



GREY COUNTY ROAD 14

RDA Designs and Sagheer Ahmad

Welcome and Opening Remarks

- We understand and acknowledge the concerns raised by the neighbors regarding this project. This meeting is an opportunity to address these concerns, answer your questions, and work collaboratively towards a common understanding.
- Mr. Ahmad had reached out to neighbours earlier this month to ensure they have an initial understanding of the application as we recognized that the details were not widely known before the meeting announcement.
- Our goal is to foster an open dialogue and find solutions that respect both the community's interests and the project's purpose
- We also worked closely with the town staff and conservation staff during the early stages of the application process. This ensured they understood the intent and purpose of the project.

What is the application about?

- A facility for children with disabilities
 - Where parents can leave the children in a safe and supportable environment while they cannot attend to their kids.
 - Not-For Profit operation under a charitable trust and not town funded
 - Limited capacity of 10-12 children at any given time and no more than 8 children overnight
 - The main purpose is to provide care for the community
 - Qualified staff on site at all times (Trained personal support workers and Registered Nurses)
 - Private residence attached to the facility for 1 family to live in who will help run and manage the facility and available for the neighbours to communicate with in case they have any concerns.

How Will It Benefit the Township?

- The facility offers a critical resource for families with children who have special needs, providing care and support locally without requiring travel to larger urban centers
- It will strengthen the townships reputation as an inclusive and caring community
- The construction and on-going operation of the facility will create jobs for local contractors, nurses, personal support workers and maintenance staff
- The presence of a well-maintained, large-scale project could attract other developments, indirectly boosting local commerce and infrastructure
- This facility will significantly contribute to the township's property tax revenue, which can be reinvested into public services and infrastructure

How Will It Benefit the Neighbours?

- Neighbors will have the ability to use the child-care facility if they have children with special needs to require temporary care support. This is a very unique and valuable service not commonly available in smaller towns.
- The mansion like architecture and landscaping will elevate the areas visual appeal, making it a more desirable place to live.
- The facility's high standards of upkeep will ensure the property remains an asset to the community
- The facility promotes a neighbourly connection through its open-door policy for families in need

Design and Design Considerations

- The design ensures that the building will look like a grand residential home rather than a commercial structure, helping it harmonize with the rural and residential nature of the area
- Aesthetic appeal: high quality materials will be used, carefully planned landscaping, an elegant architectural style elevate the property's visual impact, making it an asset to the neighborhood.
- Barrier free design including ramps, elevators, and other accessible features ensure that everyone, regardless of ability can comfortably use the building.
- The design will include safety features like fire exits, sprinkler systems, and a flood mitigation measures, ensuring the building remains secure under various conditions.
- Thoughtful placement of entrances, windows, and activity areas ensure privacy for both the family and the neighbors.

Environmental Land Use

- The proposed building location has been carefully selected to avoid encroaching on floodplain areas.
- Drainage and stormwater management plans will be implemented to ensure water runoff is controlled and does not affect nearby properties or ecosystems.
- Any additional recommendations from Saugeen Conversation will be incorporated into the final plans to maintain environmental integrity.

Zoning Considerations

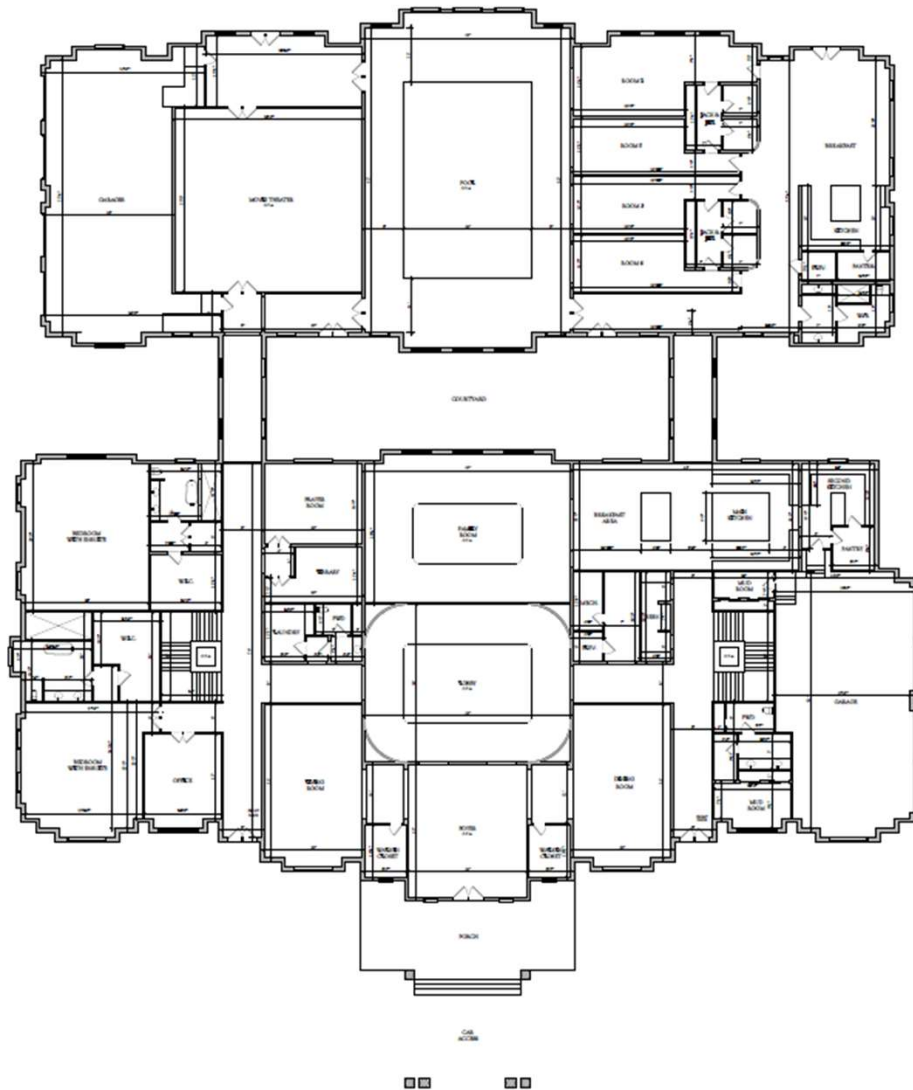
- We will try to meet all zoning by-law requirements regarding the zoning of the building including setbacks and heights
- If anything is not met, we would file for a separate minor variance application.

Property Value Concerns

- High end design: Mansion like appearance with premium materials and landscaping will set a new standard for quality and luxury in the area.
- The property will add charm and elegance to the neighborhood, making it more attractive to protentional buyers or investors
- Families seeking a caring, inclusive neighborhood may be drawn to the area, increasing demand for nearby properties.
- A trust-managed property ensures that the building will remain in excellent condition avoiding any risk of neglect that could lower surrounding property values.
- The presence of a high-value property often leads to increased demand for homes in the area, as buyers perceive the neighborhood as upscale and well-developed.
- Increased property tax revenues from this development could lead to improvements in local roads, public spaces, or utilities, further enhancing the area's desirability.
- Setting a new benchmark: As one of the largest and most modern buildings in the area, the property could serve as a benchmark for home valuations, potentially raising the comparative market analysis values for the neighboring homes.

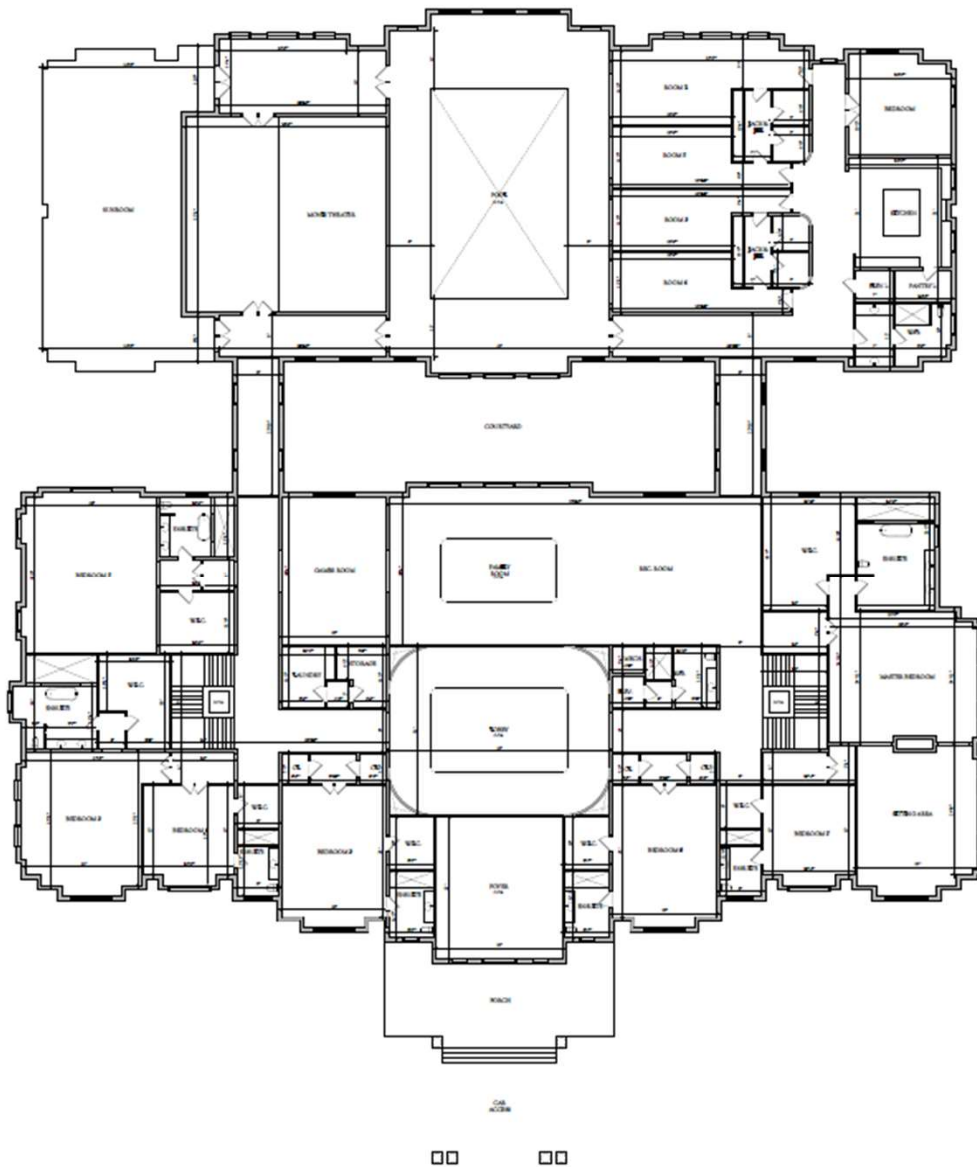
Flood Protection For Disabled Children

- The facility will be constructed outside the designated floodplain as per Saugeen Conservation requirements.
- The building's foundation will be raised above the base flood elevation to prevent water intrusion in extreme conditions.
- Incorporating an advanced drainage system designed by a professional to account for this matter.
- Designing accessible, well-marked evacuation routes to safely and quickly move children and staff to higher ground or a safe location.
- Installing generators to maintain operations during emergencies.
- Ensuring all staff are trained in flood response and emergency protocols
- Collaboration with experts by conducting a professional assessment to identify potential risks and working with conservation authorities to ensure compliance with local flood protection guidelines.



Planning – Floor Plans

- Ground Floor Plan
- Preliminary Plans include
 - Indoor Swimming Pool
 - Outdoor and Indoor Connection
 - 2 Story Movie Theater / Home Theater
 - 8 Car Garage
 - Multiple Bedrooms
 - Multiple Washrooms



Planning – Floor Plans

- Second Floor Plan
- Preliminary Plans include
 - Indoor Swimming Pool
 - Outdoor and Indoor Connection
 - 2 Story Movie Theater / Home Theater
 - 8 Car Garage
 - Multiple Bedrooms
 - Multiple Washrooms

Inspirations For Designs



House In Georgia



Custom House In Brampton

MDS Calculations

- MDS Calculations were not included as we were informed by the Township of Southgate on Wednesday December 20th, 2023, that after further discussions and site visits the structure of concern is not fit to house livestock and is unoccupied. Therefore, MDS Calculations are not required.
- We have email correspondence for this.

Planning Justification

- The facility is designed to serve as both a private residence for the family of Mr. Ahmad and as a non-profit care facility for children with special needs.
- It will be designed as a residential facility with a secondary use a group home for the children. The future plan is that the facility will be transferred to another family in the event of the passing away but remain under the trust to continue its mission of providing care. That new family would live in the primary house.
- We believe the proposed development is consistent with the broader goals of the township official plan as it provides a much-needed service to the community, especially for families with special needs children.
- While the scale of the development is large the use of the property will be residential in nature, with a focus on providing care and support for children with special needs.

Planning Justification

- We acknowledge that no servicing details were initially provided as these are preliminary plans and we need to finalize the floor plans before we get the professionals involved with the review of the sewage and servicing. The future plan will be to have the necessary reports completed and meet the requirements of the MECP Design Guidelines for sewage works.
- We understand concerns regarding the impact of the well system on neighboring properties. To address this, we will commission a hydrogeological assessment to ensure that the well will provide adequate water for the facility without affecting the water supply of neighboring properties. We are committed to implementing a monitoring program to assess the impact on local well water levels and to work with neighbors to resolve any concerns.

Planning Justification

- We acknowledge concerns regarding protentional increases in traffic, noise and property values.
 - The facility will be designed with ample on-site parking including multiple car garage and paved driveways.
 - Implementation measures will be taken to mitigate noise, including landscaping buffers and careful site planning.
 - The project will enhance property values by providing a high-quality, well-maintained facility in the area

Conclusion

- We are committed to working with the municipality and local residents to ensure this development is successful and beneficial for all parties involved. We are confident that the concerns raised can be effectively addressed through thoughtful design, regulatory compliance, and ongoing communication with the community.
- Should further information be required or you wish to discuss the project in more detail please feel free to ask any questions and ourselves or the owner of the property Mr. Ahmad will try our best to answer any questions or concerns you might have.