Recommendation

1. That Addendum to Report PDR-CW-09-17 be received; and

2. That all written and oral submissions received on plan of subdivision 42T-2016-10 known as Parkbridge Craigleith were considered; the effect of which helped to make an informed recommendation and decision; and

3. That in consideration of the draft plan of subdivision application 42T-2016-10, on lands described as Part of Lot 21, Concession 2 being Part Lot 161, East Part of Lot 169, Lot 172, and Part Lot 173, Plan 529 (geographic Township of Collingwood) in the Town of The Blue Mountains, the Grey County Committee of the Whole approves this plan of subdivision to create a total of four (4) blocks part of which would contain a total of two hundred and eleven (211) residential units consisting of forty (45) single detached dwellings and one hundred and sixty six (166) townhouses, subject to the conditions set out in the Notice of Decision.

Executive Summary

The County has received a plan of subdivision application (County file number 42T-2016-10) to create four blocks of land. Two blocks (Blocks A and B) would contain the Nipissing Ridge which identifies the lands that would be protected. A public trail will also be constructed within Blocks A and B along the base of the Ridge. The third block (Block D) was added as part of the April 2018 revised submission and includes a triangular shape piece of land that would be used as private open space. The fourth block (Block C) proposes to be developed with a total of 211 residential units consisting of 45 single detached residential units and 166 townhouse units. The residential units are proposed as life lease units with each unit being located on an individual land lease. The units would be owned by the
unit purchaser and Parkbridge would lease the land that the unit will sit on. Parkbridge would own and manage the entire development site. Based on agency review and comments received regarding the proposed plan of subdivision, it is recommended that the proposed plan of subdivision be given draft approval subject to the conditions set out in the attached Notice of Decision.

Background and Discussion

The County has received a plan of subdivision application (County file number 42T-2016-10) on lands described as Part of Lot 21, Concession 2 being Part Lot 161, east part of Lot 169, Lot 172, and Part Lot 173, Plan 529 (geographic Township of Collingwood) in the Town of The Blue Mountains. The proposed plan of subdivision would create a total of four blocks of land (see Figure 1). Two blocks (Blocks A and B) would comprise of the Nipissing Ridge and these lands would be protected given the environmental features that exist within these blocks. It is proposed that these blocks would be owned by Parkbridge, however no development would be permitted within these blocks based on the proposed zoning amendment as well as future restrictions to be applied as part of the site plan. A public trail will be constructed within Blocks A and B along the base of the Ridge. The third block (Block D) was added as part of the April 2018 revised submission and includes a triangular shape piece of land that would be used as private open space. The fourth block (Block C) proposes to be developed with a total of 211 residential units consisting of 45 single detached residential units and 166 townhouse units (see Figure 2).

The residential units are proposed as life lease units with each unit being located on an individual land lease. The units would be owned by the unit purchaser and Parkbridge would lease the land that the unit will sit on. Parkbridge would own and manage the entire development site. The entrance to the Parkbridge development is proposed off of Grey Road 19 at the existing Craigleith Road and Grey Road 19 intersection. There are a number of internal roads proposed within Block C all of which will be owned and maintained by Parkbridge. An emergency access is proposed to come off of Lakeshore Road.

Along with the subdivision application, Parkbridge has also submitted a zoning by-law amendment, a part lot control application and a site plan to the Town of The Blue Mountains. The Zoning By-law Amendment proposes to rezone the subject lands from the Development ‘D’, Hazard ‘H’ and Residential ‘R3’ zone to a Mixed Residential Use (single detached and townhouse dwellings), Hazard ‘H’ and Private Open Space ‘OS2’ zone. It should be noted that the Town of The Blue Mountains passed the zoning by-law amendment which has been appealed by a concerned member of the public. Details regarding the appeal are discussed later on in this Report.

The application for Part Lot Control is seeking approval to create interests in land such as easements and land leases to exceed the maximum 21 year limit under Section 50(7) of the Planning Act. Parkbridge has indicated that they would like to offer lease terms for at least 50 years and possibly as much as 99 years for its future residents.

One of the key applications is the site plan application as this will finalize the details of the development including the development areas within Block C, as well as identify the protected areas and the open space areas. The site plan will also provide details on phasing as well as the technical design and construction requirements. The details
of the development will be finalized through the site plan agreement between the Town of The Blue Mountains and Parkbridge.

Figure 1 – Proposed Draft Plan

The applications were deemed complete by the Town and County of Grey in January 2017. Notice of the applications and submitted materials were then circulated to agencies, the general public, and posted to the Town and County websites. The first public meeting was held by the Town on May 15th, 2017. Minutes from that meeting can be found at the following link starting at page 10 - Town Committee of the Whole Minutes - May 15, 2017. A revised submission was submitted by the Applicant in April 2018 which was circulated again to agencies, the public and posted on the websites. A second public meeting was held by the Town on June 4th, 2018. Minutes from this meeting can be found at the following link starting at Page 18 - Town Committee of the Whole Minutes - June 4, 2018.

In support of the proposed plan of subdivision, the proponent has submitted a number of background studies and reports, some of which were updated as part of the 2018 revised submission. Copies of all background reports and plans can be found at this link.
The subject lands are vacant and consist of naturally regenerating former agricultural lands, watercourses and the Nipissing Ridge. The lands contain a human-made pond and also contain areas of historical and cultural significance. The lands are surrounded by existing residential development as well as proposed residential developments. Lakeshore Road, the Georgian Trail, residential uses and Highway 26 are situated to the north of the subject lands. To the east is the proposed Eden Oak development which has been draft approved by the Ontario Municipal Board (now known as the Local Planning Appeal Tribunal). South of the subject lands is the proposed Home Farm development which is currently before the Local Planning Appeal Tribunal. West of the subject lands is Grey Road 19 and some further residential development.

Public and Agency Comments Received

There were members of the public that made oral submissions at the two public meetings which were held on May 15, 2017 and June 4, 2018 in the Town of The Blue Mountains, as well as additional written comments received. The minutes from the public meetings can be found at the following links - May 15, 2017 Minutes and June 4, 2018 Minutes. Comments raised by the public can be summarized as follows;

- Concerns about the impacts to traffic onto Lakeshore Road, Grey Road 19 and Highway 26 from the proposed development as well as the cumulative effect of traffic from other proposed developments. Concerns about one main access to the development.
- Concerns about safety for pedestrians and cyclists based on the increase in traffic to be generated.
- Concerned about the impacts to the natural environmental features both on the subject lands and surrounding the subject lands, including impacts to a potential deer wintering area near the subject lands.
- Insufficient notices of Town meetings and not enough information.
- This development may provide attainable housing which is required in this area and is close to Blue Mountain Village. Excited that this development may bring people to the area that will live and work here and make a community.
- Increased density should be considered to support more opportunity for affordable/attainable housing.
- Impacts to drainage caused by increased stormwater and the potential to exacerbate existing stormwater issues in the area including further flooding and erosion issues.
- Concerns about the proposed density in that the density is too high and is not compatible with the surrounding area and questions about the density calculation.
- Recommended a 30 metre setback from the watercourses.
- Hazard lands should not be used as trails as they are steep and that additional hazard lands be included and dedicated to the Town.
- Concerns about the land lease model and the potential for people to neglect their properties if they are leasing versus owning the property.
- Concerns about impacts to surrounding property values should this development proceed and increased noise.
- Questions about who would be responsible for waste and recycling collection.
- Concerns about the future residents of Parkbridge using a waterfront access located at the end of Fraser Crescent and Blue Mountain Road.
- Recommend that the development not proceed until a roundabout is built at Grey Road 19 and Grey Road 21.
- Concern that the lease model will make these units not attainable.
- The zoning by-law amendment that was adopted by Town Council has been appealed and the following are the reasons stated in the appeal submission:
  - No notice of approval of the draft plan of subdivision was circulated
    - Staff comment – a decision regarding the draft plan of subdivision has not been made by the County.
  - The Town’s Official Plan indicates that any development application must be consistent with the Niagara Escarpment Plan and the review of the Niagara Escarpment Commission (NEC) was not received by the Town when it was discussed at Council
    - Staff comment – comments were received by the NEC and conditions of draft approval have been added based on their comments.
  - Several policies and regulations of the Town Official Plan have not been followed, namely minimum 30 metre hazard land setback, relevant traffic impact study
    - Staff comment – the revised submission now includes a 30 metre setback from all the watercourses. With respect to a relevant traffic impact study, a traffic impact study was completed and reviewed by MTO, County Transportation Services, the Town as well as a third part peer reviewer. Based on the review of the traffic impact study and the revised submission, MTO, County...
Transportation Services and the Town have no outstanding concerns from a traffic impact perspective.

- This has not been before the upper-tier for review and comment which is expected in September
  - Staff comment – this Report is being brought forward to consider the subdivision application that has been submitted to the County.

Agency comments were as follows:

- **Hydro One** – no comments or concerns.
- **Historic Saugeen Metis** – no objections.
- **Grey Sauble Conservation Authority (GSCA)** – in comments dated March 30, 2017, GSCA indicates that the majority of the natural features on site are proposed for some form of protection through the open space allowance and the hazard zoning. They note that there will be some disruption due to the road network. GSCA also notes that the majority of the development proposed maintains connectivity to the larger woodland in the area and watercourse corridors leading to Georgian Bay. The open space areas maintain the majority of the significant diversity on the site. GSCA recommends that a minimum setback of 30 metres on all watercourses be provided as a buffer for fish habitat, wildlife and water quality as a Natural Heritage feature. The April 2018 revised submission provides for a 30 metre minimum setback from all watercourses. This will be finalized and implemented as part of the detailed site plan approvals. GSCA also recommends that a vegetation management plan and a natural heritage mitigation plan be developed for the proposal as a draft plan condition. GSCA notes that they require additional information regarding the flood plain and erosion rate within watercourse 9 as this may change the block configuration and/or design layout. Additional information was provided as part of the April 2018 revised submission. In an email dated August 29, 2018, GSCA confirmed that they continue to recommend the following draft plan conditions be included to the satisfaction of the GSCA:
  - That a zoning by-law amendment be passed to include natural hazard areas associated with the Nipissing Ridge, the flood and erosion hazards with watercourses 7, 8, 9 and 10 and other areas identified through technical reports
  - That a slope stability study be prepared for the development of any structures that back on to the Nipissing Ridge slopes
  - That a final stormwater management plan be prepared
  - That a vegetation management plan and natural heritage feature mitigation plan be prepared
  - That the stormwater management plan and vegetation management plan be incorporated in the Subdivision Agreement, Site Plan Agreement and/or Part Lot Control Agreement, and
  - That the subdivision agreement include a clause indicating portions of the lands are subject to Ontario Regulation 151/06 administered by the GSCA and a permit is required from the GSCA prior to site alterations.
- **County Transportation Services** – County Transportation Services identified initial concerns with the potential for traffic to impact the intersection of Grey Road 19 and Lakeshore Road with the original submission. The proposal was revised in April 2018 to only have one access off of Grey
Road 19 and to only use the access to Lakeshore Road as an emergency access. County Transportation Services were initially concerned with the revised submission given the potential traffic impacts onto Grey Road 19 with all the traffic entering and exiting off of Grey Road 19. Based on this concern, a peer review of the Traffic Impact Study was conducted. Through the Traffic Impact analysis it was determined that there would be a need for an eventual left turn lane to be added off of Grey Road 19 for traffic entering from the north on Grey Road 19. The County’s Development Charges Background Study identifies that this section of Grey Road 19 will be improved in the future including adding additional lanes to accommodate the projected traffic resulting from growth and development in this area. As a result, development charges will be collected for each unit within the Parkbridge development and these development charges can be utilized to make any future improvements to Grey Road 19 as identified in the DC Background Study. County Transportation Services has no further concerns with the proposed development.

- **Niagara Escarpment Commission (NEC)** – In comments dated March 31, 2017, the NEC requested that as a condition of draft approval, that a Visual Impact Assessment and a Vegetation Preservation Plan be prepared to the satisfaction of the NEC which will be incorporated into the Subdivision/Site Plan Control/development agreement. Further comments were received from the NEC on August 17, 2018 which indicates that their previous comments still stand and that as a condition of draft approval the NEC will want to review the completed Visual Impact Assessment and the Vegetation Preservation Plan. The NEC did have some further comments with respect to maximum height of the units which can be finalized as part of the site plan agreement.

- **Ministry of Transportation (MTO)** – MTO expressed initial concerns with adding any further traffic to the Lakeshore Road and Highway 26 intersection without finalizing the EA for this area and without making improvements to this intersection. MTO also initially identified stormwater management concerns. Based on the revised proposal which proposes to only utilize access to Lakeshore Road for emergency purposes only, MTO no longer has concerns from a traffic impact perspective onto Highway 26. From a drainage perspective, MTO still requires further information. This further information can be provided as part of the Final Stormwater Management Plan and therefore MTO has been added as a clearance agency to the recommended draft plan condition for the detailed stormwater management plan.

- **Ministry of Natural Resources and Forestry (MNRF)** – The MNRF provided comments on the Butternut Health Assessment and recommended that any healthy Butternut trees on site be protected by identifying a ‘no development’ buffer around the healthy trees. A condition of draft plan approval has been included to ensure that any healthy Butternut trees are protected as part of the detailed site plan approval process.

- **Town of The Blue Mountains** – In the Town Staff Report PDS.18.73 dated June 25, 2018, Town Staff recommended that Town Council support the proposed plan of subdivision and recommended conditions of draft approval. Town Council supported the Town Staff Report on July 9, 2018 and passed the Zoning By-law Amendment. The conditions of draft approval supported by Town Council have been incorporated into the recommended conditions of draft approval attached to this Report. County staff concurs with the Planning Analysis identified in the Town Staff Report.
Analysis of Planning Issues

Planning decisions in Ontario must have regard for matters of Provincial Interest under the Planning Act, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to the goals and objectives of any official plans governing the lands. In this case the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan are all applicable to the subject lands.

The Planning Act

Section 1.1 of the Planning Act outlines the purposes of the Act. The purposes of the Act promote sustainable economic development in a healthy natural environment within a land use planning system, led by provincial policy and matters of provincial interest. Section 2 of the Planning Act outlines matters of Provincial Interest, which decision makers must be consistent with when carrying out their responsibilities under the Act. The most relevant matters of provincial interest to this application are: (a) the protection of ecological systems, including natural areas, features and functions; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, (h) the orderly development of safe and healthy communities, (j) the adequate provision of housing, including affordable housing, and (p) the appropriate location of growth and development.

(a) Impacts on the natural environment have been minimized through the environmental impact study and the recommended mitigation measures contained therein. GSCA and NEC have reviewed the EIS and have no objections to the development subject to recommended conditions of draft approval. The conditions of draft approval have been incorporated in the attached conditions. GSCA recommended that a 30 metre setback be included around the watercourse and this has been included in the revised submission and will be finalized as part of the detailed site plan approval process.

(f) The subject development will be serviced by municipal water and sewer services. There were initial concerns identified by MTO, the Town, and the County Transportation Services regarding potential traffic impacts. The initial traffic concerns have been addressed based on the revised submission. All traffic will be directed towards a new entrance off of Grey Road 19 with an emergency only access being provided off of Lakeshore Road. Any improvements to Grey Road 19 that are required to support the growth and development in this area will be constructed as identified in the County’s Development Charges Background Study. The future collection of development charges from this development, as well as other developments, will contribute towards the improvements required to Grey Road 19. A public trail will be constructed along the base of the Nipissing Ridge as well as a trail connection to the Georgian Trail. Transit Services do exist along Grey Road 19 and the Town has indicated that they will explore a potential transit stop at the intersection of Grey Road 19 and the future Parkbridge entrance. All waste from the proposed residential units will be handled by Parkbridge. Waste handling/temporary storage facilities will be constructed on site and will be finalized through the site plan approval process.

(j) The proposed development could offer either a recreational or permanent form of housing. The life lease model being offered by Parkbridge will offer an alternative form of housing.
By not having to purchase the land, the initial cost of purchasing a unit is less than owning both the land and the unit. This could offer a more attainable form of housing in The Blue Mountains area.

(p) The subject lands are located within the Recreational Resort Area designation in the County Plan which is considered a designated settlement area. This designation contemplates the type of development that is being proposed.

The subject plan of subdivision application, with the attached conditions of draft approval, would have regard for matters of Provincial Interest under The Planning Act.

**Provincial Policy Statement**

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development and intensification. The subject lands are designated as Recreational Resort Area which contemplates the form of development that is being proposed.

Section 1.6.6.1 of the PPS outlines the servicing hierarchy to be utilized in the Province of Ontario. At the top of the hierarchy are municipal water and sewer services. As noted previously, this development will be serviced by municipal water and sewer services.

Section 2.1 of the PPS speaks to the long-term protection of significant natural heritage features. As noted above there was an EIS completed for this development which has been reviewed by County, Town, GSCA, and NEC staff. The recommendations of the EIS have also been implemented in the draft conditions attached to this Report. With the appropriate conditions and mitigation measures applied to this development, it would appear that the development will be consistent with this section of the PPS.

Section 2.6 of the PPS speaks to the protection of cultural and archaeological resources within the Province. Stage 1 to 4 Archaeological Assessments were completed on this property. Saugeen Ojibway Nation had representatives attend the site when the detailed archaeological assessments were being completed. Areas have been identified for archaeological protection and these will be identified and protected as part of the site plan.

Section 3.1 of the PPS directs development away from areas of natural hazard. Input was received from the GSCA and the GSCA is generally satisfied with the proposed development. The GSCA’s recommended draft conditions have been incorporated into the conditions attached to this Report.

It can be concluded that the proposed plan of subdivision application, with the attached conditions of draft approval, is consistent with the PPS.

**Niagara Escarpment Plan**

The Niagara Escarpment Plan contemplates this development in the Escarpment Recreation designation. The NEC’s recommended draft conditions have been incorporated into the conditions attached to this Report.
County of Grey Official Plan

The subject property is designated as ‘Recreational Resort Area’ in the County Official Plan. As noted above, the County Plan generally defers to the Town of The Blue Mountains Official Plan within this land use designation, but does contemplate this as a designated growth area. The County Plan maps portions of the subject lands as Significant Woodlands.

In general the County Plan mimics the policy matters covered under the review of the Planning Act and the PPS.

With respect to the Significant Woodlands on the subject lands, an EIS was completed for the property. The majority of the Significant Woodlands exist along the Nipissing Ridge and these areas will be protected. Both GSCA and NEC have reviewed the EIS and are satisfied with the results subject to recommended conditions of draft approval which have been included in the attached notice of decision.

The proposed plan of subdivision application, with the attached conditions of draft approval, conforms to the goals and objectives of the County of Grey Official Plan.

Based on agency review and comments received regarding the proposed plan of subdivision, it is recommended that the proposed plan of subdivision be given draft approval subject to the conditions set out in the attached Notice of Decision.

Legal and Legislated Requirements

The Plan of Subdivision Application has been processed in accordance with the Planning Act.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

- [X] Internal (Planning and Transportation Services)
- [X] External (Town of The Blue Mountains, Grey Sauble Conservation Authority, Niagara Escarpment Commission, Saugeen Ojibway Nation, as well as other prescribed agencies and members of the public in accordance with the Planning Act)

Appendices and Attachments

Draft Notice of Decision and Recommended Draft Plan Conditions
NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision
under Subsection 51(16) of the Planning Act

Draft Plan Approval, is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE
All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL
Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above. The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

1. set out the reasons for the appeal,
2. be accompanied by the fee required by the Tribunal as prescribed under the Local Planning Appeal Tribunal Act, and
3. Include the completed appeal forms from the Tribunal’s website.

WHO CAN FILE A NOTICE OF APPEAL
Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association of group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No persons or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions of the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal’s opinion, there are reasonable grounds to add the person or public body as a party.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS
The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS
The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.
You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have made a written request to be notified of changes to the conditions.

GETTING ADDITIONAL INFORMATION
Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

ADDRESS FOR NOTICE OF APPEAL
County of Grey
595-9th Avenue East
OWEN SOUND, Ontario N4K 3E3
Attention: Mr. Randy Scherzer, MCIP RPP
Director of Planning & Development
Plan of Subdivision File No. 42T-2016-10 has been granted draft approval. The County’s conditions of final approval for registration of this draft plan of subdivision are as follows:

1. That the Final Plan shall conform to Draft Plan of Subdivision File No. 42T-2016-10, as per drawing D-03 prepared by SvN dated May 1, 2018 as revised showing 4 Blocks (A,B,C, and D), Blocks A, B and D as open space blocks and a public trail, and Block C to provide for a maximum of 211 residential units, private open space uses, storm water management facilities and private streets on Part of Lot 21, Concession 2, being Part Lot 161, East Part of Lot 169, Lot 172 and 173, Registered Plan 529, (geographic Township of Collingwood) in the Town of The Blue Mountains, County of Grey.

2. That a suitable Subdivision Agreement be entered into between the Owner and the Town of The Blue Mountains. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision and any other matters as deemed appropriate by the Town of The Blue Mountains, including financial, legal, and engineering matters, including the installation of municipal services, landscaping and other requirements of the Town of The Blue Mountains, Grey Sauble Conservation Authority, Niagara Escarpment Commission and the County of Grey including the payment of all financial obligations.

3. That the Subdivision Agreement shall contain provisions related to the owner providing cash-in-lieu of parkland (5%) in accordance with the Planning Act.

4. That prior to final approval by the County a Traffic Impact Study is completed to the satisfaction of the Town of the Blue Mountains, the County of Grey and the Ministry of Transportation and that the requirements of the Traffic Impact Study be included in the Subdivision Agreement.

5. That prior to final approval by the County a Visual Impact Study is completed to the satisfaction of the Niagara Escarpment Commission and that the requirements of the Visual Impact Study are included in the Subdivision Agreement.

6. That prior to final approval by the County, that appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of the Blue Mountains Official Plan and that addresses, inter alia, the following:

   i.  An appropriate setback from watercourse 7,9 and 10;

   ii. An appropriate setback from the base of the Nipissing Ridge;

   iii. Any hazardous areas identified by the Grey Sauble Conservation Authority;

   iv. The imposition of a Holding (-h) prefix to be lifted upon identified conditions being met;

7. That prior to final approval by the County a Site Servicing Plan is prepared and the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains and the Ministry of the Environment and Climate Change.
8. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority.

9. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.

10. That the Subdivision Agreement include a clause requiring that the Owner provide an easement for an east-west public trail along the Nipissing Ridge and a north-south public trail between Grey Road 19 and the Georgian Trail.

11. That the private streets shall be named to the satisfaction of the Town of The Blue Mountains.

12. That prior to initiation of any site grading or servicing and prior to registration of the Plan, the Owner has prepared a Regional Stormwater Management report by a qualified consultant which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town of The Blue Mountains, Ministry of Transportation and the Grey Sauble Conservation Authority, and that said report be incorporated into the Subdivision Agreement with the Town. The report shall include:
   
   i. Plans illustrating how the drainage system will tie into the drainage of surrounding properties;
   
   ii. The stormwater management techniques which may be required to control minor and major flows;
   
   iii. How external flows will be accommodated and the design capacity of the receiving system;
   
   iv. Location and description of all outlets and other facilities which may require permits;
   
   v. Proposed methods for controlling or minimizing erosion and siltation onsite and/or in downstream areas during and after construction, and;
   
   vi. The technique to be utilized to ensure that all stormwater overland flow routes shall be restricted within roads or approved outlets only.

13. That prior to final approval by the County, the Owner has prepared a detailed soils investigation by a qualified geotechnical engineer to be submitted to the Town of The Blue Mountains.

14. That the Subdivision Agreement contains a requirement that a secondary emergency access point be provided beyond the 85th unit.

15. That the Subdivision Agreement contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town including but not limited to the following:
i. The appropriate horizontal and vertical alignments of all roads and underground services including their intersection geometrics;

ii. That suitable construction traffic routes are identified to the satisfaction of the Town;

iii. The street lighting system on all roadways be designed and constructed to the satisfaction of the Town.

16. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town’s Infrastructure and Public Works department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailboxes and that the locations be included on the appropriate servicing plans.

17. That should Community Mailboxes be required, that the Subdivision Agreement contain further clauses requiring that the Owner install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.

18. That the Subdivision Agreement include the requirement of a Site Plan Agreement prior to building permits being issued.

19. That the Subdivision Agreement include a section for Part Lot Control to permit land lease up to 99 years.

20. That prior to final approval, the Owner prepares a Landscape Analysis, Vegetation/Tree Preservation/Management Plan and Landscape Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains, the Grey Sauble Conservation Authority the Niagara Escarpment Commission and the Ministry of Natural Resources and Forestry. The Landscape Plan shall include amongst other matters special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process and that said plan be incorporated into the Subdivision Agreement with the Town. The Landscape/Tree Preservation Plan will also need to address the protection of the Butternut trees to the satisfaction of the Ministry of Natural Resources and Forestry (MNRF).

21. That prior to final approval, the Owner prepares a Slope Stability Study for the development of any structures that back on to the Nipissing Ridge slopes by a qualified consultant to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.

22. That prior to final approval the required Archaeological reports are entered into the registry at the Ministry of Tourism, Culture and Support (MTCS).

23. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
24. That prior to final approval, a copy of the fully executed Site Plan Agreement between the Owner and the municipality shall be provided to the County of Grey.

25. Prior to the signing of the final plan by the County of Grey, the Town is to be advised that all Draft Plan conditions have been carried out to the Town’s satisfaction.

26. That prior to final approval the County is advised in writing from the Grey Sauble Conservation Authority how Conditions, 2, 12, 20 and 21 have been satisfied.

27. That prior to final approval the County of Grey is advised in writing from the Ministry of Transportation how Conditions 4 and 12 have been satisfied.

28. That prior to final approval, the County of Grey is advised from the County Transportation Services Department how Condition 4 has been satisfied.

29. That prior to final approval being given, that the County is advised in writing by Canada Post Corporation how Condition 16 and 17 have been satisfied.

30. The prior to final approval the County of Grey is advised in writing from the Niagara Escarpment Commission how Conditions 2, 5 and 20 have been satisfied.

31. That prior to final approval the County of Grey is advised in writing from the Town of The Blue Mountains how Conditions 2 to 25 have been satisfied.

32. If final approval is not given to this plan within five years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.

33. That the owner, submit to the Town of The Blue Mountains and the County of Grey with a digitized copy of the Final Plan in a format acceptable to the County of Grey.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number 42T-2018-10.

2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent’s
Applicant: Parkbridge - Craigleith
Municipality: Town of The Blue Mountains
Location: Part of Lot 21, Concession 2 being Part Lot 161, East Part of Lot 169, Lot 172, and Part Lot 173, Plan 529 (geographic Township of Collingwood), Town of The Blue Mountains
Date of Decision: 
Last Date of Appeal: 
File No.: 42T-2016-10
Date of Notice: 

responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating “DANGER - Overhead Electrical Wires” in all locations where personnel and construction vehicles might come in close proximity to the conductors.

3. Clearances are required from the following:

   Town of The Blue Mountains  Grey Sauble Conservation Authority
   32 Mill Street  237897 Inglis Falls Road, RR#4
   Thornbury Ontario, N0H 2P0  Owen Sound, Ontario, N4K 5N6

   Niagara Escarpment Commission  Ministry of Transportation
   99 King Street East  Engineering Office
   Thornbury Ontario, N0H 2P0  659 Exeter Road
   London, Ontario, N6E 1L3

   Canada Post Corporation  Grey County Transportation Services
   Delivery Planning Officer  595 9th Avenue East
   955 Highbury Avenue  Owen Sound, Ontario, N4K 3E3
   London Ontario, N5Y 1A3

4. It is suggested you make yourself aware of the following subsections of the Land Titles Act:

   a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and

   b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

5. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(26) of the Planning Act against the land to which it applies, as notice to prospective purchasers.

6. Portions of the subject lands are affected by Ontario Regulation 151/06: Development, Interference with Wetlands and Alteration to Shorelines and Watercourses regulation. As such permits are required from the Grey Sauble Conservation Authority prior to site alterations and/or construction within the affected area.

Addendum to PDR-CW-09-17  Date: September 13, 2018
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7. All measurements in subdivision final plans must be presented in metric units.

8. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(59) of the Planning Act RSO 1990, as amended.