

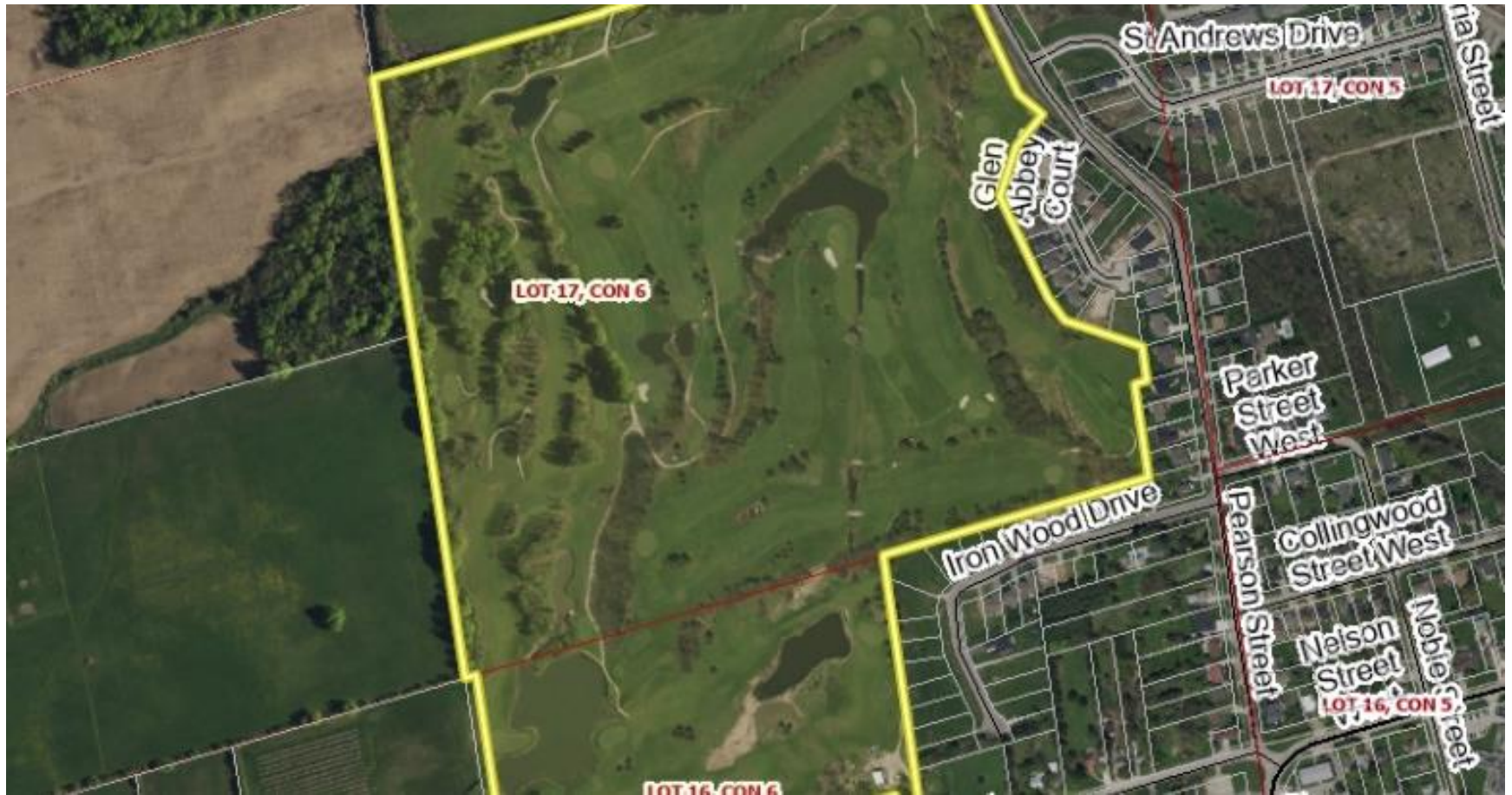


Hilton Head Heights Condominium 42CDM-2020-07

408 Ridge Road, geographic Town of Meaford
Municipality of Meaford

This presentation contains a summary of Report Addendum to PDR-CW-08-21. For more details on this application, please see the Staff Report.

Subject Lands



Public Comments Received

- ▶ Virtual Public Meeting held March 15th, 2021. No members of the public were in attendance.
- ▶ Comments received in writing:
 - Concerns with errant golf balls,
 - Concerns regarding the loss of green space should the golf course be further developed. Seeking future development plans of the entire golf course,
 - Concerns regarding potential environmental impacts – quality and quantity of water entering Pete’s Creek and erosion of slopes,
 - Concerns regarding process for the subject file – confusing with two separate approvals, not in sync,
 - Truck traffic – half-loads vs. full loads,
 - Tree cutting,
 - Traffic volume and speeding along Pearson Street/Ridge Road and provision of sidewalks.
- ▶ Comments have been addressed either through draft plan conditions or through technical/agency review.

Agency Comments Received

- ▶ **Bell Canada** – request the Owner to contact Bell Canada during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development.
- ▶ **Eastlink** – no comments or concerns.
- ▶ **Enbridge** – no objections to the proposed development, easements to be provided to service the development at no cost.
- ▶ **Grey Sauble Conservation Authority** – initial concerns with flooding and erosion hazards associated with Pete's Creek, affecting the proposed access along Ridge Road. Some erosion hazard concerns for lots 48 & 49. Additional engineering review was completed and GSCA concerns were addressed. GSCA issued a permit for installation of services and site alterations related to the entrance of stormwater facilities.
- ▶ **Hydro One** – no comments or concerns.
- ▶ **Municipality of Meaford** - the local municipality passed the associated zoning by-law amendment. Municipal council supported the recommended conditions of draft approval on April 12th, 2021.

Staff Recommendation

- 1. That Addendum to Report PDR-CW-08-21 be received; and**
- 2. That all written and oral submissions received on plan of condominium 42CDM-2020-07 known as Hilton Head Heights were considered; the effect of which helped to make an informed recommendation and decision; and**
- 3. That in consideration of the draft plan of condominium application 42CDM-2020-07, consisting of thirty-three (33) single detached lots/units on lands described as 408 Ridge Road, in the geographic Town of Meaford, Municipality of Meaford, the Grey County Committee of the Whole approves the plan of condominium subject to the conditions set out in the Notice of Decision.**