

File



**CORPORATION OF THE COUNTY OF GREY  
PLANNING & DEVELOPMENT DEPARTMENT**

Janice McDonald, Director  
595 9th Avenue East  
Owen Sound, Ontario N4K 3E3

(519) 376-3470  
1-800-567-GREY  
Fax: (519) 376-7970

May 13<sup>th</sup>, 1998

D.C. Slade Consultants Inc.  
Planning & Development  
243 Hurontario Street  
**COLLINGWOOD**, Ontario  
L9Y 2M1

Dear Mr. Slade:

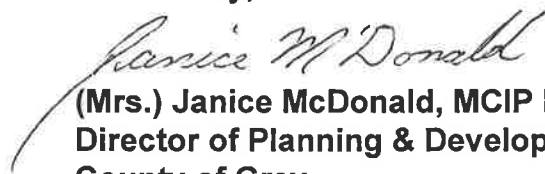
Subject: Draft Plan Approval Letter  
Municipality: Town of The Blue Mountains  
Location: Part of Lot 19, Concession 1  
(formerly the Township of Collingwood)  
File No. 42T-95003

Dear Sir:

Pursuant to Subsection 51(1) of the Planning Act R.S.O. 1990, the above noted draft plan of subdivision is hereby given draft approval. A list of conditions that must be fulfilled prior to final approval is also attached.

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

Yours truly,

  
(Mrs.) Janice McDonald, MCIP RPP  
Director of Planning & Development  
County of Grey

Enclosures

cc St. Anton Resorts Ltd.  
Town of The Blue Mountains  
Grey Sauble Conservation Authority

**Applicant:** St. Anton's Resorts Ltd.  
**File No.:** 42T-95003  
**Municipality:** Town of The Blue Mountains  
**Location:** Part of Lot 19, Concession 1  
(formerly Township of Collingwood)

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**Date of Decision:** May 7th, 1998  
**Date of Notice:** May 13th, 1998

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## **NOTICE OF DECISION**

### **On Application for Approval of Draft Plan of Subdivision under Section 51(1) of the Planning Act**

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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.

#### **RIGHT OF REFERRAL**

Where the owner or the municipality is not satisfied as to the conditions imposed, the owner or the municipality may at any time before the plan of subdivision is finally approved, refer the condition or conditions to the Ontario Municipal Board by filing with the secretary of the Board a referral request.

#### **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.

#### **OTHER RELATED APPLICATIONS**

A Zoning By-law Amendment will be required for the lands subject of this draft approval. Final approval of the plan of subdivision will not be granted without the appropriate zoning being in place.

#### **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) 376-3470 or 1-800-567-GREY.

**Applicant:** St. Anton's Resorts Ltd.  
**File No.:** 42T-95003  
**Municipality:** Town of The Blue Mountains  
**Location:** Part of Lot 19, Concession 1  
(formerly Township of Collingwood)

**Date of Decision:** May 7th, 1998  
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Plan of Subdivision File No. 42T-95003 has been granted **DRAFT APPROVAL**.

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

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No. Conditions

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1. That this approval applies to the draft plan, prepared by Zubek Emo and Patten Ltd. dated January 23rd, 1998 as revised showing a total of 23 single detached residential lots (Lots 1 to 23), 1 open space/walkway block (Block 24) and 1 street on Part of Lot 19, Concession 1 in the Town of The Blue Mountains (formerly the Township of Collingwood), in the County of Grey.
2. That the road allowance as shown in this draft plan shall be shown and dedicated as a public highway.
3. That the street shall be named to the satisfaction of the Town of The Blue Mountains.
4. That Block 24 be deeded to the Town of The Blue Mountains for open space and walkway purposes.
5. That the owner convey up to 5% of the land included in the plan to the municipality for park purposes. Alternatively, the municipality may accept cash-in-lieu of all or a portion of the conveyance.
6. That prior to the final approval by the County we are advised by the Town of The Blue Mountains that appropriate zoning is in effect for this proposed subdivision. The zoning shall incorporate the setbacks and Hazard zone as recommended by the Grey Sauble Conservation Authority.
7. That prior to final approval, the owner shall submit for the review and approval of the Grey Sauble Conservation Authority and the Town of The Blue Mountains a detailed storm water management plan, including a lot grading plan, prepared by a qualified consultant. This report shall detail the methods that will be used to control surface water flow and erosion and sedimentation within the development lands and abutting properties during and following construction.
8. That any works identified within the storm water management plan and the applicable provisions of the Craigeleith-Camperdown Sub-watershed Study be included in the subdivision agreement to the satisfaction of the Town of The Blue Mountains and the Grey Sauble Conservation Authority.
9. In the event that the storm water management plan recommends the establishment of any storm water works, detention and retention facilities, the subdivision agreement between the owner and the municipality shall contain a provision whereby the Town of The Blue Mountains will assume ownership, operation and maintenance responsibility of same in perpetuity.

**Applicant:** St. Anton's Resorts Ltd.  
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10. That any easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
11. That the site be fully serviced with municipal sewers and water to the satisfaction of the Town of The Blue Mountains.
12. That a suitable subdivision agreement be entered into between the owner and the Town of The Blue Mountains. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision, phasing of the development and any other matters as deemed appropriate by the Town of The Blue Mountains. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of The Blue Mountains concerning the provision of roads, installation of services and drainage.
13. That the subdivision agreement between the owner and the Town of The Blue Mountains be registered against the lands to which it applies once the plan of subdivision has been registered.
14. That prior to final approval, a copy of the fully executed subdivision agreement between the developer and the municipality shall be provided to the County of Grey.
15. That prior to final approval by the County, the County is advised in writing by the Town of The Blue Mountains how conditions 2 to 14 inclusive, have been satisfied.
16. That prior to final approval by the County, the County is advised in writing by the Grey Sauble Conservation Authority how conditions 6 to 8 inclusive, have been satisfied.
17. That the owner provide the County of Grey with a computer disk containing a digitized copy of the Final Plan in a format acceptable to the County of Grey.

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## NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill 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. Clearances are required from the following:  
  
Town of The Blue Mountains  
Municipal Office  
Box 310  
TOWN OF THE BLUE MOUNTAINS, Ontario N0H 2P0  
  
Grey Sauble Conservation Authority  
R.R. # 4  
OWEN SOUND, Ontario N4K 5N6
3. We suggest you make yourself aware of the following subsections of the Land Titles Act:
  - a) subsection 143(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 143(2) allows certain exceptions.
4. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(6) of the Planning Act RSO 1990, against the land to which it applies, as notice to prospective purchasers.
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 and Energy 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 it's approval under subsection 51(21) of the Planning Act RSO 1990.