



Planning and Development

595 9th Avenue East, Owen Sound ON N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax 519-376-7970

July 22, 2022

Mr. Colin Travis
Travis and Associates
7 – 275 First Street
Collingwood, ON, L9Y 1A8
Sent Via Email

Re: Proposed Plan of Subdivision 42T-2019-01 – Blue Vista
Part of Lot 17, Concession 1, Town of The Blue Mountains
Owner: 2590019 Ontario Inc. c/o Royalton Homes

Dear Mr. Travis,

Pursuant to Subsection 51(31) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of subdivision is hereby given draft approval. The list of conditions that must be fulfilled prior to final approval are also attached. The County staff report that was presented to Committee of the Whole on July 14, 2022 can also be found on the County website at - <https://www.grey.ca/council/agendas-minutes>

The approval of this draft plan will lapse on **July 14, 2025**. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Please see the attached Notice of Decision for further information regarding this decision.

Yours truly,

Scott Taylor, MCIP, RPP
Director of Planning & Development
519-372-0219 ext. 1238
scott.taylor@grey.ca

cc. all by email

Ministry of Municipal Affairs and Housing

Town of The Blue Mountains
Grey Sauble Conservation Authority
Nottawasaga Valley Conservation Authority
Niagara Escarpment Commission
Enbridge Gas
Grey County Transportation Services
Canada Post
Town of Collingwood
County of Simcoe
Leland Clipperton
Ken and Laura Mang
Lucy Richmond
Dan Skelton, Blue Mountain Resort LP
Larry Tyndall
Susan Wayne and Michael Godfrey

Applicant: 2590019 Ontario Inc. c/o Royalton Homes

File No.: 42T-2019-01

Municipality: Town of The Blue Mountains

Location: South Part of Lot 17, Concession 1, geographic Township of Collingwood

Date of Decision: July 14, 2022

Date of Notice: July 22, 2022

Last Date of Appeal: August 11, 2022

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 Ontario Land 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 Ontario Land 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 Ontario Land 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 Ontario Land 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 Ontario Land Tribunal (OLT) 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 OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>

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.
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

Town of The Blue Mountains Zoning By-law Amendment – By-law Number 2022-55

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

Applicant: 2590019 Ontario Inc. c/o Royalton Homes

File No.: 42T-2019-01

Municipality: Town of The Blue Mountains

Location: South Part of Lot 17, Concession 1, geographic Township of Collingwood

Date of Decision: July 14, 2022

Date of Notice: July 22, 2022

Last Date of Appeal: August 11, 2022

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. Scott Taylor MCIP RPP

Director of Planning and Development

Plan of Subdivision File No. 42T-2019-01 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision as follows:

General Requirements

1. That this approval applies to the draft plan of subdivision located on the property legally described as South Part Lot 17, Concession 1, Town of The Blue Mountains, County of Grey, prepared by Lloyd & Purcell Ontario Land Surveyors last revised and signed by the Surveyor and Owner on April 7, 2022, showing the following:
 - 82 Single Detached Lots (82 Dwelling Units)
 - 36 Semi Detached Lots (72 Dwelling Units)
 - 4 Public Streets (Streets A, B, C, and D)
 - 14 Blocks:
 - Block 119 (Parkland Dedication)
 - Blocks 120 and 132 (Environmental Protection)
 - Blocks 121, 124, 125, 128, and 130 (Trails and Walkway)
 - Blocks 122 and 131 (Stormwater Management)
 - Block 123 Walkway/Service Connection
 - Block 126 and 127 (Grey County Road 21 Sight Triangles)
 - Block 129 (Grey County Road 21 Road Widening)
2. The Owner shall enter into and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, prior to final approval and registration of the Plan, to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Town of The Blue Mountains ("the Town") and the County of Grey ("the County"), as well as any statutory requirements of other government authorities, including the payment of all applicable Town and County development charges in accordance with the applicable Development Charges By-law.
3. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
 - i. Engineering works which include municipal water, sanitary sewer services;
 - ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
 - iii. Drainage, stormwater management;

- iv. Storm sewers and infiltration galleries;
- v. Road and intersection construction;
- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, street lighting, natural gas and telecommunication utilities;
- x. Architectural control;
- xi. Grading and sodding;
- xii. Fencing & landscaping;
- xiii. Trails/walkways;
- xiv. Fire Break Plan, if required;
- xv. Construction implementation and/or mitigation measures;
- xvi. Warning clauses, signed entry features and safety hoarding;
- xvii. Public notification, signage and minimum notice periods.

The details of which may indicated in correspondence from appropriate commenting agencies and/or departments.

4. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre-Servicing Agreement and/or Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
5. The Owner shall agree in the Subdivision Agreement that all of the works required by the Town, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Town's Engineering Standards, County standards, and Provincial & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Town. Where compliance with Town Engineering Standards necessitates offsite works, (i.e. water distribution, sanitary sewer, or stormwater management system upgrades) the owner shall enter into agreements with the Town and/or the County to implement or enter into costs sharing agreements for the requisite offsite works, to the satisfaction of the Town.
6. That prior to final approval by the County, appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.
7. That the public streets shall be named in accordance with the Town's Street Naming Policy, to the satisfaction of the Town of The Blue Mountains.

Servicing, Grading and Road Requirements

8. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains.
9. That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient water and sanitary capacity available and allocated to service the entire plan of subdivision, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.
10. That the Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
11. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
12. That a stormwater management plan be prepared to the satisfaction of the Town, the Grey Sauble Conservation Authority, and the Nottawasaga Valley Conservation Authority.
13. That a Wetland Creation and Buffer Enhancement Plan be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority demonstrating a net gain of wetland creation/expansion for the removal of unavoidable wetland features (Municipal Road). Wetland Buffer Enhancement to include fencing and tree planting as appropriate.
14. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
15. That prior to final approval by the Town, Operation and Maintenance Manuals for any non-standard infrastructure shall be provided to the satisfaction of the Town.
16. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town and County of Grey including but not limited to the following:

- i. The appropriate horizontal and vertical alignments of all roads, trails, including their intersection geometrics, and underground services;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Town and County of Grey; and,
 - iii. The street lighting system on roadways be designed and constructed to the satisfaction of the Town. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.
17. That the Subdivision Agreement between the Owner and the Town provide for the dedication of a 5.181 metre Grey Road 21 road widening (Block 129) and 15.24 metre intersection day light triangles (Block 126 and 127) to be conveyed to the County of Grey without monetary consideration and free of all encumbrances. Wording in the Subdivision Agreement shall also be included to address Blocks 125 and 128 where the trail crosses the daylight triangles and the intersection to the satisfaction of the Town and the County of Grey.
18. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Stormwater Management System including Block 122 and Block 131 without monetary consideration and free of all encumbrances.
19. That an entrance permit be granted by the County of Grey for any new entrances or intersections, such as Street 'A' and Temporary Construction Access, that are connecting onto Grey Road 21. Any work within the County's road allowance will require an encroachment permit. The design of the intersection of Street 'A' and Grey Road 21, including the trail crossing, will need to be to the satisfaction of the Town and the County of Grey.
20. That a suitable temporary construction access road is provided to direct development construction activity away from Street 'A' as appropriate. This temporary access is to be constructed to the satisfaction of the Town and the County of Grey. The Subdivision Agreement will provide for the timing of the closure and decommissioning of this temporary road access.

Utilities and Canada Post

21. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, including CRTC-licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.
22. The Owner shall provide to Enbridge Gas (operating as Union Gas) the necessary easements and/or agreements required by Union for the provision of gas services in a form satisfactory to Enbridge Gas.

23. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
24. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
25. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
26. That should a Community Mailbox be required, that the Subdivision Agreement contain further clauses requiring that the Developer install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.

Vegetation, Fencing and Streetscape Requirements

27. That prior to final approval, the Owner prepares a Vegetation Assessment and Vegetation Management Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains. The Vegetation Management Plan shall include amongst other matters:
 - i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;
 - ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,
 - iii. That said plan be incorporated into the Subdivision Agreement with the Town.
28. That a tree/vegetation retention, enhancement, and compensation plan be completed for the site to the satisfaction of the Town, the Grey Sauble Conservation Authority and the Nottawasaga Valley Conservation Authority.
29. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the

Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Town of The Blue Mountains.

30. That prior to final approval, the Owner prepares an Edge Management Plan to address areas requiring establishment of a new woodland edge and to identify and specify approaches for restoration/enhancement of open lands adjacent to retained woodlands.
31. That prior to final approval, the Owner shall prepare a Landscape Plan providing additional tree plantings adjacent to the golf course in accordance with the recommendations of the Golf Spray Analysis.
32. That prior to final approval, the Owner shall complete a Trail Assessment on the potential impacts related to the trail alignment with recommendations for trail design to avoid, minimize and/or mitigate impacts to woodlands, wetlands, watercourses and related features and functions.
33. That the Owner shall dedicate a 4.5 metre trail block adjacent to Grey Road 21 To the Town and construct a 3.0 metre wide stonedust trail in accordance with Town Standards.
34. That the Owner shall remove all identified trees from the Public Parkland Block 119, rough grade such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed all rough graded areas.

Park and Open Space Requirements

35. The Owner shall provide Block 119 (1.018 hectares / 5.0%) being the minimum parkland dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.
36. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Environmental Protection Blocks (Block 120 and 132) without monetary consideration, free of all encumbrances, and in a form acceptable to the Town
37. That the Subdivision Agreement include provisions for a public walkway connection between Grey Road 21 and the Community Park being Plan 16M-42 Block 42 or Plan 16M-69 Block 148.

Miscellaneous

38. That the Subdivision Agreement shall contain Notice and Warning clauses on all Purchase and Sale Agreements to acknowledge;
- That the existing golf course lands to the north is privately owned and not part of a public municipal park or public municipal open space system and therefore unauthorized access is prohibited.
 - That the lands in question are in proximity to a golf course with associated maintenance requirements resulting in noise and related nuisance from machines, golf play, and turf management operations. In addition, such warning clauses should require the purchaser to acknowledge that notwithstanding additional requirements being incorporated into development plans; normal golf play could result in errant golf balls landing on the subject property that it is the purchaser's responsibility to respect development setbacks and buffering requirements including additional tree plantings.
39. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:
- Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
 - Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
 - Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly).
 - A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or
 - Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).
40. That prior to final approval and registration, the Owner shall obtain a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries, that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.

41. That the Owner 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 approved location of all sidewalks, walkways, trails, community mailboxes, parks, schools, open space areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

Administration

42. Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:
- i. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
 - ii. That the Owner shall agree to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town of The Blue Mountains and that the Engineer provides certification that the final constructed works conform to the approved design.
 - iii. That the Owner shall agree to engage a qualified engineer to review and certify that the completed pre-grading works comply with the pre-grading shown on the approved grading and drainage plan.
 - iv. The Owner, and/or any future Lot Owner, shall agree to engage a qualified consultant to prepare a Final Lot Grading Certificate prior to Final Inspection, indicating that the grading of the lot has been completed in conformity with the Approved for Construction Master Grading/Drainage Plan, and to submit to the Chief Building Official for approval.
 - v. The Owner shall agree that any temporary stormwater management, construction mitigation, sediment and erosion control measures be approved by the Town and in place prior to site alteration with the exception of site alteration to install such measures.
 - vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, or any other applicable authority, prior to any site alteration.
 - vii. The Owner shall agree to the following:
 - 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 section 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.
- viii. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
- ix. the Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
- x. The Owner shall agree in the Subdivision Agreement to place the following notification in all offers of purchase and sale for all lots and/or units:
 - a. Purchasers are advised that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a “holding”, or in an alternate school within or outside of the community.
 - b. Purchasers are advised that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter cul-de-sacs and school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.

43. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how Conditions 1 – 42 have been satisfied.

44. That prior to final approval, the County is advised in writing by the Grey County Transportation Services Department how Conditions 16, 17, 19, and 20 have been satisfied.

45. That prior to final approval, the County is advised in writing by the Nottawasaga Valley Conservation Authority and Grey Sauble Conservation Authority how Conditions 12, 13 and 28 have been satisfied.
46. That prior to final approval, the County is advised in writing by Enbridge Gas how Condition 22 has been satisfied.
47. That prior to final approval, the County is advised in writing by the Canada Post how Conditions 25 and 26 have been satisfied.
48. This draft plan approval shall lapse on July 14, 2025. 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 together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
49. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
50. That the Owner, submit to the Town of The Blue Mountains and the County of Grey with a digitized 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, 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 or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

- Town of The Blue Mountains, PO Box 310, 32 Mill Street, Thornbury, ON, N0H 2P0
- Canada Post Corporation, 300 Wellington Street, London, ON, N6B 3P2
- Grey Sauble Conservation Authority, 237897 Inglis Falls Road, RR4, Owen Sound, ON, N4K 5N6
- Nottawasaga Valley Conservation Authority, 8195 8th Line, Utopia, ON, L0M 1T0
- Grey County Transportation Services, 595 9th Avenue East, Owen Sound, ON, N4K 3E3
- Enbridge Gas, 500 Consumers Road, North York, ON, M2J 1P8

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.



DRAFT PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION 1 (FORMERLY TOWNSHIP OF COLLINGWOOD) TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

SCALE 1:1000

20 10 0 20 40 60 Metres

LLOYD & PURCELL A DIVISION OF SCHAEFER DZALDOV BENNETT LTD.

PLANNING ACT, SECTION 51(17)

(a) AS SHOWN ON DRAFT PLAN	(h) PIPED MUNICIPAL TREATED WATER
(b) AS SHOWN ON DRAFT PLAN	(i) CLAY, LOAMY
(c) AS SHOWN ON DRAFT PLAN	(j) AS SHOWN ON DRAFT PLAN
(d) SEE SCHEDULE OF LAND USE	(k) WATER, SANITARY AND STORMWATER
(e) AS SHOWN ON DRAFT PLAN	(l) NONE
(f) AS SHOWN ON DRAFT PLAN	
(g) AS SHOWN ON DRAFT PLAN	

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

..7th.. DAY OF ..APRIL.. 2022.

T. M. PURCELL
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE 2590019 ONTARIO INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE COUNTY OF GREY FOR APPROVAL THEREOF.

DATED THE ..DAY OF .., 2022.

2590019 ONTARIO INC.
ROYALTON HOMES
10114 HWY 26, UNIT 4
COLLINGWOOD, ONTARIO
L9Y 3Z1

I HAVE THE AUTHORITY TO BIND THE CORPORATION

NO.	DATE	ISSUE / COMMENTS
5	2022-04-07	Revised Draft Plan
4	2022-02-04	Revised Draft Plan
3	2021-02-26	Revised Draft Plan
2	2020-01-06	Revised Draft Plan per First Review
1	2019-03-14	Draft Plan For Submission

SCHEDULE OF LAND USE

LOTS	USE	m2
LOT 1-LOT 3	RESIDENTIAL LOTS	1,509.6
LOT 4-LOT 12	RESIDENTIAL LOTS	5,595.9
LOT 13	RESIDENTIAL LOTS	740.7
LOT 14-LOT 17	RESIDENTIAL LOTS	3,287.0
LOT 18-LOT 40	RESIDENTIAL LOTS	20,392.4
LOT 41-LOT 63	RESIDENTIAL LOTS	5,037.1
LOT 64-LOT 83	RESIDENTIAL LOTS	9,666.6
LOT 84-LOT 90	RESIDENTIAL LOTS	5,122.0
LOT 91-LOT 92	RESIDENTIAL LOTS	1,206.7
LOT 93-LOT 105	RESIDENTIAL LOTS	9,530.5
LOT 106-LOT 108	RESIDENTIAL LOTS	1,998.7
LOT 109-LOT 118	RESIDENTIAL LOTS	6,644.1
LOTS 1-118 TOTAL	RESIDENTIAL LOTS	86,345.8
SINGLE DETACHED LOTS		82 (82 DWELLING UNITS)
SEMI DETACHED LOTS		36 (72 DWELLING UNITS)
TOTAL LOTS		118 (154 DWELLING UNITS)
OPEN SPACE BLOCKS		
BLOCK 119	PUBLIC PARK / OPEN SPACE	10,180.0
BLOCK 120	OPEN SPACE / ENVIRONMENTAL PROTECTION	11,521.3
BLOCK 121	WALKWAY	404.0
BLOCK 122	STORM WATER MANAGEMENT	1,327.9
BLOCK 123	WALKWAY / SERVICE CONNECTION	446.4
BLOCK 124	4.5M TRAIL	591.6
BLOCK 130	4.5M TRAIL	585.1
BLOCK 131	STORM WATER MANAGEMENT	11,818.6
BLOCK 132	OPEN SPACE / ENVIRONMENTAL PROTECTION	44,235.6
OPEN SPACE TOTAL		81,090.5
ROAD SYSTEM		
STREET A		13,820.8
STREET B		9,542.4
STREET C		9,348.4
STREET D		5,457.6
BLOCK 125	DAY LIGHT TRIANGLE	58.5
BLOCK 126	DAY LIGHT TRIANGLE	57.7
BLOCK 127	DAY LIGHT TRIANGLE	57.7
BLOCK 128	DAY LIGHT TRIANGLE	58.5
ROAD SYSTEM TOTAL		34,401.6
BLOCK 129	5.2M WIDENING	1,576.1
TOTAL SITE		201,839.3
TOTAL OPEN SPACE		81,090.5 (40.18%)

DRAFT APPROVAL GIVEN
DATE: July 14, 2022

Signature

