

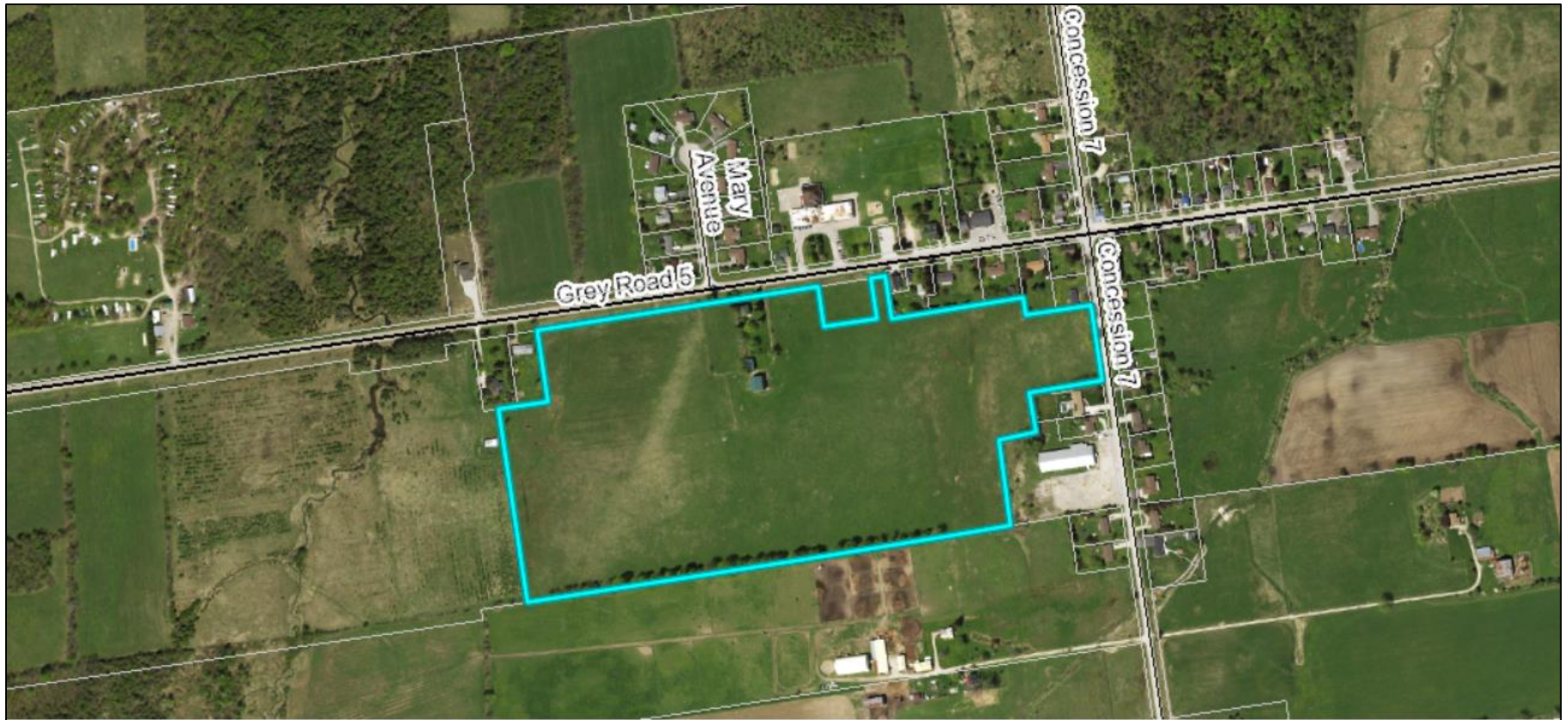


**Addendum to Report PDR-CW-38-18
Kilsyth Subdivision
Committee of the Whole
December 12, 2019**

Plan of Subdivision 42T-2018-11
Part of Lot 9, Concession 7 and Part Lots 71, 75, 78, 85, 86, 87,
Unnamed Street and Lots 72, 73, 74, Plan 117,
geographic Township of Derby,
now in the Township of Georgian Bluffs

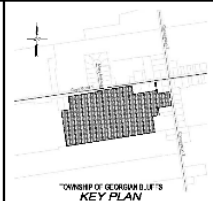
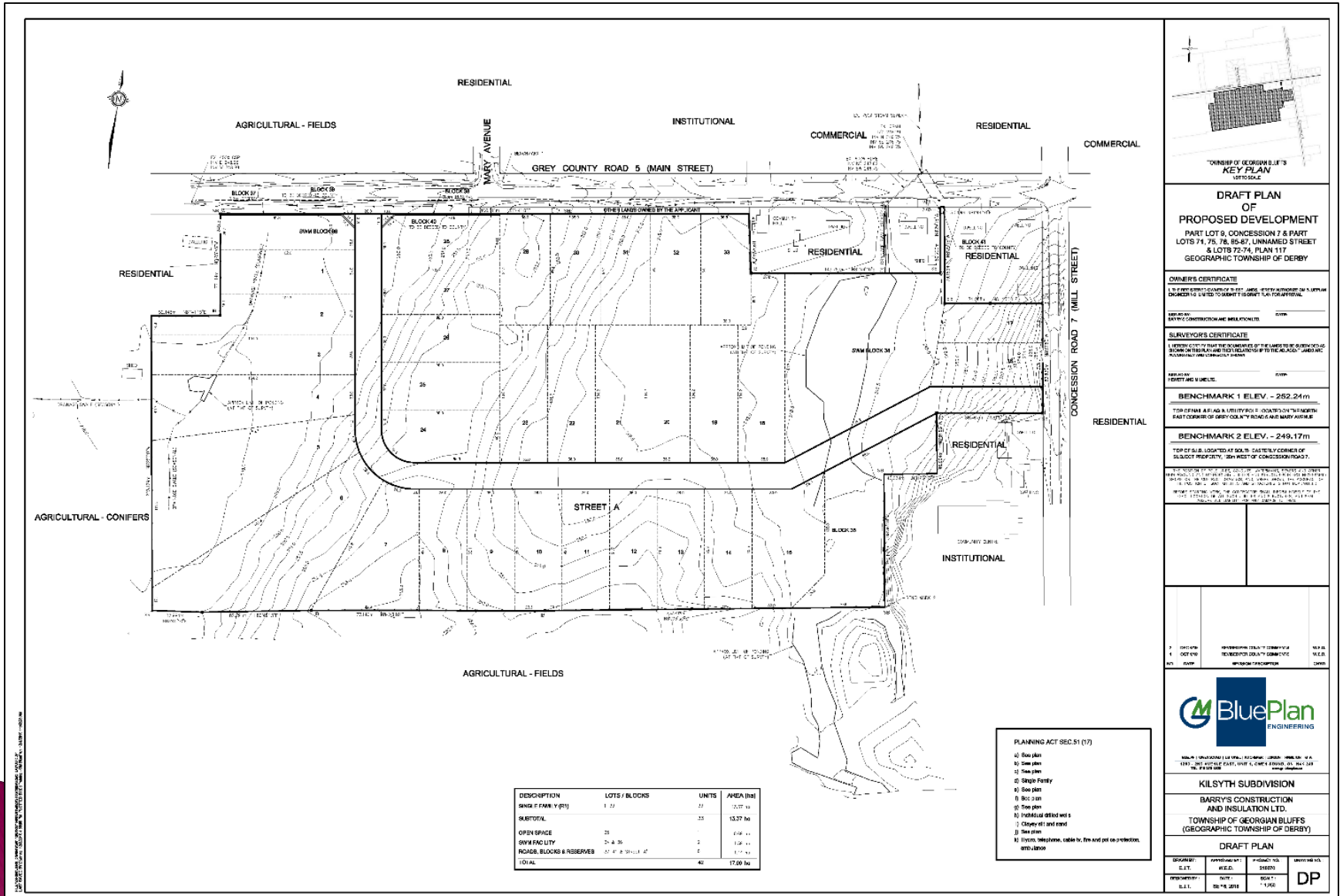
This presentation contains a summary of Addendum to Report PDR-CW-38-18. For more details on this application, please see the Staff Report.

Kilsyth Subdivision Subject Lands



Proposed Draft Plan of Subdivision

(Draft Plan Courtesy of GM BluePlan Engineering)



DRAFT PLAN OF PROPOSED DEVELOPMENT
PART LOT 8, CONCESSION 7 & PART LOTS 74, 75, 76, 85-87, UNNAMED STREET & LOTS 72, 74, PLAN 117
GEOGRAPHIC TOWNSHIP OF DERBY

OWNER'S CERTIFICATE
I, the undersigned, hereby certify that the above described land is my own and is not subject to any mortgage or other charge and is not subject to any other claim or interest.

SURVEYOR'S CERTIFICATE
I, the undersigned, hereby certify that the above described land is my own and is not subject to any mortgage or other charge and is not subject to any other claim or interest.

BENCHMARK 1 ELEV. - 252.24m
TOP OF IRON PIPING AT SURVEYOR'S CORNER TO THE NORTH EAST CORNER OF GREY COUNTY ROAD 5 AND BARRY AVENUE

BENCHMARK 2 ELEV. - 249.17m
TOP OF SUB. LOCATED AT SOUTH EAST CORNER OF SUBJECT PROPERTY, SEE WEST OF CONCESSION ROAD 7.

THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE UNDERSIGNED AND IS NOT SUBJECT TO ANY MORTGAGE OR OTHER CHARGE AND IS NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST.

1. DATE OF PLAN: 2018-10-15
2. DATE OF SURVEY: 2018-10-15
3. DATE OF PLAN: 2018-10-15

4. DATE OF PLAN: 2018-10-15
5. DATE OF PLAN: 2018-10-15



KILSYTH SUBDIVISION
BARRY'S CONSTRUCTION AND INSULATION LTD.
TOWNSHIP OF GEORGIAN BLUFFS (GEOGRAPHIC TOWNSHIP OF DERBY)

DRAFT PLAN
DRAWN BY: S.L.T. REVISED BY: S.L.T. CHECKED BY: S.L.T. APPROVED BY: S.L.T.
DATE: 2018-10-15 SCALE: 1:500

DESCRIPTION	LOTS / BLOCKS	UNITS	AREA (ha)
RESIDENTIAL	1-33	33	13.37 ha
OPEN SPACE	34	1	1.00 ha
ROADS, BLOCKS & RESERVES	35-37 & 38-39	2	1.77 ha
TOTAL		42	17.00 ha

- PLANNING ACT SEC. 51 (7)**
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KILSYTH SUBDIVISION
 BARRY'S CONSTRUCTION AND INSULATION LTD.
 TOWNSHIP OF GEORGIAN BLUFFS (GEOGRAPHIC TOWNSHIP OF DERBY)
 DRAFT PLAN

Proposed Plan of Subdivision

- The subdivision will include 33 single detached residential dwellings, a new road, an open space block, road widening/triangles and stormwater management facilities.
- The lots will primarily front off a new road connecting Grey Road 5 (Main Street) and Concession 7 (Mill Street), with some proposed accesses off of Grey Road 5.
- Accompanying zoning by-law amendment and official plan amendment applications have been approved by the Township of Georgian Bluffs and County respectively.
- A number of studies and technical reports have been submitted with the subdivision, official plan, and zoning applications.
- The servicing and stormwater reports were peer reviewed by the County and Township.
- A public meeting for the applications was held on September 4th, 2019.

Public Comments Received

Public comments were received from the following;

- Bruce Hoffman,
- Ken and Karen Linner,
- Ron Logan,
- Ruth McKinnon,
- Robin Moore,
- Kyle Potter,
- Rhojos777, and
- Merv and Sharon Vokes.

The public comments shared the following concerns;

- increased traffic, road safety, speed limit, pedestrian safety,
- destruction of wetlands,
- dates and hours of construction,
- well water quality and quantity,
- communication infrastructure,
- increase in the size of the community,
- need for more parkland, and
- drainage.

Agency Comments Received

Agency comments were received from the following;

- Grey Sauble Conservation Authority,
 - Historic Saugeen Metis,
 - Enbridge Gas Distribution,
 - Grey County Transportation Services,
 - Risk Management Official,
 - Hydro One,
 - Canada Post,
 - Grey Bruce Health Unit,
 - City of Owen Sound,
 - WSP (County/Township peer reviewer), and
 - Township of Georgian Bluffs.
- The agency comments were generally supportive, or provided conditions of draft approval, under which the development could be approved.
 - The City of Owen Sound raised some comments about Provincial Policy Statement consistency on servicing policies. A response to the City's comments has been provided in the County staff report.

Planning Analysis

- The subject lands are designated as ‘Secondary Settlement Area’ and ‘Hazard Lands’ in the County Official Plan.
- The lands are newly re-designated as ‘Residential’ and ‘Environmental Hazard’ in the Township Official Plan.
- An open space block is being deeded to the Township for future open space or parkland needs.
- The two major areas of concern for this development related to servicing and traffic:
 - the lands are to be serviced via private wells and septic systems,
 - a peer review was conducted to ensure these services were adequate without any impact on neighbouring wells or properties,
 - County staff are satisfied that the servicing is consistent with the PPS, County Plan, and Township Plan, subject to the draft plan conditions,
 - Transportation Services have noted they will consider pushing the 50 km per hour speed limit further west to the boundaries of this development,
 - The number of accesses onto the County Road has been limited,
 - Township and County Transportation staff have reviewed the subdivision and deemed the existing road network to be suitable to accommodate the 33 new homes.

Planning Analysis continued

- County staff are satisfied that the proposal;
 - has regard for matter of provincial interest under the *Planning Act*,
 - is consistent with the Provincial Policy Statement,
 - Conforms to both the 2012 and 2019 County Official Plans, and
 - Conforms to the Township of Georgian Bluffs Official Plan.

Staff Recommendation

1. That Addendum to Report PDR-CW-38-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2018-11 known as the Kilsyth plan of subdivision 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-2018-12, for lands described as Part of Lot 9, Concession 7, Plan 117, Part of Lots 71, 75, and 78, and Lots 72, 73, 74, 85, 86 & 87 and unnamed street, Part 1, Plan 16R-10979, Township of Georgian Bluffs, geographic Township of Derby, the Grey County Committee of the Whole approves this plan of subdivision to create a total of thirty-three (33) residential units, two blocks for stormwater management (Blocks 34 and 36), two blocks for daylight triangles (Blocks 39 and 40), road widening (Block 41), 0.3 metre reserves (Blocks 37 and 38), an open space block (Block 35), and a future road (Street 'A'), subject to the conditions set out in the Notice of Decision.