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The AD

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WEDNESDAY,

VANCE

• the Municipality of Grey Highlands

OCTOBER 19, 2016

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Beaver Valley Village 17-lot
project progressing

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Thanks

[Signature]

(by Don Crosby)

Planners are at work preparing reports after a public meeting was held earlier in October on proposed revisions to the Beaver Valley Village development project.

The site is located up on the top of the Beaver Valley on Part Lots 1 and 2 Concession 6 in the former Euphrasia township, in the area of Bowles Bluff Road and Hutchison's Corner.

Concerns were heard that day on effects on water. The same concerns have been raised from the outset of the project, which began as a much-larger vision.

The original application was for 45 lots, but the municipality only approved 17 lots.

The recent meeting, which was chaired by Grey Highlands Councillor Cathy Little, opened with a reading of the planning report for the project. The County and municipality have been asked to approve changing the lot arrangement.

Owners of the property, Martin and Maria Kiener now want seven lots along the frontage of Bowles Bluff Road as the first phase of development, with 10 more lots fronting on an internal road to be constructed as the second phase.

The current approval is for all of the 17 lots to be developed along an internal road.

The proponents were not at the meeting to answer questions by residents who attended the public meeting held in Markdale.

However there were many questions from the dozen or so people who turned out, and they were answered by Grey County and Grey Highlands planning staff as well as members of Grey Highlands council.

Ron Farino wanted to know what plans the municipality has to protect the wells of existing homeowners in the area of the proposed new development.

Grey County planner Randy Scherzer said the servicing report for the proposed development identifies individual wells and tertiary sewage treatment systems.

As part of the first phase, ongoing monitoring will be in place. But it was noted that most of the monitoring is related to the septic systems to ensure there is no impact on water wells.

Tom Foster, vice-president

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of the Beaver Valley Ratepayers Association, noted this was the third or fourth change to the plan after approval had been given.

Grey Highlands planner Kristine Loft said it's normal to receive what are called red-line revisions, as it may take years to get a plan through to final approval. She said the municipality will determine the size and width of lots and will rely on technical reports to address proper size.

Grey County planner Randy Scherzer provided further clarity as to why development was being allowed. The property already has draft approval for 16 lots and a number of conditions have been attached to move the project forward. He said there will be ongoing monitoring of water and septic systems.

Several people raised concerns about the effect of new wells on existing wells and ground water supply in the area.

Dave Petch said water safety is a concern and said he feels that monitoring should take place throughout the area.

Liz Cook wanted to know if there was an action plan to deal with any problems that might arise from additional wells and septic systems.

Planner Kristine Loft advised that there is a condition that a monitoring plan be put in place. It will include provincial government protocols. The chair of the meeting noted there are test wells in place and they are monitored and that information should be available to the public.

Ron Farino wanted to know if the revisions would involve any change to Bowles Bluff Road.

The initial application did not include access to Bowles Bluff road directly for each of the lots but indirectly through an internal road. The change being requested is to allow seven entrances directly off Bowles Bluff Road.

Gary MacNicholas spoke about the absence of development as part of the attraction when he purchased his property.

He questioned why more development was being approved when there was still space available in the Butter-nut Court development, and considering the presence of Karst topography under the proposed development.

There were also questions and comments from Grey

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Highlands' councillors.

Councillor Akaash Desai noted that now that Grey Highlands has switched to LED lighting for streetlights he doesn't anticipate a problem with light pollution in the area of the new development.

Deputy-mayor Stewart Halliday said approval of the 16 lots came with a phasing in condition of five lots developed at a time. He also raised concerns about additional traffic on Bowles Bluff Road.

He said the proposed six or seven lots with entrances on Bowles Bluff Road wouldn't have the same impact as the original 45 lot proposals. A traffic impact study would be requested as part of phase three.

Loft said the draft approval is for 16 lots and once final approval is given the developer can sell all of those lots at once without phasing in.

Thomas Foster wants to go back to the phased in approach to the development with five lots being developed at a time before proceeding further to ensure that the ground water is not affected by too much development at once.

Scherzer, in response to a question from Councillor Peggy Harris, said that if both the municipality and the county decline the request for redline revision, the developer could appeal to the Ontario Municipal Board. But he also noted that if county and the municipality make no decision the proponent could also appeal on the grounds of non-decision.

The purpose of the public meeting was to hear comments on the proposed red line revisions. No approval has been given for those proposals.

The next step is for Grey Highlands staff to prepare a report on the findings of the public meeting and comments from any other agencies for council's consideration.

Once council has made a decision it will be forwarded to Grey County council for its decision.

Several people in attendance expressed their opposition to the proposed revision. They include Bob and Lois Long, Anne Marie Latter, Ron Farino, Nancy D'Amico and Gary MacNicholas.

Minutes of the public meeting are posted on the Grey Highlands and Grey County web sites.

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