



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	February 25, 2021
Subject / Report No:	Addendum to PDR-CW-06-19
Title:	Ridge Estates Plan of Subdivision and Condominium 42T-2018-13A and 42-CDM-2018-13B
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee as presented per Resolution CW52-21;

Recommendation

1. That Addendum to Report PDR-CW-06-19 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2018-13A and plan of condominium 42-CDM-2018-13B known as Ridge Estates 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 and condominium applications 42T-2018-13A and 42-CDM-2018-13B, for lands described as Block 38, Plan 16M-24, Town of The Blue Mountains, the Grey County Committee of the Whole approves the plan of subdivision and condominium to create a total of thirty one (31) single detached residential lots (Lots 1 to 31) and one block for a 12 to 16 metre wide private condominium road and for a private open space/private recreation area (Block 32), subject to the conditions set out in the Notice of Decision.

Executive Summary

The County received plan of subdivision and condominium applications known as Ridge Estates (County file numbers 42T-2018-13A and 42-CDM-2018-13B), proposing a total of 31 single detached residential lots. Access to the residential lots would be provided by a new private condominium road to be constructed as part of the proposed

development that would connect to George McRae Road. Servicing to the proposed subdivision would be via municipal water and sewer services. Based on agency review and comments received regarding the proposed plan of subdivision and condominium, it is recommended that the proposed plan of subdivision and condominium 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 and condominium application, known as Ridge Estates which proposes to create 31 single detached residential lots. The associated condominium application proposes to create a condominium road that would provide access to the proposed lots and would connect to George McRae Road (see Map 1 below). The private open space/recreational area would also be created as a common element condominium facility for the owners of the lots within the subdivision. Servicing to the proposed lots would be via municipal water and sewer services which would be allocated by the Town at the time of draft approval.

The subject lands are in a Recreational Resort Area designation in the County Official Plan. The proposed subdivision is located on Block 38, Registered Plan 16M-24, Town of The Blue Mountains, geographic Township of Collingwood. The subject lands are approximately 2.37 hectares in size and are currently vacant with some trees located on portions of the property.

Map 1: Airphoto of Subject Lands



This site is located in the Camperdown area which is located south of Highway 26 between the Town of Thornbury and Grey Road 19. The lands are located south of the

Georgian Bay Club. A residential development exists to the east of the subject lands. Farmlands exist west of the subject lands and directly south are vacant lands. Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.

The proposed development also requires a zoning by-law amendment from the Town of The Blue Mountains. Copies of all background reports and plans can be found at [this link](#).

Public and Agency Comments Received

There were members of the public that made written submissions, and oral submissions at the public meeting on October 7th, 2019 in the Town of The Blue Mountains. The minutes from the public meeting can be found at [this link](#).

The following people made comments on the proposed development either in writing or at the public meeting:

- Lyn Townsend
- Wendy Muller
- Luciano Di Nardo
- David Camplin
- Ron and Lesley Wilson
- Heather Laidlaw
- Fab Corazzola
- Bryan Haier

The comments received in writing or at the Public Meeting have been summarized into the table below along with a response on how those comments have been considered and addressed.

Comments Raised	How Comments have been considered/addressed?
Concerns regarding the state of the Phase 1 subdivision lands located to the east of the subject lands. Any matters regarding the Phase 1 lands should be addressed prior to the development of Block 38. That the development of Block 38 is premature until the Phase 1 lands are brought into compliance (i.e. road upgrades to George McRae Road, street lighting, school bus access, etc.)	The Town has acknowledged that the Phase 1 Ridge Estate to the east of the subject lands is not to full Town standards at this time. Town Engineering staff are reviewing methods to bring this Phase into compliance. The Town has noted that there are benefits in coordinating the timing for Phase 1 works with works associated with this development. Draft plan conditions have been included which recognizes the timing of construction on

	the subject lands in consideration of the required repairs to George McRae Road.
<p>Concerns about additional residential development encroaching closer to active agricultural lands to the west of the subject property. Recommended additional green space, fencing, and general separation between agriculture uses and residential uses and to maintain wildlife corridors.</p> <p>Concerns regarding the impacts and buffer from the adjacent agricultural lands. A fence is being proposed but questioned how sufficient this buffer will be and whether or not wildlife corridors will be maintained. It was recommended that warning clauses be included in the subdivision agreement and on future purchase and sale agreements regarding the adjacent agricultural lands.</p>	<p>The subject lands are designated within a settlement area and therefore minimum distance separation (MDS) does not apply. Draft plan conditions have been added to require fencing to provide separation between the residential development and the lands surrounding the subject property which will also help to delineate property limits.</p> <p>The subject lands are on the edge of the settlement area. It has been determined that a fence is the most appropriate mechanism for separation.</p> <p>An Environmental Impact Study (EIS) was completed for the proposed development and this has been reviewed by the Grey Sauble Conservation Authority and Niagara Escarpment Commission. Draft plan conditions have been added requiring a Landscape and Tree/Vegetation Protection Plan in accordance with the EIS.</p> <p>A draft plan condition has been added to require necessary Notice and Warning Clauses regarding the adjacent agricultural lands.</p>
Concerns regarding old development signs at the entrance of George McRae Road and recommending that they be removed.	Signs have been removed.
In favour that the units being proposed are single detached residential units versus multi-residential units. However the density should be consistent with the existing development in the area.	Housing types are single detached. The proposed density is less than what was previously permitted on the subject lands, however the lot sizes are smaller than the existing Ridge Estates Subdivision to the east.
Concerns over the potential use of short-term accommodations within the development.	The Town's Zoning By-law does not permit short-term accommodation units on the subject lands.

<p>Concerned about the proposed private recreational facility and pool and questioned the need for such facility.</p>	<p>The proposed private open space/recreation area could be utilized to construct a private recreation facility or they could be used for passive recreation/open space uses and additional visitor parking. Details on the final use of the lands will be determined at the detail design stage of the project.</p>
<p>Comments were received on the provision of notice requirements and that additional notification should be provided for this proposed development beyond what is required under the Planning Act</p>	<p>The County provides notice by way of direct mailout to those within 120 metres of the subject lands in accordance with the Planning Act. The County also posts a proposed development sign on the property and we post the various studies/reports regarding proposed developments on the County's website. The Town also advertises in the local newspaper, posting on the Town Hall Notice Board, and to those subscribed to the Town Email Blast list.</p>

Agency comments received were as follows:

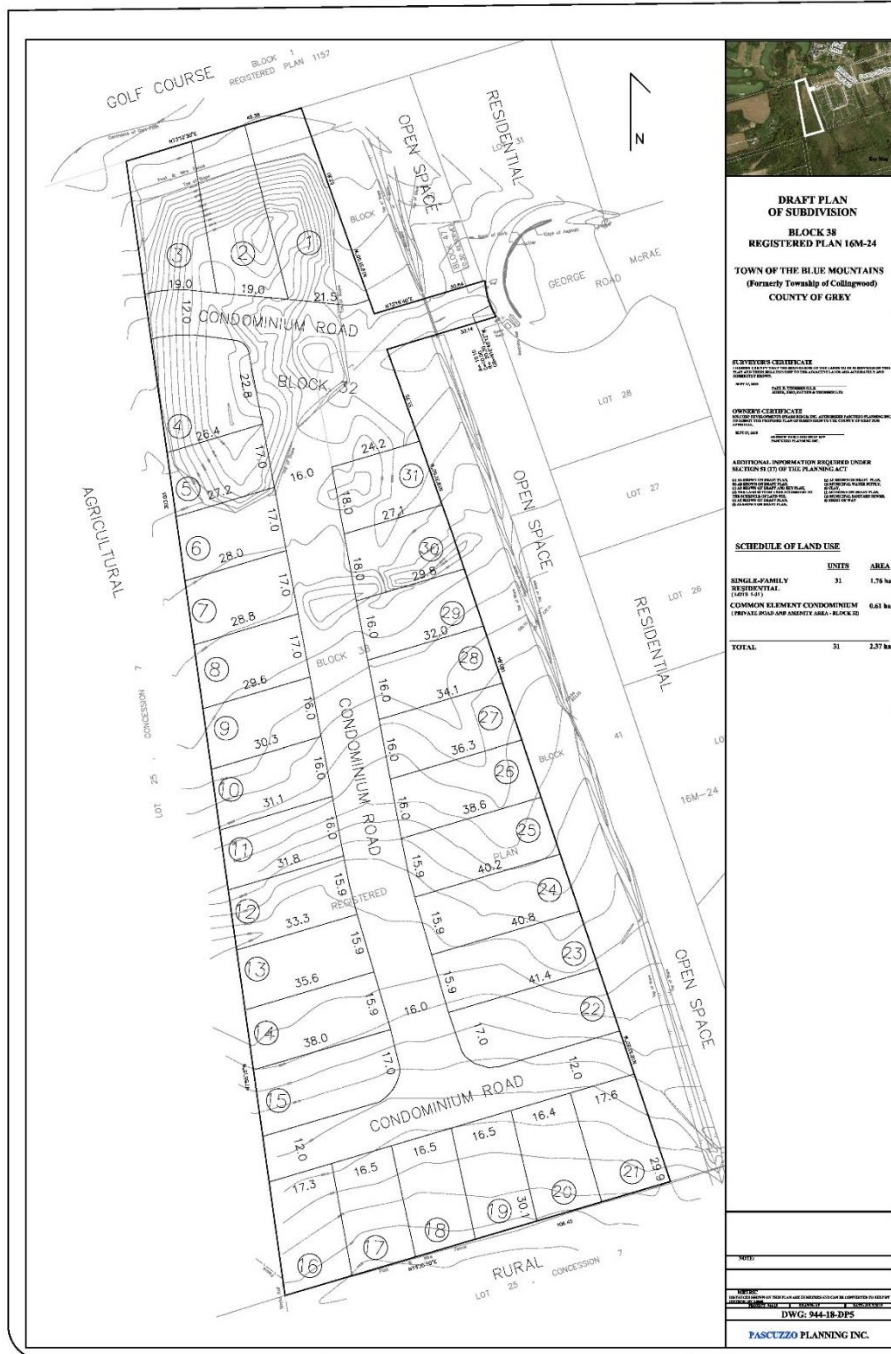
- **Historic Saugeen Metis (HSM):** In an email dated September 18, 2019, the HSM noted that they have no objection or opposition to the proposed development.
- **Hydro One** – in an email dated September 24, 2019, Hydro One indicates that they have no comments or concerns.
- **Canada Post:** In a letter dated October 2, 2019, Canada Post noted that the development will be serviced via a central community mailbox. Draft plan conditions have been included to address this matter.
- **Union Gas:** In an email dated November 29, 2018, Union gas recommends that as a condition of final approval that the owner/developer provide to Union Gas the necessary easements and/or agreements required for the provisions of gas services for this project.
- **Grey Sauble Conservation Authority (GSCA):** In a letter dated April 9, 2019 GSCA initially identified questions with respect to floodplain mapping, stormwater management design, and ensuring that the pre to post development flows have taken the Regulatory Storm into consideration. Further information was provided by the Applicant's consultants to address the initial questions and comments. Draft plan conditions were shared with GSCA for their review and comments and

GSCA recommended some revisions which have been incorporated into the recommended conditions of draft approval.

- **Niagara Escarpment Commission** – The following is a summary of the comments provided by the NEC in a letter dated November 15, 2019:
 - No development should be allowed on hazard prone lands. Any setback associated with the hazard land needs to be established to prohibit development.
 - GSCA has provided mapping with respect to the hazard lands on the subject lands and the identified hazard lands will be incorporated into the zoning by-law amendment.
 - Focus should be on forest edge management for protection of trees and vegetation along the boundary of the site. As a condition of approval, the NEC recommends that a vegetation protection plan be submitted for approval.
 - Draft plan conditions have been included to address these comments
 - Recommendations were provided regarding the proposed increase in building height to ensure that grading does not unnecessarily raise the site, that heights are no higher than the existing Ridge Estates subdivision, and that additional plants are provided along the northern and southern property limits.
 - Grading to be reviewed through detailed engineering design and the Town notes that they do not support an unnecessary raise in grades to achieve taller building heights.
- **Town of The Blue Mountains:** A Town staff report was presented to the Town Committee of the Whole on March 10, 2020. The Town Staff report recommended that the Town Council support the proposed development and recommended some draft plan conditions. Further Town Staff reports were provided to Town Council to address matters such as required improvements to George McRae Road, transfer of lands to accommodate the driveway entrance and required utilities from George McRae Road to service Block 38, the removal of on-site fill stock piles, and the lifting of the 0.3 metre road reserve. To address those matters, additional conditions of draft approval were recommended by Town staff in a Staff Report presented to Town Committee of the Whole on January 12, 2021. The recommended conditions of draft approval were

endorsed by Town Council on January 27th, 2021. The recommended conditions of draft approval as supported by the Town have been incorporated into the attached draft Notice of Decision. A copy of the latest Town staff report dated January 12, 2021 can be found at [this link](#).

Map 2: Proposed Plan of Subdivision
(Map 2 Courtesy of Pascuzzo Planning Inc.)



Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan have jurisdiction over the subject property. The subject lands are also located within the Niagara Escarpment Plan Area and therefore the policies of the Niagara Escarpment Plan also apply.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas. The proposed plan of subdivision/condominium is within an existing settlement area designation that will be serviced with municipal water and sewer services.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is proposing single detached residential units.

A small portion of the property is designated as Hazard Lands in the Town's Official Plan. Both the PPS and the County Official Plan discourages development within hazard lands. The application and supporting documents were circulated to the Grey Sauble Conservation Authority and they have recommended conditions of draft approval which have been included in the attached notice of decision.

The protection of significant environmental features is also required through the legislation and policy. Appendix A of the County Official Plan identifies the subject lands as potentially containing karst topography. The Official Plan permits residential development on full municipal services within potential karst areas. The County Plan does not map any significant natural features on the subject lands. Appendix B identifies Significant Woodlands located on the adjacent lands situated southwest of the subject property. An Environmental Impact Study has been submitted with the proposed applications examining the potential for impacts on the natural environment. The EIS was reviewed by GSCA and Niagara Escarpment Commission staff and they have no objections, subject to recommended conditions of draft approval.

Section 51(24) of the *Planning Act* also provides criteria which must be considered when assessing any new plan of subdivision. These criteria (in italics), along with staff analysis are as follows:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The matters of provincial interest have been analyzed earlier on in this section.

(b) whether the proposed subdivision is premature or in the public interest;

Services will be provided to this subdivision. The lands have also been designated for growth in both the County and Town Official Plan. Furthermore, there is a demand for additional residential units in the Town. As such, the proposed plan of subdivision would not appear to be premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed development conforms to both the Town and County Official Plans.

*(d) the suitability of the land for the purposes for which it is to be subdivided;
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Based on the background reports and technical studies, the subject lands appear suitable for residential development. The proposed units will not be 'affordable' and this area is not suitable for affordable housing given the lack of other services and facilities within close proximity to this area.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

This item has been reviewed by the proponent, Town staff, and County staff. Access to the lots will be provided by a private condominium road that connects to George McRae Road. George McRae Road currently does not meet Town standards. Town Engineering staff are reviewing methods to bring George McRae Road into compliance. The Town has noted that there are benefits in coordinating the timing for the works to bring George McRae Road up to compliance along with the works associated with this development. Draft plan conditions have been included which recognizes the timing of construction on the subject lands in consideration of the required repairs to George McRae Road. Essentially, construction shall not commence on the subject lands until either George McRae Road has been remediated by the Town to a standard acceptable to the Town or the Owner of the subject lands has contributed funds to remediate and reconstruct the road.

(f) the dimensions and shapes of the proposed lots;

The lot sizes are an adequate size and the lot shapes are standard.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

County staff are not aware of any restrictions or proposed restrictions on the subject lands which would prevent the proposed development other than what has previously been noted in the report.

(h) conservation of natural resources and flood control;

GSCA and NEC staff have provided recommended conditions of draft plan approval to address the natural resources on the subject lands. In terms of flood control, a detailed stormwater management plan is required to the satisfaction of the Town and GSCA.

(i) the adequacy of utilities and municipal services;

This item is reviewed in other sections of this report. The proposed lands can be adequately serviced.

(j) the adequacy of school sites;

The school boards were circulated on this application and did not raise any concerns.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Access to the proposed lots will be provided by a private condominium road and therefore land dedicated for public 'highway' purposes is not required.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

In accordance with the Town and County Official Plans, the lands are proposed to be developed at an efficient density, which is also compatible with neighbouring land uses. The lands will connect to the existing road network and serviced in an efficient manner.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006.

The proposed single detached lots do not require the utilization of site plan control.

The subject plan of subdivision/condominium applications, with the attached conditions of draft approval, have regard for matters of Provincial Interest and the criteria of section 51(24) of the *Planning Act*, and is consistent with the PPS.

County of Grey Official Plan

The proposed plan of subdivision is located on lands designated as 'Recreational Resort Area' in the County Official Plan. Recreational Resort Areas are identified as locations in which to focus new residential and recreational growth in the County.

The County Plan also requires the protection of cultural and archaeological resources. A Stage 1 – 2 Archaeological Assessment was conducted for this development. The Archaeological Assessment concluded that no further archaeological assessment of the study area is warranted and that the provincial interest in archaeological resources has been addressed. The Ministry of Tourism, Culture and Sport reviewed the Archaeological Assessment and is satisfied that the fieldwork and reporting are consistent with the Ministry's guidelines.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan, are policies which govern roads, transportation, and stormwater management. Conditions of draft approval have been included to address these matters as part of the detailed design stage.

Town of The Blue Mountains Official Plan

The subject lands are designated as 'Residential Recreation Area' (RRA) with a small portion designated as 'Hazard Lands'. The RRA designation permits a wide variety of housing types and a maximum density of up to 10 units per hectare. A detailed analysis of the Town's Official Plan has been provided by Town staff in [Report PDS.20.12](#) with further information contained in [Report PDS.21.009](#). County staff have reviewed the analysis of the Town Official Plan provided by Town Staff. The Town Staff reports presented to Town Council have concluded that the proposed subdivision conforms to the Town Official Plan. County staff agrees with this conclusion.

Legal and Legislated Requirements

The application was 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/condominium, beyond those normally encountered in processing the applications. The County has collected the requisite fee and peer review deposit for these applications.

Relevant Consultation

- Internal: Planning
- External: The public, Town of The Blue Mountains, and required agencies under the *Planning Act*.

Appendices and Attachments

Draft Notice of Decision (conditions of draft approval) – attached

Applicant: Solcorp Development (Peaks Ridge) Inc. File No.: 42T-2018-13A and 42-CDM-2018-13B
Municipality: Town of The Blue Mountains
Location: Part of Lot 25, Concession 7, Block 38, Registered Plan 16M-24
Date of Decision: Date of Notice:
Last Date of Appeal:

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(37) 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 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 on its behalf.

No person* 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.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

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.

RELATED APPLICATIONS

Town of The Blue Mountains Zoning By-law Amendment Application File#P2675.

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.

Applicant: Solcorp Development (Peaks Ridge) Inc.

File No.: 42T-2018-13A and 42-CDM-2018-13B

Municipality: Town of The Blue Mountains

Location: Part of Lot 25, Concession 7, Block 38, Registered Plan 16M-24

Date of Decision:

Date of Notice:

Last Date of Appeal:

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

Applicant: Solcorp Development (Peaks Ridge) Inc. **File No.:** 42T-2018-13A and 42-CDM-2018-13B
Municipality: Town of The Blue Mountains
Location: Part of Lot 25, Concession 7, Block 38, Registered Plan 16M-24
Date of Decision: **Date of Notice:**
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Plan of Subdivision File No. 42T-2018-13A and Plan of Condominium File No. 42-CDM-2018-13B have been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision/condominium are as follows:

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-13 as per drawing 944-18-DP5 prepared by Pascuzzo Planning Inc. dated July 2019 showing 31 lots and one block for a 12-16 m wide Private Condominium Road and private open space / private recreation on Part of Lot 25, Concession 7, being Part of Block 38 Registered Plan 16M-24, Town of The Blue Mountains, County of Grey.
2. That the Owner shall not commence any work on the Lands, including filling, grading, removing trees, removing top soil, installing any works or constructing any buildings or structures until it has entered into a Subdivision Agreement, Pre-Servicing Agreement and/or Other Agreement with the Town, in a form satisfactory to the Town.
3. That the Owner shall enter into and execute a Subdivision Agreement with the Town of The Blue Mountains, prior to final approval and registration of the Plan to satisfy these conditions including financial, legal, and engineering matters, including the installation of services, roads, landscaping, and other requirements of the Town of The Blue Mountains ("the Town"), in consultation with the County of Grey ("the County"), the Grey Sauble Conservation Authority ("the GSCA") and the Niagara Escarpment Commission ("the NEC").
4. That the Subdivision Agreement include provisions for the payment of all required Town and County Development Charges in accordance with their applicable Development Charges By-laws.
5. Prior to final approval 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:
 - a. The imposition of a Holding (-h) prefix to be lifted upon identified conditions being met;
 - i. Registration of a Subdivision/Condominium Agreement; and
 - ii. Registration of the Plan of Subdivision and Plan of Condominium

Applicant: Solcorp Development (Peaks Ridge) Inc. File No.: 42T-2018-13A and 42-CDM-2018-13B
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Date of Decision: **Date of Notice:**
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- iii. Prior to the initiation of any grading or construction on the site, to erect any silt fence as referred to in sub-condition (a)(vi) above.
- 7. Prior to the registration of the Plan, arrangements shall be made to the satisfaction of the Town for any relocation of utilities required by the development of the subject lands, to be undertaken at the Owners expense.
- 8. Stormwater overland flow routes shall be kept within roads or approved walkways only.
- 9. Prior to the initiation of any site grading, pre-servicing or servicing and prior to registration of the plan, submit for the approval of the Town Development Engineering Division a detailed soils investigation of the site prepared by a qualified geotechnical engineer. A copy of this report shall also be submitted to the Town's Chief Building Official.
- 10. Prior to the initiation of any site grading or servicing and prior to the registration of this plan, submit to the Town:
 - a. A Phase One Environmental Site Assessment
 - b. A Phase Two Environmental Site Assessment if required as a result of the Phase One Environmental Site Assessment
 - c. A decommissioning report if contaminated material has been identified and is removed, or alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment, Conservation and Parks and
 - d. A copy of a Record of Site Condition (if required) and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.
 - e. A Karst Inspection is completed after site clearing in accordance with the recommendations of the Environmental Impact Study
 - f. That any required clearing occurs outside of the Breeding Bird season of April 15 to July 30.
 - g. A copy of the required permit from the Grey Sauble Conservation Authority for works within the regulated area.
- 11. The horizontal and vertical alignments of all roads and underground services including their intersection geometrics shall be designed to the Town of The Blue

Mountains Engineering Standards. In this regard, minor revisions to the road pattern and intersection alignments may be required.

12. That the common element condominium roads and related cross section(s) are designed to the satisfaction of the Town.
13. The street lighting system on all roadways for this subdivision shall be designed and constructed in accordance with the Illuminating Engineering Society design standards or as otherwise approved by Town.
14. That the private road shall be named to the satisfaction of the Town of The Blue Mountains in accordance with the Town's Street Naming Policy.
15. That prior to final approval and registration, and in consideration of Section 51(24)(e) of the Planning Act and the need for adequate roads within and related to the plan of subdivision, the Developer shall agree as part of the Subdivision Agreement that construction shall not commence until the earlier of the following has occurred:
 - a. George McRae Road has been remediated by the Town to a standard acceptable to the Town; OR
 - b. the Owner has contributed 43% of the costs up to a maximum contribution of \$67,000 not funded by Securities to remediate and reconstruct George McRae Road to the Town's Standard
16. That prior to final approval and registration, the Owner shall agree in the subdivision Agreement with wording to the satisfaction of the Town to ensure timing of development and construction within the plan of subdivision will be coordinated with the remediation and reconstruction of George McRae Road.
17. That a boundary fence is provided along the westerly and easterly lot lines of Block 38 to delineate the property limits of the Block.
18. That prior to final approval and registration, the Town shall lift the 0.3 metre Reserve (Block 47, Plan 16M-24).
19. That the Subdivision Agreement include provisions for a maximum 10 metre transfer of Town Owned Lands to the Owner, being Part of Block 40 and/or Part of Block 41 Plan 16M-24 for required servicing, infrastructure and/or access purposes to Block 38 from George McRae Road, The transfer of lands to be completed in accordance with the Town of The Blue Mountains Sale and

Disposition of Lands policy and at a cost as determined through a completed appraisal to the satisfaction of the Town.

Utilities and Canada Post

20. That the Owner shall dedicate all required easements and/or blocks for drainage, servicing or utility purposes to the appropriate authority.
21. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
22. That should a Community Mailbox be required, that the Subdivision Agreement contain further clauses requiring that the Developer 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.

Landscaping, Trees, Fencing, and Streetscape Requirements

23. Prior to entering into a Pre-Servicing Agreement or Subdivision Agreement with the Town, the Owner shall complete a Landscape and Tree/Vegetation Protection Plan incorporating the recommendations of the Environmental Impact Study and in accordance with the Town Official Plan and Community Design Guidelines to the satisfaction of the Town, GSCA and NEC.

Administration

24. That the Subdivision Agreement contain notice and warning clauses to be added to all purchase and sale agreements informing purchasers that lands to the west are used for active agricultural purposes and that normal farming practices will occur acknowledging potential impacts including but not limited to noise, odours and farm practices.
25. That the Subdivision Agreement contain restrictive covenants on all lots that all Owners shall comply with any Zoning By-law and/or Municipal By-law pertaining to Short Term Accommodation Uses.

26. That prior to any development or site alteration, and to be included in the Subdivision Agreement the Owner shall prepare a Communications Plan to be submitted to the satisfaction of the Town.
27. That a portion of Block 32 be developed for private open space and/or private recreational uses.
28. That the Owner shall agree, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office and/or model home in a place visible to the public and prospective purchasers, which indicates the approved location of all sidewalks, walkways, trails, community mail boxes, parks, schools, open space areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.
29. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the approved comprehensive grading plan. Efforts will be made to maintain the existing tree cover where applicable until such time as building envelopes have been established. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
30. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
31. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.
32. That the Owner shall agree in the Subdivision Agreement that the recommendations and mitigation measures identified in Section 6 (Table 3) and

Section 7 of the Environmental Impact Study (EIS), Ridge Estates Block 38, dated September 2018 prepared by Hensel Design Group be implemented to the satisfaction of the Town in consultation with the GSCA.

33. That prior to any request for Pre-Servicing Agreement or Subdivision Agreement, the Town shall be advised by the owner in writing and with supporting documentation how all of the Draft Plan Conditions have been or will be satisfied.
34. That prior to final approval, a copy of the fully executed Subdivision Agreement between the developer and the municipality shall be provided to the County of Grey.
35. That prior to final approval being given, that the County is advised in writing by the Town of The Blue Mountains how Conditions 2 to 33 have been satisfied.
36. That prior to final approval being given, that the County is advised in writing by the Grey Sauble Conservation Authority how Conditions 6, 10 and 23 have been satisfied.
37. That prior to final approval being given, that the County is advised in writing by the Niagara Escarpment Commission how Condition 23 has been satisfied.
38. If final approval is not given to this plan within **five (5)** 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 and the County must be submitted to the Local Planning Appeal Tribunal, 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.
39. That the owner, submit to the County of Grey with a computer disk containing 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.
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. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Town of The Blue Mountains PO Box 310, 32 Mill Street Thornbury, ON N0H 2P0	Grey Sauble Conservation Authority 237897 Inglis Falls Road, RR4 Owen Sound, ON N4K 5N6
Canada Post Corporation 300 Wellington Street London, ON N6B 3P2	Niagara Escarpment Commission 1450 7 th Avenue Owen Sound, ON N4K 2Z1
4. With respect to any draft plan conditions requiring clearance or consultation with conservation authorities, for any conditions relating to natural hazards a clearance letter will be required prior to issuing final approval as this falls under the mandate of the conservation authorities. For any matters that are related to natural heritage, this falls under the mandate of the local municipality and the County. The local municipality and the County rely on the services of conservation authorities for natural heritage review and therefore the local municipality and the County will consult with the conservation authority to determine if they are satisfied that those conditions have been addressed. The

