



**GEORGIAN
COMMUNITIES**

live remarkably.

Georgian Communities

Village of Craighurst



Stantec

Municipal Class Environmental Assessment

Online Public Information Centre

April 21 – May 20, 2021

Who are we?

Georgian Communities is a subsidiary of Georgian International, a multi-faceted company based in Barrie, Ontario. A dynamic leader in real estate, automotive retail, and hospitality industries.

our vision.

We deliberately establish neighbourhoods that are purposeful and meaningful. Each community we create is an opportunity to deliver something truly unique and special. We consider the future experiences families will share and the memories they will build together in their backyard, their home, and their community.



To learn more about our story, visit
<https://georgiancommunities.ca/>



What is the purpose of this meeting?

Georgian Communities owns a parcel of land at the northeast corner of Penetanguishene Road and Horseshoe Valley Road, within the designated Craighurst Settlement Area, and is developing plans to create a residential community. We are here to discuss:

- Planning and policy context
- Municipal Class Environmental Assessment process requirements
- Servicing needs for the new community
- Share the preliminary conceptual design of the Craighurst Settlement Area



Planning and Policy Context



Township of Oro-Medonte Official Plan

The Township of Oro-Medonte Official Plan (1995, as amended in 2020) describes the vision for the community. The vision recognizes:

- location and importance of the environmental features and natural resources
- rural character of the area
- socio-economic characteristics of the area
- needs of present and future residents

The Official Plan provides the basis for protecting the natural heritage system while managing growth that will support the Township's unique character, diversity, civic identity, rural lifestyle and cultural heritage features, and to do so in a way that has the greatest positive impact on the quality of life in Oro-Medonte.

Craighurst is identified as a *Rural Settlement Area*, and future growth within the area is anticipated.



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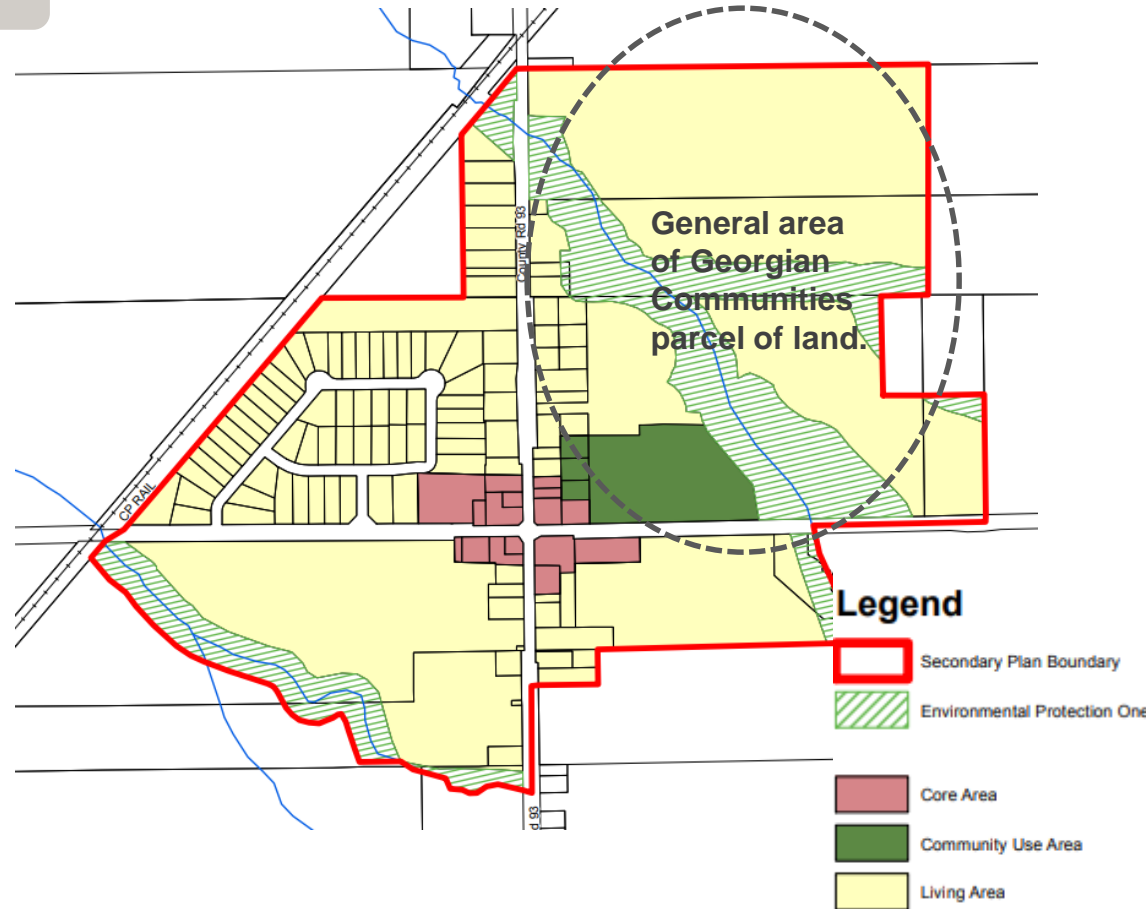


Planning and Policy Context

Craighurst Secondary Plan

The Oro-Medonte Official Plan identified the Craighurst Secondary Plan to provide the basis for the development of a diverse community area in a manner that has the greatest positive impact on the quality of life in Craighurst.

The Georgian Communities parcel of land is located in the northeast corner of the settlement area. The Secondary Plan identifies these areas as a designated Living Area, Community Use Area, and Environmental Protection Area.



Municipal Class EA Process

The Municipal Class Environmental Assessment (MCEA) process frames the planning and implementation of municipal infrastructure and is legislated by the *Ontario Environmental Assessment Act*. The process can be used for planning individual projects or to address groups of projects, through a Master Plan.

Master Plans are long range plans which integrate infrastructure for existing and future land use with environmental assessment principles. These plans outline a framework for planning for subsequent projects and/or developments. At a minimum, Master Plans address Phases 1 and 2 of the MCEA process.

Phase 1: Problem and Opportunity

- Review background planning and policy documents (e.g., Official Plan)
- Identify study area needs, problems and opportunities

Phase 2: Alternative Solutions

- Detailed inventories of socio-economic, natural and cultural environments
- Identify and evaluate feasible alternative solutions
- Select Recommended Alternative Solution
- Present to public and agencies for comment

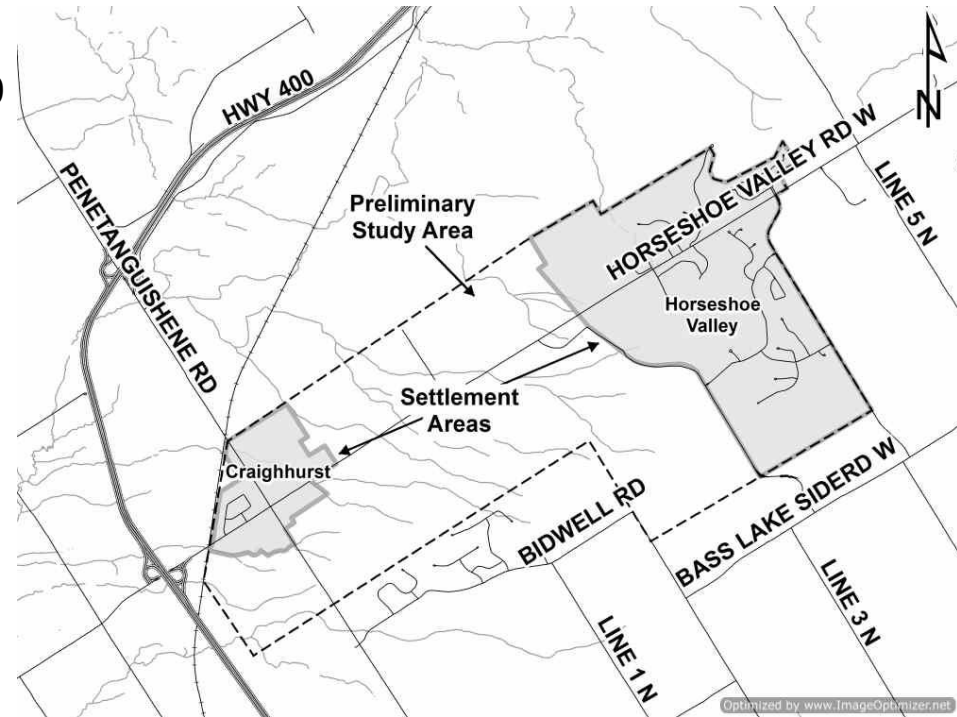
Water, Wastewater & Transportation Master Plan

A Water, Wastewater and Transportation Master Plan was completed in December 2019 to identify a long-term municipal servicing plan for future development of the Craighurst and Horseshoe Valley settlement areas.

The plan provided direction on the preferred solutions for implementation of water, wastewater and transportation infrastructure to accommodate future growth within the two settlement areas.

Find more information here:

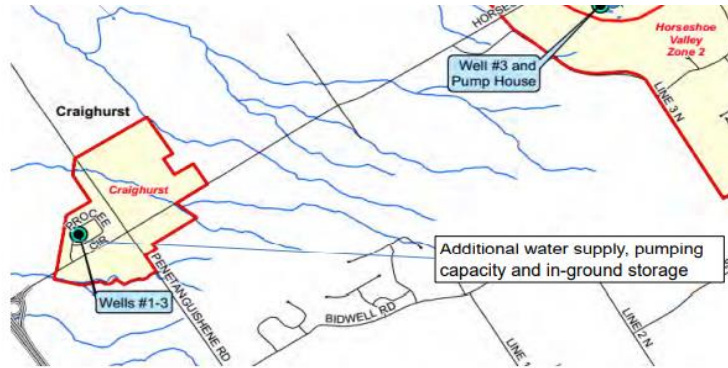
[Horseshoe Craighurst Corridor Water, Wastewater and Transportation Master Plan - Oro Medonte \(oro-medonte.ca\)](https://www.oro-medonte.ca)



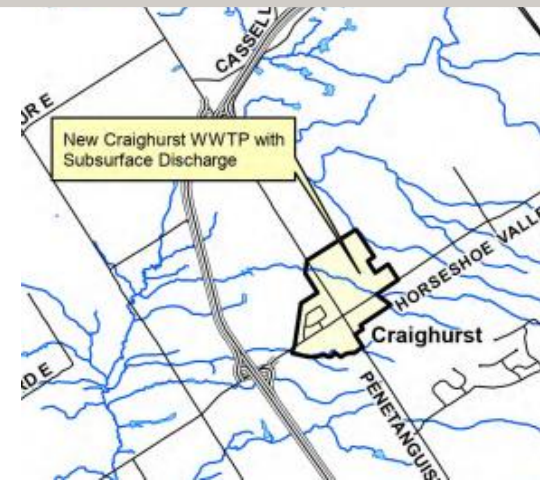
The Master Plan successfully completes Phases 1 and 2 of the Municipal Class Environmental Assessment (MCEA) process for this project.

Preferred Water & Wastewater Solutions

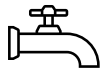
Preferred Water Servicing Alternative



Preferred Wastewater Servicing Alternative



The Master Plan identified 3 projects relevant to the Craighurst Settlement Area that fall under the requirements of Schedule B Municipal Class Environmental Assessment projects:



Improve water supply wells to provide additional capacity



Construct a new in-ground water storage facility in the vicinity of the Craighurst well

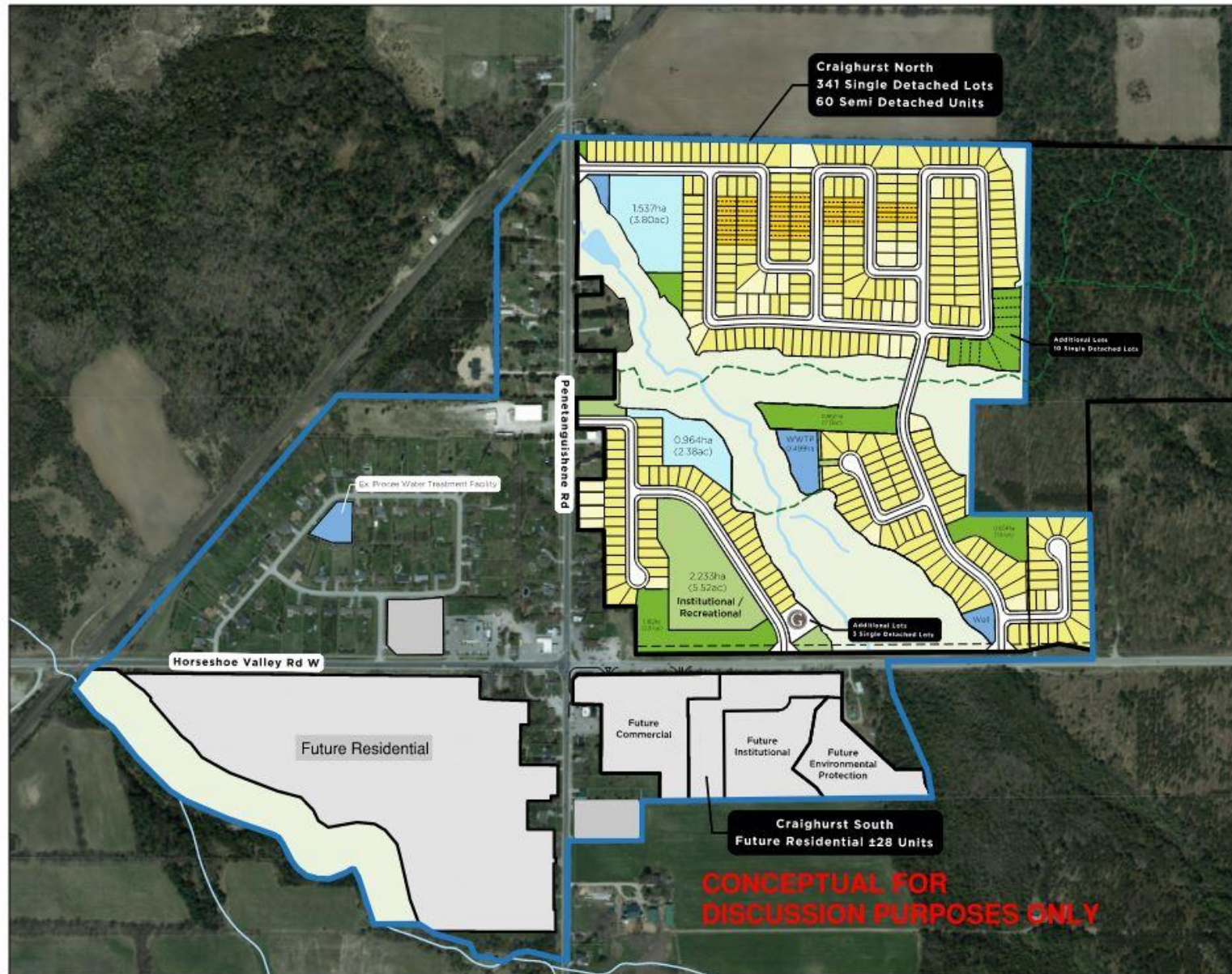


Construct a new Wastewater Treatment Plant with sub-surface discharge in Craighurst

Georgian Communities is moving forward with the completion of the detailed design and construction of these projects on behalf of the Township of Oro-Medonte.



Conceptual Designs – Master Plan



CONCEPTUAL MASTER PLAN

VILLAGE OF CRAIGHURST
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE



Subject Lands Scale: 1:100,000

LEGEND

- Subject Lands
- Craighurst Urban Boundary
- 18.3m Single Detached Lots
- 15.24m Single Detached Units
- 7.62m Semi Detached Units
- Parks & Open Space
- Environmental Protection
- Communal Septic Area
- SWM, WWTP, Well Block and Pumping Station
- Watercourse
- Potential Georgian Communities Sales Centre
- Multi-use Trails

Note: This drawing is for discussion purposes only.



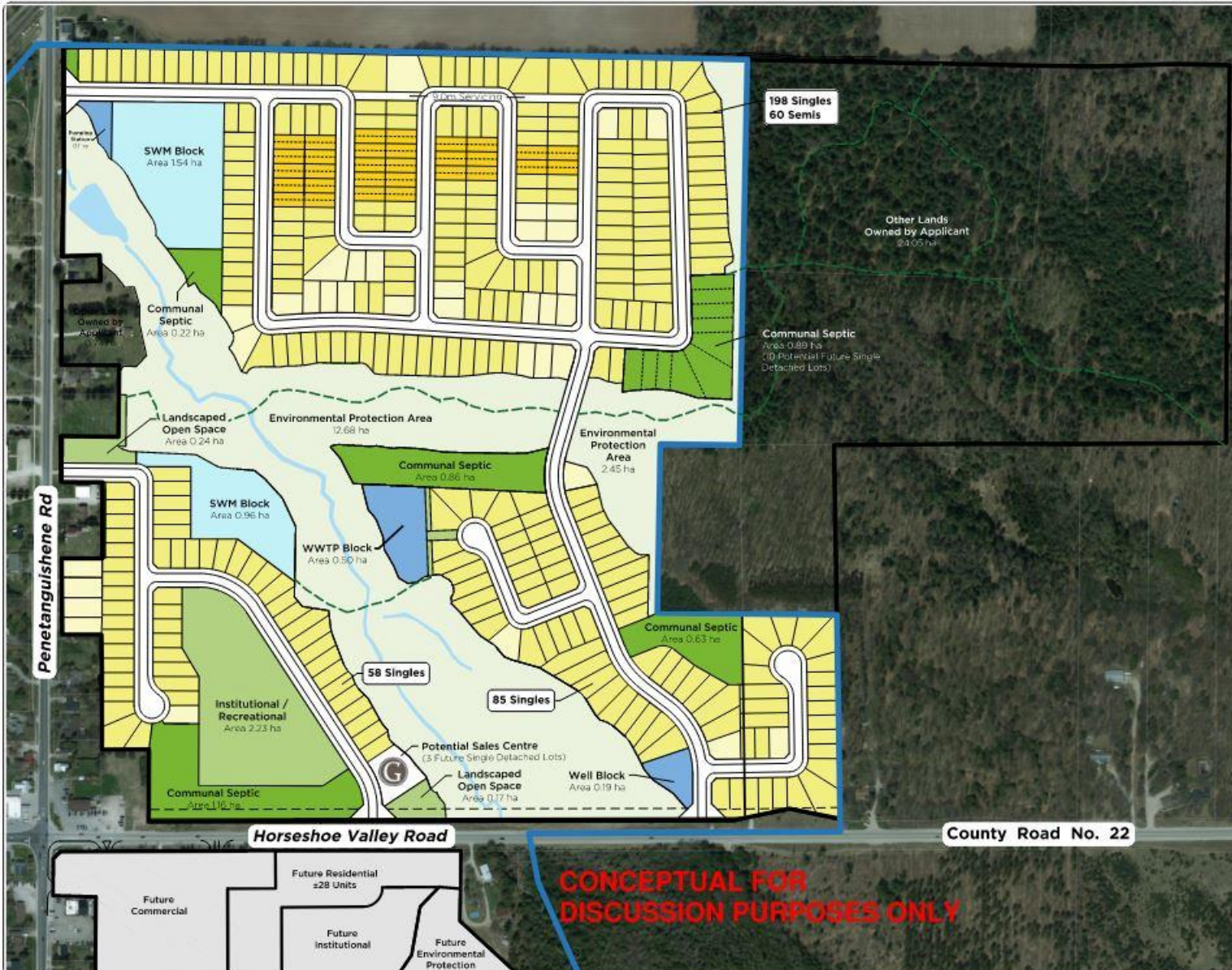
Drawn By: A.M. Date: March 29, 2021

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CONCEPTUAL FOR DISCUSSION PURPOSES ONLY

Conceptual Designs – Craighurst North



CRAIGHURST NORTH March 2021

PROPOSED REVISIONS TO
DRAFT PLAN OF SUBDIVISION
NE CORNER OF HORSESHOE VALLEY RD W
& PENETANGUISHENE RD,
CRAIGHURST, ON



■ Subject Lands

LEGEND

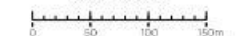
- Subject Lands
- ▭ Secondary Plan Boundary
- ▭ Environmental Protection Area
- Watercourse
- Multi-use Trails

PROPOSED REVISIONS

- ▭ 18.3m Single Detached - 35 Lots
 - ▭ 15.24m Single Detached - 306 Lots
 - ▭ 7.62m Semi Detached - 60 Units
 - ▭ SWM, WWTP, Well Block and Pumping Station
- 401 Units Total**

Note: This drawing is for discussion purposes only.
Source: Draft Plan of Subdivision prepared by Malone Given Parson Ltd. dated December 15, 2017.

Scale: 1 : 4,000



Drawn By: AM Date: March 29, 2021



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Next Steps

To date, the following studies have been completed:

- Stage 1-2 Archaeological Assessment
- Functional Servicing & Stormwater Management Report
- Traffic Impact Study
- Planning Opinion Report
- Environmental Impact Study
- Preliminary Hydrogeological Study and Site Development Assessment
- Geotechnical Investigation
- Natural Hazards Assessment
- Floodplain Assessment and Hydrology Update



The following studies will be completed as part of the next phase of the project:

- Aquifer Test Plan: Craighurst Municipal Groundwater Supply Assessment
- Detailed design of Wastewater Treatment Plant
- Detailed design of a new Water Supply Well, Treatment and Distribution System
- Functional On-site Sewage System Design
- Stormwater Management Report
- Plan of Subdivision Detailed Design

Concerns & Part II Order Process

A request may be made to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study, or that conditions be imposed, only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights.

Requests should specify what kind of order is being requested, how an order may prevent, mitigate or remedy those potential adverse impacts, and any information in support of the statements in the request.

The request should be sent in writing or by email to the Township and to the following addresses:

Minister of the Environment, Conservation and
Parks
Ministry of Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto ON M7A 2J3
minister.mecp@ontario.ca

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and
Parks
135 St. Clair Ave. W, 1st Floor
Toronto ON, M4V 1P5
EABDirector@ontario.ca

Thank you!

Thank you for participating in this Public Information Centre. Georgian Communities is extremely excited to be in the planning stages for a new community in the Historic Village of Craighurst.

If you have any questions, concerns or comments, please provide them to a member of the project team:



Jay Beech, C.E.T.

Manager of Development

Georgian Communities

Phone: 705-730-5900

jbeech@georgiancommunities.ca



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For more information, visit

<https://georgiancommunities.ca/>

