

1. That this approval applies to the draft Plan of Subdivision File No. 42T-2016-10, as per drawing D-02 prepared by SvN dated December 2016 showing 3 Blocks (A,B,C), Block A and B as a public trail and Block C to provide for a maximum of 208 residential units, private open space uses, storm water management facilities and private streets on Part of Lot 21, Concession 2, being Part Lot 161, 172 and 173, Registered Plan 529, (geographic Township of Collingwood) in the Town of The Blue Mountains, County of Grey.
2. 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 and any other matters as deemed appropriate by the Town of The Blue Mountains, including financial, legal, and engineering matters, including the installation of municipal services, landscaping and other requirements of the Town of The Blue Mountains, Grey Sauble Conservation Authority, Niagara Escarpment Commission and the County of Grey including the payment of all financial obligations.
3. That the Subdivision Agreement shall contain provisions related to the owner providing cash-in- lieu of parkland (5%) in accordance with the Planning Act.
4. That prior to final approval by the County a Traffic Impact Study is completed to the satisfaction of the Town of the Blue Mountains, the County of Grey Transportation and Public Safety and the Ministry of Transportation and that the requirements of the TIS be included in the Subdivision Agreement.
5. That prior to final approval by the County a Visual Impact Study is completed to the satisfaction of the Niagara Escarpment Commission and that the requirements of the VIS are included in the Subdivision Agreement.
6. That 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 and the Town of the Blue Mountains Official Plan and that addresses, *inter alia*, the following:
 - i. An average 30 meter setback from watercourse 7,9 and 10;
 - ii. A 10 metre?? setback from the base of the Nipissing Ridge
 - iii. Any hazardous areas identified by the Grey Sauble Conservation Authority;
 - iv. The imposition of a Holding (-h) prefix to lifted upon identified conditions being met;
7. That prior to final approval by the County a Site Servicing Plan is prepared and the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains and the Ministry of the Environment and Climate Change.

8. That all easements for drainage, servicing or utility purposes shall be dedicated to the appropriate authority.
9. That the Subdivision Agreement include a clause requiring that the Developer agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Developer.
10. That the Subdivision Agreement include a clause requiring that the Developer provide an easement for a public trail along the Nipissing Ridge.
11. That the private streets shall be named to the satisfaction of the Town of The Blue Mountains.
12. That prior to final approval by the County, the developer has prepared a Regional Stormwater Management report by a qualified consultant which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town of The Blue Mountains, Ministry of Transportation and the Grey Sauble Conservation Authority, and that said report be incorporated into the Subdivision Agreement with the Town. The report shall include:
 - i. Plans illustrating how the drainage system will tie 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 onsite and/or in downstream areas during and after construction;
 - vi. The technique to be utilized to ensure that all stormwater overland flow routes shall be restricted within roads or approved outlets only, and;
13. That prior to final approval by the County, the Developer has prepared a detailed soils investigation by a qualified geotechnical engineer to be submitted to the Town of The Blue Mountains.
14. That prior to final approval by the County the Developer shall submit to the Town the following:
 - i. A Phase 1 Environmental Site Assessment;

- ii. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 ESA
 - 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 Climate Change;
 - iv. A copy of a Record of Site Condition and confirmation of the filing of the record of Site Condition in the Environmental Site Registry.
15. That the Subdivision Agreement contains a requirement that a secondary emergency access point be provided beyond the 85 unit.
16. That the Subdivision Agreement contain specific clauses related to the required Engineering Standards of the Town including but not limited to the following:
- i. The appropriate horizontal and vertical alignments of all roads and underground services including their intersection geometrics;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Town;
 - iii. The street lighting system on all roadways be designed and constructed to the satisfaction of the Town.
17. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Engineering and Public Works department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailboxes and that the locations be included on the appropriate servicing plans.
18. That should Community Mailboxes be required, that the Subdivision Agreement contain further clauses requiring that the Developer install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.
19. That the Subdivision Agreement include the requirement of a Site Plan Agreement prior to building permits being issued.
20. That the Subdivision Agreement include a section for Part Lot Control to permit land lease up to 99 years.
21. That prior to final approval, the developer prepare a Landscape Analysis, Trees Preservation and Landscape Plan by qualified consultant to the satisfaction of the Town of The Blue Mountains, the Grey Sauble Conservation Authority the Niagara

Escarpment Commission and the Ministry of Natural Resources and Forestry. The Landscape Plan shall include amongst other matters special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process and that said plan be incorporated into the Subdivision Agreement with the Town. The Landscape/Tree Preservation Plan will also need to address the protection of the butternuts to the satisfaction of the Ministry of Natural Resources and Forestry (MNR)

22. That prior to final approval the required Archaeological reports are entered into the registry at the Ministry of Tourism, Culture and Sport (MTCSS).
23. 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.
24. That prior to final approval being given, that the County is advised in writing by the Grey Sauble Conservation Authority, how Conditions 12 and 21 have been satisfied.
25. That prior to final approval being given, that the County is advised in writing by the Niagara Escarpment Commission, how Conditions 5 and 21 have been satisfied.
26. That prior to final approval being given, that the County is advised in writing by the Ministry of Transportation, how Conditions 4 and 12 have been satisfied.
27. That prior to final approval being given, that the County is advised in writing by the Ministry of the Environment and Climate Change how Condition 7 has been satisfied, if that condition is required.
28. That prior to final approval being given, that the County is advised in writing by the Ministry of Natural Resources and Forestry how Condition 21 has been satisfied as it relates to the butternut removal and replacement program.
29. That prior to final approval being given, that the County is advised in writing by the Town of The Blue Mountains how Conditions 2 to 29 have been satisfied.
30. That prior to final approval being given, that the County is advised in writing by the Ministry of Tourism, Culture and Sport how Condition 22 has been satisfied.
31. If final approval is not given to this plan within five 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 and the County must be submitted to the Ontario Municipal Board, 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.
32. That the owner, submit to 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.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.

3. Clearances are required from the following:

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

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

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

Ministry of Transportation
659 Exeter Road
London, ON N6E 1L3

Ministry of Environment and Climate Change
733 Exeter Road
London, ON N6E 1L3

Ministry of Natural Resources and Forestry

2284 Nursery Road
Midhurst, ON L9X 1N8

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 and Climate Change 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 its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.