

To:	Warden Halliday and Members of Grey County Council
Committee Date:	September 27, 2018
Subject / Report No:	Addendum to PDR-CW-09-18 Final Report
Title:	Centre Point South Plan of Subdivision 42T-2017-06
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Grey Highlands
Status:	Adopted by Committee of the Whole as amended per Resolution CW231-18; Endorsed by County Council per Resolution CC97-18 on October 11, 2018.

Recommendation

1. That Addendum to Report PDR-CW-09-18 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2017-06 known as Centre Point South 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-2017-06, for lands described as Part of Lots 102 and 103, Concession 1 North and East of the Toronto and Sydenham Road (NETSR), (geographic Township of Artemesia) in the Municipality of Grey Highlands, the Grey County Committee of the Whole approves this plan of subdivision with a total of three hundred and ninety-three residential units, subject to the conditions set out in the Notice of Decision; and
4. That the existing draft approved plan of subdivision 42T-91012 on the subject lands be withdrawn and closed on the subject lands, upon written request from the landowner.

Executive Summary

The County has received a plan of subdivision application (County file number 42T-2017-06) to facilitate the construction of 393 new residential units in the Municipality of Grey Highlands. The units will have access off of Victoria Street, Uplands Drive, and Herbert Avenue, as well as road connections to Toronto Street (Highway 10) and the draft approved Dimakos subdivision. A series of new internal roads and parkland will also be created through this subdivision. A block

of land is also being 'set aside' for possible use to construct the new Beavercrest School, or associated playground, parking, or entrance facilities. Servicing to the proposed subdivision will be via municipal water and sewer services, which will be allocated at the lot registration phase. Based on agency review and comments received regarding the proposed plan of subdivision, it is recommended that the proposed plan of subdivision be given draft approval subject to the conditions set out in the attached Notice of Decision.

Background and Discussion

The County has received a plan of subdivision application that proposes to create 393 residential units (a mixture of single detached dwellings and townhouses), as well as parkland, open space, and stormwater management blocks in the settlement area of Markdale. Within the proposed subdivision, there is also a block of land that may be utilized for a part of the new Beavercrest School, whether it is needed for the school itself, access, parking, or playground. Should this block of land not be needed entirely for the school, the remaining portions would be turned into residential units. A flexible residential and intuitional zoning has been applied to this block of land to facilitate this potential dual use.

The subject lands are located at Part of Lots 102 and 103, Concession 1, geographic Township of Artemesia, in the Municipality of Grey Highlands. The subject lands are approximately 35.7 hectares in size and are located southeast of the Grey Road 12 and Highway 10 intersection (see Map 1 – Airphoto of Subject Lands). The proposal is to service the new lots with municipal water and sewer, which will be allocated to each phase of development as they are registered.

The proposed lots would front onto a series of internal roads that have connections to Uplands Drive, Victoria Street, Herbert Avenue, and a future road in the draft approved Dimakos subdivision to the north. Access to the development will also be provided at the Toronto Street (Highway 10) and Victoria Street intersection, abutting the recently approved grocery store. This intersection will be signalized in the future.

The subject lands are currently vacant; however, there is an existing draft approved plan of subdivision (County file number 42T-91012) dating back to the early 1990's on the southwesterly portion of the lands. Should the current proposed subdivision be approved, the existing draft approval will be withdrawn.



Map 1: Airphoto of Subject Lands

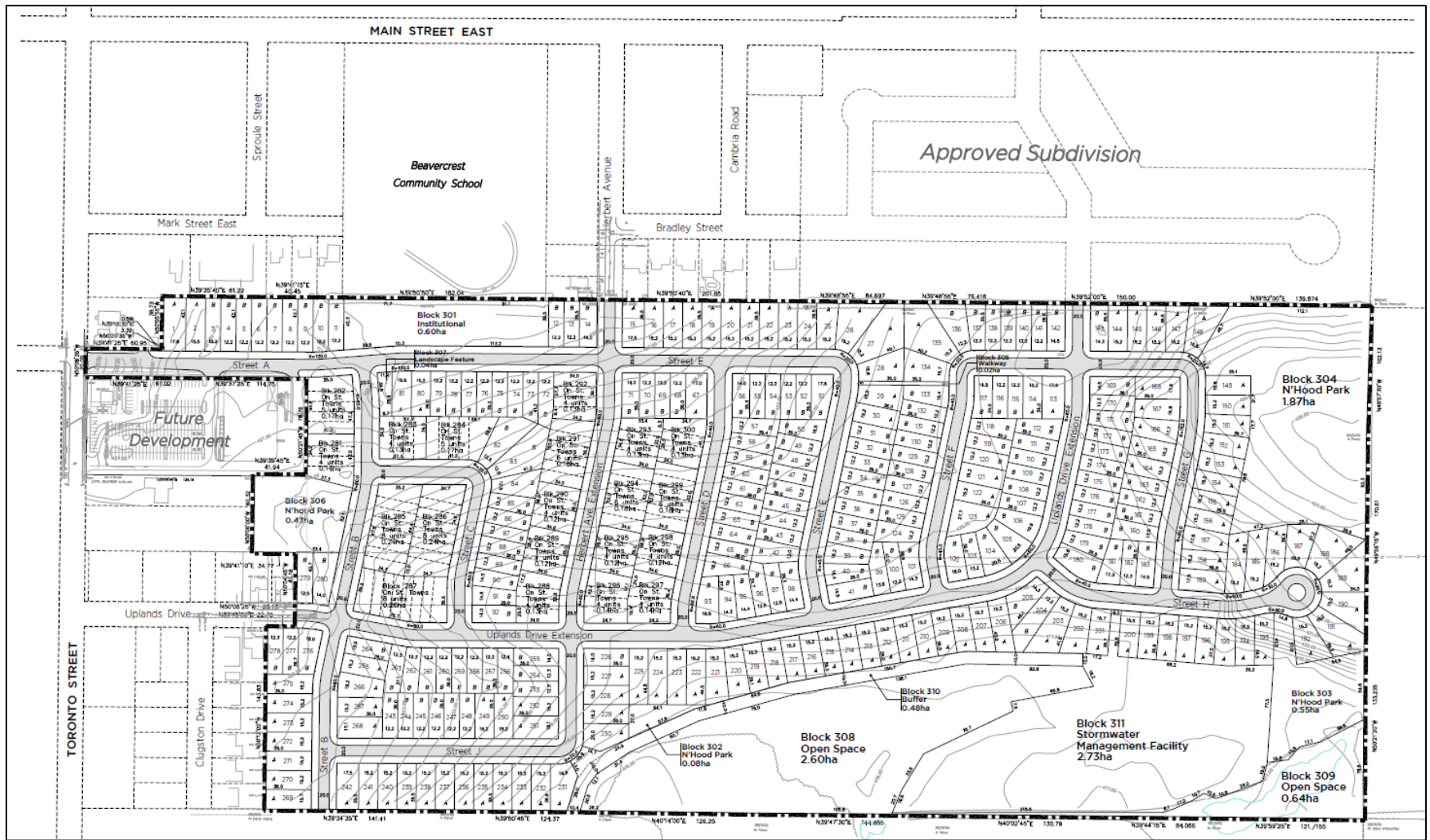
Surrounding the proposed development are residential developments (existing and proposed), Beavercrest Community School, some churches, and the recently approved commercial development that includes a grocery store. Grey Gables and the Grey Highlands Municipal Office are also located in close proximity to this proposed development, across Toronto Street (Highway 10).

An implementing zoning by-law amendment has also recently been passed by the Municipality of Grey Highlands.

The following reports have been submitted with the subdivision application;

1. Planning Justification Report and an Addendum,
2. Functional Servicing Report,
3. Stormwater Management Report,
4. Species at Risk Assessment,
5. Memo on Wetland Delineation,
6. Traffic Impact Study, and
7. Stage 1 and 2 Archaeological Assessment.

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



Map 2: Draft Plan of Subdivision (Courtesy of Georgian Planning Solutions)

Public and Agency Comments Received

There were members of the public that made written submissions, and oral submissions at the public meeting on May 9, 2018 in the Municipality of Grey Highlands. The minutes from the public meeting can be found at [this link](#).

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

- Jim Harrold,
- Gerald Boucher,
- Henriette Blom,
- Jim Batchelor,
- Ray Swayze,
- Darrin Patey,
- Jeffery Krischaktof,
- Laura Fostrum,
- Don Crosby,
- Dianna Lewis,
- Jeff Sicard,
- Ray Dawe,
- Ruth Jackson,
- Dave Hannam, and
- Anita Ellis.

Comments raised at the public meeting are as follows;

- What is the timeline for this development,
- Concerns about drainage and the potential for flooding in neighbouring properties,
- Questions about the rear yard setbacks,
- Concerns over current property boundaries,
- When will the current zoning by-law be updated,
- Impacts on the environment, as the property currently has wonderful habitat for birds,
- Are there plans to improve water pressure in the area, which currently is not adequate and could be made worse by this development,
- Loss of view and privacy by neighbours,
- Concerns about the size of this development, and the visual impact of the development,
- Not opposed to this development, but just want to see smart development by developers with a vested interest in the community,
- Concerns that the community does not want a 'cookie-cutter' subdivision, and that lots should be adequately sized,
- Will the development include rental and attainable housing,
- What is the cost of the proposed homes,
- Questions about whether or not bike paths and sidewalks are being incorporated into the design of this subdivision,
- Concerns about traffic, including impacts on existing summer and weekend traffic which is already quite heavy (traffic can be backed up for kilometres in the summer),
- Traffic projections, and road upgrade considerations need to look long term, and not be so focused on the short term,

- Concerns about the signalization of the Toronto Street and Victoria Street intersection,
- Will this development become a de facto by-pass between Main Street and Toronto Street,
- Concerns about road upgrades on Toronto or Main Streets which may lead to the loss of downtown parking,
- Concerns over traffic at the existing 'T-intersection' on Sproule Street,
- Will the parking for the neighbouring churches on Sunday mornings be impacted by this development,
- If signalization and road upgrades are needed at Toronto Street and Victoria Street, will additional lands be needed from the frontage of Annesly United Church, and
- Requests for notification of the decision on this application.

Agency comments were as follows:

- **Historic Saugeen Metis (HSM):** HSM noted that they have been able to review the reports and have no further concerns.
- **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.
- **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.
- **Saugeen Valley Conservation Authority (SVCA):** SVCA staff noted that the proposed plan of subdivision is generally acceptable and provided recommended draft plan conditions.
- **Risk Management Official (RMO):** Grey Highlands RMO provided clearance and no further draft plan conditions are needed for this development.
- **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.
- **Ministry of Transportation (MTO):** MTO supports the proposed development, however does not support the installation of traffic signals at this time. MTO advised that the warrants for signalization have not yet been satisfied by the subdivision and commercial development (grocery store).
- **Bluewater District School Board (BWDSB):** The BWDSB provided a series of draft plan conditions, and later met with the developer, Municipality, and the County, with respect to ensuring that the proposed subdivision 'dove-tails' with their future plans for a new Beavercrest School. In response to these comments some changes were made to the proposed plan of subdivision, to accommodate maximum flexibility for the future school design.
- **Municipality of Grey Highlands Planning:** In a staff report dated June 20, 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 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 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) A scoped Species at Risk Assessment and a Wetland Delineation Memo were completed for this development. The County Plan maps a small pocket of Significant Woodlands, and two pockets of Other Identified Wetlands on the subject lands. Both the woodlands and the wetlands will not be developed, and are being included in open space blocks. In order to provide for additional protection, buffer lands are also being included abutting some of the open space blocks. SVCA staff have reviewed the application and have no further concerns at this time. The Species at Risk Assessment did not identify any species at risk at this time. The Assessment included some recommendations for the lands that mitigate the impacts of development. Finally, the review further notes that with the changing environment, there may be habitat use on this property in the future.

(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 Markdale in both the County and Municipal Official Plans. These lands have been designated for growth for a number of years, and currently have an existing draft approval on a portion of the lands which dates back to the 1990's.

(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. Although the capacity to service the entire development does not currently exist, as per the Grey County Committee of the Whole direction on staff report PDR-CW-28-18, Grey Highlands has opted to allocate servicing capacity at the time of registration, rather than at the time of draft plan approval. The recommended conditions of draft approval reflect this servicing allocation arrangement.

The stormwater management (SWM) is proposed on a dedicated block in the southeast of the proposed subdivision. The SWM has been reviewed by the SVCA and the Municipality's Peer Review Engineer. The draft plan conditions will require further detailed design of this SWM facility.

One of the key public concerns related to the proposed plan of subdivision has been traffic concerns, both vehicular, and pedestrian safety. A Traffic Study was completed

for this development which has been reviewed by the MTO and the Municipality's Peer Review Engineer. This Traffic Study did not assess the proposed development in isolation, but also considered other approved and proposed developments in the area, including the grocery store, and other residential developments. The Traffic Study made some recommendations, including the need for the signalization of the Toronto Street and Victoria Street intersection. The Traffic Study for the recently approved grocery store also made a similar recommendation. As noted above, MTO has noted that the warrants for signalization, based on their criteria, have not been met at this time. Although signals may not be installed at this time, it is anticipated that once the grocery store is built, and this subdivision (if approved) starts to build, signals may be needed at that time. A signalized intersection will likely be needed here in the future, as traffic increases, and the recommended draft approval conditions, and future subdivision agreement, will reflect this arrangement.

Sidewalks and trails are being incorporated into this design, including providing active transportation connections to the school.

In response to some of the public concerns and questions the following points of clarification have been noted (as highlighted by municipal staff and their peer review engineer):

- 'Many downtown cores do not have on-street parking where turn lanes are needed. Additional parking is provided elsewhere in the downtown.
- Intersection improvements can be made without utilizing any further land from the United Church.
- Additional parking will be provided for churches and their Sunday services.
- A connecting link study is being considered by the Municipality.
- Build-out of this development is expected to occur in 7 – 8 years, but construction would be phased in that time.'

(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 generally aligns with the County's target residential density. Adequate 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, and compliments the recently approved commercial development as well.

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

- (i) As noted earlier in this report, the proposed development has set aside a block of land to facilitate the BWDSB's plans for a new Beavercrest School. The new school has not yet been designed, so it is not yet known if this block will be needed for the school, playground, parking, or access. Should this block not entirely be needed it would be utilized for residential units.

It is worth noting that the amount of parkland being proposed through this development exceeds the 5% minimums in the *Planning Act*, and is distributed throughout the development.

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

(j) In response to this criterion, the proponent's planner has noted; "*There is no specific provision for affordable housing within this development. There are proposed smaller single detached lots and townhouses.*"

(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 residential, commercial, and institutional land uses. Development in this area will be within walking distance of the school and downtown Markdale. 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, and capacity will be allocated as phases are registered.

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'. 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' and 'Hazard Lands' 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 for the residential portions of the site.

Development is not permitted in the Hazard Lands. The proposed subdivision will avoid the Hazard Lands on this site.

Appendix B to the County Official Plan maps 'Significant Woodlands' and 'Other Identified Wetlands' on portions of the property. As noted above, the residential development will remain outside of these features.

Appendix A to the Plan also maps the property as being within the Wellhead Protection Areas. Grey Highlands Risk Management Official provided clearance on this development and no further draft plan conditions are needed for this development.

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 a significant amount of parkland, trails and open space through this development.

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 and townhouse units. The developer has noted that no affordable units are planned at this time. 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' and 'Hazard' in the Municipality of Grey Highlands Official Plan (GHOP). The Neighbourhood Area designation permits residential development.

In a planning report dated June 20, 2018, by Municipal Planner Kristine Loft, a detailed policy and zoning analysis was undertaken for the Grey Highlands Official Plan and Zoning By-law. The amendment to the by-law has since been passed, and no appeals were received on this amendment. County staff would generally concur with Ms. Loft's analysis and recommendations in that report, and will not duplicate a similar analysis here. Ms. Loft's recommended draft approval conditions have been attached to this report, with some minor modifications. These modifications have been shared with Ms. Loft and the developer.

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, Bluewater District School Board and other required agencies under the *Planning Act*.

Appendices and Attachments

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

Applicant: Rayville Developments (Markdale) Inc.

File No.: 42T-2017-06

Municipality: Municipality of Grey Highlands

Location: Part of Lots 102 and 103, Concession 1 NETSR (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: Rayville Developments (Markdale) Inc.

File No.: 42T-2017-06

Municipality: Municipality of Grey Highlands

Location: Part of Lots 102 and 103, Concession 1 NETSR (geographic Township of Artemesia)

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-2017-06 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 Lots 102 & 103, Concession 1, Geographic Village of Markdale, Municipality of Grey Highlands, County of Grey, prepared by Georgian Planning Solutions (DWG-1758-27) dated May 30, 2018, showing the following:
 - a. Two hundred eighty (280) single detached residential lots (Lots 1 to 280);
 - b. Nineteen (19) townhouse blocks (Blocks 281 to 300); for one hundred (100) on street townhouses;
 - c. Eleven (11) future road allowances (Street A thru Street J, Uplands Drive Extension and Herbert Avenue Extension);
 - d. One (1) institutional block (Block 301);
 - e. Four (4) municipal park blocks (Block 302, 303, 304 and 306);
 - f. One (1) walkway block (Block 305);
 - g. Three (3) open space/hazard blocks (Blocks 308, 309 and 310);
 - h. One (1) landscape feature block (Block 307); and
 - i. One (1) storm water management block (Block 308).

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, drainage, installation of services, amenities 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 Grey Highlands:
 - a. Final Stormwater Management Report;
 - b. Lot Grading Plan;
 - c. Sediment and Erosion Control Plan;
 - d. Final Road Design including turn lane requirements, future signalization requirements, active transportation requirements, emergency access and phasing and other design considerations as required; and
 - e. 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. The Developer shall agree in the Subdivision Agreement that no further approval for any phases be registered until the Municipality has confirmed that adequate servicing capacity (i.e. water and sanitary) is available and that the Municipality has allocated adequate servicing capacity to subsequent phases. Phases of the subdivision will be submitted to the County of Grey for final approval.

Water/Wastewater Allocation

7. The Developer shall acknowledge in the Subdivision Agreement that draft approval does not in itself constitute a commitment by the Municipality to providing servicing access to the Municipality's water or wastewater plants. Plans may proceed to registration provided that there is sufficient residual capacity and capability to service the Plan. Plant capacity may be allocated for new development on a priority basis at the time of payment of securities for the phase or development charges in accordance with the Development Charges Act, 1997, S.O. 1997, c. 27.
8. Sanitary sewer and water supply allocations shall not be committed for this development until final approval of the Plan of Subdivision by the County and registration of the subdivision agreement, and when the Municipality confirms that such allocations are available for such purposes. As indicated in conditions related to phasing, servicing may be allocated to approved phases of development upon registration and provision of securities for the phase to which services are allocated or development charges in accordance with the Development Charges Act, 1997, S.O. 1997, c. 27.
 9. The allocation of capacity, including potential current availability, shall be confirmed by resolution of Municipality of Grey Highlands Council.

Road Names/Road Dedications/Reserves

10. 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.
11. The Developer shall agree that the internal streets dedicated in these conditions shall be named to the satisfaction of the Municipality.
12. The Developer shall agree in the Subdivision Agreement to construct all roads to Municipal standards in effect at the time of construction.

13. 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.
14. 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.

Zoning

15. 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.
16. 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.

Walkways and Pedestrian Paths

17. The Owner shall agree in the Subdivision Agreement that walkways and pedestrian paths are to be developed in accordance with Municipal standards at the time of the construction, to the satisfaction of the Municipality.

Display Map

18. 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, open space areas, environmental protections 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

19. 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.
20. 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

21. 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

22. 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.
23. The Developer shall agree in the Subdivision Agreement to secure or acquire from other owners or developers in the area such easements or lands as required for servicing of the development. Should the relocation of any utilities be required as a result of the development, that all associated costs be at the Owner's expense.
24. 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.
25. 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.
26. 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.

Subdivision Phasing

27. That the development and registration of the draft plan may be phased in accordance with sound engineering principles to the satisfaction of the Municipality.

Archaeological Assessment

28. 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.

Architectural Guidelines

29. That the Owner shall agree in the Subdivision Agreement to establish Architectural Guidelines to the satisfaction of the Municipality of Grey Highlands. 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.

Agency Requirements

Saugeen Valley Conservation Authority

30. 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 Grey Highlands:
 - a. Final Stormwater Management Report;
 - b. Lot Grading Plan; and
 - c. Sediment and Erosion Control Plan.
31. That the Subdivision Agreement between the Owner and the Municipality of Grey Highlands contain provisions with wording acceptable to the Saugeen Valley Conservation relating to the Final Stormwater Report, Lot Grading Plan and Sediment and Erosion Control Plan.
32. That the Owner shall agree in the Subdivision Agreement to obtain all necessary SVCA permits.

Canada Post

33. 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.
34. 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

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hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

35. 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.
36. 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.
37. 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.
38. 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 Grey Highlands.
39. 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.
40. 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.
41. 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.

Bluewater District School Board

42. That the Owner(s) shall agree in the Subdivision Agreement, that prior to final approval and registration of the first phase of the subdivision, the Owner(s) shall have entered into an Agreement satisfactory to the Bluewater District School Board for the purchase of lands for an elementary school site of the size, shape and location shown as Block 301 on the approved draft plan. The School Block must contain no less than 0.6 hectares. The Board will have an option to purchase the School Block at any time specified by the Board within 5 years following the date of registration of the phase of the plan of subdivision in which the School Block is located. It will be a condition of closing that the School Block is fully serviced and rough graded to the satisfaction of the Board and, upon payment by the Board of the usual building permit fees, the Board can obtain a building permit for construction of a multi-storey elementary school.
43. That the Owner(s) shall agree in the Subdivision Agreement, that prior to closing of the purchase of the School block by Bluewater District School Board that Street "A" shall be extended to intersect with Herbert Avenue, and generally providing a paved roadway for vehicular access to and from the School Block, sufficient to allow travel over such roadway by school buses and emergency vehicles requiring access to the School Site to and from the municipal and provincial road system, complete with street lighting, curbs, gutters, walkways, sidewalks, traffic control devices and all other improvements and servicing works required by the local municipality and the County of Grey, so as to permit site plan approval and issuance of a building permit for the construction of a school on the School Block.
44. That the Owner(s) shall agree in the Subdivision Agreement that prior to final approval and registration of the first phase of the subdivision, the Owner(s) shall have entered into an Agreement satisfactory to the Bluewater District School Board which included the following conditions:
 - a. To construct a fence at the Owner's expense, in accordance with the urban design guidelines and zoning standards of the Municipality, along the street frontage (temporary) and side yards of the School Block and to install a gate to the satisfaction of the Board; and
 - b. To erect and maintain a sign on the School Block at the Owner's expense at such time as the relevant access roads are constructed, indicating that development of the school site is not guaranteed and that pupils may be directed to schools outside of the area; and
 - c. To not locate stormwater management/detention ponds on or adjacent to the School Block and to ensure that stormwater management/detention ponds within the vicinity of the School Block are not accessible to unsupervised students; and
 - d. To confirm the availability of a satisfactory water supply and an acceptable method of sewage and stormwater disposal at the School Block for a public school; and
 - e. To confirm that the proposed storm drainage system and the overall grading plans are acceptable to the local Conservation Authority or Environmental Agency, Municipality, and County and specifically that grading and drainage of the School Block is suitable for a public school; and

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- f. To confirm that adequate electrical capacity, including supply voltage, will be supplied to the school site frontage; and
 - g. To provide a report from a qualified consultant confirming that suitability of the School Block for the construction of a multi-storey school including soil bearing factors, surface drainage, topography, and environment contaminants; and
 - h. To provide a report from a qualified consultant confirming the availability of natural gas, fibre optics (if available), water service connections for domestic and fire (4" and 6"), storm sewer, and sanitary sewer service with adequate service connections; and
 - i. To install all services to the mid-point of the frontage of the School Block to position the services as designated by the Board; and
 - j. To grade the School Block to conform to the overall grading and drainage plan of the subdivision and in doing so to replace any topsoil disturbed in the grading process and at the same time sod/seed the lands (minimum 200 mm thick); and
 - k. To not stockpile on or remove topsoil from the School Block, unless the Owner(s) has provided a letter of credit pertaining to stockpiling and removal of topsoil; and
 - l. To remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, and/or fill with clean materials, and/or replace any topsoil disturbed in the grading process, and sod/seed the lands, to the satisfaction of the Board; and
 - m. To provide the foregoing at no cost to the Board beyond the purchase price of Block 301.
45. That the Owner(s) shall agree in the Subdivision Agreement, that if the Bluewater District School Board has not exercised the option to purchase the School Block within five years from registration of the phase of the plan in which the School Block is located, the Owner(s) will provide the municipality with a letter from the Board and from each coterminous school board confirming that the property is not required for a school site.
46. The Owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within the designated public school sites in the community is not guaranteed and that pupils may be accommodated in temporary facilities and/or be directed to facilities outside of the area.
47. The Owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at the discretion of the Student Transportation Service Consortium of Grey-Bruce.
48. That the Owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that the school buses will not enter cul-de-sacs and that school bus pick up points will not be located within the subdivision until major construction activity has been completed or at the discretion of the Student Transportation Service Consortium of Grey-Bruce.
49. That the Owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement which advises the prospective purchaser that a school may or may

not be constructed on the School Block. The purchaser acknowledges and accepts that the School Block may be developed for future residential or other development. The purchaser also acknowledges and accepts that the School Block is a future development site and will be maintained by the Owner(s) as such.

50. That the Owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that a school may be constructed in the future on the School Block. The purchaser acknowledges and accepts that noise, dust, and truck traffic are normal circumstances during the construction of a school.
51. That the Owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that a school may be constructed in the future on the School Block. The purchaser acknowledges and accepts that noise, exterior lighting, portable classrooms, and increased traffic on neighbouring streets during peak A.M and P.M. hours and during special events are normal operating conditions for a school.
52. That the Owner(s) shall agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages throughout the subdivision to accommodate and promote safe walking routes to the nearby school property and elsewhere.
53. The School Board has the following recommendations and considerations with regards to the design and layout of the proposed subdivision:
 - a. Active and safe routes to schools should be implemented.
 - b. A wider sidewalk or multi-use pathways should be considered on routes to schools to allow children on bicycles to safely use the facility. Minimum widths should be increased from 1.5 – 1.8 metres for a sidewalk and to 2.4 – 3 metres for a multi-use path. Clear space around multi-use paths should be provided to allow space for cyclist escape routes.
 - c. Traffic calming along important pedestrian routes should also be considered. Curb extensions and bump outs, speed humps and reduced speed limits can all contribute to safer routes to school.
 - d. Street crossing near schools and along important pedestrian routes should be enhanced to increase crossing safety. Raised crosswalks, signalized crosswalks, and curb extensions are recommended. Crossing at traffic lights should be audible signals and countdown timers.
 - e. Request 40km school zones as per the OTM Guidelines. Consider the use of flashing 40km/hr signs during peak hours on arterial roads.
 - f. Where crossing guards are in place, install school crossing and school crossing ahead signage.
 - g. Well signed and marked bike routes.
 - h. Install school area signs as per OTM Guidelines.

Final Draft Plan

54. 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

55. That prior to final approval, the County is advised in writing by the Municipality of Grey Highlands how Conditions 2 to 29 have been satisfied.
56. That prior to final approval, the County is advised in writing by the Saugeen Valley Conservation Authority, how Conditions 30 to 32 have been satisfied.
57. That prior to final approval, the County is advised in writing by Canada Post how Conditions 33 to 41 have been satisfied.
58. That prior to final approval, the County is advised in writing by Bluewater District School Board how Conditions 42 to 53 have been satisfied.
59. That prior to final approval, the existing draft approval of plan of subdivision 42T-91012 is withdrawn, at the request of the applicant, and that the file be closed accordingly.
60. 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.
61. 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,

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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

Bluewater District School Board, P.O. Box 190, 351 1st Avenue North, Chesley,
Ontario, N0G 1L0

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

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.