



Planning and Development

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

June 21, 2018

Darren Vella
Innovative Planning Solutions
150 Dunlop St E, Suite 201
Barrie, ON L4M 1B1

RECEIVED
JUN 26 2018

TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER: _____

Dear Mr. Vella:

Re: County file # 42T-2017-01
Part of Lot 28, Concession 7 – 828453 Grey Road 40
Town of The Blue Mountains
Owner: Clarksbury Lands Corporation c/o Scott Paris

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 approval of this draft plan will lapse on **June 14, 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.

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

Yours truly,

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

www.grey.ca

Encl.

cc. Ministry of Municipal Affairs
Town of The Blue Mountains
Grey Sauble Conservation Authority
Ministry of Transportation, Zsolt Katzirz, London Office
Niagara Escarpment Commission
Grey County Transportation Services (by email)
Canada Post (by email)

Alexander Henry (by email)

Claudia Sturm (by email)

2000-2001

2002-2003

Applicant: Clarksbury Lands Corporation (c/o Scott Paris)

File No.: 42T-2017-01

Municipality: Town of The Blue Mountains

Location: Part of Lot 28, Concession 7 (geographic Township of Collingwood)

Date of Decision: June 14, 2018

Date of Notice: June 21, 2018

Last Date of Appeal: July 11, 2018

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(16) of the Planning Act

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

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

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

WHEN AND HOW TO FILE A NOTICE OF APPEAL

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

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

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

WHO CAN FILE A NOTICE OF APPEAL

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

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

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

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

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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.

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

ADDRESS FOR NOTICE OF APPEAL

County of Grey

595-9th Avenue East

OWEN SOUND, Ontario N4K 3E3

Attention: Mr. Randy Scherzer, MCIP RPP

Director of Planning & Development

Plan of Subdivision File No. 42T-2017-01 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

The conditions have been listed under the following general headings:

- General Planning Requirements
- Servicing, Grading and Road Requirements
- Landscape, Fencing and Streetscape Requirements
- Park and Open Space Requirements
- Miscellaneous Requirements

General Planning Requirements

1. That this approval applies to the draft Plan of Subdivision as prepared by Innovative Planning Solutions dated April 24, 2017 showing a total of 54 single detached residential lots (47 lots plus an additional 7 lots within Blocks 48 and 49 being the future residential blocks currently owned by the Town), two open space blocks (Blocks 50 and 51), a stormwater management block (Block 52), two 0.3 metre reserves (Blocks 53 and 54), as well as Streets 'A' and 'B'. Lots 6 and Lots 34 may also become future road connection blocks in accordance with Conditions 15 and 16, respectively.
2. A Subdivision Agreement shall be entered into and executed by the applicant, and the Town of The Blue Mountains to satisfy all financial, legal, and engineering matters, including the installation of municipal services, landscaping and other requirements of the Town of The Blue Mountains and the County of Grey including the payment of all applicable Town and County development charges in accordance with their applicable Development Charges By-law.
3. Prior to registration, the Zoning By-law to permit the development of these lands in accordance with the Draft Plan of Subdivision, including the use of the holding ' - h ' provision under the Planning Act, shall be approved under Section 34 and 36 of the Planning Act.
4. All new municipal roads shall be dedicated to the Town and named to the satisfaction of the Town in accordance with the Town's Street Naming Policy.
5. That the Subdivision Agreement contain clauses for the transfer of the vacant municipal lands located at Part Lot 28, Concession 7 from the Town to the Owner.
6. That the Subdivision Agreement between the Owner and the Town be registered against the lands to which it applies, and that a copy of the registered Subdivision Agreement be filed with the County of Grey.

7. 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.

Servicing, Grading and Road Requirements

8. Prior to the initiation of any site grading or servicing and prior to the registration of the plan, the Owner shall submit for the approval of the Town Engineering and Public Works Department:
 - a. A detailed engineering and drainage report which describes the stormwater drainage system for the proposed development on the subject lands. The report should include:
 - i. Plans illustrating how the drainage system will tie into the drainage of surrounding properties
 - ii. The stormwater management techniques required to accommodate the 5 year storm event.
 - iii. The stormwater management techniques required to accommodate the 100 year storm event.
 - iv. How external flows will be accommodated and the design capacity of the receiving system
 - v. Location and description of all outlets and other facilities which may require permits
 - vi. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction

It is recommended that the developer or his consultant contact the Town Engineering Department and Grey Sauble Conservation Authority prior to preparing the above report to clarify the specific requirements of this development.

- b. Overall grading plans for the subject lands
- c. The Owner shall agree in the subdivision agreement, in wording acceptable to the Town of The Blue Mountains:
 - i. To carry out, or cause to be carried out, all the works referred to in condition 8(a) above
 - ii. To obtain any necessary permits from the Grey Sauble Conservation Authority (see Note #5)
 - iii. Prior to the initiation of any grading or construction on the site, to erect any silt fence as referred to in condition 8(a)(vi) above.

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9. That the final stormwater management plan be prepared and implemented through the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority, County Transportation Services, and the Town.
10. Prior to the registration of the Plan, arrangements shall be made to the satisfaction of the Town for any relocation of utilities required by the development of the subject lands, to be undertaken at the developers' expense.
11. Stormwater overland flow routes shall be kept within roads or approved walkways only to the satisfaction of the Town and County Transportation Services.
12. Prior to the initiation of any site grading or servicing and prior to registration of the plan, submit for the approval of the Town Engineering Department a detailed soils investigation of the site prepared by a qualified geotechnical engineer. A copy of this report shall also be submitted to the Town's Chief Building Official.
13. Prior to the initiation of any site grading or servicing and prior to the registration of this plan, submit to the Town:
 - a. A Phase 1 Environmental Site Assessment
 - b. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment
 - c. A decommissioning report if contaminated material has been identified and is removed, or alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment, and
 - d. A copy of a Record of Site Condition and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.
 - e. Prior to the initiation of any site grading or servicing, the Owner shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the Town that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations
14. The horizontal and vertical alignments of all roads and underground services including their intersection geometrics shall be designed to the Town of The Blue Mountains Engineering Standards. In this regard, minor revisions to the road pattern and intersection alignments may be required.
15. That the Subdivision Agreement contain wording acceptable to the Town and County Transportation Services:

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- i) That Lot 6 be dedicated to the Town for a potential future road connection to Woodland Park Road in accordance with the approved Highway 26 and Grey Road 40 Environmental Assessment. Or
 - ii) Should Lot 6 through an updated EA process be deemed not necessary as a potential future road connection to Woodland Park Road, the developer will have permission to proceed with development in accordance with the approved Zoning. Or
 - iii) Should a road connection be required from Woodland Park Road through Clarksbury and that Lot 6 is not required, that a road connection be provided across Block 50
16. That a Holding 'h' symbol be placed on Lot 34 and that Lot 34 be dedicated to the Town as a future road connection block unless it can be proven to the satisfaction of the Town and the County (if the alternative access is from Grey Road 40) that a better alternative can be provided to access the adjacent lands (e.g. connection from Woodlawn Park Road, Grey Road 40 or an alternative access provided through the Clarksbury lands) or the adjacent landowner acquires Lot 34 prior to final approval. If an alternate future road connection is provided to the adjacent lands to the west through the Clarksbury lands this will not require a redline revision.
17. Prior to the approval of any engineering drawings, arrangements shall be made to the satisfaction of the Town and County Transportation Services for a suitable construction traffic route.
18. The street lighting system on all roadways for this subdivision shall be designed and constructed in accordance with the Town of The Blue Mountains Engineering Standards or as otherwise approved by Town.

Landscape, Fencing and Streetscape Requirements

19. Prior to the registration of the Plan, the Owner shall complete a Landscape Analysis and Landscape Plan to the satisfaction of the Town and the Niagara Escarpment Commission.
20. That the Owner design and install all trails and walkways to the satisfaction of the Town and the Niagara Escarpment Commission.
21. 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 Landscape Analysis / Landscape Plan to the satisfaction of the Town, Grey Sauble Conservation Authority, and the Niagara Escarpment Commission.

22. That a tree retention plan be prepared and implemented through the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority, the Niagara Escarpment Commission, and the Town.

Park and Open Space Requirements

23. The Owner shall provide parkland or pay cash-in-lieu for 5% parkland dedication in accordance with the Planning Act to the satisfaction of the Town.

Miscellaneous Requirements

24. The Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority.
25. The Owner shall complete to the satisfaction of Canada Post any arrangements necessary for the provision of mail service to the proposed development.
26. The Owner shall dedicate Blocks 50, 51 and 52 of the Draft Plan to the Town for Open Space, Trail and Stormwater Management purposes.
27. The Owner shall dedicate Blocks 53 and 54 of the Draft Plan to the County of Grey as a 0.3 metre reserve.
28. That the mitigation measures contained in the Environmental Impact Assessment prepared by WSP dated December 2016, or any subsequent revision to the EIS, be incorporated into the Subdivision Agreement to the satisfaction of the Grey Sauble Conservation Authority, the Niagara Escarpment Commission, and the Town.
29. Prior to the signing of the final plan by the County of Grey, the Town is to be advised that all Draft Plan conditions have been carried out to the Town's satisfaction.
30. That consistent with the County of Grey's current provisions for processing and approving plans of subdivision the Owner's surveyor shall agree to provide to the County a digitized disk of this final plan to be registered in a computerized format which is compatible with AutoCAD ".dwg" file.
31. That the Owner's surveyor provide to the County of Grey a copy of the deposited Reference Plan which had been submitted to the Land Registry/Land Titles Office for Grey for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5".
32. That prior to final approval being given, the County is advised in writing by the Town of The Blue Mountains how Conditions 2 to 29 have been satisfied.
33. That prior to final approval being given, the County is advised in writing by the Grey Sauble Conservation Authority how Conditions 8, 9, 21, 22, and 28 have been satisfied.

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34. That prior to final approval being given, the County is advised in writing by the County Transportation Services Department how Conditions 9, 11, 15, 17 and 27 have been satisfied.
35. That prior to final approval being given, the County is advised in writing by Canada Post how Condition 25 has been satisfied.
36. That prior to final approval being given, the County is advised in writing by the Niagara Escarpment Commission how Conditions 19 to 22, and 28 have been satisfied.
37. 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 lapsing date the mylars and white prints necessary for final approval and registration.
38. 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. Clearances are required from the following:

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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

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County Transportation Services, 595 9th Avenue East, Owen Sound, ON, N4K 3E3

Canada Post, 955 Highbury Avenue, London, ON, N5Y 1A3

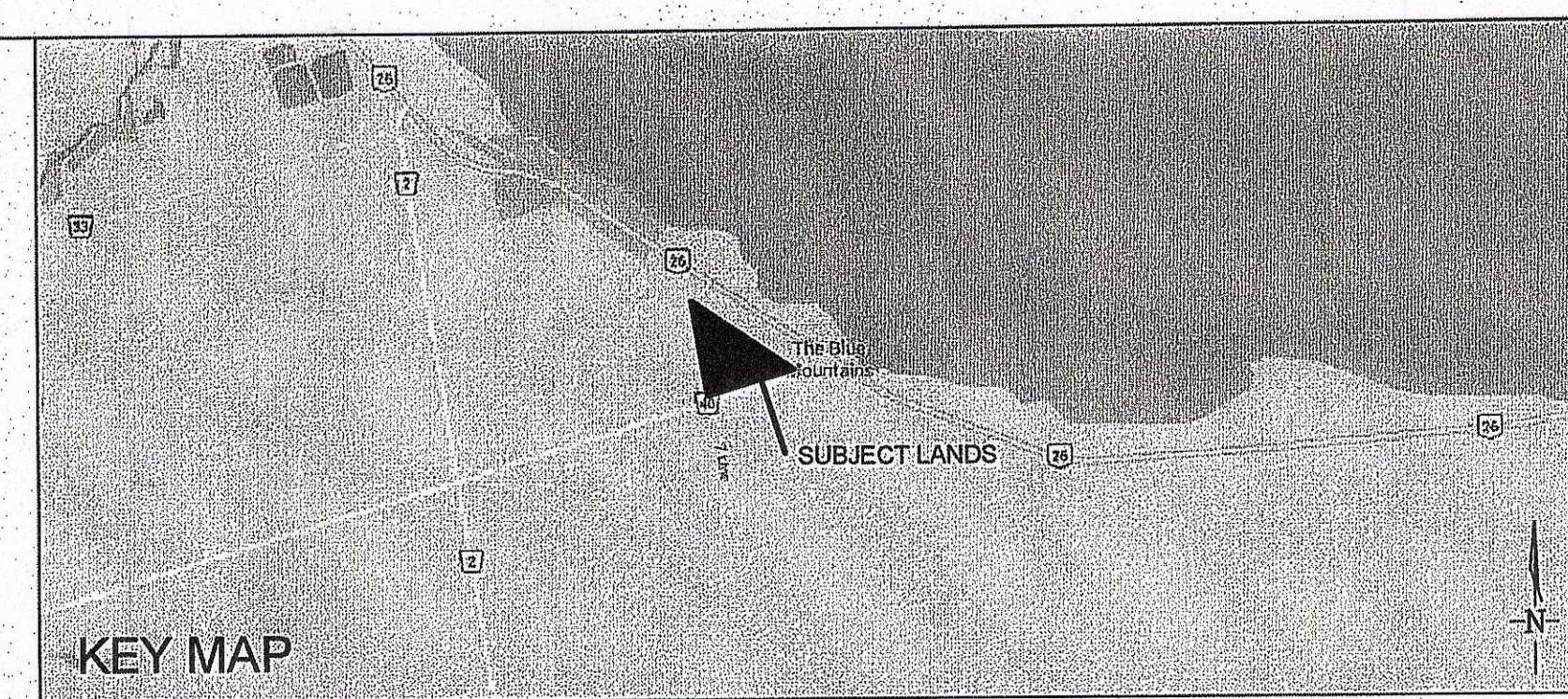
Niagara Escarpment Commission, 99 King Street East, P.O. Box 308, Thornbury, ON N0H 2P0

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.

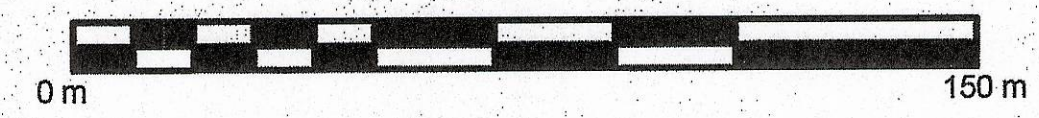
The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

5. A portion of the property falls within a regulated area under Ontario Regulation 151/06 administered by GSCA. Prior to development in a regulated area, permits are required from GSCA. This would include updates to the infrastructure/road extension and for the following individual lots with the subdivision – Lots 29 to 46 inclusive.
6. 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.
7. All measurements in subdivision final plans must be presented in metric units.
8. That the applicant contact Canada Post at the address below to determine any arrangements required by Canada Post for the provision of mail service to the proposed residential lots:

Delivery Planning Officer, Canada Post Corporation, 955 Highbury Ave, London, Ontario, N5Y 1A3
9. 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
PART OF LOT 28, CONCESSION 7
IN THE
TOWN OF THE BLUE MOUNTAINS
IN THE
COUNTY OF GREY
2017



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

April 21, 2017
DATE

CLARKSBURY LAND CORPORATION

SURVEYOR'S CERTIFICATE

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

APRIL 24, 2017
DATE

PAUL R. THOMSEN, O.L.S.
ZUBEK, EMO, PATTEN & THOMSEN LTD., Ontario Land Surveyors
200 Mountain Road, Unit 4, Collingwood, Ontario L9Y 4V5
Phone: (705) 445-4910

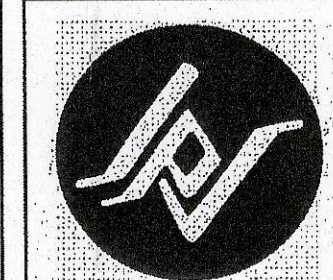
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|---|-------------------------------------|
| a) SHOWN ON PLAN | h) MUNICIPAL SERVICE TO BE PROVIDED |
| b) SHOWN ON PLAN | i) SOIL IS CLAY LOAM |
| c) SHOWN ON PLAN & KEY PLAN | j) SHOWN ON PLAN |
| d) LANDS TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE | k) MUNICIPAL SERVICE TO BE PROVIDED |
| e) SHOWN ON PLAN | l) NONE |
| f) SHOWN ON PLAN | |
| g) SHOWN ON PLAN | |

DRAFT APPROVAL
GIVEN
DATE: June 14 / 2018

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL UNITS	1-47	5.7	47
FUTURE RESIDENTIAL	48-49	0.2	
OPEN SPACE	50-51	4.19	
STORMWATER MANAGEMENT	52	0.56	
0.3m RESERVE	53-54	0.01	
20m ROADS	A & B	1.61	
TOTAL		12.27	47



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B2
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPSCONSULTINGINC.COM

PROJECT: 15-560 The Myriad Group	DATE: APRIL 19, 2017
FILE: 15-560 - Draft Plan of Subdivision.dwg	NAME: V.S./V.L.

