



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

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

(519) 376-2205 Ex 233
1-800-567-GREY
Fax: (519) 376-7970

August 17, 2007

Travis & Associates Inc.
304 – 391 First Street
Collingwood, ON N1T 1P7



Attention: Colin Travis, MCIP RPP

Re: Proposed Plan of Condominium
Block 42, Registered Plan 16M-7
Part of Lot 27, Concession 7
(Geographic Township of Collingwood) Town of The Blue Mountains
County of Grey File No.: 42-CDM-2007-07

Dear Mr. Travis:

Pursuant to Subsection 51(31) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of condominium is hereby given draft approval. The list of conditions that must be fulfilled prior to final approval is also attached.

The approval of this draft plan will lapse on August 16, 2010. 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. I have also attached a sample of the Statement for Final Approval, which we would request be added to the face of the Final Plan prior to it being submitted to the County.

The County wishes your client success in completing this project.

Yours very truly,

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

Encl.

cc Town of The Blue Mountains
- Steve Keast Clerk
- Robert Armstrong, Manager of Development Planning
Ministry of Municipal Affairs & Housing
Ministry of Transportation – Owen Sound & London
Grey Sauble Conservation Authority
Niagara Escarpment Commission

68c Block 42

Applicant:	Georgian Bay Estates Limited	Date of Decision:	August 16, 2007
File No.:	42-CDM-2007-07	Date of Notice:	August 17, 2007
Municipality:	Town of The Blue Mountains	Last Date of Appeal:	September 6, 2007
Location:	Block 42, registered Plan 16M-6 (being Part of Lot 27, Concession 7 (geographic Township of Collingwood))		

NOTICE OF DECISION

**On Application for Approval of Draft Plan of Condominium
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.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

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

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of condominium to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of condominium is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of condominium 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 condominium 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 condominium, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of condominium.

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: Mrs. Janice McDonald, MCIP RPP
Director of Planning and Development

Applicant:	Georgian Bay Estates Limited	Date of Decision:	August 16, 2007
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Plan of Condominium File No. 42-CDM-2007-07 has been granted **DRAFT APPROVAL** as a Phased Condominium. The County's conditions of final plan approval for registration of this draft Plan of Condominium are as follows:

- | No. | Conditions |
|-----|---|
| 1. | That this approval applies to the draft Plan of Condominium File No. 42-CDM-2007-07, prepared by Zubek, Emo, Patten and Thomsen Limited dated May 1, 2007 showing five (5) Phases with a total of forty-eight (48) residential units and one recreational unit within Block 42, Registered Plan 16M-6, being Part of Lot 27, Concession 7 (geographic Township of Collingwood) in the Town of The Blue Mountains, County of Grey. |
| 2. | That such easements and interests for the plan of condominium as may be required for servicing, utility or drainage shall be granted to the appropriate authority or land owner, including approved storm water management facilities, sewer line connections, including any sizing necessary, as well as provisions for maintenance, default in accordance with Town of the Blue Mountains standards. |
| 3. | That a Landscape Plan be prepared to the satisfaction of the Town of The Blue Mountains and the Niagara Escarpment Commission and that the plan be incorporated into the Developer Agreement. |
| 4. | That a detailed stormwater management plan be completed for the lands subject to this application and tied to the previously required stormwater management plan for the overall Georgian Bay Club property and that said plan be prepared to the satisfaction of the Town of The Blue Mountains and the Grey Sauble Conservation Authority. The stormwater management plan shall be incorporated into the Development Agreement. |
| 5. | That the owner prepare to the specifications of the Ministry of Transportation a traffic impact study addressing the impacts of the development on Provincial Highway 26. |
| 6. | That a Development Agreement between the owner and the Town of The Blue Mountains shall be entered into and registered against the lands to which it applies. The Agreement shall contain appropriate provisions for the establishment of common elements condominiums, provision of services both external and internal to the lands, the Landscape and Planting Plan and stormwater management and grading plan, amongst other matters. |
| 7. | 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 condominium. |
| 8. | That prior to final approval, a copy of the fully executed Development Agreement referred to in Condition 6 between the developer and the municipality shall be provided to the County of Grey. |
| 9. | That prior to final approval the County is advised in writing by the Grey Sauble Conservation Authority how Condition 4 has been satisfied. |

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10. That prior to final approval the County is advised in writing by the Niagara Escarpment Commission how Condition 3 has been satisfied.
11. That prior to final approval the County is advised in writing by the Ministry of Transportation how Condition 5 has been satisfied.
12. That prior to final approval the County is advised in writing by the Town of The Blue Mountains how Conditions 2 to 11 have been satisfied.
13. If final approval is not given to this plan within eight 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 from the local municipality must be received by the County of Grey Director of Planning, 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.
14. That the owner, submit to the County of Grey with a computer disk containing a digitised 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. Development directly adjacent to or near a provincial highway system may require permits (access, building and land use, and sign) from the Ministry of Transportation, under The Public Transportation and Highway Improvement Act. Consultation with the Ministry of Transportation. Southwestern Regional Office at 659 Exeter Road, London Ontario N6E 1L3 (519-873-4100) is recommended.