic Township of Artemesia) in the Municipality of Grey Highlands, the Grey County Committee of the Whole approves this plan of subdivision with a total of three hundred and ninety-three residential units, subject to the conditions set out in the Notice of Decision; and
4. That the existing draft approved plan of subdivision 42T-91012 on the subject lands be withdrawn and closed on the subject lands, upon written request from the landowner.