

## Report PDR-PCD-15-16

**To:** Chair McQueen and Members of the Planning and Community Development Committee  
**From:** Randy Scherzer, Director of Planning  
**Meeting Date:** March 15, 2016  
**Subject:** Plateau East – 42T-94004 - Redline Revision  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD51-16; Endorsed by County Council April 5, 2016 per Resolution CC46-16;

### Recommendation(s)

**WHEREAS** plan of subdivision application 42T-94004 was originally draft approved on April 2, 1998 and has received several revisions over the years with the latest redline revision approved by the County on July 16, 2013;

**AND WHEREAS** plan of subdivision application 42T-94004 includes two developments known as Monterra South (Second Nature) and Plateau East;

**AND WHEREAS** the Owner has requested revisions to the Plateau East development which would increase the total single detached residential lots from 37 lots to 39 lots, reduce the existing size of the open space blocks, and reduce the minimum front yard setback from 7.5 metres to 6.0 metres for lots 173 to 183;

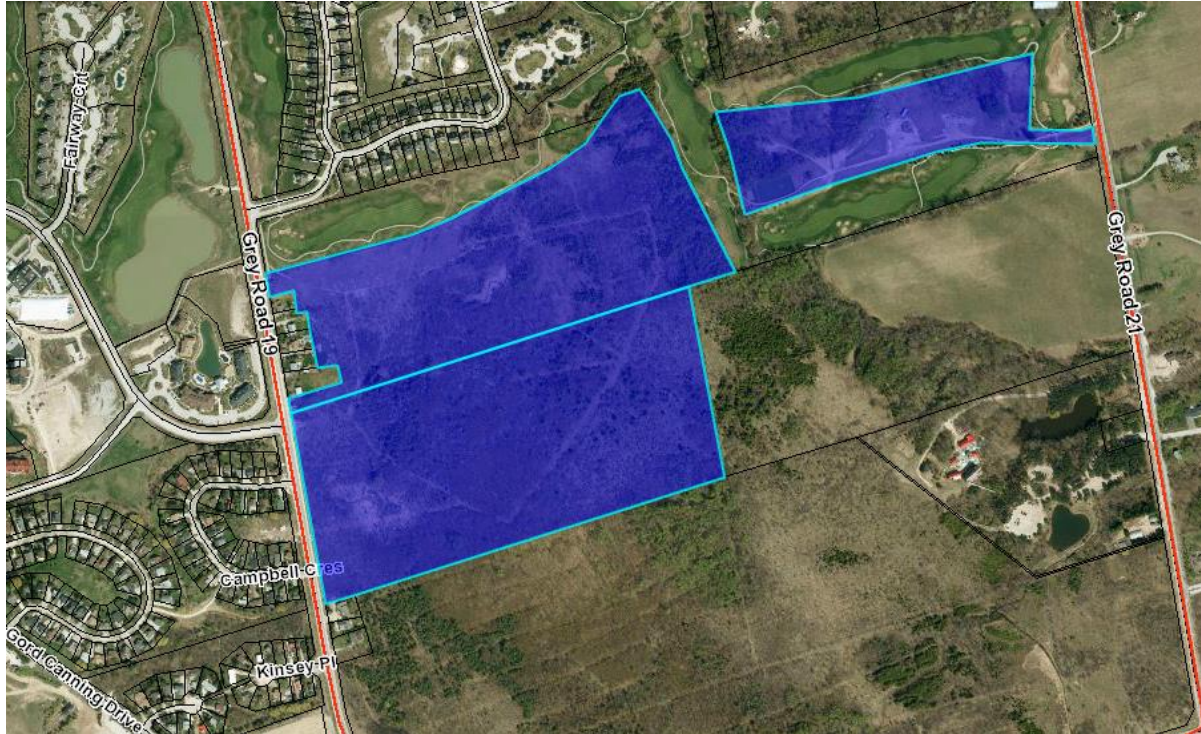
**NOW THEREFORE BE IT RESOLVED THAT** Report PDR-PCD-15-16 be received;

**AND THAT** in consideration of the draft plan of subdivision and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Grey County Planning and Community Development Committee hereby approves the redline revisions for Plan of Subdivision File 42T-94004, subject to the revised conditions set out in the Notice of Decision.

### Background

Plan of Subdivision File 42T-94004 (Monterra South/Second Nature and Plateau East) was originally draft approved on April 2, 1998. There have been several redline revisions to the draft approved plan over the years with the most recent redline revision

approved on July 16, 2013. The draft approved subdivision is located on lands legally described as Part of Lots 17 and 18, Concession 1 (geographic Township of Collingwood) in the Town of The Blue Mountains (see Map 1 below). The current owner of the subject lands is Skyline Blue Mountain Development Inc.



*Map 1 – Air Photo of the Subject Property*

The draft plan of subdivision contains two developments, one is called Monterra South (Second Nature) which are the lands located off of Grey Road 19 and the other development is known as Plateau East which is located off of Grey Road 21. The Owner has requested redline revisions to the Plateau East development which would increase the total single detached dwellings for this development from 37 to 39 and would reduce the existing open space blocks. The Owner also submitted a zoning by-law amendment to the Town of The Blue Mountains to reflect the proposed changes to the subdivision and to reduce the minimum front yard setback from 7.5 metres to 6.0 metres for lots 173 to 183. The Town of The Blue Mountains recently passed the zoning by-law amendment to reflect the requested changes.

Zubek, Emo, Patten and Thomsen Ltd. submitted a revised plan identifying the redline revisions noted above. The proposed redline revisions were circulated to various agencies for comment. Below is a link to the proposed revised plan:

[Plateau East Redline Revisions - 42T-94004](#)

The Town of The Blue Mountains held a Public Meeting for the proposed Zoning By-law Amendment and related revisions to the Plan of Subdivision on October 25, 2015. There were no written or verbal comments from the public received at the Public Meeting. The Town Staff Report notes that comments were received from the Blue Mountain Watershed Trust Foundation after the Public Meeting which noted runoff and erosion concerns regarding on site tree clearing and grading that has occurred. A portion of the lands are regulated by the Grey Sauble Conservation Authority and are therefore subject to development permits prior to site alteration occurring within the regulated areas. The conditions of draft plan approval also address matters with respect to grading and tree removal and therefore these concerns will be addressed prior to final approval.

### *Agency Comments Received*

Town of The Blue Mountains – In a motion dated February 17, 2016, the Council for the Town of The Blue Mountains passed a motion on February 17, 2016 receiving Town Staff Report PDS.16.03 and indicating support for the proposed redline revisions to Plateau East and to support a new set of draft plan conditions. The draft plan conditions were prepared by Town and County staff. The conditions as supported by the Town are included in the recommended draft plan conditions.

County Transportation Services Department – In correspondence dated September 28, 2015, Transportation Services indicated no comments as the required road widening has been identified on the revised draft plan.

County of Simcoe – The County of Simcoe previously requested a condition be added to require a D4 study to assess an abandoned landfill site in close proximity to the subject lands. Simcoe County in a letter dated July 21, 2015 indicates that the Plateau East lands are located outside their landfill assessment area for a D4 study and therefore no longer require the completion of the Study. This condition has been removed from the recommended conditions of draft plan approval. County of Simcoe Transportation asked if it was possible to acquire daylight triangles at the intersection of the County Road and Street A. Unfortunately the lands where the daylight triangles would be acquired are under separate ownership and therefore it is not possible to acquire the daylight triangles through this process.

Grey Sauble Conservation Authority – Initially the Grey Sauble Conservation Authority identified concerns with the proposed revisions. These concerns were clarified and further comments were provided by GSCA in a letter dated November 19, 2015. In the letter, GSCA recommended that conditions be added with respect to stormwater management, the requirement for a geotechnical investigation, as well as the completion of a tree retention and/or landscape plan. The GSCA letter notes that a

geotechnical report has been prepared by SPL Consultants to address this issue and that the clearing and grubbing drawing prepared by the Owner's consultant addresses the tree retention requirements. Conditions have been included in the recommended conditions of draft plan approval to address GSCA's comments.

GSCA also recommended that the conditions between the two developments (Second Nature and Plateau East) be separated from one another for clarity purposes. The recommended draft plan conditions separate the two developments so that each development has a separate set of draft plan conditions.

Canada Post – In a letter dated October 22, 2015, Canada Post indicates that this development will receive mail service to centralized mail facilities provided through the Community Mailbox program. Conditions have been included in the recommended conditions of draft plan approval to address Canada Post's comments.

The Nottawasaga Valley Conservation Authority, Grey Bruce Public Health Unit, Historic Saugeen Metis and Rogers Communication submitted written correspondence indicating no objections or concerns.

### *Analysis of Planning Issues:*

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Within Grey County they must also make decisions that conform to the County of Grey Official Plan.

### *Provincial Legislation – 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 proposed redline revisions would have regard for matters of Provincial Interest under *The Planning Act*.

### *Provincial Policy Statement (PPS)*

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 subdivision is located within the Craigeith area of the Town of The Blue Mountains and will be serviced with both municipal sewage and water services.

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

### *County of Grey Official Plan*

The original subdivision application was submitted prior to the original County Official Plan being in force and effect. The County Official Plan currently designates the subject lands as 'Recreational Resort Area'.

With respect to lot creation in a serviced settlement area, the County Official Plan, under section 2.6 generally defers to the detailed land use policies and development standards of the municipal official plan.

The Town of The Blue Mountains Official Plan designates the subject lands as Primary Residential (PR-28), Recreational Residential (RR-28) and Hazard Lands (H). The Town Staff Report notes that the proposed redlines revisions comply with the Town of The Blue Mountains Official Plan and County staff agrees with this interpretation.

## Financial / Staffing / Legal / Information Technology

### Considerations

At this point there are no financial, staffing, legal or IT considerations beyond those normally encountered in processing a red-line revision.

## Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles. Permitting residential growth in a settlement area, which efficiently uses municipal infrastructure, could be considered sound land use planning.

Respectfully submitted by,

Randy Scherzer  
Director of Planning

## NOTICE OF DECISION

### On Application for Approval of Draft Plan of Subdivision under Subsection 51(45) of the Planning Act

Draft Plan Approval was given on April 2, 1998 and revised on December 17, 1998, April 12, 1999, October 12, 2000, May 10, 2007, June 14, 2007, September 13, 2007 and July 16, 2013. **REVISED** 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.

#### WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board 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, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

#### WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

#### RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

#### 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 either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

#### GETTING ADDITIONAL INFORMATION

**Applicant: Skyline Blue Mountain Development Inc.**

**File No.:42T-94004 (Revised)**

**Municipality: Town of The Blue Mountains**

**Location: Part of Lots 17 and 18, Concession 1 (Geographic Township of Collingwood), Town of The Blue Mountains, County of Grey**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

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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**

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Plan of Subdivision File No. 42T-94004 has been revised and granted DRAFT APPROVAL. The County's conditions of final plan approval for registration of this revised draft plan of subdivision are as follows:

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**No. Conditions**

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1. That the conditions of Draft Approval as given for File 42T-94004 dated July 16, 2013 are hereby rescinded and replaced only for those areas indicated on this Draft Plan prepared by Zubek, Emo, Patten & Thomsen Ltd. Dated August 18, 2015 shown and described as "Monterra South" and "Plateau East"
2. The following Draft Plan Conditions have been separated into two sections: Section A applies only to the "Monterra South" Lands of Draft Plan of Subdivision 42T-94004; and Section B applies only to the "Plateau East" Lands of Draft Plan of Subdivision 42T-94004.

**Section A: Monterra South**

- A1. That this approval applies to the "Monterra South" portion of Draft Plan of Subdivision File 42T-94004, prepared by Zubek, Emo, Patten & Thomsen Ltd. Dated August 18, 2015 showing one hundred and fifty one (151) single detached residential lots, two (2) blocks for medium density residential development to a maximum of eighty two (82) units, three (3) blocks for amenity purposes, three (3) blocks for stormwater management purposes, five (5) blocks for open space and walkway purposes, two (2) blocks for access/servicing, six (6) blocks for 0.3 metre reserves, and five (5) roadways.
- A2. A Zoning By-law shall be approved under Section 34 and 36 of the Planning Act to: permit the development of the lands; to establish an appropriate Hazard zone as recommended by the Grey Sauble Conservation Authority; and to utilize the Holding '-h' provisions under the Planning Act.
- A3. All new municipal roadways shall be dedicated as public highways.
- A4. All new municipal roadways shall be named to the satisfaction of the Town of The Blue Mountains in accordance with the Town's Street Naming Policy.
- A5. That Blocks 156 and 157 be deeded to the County of Grey as 0.3 metre reserve blocks.
- A6. That Blocks 155, 158, 159 and 160 be deeded to the Town of The Blue Mountains as 0.3 metre reserve blocks.



- A7. That two additional 0.3 metre reserve blocks be established at the most easterly end of Street 'E' and Street 'F' and conveyed to the Town of the Blue Mountains for future road development.
- A8. That Blocks 161 to 168 and Blocks 171 and 172 be deeded to the Town of The Blue Mountains for open space, walkway, stormwater management and access/servicing purposes.
- A9. That Blocks 154, 169 and 170 be deeded to the Residents Association for amenity and recreational areas.
- A10. That prior to final approval, the owner shall enter into an agreement with the County of Grey Transportation Services Department detailing all additional works and related improvements necessary for Grey Road 19 as determined through the Traffic Impact Report prepared by C.C. Tatham and Associates dated March 1998 and updated January 30, 2007 in consultation with the County Transportation Services Department and further compensate the County of improvements already made to any intersection as a result of the earlier draft approval for these lands.
- A11. That the owner provide cash in lieu of parkland for the development in accordance with the Master Development Agreement.
- A12. That all easements for drainage, servicing or utility purposes shall be dedicated to the appropriate authority.
- A13. That the site be fully serviced with municipal sewers and water to the satisfaction of the Town of The Blue Mountains.
- A14. That a detailed stormwater management plan be completed for the development to the satisfaction of the Grey Sauble Conservation Authority. Final grade at dwellings for all lots abutting the hazard zone to be located a minimum of 0.5 metres above the flood elevation.
- A15. That any works identified within the final stormwater management plan and the applicable provisions of the Craigeith Camperdown Subwatershed Study be included in the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
- A16. That detailed design of flood conveyance facilities including channel works, detention pond and floodplain grade alterations be prepared by a qualified consultant and approved by the Grey Sauble Conservation Authority.

- A17. In the event that the stormwater management plan recommends the establishment of any stormwater works, detention and retention facilities, the subdivision agreement between the owner and the Town shall contain a provision whereby the Town of The Blue Mountains will assume ownership, operation and maintenance responsibility of same in perpetuity.
- A18. That the subdivision agreement require the owner (before the assumption of any works outlined in Condition A17) and the Town of The Blue Mountains to:
- (i) Conduct regular inspections at least once every two weeks and after each sizable storm event of all sediment and erosion control measures;
  - (ii) Maintain an inspection log which shall be made available for review by the appropriate authorities upon request; said log shall state the name of inspector, date of inspections, and the rectification or replacement measures that were undertaken to maintain the sediment and erosion control measures, inspections to continue until the assumption of services by the municipality or until site construction conditions warrants cessation of the inspections.
- A19. That any necessary approvals under the Federal Fisheries Act have been obtained prior to the issuance of a Certificate of Approval for the surface management works.
- A20. 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, phasing of the development and any other matters as deemed appropriate by the Town of The Blue Mountains. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of The Blue Mountains concerning:
- (i) The provision of roads, including any costs assigned to the development for the Highway 26 Environmental Assessment and associated/recommended road works or other related costs;
  - (ii) The installation of services, including external works from which the development benefits from; and,
  - (iii) Stormwater management and drainage.

- A21. That the subdivision agreement between the owner and the Town of The Blue Mountains be registered against the lands to which it applies once the plan of subdivision has been registered.
- A22. That an amendment to the Master Development Agreement and Master Servicing Agreement may be executed prior to the commencement of any phase contemplated under this approval.
- A23. The owner shall complete to the satisfaction of the Director of Transportation Services of Grey County, the Town of The Blue Mountains, and Canada Post:
- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b) the owner further agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
  - c) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
  - d) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
  - e) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans.
  - f) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- A24. That prior to final approval the County is advised by the County Transportation Services Department how Conditions A5, A10 and A23 have been satisfied.

- A25. That prior to final approval the County is advised in writing by the Grey Sauble Conservation Authority how Conditions A2 and A14 to A16 have been satisfied.
- A26. The prior to final approval the County is advised in writing by the Town of The Blue Mountains how Conditions A2 to A23 have been satisfied.
- A27. If final approval is not given to this plan within three 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 from the local municipality must be received by the County of Grey Director of Planning, 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.
- A28. That the owner, submit to the County of Grey and Town of The Blue Mountains a computer disk containing a digitized copy of the Final Plan in a format acceptable to the County of Grey and Town of The Blue Mountains.

Section B: Plateau East

- B1. That this approval applies to the "Plateau East" portion of Draft Plan of Subdivision File 42T-94004, prepared by Zubek, Emo, Patten & Thomsen Ltd. Dated August 18, 2015 showing thirty nine (39) single detached residential lots, two (2) blocks for open space and walkway purposes, two (2) blocks for access/servicing, one (1) block for road widening, and one (1) roadway.
- B2. A Zoning By-law shall be approved under Section 34 and 36 of the Planning Act to: permit the development of the lands; to establish an appropriate Hazard zone as recommended by the Grey Sauble Conservation Authority; and to utilize the Holding 'h' provisions under the Planning Act.
- B3. The new municipal roadway including Blocks 213 and 214 shall be dedicated as a public highway.
- B4. The new municipal roadway including Blocks 213 and 214 shall be named to the satisfaction of the Town in accordance with the Town's Street Naming Policy.
- B5. That Block 215 be deeded to the County of Grey for road widening.
- B6. That Blocks 212 and 216 be deeded to the Town of The Blue Mountains for open space, walkway and stormwater management purposes.
- B7. That the owner provide cash in lieu of parkland for the development in accordance with the Master Development Agreement.
- B8. That all easements for drainage, servicing or utility purposes shall be dedicated to the appropriate authority.
- B9. That the site be fully serviced with municipal sewers and water to the satisfaction of the Town of The Blue Mountains.
- B10. That a detailed stormwater management plan be prepared for the site to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
- B11. That any works identified within the final stormwater management plan and the applicable provisions of the Craigeith Camperdown Subwatershed Study be included in the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority. The Subdivision Agreement shall include a clause

stating that lots 184, 185, 186, 187, 196 and 197 will require permits from the Grey Sauble Conservation Authority prior to development.

- B12. That a detailed geotechnical investigation be prepared for the site to ensure soil stability for lot development to the satisfaction of the Grey Sauble Conservation Authority. Any requirements within this report are to be implemented through the subdivision agreement. (Note: a report has been prepared by the SPL Consultants to address this issue.)
- B13. A tree retention and/or landscape plan shall be completed to the satisfaction of the Grey Sauble Conservation Authority. (Note: the Clearing and Grubbing Plan drawing SC-1 generally addresses the tree retention requirements.)
- B14. In the event that the stormwater management plan recommends the establishment of any stormwater works, detention and retention facilities, the subdivision agreement between the owner and the Town shall contain a provision whereby the Town of The Blue Mountains will assume ownership, operation and maintenance responsibility of same in perpetuity.
- B15. That the subdivision agreement require the owner (before the assumption of any works outlined in Condition B14) and the Town of The Blue Mountains to:
- (iii) Conduct regular inspections at least once every two weeks and after each sizable storm event of all sediment and erosion control measures;
  - (iv) Maintain an inspection log which shall be made available for review by the appropriate authorities upon request; said log shall state the name of inspector, date of inspections, and the rectification or replacement measures that were undertaken to maintain the sediment and erosion control measures, inspections to continue until the assumption of services by the municipality or until site construction conditions warrants cessation of the inspections.
- B16. That the subdivision agreement require the owner to provide sufficient securities so that Block 216 may be retrofitted as a stormwater management facility if the proposed Low Impact Design infiltration stormwater management measures does not achieve the desired flow control.
- B17. That any necessary approvals under the Federal Fisheries Act have been obtained prior to the issuance of a Certificate of Approval for the surface management works.

- B18. That the owner define the thermal impact of the proposed stormwater management system subject to the approval of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
- B19. 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, phasing of the development and any other matters as deemed appropriate by the Town of The Blue Mountains. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of The Blue Mountains concerning:
- (iv) The provision of roads, including any costs assigned to the development for the Highway 26 Environmental Assessment and associated/recommended road works or other related costs;
  - (v) The installation of services, including external works from which the development benefits from; and,
  - (vi) Stormwater management and drainage.
- B20. That the subdivision agreement between the owner and the Town of The Blue Mountains be registered against the lands to which it applies once the plan of subdivision has been registered.
- B21. That an amendment to the Master Development Agreement and Master Servicing Agreement be executed prior to the commencement of any phase contemplated under this approval.
- B22. The owner shall complete to the satisfaction of the Director of Engineering of the Grey County and Canada Post:
- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b) the owner further agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be

utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

- c) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
  - d) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
  - e) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans.
  - f) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- B23. That prior to final approval the County is advised by the County Transportation Services Department how Conditions B5 and B22 have been satisfied.
- B24. That prior to final approval the County is advised by the Grey Sauble Conservation Authority how Conditions B2, B10 to B13 and B18 have been satisfied.
- B25. That prior to final approval the County is advised by the Town of The Blue Mountains how Conditions B2 to B22 have been satisfied.
- B26. If final approval is not given to this plan within three 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 from the local municipality must be received by the County of Grey Director of Planning, 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.
- B27. That the owner, submit to the County of Grey and Town of The Blue Mountains a computer disk containing a digitized copy of the Final Plan in a format acceptable to the County of Grey and Town of The Blue Mountains.

NOTES TO DRAFT APPROVAL (Monterra South and Plateau East)



1. It is the applicant's responsibility to fulfill 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.
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 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. Portions of the Plan may be subject to the Grey Sauble Conservation Authority's 'Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse' (Regulation No. 151/06). As such, written permission may be required from the Authority prior to any development occurring in the subject property.
4. Clearances are required from the following:

Town of The Blue Mountains 32 Mill Street Thornbury, ON N0H 2P0	Grey Sauble Conservation Authority 237897 Inglis Falls Road, RR#4 Owen Sound, ON N4K 5N6
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Grey County Transportation Services  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON N4K 3E3
5. We suggest 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 lands titles division; and
  - b) Subsection 144(2) allows certain exceptions.

**Applicant: Skyline Blue Mountain Development Inc.**

**File No.:42T-94004 (Revised)**

**Municipality: Town of The Blue Mountains**

**Location: Part of Lots 17 and 18, Concession 1 (Geographic Township of Collingwood), Town of The Blue Mountains, County of Grey**

**Date of Decision:**

**Date of Notice:**

**Last Date of Appeal:**

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6. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment under the Ontario Water Resources Act, RSO 1990, as amended.
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(21) of the Planning Act RSO 1990, as amended.