

Highland Gate Questions & Answers

1. What name will the Geranium, ClubLink joint venture operate under?

Highland Gate Developments Inc.

2. What are your plans for the land within the course that is not being developed?

We are considering a range of uses including parkland, trails, open space and stormwater management features and intend to work with the Town to determine what is best for these lands.

3. Do you plan any commercial development on the site?

No free-standing commercial uses are contemplated.

A small amount of commercial uses may be proposed on the ground floor of a multi-story condominium building being contemplated for the clubhouse site.

4. How many single family homes will be built?

This is still being determined but we anticipate approximately 200 single family homes will be proposed.

5. What types of homes will be built and how many of each? a) Bungalow. b) Two Story

We expect a mix of both but it depends on the market.

6. When will construction start?

We hope to commence site works (installation of services) in early 2016 and start house construction late 2016, but it will depend on the timing of approvals.

7. When will the development be complete?

It will depend on the timing of approvals and the pace at which the homes sell.

8. How will you protect the privacy of existing residents, during and after construction?

A construction management plan will be prepared to the satisfaction of the Town and we will adhere to it throughout the construction process. This plan will address safety and protection of private property.

In addition, we will work with individual property owners, on a case by case basis, to ensure that impacts on privacy are appropriately mitigated.

9. Will you pay for any landscaping required to existing residents, to repair any damage caused by construction and ensure privacy?

In the unlikely event that our construction activities cause damage to property or adversely affect privacy, we will endeavour to rectify any damage caused on a case by case basis, in consultation with individual affected property owners.

Where required, landscaping will be proposed as part of the development. Generally, this landscaping is planted on the property being developed but in certain circumstances landscaping can be included on adjacent lands subject to agreement with those property owners. This will be determined through the development review process.

10. Given the extensive presence of water on the golf course property, and the inevitable impact to existing grading, how does the corporation intend to prevent the altering of the exiting water flow and drainage from impacting existing properties and buildings?

A detailed stormwater management analysis, including a hydrogeological assessment, is being completed as part of our technical investigations and submissions to ensure there are no negative drainage impacts on the neighbouring properties.

11. What corrective measures, will the corporation take during and after construction, due to damages or changes from water drainage being altered as a result of the construction?

The studies referred to in #10 above are designed to ensure that no such damage or changes occur post-construction. In the unlikely event that some damage occurs then appropriate mitigative measures will be identified and implemented.

12. How many trees will be removed from the course?

A key objective is to maintain as many trees as possible. Where tree removal is required, it will be done only as permitted, in accordance with an approved tree preservation/removal plan.

13. What areas will have trees removed?

We expect tree removal will be limited to individual freestanding trees in open areas of the golf course. Hedgerows along the perimeter of the golf course will have the highest priority for retention.

14. Seeing as Geranium has done the environmental assessment and will be the developer, will an independent consultant conduct a separate assessment?

We expect our environmental investigations will be peer reviewed by the Town, the Lake Simcoe Region Conservation Authority and/or external peer review consultants retained but the Town but that decision is up to the government authority.