January 17, 2018

Mr David Slade
D.C. Slade Planning Consultants Inc.
243 Hurontario Street
Collingwood, ON L9Y 2M1

Dear Mr. Slade:

Notice of Decision on Proposed Red-line Revisions 42T-91009
Part of Lot 37, Concession 11
Town of the Blue Mountains (Geographic Township of Collingwood)
Owner: Doug Adams
Agent: David Slade, D.C. Slade Consultants Inc.

Pursuant to Subsection 51(45) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of subdivision is hereby amended. Please see the attached Notice of Decision for further information regarding this decision.

The revised conditions that must be fulfilled prior to final approval are also attached.

The approval of this draft plan will lapse on January 11, 2021. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Yours truly,

[Signature]

Randy Scherzer, MCIP, RPP
Director of Planning & Development
519-372-0219 Ext. 1237
randy.scherzer@grey.ca
www.grey.ca

Encl.
c.c. Ministry of Municipal Affairs and Housing
   Town of The Blue Mountains
   Grey Sauble Conservation Authority
NOTICE OF DECISION

On Application for Revision to Approval of Draft Plan of Subdivision
under Subsection 51(45) of the Planning Act

Draft Plan Approval was originally given by the Province on December 15, 1993. Revised 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 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,
(2) be accompanied by the fee prescribed under the Ontario Municipal Board Act, and
(3) Include the completed appeal form from the Board’s website.

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: Doug Adams
Municipality: Town of The Blue Mountains
Location: Part of Lot 37, Concession 11, (Geographic Township of Collingwood)
Date of Decision: January 11, 2018
Last Date of Appeal: February 6, 2018

File No.: 42T-91009
Date of Notice: January 17, 2018

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
That the Redline Revision to Plan of Subdivision File No. 42T-91009 has been granted draft approval. The previous conditions of draft approval that were approved on December 15, 1993 are hereby deleted and replaced with this decision. The County’s conditions of final approval for registration of this draft plan of subdivision are as follows:

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<tr>
<th>No.</th>
<th>Conditions</th>
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<tbody>
<tr>
<td>1.</td>
<td>That this approval applies to the revisions to the Artisan at Lora Bay subdivision plan, being Lot 45 of Judge’s Plan 931 (geographic Township of Collingwood), Town of The Blue Mountains. The revised plan titled DWG: 851-15-DP1, and dated December 18, 2017, shows five (5) single residential lots; and one (1) common elements block, for open space and private roadway purposes.</td>
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<td>2.</td>
<td>That lots 6, 7, and 8 of the original plan, are shown as one block and ownership, and deeded in common to the owners of lots 1 through 5, through a plan of condominium. Prior to final approval of the plan of subdivision, the owner shall submit and receive approval for a plan of condominium exemption application to the County of Grey for the common elements block including open space and the private roadway.</td>
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<tr>
<td>3.</td>
<td>That all easements for drainage, servicing or utility purposes shall be dedicated to the appropriate authority.</td>
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<td>4.</td>
<td>That the site be fully serviced with municipal sewers and water to the satisfaction of the Town of The Blue Mountains.</td>
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<tr>
<td>5.</td>
<td>That a drainage, grading and stormwater management plan be prepared by a qualified engineer to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.</td>
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<td>6.</td>
<td>That an assessment by a qualified coastal engineer be completed with recommendations on setbacks for wave uprush and other water related hazards, and acceptable setbacks for shoreline erosion and bluff erosion to the satisfaction of the Grey Sauble Conservation Authority.</td>
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<td>7.</td>
<td>That a hydrogeological study be completed to assess impact of the development on tree cover and the coastal wetland on the site to the satisfaction of the Grey Sauble Conservation Authority. This study is also required to complete the geotechnical evaluation of the site.</td>
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<tr>
<td>8.</td>
<td>Prior to the registration of the Plan, the Owner shall complete a vegetation retention/enhancement plan to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.</td>
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9. That appropriate lot-specific tree retention and enhancement measures, in accordance with the vegetation retention/enhancement plan, be included in a subdivision and/or condominium agreement, to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.

10. That prior to final approval by the County, Grey Sauble Conservation Authority and the County of Grey are advised by the Town of The Blue Mountains that appropriate zoning is in effect for this proposed subdivision.

11. That foundation requirements and structure design be verified by a qualified geotechnical engineer to the satisfaction of the Town of The Blue Mountains.

12. That the above-noted reports and mitigation recommendations be incorporated into a subdivision agreement and/or condominium agreement in acceptable wording to the Grey Sauble Conservation Authority and Town of The Blue Mountains.

13. That the subdivision agreement and/or condominium agreement between the owner(s) and the Town be registered against the lands to which it applies once the plan of subdivision or plan of condominium has been registered.

14. That prior to final approval by the County, that Grey Sauble Conservation Authority advises in writing that conditions 4 to 12 have been satisfied.

15. Prior to the signing of the final plan by the County of Grey, the Town of The Blue Mountains is to be advised that Draft Plan conditions 2 to 14 have been carried out to the Town's satisfaction.

16. That, if final approval is not given to this draft plan within three years of the draft approval date and if no extensions have been granted, draft approval shall lapse. If the Owner wishes to request an extension to draft approval, a written explanation, together with support from the Town of The Blue Mountains must be received by the County of Grey prior to the lapping date.

17. That the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan to the County of Grey prior to the laping date the mylars and white prints necessary for final approvals and registration.

18. That the Owner remit to the County the applicable final approval fee when the final plan is being presented to the County for the County's consideration for final approval.
NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.

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

3. 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 No. 151/06). As such, written permission may be required from the Authority prior to any development occurring on the subject property.

4. Development directly adjacent to or near a provincial highway may require permits (access, building and land use, and sign) from the Ministry of Transportation, under the Public Transportation and Highway Improvement Act. Consultation with the Ministry of Transportation Southwest Regional Office at 659 Exeter Road, London, Ontario, N6E 1L3 (519-872-4100) is recommended.

5. Clearances are required from the following;
   a) Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, Ontario, N0H 2P0
   b) Grey Sauble Conservation Authority, R R # 4, Owen Sound, Ontario, N4K 5N6

6. 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.
7. It is suggested that the municipality register the subdivision agreement as provided by section 51(26) of the Planning Act against the land to which it applies, as notice to prospective purchasers.

8. 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 and Climate Change under the Ontario Water Resources Act, RSO 1990, as amended.

9. All measurements in the subdivision final plans must be presented in metric units.

10. 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.