



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	June 10 th , 2021
Subject / Report No:	Addendum to PDR-CW-08-21
Title:	Hilton Head Heights Condominium 42CDM-2020-07
Prepared by:	Stephanie Lacey-Avon
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Municipality of Meaford
Status:	Adopted as presented by Committee of the Whole through Resolution CW94-21; Endorsed by County Council CC51-21

Recommendation

1. That Report Addendum to PDR-CW-08-21 be received; and
2. That all written and oral submissions received on plan of condominium 42CDM-2020-07 known as Hilton Head Heights were considered; the effect of which helped to make an informed recommendation and decision; and
3. That in consideration of the draft plan of condominium application 42CDM-2020-07, consisting of thirty-three (33) single detached lots/units on lands described as 408 Ridge Road, in the geographic Town of Meaford, Municipality of Meaford, the Grey County Committee of the Whole approves the plan of condominium subject to the conditions set out in the Notice of Decision.

Executive Summary

The County has received a plan of condominium (vacant land condominium) application known as Hilton Head Heights (County file number 42CDM-2020-07), in the geographic Town of Meaford, Municipality of Meaford to create 33 single detached dwelling lots/units on the Meaford Golf Course lands. An additional 18 units are intended to form part of a separate condominium application, extending northwest along the private road. New road construction will be required to serve the proposed development. Servicing will be via full municipal water and sanitary sewers. Several technical reports have been submitted with the proposed condominium application. Based on agency review and comments received regarding the proposed plan of condominium, it is recommended that the proposed plan of condominium be given draft approval subject to the conditions set out in the attached Notice of Decision.

Background and Discussion

The County has received a plan of condominium application known as Hilton Head Heights (County file number 42CDM-2020-07), in the geographic Town of Meaford, Municipality of Meaford to create 33 single detached dwelling lots/units on the Meaford Golf Course lands. The plan of condominium being proposed is a vacant land condominium. The lands immediately to the northwest of the subject lands will form part of an additional 18-unit plan of condominium application. This is intended to be submitted for processing at a later point once an updated Environmental Impact Study is completed. Because vacant land of condominiums cannot be phased, there will be two separate condo corporations following development completion, sharing common elements (i.e. roadway) via easements.

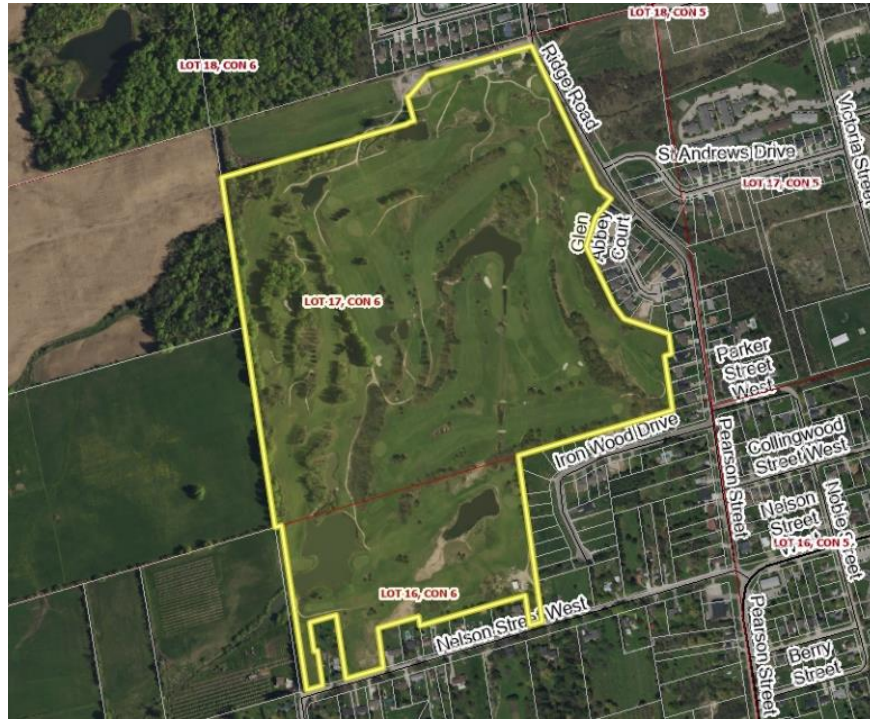
There were lands forming part of the subject golf course that were previously severed in 2017, now forming part of a life-lease development. This is viewed as phase 1 of the subject development, even though phase 1 lands are now under separate ownership from the golf course operations. Because that proposal was for a life-lease development type, no subdivision or condominium applications were required by the County. The applicant went through a local official plan amendment, zoning by-law amendment, and consent process. During the public process for those applications, general concerns were raised specific to; land use compatibility with abutting residences and the golf course (recreational use), maintaining the golf course as 'green space', traffic volume and pedestrian safety, construction phase considerations and water service and supply. With specific reference to the land use compatibility piece (residential & recreational uses abutting one another), the applicant had a letter submitted by *Cameron Burechails (Golf Professional with Georgian Bay Golf Academy & Member of the Canadian Golf Teachers Federation)* which spoke to the proposed re-routing of several holes/greens at the Meaford Golf Course, as well as proposed berming and plantings to ensure safety for the proposed residential development on-site. General development recommendation was provided at the time to ensure that any future development phases minimize conflict with the surrounding golf course use, while maintaining safety and compatibility (established through a golf ball spray analysis, etc...). And that each additional development phase shall consider connecting to services (sanitary sewers, piped water, stormwater management, etc.) with previous or future phases. Routing change has occurred on the golf course to date, with the tee decks now facing away from the proposed development.

The proposed condominium is located at 408 Ridge Road, Meaford Golf Course. New private road construction will be required to serve the proposed development. Servicing will be via full municipal water and sanitary sewers. The subject golf course is approximately 36 acres in size, but lands to be developed only represent a fragment of that area. There are residential detached dwellings and forested lands to the north, residential detached dwellings and vacant lands to the east, residential detached dwellings to the south, and, agriculture to the west.

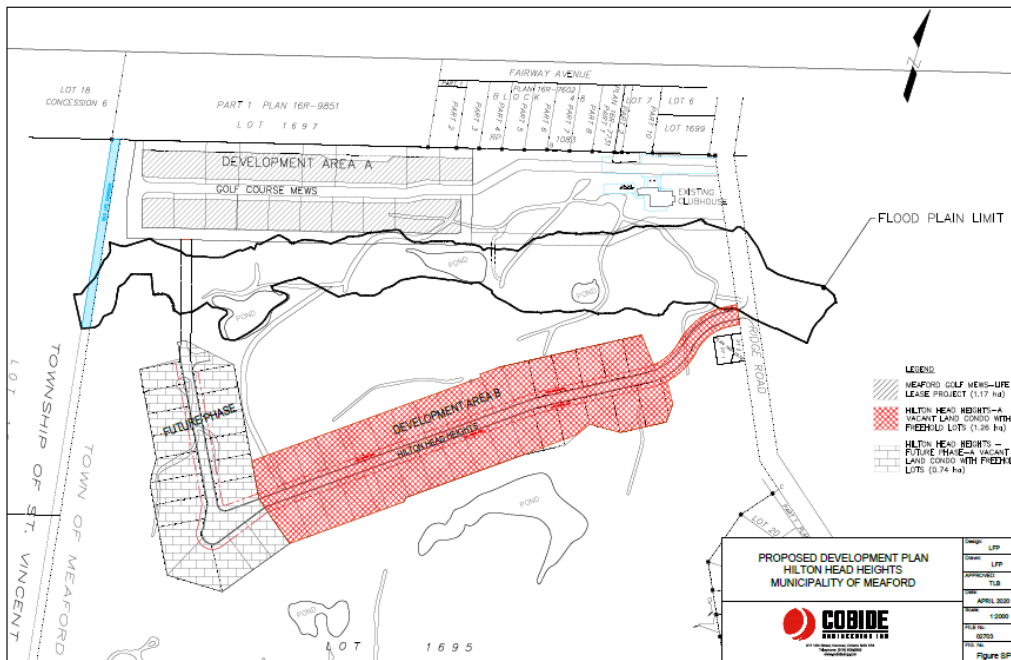
Several technical reports have been submitted with the proposed condominium application. The application and supporting studies were circulated to the prescribed agencies and public for review and comment. A virtual public meeting was held for the subject application. Based on agency review and comments received regarding the proposed plan of condominium, it is recommended that the proposed plan of condominium be given draft approval subject to the conditions set out in the attached Notice of Decision.

Map 1 below shows the subject lands and surrounding area and Map 2 below shows the

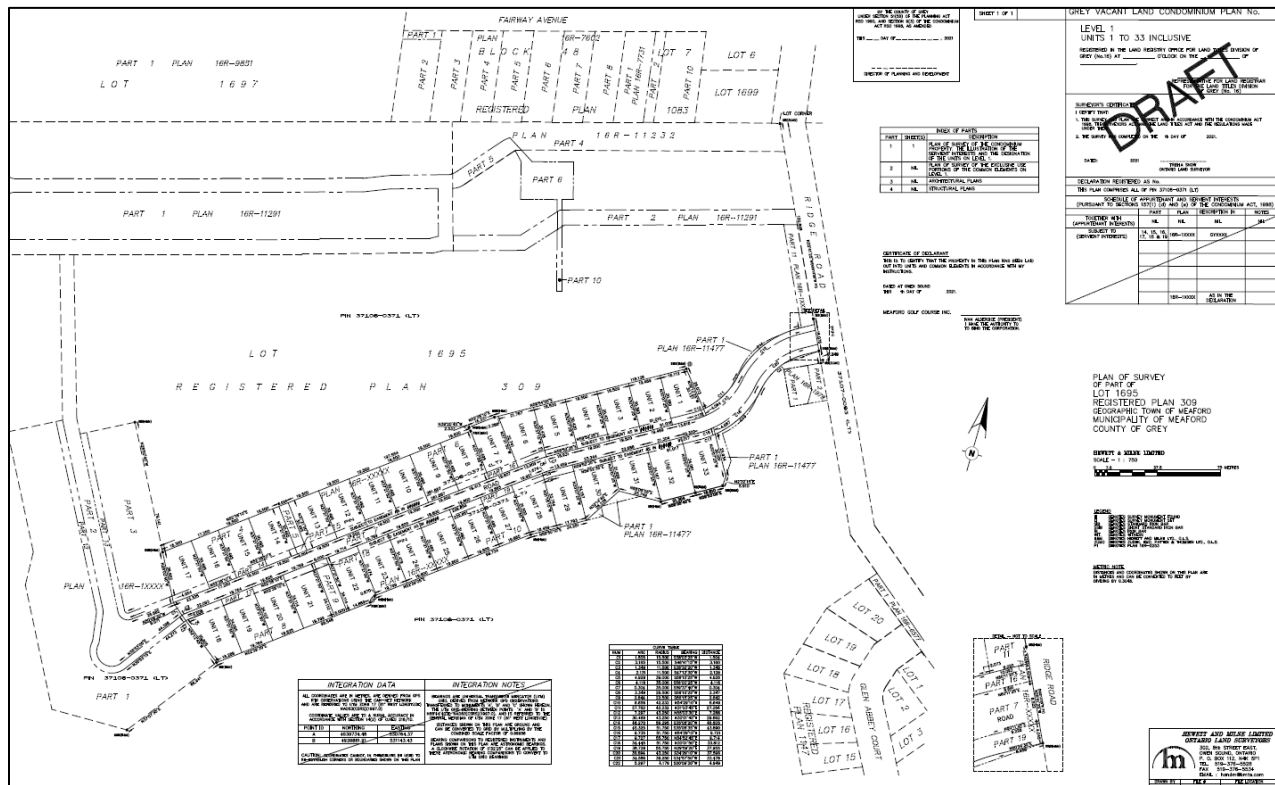
proposed condominium plan.



Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Condominium (Courtesy of Cobide Engineering Inc.)



Map 3: Draft Plan of Survey (Courtesy of Hewett and Milne Limited)

The proposed development required a zoning by-law amendment at the local Municipal level. This application (2021-06) was submitted and granted approval. A Holding symbol (H5) was applied to all lots through this process, requiring execution of a Development Agreement prior to the removal. Further, this will confirm the availability of servicing capacity prior to any phase proceeding.

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

Public and Agency Comments Received

The Municipality of Meaford held a virtual public meeting March 15th, 2021, on behalf of the County. No members of the public were in attendance.

Written public comments associated with the proposed development were received from the following:

- Donnalee Hobson
- Stewart Hilts
- Carol Dockrell
- Denise Wright

- Wayne Pink

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

Public Comments Raised	How Comments have been considered/addressed?
<p>Concerns with errant golf balls.</p> <p>Concerns regarding the loss of green space should the golf course be further developed. Seeking future development plans of the entire golf course.</p> <p>Concerns regarding potential environmental impacts – quality and quantity of water entering Pete’s Creek and erosion of slopes.</p> <p>Concerns regarding process for the subject file – confusing with two separate approvals not in sync.</p>	<p>The golf course has changed three fairways over the past 6 years to accommodate track re-routing for safety concerns. The course will remain as a 2, 9-hole course. A golf ball spray analysis was also completed for this project.</p> <p>The subject lands are under private ownership and within the boundary of the Primary Settlement Area, with availability of municipal water and sewer services to support the proposed redevelopment. Future development plans of the golf course cannot be required through this development proposal.</p> <p>The proposed development has been peer reviewed by the Conservation Authority (GSCA) and they have no further concerns. An updated EIS will be required for the additional 18-unit development, which will be dealt with through a separate vacant land plan of condominium.</p> <p>It is the Municipality and County’s best practice to process joint applications, but under some circumstances this isn’t achieved. Staff will continue to endeavor to hold joint public meetings and streamline processes where possible.</p> <p>The Municipality has been made aware of this matter and has/will complete further follow-up with the developer.</p>

Public Comments Raised	How Comments have been considered/addressed?
<p>Truck traffic – half-loads vs. full loads.</p> <p>Tree cutting.</p> <p>Traffic volume and speeding along Pearson Street/Ridge Road and provision of sidewalks.</p>	<p>Under Appendix B of the County OP, there are no identified ‘significant woodlands’ in the subject area where development is proposed. Limited tree cutting may be required.</p> <p>Through the Municipal staff report for the related zoning by-law amendment, this question was addressed as follows: via the associated development agreement, a financial contribution will be required for sidewalks on Ridge Road. Abutting the Golf Course to connect the proposed Phase 2 residential development with the existing sidewalks on St. Andrews Drive.</p> <p>With the upcoming Meaford Development Charges Background Study, this area can be considered for street urbanization, such that Development Charges would include an amount to be collected for the installation of pedestrian facilities along Ridge Road when warranted or when upgrades are required.</p> <p>The Municipality is finalizing a Transportation Master Plan, which is considering the specific concerns raised by the public and making recommendations to the Municipality. Municipal staff and their consultant are satisfied that Ridge Road can handle the increase in traffic generated by the proposed development.</p>

Agency comments:

- **Bell Canada (February 5th, 2021)** – Request the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development.

Asked for the following to be included as a condition of approval: *"The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."*

- **Eastlink (February 4th, 2021)** – Eastlink has no services in the Town of Meaford. No comments or concerns.
- **Enbridge (February 4th, 2021)** – Request that as a condition of final approval *"the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge."*
- **Grey Sauble Conservation Authority (March 24, 2021)** – Provided comment letter for related zoning by-law amendment application October 05, 2020. At that time, GSCA staff recommended deferral of decision until such time that the proposed access along Ridge Road is not susceptible to flooding and erosion hazards associated with the adjacent Pete's Creek and the steep slope feature. GSCA also noted that it should be demonstrated that suitable development envelopes are provided within Lots 48 & 49, and that no portion of either lot is captured within the erosion hazard associated with the immediately adjacent steep slope feature.
 - Additional comments were received by the proponent's engineer October 16th, 2020 with follow-up from GSCA December 23rd, 2020 and February 1st, 2021. In summary, GSCA's concerns regarding lots 48 & 49 have been addressed through reconfiguring individual lot fabric as well as implementing restrictions placed on the lots through the zoning by-law amendment. GSCA is still working with the proponent's engineer. While safe access requirements from a flooding perspective have been addressed, further information is required regarding the proposed fill placement within the floodplain, as well as erosion concerns associated with Pete's Creek. GSCA's opinion is that these matters can be addressed prior to removal of the H5 holding symbol currently in place on the entire property.
 - GSCA issued a permit March 24th, 2021 for directional drill under watercourse for installation of services, site alterations (including required cut and fill) related to the entrance of stormwater facilities.
- **Hydro One (February 9th, 2021)** – no comments or concerns.
- **Municipality of Meaford** – A planning recommendation was put forward, regarding the subject proposal by the Municipal planner through the staff report DEV2021-22, dated April 12th, 2021. This report was endorsed by local Council. The Municipality also passed the associated zoning by-law amendment No. 2021-06 January 11th, 2021, to permit the proposed development. The Municipal staff report recommended conditions of draft approval which were supported by local council. These recommendations have been incorporated into the recommended conditions of draft approval.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2020 and conform to any Provincial Plans or Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and the Municipality of Meaford Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of Meaford.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of condominium is within the Primary Settlement Area of the geographic Town of Meaford, in the Municipality of Meaford. Full municipal services will be extended to the subject development. The PPS indicates that the preferred form of servicing in settlement areas is full municipal services.

Access to the subject site will be via a new private road, connecting to Ridge Road.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. No parkland will be proposed for this development.

Development should also avoid causing environmental or public health and safety concerns. An environmental impact study has been completed as part of the overall submission and review has been completed by the conservation authority. A golf ball spray analysis has also been completed.

Section 51(24) of the *Planning Act* also provides criteria which must be considered when assessing any new plan of subdivision/condominium. 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;

These lands have been designated for growth in both the County and Municipal Official Plans. The proposed plan of condominium is in the public interest and would not be premature.

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

The County Official Plan designates the subject lands as a 'Primary Settlement Area' and 'Hazard Lands'; the Municipality of Meaford Official Plan designates the subject lands as 'Major Recreation', recognizing the existing golf course use within the urban area. Through local official plan amendment 12 (August 08, 2018), residential development policies were incorporated to the 'Major Recreation' Designation. Both the 'Primary Settlement Area' and amended 'Major Recreation' land use designations are intended for residential development. No development is being proposed within the 'Hazard Lands' area.

- (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. There was no expressed intention of including affordable housing units through this development.

- (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, Municipality and County staff have no concerns identified. Draft plan conditions are included to address the final detailed design of the proposed road to the satisfaction of the Municipality.

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

The proposed dimensions and shapes of the proposed lots are standard and will accommodate single detached units.

- (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. The proposed development will be subject to a condominium/development agreement, as is standard for such developments.

- (h) conservation of natural resources and flood control;*

GSCA is still working with the proponent's engineer. While safe access requirements from a flooding perspective have been addressed, further information is required regarding the proposed fill placement within the floodplain, as well as erosion concerns associated with Pete's Creek. GSCA's opinion is that these matters can be addressed prior to removal of the H5 holding symbol currently in place on the entire property.

- (i) the adequacy of utilities and municipal services;*

The proposed lands will be adequately serviced by municipal water and sewer services. The condominium/development agreement will be used as the process to confirm servicing allocation.

- (j) the adequacy of school sites;*

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

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

No lands are proposed to be conveyed for public purposes.

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

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 proposed development will not be going through site plan control.

The proposed plan of condominium application, with the attached conditions of draft approval, would have regard for matters of Provincial Interest and the criteria of section 51(24) of the *Planning Act* and is consistent with the PPS 2020.

County Official Plan

The proposed plan of condominium is on lands designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. These areas are typically those suitable for high intensification targets, public transit services, and have full municipal services. A minimum development density of 20 units per net hectare will be achieved for new development.

Buildings and structures are generally not permitted in the 'Hazard Lands' land use type. Much of the development is located outside of this area, and review through the various technical studies was completed to ensure safe and environmentally sensitive development occurs. The local conservation authority (GSCA) provided review.

Section 8.9.1 of the County Plan provides a similar servicing hierarchy to that found in the PPS. Section 8.9.1(1) indicates *full municipal water and sewage services is the preferred method of servicing*. The proposed development will be serviced by municipal services. A servicing report has been submitted as part of the proposal. Section 8.9 also includes policies that govern roads, transportation, utilities, and stormwater management.

Municipality of Meaford Official Plan

The Municipality of Meaford Official Plan previously designated the subject lands as 'Major Recreation', recognizing the existing golf course use within the urban area. Through local official plan amendment 12 (August 08, 2018), residential development policies were incorporated to the 'Major Recreation' Designation. A planning recommendation was put forward, regarding the subject proposal by the Municipal planner through the staff report DEV2021-22, dated April 12th, 2021. This report was endorsed by local Council. It can be accessed here: [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 2020,
3. conforms to the County of Grey Official Plan, and
4. conforms to the Municipality of Meaford Official Plan.

Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed condominium, beyond those normally encountered in processing a condominium application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

Internal: Planning

External: The public, Municipality of Meaford, Grey Sauble Conservation Authority and required agencies under the *Planning Act*.

Appendices and Attachments

[PDR-CW-08-21 Hilton Head Heights Condominium Information Report](#)

[Draft Plan of Survey](#)

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

Applicant: Meaford Golf Course Inc. c/o Ivan Alderdice

File No.: 42CDM-2020-07

Municipality: Municipality of Meaford

Location: 408 Ridge Road, RP 309, Part of Lot 1695, geographic Town of Meaford, Municipality of Meaford, geographic

Date of Decision:

Date of Notice:

Last Date of Appeal:

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(37) of the Planning Act

Draft Plan Approval, is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Local Planning Appeal Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee required by the Tribunal as prescribed under the Local Planning Appeal Tribunal Act, and
- (3) Include the completed appeal forms from the Tribunal's website.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person* or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions of the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

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

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.

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

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have made a written request to be notified of changes to the conditions.

RELATED APPLICATIONS

Municipality of Meaford Zoning By-law Amendment 2021-06
Local Official Plan Amendment 12

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. Please contact the Planning Office at 519-376-2205 or 1-800-567-GREY to schedule an appointment to review the information.

ADDRESS FOR NOTICE OF APPEAL

County of Grey
595-9th Avenue East
OWEN SOUND, Ontario N4K 3E3
Attention: Mr. Randy Scherzer, MCIP RPP
Director of Planning & Development

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Plan of Condominium File No. 42CDM-2020-07 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

General Requirements

1. That the final plan shall conform to the Draft Plan of Condominium File No. 42CDM-2020-07 prepared by Hewett and Milne, May 2021 showing:
 - a. Thirty-three (33) residential units,
 - b. Road allowances,
 - c. Two (2) servicing and golf cart access Blocks shown on lands described as Part 5 and Part 9 on the plan.

The subject property is described as 408 Ridge Road, in the geographic Town of Meaford, Municipality of Meaford, County of Grey.

2. That the applicant enters into a development/condominium agreement with the Municipality of Meaford (to the satisfaction of the Municipality of Meaford) and that the said agreement include provisions related to contributions towards sidewalks on Ridge Road and Pearson Street, cash-in-lieu of parkland, future development and engineering amongst other matters.

Servicing, Grading and Road Requirements

3. That the site be fully serviced with municipal water and sewers to the satisfaction of the Municipality. Development shall be subject to suitable arrangements for the extensions of municipal water and sewer services and the availability of adequate water and sewage allocations in accordance with the servicing provisions of the local Municipal Official Plan.
4. Verification that all required easements (i.e. access, stormwater, sanitary sewers) have been registered in favour of the future development.
5. That the common element condominium road be named to the satisfaction of the Municipality of Meaford and that such new street names are not duplicates of street names or phonetic sounding street names elsewhere in the County of Grey.
6. That the Owner pays the cost of supplying and erecting street name and traffic control signs in the condominium to the satisfaction of the Municipality.
7. That prior to the final approval and registration of the plan, the Municipality allocate water supply capacity and sewage treatment plant capacity through the development/condominium agreement.

Parkland and Open Space Requirements

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8. That the Owner agrees to satisfy the parkland dedication requirements of the Municipality of Meaford in a manner satisfactory to the Municipality and pursuant to the provisions of the Planning Act. R.S.O. 1990 as amended.
9. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Meaford and without limiting the generality of the foregoing, the provision of roads, installation of services, installation of sidewalks and trails and drainage.

Natural Environment

10. That the condominium agreement between the Owner and the Municipality shall contain provisions whereby the Owner shall make satisfactory arrangements with the appropriate providers for the provision of permanent and /or temporary hydro, telephone, natural gas, internet and cable television services to this plan.
11. That the condominium agreement between the Owner and the Municipality of Meaford contain wording to the effect that all agreements of purchase and sale shall ensure that all persons who make first purchases of land within the plan of condominium after final approval of the condominium plan, are informed when land is transferred, of all the development charges related to this development, including the County's Development Charges.
12. That any domestic wells and boreholes drilled for hydrogeological or geotechnical investigations within the limits of the draft plan of condominium be properly abandoned by the Owner, when no longer required, in accordance with the Ministry of Environment, Conservation and Parks Regulations and Guidelines to the satisfaction of the Municipality.
13. All imported fill is to meet Ministry of Environment, Conservation and Parks Table 2 criteria for development lands.
14. That the developer shall submit a report prepared by a professional engineer to the satisfaction of the chief building official providing an opinion on the presence of soil gases (radon and methane) in the plan of condominium in accordance with applicable provisions contained in the Ontario Building Code.

Utilities and Canada Post

15. The Owner shall provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. As well, the Owner will provide the expected installation date(s) for the Community Mail Boxes (CMBs).
16. The Owner shall make satisfactory arrangements with Canada Post and the Municipality, for the installation of Canada Post Community Mailboxes and shall indicate

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these locations on the appropriate servicing plans. The applicant shall further provide the following for the Community Mailboxes:

- a. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- b. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- c. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- d. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - i. Any required walkway across the boulevard, per municipal standards
 - ii. Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - iii. A Community Mailbox concrete base pad per Canada Post specifications

17. The Owner shall agree in the Subdivision Agreement to the following:

- e. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act;
- f. 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.

18. That the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Applicant: Meaford Golf Course Inc. c/o Ivan Alderdice

File No.: 42CDM-2020-07

Municipality: Municipality of Meaford

Location: 408 Ridge Road, RP 309, Part of Lot 1695, geographic Town of Meaford, Municipality of Meaford, geographic

Date of Decision:

Date of Notice:

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19. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Administration

20. Prior to final approval, the County is advised in writing from Canada Post that Draft Plan Conditions 15 and 16 have been addressed to their satisfaction.
21. Prior to the signing of the final plan by the County of Grey, the County is to be advised that all Draft Plan conditions have been carried out to the Municipality's satisfaction.
22. If final approval is not given to this plan within three (3) 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 along with the applicable application fee and a resolution from the local municipality must be received.
23. That the Owner shall provide the Municipality of Meaford and County of Grey with digital copies of the Final Plan in a format acceptable to the Municipality and the County.

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 the proponents' 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 near the conductors.
3. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1

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Grey Sauble Conservation Authority
237897 Inglis Falls Road
R.R. #4, Owen Sound, ON N4K 5N6

Delivery Planning Canada Post
955 Highbury Ave N
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. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of the Environment Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units.
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.