

To:	Warden Halliday and Members of Grey County Council
Committee Date:	October 25, 2018
Subject / Report No:	Addendum to PDR-CW-14-18 Final Report
Title:	Sunvale Homes Plan of Subdivision 42T-2018-05
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of West Grey
Status:	Adopted by the Committee as presented as per Resolution CW256-18; Endorsed by County Council on November 8, 2018 as per Resolution CC105-18.

Recommendation

1. That Addendum to Report PDR-CW-14-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2018-05 known as Sunvale Homes 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-2018-05, for lands described as Part of Divisions 2 and 3 of Lot 24, Concession 1 East of the Garafraxa Road (EGR), (geographic Township of Glenelg) in the Municipality of West Grey, the Grey County Committee of the Whole approves this plan of subdivision with a total of two hundred and forty-two (242) residential units, 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-2018-05) to facilitate the construction of 242 new residential units in the Municipality of West Grey. The units will have access off of a series of new roads which would connect to Jackson Street East, a new road coming off Durham Road East, and another new road connecting to the development property to the east. A future road allowance is also being 'set aside' for a possible connection to the north, should that be warranted. Stormwater management, parkland, and drainage blocks are also being created through this subdivision. Servicing to the proposed subdivision will be via municipal water and sewer services, which will be allocated at the draft approval phase. Based on public and agency 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 that proposes to create 242 residential units (a mixture of single detached dwellings, semi-detached and townhouses), as well as parkland and stormwater management blocks in the settlement area of Durham. A zoning by-law amendment to the Municipality of West Grey has also recently been approved for this development.

The subject lands are located at Part of Lot 24, Divisions 2 and 3, Concession 1 EGR, (geographic Township of Glenelg) in the Municipality of West Grey. The subject lands are approximately 17.8 hectares in size and are located on the north side of Durham Road East and east of Garafraxa Street North (Highway 6) (see Map 1 – Airphoto of Subject Lands). The proposal is to service the new lots with municipal water and sewer.

The proposed lots would front onto a series of internal roads which have connections to Durham Road East and Garafraxa Street North via Jackson Street East. The proposed subdivision would also allow for future road connections to the east and north.

The subject lands currently contain a former horse barn, shed, and track. These lands were added to the settlement area in 2012 via Official Plan Amendment (OPA) 80 to the County Plan.

Surrounding the proposed development is residential, industrial, farm, and forested lands.



Map 1: Airphoto of Subject Lands

Pre-submission consultation between the proponent, the Municipality of West Grey and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Environmental Impact Study,

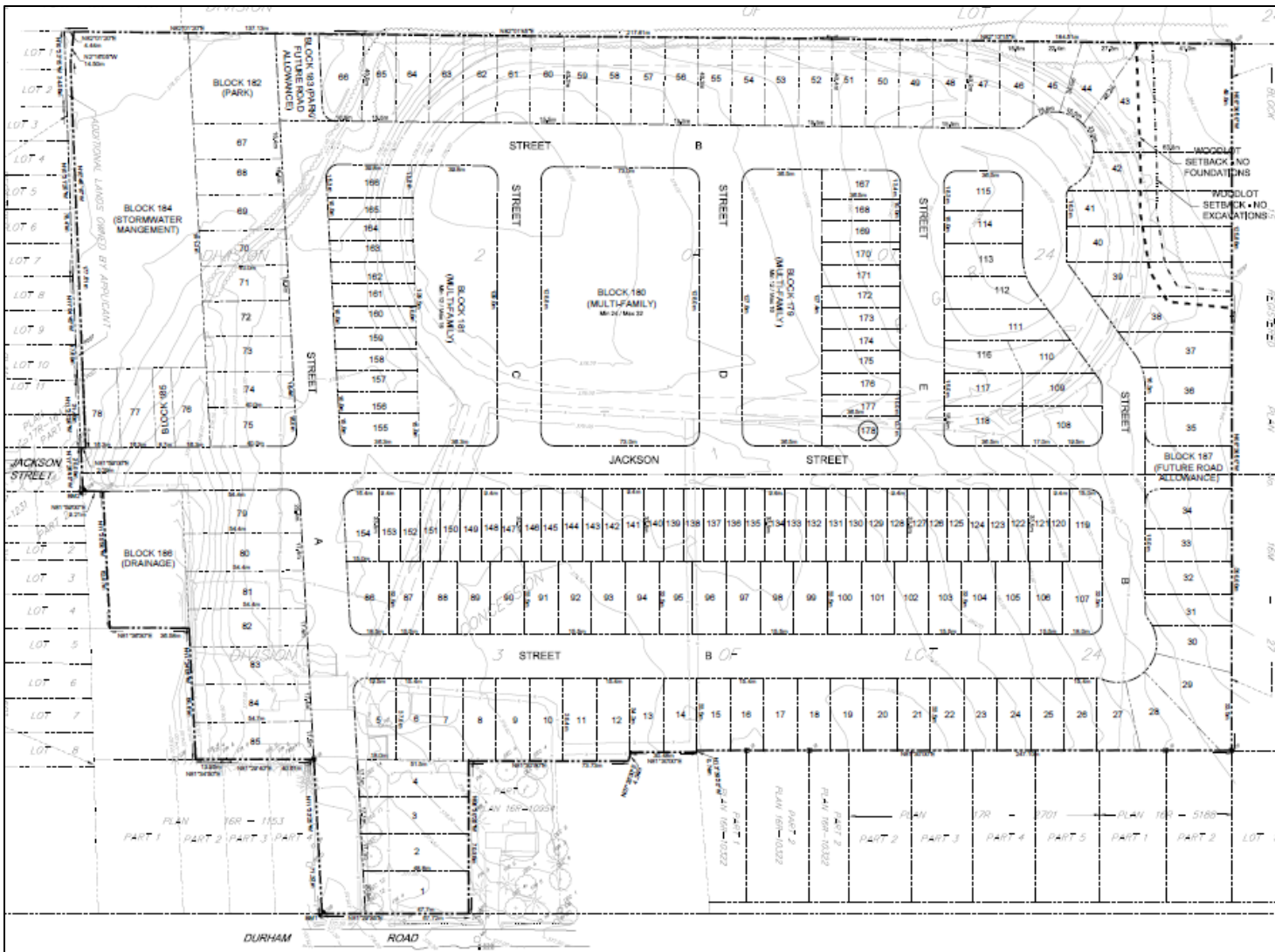
3. Functional Servicing Report,
4. Stormwater Management Report,
5. Traffic Impact Study, and
6. Stage 1 – 4 Archaeological Assessment.

Copies of all background reports and plans can be found at [this link](#).

Following the public meeting and discussions with Municipal, County, and agency staff, changes were made to the proposed plan of subdivision to reflect the comments received, which have the effect of;

- removing the two cul-de-sacs in the northeast of the plan to promote better connectivity and reduce future maintenance issues,
- including a park in the subdivision, and
- eliminating 5 residential lots to facilitate the removal of the cul-de-sacs and the addition of the park.

A lot boundary change is also shown on the revised draft plan along the west side of the stormwater management block, based on an encroachment claim under the Land Titles Absolute application process.



Map 2: Draft Plan of Subdivision (Courtesy of Cobide Engineering)

Public and Agency Comments Received

There were members of the public that made written submissions, and oral submissions at the public meeting on June 5, 2018 in the Municipality of West Grey. The minutes from the public meeting can be found at [this link](#).

The following people made comments on the plan of subdivision application:

- Kari Elvidge,
- Robert Halpin,
- Mac Galbraith,
- Jennifer A. Schwass on behalf of Douglas and Vanda Harris,
- Joerg Weller, and
- Don Tremble.

Comments raised by the public are as follows;

- Questions about landownership of an abutting piece of property,
- Concerns with respect to drainage, flooding, and stormwater on neighbouring properties,
- Where will the water from this subdivision drain to,
- Concerns over the lack of park space in this development,
- Praise for the development, and the developer, noting the economic benefits to the area from the development,
- Questions about the phasing of the development, and
- A question about whether the hydro would be above or below ground.

Agency comments were as follows:

- **Historic Saugeen Metis (HSM):** HSM noted that they have been able to review the reports and have no concerns with the proposed development.
- **Saugeen Valley Conservation Authority (SVCA):** SVCA staff noted that the proposed plan of subdivision is generally acceptable and provided recommended draft plan conditions.
- **Union Gas:** Union Gas has no concerns provided the developer provide the necessary easements or agreements for the provision of gas services.
- **Hydro One Networks Inc.:** Hydro One noted that they have reviewed the documents concerning the plan and have no comments or concerns at this time.
- **Canada Post:** Canada Post noted that this development would gain mail service through community mail boxes, and provided a series of draft plan conditions to site said mail boxes.
- **Enbridge Gas Distribution:** Enbridge Gas Distribution noted that they do not object to the proposed application(s). Enbridge further noted that they do not have gas piping in this immediate area.
- **Ministry of Tourism, Culture and Sport (MTCS):** In a letter dated July 10, 2018 the MTCS noted that; *“based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant*

Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports.”

- **Municipality of West Grey Planning:** In a staff report dated October 9, 2018, which was endorsed by Council, the Municipality recommended approval of the plan of subdivision, subject to a series of draft approval conditions. As noted above, the Municipality has also passed the associated zoning by-law amendment.

Analysis of Planning Issues

Planning authorities must have regard to matters of Provincial interest under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS) when rendering decisions on planning applications. Within Grey County they must also make decisions that conform to the County of Grey Official Plan, and in this case which also conform to the Municipality of West Grey Official Plan.

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 consider when carrying out their responsibilities under the Act. The most relevant matters of provincial interest to this application are as follows (in italics), including staff comments for each subsection below.

(a) the protection of ecological systems, including natural areas, features and functions,

- (a) An Environment Impact Study (EIS) was completed for this development. The County Plan maps a small pocket of Significant Woodlands on the subject lands. Based on the recommendations of the EIS, these Significant Woodlands will be retained and a 15 metre buffer around them is also recommended for protection. SVCA staff have reviewed the application and have no further concerns at this time.

(b) the protection of the agricultural resources of the Province;

- (b) The subject lands have been farmed in the past, but are within the designated settlement area of Durham in both the County and West Grey Official Plans. These lands have been designated for growth for a number of years. To the north of the subject property, outside of the settlement area, are farmlands. New livestock development is currently restricted on these lands, based on the recognition of these residential development lands in Durham.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems,

- (f) The subject development will be serviced by municipal water and municipal sewer services. Capacity currently exists within the Municipality's water and wastewater treatment facilities to service this development. Some upgrades are needed to some of the piping along Durham Road East, and that will be done in concert with this development.

The stormwater management (SWM) is proposed on a dedicated block in the northwest of the proposed subdivision. The SWM has been reviewed by the SVCA and the Municipality's Director of Infrastructure and Public Works. The proponents engineer has noted that this subdivision will not increase pre-development flows to neighbouring properties, but that there will still be the existing flows to those lands at pre-development levels. The draft plan conditions will require further detailed design of this SWM facility.

In response to one of the public comments the developer's engineer noted that hydro service will be provided underground for this development.

A Traffic Study was completed for this development and no further traffic concerns have been raised.

Sidewalks are being incorporated into this design to provide active transportation opportunities on Jackson Street, as well as streets A and B.

(h) the orderly development of safe and healthy communities,

(h)The subject development is within the 'Primary Settlement Area' designation in the County Official Plan. Within this land use designation the County Plan defers to the detailed land use policies found within the Municipality's Official Plan. The Municipal Plan designates the lands as 'Residential'. The County Plan recommends an average development density of 20 units per net hectare (or greater) for new residential development in Durham. The proposed plan of subdivision generally aligns with the County's target residential density. Parkland and active transportation connections are also being included in this plan of subdivision. This proposed development provides a logical extension to the residential development in this area.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

(i) As noted earlier in this report, there was a concern about the lack of park space in this development. In response to this comment, the developer has added in a park (block 182) adjacent to the stormwater management facility (block 184). Block 183, a potential future road extension, may also be used temporarily as a park, until such time as it is needed for road connection purposes. The stormwater facility should also be attractively landscaped, possibly with trails, such that it can serve as an extension of the park lands, but with fencing along the pond itself.

There are no further educational or cultural facilities being contemplated through this development.

(j) the adequate provision of housing, including affordable housing,

(j) In response to this criterion, the proponent's planner has noted; *"The site includes a range of housing types and densities including affordable housing with a density of 20.5 units per net hectare."* [note this density is now proposed at approximately 20.28 units per net hectare] However, it is not yet known what the sale price of these housing units will be, including whether or not they will meet the 'affordable housing' definition.

(p) the appropriate location of growth and development.

- (p) The subject lands are located in a settlement area and have been designated for residential growth, adjacent to the other residential land uses. Development in this area will be within walking distance of a school and downtown Durham. These lands were targeted for residential growth in the expansion to the settlement area of Durham in 2012, in response to a recognized need for such residential growth. The proposed location for development appears appropriate in this regard.

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, infill and intensification. The subject lands have been designated for residential growth and are within a serviced settlement area.

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. The proposed development will be serviced by municipal water and sewer services, with some minor upgrades needed. Servicing capacity will be allocated at the draft approval stage.

Section 1.6.6.7 speaks to stormwater management. This matter has been reviewed under the *Planning Act* review.

Section 2.1 of the PPS speaks to the long-term protection of significant natural heritage features. This item was addressed under the *Planning Act* review above.

Section 2.6 of the PPS speaks to the protection of cultural and archaeological resources within the Province. A Stage 1-4 Archaeological Assessment was completed on this property. Comments in response to this Assessment have also been received from MTCS, and the document has been added to the Provincial register. Draft conditions have been included, should excavation of the site uncover anything different.

Section 3.1 of the PPS directs development away from areas of natural hazard. SVCA has reviewed the proposed subdivision and is generally satisfied that the proposed development is outside of areas of natural hazard. The SVCA have provided a couple conditions to enable their review of applicable documents prior to final approval.

The proposed plan of subdivision application, with the attached conditions of draft approval, is consistent with the PPS.

County Official Plan

Many of the policies in the County Plan mimic those discussed above in the review of the *Planning Act* and the PPS. A further in-depth review of those same policies in the County Plan will not be repeated here.

The proposed plan of subdivision is designated as 'Primary Settlement Area' in the County Official Plan. The Official Plan identifies that Primary Settlement Areas shall be the focus of growth within the County. Section 2.6.3(5) of the County Plan requires an overall average

development density of 20 units per net hectare within Primary Settlement Areas such as Durham. The lot density conforms to this recommended density for the residential portions of the site.

Appendix B to the County Official Plan maps 'Significant Woodlands' in the northeast corner of this site. As noted above, the residential development will remain outside of these features.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Section 6.12.1 of the County Plan addresses criteria to be considered in any new plan of subdivision or condominium. Specifically section 6.12.1(a)(vi) of this section states;

"The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street pattern or cul-de-sacs,"

As noted above, the subject lands will have connections to existing streets, proposed streets, leave adequate space for further future connection east and north, and provide sidewalks. The proposed road network generally follows a modified grid pattern which is preferred. One of the changes that was made to the subdivision since the public meeting, was to eliminate the two cul-de-sacs in the northeast corner, in favour of having a connected road network (rather than two 'dead-ends').

Section 6.12.1(a)(ix) requires the consideration of street lighting that minimizes impact on dark skies. The street lighting will be in accordance with West Grey's standards, which will be included as part of the subdivision agreement.

Section 6.12.1(a)(xi) speaks to the provision of usable parkland and green space. The applicant will be providing a park adjacent to the stormwater facility. The subject park will not comprise 5% of the development, so the Municipality has the ability to also request some cash-in-lieu of the remaining parkland.

Section 6.12.1(b)(c) and (d) of the Plan speak to the provision of a range of housing, including affordable housing. The proposed development will offer single detached, semi-detached and townhouse units. The developer's planner has noted that affordable units will be considered as part of this development, but that the final price of the units is not yet know.

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.

West Grey Official Plan

The subject lands are designated 'Residential' in the Municipality of West Grey Official Plan (WGOP). This designation permits residential development of the type and density being considered. Similar to the County Plan the WGOP encourages a range of housing types, as is being proposed by this development.

Section C4 of the WGOP speaks to the protection of culturally significant and archaeological areas. As noted above an Archaeological Assessment Stages 1 – 4 was done for this development, and it has been accepted by the MTCS.

The environmental and servicing policies, under sections E1 and E2 of the West Grey Plan respectively are similar in nature to the County Official Plan and have generally been addressed above. West Grey staff have noted that a minor servicing upgrade is needed along a small stretch of Durham Road East, in order to accommodate this development, and the development parcel to the east. Both of these developments will be requested to help fund this upgrade.

Section E3 of the WGOP provides transportation policies, which are further elaborated upon by the Municipality's Director of Infrastructure and Public Works. The proposed road allowances will be 20 metres in width and will be constructed to an urban standard with curb and gutter. Sidewalks will generally be provided on one side of the new streets (Jackson, and Streets A and B), the exact details of which will be addressed in the subdivision agreement. West Grey staff are satisfied with the results of the Traffic Impact Study.

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

West Grey Zoning By-law

The recently passed zoning by-law amendment amended the Municipality of West Grey's Comprehensive Zoning By-law No. 37-2006 to rezone the subject lands to implement the 242 lot plan of subdivision. The effect of the zoning by-law amendment was to change the zoning from Future Development (FD) and Open Space (OS) to Residential 2 with Exceptions (R2-383) and Residential 3 with Exceptions (R3-396). The R2 Exceptions are site specific and relate to the following requests for the single and semi-detached residential dwellings:

- Minimum front yard setback of 4.5 metres for single and semi-detached residential dwellings,
- Minimum exterior side yard setback of 4.5 metres for single and semi-detached residential dwellings,
- Minimum interior side yard setback of 1.2 metres for one-storey and more than one-storey for single and semi-detached residential dwellings,
- Minimum rear yard setback of 6.0 metres for single and semi-detached residential dwellings,
- Exterior Side Yards encroachments of no more than 1.5 metres, and
- Total lot coverage of 45% for single-detached residential dwellings.

The R3 Exceptions are site specific and relate to the following requests for the townhouse blocks:

- Minimum front yard setback of 4.5 metres for townhouse or street townhouse dwellings,
- Minimum exterior side yard setback of 4.5 metres for townhouse or street townhouse dwellings,
- Minimum interior side yard setback of 1.2 metres for one-storey and more than one-storey for townhouse or street townhouse dwellings,

- Minimum rear yard setback of 6.0 metres for townhouse or street townhouse dwellings, and
- Maximum exterior side yard encroachments of no more than 1.5 metres.

The previous FD zoning was essentially a 'holding zone' until detailed residential zone standards could be developed for this property. The abutting lands to the east are also in the FD zone for the same purposes. Both of these properties have been designated as Residential in the WGOP for a number of years now, signalling the Municipality's intent that these lands would be developed for residential purposes.

The recently passed exceptions listed above would not be out of character with neighbouring residential development, nor with other residential development in Durham.

With the attached recommended draft plan conditions, County staff are of the opinion that the proposed development;

1. has regard for matters of Provincial interest under the *Planning Act*;
2. is consistent with the Provincial Policy Statement;
3. conforms to the County of Grey Official Plan;
4. conforms to the Municipality of West Grey Official Plan; and
5. maintains an appropriate development standard in the Municipality of West Grey Comprehensive Zoning By-law.

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, 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

- Internal: Planning
- External: The Public, Municipality of West Grey, Saugeen Valley Conservation Authority, and other required agencies under the *Planning Act*.

Appendices and Attachments

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

Applicant: John Welton Custom Homebuilding Ltd.

File No.: 42T-2018-05

Municipality: Municipality of West Grey

Location: Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR (geographic Township of Glenelg)

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(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 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 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.

Applicant: John Welton Custom Homebuilding Ltd.

File No.: 42T-2018-05

Municipality: Municipality of West Grey

Location: Part of Divisions 2 and 3 of Lot 24, Concession 1 EGR (geographic Township of Glenelg)

Date of Decision:

Date of Notice:

Last Date of Appeal:

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-2018-05 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

Draft Plan

1. That this approval applies to the draft Plan of Subdivision for the lands being Part of Divisions 2 and 3 of Lot 24, Concession 1, East of the Garafraxa Road, geographic Township of Glenelg, Municipality of West Grey, County of Grey, prepared by Cobide Engineering Inc. (00701-DP-1) dated August 24, 2018, showing the following:
 - a. One hundred and eighteen (118) single detached residential lots (Lots 1 to 118);
 - b. Sixty (60) semi-detached residential lots (Lots 119 – 178)
 - c. A maximum of sixty-four (64) townhouse units, or a minimum of forty-eight (48) townhouse units in three multi-family blocks (Blocks 179 to 181);
 - d. Five (5) new Streets, labelled as Streets A – E, in addition to an extension of Jackson Street,
 - e. One (1) parkland block (Block 182),
 - f. One (1) block for parkland or a future road allowance (Block 183),
 - g. One (1) block for a future road extensions (Block 187), and
 - h. Three (3) storm water management and drainage blocks (Blocks 184 - 186).

Subdivision Agreement

2. The Developer shall enter into a Subdivision Agreement with the Municipality agreeing to satisfy all requirements and conditions, financial and otherwise with respect to the provisions of the roads, sidewalks, drainage, installation of services, upgrade of services along Durham Road East, amenities, stormwater management, including the landscaping and fencing of the stormwater block, and other Municipal requirements.
3. The Developer shall agree in the Subdivision Agreement, that prior to any grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following studies/reports, completed to the satisfaction of the Municipality of West Grey:
 - a. Final Stormwater Management Report;
 - b. Lot Grading Plan;
 - c. Environmental Impact Study;
 - d. Sediment and Erosion Control Plan;
 - e. Final Road Design including active transportation requirements, sidewalks, emergency access and phasing and other design considerations as required; and
 - f. Final Landscaping Plan including required tree planting and tree preservation.

Registration of Subdivision Agreement

4. The Subdivision Agreement shall be registered by the Municipality against the Lands to which it applies as provided under the Planning Act, R.S.O., C. P.13, in conjunction with the

registration of the Plan. A copy of the executed Subdivision Agreement shall be provided by the Municipality.

5. The Developer shall, prior to the final approval, submit detailed plans showing the proposed phasing of the Plan for review and approval by the Municipality.
6. The registration of the Plan may occur in phases, as approved by the Municipality; as laid out in the Subdivision Agreement. That the development and registration of the phases shall be in accordance with sound engineering principles, including servicing upgrades along Durham Road East, to the satisfaction of the Municipality.

Water/Wastewater Allocation

7. Sanitary sewer and water supply allocations shall be committed by the Municipality of West Grey for this development for a total of two hundred and forty-two (242) residential units at the time of draft approval of the Plan of Subdivision. Through this draft approval the Municipality confirms that such allocations are available for such purposes.

Road Names/Road Dedications/Reserves

8. The Developer shall agree in the Subdivision Agreement that all road allowances included on this Plan shall be shown and dedicated as public highways. This shall include areas to be set aside for daylighting triangles.
9. The Developer shall agree that the internal streets dedicated in these conditions shall be named to the satisfaction of the Municipality.
10. The Developer shall agree in the Subdivision Agreement to construct all roads to Municipal standards in effect at the time of construction.
11. The Developer shall agree in the Subdivision Agreement to construct all temporary cul-de-sacs as required by the Municipality and in accordance with municipal standards.
12. That any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be dedicated free and clear of encumbrances to the Municipality.

Walkways and Pedestrian Paths

13. The Developer shall agree in the Subdivision Agreement that sidewalks are to be developed in accordance with Municipal standards at the time of the construction, to the satisfaction of the Municipality.

Zoning

14. Prior to final approval and registration of any phase of this Plan, the subject lands shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13.
15. The Developer shall, prior to final approval, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots and Blocks within the Plan, to the satisfaction of the Municipality.

Display Map

16. The Developer shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a display map on the wall of the sales office in a place visible to the public, which indicates the location and relevant details of all sidewalks, trails, bike lanes, community mail boxes, parks, environmental protection areas, stormwater management area, landscaping, street lights, buffer areas, fencing, roads, construction staging and adjacent land uses. All display maps shall be submitted to and approved by the Municipality prior to their use.

Development Charges

17. The Developer shall agree in the Subdivision Agreement that Development Charges, processing, and administration fees be paid in accordance with the Municipal, County, and school board policies and by-laws.
18. The Subdivision Agreement between the Developer and the Municipality shall include provisions whereby all offers of purchase and sale will include information that satisfies Subsection 59(4) of the Development Charges Act, 1997, S.O. 1997, c. 27.

External Servicing

19. Prior to final approval and registration of the Plan, the Developer shall design and construct at no cost to the Municipality, the external municipal sanitary sewer systems, municipal water facilities, stormwater management facilities and all appurtenances thereto as required to service the Plan, to the satisfaction of the Municipality, including entering into a pre-servicing and/or external works agreement with the Municipality.

Easements, Conveyances, and Parkland Dedication

20. The Developer shall agree in the Subdivision Agreement that such easements and land dedication as may be required for access, gas, utilities, communications, telecommunications, servicing, drainage and construction purposes shall be granted to the appropriate agencies or authorities, to their satisfaction free and clear of all encumbrances.

21. The Developer shall agree in the Subdivision Agreement in words satisfactory to the Municipality, to grant to the communications / telecommunications service providers any easement that may be required for communication / telecommunication services. Easements may be required subject to final servicing decisions.
22. The Developer shall agree in the Subdivision Agreement that prior to commencing any work within the Plan, the Developer shall confirm that sufficient wire-line communication / telecommunication / fibre optics infrastructure is currently available within the proposed development to provide communication / telecommunication / fibre-optics service to the proposed development.
23. That the Owner shall convey 5% of the land and/or cash in lieu for parkland dedication purposes to the Municipality for parkland and/or trail purposes to the satisfaction of the Municipality.

Archaeological Assessment

24. The Developer shall agree to the following in the Subdivision Agreement:
 - a. 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 Sect 48 (1) of the Ontario Heritage Act.
 - b. 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.

Environmental Impact Study

25. That the Subdivision Agreement contain wording to implement the recommendations of the Environmental Impact Study, including the preservation of the woodlot and associated setback.

Agency Requirements

Saugeen Valley Conservation Authority

26. That prior to any grading or construction on site, and prior to Final Approval of the subdivision by the County, the owner shall prepare the following studies / reports, completed to the satisfaction of the Saugeen Valley Conservation Authority, and the Municipality of West Grey:
 - a. Final Stormwater Management Report;
 - b. Lot Grading Plan;

- c. Environmental Impact Study; and
- d. Sediment and Erosion Control Plan.

27. That the Subdivision Agreement between the Owner and the Municipality of West Grey contain provisions with wording acceptable to the Saugeen Valley Conservation relating to the Final Stormwater Report, Lot Grading Plan, Environmental Impact Study, and Sediment and Erosion Control Plan.

Canada Post

28. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans, and include them in the Subdivision Agreement.

29. The builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

30. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

31. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

32. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

33. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Municipality of West Grey.

34. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lots #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

35. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
36. Canada Post further requests the owner/developer be notified of the following:
 - a. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.
 - b. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
 - c. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
 - d. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.

Final Draft Plan

37. The Developer shall provide a copy of the proposed Final Plan to the County of Grey for their review and final approval. A digital copy of this Final Plan is required to be prepared and submitted in accordance with the County of Grey specifications.

Clearance of Conditions

38. That prior to final approval, the County is advised in writing by the Municipality of West Grey how Conditions 2 to 27 have been satisfied.
39. That prior to final approval, the County is advised in writing by the Saugeen Valley Conservation Authority, how Conditions 26 to 27 have been satisfied.
40. That prior to final approval, the County is advised in writing by Canada Post how Conditions 28 to 36 have been satisfied.
41. 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. If the extension being requested is beyond a year, justification for the extension, a resolution from the location municipality and approval from the County will be required. 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.
42. That the owner, submit to the County of Grey with a computer disk containing a digitised 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 are required from the following:
 - Municipality of West Grey, 402813 Grey Road # 4, R R # 2, Durham, ON, N0G 1R0
 - Saugeen Valley Conservation Authority, 1078 Bruce Road 12, Box 150, Formosa, ON, N0G 1W0
 - Canada Post, 955 Highbury Avenue, London, ON, N5Y 1A3
4. 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 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. All measurements in subdivision final plans must be presented in metric units.
6. That the applicant contact Canada Post at the address below for the supply and installation of Community Mailboxes (CMB). The location of these CMB's will require the approval of the Municipality of West Grey.

Delivery Planning Officer, Canada Post Corporation, 955 Highbury Ave, London, Ontario, N5Y 1A3
7. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.