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Kincardine Sub Divisions Planning Strategy

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Dear Committee,

Could you please have the following item discussed at your February Planning Committee meeting?

To move towards a strategic approach to subdivision planning and to assist in having reasonably priced housing established in the municipality for the short and medium term, I believe we need to move towards a proactive approach involving all of the stakeholders. To this end, I wonder if we could put together a plan of attack for the development of subdivisions within the Municipality.

I would like to suggest the we could approach this in the following manner:

1. Get a large computer map of the Municipality run off the big plotter, showing all of the known planned subdivisions within our area.
2. Review the map to show what subdivisions would be the easiest to move forward. Prioritize the map.
3. Review the map for any areas where we could support new subdivision plans. Mark up the map and prioritize these.
4. Have Steve Murray draw up a list of the major developers in this area and a list of the major contractors.
5. Set up a meeting with the senior managers (Public works, Building and the CAO), to review the drawings and get buy in from them.
6. Set up a meeting with the various developers, for the known subdivisions and if possible hold this meeting by the end of February. The agenda should include:
 - a. What are their timelines for development?
 - b. How can we help them develop these subdivisions?
 - c. What is holding them back?
7. Set up a meeting two weeks later with the major contractors and go over the maps with them too.
8. From these meetings, input to the other salient departments what the committee's assessment is, regarding which subdivisions are the most likely to move ahead and roughly how many houses, what type and the approximate selling price range.

I appreciate you taking the time to include this in your agenda and look forward to your reply

Yours Faithfully,

Sandy
Deputy Mayor Sandy Donald.