

To:	Warden Hicks and Members of Grey County Council
Committee Date:	January 24, 2019
Subject / Report No:	Addendum to PDR-CW-29-18 Final Report
Title:	Stonebrook Phase III of Plan of Subdivision 42T-2018-07
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Grey Highlands
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution <i>CW30-19</i> ; Endorsed by County Council on February 14, 2019 as per Resolution <i>CC15-19</i> .

Recommendation

1. That Addendum to Report PDR-CW-29-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2018-07 known as Stonebrook Phase III 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-2018-07, for lands described as Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia) in the Municipality of Grey Highlands, the Grey County Committee of the Whole approves this plan of subdivision to create eight (8) blocks for the purpose of constructing a total of fifty-four (54) townhouse 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-2018-07) to create 8 blocks to facilitate the construction of 54 townhouse units in the Municipality of Grey Highlands. The units will have access off of a new street which will connect to Grayview Drive and Margaret Elizabeth Avenue. Servicing to the proposed subdivision will be via municipal water and sewer services. Based on agency review and comments received regarding the proposed plan of subdivision, it is recommended that the proposed plan of subdivision be given draft approval subject to the conditions set out in the attached Notice of Decision.

Background and Discussion

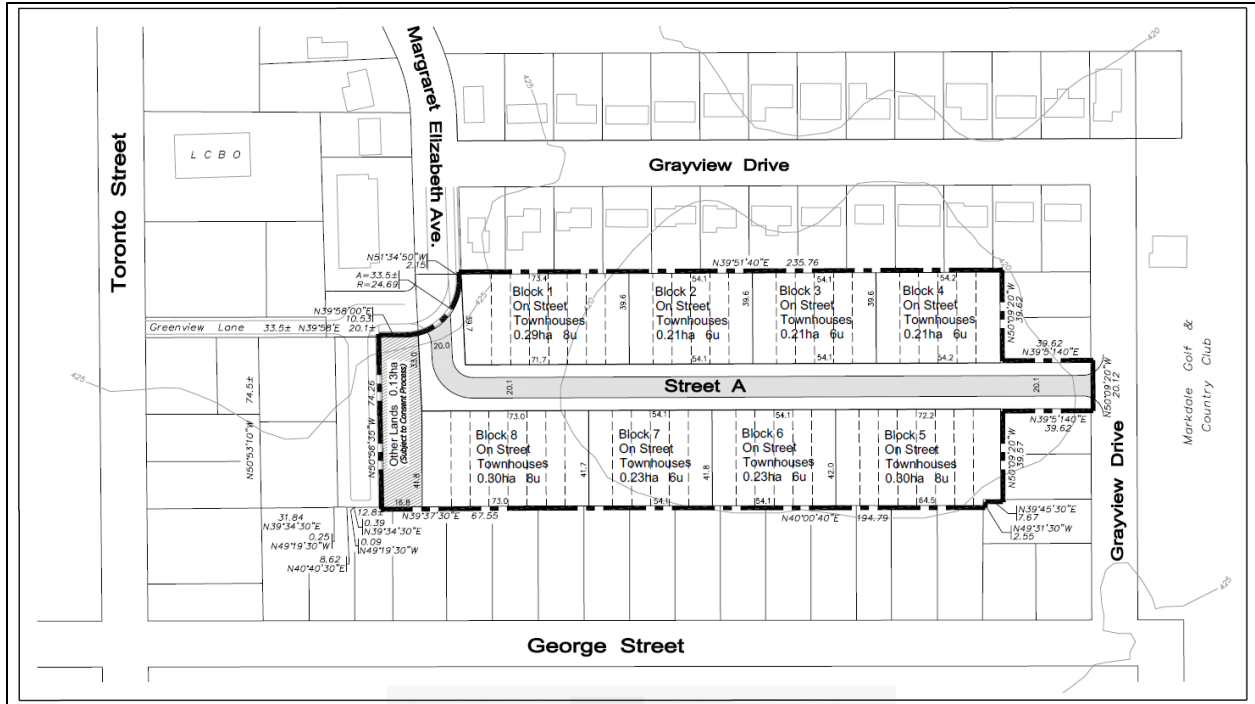
The proposed plan of subdivision application, known as Stonebrook Phase III, will create eight blocks, for 54 total townhouse units on a new street. The proposed subdivision is located on Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia) in the Municipality of Grey Highlands. The subject lands are approximately 2.75 hectares in size. These lands are located in the northwest end of Markdale abutting existing residential development, including some County owned housing units, the police station, and across Grayview Drive from the golf course. Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands

The proposed lots would front onto a new street connecting Margaret Elizabeth Avenue to Grayview Drive. The proposal is to service the new lots with municipal water and sewer. The subject lands are currently vacant.

Stonebrook Phase I is draft approved for 55 units, and Phase II is draft approved for 24 units. The Phase I and II lands are located to the northwest of the proposed Phase III lands. Links to Stonebrook Phases I and II are included in the Attachments section of this report.



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Georgian Planning Solutions and Design Plan Services)

The proposed development also requires an amendment to the Municipality of Grey Highlands Zoning By-law and a consent application; both of which have now been passed.

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 oral submissions at the public meeting that was held on October 29, 2018 in the Municipality of Grey Highlands. The minutes from the public meeting can be found at [this link](#).

The following people made comments at the public meeting or submitted written comments:

- Ken Russell,
- Joseph Leonard Ewing,
- Barry Croft,
- Barb MacDonald,
- Brenda Dunlop,
- Helen Shibbish, and
- Dave Patton.

Comments raised at the public meeting are as follows;

- Will the large evergreens situated on this property be removed to build the townhomes?
- Opposed to the removal of the evergreens.

- Concerns about stormwater management, as stormwater is currently running into some neighbouring properties.
- When will the development start and is there a proposed end date to this subdivision?
- Will the residential units be rental, for sale, government owned, or affordable housing?
- Concerns about lot coverage, and will there be enough space around the homes for emergency access and renovations?
- Question about access to the subdivision from Highway 10.
- Concerns about traffic flow, safety, and parking.

Agency comments were as follows:

- **Saugeen Valley Conservation Authority (SVCA):** In comments dated October 18, 2018, SVCA staff noted that the proposed plan of subdivision and proposed Zoning By-law Amendment are generally acceptable.
- **Enbridge Gas Distribution:** In comments dated October 4, 2018, Enbridge Gas Distribution noted that they do not object to the proposed application(s).
- **Historic Saugeen Metis (HSM):** In comments dated September 24, 2018, HSM noted that they have no opposition to the proposed plan of subdivision.
- **Municipality of Grey Highlands Fire and Emergency Services Department:** In comments dated August 21, 2018, Grey Highlands Fire noted that they have no concerns.
- **Municipality of Grey Highlands Planning:** In a report dated November 21, 2018, which was endorsed by Council, the Municipality recommended approval of the plan of subdivision, subject to a series of draft approval conditions. The Municipality of Grey Highlands also shared comments from their municipal peer review engineer.

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 Grey Highlands 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 (in italics) to this application are as follows, including staff comments for each subsection below.

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

- (b) A scoped Environmental Impact Study (EIS) was completed for this development, which recommended mitigation measures to ensure that the development would not negatively impact the natural environment in this area. No significant environmental features were found on-site.

With respect to the concerns about tree clearing, the site is largely cleared already, and has been for years. With respect to the trees on-site, County staff have shared this concern with the proponent's team who noted the following;

"There are a number of coniferous trees within the identified building envelopes. These will need to be cleared.

There are also a considerable number of trees along the southern property line. We will need to confirm whether or not these can be preserved during detail design. If trees are to be preserved, we should consult an arbourist for recommendations on how best to them."

The Municipal Planner, Michael Benner has noted that the trees in the middle of the property will need to be removed, but that they will endeavour to save the trees along the property boundaries to the extent feasible. The retention of as many trees as possible is required as part of draft plan condition # 10.

(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. Grey Highlands has confirmed that servicing capacity will be available to service these 54 townhouse units, and capacity will be allocated as part of this draft plan approval (if approved).

The stormwater management (SWM) is proposed on a neighbouring property, similar to Stonebrook Phases I and II. An agreement between the adjacent landowner, the Municipality and the developer will address the ongoing management of the SWM as well as responsibilities of each of the parties. All of these items will be addressed through clauses in the Subdivision Agreement as well as through easements and easement agreements in favour of the Municipality. Draft approval conditions have been added to address SWM facilities in this regard. Having a single SWM facility servicing multiple developments provides for better efficiency, than a series of individually operated smaller facilities. With respect to the concerns from neighbours about stormwater, the stormwater post-development will not be increasing beyond pre-development levels.

The proposed road pattern of the subdivision provides access from Grayview Drive to Margaret Elizabeth Avenue, with a new municipal street connecting the two. A sidewalk is also being provided on one side of the street to facilitate pedestrians. The proposed road network is considered efficient and provides good connectivity. The entrances / exits to this will be stop-sign controlled, and are not expected to create any traffic or safety issues.

(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 County Plan

recommends an average development density of 20 units per net hectare (or greater) for new residential development in Markdale. The proposed plan of subdivision meets this target residential density.

At this stage there is no intended start or finish dates for the construction of this subdivision, but the proponent has noted that they are eager to begin building units in Phases I and II.

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

- (j) It is not known if any of the housing being proposed will fall within the affordable range for ownership. The developer's planner has stated that 'the final price of these units will not be known until they finish their final designs'. Although the final price is not yet known, new townhouse units generally tend to be more attainable than new single detached dwellings.

Some of the proposed units will include a bungalow style development with bedrooms on the ground floor. These units will be ideal to people with higher accessibility needs.

(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. The development has been proposed at a density which offers efficient residential growth, that does not conflict with neighbouring land uses, and represents an excellent infill opportunity.

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 can be provided to this subdivision, including road connections to existing streets. The lands have also been designated for growth in both the County and Municipal Official Plans. Furthermore, there is a demand for additional residential units in Markdale thanks to the recent Chapmans expansion and other growth interests. The lands are also located in an area where servicing and a street network already exists. 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 Municipality of Grey Highlands and County Official Plans. With respect to the Grey Highlands Official Plan, County staff

would defer to Municipal Staff Report PL.18.77; wherein the Municipal Planner provides a thorough analysis of Municipal Official Plan conformity. Further discussion on County Official Plan conformity is included later in this report.

While there are neighbouring residential dwellings, there are no abutting active or proposed plans of subdivision that the Stonebrook Phase III plan would need to connect to. Stonebrook Phases I and II will also provide connections to Margaret Elizabeth Avenue and Grayview Drive, but in different locations than Stonebrook Phase III. The development proposed through Phase III would appear to be compatible with the existing neighbouring residential dwellings.

*(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. As noted above, at this time it is not known if any of the proposed units will be affordable.

(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, Municipal staff, their peer reviewing engineer, and County staff. Staff are satisfied that with the proposed roads in this subdivision, as well as the road connections to the north and south.

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

At this stage only blocks are being created. Based on the concept plans provided, the future townhouse units would be on appropriately sized lots.

(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.

(h) conservation of natural resources and flood control;

The SVCA have been an active participant in the development process. SVCA staff have provided recommended conditions of draft plan approval. There are no significant natural resources to be preserved on-site. As noted earlier in the report,

future discussions between the Municipality and the landowner will be required with respect to the combined stormwater management facility.

(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 two school boards were circulated on this application and have not raised any concerns. The Bluewater District School Board has recently proposed a new school in Markdale.

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

As noted above, new parkland will not be designated through this development, and a cash-in-lieu approach will be used instead. Conditions of draft approval have been recommended with respect to the cash-in-lieu and the stormwater facility.

(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 Grey Highlands 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 services 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 Municipality has proposed draft conditions # 13 and 14 which will require detailed design of the future townhouse units on this site, including architectural and site plan guidelines.

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 of the PPS places a strong emphasis on infill opportunities and intensification, as a means to achieve new growth opportunities while using land and services efficiently. The proposed development represents an infill opportunity in Markdale.

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. Municipal staff have noted that servicing capacity is available for this development, and capacity will be allocated as part of this draft plan approval (if approved).

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 1-2 Archaeological Assessment was completed on this property. This Archaeological Assessment concluded; 'no archaeological resources were encountered, and therefore no further archaeological assessment of the study area is warranted'.

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 Markdale. The lot density conforms to this recommended density.

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, and provide sidewalks. The proposed road network generally follows a modified grid pattern which is preferred.

Section 6.12.1(a)(ix) requires the consideration of street lighting that minimizes impact on dark skies. The proponent's planner has noted that the street lighting will be directed downward and dark-sky compliant.

Section 6.12.1(a)(xi) speaks to the provision of usable parkland and green space. The applicant will be providing cash in lieu of 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 townhouse units may offer a housing unit type which is less prevalent in Markdale, and as such would help round out the local housing supply. Townhouse units are generally suitable to those looking to enter the housing market, or those seeking to downsize before ultimately exiting the housing market.

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.

Grey Highlands Official Plan

The subject lands are designated 'Neighbourhood Area' in the Municipality of Grey Highlands Official Plan (GHOP). This land use designation permits residential development.

In a planning report dated November 21, 2018, by Municipal Planner Michael Benner, a detailed policy and zoning analysis was undertaken for the Grey Highlands Official Plan and Zoning By-law. County staff would generally concur with Mr. Benner's analysis and recommendations in that report, and will not duplicate a similar analysis here. The recommended draft approval conditions have been attached to this report.

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; and
4. conforms to the Municipality of Grey Highlands Official Plan.

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 Grey Highlands, Saugeen Valley Conservation Authority and other required agencies under the *Planning Act*.

Appendices and Attachments

[Stonebrook Phase I Draft Plan of Subdivision](#)

[Stonebrook Phase II Draft Plan of Subdivision](#)

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

Applicant: Stonebrook Phase III

File No.: 42T-2018-07

Municipality: Municipality of Grey Highlands

Location: Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia)

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: Stonebrook Phase III

File No.: 42T-2018-07

Municipality: Municipality of Grey Highlands

Location: Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia)

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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

Applicant: Stonebrook Phase III

File No.: 42T-2018-07

Municipality: Municipality of Grey Highlands

Location: Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia)

Date of Decision:

Date of Notice:

Last Date of Appeal:

Plan of Subdivision File No. 42T-2018-07 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

1. That this approval applies to the draft Plan of Subdivision as prepared by Design Plan Services (1760-21) dated July 12, 2018, showing a total of eight residential blocks for fifty four (54) townhouse units, one future development block and one future road allowance (Street A) being Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181, geographic Township of Artemesia, Municipality of Grey Highlands, County of Grey. This approval constitutes municipal commitment of water and wastewater servicing allocations.
2. That the road allowance included in this draft plan shall be shown and dedicated to the Municipality of Grey Highlands as a public highway.
3. That the proposed internal road be named to the satisfaction of the Municipality of Grey Highlands. The road allowance shall be deeded to the Municipality.
4. 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 in pursuant to the provisions of the Planning Act, R.S.O 1990 as amended.
5. That prior to final approval by the County, the County is to be advised by the Municipality that the proposed subdivision is zoned appropriately by a zoning by-law amendment that has come into effect in accordance with the provisions of the Planning Act.
6. That prior to final approval, a suitable Subdivision Agreement be entered into between the owner and the Municipality of Grey Highlands. The agreement shall contain matters set out as Conditions of Approval as deemed necessary in this Decision and other matters as deemed appropriate by the Municipality to satisfy all the requirements, financial and otherwise, of the Municipality with regard to the provision of services, landscaping, stormwater management, fencing and payment of all applicable Municipal and County development charges in accordance with their applicable Development Charges By-laws. The Subdivision Agreement shall be registered against the lands to which it applies prior to registration of the plan of subdivision and shall be completed at the owner's expense. An executed copy of the Subdivision Agreement shall be provided to the County of Grey prior to final approval being given.
7. That the Subdivision Agreement contain clauses satisfactory to the Municipality and the County recognizing that should human remains or other cultural heritage materials or features be discovered on site that the requirements of the Ontario Heritage Act be adhered to.
8. That prior to final approval, that all easements and or agreements for drainage over lands owned by the Markdale Country Club be obtained and registered on title, that all associated costs be at the Owner's expense and completed to the satisfaction of the

Municipality and the Saugeen Valley Conservation Authority. The easements and or agreements will allow the Developers to initially construct the drainage works and will allow the Municipality to access and maintain the drainage works, including the stormwater management pond.

9. That all easements and or agreements for drainage, gas line or utility purposes shall be dedicated to the appropriate authority or public authority. Should the relocation of any utilities be required as a result of this development, that all associated costs be at the Owner's expense.
10. That prior to final approval, the Owner shall complete a Final Landscaping Plan identifying two trees per unit, where possible, to be provided to the satisfaction of the Municipality. The Landscape Plan shall be consistent with the Grading and Drainage Plans. The Landscape Plan shall include, among other matters, two trees per unit to be provided where possible, as well as identifying any existing trees to be retained, with the goal of keeping as many trees as feasible, and storm water management planting.
11. That prior to any construction or grading on the subject property, and/or prior to approval of the subdivision by the County, the Owner or its agent shall prepare studies/reports, completed to the satisfaction of the Saugeen Valley Conservation Authority, the County of Grey, and to the Municipality of Grey Highlands:
 - a. Scoped Environmental Impact Study;
 - b. A final Stormwater Management Report;
 - c. Final Lot Grading and Drainage Plan;
 - d. Sediment and Erosion Control Plan;
 - e. Landscaping/Naturalization Plan; and
 - f. Final Site Servicing Plan including Road Design.
12. That the Subdivision Agreement between the Owner and the Municipality of Grey Highlands contain provisions with wording acceptable to the Saugeen Valley Conservation Authority related to the Scoped Environmental Impact Study, Final Stormwater Report, Final Lot Grading and Drainage Plan, Sediment and Erosion Control Plan, and the Landscaping/Naturalization Plan.
13. That prior to final approval, the Subdivision Agreement shall include appropriate wording acceptable to the Municipality and Saugeen Valley Conservation Authority to require that, prior to the issuance of a building permit, a detailed site plan shall be prepared for each lot showing the location of all buildings and structures to be erected, all final grades, the means whereby the storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized.
14. The Owner agrees to establish Architectural Guidelines and Site Planning Guidelines to the satisfaction of the Municipality of Grey Highlands. The Guidelines shall be incorporated in the Subdivision Agreement and shall be to the satisfaction of the Municipality. The Guidelines shall address, but not be limited to, building and servicing

locations, building design and materials, tree preservation and landscaping for the development, or the built form within the subdivision.

15. That the Owner shall complete to the satisfaction of Canada Post the following:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. 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 City of Owen Sound.
 - g. 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 lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
 - h. 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.
 - i. 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
 - j. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy

Applicant: Stonebrook Phase III

File No.: 42T-2018-07

Municipality: Municipality of Grey Highlands

Location: Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia)

Date of Decision:

Date of Notice:

Last Date of Appeal:

16. That prior to final approval being given, the County is advised in writing by the Saugeen Valley Conservation Authority how Conditions 9, 12, 13 and 14 have been satisfied.
17. That prior to final approval being given, the County is advised in writing by Canada Post how Condition 15 has been satisfied.
18. That prior to final approval being given, the County is advised in writing by the Municipality of Grey Highlands how Conditions 2 to 15 have been satisfied.
19. That consistent with the County of Grey's current provisions for processing and approving plans of subdivision the Owner's surveyor shall agree to provide to the County a digitized disk of this final plan to be registered in a computerized format which is acceptable to the County of Grey.
20. 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 Municipality of Grey Highlands 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.
21. That the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan to the County of Grey prior to the lapsing date the mylars and white prints necessary for final approvals and registration.
22. That the Owner remit to the County the applicable final approval fee when the final plan is being presented to the County for the County's consideration for final approval.

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 Grey Highlands, 206 Toronto Street North, P.O. Box 409, Markdale, ON, N0C 1H0
 - 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 Grey Highlands.

Delivery Planning Officer, Canada Post Corporation, 955 Highbury Ave, London, Ontario, N5Y 1A3

Applicant: Stonebrook Phase III

File No.: 42T-2018-07

Municipality: Municipality of Grey Highlands

Location: Part of Lots 98 and 99, Concession 1 NETSR, Part 1 of 17R181 (geographic Township of Artemesia)

Date of Decision:

Date of Notice:

Last Date of Appeal:

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.