

Addendum to Report PDR-PCD-37-13

To: Chair Wright and Members of the Planning and Community Development Committee
From: Randy Scherzer, Director of Planning
Meeting Date: February 18, 2014
Subject: Blue Bay Villas Proposed Plan of Condominium – 42-CDM-2013-03
Status: Recommendation adopted by Committee as presented per Resolution PCD31-14 February 18, 2014; Endorsed by County Council March 4, 2014 per Resolution CC39-14;

Recommendation(s)

WHEREAS an application for a draft plan of condominium being 42-CDM-2013-03, known as Blue Bay Villas, has been submitted to the County;

NOW THEREFORE BE IT RESOLVED that the Addendum to Report PDR-PCD-37-13 be received;

AND THAT in consideration of the proposed draft plan of condominium and the matters to have regard for under Subsection 51(24) of the Planning Act RSO 1990 as amended, the Planning and Community Development Committee hereby gives draft approval to Plan of Condominium File 42-CDM-2013-03 to create forty-one (41) condominium townhouse units for lands described as Part of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059, Cobble Beach (geographic Township of Sarawak) Township of Georgian Bluffs, subject to the conditions set out in the Notice of Decision.

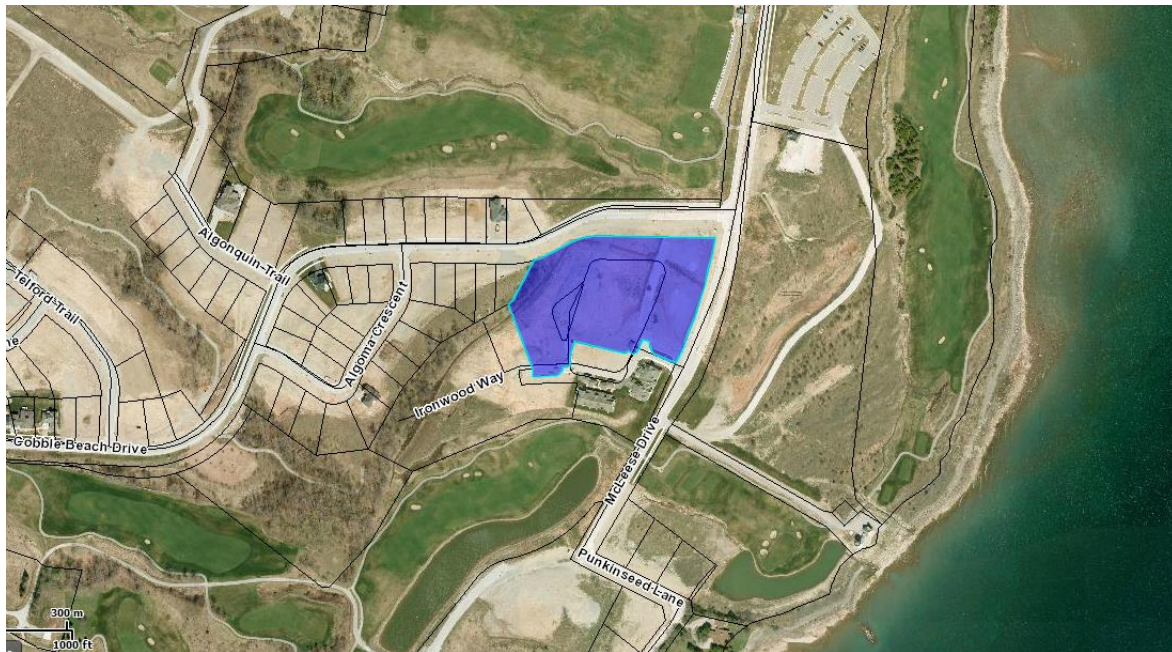
Background

The County received plan of condominium application 42-CDM-2013-03 on August 16, 2013. The proposed plan of condominium, located on lands legally described as Part of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059, Township of Georgian Bluffs (geographic Township of Sarawak) proposes to create 41 condominium townhouse units on 2.02 hectares of land. The applicant is Georgian Vilas Inc. (Cobble Beach) and

the agent is Design Plan Services. Below is a link to the proposed plan of condominium:

[Draft Plan of Condominium and Site Plan - 42-CDM-2013-03](#)

The subject lands are located on the southwest corner of McLeese Drive and Cobble Beach Drive in the settlement area known as Cobble Beach. See Map 1 below showing the subject lands and the surrounding area.



Map 1: Blue Bay Villas Subject Lands

The original plan contemplated phased condominium townhouse units throughout Block 75. Condominium townhouse units have been constructed on parts of Block 75 previously and this proposed development would be a continuation of the condominium townhouse units on Block 75.

In 2011, Reid's Heritage Homes applied for a part lot control exemption by-law (PLCEB) to separate Block 75 into three parts for the purposes of financing. The existing Subdivision Agreement provides for the creation of lots through the PLCEB process. The subject lands for the Blue Bay Villas proposed development were re-conveyed from Reid's Heritage Homes to Georgian Villas Inc. pursuant to an agreement between the parties made when Block 75 was originally sold to Reid's Heritage Homes. It was still intended as noted by Reid's Heritage Homes solicitor as identified in a Georgian Bluffs Staff report that the future development on Block 75 were to be phases of the existing standard condominium being Condominium Corporation 86. Georgian Villas Inc. is proposing that Blue Bay Villas be a separate condominium corporation. The reasons

for wanting two separate condominium corporations as identified in a letter by the Applicant dated November 18, 2013 are as follows:

- The proposed declaration for Blue Bay Villas will be different than the current Condominium Corporation 86 in that it is intended to assign a higher level of responsibility to the home-owner for maintenance of the units and thereby minimize the monthly condominium fees.
- The design of the proposed Blue Bay Villa Units is different.
- The reserve fund calculations between Condominium Corporation 86 and the proposed Blue Bay Villas will be different.

The proposed draft plan identifies two general types of townhouse units. Townhouse Blocks 1 to 8 and 11 to 12 are generally larger in size, and Blocks 9 to 10 are slightly smaller. The Planning Rationale Report submitted with the application indicates that the final unit mix will depend on final purchaser agreements for each individual unit/model. Block 1 contains 3 proposed townhouse units which are proposed to be used for model homes which are currently being constructed. The proposed development would be accessed from the internal condominium road off of McLeese Drive. The proposal includes a total of 146 parking spaces which includes 66 spaces within the proposed garages, 67 spaces within the units' driveways, and 13 visitor parking spaces.

A number of studies were provided by the Applicant in support of the proposed development, including: a Planning Justification Report, a Functional Servicing and Stormwater Management Report, and a draft Plan of Condominium. Comprehensive Stage 1 and 2 Archaeological Assessments were completed previously for the entire Cobble Beach development which were also posted on the County website. Copies of all background reports and plans can be found at the link below:

[Link to copies of all Background reports and Plans](#)

A site plan application has also been submitted to the Township of Georgian Bluffs which would revise the existing site plan approved on Block 75.

A Public Meeting was held on November 20, 2013 at the Township of Georgian Bluffs Municipal Office for the proposed plan of condominium. The following is a summary of the concerns expressed at the Public Meeting:

- Concerns expressed about the potential implications for having two separate condominium corporations on Block 75 (concerned that condominium fees will increase as there will be less unit owners sharing the cost of common expenses, reserve funds, etc.).

Comments Received

As noted previously, there were concerns raised by the existing residents of Block 75 at the Public Meeting as well as concerns expressed through written correspondence. The following is a summary of the concerns raised by members of the public through written correspondence:

Residents of the Hollow (Grey Standard Condominium 86)

- The letter indicates that they have been residents for five years and at the time their units were purchased it was intended that Block 75 would be one condominium
- The letter indicates that the new proposed condominium will have lower condominium fees due to the proposed structure of the reserve fund. The units are less expensive to buy despite the fact that they are comparable with those in the Hollow. The letter indicates that they believe this will make the units in the Hollow very difficult to sell and will have a negative impact on their equity in their properties.
- They are requesting that prior to approving the new condominium that time is allowed to the residents of the Hollow to look into ways and means of consolidating with the new condominium with a view to maintaining one condominium structure in Block 75. They believe there will be significant economies of scale if this can be achieved.

Summary of comments from Ms. Arlene Brown (October 15, 2013) and Mr. John Tamming (November 10, 2013)

- Are the subject lands a part of the whole Block 75 or were the lands always separate?
- Is this parcel a separate condo corporation from the existing condo corporation? Is this application creating two separate condominium corporations with two reserve funds?
- What changes have been made to the original site plan to accommodate the Blue Bay application?
- They were with the understanding that it was a condo ownership parcel that would include over 80 units. This would mean every unit owner would pay into the same condo reserve fund, common expenses, etc. Typically, the more units there are, the less the common expense fees would be. This application raised questions as to who is paying into common expenses for common lands as well as common areas of the building such as roof, windows, etc.

- Are short term rentals allowed under present zoning anywhere in Cobble? Concerned that if short-term rentals were permitted it would transform the place into more of an extended hotel.

The existing unit owners within Condominium Corporation 86 are asking for more time to explore opportunities to consolidate with the new condominium with a view to maintaining one condominium structure. This requires that that the existing condominium declaration be revised to reflect the proposed condominium declaration for the proposed Blue Bay Villas. Although the opportunity exists to change the condominium declaration, this is a separate process outside of the planning application currently before the County. If draft approval were to be given to the Blue Bay Villas development, the existing residents would still have the opportunity to revise their existing condominium declaration to be more in line with the proposed declaration for Blue Bay Villas. If the end result is two separate condominium corporations, there is still the ability to look for opportunities to share in expenses such as reserve fund appraisal fees, snow removal, etc. There are also common elements, including the shared road, which will need to be linked between the two condominium corporations and costs related to the common elements will need to be paid by all the unit owners within Block 75.

As for the concerns raised with respect to the proposed units being used as short-term accommodations, the Applicant has indicated that they are no longer proposing short-term accommodations and therefore the proposed wording for renting the units will be similar to the wording that exists in the declaration for Condominium Corporation 86 (i.e. short-term rentals will not be permitted).

The following summarizes the comments received from the circulated agencies with respect to the proposed plan of condominium:

Bruce Grey Catholic District School Board (BGCDSD)

In correspondence dated September 26, 2013 the BGCDSD indicates they have no comment.

Hydro One

In correspondence dated October 2, 2013, Hydro One indicates they have no comments or concerns.

Rogers Communications

In a letter dated October 2, 2013, Rogers Communications Inc. indicates that they intend to provide cable and telecommunications services. They request that Municipal approval be granted subject to the following conditions:

- Prior to registration of the Plan of Condominium, the Developer/Owner will at its own cost grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium and that immediately following registration the Developer/Owner will cause these documents to be registered on title.
- Prior to registration of the Plan, the Developer/Owner will with consultation with the applicable utilities and communication service providers prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium as well as the timing and phasing of the installation.

They also wish to be notified of the decision of the County and receive any copies of the comments received from other Communications Service Providers, proposed conditions of draft approval prior to consideration by Council/Committees, and the planners report recommending draft approval before it goes to Council.

Bell Aliant

In correspondence dated October 3, 2013, Bell Aliant indicates that there are currently no telephone facilities in Phase II of this development although Phase 1 is fully serviced. They note that they have been contacted by the developer's engineering consultant and are currently in negotiations regarding conditions and time frames for plant installation.

City of Owen Sound

In correspondence dated October 23, 2013, the City of Owen Sound notes that City Council, at its meeting held on October 21, 2013, indicates that they have no comments with respect to this development proposal.

Grey Sauble Conservation Authority

In correspondence dated October 30, 2013, the Grey Sauble Conservation Authority indicates that there are no natural hazards and no significant natural heritage features on the subject property. They agree with the Stormwater Management Report that quantity controls are unnecessary for the volumes of stormwater. With regard to water quality controls, they note that this level of quality control was agreed to during the

original development proposal; however note that based on Policy 2.2.1(g) of the Provincial Policy Statement, the Grey Sauble Conservation Authority recommends that development strive for an enhanced level of quality control where possible.

The GSCA indicates they generally have no objection to the proposed plan of condominium as it is generally in line with the development originally approved for the site. Based on their review of the stormwater management report, they recommend that low impact stormwater design methods are considered for lot level and conveyance control methods to further improve runoff quality. The GSCA also recommended that a number of items be added to the Sediment Control Plan.

In a letter dated December 18, 2013, the GSCA indicates that they have reviewed a set of amended engineering drawings provided by the applicant's consulting engineer and find them acceptable. The GSCA recommends that any proposed condominium agreements and/or site plan control agreements specifically reference the December 3, 2013 suite of engineered drawings prepared by Crozier and Associates.

Canada Post

In correspondence dated October 31, 2013, Canada Post indicates that mail delivery service will be through centralized mailboxes. They have determined that community mailboxes will be installed on 2 sites which they will discuss with the developer at a later date. The letter also includes additional developer requirements regarding the Community Mail Boxes.

Saugeen Ojibway Nation

In correspondence dated October 8, 2013, the Saugeen Ojibway Nation indicates that this project has the potential to impact SON's Land Claims, Fisheries, Archaeology, and Natural and Cultural Heritage. Any future activity, approval process, and any other decision or conduct with respect to this project cannot proceed without substantive consultation and accommodation. They request that any further information be forwarded on this file.

In correspondence dated November 15, 2013, the Saugeen Ojibway Nation indicates that as part of the Aboriginal consultation process, SON will be reviewing documentation from the proponent. They note that they have scheduled another meeting with the proponent in mid-December. Until they have had adequate time to review the project and the potential impacts to their Aboriginal and Treaty Rights, the SON objects to any decisions or permits being made regarding this file.

County staff understand that SON representatives and the applicant met on January 6, 2014 and there was potential conditions discussed to satisfy SON's concerns. County staff requested that if there were any further comments to please provide them prior to February 3rd, 2014 in order to be considered as part of this staff report. Staff have not been provided any further comments to date. Depending upon the nature of the conditions, conditions could be considered as part of the site plan approval process.

Township of Georgian Bluffs

On January 8, 2014, the Township of Georgian Bluffs Council supported a staff report which recommends that Council support the proposed plan of condominium and to forward draft plan conditions as identified in the staff report to the County for consideration.

The following are the conditions of draft approval recommended by the Township of Georgian Bluffs:

- That draft plan approval applies to the Draft Plan of Condominium file 42-CDM-2013-03 prepared by Design Plan Services Inc. dated May 1, 2013 showing 12 blocks which will comprise a common element condominium within Part of Block 75, Registered Plan 16M-15, Part 2 on 16R-10059 in the Township of Georgian Bluffs. The Township has reviewed and approved proposed servicing that corresponds with the above-noted plan.
- That the Site Plan Agreement entered into between the owner and the Township of Georgian Bluffs regarding development for Draft Plan of Condominium 42-CDM-2013-03 include any provisions related to this plan of condominium. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Township of Georgian Bluffs concerning the provision of access, installation of services, drainage and easements, servicing allocation, landscaping and buffering as well as the preparation of drainage and stormwater management plans.
- That development of the lands occur in compliance with the Master Development Agreement dated August 17, 2007, the Master Subdivision Agreement dated August 20, 2007, the Pre-Servicing Agreement dated December 4, 2013 (By-law 108-2013) and the applicable Site Plan Agreement.
- That the private streets, parking areas, snow storage areas, walkway and stormwater easements shall form part of the common elements condominium.
- That the common element streets shall be named to the satisfaction of the Township of Georgian Bluffs.
- That all easements for access, drainage, servicing or utility purposes shall be dedicated to the appropriate authority.

- That issues of access, parking, garbage disposal, snow storage and other issues deemed necessary by the Municipality, be addressed with the Municipality through an appropriate Site Plan Agreement.

Planning Analysis

Planning authorities must be consistent with matters of Provincial Interest, the criteria of the Planning Act and the Provincial Policy Statement. Within Grey County they must also make decisions that conform to the County of Grey Official Plan and make decisions that represent good land use planning.

The following is an examination of the issues identified regarding the above-listed matters.

Provincial Interest – Legislation, Policy Guidelines

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 other matters of provincial interest.

Section 2 of the Planning Act outlines matters of Provincial Interest. The most pertinent provincial interests to this application stated in Section 2 of the Act are: (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and, (h) the orderly development of safe and healthy communities;

(f) The proposal is to service the lands using municipal water and a private communal sewage system which will eventually become a municipal sewage system.

(h) Concerns with respect to having two separate condominium corporations on Block 75 have been raised by the existing unit owners of Block 75. It is County staffs understanding that there are on-going discussions between the existing unit owners of Condominium Corporation 86 and Georgian Villas Inc. to see if there are opportunities to resolve the concerns. If the plan were to be draft approved, there is still the opportunity to have further discussions to try to resolve the issues that have been raised by the current unit owners of Block 75 up until the point of final approval.

Changing the existing declaration of Condominium Corporation 86 is outside of the planning application process currently before the County. The declaration change process is a legal process that must be followed as per the Condominium

Act and requires the existing unit owners to agree to change the condominium declaration. This is an option that can always be considered by Condominium Corporation 86. If the existing declaration can be changed to align with the proposed declaration for Blue Bay Villas, there may still be an opportunity to operate under one condominium corporation. If the end result is two separate condominium corporations, there are still opportunities to share in common expenses between the two condominium corporations. Costs associated with the common elements shared between the two corporations will also need to be shared amongst the unit owners of Block 75 regardless of the outcome.

The proposed plan of condominium has regard for matters of Provincial interest and has regard for the matters identified in Section 51(24) of the Planning Act.

Provincial Policy Statement (PPS)

The PPS provides for policy direction on matters of provincial interest related to land use planning. Section 4.5 of the PPS also identifies that official plans are the most appropriate vehicles for the implementation of the provincial policies to local circumstances. Therefore the review of the PPS includes only the most relevant provincial policies to the proposed condominium.

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth. The County Official Plan identifies these lands within the Primary Settlement Area designation which is an area considered for growth.

Section 2.6.2 of the PPS states that development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Stage 1 & 2 Archaeological Assessments were completed for the subject lands previously which identified a number of sites to be protected. These sites have been designated as Cultural Heritage Areas within County Official Plan Amendment No. 32 (Secondary Plan for Cobble Beach). There are no Cultural Heritage Areas designated in close proximity to the proposed development.

It can be concluded that the proposed draft plan of condominium is consistent with the PPS.

County of Grey Official Plan

The County Official Plan designates the subject lands as 'Primary Settlement Area'. The lands are designated as 'Village Centre' in the Cobble Beach Secondary Plan (County OPA#32). The permitted uses in the 'Village Centre' designation include a

wide variety of uses including medium density residential dwellings, high intensity residential dwellings, commercial, institutional and open space uses. The Secondary Plan allows medium density residential uses within a density range of 15 to 20 units per net acre and high density residential uses within a range of 20 to 35 units per net acre. The proposed net density for the condominium development is 30.4 units per net acre.

The proposed draft plan of condominium, with the recommended conditions of draft approval conforms to County Official Plan.

A site plan application has also been submitted to the Township of Georgian Bluffs. A number of the recommended conditions of draft plan approval can be implemented through the site plan agreement.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or IT considerations beyond those normally encountered in processing a plan of condominium application. The County has collected an application and associated fee for the proposed condominium.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, requires the continued management of growth and the application of sound land use planning principles. New residential growth on lands which are designated for growth is considered sound land use planning.

Respectfully submitted by,

Randy Scherzer, MCIP, RPP
Director of Planning

Applicant: Georgian Villas Inc. (Cobble Beach)
Municipality: Township of Georgian Bluffs
Location: Part of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059 (Geographic Township of Sarawak)
Township of Georgian Bluffs, County of Grey
Date of Decision: February 18, 2014
Last Date of Appeal: March 13, 2014

File No.: 42-CDM-2013-03

Date of Notice: February 21, 2014

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.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board 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, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Ontario Municipal Board. 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.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

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 either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

GETTING ADDITIONAL INFORMATION

Applicant: Georgian Villas Inc. (Cobble Beach)

File No.: 42-CDM-2013-03

Municipality: Township of Georgian Bluffs

Location: Part of Block 75, Plan 16M-15, Part 2 on Plan 16R-10059 (Geographic Township of Sarawak)

Township of Georgian Bluffs, County of Grey

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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

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Plan of Condominium File No. 42-CDM-2013-03 has been granted **draft approval**.

The County's conditions of final plan approval for registration of this Draft Plan of Condominium are as follows:

No. Conditions

1. That draft plan approval applies to the Draft Plan of Condominium 42-CDM-2013-03 prepared by Design Plan Services Inc. dated May 1, 2013 showing a total of 41 townhouse condominium units within 12 blocks, including one common elements roadway block within Part of Block 75, Registered Plan 16M-15, Part 2 on 16R-10059 in the Township of Georgian Bluffs, County of Grey. The Township has reviewed and approved proposed servicing that corresponds with the above-noted plan.
2. That the Site Plan Agreement entered into between the owner and the Township of Georgian Bluffs regarding development for Draft Plan of Condominium 42-CDM-2013-03 include any provisions related to this plan of condominium. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Township of Georgian Bluffs concerning the provision of access, installation of services, drainage and easements, servicing allocation, landscaping and buffering as well as the preparation of drainage and stormwater management plans. The Site Plan Agreement should specifically reference the December 3, 2013 suite of engineered drawings prepared by Crozier and Associates.
3. That development of the lands occur in compliance with the Master Development Agreement dated August 17, 2007, the Master Subdivision Agreement dated August 20, 2007, the Pre-Servicing Agreement dated December 4, 2013 (By-law 108-2013), and the applicable Site Plan Agreement.
4. That the private streets, parking areas, snow storage areas, walkway and stormwater easements shall form part of the common elements condominium.
5. That the common element streets shall be named to the satisfaction of the Township of Georgian Bluffs.
6. The applicant shall grant all necessary easements for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority. Prior to registration of the Plan of Condominium, the Developer/Owner will at its own cost grant all necessary easements and maintenance agreements required by those

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CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium and that immediately following registration the Developer/Owner will cause these documents to be registered on title.

7. Prior to registration of the Plan, the Developer/Owner will with consultation with the applicable utilities and communication service providers prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium as well as the timing and phasing of the installation.
8. That issues of access, parking, garbage disposal, snow storage and other issues deemed necessary by the Municipality, be addressed with the Municipality through an appropriate Site Plan Agreement.
9. The applicant shall make satisfactory arrangements with Canada Post and the Township of Georgian Bluffs, for the installation of Canada Post Community Mailboxes and shall indicate these locations on the appropriate servicing plans. The applicant shall further provide the following for the Community Mailboxes:
 - a. An appropriately sized sidewalk section (concrete pad), per Canada Post standards, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access; and,
 - b. A suitable temporary Community Mailbox location which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox Site locations to enable Canada Post to provide mail service to new residences as soon as homes are occupied.
10. That prior to final approval the County is advised in writing from the Grey Sauble Conservation Authority how Condition 2 has been satisfied.
11. That prior to final approval the County of Grey is advised in writing from Rogers Communication how Conditions 6 and 7 have been satisfied.
12. That prior to final approval the County of Grey is advised in writing from Canada Post how Condition 9 has been satisfied.
13. That prior to final approval the County of Grey is advised in writing from the Township of Georgian Bluffs how Conditions 2 to 9 have been satisfied.

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14. 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 along with the applicable application fee and a resolution from the local municipality must be received.

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 42-CDM-2013-03.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
3. Clearances are required from the following:

Township of Georgian Bluffs 177964 Grey Road 18, RR#3 Owen Sound Ontario, N4K 5N5	Grey Sauble Conservation Authority 237897 Inglis Falls Road, RR#4 Owen Sound, Ontario, N4K 5N6
Rogers Communication 1 Sperling Drive P.O. Box 8500 Barrie Ontario, L4M 6B8	Canada Post Corporation Delivery Planning Officer 955 Highbury Avenue London Ontario, N5Y 1A3
4. It is suggested you make yourself aware of the following subsections of the Land Titles Act:

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- 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. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(26) of the Planning Act against the land to which it applies, as notice to prospective purchasers.
- 6. Portions of the Plan may be subject to the Grey Sauble Conservation Authority's 'Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' Regulation. As such, written permission may be required from the Authority prior to any development occurring on the subject property.
- 7. All measurements in subdivision final plans must be presented in metric units.
- 8. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(59) of the Planning Act RSO 1990, as amended.