

Colborne Creek plan proceeds

*\$1,740,500 development;
57 new houses*

BY BOB OWEN *CHRONICLE*
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If Cramahé Township staff and consultants can complete the necessary paperwork by September 21, and council approves, there will be houses on the Keeler Centre property in Colborne this year.

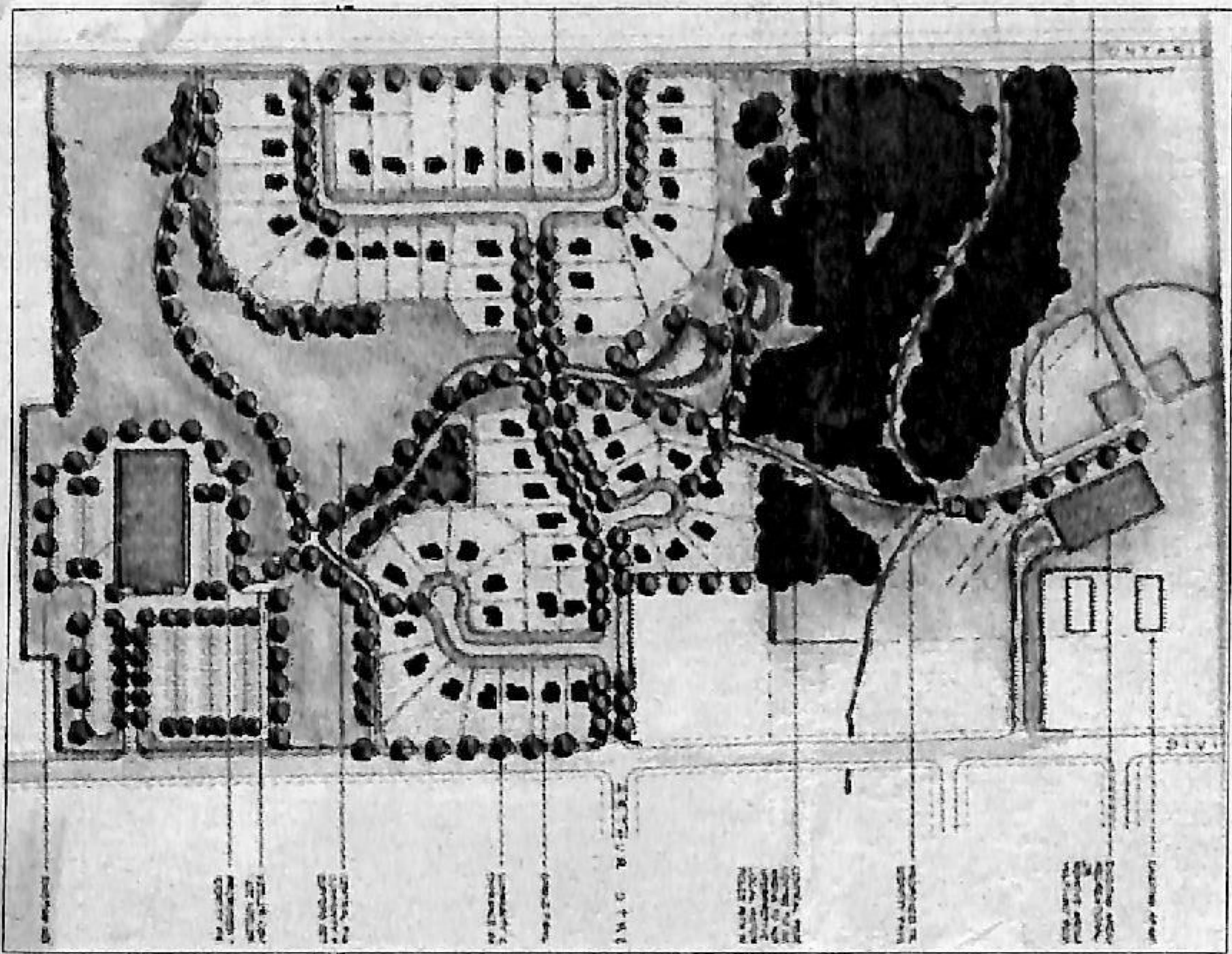
That was one result of a lengthy discussion at the August 10 meeting of council which approved the development of the land in two phases.

On July 13, Cramahé council approved a motion permitting CAO Merlin Dewing to complete much of the preparatory work by August 10 and to come to Council with a report. The development is being spearheaded by Colborne druggist, Steve Bowskill and supported by most builders and realtors in the Township.

The report, presented by Mr. Dewing and Cramahé resident Clare Musselman, outlined the history of the Keeler Centre lands and the strategies to be used to proceed with the building of homes on the land which is adjacent to the Keeler Centre on Division St. in Colborne.

Also included in the study were the results of a focus group of 13 people aged 50 or older who live between Brighton and Cobourg. The group named the subdivision and gave their preferences for restrictions which should be placed on the development.

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The latest version will not be the last. This rendition shows the Colborne Creek subdivision, to be located north of the Keeler Centre, as it was proposed last week at Cramahé Council, prior to the amended resolution.

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The 30-page report listed the guiding principles for the development, how builders would qualify to participate. It even included a projected break even date of 2007, and a resolution for Council to approve.

Mr. Musselman's survey group included two people between 50-59, six people between 60-69, four people between 70-75, and one over 75.



**Clare
Musselman**

He explained he chose that demographic as no additional schools would be needed, most conveniences for adult living are close by, and Northumberland Hills Hospital is within 20 minutes of the land.

Using federal government statistics which show the 50-plus age group is the fastest growing group in Canada, his group looked at six names for the development and chose "Colborne Creek". They decided the positioning statement would be "The Country Side of City Living".

The focus group then evaluated numerous other variables.

They decided "curb appeal" was the most important thing when buying a home. After that, location, design and cost followed in that order.

The majority wanted two-bedroom bungalows with dens and two bathrooms. More than half wanted basements. Gas fireplaces were a must.

Over 60 per cent wanted homes between 1,200- and 1,600-square-feet. About the same number would consider a \$161,000-\$200,000 price range.

Top of the list for amenities wanted was a passive park, then a multi-service facility with meeting rooms, fitness facilities, a pool, and banquet and kitchen facilities for private parties.

The focus group was definite about what it wanted in the neighbourhood: asphalt, cement, or interlocking stone drives; sidewalks, preferably on both sides of the street; fences of standard design; and no outbuildings (garden sheds). Most members wanted clotheslines prohibited, as well as antennas.

The focus group felt the development should be promoted and limited to people who are 50 and older.

Taking this into account, it recommended levered door handles, barrier-free, ground level entrances, and extra outlets to operate medical equipment. The group also requested council move to stop train whistles.

Parking of boats, motor homes and recreational vehicles will be prohibited, if the focus group had its way.

According to the guiding principles council ultimately approved, Cramahé CAO

Merlin Dewing will be the coordinator of all development activities.

There will be sidewalks on one side of streets. Houses will generally be between 1,200 and 1,700 square feet. All will be bungalows. Lots will generally be 60 feet wide. Restrictive covenants and zoning policies will regulate the aesthetics of the subdivision. Mr. Dewing explained these covenants and policies would be put forward for council to consider on September 21.

A builders' group will be established. All builders must be local, experienced and reputable, and must be willing to build and furnish a model home within a prescribed time frame and maintain it for 24 months.

The township will finance the development infrastructure costs and recover them through the sale of lots for pre-sold homes.

Part of the cost of the Keeler lands will be recovered in phase two when \$5,000 will be added to the cost of the lots. This will cover

\$150,000 of the original cost of \$227,550 paid for the land.

The municipal portion of the development costs will be prepaid on the entire development to avoid increases anticipated this fall.

The \$27,481 lot charge in phase one will include all infrastructure costs, municipal development charges, fees, marketing and promotion, water metering and carrying charges. Council will not collect its \$3,800 development charge on the first five houses sold.

The report projects sales of 10 homes in 2005, 17 in 2006. Phase two will open in 2007 and 15 homes will be sold. The final 15 will be gone in 2008.

First occupancy is anticipated spring 2005.

The township expects to have received \$306,823 more than it has paid out when the subdivision is complete in 2008. The income includes taxes, water and sewer charges for that period and the revenue from lot sales.

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