

December 20, 2022

Andrew Pascuzzo, Pascuzzo Planning Inc.

andrew@pascuzzoinc.ca

*Sent Via Email

Dear Mr. Pascuzzo:

**Re: County file # 42T-2018-14 Long Point Road Subdivision
Parts 4 and 5, Lot 85, Plan 529, RP 16R-2186
Town of The Blue Mountains (geographic Township of Collingwood)
Applicant: Terra Brook Homes**

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 December 8, 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 **December 8, 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

519-372-0219 Ext. 1238

scott.taylor@grey.ca

www.grey.ca

Encl.

cc. (Sent by email)

Ministry of Municipal Affairs & Housing
Town of The Blue Mountains

Grey Sauble Conservation Authority

Sent by email continued:

Niagara Escarpment Commission
Historic Saugeen Metis
Canada Post
Hydro One
Enbridge Gas
Ministry of Transportation
Town of Collingwood
Jane Barrett
Ken Dale
Kathleen Elliott
Arnie Fierro
Michelle and Grant Sloane
Monica Stramaglia
Glenn Blaylock
Marcin Chyb
Heather Hopps
Jamie and Vanessa Morrison
Maurice and Catharine Pepper
Pamela Spence
Garion Sparks-Austin

(Sent by Canada Post paper mail)

Michael and Jennifer Capone
Lorraine Lesley

Applicant: Terra Brook Homes
Municipality: Town of The Blue Mountains
Location: Part of Lots 4 & 5, Lot 85, Plan 529, RP 16R-2186
Date of Notice: December 20, 2022

File No.: 42T-2018-14 Long Point
Geographic Township of Collingwood
Date of Decision: December 8, 2022
Last Date of Appeal: January 9, 2023

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/>

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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 – File Number P2677

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 the Planning Office at 519-376-2205 or 1-800-567-GREY to schedule an appointment to review the information.

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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

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Plan of Subdivision File No. 42T-2018-14 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-14, prepared by Pascuzzo Planning Inc., dated January 2021, showing:
 - i. 22 Residential Lots for single detached dwelling units (Lots 1-22)
 - ii. 2 Blocks for 0.3 metre Reserves (Blocks 23 and 24)
 - iii. 1 Open Space Block (Block 25)
 - iv. 1 Public Street ("Street A")

That the legal description of the subject lands is Part Lot 85, Plan 529, Part 4, 5, 8, and 9, RP 16R-2186, Town of The Blue Mountains, County of Grey.

2. The Owner shall enter into and execute a Subdivision Agreement with the Town of The Blue Mountains ("the Town"), 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 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. The Owner shall not commence any work or site alteration on the subject lands, including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures until they have entered into a Pre-Servicing Agreement or a Subdivision Agreement with the Town, in a form satisfactory to the Town. The Owner shall submit all supporting materials as required by the Town or any applicable authority prepared by a qualified professional and shall agree to implement the recommendations of the reports, studies and plans in the Subdivision Agreement to the satisfaction of the Town and any other applicable authority.
4. The Owner shall agree in the Subdivision Agreement to pay all processing and administration fees in accordance with the policies and by-laws in effect at the time payment is due.
5. 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.

6. The Owner shall agree in the Subdivision and/or Pre-Servicing 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, and Provincial & Federal Guidelines & Standards, in effect at the date of execution of the Pre-Servicing Agreement or the Subdivision Agreement. Where compliance with Town Engineering Standards necessitates offsite works, the Owner shall enter into agreements with the Town and/or the County to implement the requisite offsite works, to the satisfaction of the Town.
7. The Owner shall agree in the Pre-Servicing Agreement, if pursued, to include tree clearing and earthworks in addition to servicing works. These works must be wholly contained within the site, and final connections to Town infrastructure shall only occur at such a time that the Subdivision Agreement has been fully executed. Only one (1) Pre-Servicing Agreement will be granted for the development. A Pre-Servicing Agreement containing servicing works is mandatory.
8. The Subdivision Agreement shall be registered by the Town against the lands to which it applies as provided under the *Planning Act*, prior to final approval of the plan of subdivision. A copy of the executed Subdivision Agreement shall be provided to the County of Grey.
9. The Public Street shall be named in accordance with the Town's Street Naming Policy, to the satisfaction of the Town.

Servicing, Stormwater, Grading and Road Requirements

10. That prior to final approval, the Owner shall submit to the Town, Operation and Maintenance Manuals for any infrastructure, to the satisfaction of the Town.
11. Prior to execution of a Subdivision and/or Pre-Servicing Agreement with the Town, sufficient water and sanitary treatment plant and distribution, pumping, and conveyance system capacity shall be available and confirmed by the Town. The Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
12. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, a detailed engineering and drainage report shall be provided which describes the stormwater

drainage system for the proposed development on the subject lands to the satisfaction of the Town, in consultation with the Grey Sauble Conservation Authority. The report shall include:

- i. Plans illustrating how the drainage system will integrate into the drainage of surrounding properties.
- ii. The stormwater management techniques which may be required to control minor and major flows.
- iii. How external flows will be accommodated and the design capacity of the receiving system.
- iv. Location and description of all outlets and other facilities which may require permits.
- v. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
- vi. Overall grading plans for the subject lands.
- vii. Stormwater overland flow routes shall be kept within roads, approved walkways, or an approved easement only.
- viii. A detailed downstream capacity assessment demonstrating that the regulatory storm can be safely conveyed to Georgian Bay with no adverse impacts to any downstream properties.

13. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, fire flow requirements for the development shall be confirmed through detailed design and shall be demonstrated to be adequate to service the development.

14. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall submit a detailed soils investigation report prepared by a qualified geotechnical engineer, to the satisfaction of the Town. A copy of this report shall also be submitted to the Town's Chief Building Official. If, in the sole discretion of the Town, certain lots are not recommended for below grade basements, the Subdivision Agreement shall reference said building restrictions including any applicable warning clauses to prospective purchasers.

15. Prior to execution of a Subdivision and/or Pre-Servicing Agreement with the Town, the Owner shall provide a hydrogeological report prepared by a qualified professional, to the satisfaction of the Town. The report shall provide recommendations on dewatering methodology for servicing works to ensure environmentally sensitive areas and existing structures and/or wells are not negatively impacted, or provide justification that the report is not required.

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16. Prior to execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall provide a report identifying all existing monitoring/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.
17. That the Owner shall agree in the Subdivision and/or Pre-Servicing Agreement to complete any required tree clearing outside of the Breeding Bird season and active bat season, between May 1 and Sept 20.
18. If during detailed engineering review an acceptable configuration of the proposed underground storage facility cannot be reached with the Town Right-of-Way, then stormwater storage shall be provided via a municipal stormwater management pond facility by conversion of Lots 10 and 11 to a stormwater block, at minimum, or other solution to the satisfaction of the Town.
19. Drainage easement(s) shall be registered on title of all lots that convey private drainage from private lot(s) towards Open Space Block 25, to the satisfaction of the Town. The easement(s) shall be in favour of the lot owner(s) for their drainage and shall not involve the Town or municipal drainage.
20. The sanitary system within the development is to ultimately discharge to future gravity sewers on Long Point Road to be installed by the Town. Should the gravity sewers on Long Point Road not be anticipated to be in place by the time of servicing construction for this subdivision, the following shall apply to the satisfaction of the Town:
 - i. Provisions shall be provided in the design of the subdivision sanitary system to facilitate the interim condition and future connection to the Long Point Road sewers;
 - ii. Sufficient capacity shall be confirmed to exist at the Craighleith Main Sewage Lift Station;
 - iii. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Developer shall update the Town's flow monitoring study for the 1.3 km of 300 mm diameter constraining section of sanitary sewer on Highway 26, between Grey Road 21 and Timmons Street, known as the "jumper pipe". The purpose of the update will be to confirm sufficient capacity exists for connection of the Long Point Road subdivision, while accounting for approved development units at that time;
 - a) If the update indicates the peaks sewer flows exceeds 80% of its capacity, additional refined analysis will be required to Town satisfaction to demonstrate sufficient capacity exists; and

- b) If available capacity cannot be demonstrated to the Town's satisfaction, the developer can upsize this constraining 1.3 km section of sewer with other benefitting parties, complete other solutions/measures to increase capacity, or wait until a sanitary outlet on Long Point Road (Town constructed sewers) is available for connection.

21. Should the subdivision be serviced with a low-pressure sanitary system or gravity sewers with a temporary sewage pumping station, the following applies:

- i. Pumps shall be selected to operate in all pumping conditions that will be encountered. The pumps selected must be able to operate in the interim condition (sanitary discharging to Highway 26 gravity sanitary system) and ultimate condition (to Long Point Road gravity sewers) without undue stress to the pumps.
- ii. Temporary sewage pumping station or residential grinder pump specifications to be detailed on the engineering drawings.
- iii. The Developer shall provide sufficient documentation to satisfy the Town that a sanitary forcemain can be installed within Long Point Road right-of-way, while:
 - a) meeting required separation distances from the existing infrastructure (i.e., watermain, two forcemains, utilities, etc.),
 - b) providing sufficient space for future gravity sewer system (large sewer and maintenance holes),
 - c) not negatively impacting the future Craigleith WWTP Headworks project; and
 - d) coordinating with and considering any interests that the Town of Collingwood may have on Long Point Road due to proximity to Town boundary.
- iv. The Developer shall obtain all necessary permits and approvals and meet any additional requirements from the MTO for a sanitary connection on Highway 26.

22. High groundwater table was found during preliminary geotechnical investigations. Homes within development shall be slab on grade foundation without basements, unless underside basement floor slabs can be established with minimum 0.3 m clearance above seasonally high ground water table elevation. This information to be incorporated on the engineering drawings.

23. That the Subdivision and/or Pre-servicing Agreement shall contain specific clauses related to the required Ontario Building Code / Town Engineering Standards, as applicable, including but not limited to the following:

- i. The appropriate horizontal and vertical alignments of all roads, including

- their intersection geometrics, and underground services.
- ii. That the public roads and related cross section(s) are designed to the satisfaction of the Town.
- iii. That suitable construction traffic routes are identified to the satisfaction of the Town.
- iv. 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.

24. Prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner shall submit to the Town:

- i. A Phase 1 Environmental Site Assessment.
- ii. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment.
- iii. 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
- iv. If required, a copy of a Record of Site Condition and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.

Utilities and Canada Post

25. That prior to the execution of a Subdivision Agreement, the Owner shall prepare and submit an overall utility coordination plan showing the location of all required utilities, including on-site drainage facilities, streetscaping, and Community Mailboxes (CMB's). Such location plan shall be prepared to the satisfaction of the applicable authority in accordance with the requirements of those utility providers (including: natural gas, hydro, and telecommunications service providers) that will conduct works within the plan of subdivision.

26. The Owner shall agree in the Subdivision Agreement to provide such easements as may be required for utility or drainage purposes to the appropriate authority.

27. The Owner shall agree in the Subdivision Agreement to locate all utilities (telephone lines, local power, other cable services) underground and is encouraged to provide fibre optic cable or enhanced telecommunication technologies.

28. The Owner shall agree in the Subdivision Agreement to provide sites for CMB's to service the Subdivision and that it is the responsibility of the developer/builder to

provide the concrete pad, curb depressions, and walkways, for the placement of the CMB's in accordance with the requirements as provided by Canada Post.

29. Prior to final approval, the Owner shall provide written confirmation to the Town that satisfactory arrangements, financial and otherwise, have been made with necessary utility companies for any facilities serving this draft plan of subdivision, including the provision of Community Mailboxes.

Vegetation, Landscaping, Fencing and Streetscape Requirements

30. That prior to the execution of a Subdivision and/or Pre-Servicing Agreement, the Owner submits a Landscape Analysis, Vegetation/Tree Preservation/Management Plan and Landscape Plan, prepared by a qualified consultant, to the satisfaction of the Town of the Blue Mountains, in consultation with the Grey Sauble Conservation Plan. The Vegetation / Tree Preservation / Management Plan and Landscape Plan shall, amongst other matters:
- i) Include special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process.
 - ii) Include provisions to ensure the health of the tree protection area following tree removal for the drainage swale and maintenance access within Block 25.
 - iii) Incorporate existing vegetation, wherever feasible, and shall also identify all Tree Preservation Areas.
 - iv) Incorporate the recommendations of the Environmental Impact Study and the provision of street trees, in accordance with the Town Official Plan and Community Design Guidelines.
 - v) Identify suitable fencing along the lot lines of all residential Lots and/or Blocks abutting walkways, stormwater management blocks, and designated environmental and/or open space areas, to the satisfaction of the Town.
31. That the Owner shall agree in the Subdivision Agreement to implement the approved Landscape and Tree / Vegetation Assessment and Management / Protection Plan, to the satisfaction of the Town, including that any fencing required for public lands shall be erected on Town land and shall be erected prior to any residential occupancy within the plan of subdivision.

Park and Open Space Requirements

32. The Owner shall agree in the Subdivision Agreement to convey free and clear of all encumbrances, and at no cost to the Town, Block 25 as an Open Space block. The Owner shall further agree that the conveyance of this Block is not to be included as

part of the parkland dedication calculation.

33. The Owner shall pay cash-in-lieu of Parkland Dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.

34. The Owner shall agree in the Subdivision Agreement to pay cash-in-lieu for 15% Open Space required as the Town is authorized to request under Section B3.7.4.5 of the local Official Plan.

Warning Clauses

35. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of lots adjacent to a public walkway, advising of the potential for exposure to pedestrian traffic and related noise from time to time, to the satisfaction of the Town.

36. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers advising that buildout of the development may generate construction related noise, vibration, dust and other such nuisances.

37. 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:

- i. "Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal."
- ii. "Purchasers are advised that Lots 10 and 11 may be converted into a municipal stormwater management block."
- iii. "Purchasers and/or tenants are advised that the homeowner's builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption."
- iv. "Purchasers and/or tenants are advised that prior to the placement of any structures in interior-side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work."
- v. "Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town's road allowance, public open space or environmental areas. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption."
- vi. "Purchasers and/or tenants are advised that an overall grade control plan

has been approved for this Plan of Subdivision and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins.”

- vii. “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”
- viii. “Purchasers and/or tenants are advised that the homeowner’s Builder is required to ensure the lot is graded to the approved lot grading plan and to have the lot grading certified prior to the reduction/release of any post lot grading securities. The Builder is to advise the purchaser once the lot has been graded to the approved plan and certification has been provided to the Town. The purchaser and/or tenant will be provided a period of time in which to contest any grading issues. Should the purchaser not contest the grading certificate completed by the Builder, the purchaser will then assume full responsibility for the lot grading beyond that point. Purchasers are advised that they are not permitted to modify or alter the grading of their lot without prior written approval from the Town of The Blue Mountains.”
- ix. “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.”
- x. “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.”

Neighbourhood Information Mapping

38. That prior to execution of a Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town, which shall include:

- i. Installation of a Project Notification Sign, 1.2m x 2.4m 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.
- ii. Notification of the construction project commencement to property owners within 120m of the subject lands, in consultation with Development Engineering via

hand/mail delivery.

- iii. Schedules of intended site activities updated routinely (typically, weekly to bi-weekly) and provided to the Town.

As a part of the Development Communications Plan, the Owner agrees in the Subdivision Agreement to organize and participate in communication meetings with residents and the Town, as may be required by the Town.

39. The Developer shall prepare a preliminary Neighbourhood Development Information Map for the subdivision, to the satisfaction of the Town's Director of Planning & Development Services. The Map is to be posted in a prominent location at the entrance to the development, in each sales office from where homes in the subdivision are being sold, and included within the individual purchase and sale agreements. The Map shall include the location and type of parks, open space / valley land and walkways, a general description of their proposed facilities as well as the following information:

- i) All approved street names.
- ii) The proposed land uses within the subdivision based on the draft approved plan.
- iii) The immediately surrounding existing and proposed land uses.
- iv) The approved phasing of the development (if applicable) and construction access routes.
- v) The approximate locations and types of other fencing within the subdivision.
- vi) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located.
- vii) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance.
- viii) The locations of all anticipated Community Mailboxes.
- ix) The following standard notes:
 - a. "This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning & Development Services Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday."
 - b. "Please Note: this map is based on information available on (month/year) and may be revised without notice to purchasers."
 - c. "Some streets in this subdivision may be extended in the future and temporary access roads may be closed."
 - d. "There may be catch basins or utilities/drainage easements located on some lots in this subdivision."
 - e. "Environmentally sensitive areas, hazard lands, valleys, woodlots, and

stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only period removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on that natural environment.

- f. "Community mailboxes will be directly beside or in front of some lots."
- g. "Purchasers are advised that the final location of walkways in Blocks may change without notice."
- h. "Streets may contain on-street parking, and may be available for overnight parking, subject to parking permits."
- i. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings."
- j. "Neighbourhood and/or boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- k. "The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures."
- l. "Gates are not permitted in fences when lots abut publicly owned lands, including, but not limited to, open space lands, hazard lands, a trail, valley land, active park, woodlot or stormwater management pond."
- m. "The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- n. "The Town of The Blue Mountains is responsible for household garbage, recycling, and green bin collection after certain levels of occupancy have been achieved within this development or a phase. For further information, please contact the Town at 519-599-3131."
- o. "For further general information on proposed and existing land use, please call the Town's Planning Services Division 519-599-3131."
- p. "For detailed grading and berming information, please call the Town's Development Engineering Division 519-599-3131."

40. The developer shall ensure that each builder selling homes within the subdivision provides prospective purchasers as part of any offer of purchase and sale agreement the material referred to in condition 39 above.

Miscellaneous

41. In the event that required subdivision land use and notice signage becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner's behalf and the Owner shall reimburse the Town for such works.
42. 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.
43. Prior to final approval and registration of the Plan, the lands within this Draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act.
44. Prior to final approval by the County, that appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan.

Administration

45. That prior to final approval and registration, the Owner shall provide confirmation from Saugeen Ojibway Nation that they have been consulted regarding the proposed plan of subdivision.
46. That prior to final approval, the Owner shall pay all outstanding municipal taxes to the satisfaction of the Town of The Blue Mountains.
47. Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:
 - a. That the Owner shall agree in the Subdivision Agreement that the Recommendations and Mitigation measures identified in Section 6.3 of the Environmental Impact Study (EIS) – Long Point Road, dated February 10, 2021 (Report Reference #17-08.4), prepared by Neil Morris, along with the EIS Addendum letter, dated February 1, 2022, be included in the final design and implemented on-site to the satisfaction of the Town in consultation with the Grey Sauble Conservation Authority.
 - b. 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.

- c. 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.
- d. 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.
- e. 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 Town's Chief Building Official for approval.
- f. 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.
- g. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, Grey Sauble Conservation Authority, Ministry of Transportation, or any other applicable authority, prior to any site alteration.
- h. The Owner shall agree in the Subdivision Agreement to the following:
 - i) 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*;
 - ii) 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.
- i. 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.
- j. 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

Applicant: Terra Brook Homes
Municipality: Town of The Blue Mountains
Location: Part of Lots 4 & 5, Lot 85, Plan 529, RP 16R-2186
Date of Notice: December 20, 2022

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Geographic Township of Collingwood
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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.

- k. If the stormwater management facilities associated premium maintenance costs (such as a “jelly fish” treatment unit) are accepted by the Town through detailed engineering review, a commuted maintenance sum will be required at the time of execution of a Subdivision Agreement.
- l. That, if required by the Town, the Subdivision Agreement may include clauses related to the use of the access areas within Plan 529.

48. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how its conditions have been satisfied.

49. This draft plan approval shall lapse on December 8, 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.

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

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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
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.

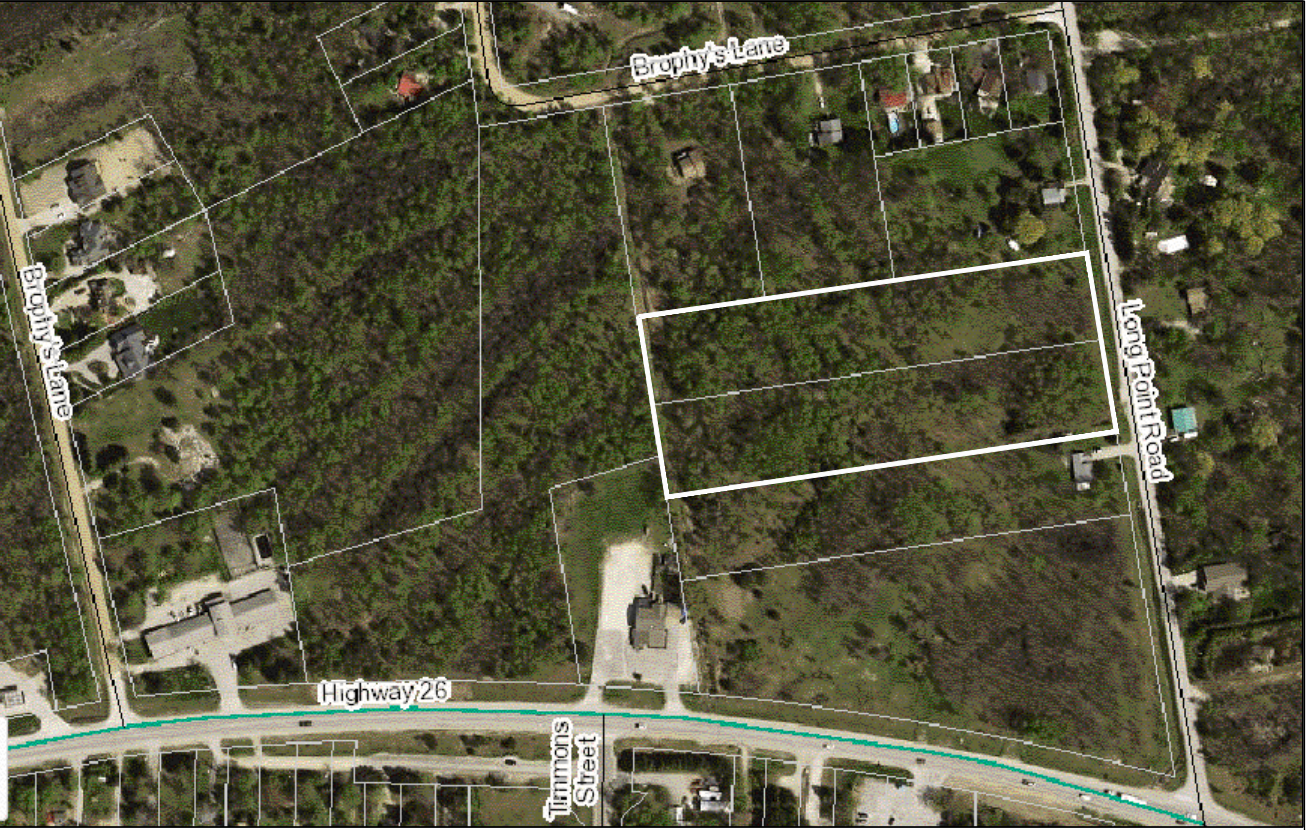
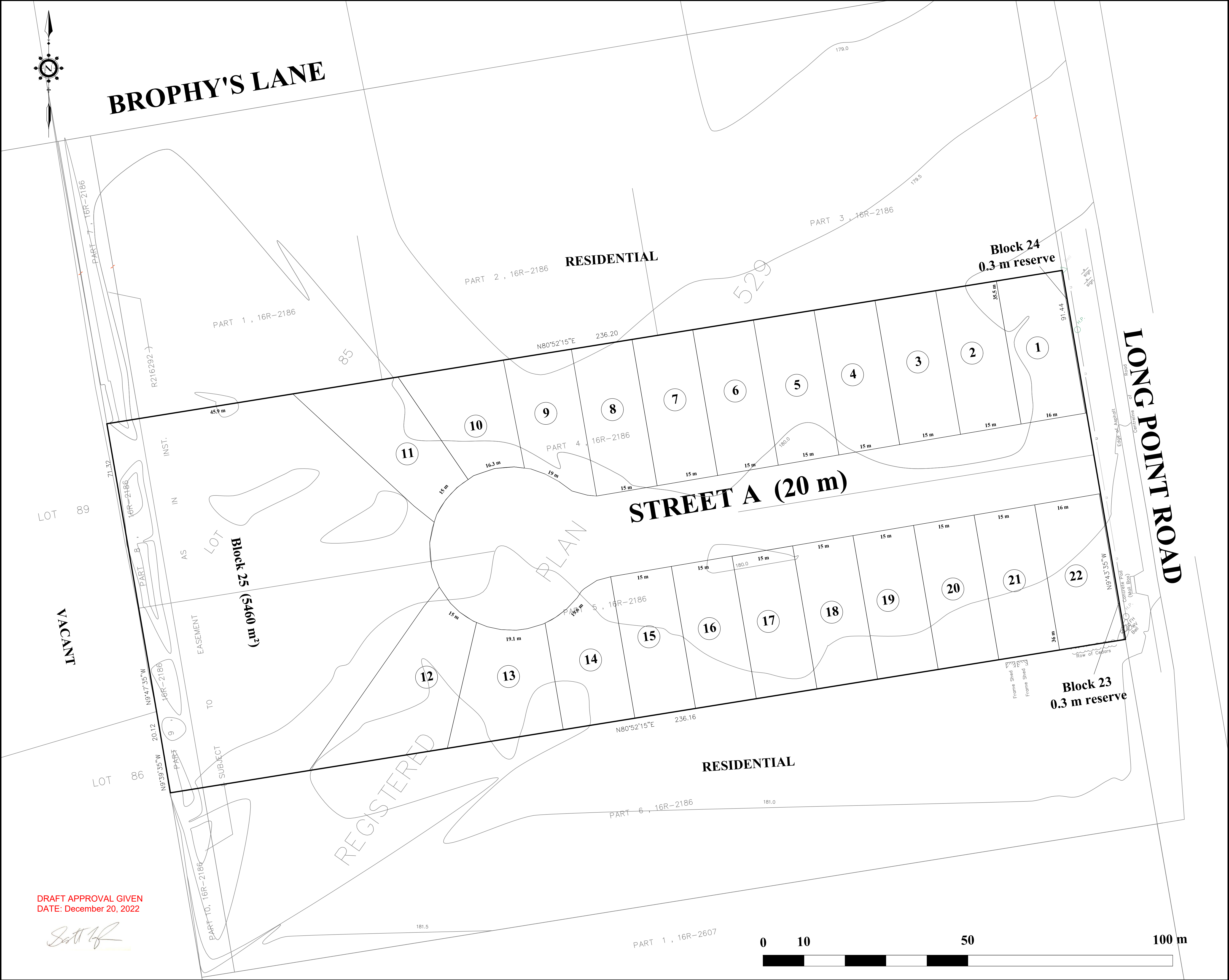
The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

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. 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.
7. The Owner/Developer shall acknowledge that Draft Approval does not in itself constitute a commitment by the Town of The Blue Mountains to providing servicing access to the Town’s water or wastewater treatment plants or allocation of associated built capacity.
8. In accordance with Draft Plan Condition 11, if the Town of Collingwood reduces its existing Mountain Road Booster Pumping Station water supply to the Town of The Blue Mountains, water capacity for this development could be contingent upon the commissioning of upgrades at the Arrowhead Road Booster Pumping Station.
9. If approval under the *Drainage Act* is required for the proposed stormwater works, any required approvals shall be satisfactorily complete, and resulting

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recommendations incorporated in the engineering design, prior to the Town's execution of a Subdivision and/or Pre-Servicing Agreement.



Draft Plan of Subdivision
Long Point Road

PART OF LOT 85
REGISTERED PLAN 529
TOWN OF THE BLUE MOUNTAINS
(Formerly Township of Collingwood)
COUNTY OF GREY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
JANUARY, 2021 ORIGINAL SIGNED
PAUL R. THOMSEN O.L.S.
ZUBEK, EMO, PATTEN & THOMSEN LTD

OWNER'S CERTIFICATE

PASCUZZO PLANNING INC. WAS AUTHORIZED BY TERRA BROOK HOMES TO SUBMIT THE PROPOSED PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.
JANUARY, 2021 ORIGINAL SIGNED
ANDREW PASCUZZO MCIP RPP
PASCUZZO PLANNING INC.

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

- | | |
|---|-------------------------------|
| (a) AS SHOWN ON DRAFT PLAN, | (g) AS SHOWN ON DRAFT PLAN, |
| (b) AS SHOWN ON DRAFT PLAN, | (h) MUNICIPAL WATER SUPPLY, |
| (c) AS SHOWN ON DRAFT AND KEY PLAN, | (i) SAND, |
| (d) THE LAND IS TO BE USED ACCORDING TO | (j) AS SHOWN ON DRAFT PLAN, |
| THE SCHEDULE OF LAND USE, | (k) MUNICIPAL SANITARY SEWER, |
| (e) AS SHOWN ON DRAFT PLAN, | (l) EASEMENT -MUNICIPAL DRAIN |
| (f) AS SHOWN ON DRAFT PLAN, | |

SCHEDULE OF LAND USE

	UNITS	AREA
SINGLE-FAMILY RESIDENTIAL (LOTS 1-22)	22	1.23 ha.
1 FOOT RESERVES (BLOCK 23 and 24)		0.002 ha.
OPEN SPACE (BLOCK 25)		0.55 ha.
ROAD (STREET A)		0.38 ha.
TOTAL	22	2.16 ha.