

Addendum to Report PDR-CW-23-17

To: Warden Barfoot and Members of Grey County Council
From: Scott Taylor
Meeting Date: August 24, 2017
Subject: **Keepers Cove - Cottages at Lora Bay Redline Revision – 42-CDM-2006-11 (Town of The Blue Mountains)**
Status:

Recommendation

1. **Whereas all written and oral submissions received on the redline revision to plan of condominium 42-CDM-2006-11 were considered; the effect of which resulted in additional planning work being completed, as well as changes to the proposed planning applications, and helped to make an informed recommendation and decision;**
2. **Now Therefore Be It Resolved That the Addendum to Report PDR-CW-23-17 be received and that in consideration of the redline revision to draft plan of condominium 42-CDM-2006-11, for lands described as Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032 (geographic Township of Collingwood) in the Town of The Blue Mountains, and the matters to have regard for under Subsection 51 (24) for the Planning Act, the Grey County Committee of the Whole approves this revised plan of condominium to amend the existing draft plan approval to consider a maximum of one hundred and ninety-four (194) units.**

Background

Plan of Condominium 42-CDM-2006-11 (Keepers Cove) was draft approved in October 2006. Since then, a number of revisions and draft plan extensions have been granted, and some phases of the condominium are already registered. Phases 3 and 4 of the draft approved condominium are located on lands legally described as Part of Lot 39, Concession 12, Part of Lots 1 and 3, Plan 1032 (geographic Township of Collingwood) in the Town of The Blue Mountains (see Map 1 below).

The current draft approved plan consists of 198 residential units. The proposed plan would revise phases 3 and 4, reducing the unit count to 194 residential units. When the application was initially submitted, they were also considering the future removal of a recreational facility for an additional 11 units, to increase the total unit count to 205 units. However, this recreational facility piece of the proposal has now been removed from the application, so the amended unit total will be 194 units. A copy of the proposed revised plan has been included as Map 2 below.

The revisions are proposed for a number of reasons, including;

- eliminating undersized or abnormally shaped lots,
- increasing the roadway right-of-ways from 6.0 metres to 7.5 metres to match previous phases and Ontario Building Code requirements, and
- designating the necessary blocks for servicing and storm water management purposes.

The subject lands are located north of Highway 26, in the western end of the Town of The Blue Mountains. This proposed development is part of the Lora Bay development, and this particular section was formerly known as Keepers Cove. The subject lands are partially occupied with some existing modular homes on leased land. The long-term leases on these lands will be expiring within the next few years. Nobody is being removed from their lands as a result of this application. As the long-term leases expire, the existing trailer/modular homes will be replaced by the 'Cottages at Lora Bay' style development.



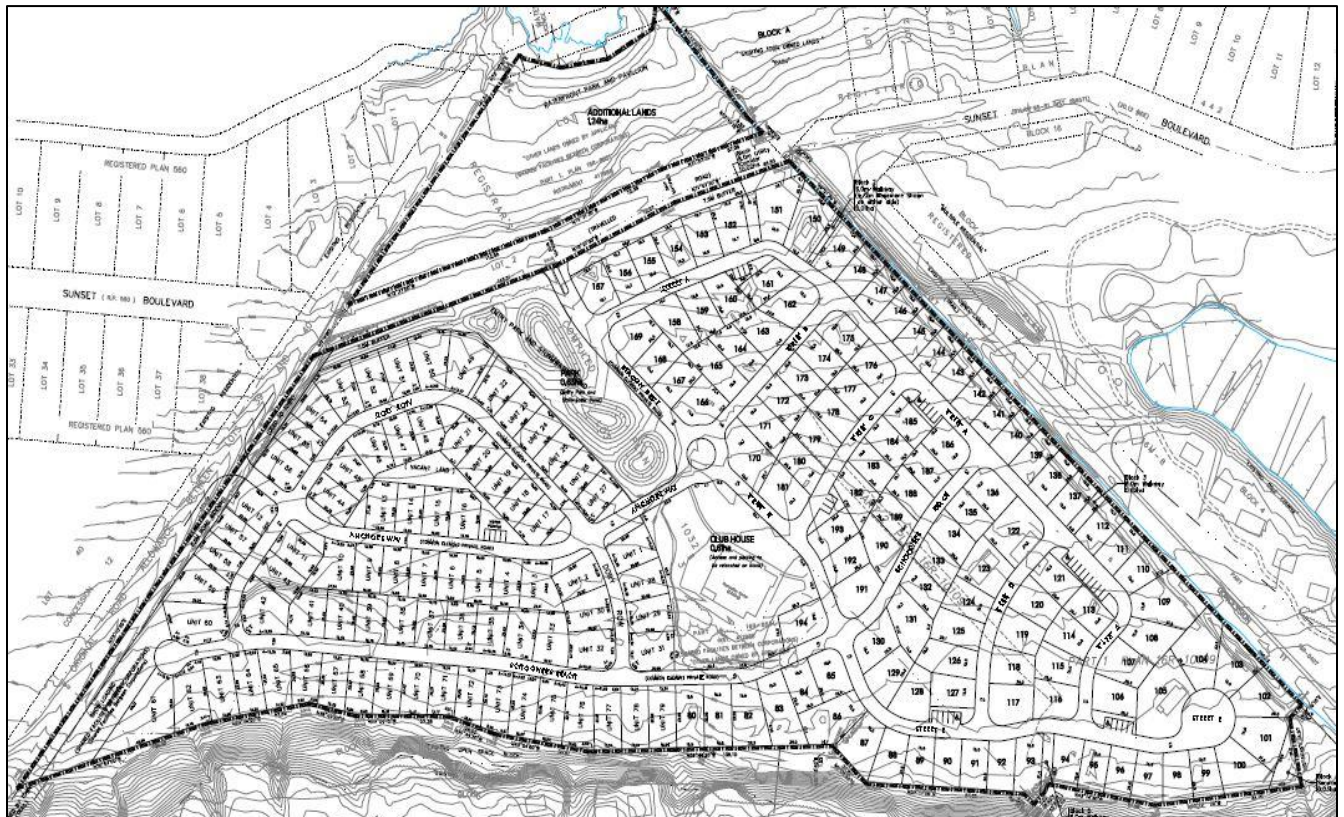
Map 1 – Subject Lands

Surrounding the subject lands is the golf course, Georgian Bay, and further residential development.

A zoning by-law amendment application is also being processed by the Town of The Blue Mountains alongside the redline revision. As noted above this amendment application has been modified to no longer consider rezoning the recreation centre.

In support of the subject applications, revised plans, a planning report, and a stormwater management / functional servicing report have been submitted. Following the initial round of public consultation, addendum materials were also submitted. These background materials are on the County website and can be accessed at the below link:

[Link to Background Materials](#)



Map 2 – Proposed Revised Draft Plan of Condominium (courtesy Georgian Planning Solutions and Design Plan Services Inc.)

The Town of The Blue Mountains held a public meeting on April 24, 2017. A second public meeting has been scheduled for August 21st 2017, to inform the public of the changes to the applications. This report has been written prior to the second public meeting being held. Staff have chosen to proceed in this manner based on the following reasons;

1. the changes made to the applications were in response to public concerns, and have reduced the scale of the applications, by taking out the removal of the recreational facility and reducing the unit total to 194 units,
2. since the first public meeting, discussions and meetings with some of the concerned neighbours have been held informing them of these changes and garnering feedback,
3. if new concerns should be raised at the public meeting on August 21st County Planning staff will inform the County Committee of the Whole on August 24th and possibly recommend a deferral at that time.

Public and Agency Comments Received

Public Comments

As part of the planning application process, public comments were received both via written correspondence and oral submissions at the public meeting. The below comments represent everything received up until August 16, 2017. Comments were received from;

- Judy and Dan Brown,
- Bev Campbell,
- Eric and Denise Carre,
- Shauna Cottrell,
- Don and Sheila Cowen,
- David Downer,
- Stewart Elkins,
- Peter Evans,
- Dina Dolman Findlay,
- Mike Gibson,
- Chris and Marie Gray,
- Joan Grenier,
- Paula Hope and David Hume,
- Bruce Houghton,
- Al and Sandra Hunsberger,
- Doug and Brenda Lindsay,
- Lyn and Paul Logan,
- Philip and Susan Mayner,
- Jocelyn Murray,
- Susan Novotny,
- J. Richard Ottwell,
- S. Blair Patrick,
- Murray and Joan Pearson,
- Shirley Phillips,
- Shirley Roberts,
- Alar Soever,
- Brad Thomson, and
- Roy Wilson.

Through written comments as well as oral submissions, concerns were raised with respect to;

- density,
- lack of parking including visitor parking,
- lack of sidewalks,
- the roundabout will create traffic issues and make it difficult for pedestrians and cyclists, a stop sign is preferred here,
- traffic calming measures are needed,
- lack of usable green space,

- inadequate notification of the public meeting,
- need for a second public meeting,
- impacts of construction both current and future,
- road traffic and haul routes of construction vehicles,
- loss of the recreation centre,
- the recreation centre was to have been conveyed to the Lora Bay Community Association,
- rezoning of the recreation centre lands is premature,
- inadequate space for snow storage,
- drainage and stormwater management issues, and
- have there been any environmental studies done.

Agency Comments

As part of the planning application process comments were received by the following groups, agencies and public bodies.

Grey Sauble Conservation Authority (GSCA)

In a letter dated April 24, 2017, the GSCA noted that they generally have no concerns with the applications as they cover the same general development as previously approved. The GSCA asked for any stormwater management materials to be circulated to their office for review.

Hydro One

In an email dated April 6, 2017, Hydro One indicated that they have no comments or concerns at this time.

Historic Saugeen Metis

In an email dated April 5, 2017, the Historic Saugeen Métis Lands, Resources and Consultation Department indicated that they have reviewed the relevant documents and have no objection or opposition to the proposed development.

Town of The Blue Mountains

In a letter dated July 27, 2017 Town Planning staff note that they have reviewed the red-line revision. Town staff note the only required change will be to condition one whereby the date of the plan and the unit totals will need to change from 198 units to 194 units. Town staff have recommended approval for the associated zoning by-law amendment to be presented at the August 21st Town Committee of the Whole meeting.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any official plans or provincial plans that govern the subject lands. In this case, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan have jurisdiction over the subject property.

The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development, in a healthy natural environment, within a land use planning system led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of Provincial Interest, which decision makers must be consistent with when carrying out their responsibilities under the Act. The most relevant matters of provincial interest to this application are: (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems, (h) the orderly development of safe and healthy communities, (j) the adequate provision of housing, including affordable housing, and (p) the appropriate location of growth and development.

- (f) The subject development will be serviced by municipal water and municipal sewer services. Servicing capacity is currently available to service the entire development, and has been allocated since the initial draft approval.

The stormwater management facilities are in place to handle the stormwater on-site. A regional drainage study is underway for this area. Some of the current drainage concerns relate to water coming over the ridge from a neighbouring development property, and some of the water is local drainage within the Cottages at Lora Bay development. This does appear to be affecting some existing dwellings within the registered phases of the Cottages at Lora Bay development. Some of the neighbours have met with representatives from Reid's Heritage Homes to look at interim measures to correct these drainage issues as well as solutions for local drainage due to lot grading. Reid's has agreed to implement some of these solutions to correct existing issues as well as to correct some local lot grading that has changed since the original installation. The permanent stormwater and drainage solution will be implemented as part of the neighbouring Lora Bay development. The proposed changes to this current draft approval should neither exacerbate or fix the current drainage issues, as they are not directly related to this portion of the site. Neither can the current redline revision impose conditions on previous phases of development or on neighbouring properties. However, as a condition of draft approval to this phase of the development, to ensure the drainage and stormwater are adequately dealt with on this site, the following draft condition shall apply;

"That a Development Agreement entered into between the owner and the Town of The Blue Mountains addressing, but not limited to, the overall comprehensive development of the subject lands including such matters as the overall servicing strategy with respect to phasing of water supply and wastewater treatment, phasing of development, road construction and standards, stormwater management, drainage and grading, servicing, financial requirements, easements, reciprocal agreements and securities."

The proposed road pattern of the plan of condominium has been amended to accommodate wider roads in this regard, which will meet Ontario Building Code requirements. There was some concern with respect to traffic calming and the proposed roundabout. Town staff are satisfied that with the levels of traffic proposed, and speed limits within the development, that the roundabout will be sufficient.

Enhanced pedestrian crossings will be incorporated into the roundabout to aide pedestrian movement across Beacon Drive.

The proposed plan also has additional parking scattered throughout these phases of development, and the parking spaces at the recreational centre will remain.

- (h) The proposed development is within the 'Recreational Resort Area' designation, a designated settlement area, in the County Official Plan. Within this designation the County Plan generally defers to detailed municipal official plan or secondary plan policies. The Recreational Resort Area functions as a recreational settlement area, and contains some of the elements of a settlement area, but not all of the amenities (i.e. this designation is unlikely to contain schools, hospitals, or industries). The lands have a current residential draft approval on them, and the proposed redline revision would represent a re-design of the existing draft approved development, but would not change the principle of the land use.
- (j) It is not known if any of the housing being proposed will fall within the affordable range for ownership. The 'cottages' style development is a smaller unit type than some of the other Lora Bay products. That said, based on existing units in the earlier phase, these units are not likely to fall within the affordable range as defined by the PPS.
- (p) The subject lands are located in a designated settlement area and have been designated for residential growth, with a previously approved draft plan of condominium on the lands. Although the density has been slightly reduced, the development has been proposed at a density that offers efficient residential growth.

The subject plan of condominium application, with the attached conditions of draft approval, would have regard for matters of Provincial Interest under *The Planning Act*.

Provincial Policy Statement

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development, infill and intensification. The subject lands have been designated for residential growth and are within a settlement area. Although the proposed red-line revision is slightly 'de-intensifying' the site, these changes are needed to meet Building Code and to address some abnormal lot sizes and shapes on the property. The current Town of The Blue Mountains Official Plan would permit 212 units on the subject lands.

Section 1.6.6.1 of the PPS outlines the servicing hierarchy to be utilized in the Province of Ontario. At the top of the hierarchy are municipal water and sewer services. The proposed development will be serviced by municipal water and sewer services.

Section 2.1 of the PPS speaks to the long-term protection of significant natural heritage features. No significant natural environment features are mapped on this section of the property. Furthermore the lands are already draft approved, and therefore it was not deemed necessary that any further environmental impact study be completed for these lands.

Section 3.1 of the PPS directs development away from areas of natural hazard. GSCA has reviewed the proposed condominium and is generally satisfied that the proposed development is outside of areas of natural hazard.

It can be concluded that the proposed plan of condominium application, with the attached conditions of draft approval, is consistent with the PPS.

County Official Plan

The proposed redline revision to plan of condominium is designated as 'Recreational Resort Area' in the County Official Plan. The Official Plan identifies that Recreational Resort Areas shall be a focus of growth within the County. Section 2.6.7 of the Plan outlines the policies for the Recreational Resort Area. These areas generally fall within master planned communities which have a focus on recreation. In this case Georgian Bay, the golf course, and the trails provide the outdoor recreational components, while the recreation facility provides the indoor elements. The County Plan generally defers to the details for the Town Plan and Zoning By-law for detailed development standards on these lands.

As noted above, these lands are fully serviced by municipal water and sewer services and therefore conform to section 5.3 of the County Plan.

Section 6.12.1 of the County Plan addresses criteria to be considered in any new plan of subdivision or condominium. Specifically section 6.12.1(a)(vi) of this section states;

"The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street pattern or cul-de-sacs,"

Although the proposed street network is not a traditional grid, it could fit within the modified grid pattern, with one cul-de-sac in the southeast corner.

Section 6.12.1(a)(xi) speaks to the provision of usable parkland and green space. There is a waterfront park across Sunset Boulevard (approximately 3.1 acres in size), and trails through the development and the stormwater management block. Furthermore the developer has already paid cash-in-lieu of parkland for this development. This waterfront park will be conveyed to the Lora Bay Community Association once the development has been completed. Although not parkland, the golf course is also located in close proximity.

Section 6.12.1(b)(c) and (d) of the Plan speak to the provision of a range of housing, including affordable housing. The proposed townhouse units may offer a slightly more affordable housing ownership than in some other parts of Lora Bay, but will likely not be 'affordable' as per the PPS definition.

With respect to the public concerns over snow storage, there is a block in the east side of the development that has been designated for snow storage, which was approved as part of the original plan of condominium.

With respect to the plans for the recreation centre, the request to rezone these lands has been removed from this proposal. The development team for the proposal have noted;

"In the condominium documents Section (00)(i) indicates that the existing recreational centre within the Cottages at Lora Bay development may at some point be demolished – exact wording, "(00) Shared Recreational Facilities of the Lora Bay Project and the Cottages of Lora Bay" shall mean all present and future recreational amenities within the

Lora Bay Project that are available to members of the Lora Bay Community Association, including, (i) the existing recreational centre pending the demolition thereof...”

Should the recreational centre be removed at some point in the future, a new rezoning would be required before any new uses could be sited on these lands. Furthermore, should the recreation centre be removed, the residents of the Cottages at Lora Bay would have access to the recreation facilities at Lora Bay, in replacement of the existing recreation centre.

Many of the remaining policies in the County Plan mimic those discussed above in the review of the *Planning Act* and the PPS. A further in-depth review of those same policies in the County Plan will not be provided below.

The proposed redline revision to the plan of condominium, with the attached conditions of draft approval, conforms to the goals and objectives of the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

County staff have not reviewed the Town of The Blue Mountains Official Plan in detail with respect to this redline revision application. Instead County staff have relied upon the advice of Town staff who have completed their own detailed analysis of the Town's Plan.

The proposal subject to the draft conditions, appears to conform to the Town of The Blue Mountains Official Plan.

Financial/Staffing/Legal/Information Technology Considerations

At this point there are no financial, staffing, legal or Information Technology considerations beyond those normally encountered in processing a plan of condominium application. The County has collected the requisite fee for the application.

Should the application be appealed to the Ontario Municipal Board (OMB) additional financial, legal, or staff resources may be required. However it should also be noted that unless the County refuses the application, the County would not by default be a party to an OMB hearing on this matter, as per the County's OMB attendance policy.

Link to Strategic Goals/Priorities

Goal 1 of the County Strategic Plan is to 'Grow the Grey County Economy' and Goal 2 is to 'Support Healthy, Connected Communities'. This development will help to support these goals, subject to the conditions of draft approval.

Attachments and Background Information

Notice of Decision and Draft Conditions

Respectfully submitted by,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*

Applicant: Blevins Developments (Cove) Ltd. / 1382491 Ontario Ltd. **File No.:** 42-CDM-2006-11
Municipality: Town of The Blue Mountains
Location: Part of Lot 39, Concession 12, Part of Lots 1 & 3, Plan 1032 (Geographic Township of Collingwood)
Date of Decision: **Date of Notice:**
Last Date of Appeal:

NOTICE OF DECISION

On Application for Approval of Draft Plan of Condominium under Subsection 51(45) of the Planning Act

Revised 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 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,
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act, and
- (3) Include the completed appeal form from the Board's website.

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.

Applicant: Blevins Developments (Cove) Ltd. / 1382491 Ontario Ltd. **File No.:** 42-CDM-2006-11
Municipality: Town of The Blue Mountains
Location: Part of Lot 39, Concession 12, Part of Lots 1 & 3, Plan 1032 (Geographic Township of Collingwood)

Date of Decision:
Last Date of Appeal:

Date of Notice:

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

Applicant: Blevins Developments (Cove) Ltd. / 1382491 Ontario Ltd. **File No.:** 42-CDM-2006-11

Municipality: Town of The Blue Mountains

Location: Part of Lot 39, Concession 12, Part of Lots 1 & 3, Plan 1032 (Geographic Township of Collingwood)

Date of Decision:

Date of Notice:

Last Date of Appeal:

That the Redline Revision to Plan of Condominium File No. 42-CDM-2006-11 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of condominium are as follows:

No.	Conditions
-----	------------

- | | |
|----|--|
| 1. | That this approval applies to the draft plan originally prepared by Zubec, Emo, Patten & Thomsen Limited and now submitted by Georgian Planning Solutions and Design Plan Services dated February 28, 2017, as amended showing a total of one hundred and ninety-four (194) residential units within five (5) condominium corporations on Part of Lot 39, Concession 12 being Lots 1 and 3, Registrars Compiled Plan 1032 (geographic Township of Collingwood) Town of The Blue Mountains in the County of Grey. |
| 2. | That a Development Agreement entered into between the owner and the Town of The Blue Mountains addressing, but not limited to, the overall comprehensive development of the subject lands including such matters as the overall servicing strategy with respect to phasing of water supply and wastewater treatment, phasing of development, road construction and standards, stormwater management, drainage and grading, servicing, financial requirements, easements, reciprocal agreements and securities. |
| 3. | That all necessary easements and agreements be established to the satisfaction of the Town of The Blue Mountains which would permit the establishment of multiple condominium corporations. |
| 4. | That Condominium Agreements be entered into between the owner and the Town of The Blue Mountains for each respective condominium corporation. 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 including financial requirements by the Town of The Blue Mountains regarding drainage, services, road construction etc. |
| 5. | That the owner agrees to satisfy all the requirements, financial and otherwise, of the Town of The Blue Mountains for the upgrading of the road allowance between Lots 39 and 40 and any related improvements to Christie Beach Road as well as the installation of services and any other financial matters consistent with the provisions of the Master Development Agreement. |
| 6. | That the development be fully serviced with municipal sewage and water to the satisfaction of the Ministry of the Environment and Climate Change and the Town of The Blue Mountains. |
| 7. | That the owner conveys up to 5% of the land included in the plan to the municipality for park or other public recreational purposes. Alternatively, the municipality may accept cash-in-lieu of all or a portion of the conveyance. |
| 8. | The land be appropriately zoned for each phase to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains. |

9. That any easements as may be required for access, utility or drainage purposes shall be granted to the appropriate authority.
10. That the 6.0 metre strip of land between the road allowance between Lots 39 and 40 and Condominium Corporation 'A' be deeded to the Town of The Blue Mountains for road widening purposes.
11. That prior to final approval, a copy of the fully executed Master Development Agreement between the owner and the Town of The Blue Mountains shall be provided to the County of Grey.
12. That prior to final approval, a copy of the fully executed Condominium Agreement for each Condominium corporation between the owner and the Town of The Blue Mountains shall be provided to the County of Grey.
13. That prior to final approval, the County is advised in writing by the Grey Sauble Conservation Authority how condition 8 has been satisfied.
14. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how conditions 2 to 12 inclusive, have been satisfied.
15. 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 together with the applicable application fee and a resolution from the Town of The Blue Mountains 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.
16. That the owner provide the County of Grey with a digitized geo-referenced copy of the Final Plan in a format acceptable to the County.
17. 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 approvals and registration.
18. 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. Portions of the Plan may be subject to the Grey Sauble Conservation Authority's 'Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' (Regulation No. 151/06). As such, written permission may be required from the Authority prior to any development occurring on the subject property.
 4. Development directly adjacent to or near a provincial highway 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 Southwest Regional Office at 659 Exeter Road, London, Ontario, N6E 1L3 (519-872-4100) is recommended.
 5. Clearances are required from the following;
 - a) Town of The Blue Mountains, 26 Bridge Street East, Thornbury, Ontario, N0H 2P0
 - b) Grey Sauble Conservation Authority, R R # 4, Owen Sound, Ontario, N4K 5N6
 6. 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.
 7. It is suggested that the municipality register the condominium agreement as provided by section 51(26) of the Planning Act against the land to which it applies, as notice to prospective purchasers.
 8. 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.
 9. All measurements in the condominium final plans must be presented in metric units.
 10. 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.