

County Public Meeting – 42T-2013-04 – Boulter Estates

Wednesday, June 20, 2018 – 6:30 p.m.

A Grey County public meeting was held at the Township of Georgian Bluffs Council Chambers, Springmount, Ontario with the following members in attendance:

Township Council Members Present: Councillors Alan Barfoot, Tom Wiley, Sue Carleton, Dwight Burley, Carol Barfoot, Ryan Thompson, and Paul Sutherland

Township Staff Present: Jenn Burnett, Rick Winters, Wendi Hunter and Brittany Drury

County Staff Present: Scott Taylor, Senior Planner, and Hiba Hussain, Planner

Also present: Ron Davidson, Planner, Darryl Robins, Engineer, Mac Boulter, and John Organ on behalf of the plan of subdivision

Proposed plan of subdivision application on lands described as Part Lot 5, Jones Range, in the Township of Georgian Bluffs (Geographic Township of Keppel) County file number 42T-2013-04.

Call to Order

Chair Alan Barfoot called the public meeting to order and welcomed everyone to the public meeting on behalf of the County. Introductions then followed.

Scott Taylor read the regulations and presented a brief PowerPoint presentation outlining the application.

The proposed Plan of Subdivision affects those lands described as Part Lot 5, Jones Range, Township of Georgian Bluffs, Geographic Township of Keppel.

The purpose and effect of the plan of subdivision is to create a twenty-two (22) lot plan of subdivision comprised of 22 single detached residential lots, and a new road which would connect Wilson Drive to Sunset Boulevard.

The lands are designated as 'Escarpment Recreation Area' in the County Official Plan.

As required by Section 51 of the Planning Act RSO 1990, as amended, Council shall ensure that at least one public meeting is held, notice of which shall be given in the manner and to the persons and public bodies containing the prescribed information.

In accordance with the Planning Act and the implementing Regulation being Ontario, the County of Grey gave notice of this Public Meeting on behalf of the County, by individual prepaid first class mail to persons within 120 metres based on the most recent assessment information provided by MPAC (Municipal Property Assessment Corporation), and to an extensive list of agencies as set out in the regulations. The public meeting notice is located on the County web site at www.grey.ca.

It is imperative to note that:

If a person or public body would otherwise have an ability to appeal the decision of the County of Grey in reference to the plan of subdivision, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Grey County before the subdivision is decided upon, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Grey in reference to the plan of subdivision, before the subdivision is decided upon, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Official Plan Amendment you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3.

If there are any comments, questions or concerns for those in attendance this evening please address the Chair and give your name and Lot and Concession, or civic address, for the record.

Written comments in advance of the meeting were received from the following:

- **Hydro One** – no comments or concerns.
- **Enbridge Gas** – no comments as Enbridge has no gas infrastructure in Georgian Bluffs.
- **Union Gas** - as a condition of final approval that the owner/developer provide to Union Gas the necessary easements and/or agreements required for the provision of gas services for this project.
- **Historic Saugeen Metis** – no objections.

- **County Transportation Services** – no further comments.
- **Drinking Water Source Protection** – no policies currently apply to the activities identified in the subdivision application.
- **Georgian Bluffs** – the Township is satisfied with the original conditions of draft approval and note that a subdivision agreement is in the draft stage.

Kristen Parente

1. **Environmental Impact:** The proposed subdivision would change the natural integrity of the shoreline, therefore impacting the biodiversity on the bay. This would negatively impact the water and land animals that inhabit these waters and the lands surrounding the bay.
2. **Noise and Increased Population Concerns:** Currently the neighbourhood where my property is located is used as cottage properties and several year-round residential properties. People love coming to and living in Georgian Bluffs because it is a quiet escape from the busy nature of dense cities. If this dense subdivision was to occur, the neighbourhood and bay would become very noisy, taking away from the current serenity of the properties in the area.
3. **Property Tax Increase Concerns:** With additional properties in the area as a result of this subdivision, it would be likely that our own property taxes would increase as the roads and services connecting my neighbourhood would be joined with the proposed subdivision, as well as perhaps an increase in property values.
4. Have local indigenous communities been notified and consulted regarding the proposed subdivision plans?

John Parente Sr. – similar concerns to Kristen Parente above, in addition to;

1. **Respect and Courtesy of Long Term Land Holders:** Local residents may not be able to appreciate this point, but cottagers cherish the serenity and peacefulness of getting away to a cottage. This is why we invest so much time and money in properties far from where we live. If a new subdivision is put in without it's own access road then the increased traffic through the cottagers lots will only lead to increased frustration and anxiety. Putting the lives of cottagers, their children and grandchildren at risk for the sake of putting in another access road is both inconsiderate and irresponsible.

John Parente - The road should not go through Wilson Drive. There should be a new road coming from the main road to the subdivision if it is built. There is no good reason for us to have all of that traffic passing by our quiet cottage that has been that way for the last 60 years. Also, the water from the new subdivision needs to be drained away from our community, not into it. How are these two factors being justified? If they go

through with the plan this way, I will be extremely outraged, as will the rest of the community. My family has multiple properties in the community and we are not alright with traffic and water drainage because someone wants to build a new subdivision. If the subdivision is built, it should be self-contained, as ours is, and should not negatively impact us with no benefit.

Jim Mosgrove – opposed to connecting Sunset Boulevard to Wilson Drive. Lake Road is not a wide road and it can be a challenge when two cars meet each other. There is also erosion on Lake Road after heavy rains. The extra traffic could also pose concerns to children playing in the area. Instead at the end of Sunset Boulevard close to Northborne Park subdivision it is suggested that a round-about be built so that leaving Boulter Estates would be easier, and Wilson Drive would not need to be connected.

Norma Mosgrove – does not see the necessity of connecting Sunset Boulevard and Wilson Drive as Boulter Estates will have an entrance off Galloway Road. If the connection goes through it will have noise and traffic impacts, as well as reducing property values. Every resident in the area should be informed of this proposed change and given the opportunity to comment. Every home owner in this subdivision should have to pay for safe access onto Grey Road 1, which may mean the loss of one proposed lot.

Verbal comments were received from the following at the public meeting:

Comments on behalf of the Applicant

Mr. Davidson noted that the initial application was draft approved approximately three years ago. He indicated that had the development met the conditions of draft approval before they lapsed, tonight's meeting would not be necessary. The development permit applications from the Niagara Escarpment Commission are still valid. In the last three years the proponent's development team has been working hard on moving this project forward, and were getting close to having met the conditions of draft approval when they inadvertently let the subdivision lapse.

The proposed subdivision is the same as what was approved in 2015, and consists of twenty-two lots on a new road linking Wilson Drive with Galloway Road. When the subdivision was initially submitted, Township Council was asked their opinion on the road connections, and it was decided that the new road should be required to connect. Cul-de-sacs are generally not considered favourable for road maintenance purposes. The Township has previously noted that Wilson Drive will not be upgraded as part of this application, or in the near future, making this 'short-cut' less attractive to those using Wilson Drive.

A number of studies were completed in support of the application, including an Archaeological Assessment, an Environmental Impact Study, and Engineering reports dealing with servicing and stormwater management. Review agencies have signed off on these submitted studies.

Comments from Council

There were none.

Comments from the Public

The following individuals spoke at the public meeting;

Kathryn O'Hagan-Todd – expressed concerns regarding;

- 'drainage should drain on their own property via the central watercourse and not towards the non-existent ditch in Wilson Drive,
- the providence of the drainage needs to be explored, i.e. there is no existing drain along the southwest boundary of the site,
- traffic concerns,
- road safety concerns – a safety assessment needs to be completed,
- the road does not need to and should not connect to Wilson Drive,
- a connected road will be used as a 'short cut' or 'drive-through' and the traffic will impact existing residents and cottagers,
- some trees were already removed and burned,
- people will drive through Wilson, especially during real estate sales, and
- enforcement of conditions on-site has already been an issue, including tree removal and construction conditions on Wilson Drive.'

Jim Mosgrove – 'concerned for over 20 years with the water running off the airport property, and this development will just exacerbate those drainage concerns, as the water will run downhill.'

Frank Staubitz – 'the drainage should follow the natural water flow. Erosion will also be a concern with the current plan.'

Ed Howe – 'there are existing drainage problems from both the airport lands and the County Road, both of which need to be fixed. The airport does not drain where it's supposed to and the County needs to ditch and tile along Grey Road 1.'

Responses on behalf of the Applicant

Mr. Robins outlined the proposed stormwater management for the subdivision. He noted that they had originally inquired about using the central watercourse for drainage

purposes. However, the Grey Sauble Conservation Authority requested that no new drainage be directed to this watercourse. Existing drainage from the airport lands can still flow through the central watercourse.

In response to public comments, Mr. Robins noted that the post development stormwater flows will not exceed pre-development stormwater flows. He further noted that water is not being directed to Lake Road, and that not all lots are draining in the direction of Wilson Drive, only some of the backlots. He further spoke to the new ditch along Galloway Road and the drainage along Wilson Drive.

Following the question and comment period, Chair Barfoot thanked everyone for coming and adjourned the public meeting at 7:43 p.m.

Planning Chair Alan Barfoot