



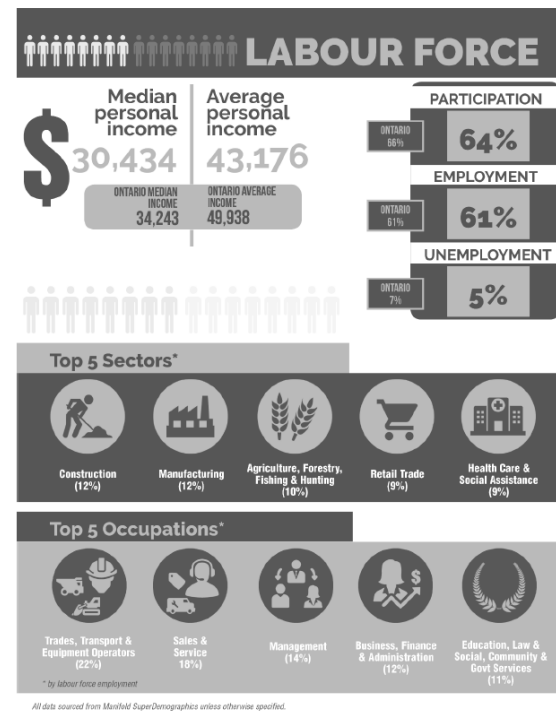
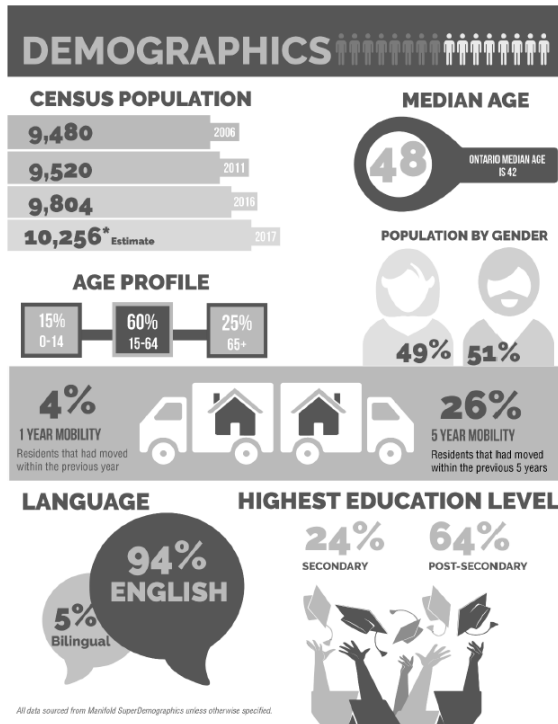
Bluewater District School Board

Community Planning &
Partnership Meeting

14 May 2019

Bluewater Education Centre, Chesley

A snapshot of Grey Highlands

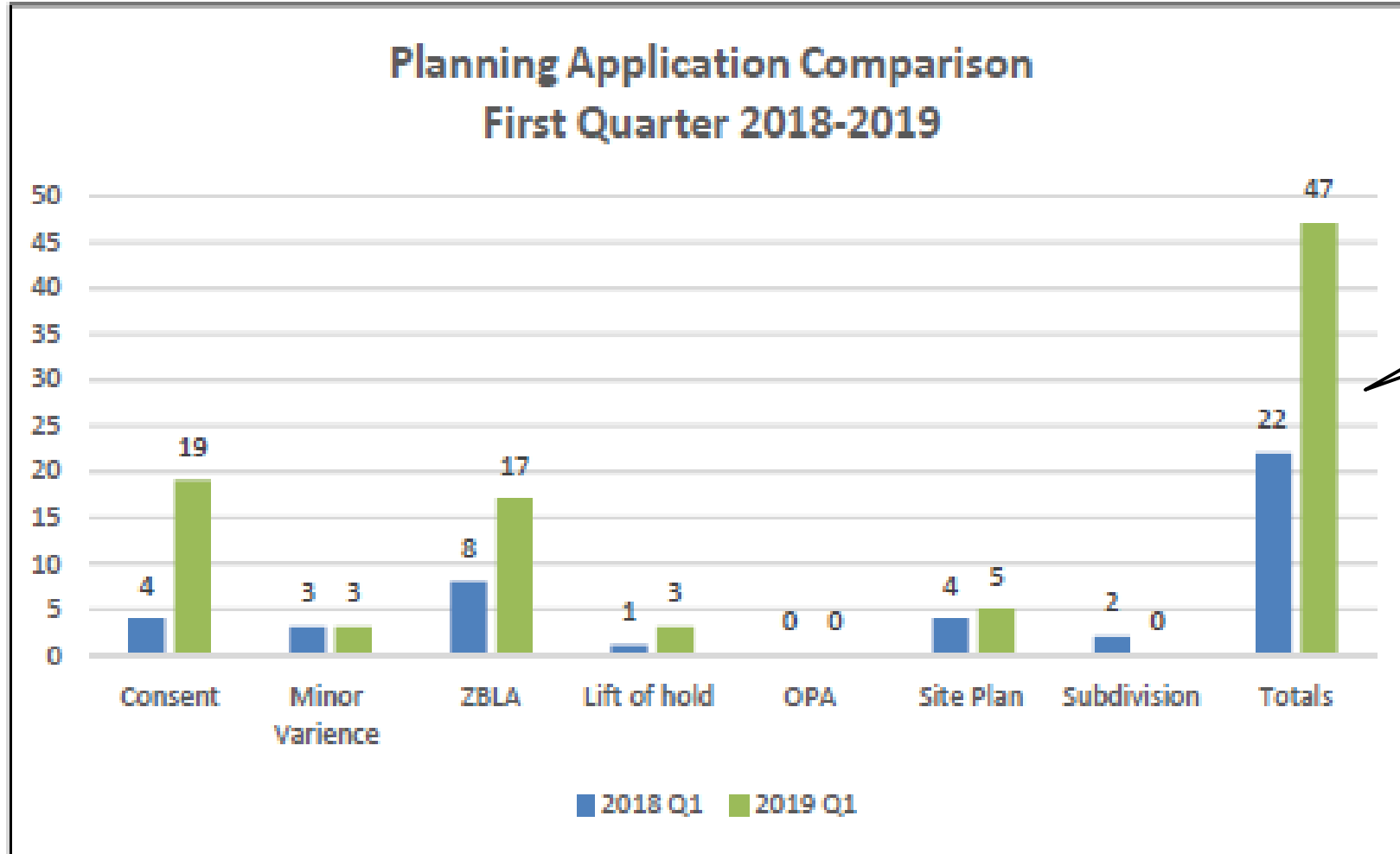


The priorities of the Development team are shaped in part by the recommendations of the 2018 Council-adopted [Economic Development Strategy](#).

Economic development strategic plan

- ▶ Municipality adopted their first economic development strategic plan in June 2018
 - ▶ Director of Planning | Michael Benner
 - ▶ Director of Economic & Community Development | Michele Harris
- ▶ Key recommendations of the strategy focus on the following themes:
 - ▶ **Community Development**
 - ▶ **Main Streets & Village Cores**
 - ▶ **Economic Development Readiness**
 - ▶ **Tourism**

2019 - first quarter planning stats



47 planning applications received. More than double last year's count.

2019 - first quarter building stats

APRIL BUILDING REPORT ACTIVITY

TYPE OF PERMIT	PERMITS		CONSTRUCTION VALUE		PERMITS		CONSTRUCTION VALUE	
	2019	2018	2019	2018	YTD 2019	YTD 2018	YTD 2019	YTD 2018
Residential								
New Homes	1	5	\$ 1,600,000.00	\$ 1,350,000.00	7	15	\$ 4,485,000.00	\$ 4,910,000.00
Additions	2	5	\$ 150,000.00	\$ 495,000.00	9	10	\$ 1,386,000.00	\$ 920,000.00
Renovations		5		\$ 269,400.00	4	12	\$ 484,000.00	\$ 496,400.00
Accessory	1	8	\$ 10,000.00	\$ 161,500.00	2	14	\$ 40,000.00	\$ 434,500.00
Commercial								
New Buildings					3	0	\$ 3,860,000.00	\$ -
Additions	1		\$ 528,565.00		1	0	\$ 528,565.00	\$ -
Renovations				\$ -	0	0	\$ -	\$ -
Institutional								
New Buildings		1	\$ -	\$ 20,000.00	0	1	\$ -	\$ 20,000.00
Additions					0	0	\$ -	\$ -
Renovations		0		\$ -	1	0	\$ 2,000,000.00	\$ -
Industrial								
New Buildings				\$ -	2	0	\$ 24,200.00	\$ -
Additions					0	0	\$ -	\$ -
Renovations					0	0	\$ -	\$ -
Agriculture								
New Buildings	3	1	\$ 135,000.00	\$ 35,000.00	9	3	\$ 785,000.00	\$ 235,000.00
Additions			\$ -	\$ -	1	0	\$ 100,000.00	\$ -
Renovations			\$ -	\$ -	0	0	\$ -	\$ -
Septic Permits	3	7	\$ 81,000.00	\$ 105,000.00	14	17	\$ 345,000.00	\$ 370,000.00
Sewer Connections					0	0	\$ -	\$ -
Demolitions	2	1	\$ 25,000.00	\$ 5,000.00	5	1	\$ 35,000.00	\$ 5,000.00
Change of Use					0	0	\$ -	\$ -
Revisions					0	0	\$ -	\$ -
Other	2		\$ 15,000.00		5	3	\$ 60,000.00	\$ 60,000.00
TOTALS	15	33	\$ 2,544,565.00	\$ 2,440,900.00	66	76	\$ 12,563,565.00	\$ 7,470,900.00
Fees Charges								
			2019	2018			YTD 2019	YTD 2018
	Building Permits		\$ 6,619.00	\$ 24,346.50			\$ 103,407.00	\$ 64,489.50
	Compliance Letters		\$ 600.00	\$ -			\$ 1,800.00	\$ -
	Septic Reviews		\$ -	\$ -			\$ -	\$ -
TOTAL			\$ 7,219.00	\$ 24,346.50			\$ 105,207.00	\$ 64,489.50

66 permits issued

Over \$12.5 million n construction value

Markdale Golf & Curling Club



144 acres potential development | 600 to 700 new homes



Stonebrook Developments



Phase #1 & #2 | 79 townhomes

Stonebrook Phase #1

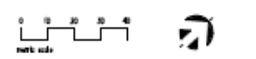


AREA TABLE

On Street Townhouses (Block 1-17)	1.88ha
Residential Reserve (Block 1-17)	0.02
Easement (Block 1-17)	0.03
0.3m Reserve (Block 1-17)	0.01
Roads (Block 1-17)	0.80
TOTAL	2.61ha

UNIT COUNT

0.3m On Street Townhouse 65u



ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

D. Residential on street townhouses, easements & reserve.
H. Piped water to be provided.
I. Primary clay loam.
K. Sanitary and storm sewers to be provided.

NOTES

All measurements are in metres.
All elevations refer to Geoid to Datum.

LEGEND

Boundary of Subdivision
Pavement (40mm concrete)

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Scale: 1:1000

OWNERS AUTHORIZATION

We, 2777777777, representing the registered owners of the above lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

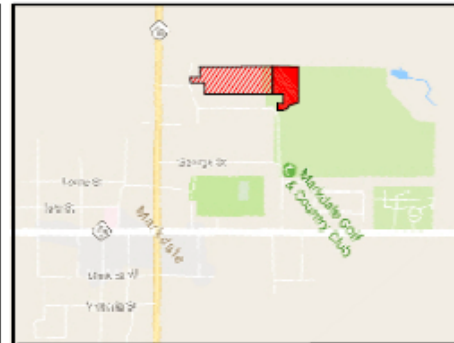
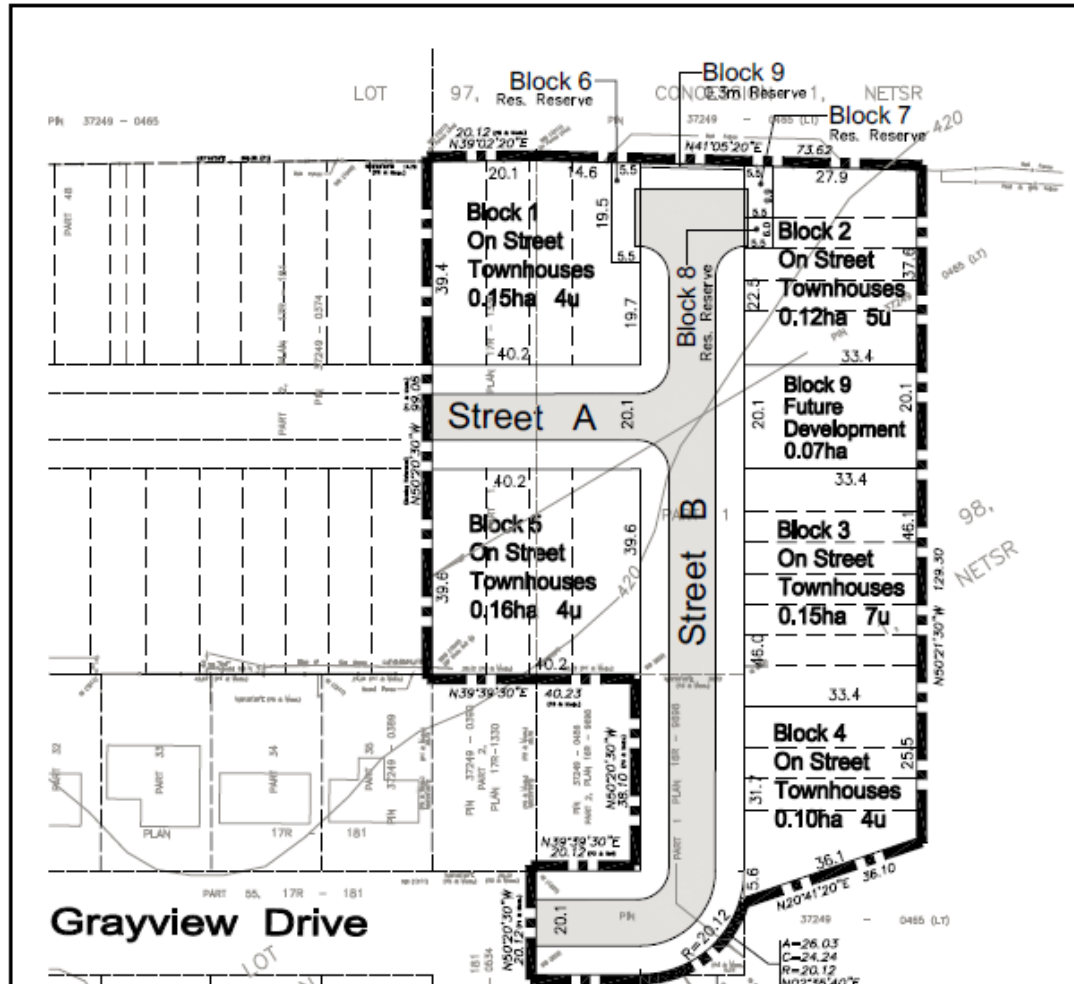
DRAFT PLAN of PROPOSED SUBDIVISION PART OF LOT 98, CON. 1 (Geoid to Datum Annual) MUNICIPALITY OF GREY HIGHLANDS COUNTY OF GREY

GEORGIAN PLANNING SOLUTIONS

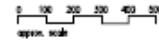
DESIGN PLAN SERVICES INC.
Town Planning Consultants
100 The Woodbine Inn
100 Woodbine Ave. #100
Markham, ON L3R 9W7
P: 905.477.4400
www.dpsinc.com

1:1000 Date: June 6/17 18143-12
Scale: 1:1000

Stonebrook Phase #2



KEY PLAN



AREA TABLE

On Street Townhouses	Blocks 1-5	0.68ha±
Residential Reserve	Blocks 6-8	0.02
Future Development	Block 9	0.07
0.3m Reserve	Block 10	0.01
Roads	Streets A & B - 20m R.O.W @ 212m	0.42
TOTAL		1.20ha±

UNIT COUNT

6.0m ⁽²⁰⁾ On Street Townhouse	16u
8.3m ⁽²⁷⁾ On Street Townhouse	8
TOTAL	24u

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- D. Residential on street townhouses & reserve.
- H. Piped water to be provided.
- I. Primarily clay loam.



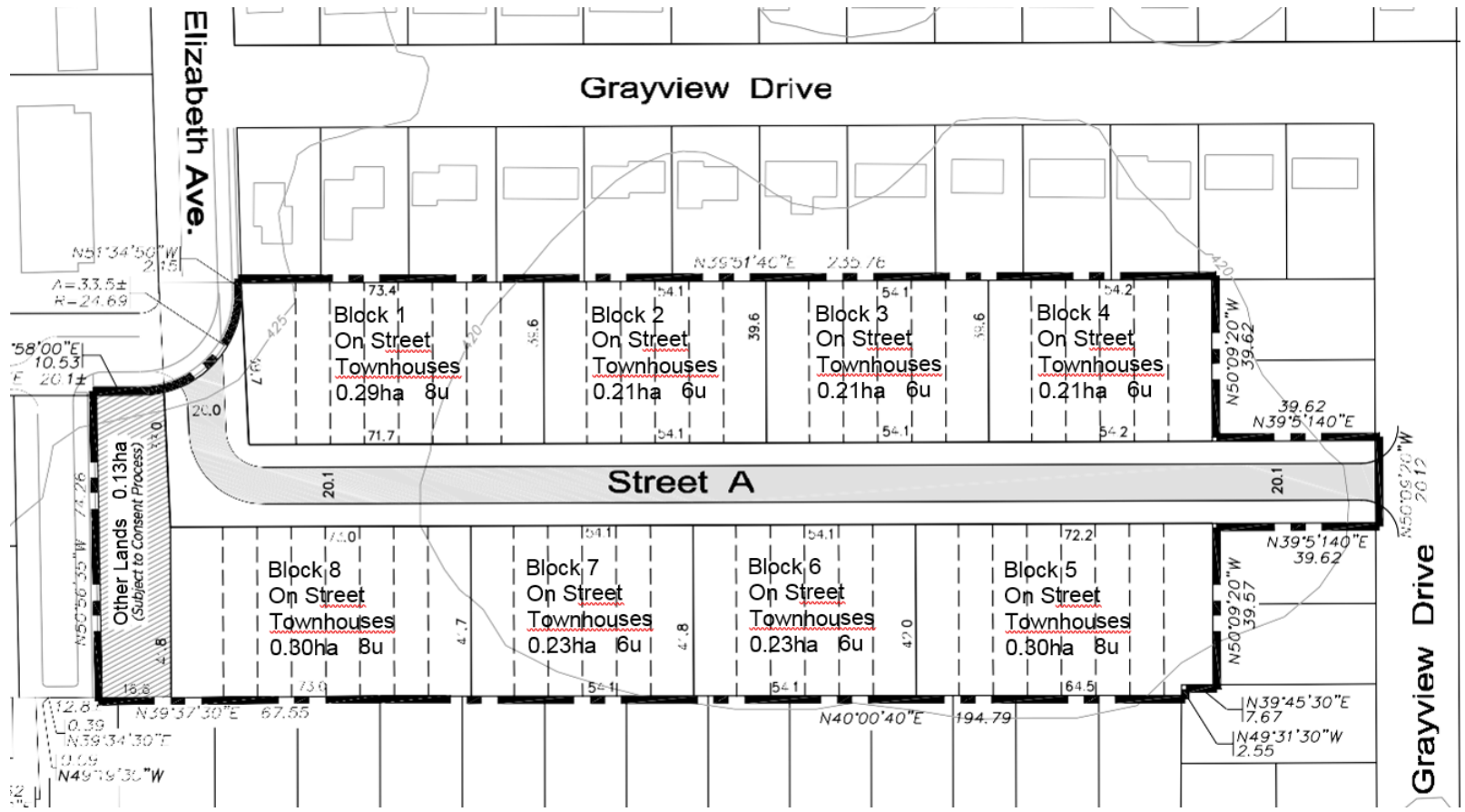
Stonebrook Developments



Phase #3 & #4 | 54 units



Stonebrook Phase #3 & #4





devonleighHOMES.com

Devonleigh Homes



91 acres | 393 homes [293 singles + 100 townhomes]



devonleighHOMES.com

Devonleigh - Centre Point South



COMING SOON

TOWNS & SINGLE DETACHED HOMES

FROM **\$299,900**



Centre Point
— SOUTH —
BY DEVONLEIGH

Beavercrest School



Markdale | proposed new/replacement elementary school

Foodland



Markdale | grocery school | 32,000 square feet

Tim Hortons



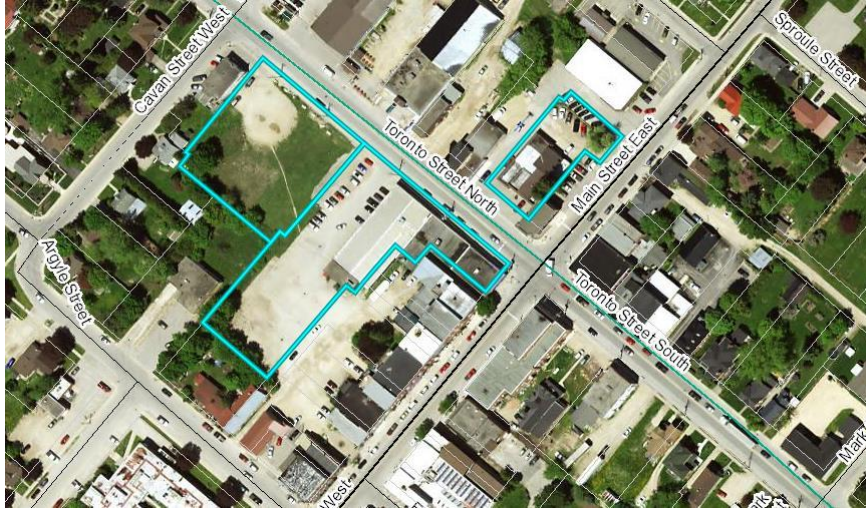
Markdale | Maverick Developments | 1,750 square feet

Commercial Development



Markdale | legal office

Downtown Markdale Revitalization



Municipally owned properties in downtown Markdale.
Northwest block & northeast parcel.
Will be the anchor for major revitalization at the corners of highway 10 & Grey Road 12.



Markdale Hospital



68,000 square feet | 4 acute care beds | palliative care | 24/7 emergency room with 7 treatment areas | procedures room | laboratory | diagnostic imaging services | physiotherapy | ambulatory care clinic

Economic stimulus from new development

1x development charge revenue:
\$9 million

Recurring property tax revenue:
\$2.7 million/year



2019 community & economic development projects

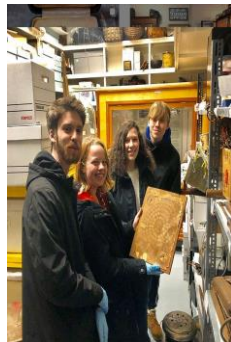
- ▶ 2019 - introduction of the Municipality's first Community Improvement Plan
 - ▶ \$101,000 investment by the Municipality through incentives to target growth & investment
- ▶ 2019 - undertaking the Municipality's first Recreation Master Plan as well as a complete facilities audit
 - ▶ To assess community needs for future recreation & programming requirements to support anticipated growth
- ▶ 2019 - Municipal wide gateway signage program

7 community halls | 4 arenas | 23 parks & greenspace

South Grey Museum

New look | new programming | new faces

History steps out of the box and engages new audiences and connects generations



For further information please contact:

Rob Adams | CAO

Michael Benner | Director, Planning & Building Services

Michele Harris | Director, Economic & Community Development