

# First look at Lower Talisman plan: a possible 370 units

(by M.T. Fernandes, Local Journalism Initiative)

About 370 townhouses and multi-level units are proposed for Lower Talisman, in a plan submitted to Grey County. The development would be just north of the small village of Kimberley.

The mapping at this stage includes “blocks” not individual lots.

There are two blocks beside Grey 7 (about 45 acres) suggested to be conveyed to the Grey Sauble Conservation Authority.

Between six and seven acres will be kept as natural heritage area within the development site.

Beaver Valley Development Group is the name of the company.

## HOUSING

About 18 acres appears to be designated for eventual residential use. The plan calls for townhouses closer to the Amik subdivision, and higher-density use neighbouring the Talisman Lodge property. Talisman Mountain Drive off Grey Road 7 would be the major internal street.

One of the blocks closest to the Talisman resort lodge property includes an open recreational area and commercial space on the ground floor of mixed use residential buildings. The non-residential floor space would be about 1,500 sq. metres.

The developer’s report notes that the property is already zoned for development in the County and Grey Highlands Plan, with most



**“DEMONSTRATION” PROPOSAL** — Possible configuration of the various “Blocks” to be created, with more detailed applications to come later. The Light Green blocks are proposed to be conveyed to the GSCA, the Dark Green are Natural Heritage Areas that would be retained. The area outlined in black to the left of the top Natural Heritage Block is Future Development. Immediately below with darker orange blocks and the open white space is the Recreation / Mixed Use. Other Blocks are Residential, with the blue block designated the Stormwater Management Area. (Source - Planning Partnership)

of the area to be developed classed Escarpment Recreation, which allows residential, commercial and recreation uses.

Escarpment Corridor Alliance has criticized these designations as outdated, for example, calling for updated floodplain studies, and for reconsideration of the municipal servicing plans. It has hired its own planner, and said in a media release that it will be releasing that report soon. The Escarpment

Corridor Alliance now includes the Protecting Talisman Lands group.

## PHASED DEVELOPMENT

The development would be in phases, with the residential to happen before the non-residential or recreational use, and the pace would respond to the market, said a report submitted by the Planning Partnership on behalf of BVDG.

It described the project as responding to: the need for housing,



the economic opportunities around recreation and respect for natural heritage.

The BVDG reports are on the Grey County website under Planning Applications. Among these is an Environmental Impact Study, as well as a Traffic Impact Study.

Trails are proposed through the retained natural heritage areas, as well as those proposed to go to GSCA, including along the Beaver River. The report looks to a "pedestrian-oriented" connection with Kimberley.

The report says the development may seek a minor variance on parking. The company expects to file a draft condominium plan, outlining private streets and common elements. There also may be freehold residential parcels.

In the future, the plan looks to connect upper and lower parcels, and to enhance the Bruce Trail along the Brow of the Escarpment, as the report mentions a new Visitors' Centre.

A public meeting has yet to be scheduled. After getting comments from groups like the Conservation Authority, the county planner will do a report with a recommendation that will go to Grey County council for a decision.

In the background of this project, is the possible development by separate owners of the Talisman lodge property, and the use of the second piece of BVDG land, known as Upper Talisman.

Although the present plan deals at the "Block" level, the Planning Partnership included what it called a Demonstration Plan to show a possible arrangement.

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