

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	July 10, 2025
Subject / Report No:	PDR-CW-42-25
Title:	42T-2018-06 Eden Oak Camperdown Subdivision – Draft Plan Extension
Prepared by:	Becky Hillyer
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	The Town of the Blue Mountains

Recommendation

1. That report PDR-CW-42-25 be received; and
2. That all written submissions received on the proposed draft plan extension for plan of subdivision 42T-2018-06 known as the Eden Oak Subdivision were considered; the effect of which helped make an informed recommendation and decision; and
3. That in consideration of the draft plan extension request, with The Town of The Blue Mountains' recommended draft plan conditions, and the matters to have regard for under subsection 51(24) of the Planning Act, that Grey County Committee of the Whole hereby approves the revised draft plan approval on lands described as Part of Lot 26, Concession 6 North, geographic Township of Collingwood, now in The Town of the Blue Mountains, subject to the revised conditions set out in Appendix 1 to this report.

Executive Summary

Plan of subdivision 42T-2018-06, known as the Eden Oak (Camperdown) subdivision, was originally draft approved in 2022 by the County, for a period of three years. The original proposal included approval for 33 single detached dwelling lots, two public streets, open space blocks, stormwater management facilities, a walkway, and road reserves. The applicants are currently investigating the potential of a new development proposal on the subject lands. However, until such time that new studies are prepared, and new complete development applications are submitted to the Town and County, the applicants wish to extend the original draft plan approval. Town of The Blue Mountains is supportive of the draft plan extension, subject to a number of revised draft plan conditions, as outlined within the report. A fulsome list of revised draft plan conditions has been included in Appendix 1 to this report.

County staff are recommending approval of the extension of draft approval, subject to the revised draft plan conditions, as included in Appendix 1 attached to this report. No changes are being made to the draft plan of subdivision itself at this time.

Background and Discussion

The County granted draft plan approval for plan of subdivision file no. 42T-2018-06 on July 14, 2022, for a period of three years. Without an extension, approval for the original development would lapse on July 14, 2025. IPZ Planning Consultants, acting on behalf of the applicants (Eden Oak Camperdown Inc.) have submitted a request for draft plan extension to Grey County. The draft plan is not proposed to change through this extension and would include the creation of 33 single detached dwelling lots, two public streets, open space blocks, stormwater management, a walkway, and road reserves.

The subject lands are legally described as Part of Lot 26, Concession 6 North, in the geographic Township of Collingwood, now in the Town of The Blue Mountains. The site has frontage on Old Lakeshore Road, south of Highway 26 in Camperdown. The subject lands are vacant and 6.6 hectares in size. The Nipissing Ridge bisects the southern portion of the subject lands, which is not proposed for development.

The applicants are currently investigating the potential of a new development proposal on the subject lands. While the Town and County have not yet received a complete application under the *Planning Act*, staff understand that the applicants are working to prepare further studies to accommodate a new development proposal. In the meantime, the applicants do not want to forfeit the existing approval on the subject lands and have requested that the County consider extending the current draft plan approval.

This request has been formally reviewed by Town and County staff, and circulated to relevant agencies, including Grey Sauble Conservation Authority (GSCA). The Town is generally supportive of the draft plan extension, subject to revised draft plan conditions. Several of the revised conditions would acknowledge recent updates to Town standards, including the Town's Engineering Standards, Drainage Master Plan, Transportation Master Plan, and Development Charges Background Study. Some key recommended changes to the draft conditions include the following.

- Revised Condition #11 confirms that a low-pressure force main is not permissible, as part of the site servicing strategy.
- New Condition # 19 requires that the owner shall agree to address required upgrades to Old Lakeshore Road to the satisfaction of the Town.
- Revised Condition #28 provides additional wording from the Town to specify information required regarding the Hazard Lands on site, particularly as it relates to whether the Town will take ownership of these lands in future.

Other revised conditions would also acknowledge that the Town (through Grey County Planning Ecology staff) would be responsible for sign-off on the original draft plan conditions that speak to natural heritage review. GSCA provided comments on the original draft plan conditions, but as a result of Bill 23, Conservation Authorities can no longer provide input on natural heritage matters.

- County Planning Ecology staff have also recommended the addition of a new condition (#23), which would require the owner to implement or maintain all mitigation measures as outlined within the Environmental Impact Study, which has become a standard condition for most plans of subdivision where an EIS has been completed.
- Planning Ecology staff have also provided clarity within revised Condition #22, with regard to the requirements for the completion of a future Tree/Vegetation Inventory and Preservation Plan.

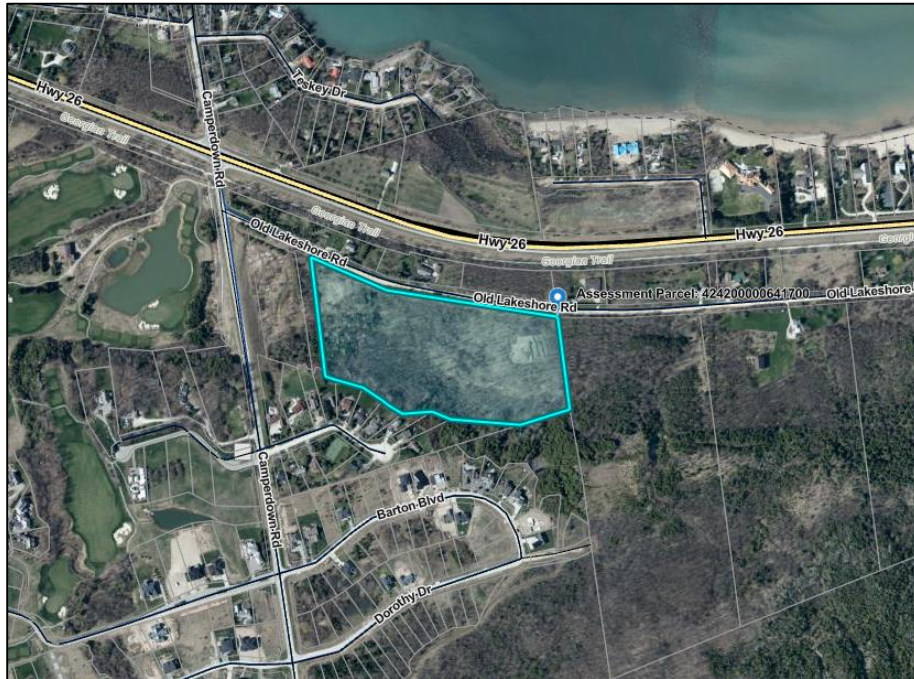
Further proposed changes are more administrative in nature. For example, two conditions would be reorganized into the 'Notes' section (Notes #1 and #8), which follow the draft plan conditions. Town staff have also recommended the addition of a new advisory note (Note #2), which relates to changes within Town plans and standards, since the time of the original approval. Notes tend to be added for informational purposes only but do not require formal clearance.

Town and County staff have circulated the proposed revised conditions to the applicants, who have confirmed that they would accept the proposed revisions. To confirm, all revised conditions as recommended by the Town have been accounted for in the list of draft conditions shown in Appendix 1 below, with just some slight variation in the numbering and format.

The subject lands are designated as 'Recreational Resort Settlement Area' on Schedule A of the County Official Plan. This development will be serviced by municipal water and sewer services, and the applicant will be required to demonstrate servicing capacity prior to construction.

Map 1 below shows the location of the subject lands, while Map 2 shows the approved draft plan of subdivision, which is not proposed to change as a result of the subject draft plan extension request.

Map 1: Airphoto of the Subject Lands



Map 2: Draft Approved Plan of Subdivision



It's worth noting that the ability to approve a draft plan extension has been delegated to the County's Director of Planning, where there is support from the host municipality, and where there are no changes to the draft plan or draft plan conditions. In this case, because the draft plan conditions are proposed to be changed, it requires the approval of Grey County Committee of the Whole.

Analysis of Planning Issues

A planning analysis was undertaken in the July 2022 County staff report PDR-CW-26-22 and is linked in the Attachments section of this report. A detailed planning analysis has not been undertaken for the requested draft plan extension, as there are no changes proposed to the draft plan of subdivision at this stage. Should a revised development proposal be submitted for the subject lands in the future, staff may provide a more substantive planning review at that redline revision stage (dependent on the scope of the change provided).

Section 9.13.1 of the County's Official Plan outlines the policies that shall be considered when reviewing proposals to extend a draft approved plan of subdivision. The applicants have provided a planning report that addresses these policies, which is appended to this report. Furthermore, Town planning staff have also provided detailed planning comments. County staff believe that intent of Section 9.13.1 has been reasonably addressed.

While the Provincial Policy Statement 2020 was recently updated to the Provincial Planning Statement 2024, County Planning staff are of the opinion that changes to the PPS were not to an extent that would impact the previous 2022 County decision on this file.

Revised draft plan conditions are attached in Appendix 1. Given the extent of the changes that are proposed, and subsequent renumbering, the attached conditions will delete and replace the former conditions, for easier reading and trackability.

County staff are satisfied that the draft plan extension and change of conditions to the Eden Oak (Camperdown) draft plan of subdivision:

- has regard for matters of Provincial interest under the *Planning Act*,
- is consistent with the Provincial Planning Statement,
- conforms to the County Official Plan, and
- conforms to the Town of The Blue Mountains Official Plan.

Legislated Requirements

This proposed draft plan extension request and change of draft plan conditions has been processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no financial or resource implications associated with this request, beyond those normally associated with a draft plan extension request. The County has collected a fee for this application. Should there be an appeal of the County's decision there could be additional financial or resource implications.

Relevant Consultation

- ☒ Internal: County Planning Ecology
- ☒ External: The Town of the Blue Mountains, GSCA

Appendices and Attachments

1. Appendix 1 – Revised Draft Plan Conditions
2. [Grey County Staff Report PDR-CW-26-22](#)
3. [Comments from The Town of the Blue Mountains](#)
4. [Draft Plan Extension Request Letter](#)
5. [Original draft approved plan of subdivision \(no modifications proposed\)](#)

Appendix 1 – Revised Draft Plan Conditions

The original draft plan conditions, as approved on July 14, 2022, for Draft Plan of Subdivision 42T-2018-06, are hereby fully deleted and replaced by the revised draft plan conditions below:

DRAFT PLAN CONDITIONS:

1. The Final Plan shall conform to Draft Plan of Subdivision File No. 42T-2018-06, as per the Draft Plan of Subdivision drawing prepared by Innovative Planning Solutions dated January 11, 2019 (Revision No. 11, January 20, 2022) as may be further revised that currently provides for single detached lots, open space uses, storm water management facilities, and public streets on the property legally described as Part of Lot 26, Concession 6, (formerly the Township of Collingwood), Town of The Blue Mountains, County of Grey and comprised of the following:
 - a. 33 Single Detached Dwelling lots;
 - b. Public Streets “A” and “B”;
 - c. 2 Blocks for Open Space;
 - d. 1 Block for Stormwater Management;
 - e. 2 Blocks for Stormwater Management Swales;
 - f. 1 Block for a Walkway; and
 - g. 3 Blocks for Road Reserves.
2. That prior to final approval and registration of the Plan, the Owner shall enter into and execute a Subdivision Agreement with the Town of The Blue Mountains, to satisfy these conditions and such Agreement may deal with matters including, but not limited to, financial, legal, and engineering matters, including the installation of services, roads, landscaping, and other requirements of the Town of The Blue Mountains (“the Town”), in consultation with the County of Grey (“the County”), the Grey Sauble Conservation Authority (“the GSCA”) and the Niagara Escarpment Commission (“the NEC”).
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 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 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 and Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement. Where compliance with Town Engineering Standards necessitates off-site works, (i.e. stormwater management system upgrades, localized water storage) the owner shall enter into agreements with the Town to implement the requisite off-site works, to the satisfaction of the Town.

5. 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.
6. The Owner shall agree in the Subdivision Agreement that all applicable Development Charges will be submitted in accordance with the Town's Development Charges By-law, the County of Grey Development Charges By-law and any applicable Education Charges By-law, subject to any applicable development charge credits and any other Agreements with the Town and County.
7. 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.
8. That prior to final approval by the Approval Authority, the Town of The Blue Mountains shall confirm 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.
9. That execution of the Subdivision Agreement, final approval, and registration of all or part of this plan of subdivision may not take place until the Approval Authority has been notified in writing by the Town Director of Operations that:
 - a. Sufficient Water and Wastewater Plant capacity exists to accommodate this development; and,
 - b. Sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are constructed and commissioned; and
 - c. Sufficient conveyance capacity and condition of water and wastewater systems has been confirmed; and
 - d. That water and wastewater system treatment and conveyance capacity is available and has been allocated by the Town to this development.
10. The Owner acknowledges and agrees that this Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre- Servicing Agreement and/or Condominium Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
11. That prior to final approval by the County, a Site Servicing Plan shall be prepared, and the development shall be fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains and that, in accordance with applicable Engineering Standards, use of a low-pressure force main is not permissible.
12. That prior to execution of a Subdivision Agreement, a detailed engineering and drainage report which describes the stormwater drainage system for the proposed development

on the subject lands shall be submitted to the satisfaction of the Town. The report shall include:

- a. Plans illustrating how the drainage system will integrate into the drainage of surrounding properties.
- b. The hydrogeological conditions found through the hydrogeological study should be accounted for in the design of the stormwater management controls.
- c. Enhanced treatment is required, and a more detailed analysis should be done to assess, sediment, contaminants, and thermal impacts on adjacent/downstream watercourses.
- d. The stormwater management techniques which may be required to control minor and major flows.
- e. How external flows will be accommodated and the design capacity of the receiving system.
- f. The stormwater management techniques required to accommodate the 5-year storm event.
- g. The stormwater management techniques required to accommodate the 100-year storm event.
- h. How external flows will be accommodated and the design capacity of the receiving system.
- i. Location and description of all outlets and other facilities which may require permits.
- j. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction. A sediment and erosion control plan with silt fencing be prepared and implemented to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains in consultation with County of Grey.
- k. Overall grading plans for the subject lands.

It is recommended that the developer and/or consultant contact the Town Development Engineering Division, County of Grey and the Grey Sauble Conservation Authority prior to preparing the above report to clarify the specific requirements of this development.

13. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town of The Blue Mountains in consultation with County of Grey:
 - a. To carry out, or cause to be carried out, all the works referred to in condition 12 above.
 - b. To obtain any necessary permits from the Grey Sauble Conservation Authority.
 - c. Prior to the initiation of any site alteration, grading or construction on the site to erect any silt fence as referred to in Condition 12 above.
14. That the Subdivision Agreement shall include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
15. Stormwater overland flow routes shall be kept within municipal roads or approved walkways only.

16. Prior to the initiation of any site grading or servicing and prior to registration of the plan, the Owner submit for the approval of the Town Development Engineering Division a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer. 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.
17. Prior to the initiation of any site grading or servicing and prior to the registration of this plan, submit to the Town:
 - a. A Phase 1 Environmental Site Assessment;
 - b. A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment;
 - c. 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
 - d. A copy of a Record of Site Condition and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.
18. Prior to the initiation of any site grading or servicing, the Owner shall provide a report identifying all existing 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.
19. That the Owner agrees to address required upgrades to Old Lakeshore Road to the satisfaction of the Town of The Blue Mountains.
20. That the Subdivision Agreement contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town including but not limited to the following:
 - a. The appropriate horizontal and vertical alignments of all roads and underground services including their intersection geometrics to the satisfaction of the Town.
 - b. That the public roads and related cross section(s) are designed to the satisfaction of the Town.
 - c. That suitable construction traffic routes are identified to the satisfaction of the Town.
 - d. The street lighting system on all 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.
21. That the Owner agrees to provide, prior to final approval, a plan to address Street "B" and the potential that a roadway connection between the subject lands and the adjacent

lands to the east is not made in which case reconfiguration of the road alignment is required to the satisfaction of the Town.

22. That prior to final approval, the Owner shall prepare a Landscape Analysis and Plan and a Vegetation/Tree Inventory and Preservation Plan showing the requirements of 3.81 hectares of woodland and 0.33 hectares of wetland being removed and compensated for and an Environmental Monitoring Plan (to be implemented throughout the duration of construction activities) by a qualified consultant in accordance with the recommendations identified in the Environmental Impact Study to the satisfaction of the Town of The Blue Mountains in consultation with the County of Grey the Niagara Escarpment Commission, and in consultation with the Ministry of Environment, Conservation and Parks. The Landscape Plan shall include amongst other matters:
- a. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process;
 - b. Mitigation and compensation for impacts to Butternut trees in conformity with Ontario Regulation 242/08 (Section 23.7) and to the satisfaction of the Ministry of Environment, Conservation and Parks (MECP);
 - c. A forest edge management plan to avoid impacts to areas where woodlands or trees are to be maintained;
 - d. Building envelopes for each lot;
 - e. The Landscape/Tree Preservation and Protection Plan will also address the protection and replacement of the Butternut trees to the satisfaction of the Ministry of Environment, Conservation and Parks (MECP);
 - f. That said plan be incorporated into the Subdivision Agreement with the Town; All to the satisfaction of the Town of The Blue Mountains in consultation with the County of Grey
23. That the Owner shall agree in the subdivision agreement and pre-servicing agreement to construct/implement/maintain the mitigation measures as outlined in Section 9.0 of the Environmental Impact Study prepared by Dillon (May 2018) to an extent that is reasonably feasible. If any condition(s) are considered non-feasible, clearance from The Town of Blue Mountains/County of Grey to amend or eliminate specific conditions will be required.
24. The Owner shall agree in the Subdivision Agreement to convey free and clear of all encumbrances, and at no cost to the Town, the Blocks 4, 5 and 6. The Owner shall further agree that the conveyances of these Blocks are not to be included as part of the parkland dedication calculation.
25. The Owner shall pay cash-in-lieu for 5% parkland dedication in accordance with the Planning Act.
26. The Owner shall agree in the Subdivision Agreement to design and construct at no cost and to the satisfaction of the Town, trails and associated crossings to be designated and signed accordingly. The trail within such Blocks shall be constructed in conjunction with the development of the first phase of the subdivision and shall be completed to a minimum of 3.0 metres in width as per a design approved by the Town of the Blue

Mountains Community Services Department. The trail shall be designed to be compatible with existing features and constructed to minimize environmental impacts. Where applicable, the Owner shall prepare a tree study to the satisfaction of the Town, in consultation with the County of Grey, to determine the health of existing trees, the extent of root growth, erosion risks and drip line to establish appropriate setback from mature trees. The final trail route will be determined through preparation of a Trail Plan by the Owner, to the satisfaction of the Town.

27. The Owner shall be required to install a trail and any necessary accesses and/or crossing(s), at their expense, over Blocks 2,4, 5, 6 to the satisfaction of the Town.
28. The Owner shall, at their expense, provide a Site Condition Assessment of the Hazard zoned lands proposed to be conveyed to the Town. The Assessment shall identify any potential risks and liabilities associated with the Town's ownership of the Hazard zoned lands, and its conclusions shall inform the Town's decision whether and under what circumstances to take ownership of these lands in particular with respect to additional costs required to manage risk and costs of ownership.
29. The Owner shall agree in the Subdivision Agreement to design and construct suitable fencing, as may be required by the Town along the lot lines of all residential Lots and/or Blocks abutting walkways, stormwater management blocks, and designated natural environmental and/or open space areas, to the satisfaction of the Town.
30. The Subdivision Agreement shall contain wording to the satisfaction of the Town requiring 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.
31. 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.
32. 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.
33. The Owner shall agree in the Subdivision Agreement to include as applicable pending resolution of road alignment as per Condition 21 a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lot 1 that Street "B" may be used for snow storage and/or vehicular turnaround and that this road may or will be extended in the future.
34. 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:

- a. "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."
 - b. "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."
 - c. "Purchasers and/or tenants are advised that prior to the placement of any structures in 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."
 - d. "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."
 - e. "Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins."
 - f. "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."
 - g. "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 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."
 - h. "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."
 - i. "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."
35. The Owner shall agree in the Subdivision Agreement that all road allowances, daylight triangles and road widenings required and included within this Plan of Subdivision shall be dedicated as public highways on the Plan for final approval and shall be deeded to the Town free and clear of encumbrances, to the satisfaction of the Town.

36. The Owner shall agree in the Subdivision Agreement to convey, free and clear of encumbrances, and at no cost for the Town, land for the purpose of 0.3 metre reserves, to the satisfaction of the Town.
37. That prior to final approval, the Owner shall agree in the Subdivision Agreement that a municipal numbering system be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot.
38. That prior to final approval, Street "A" and Street "B" shall be named to the satisfaction of the Town with regard to 911 emergency servicing and in accordance with the Town of The Blue Mountains Street Naming Policy.
39. That prior to final approval, the Owner shall ensure that all dead ends and open sides of road allowances, and other exterior side yard flankages of Lots and Blocks, within this Plan of Subdivision shall be terminated in 0.3 metre reserves to be conveyed to the Town.
40. The Owner shall agree in the Subdivision Agreement that any road that is not a through street at the completion of the development may be terminated in a design in accordance with Town Engineering Standards, or other manner as determined by the Town.
41. The Owner shall agree in the Subdivision Agreement to convey, free and clear of encumbrances, save and except such encumbrances as may be permitted by the Town in its sole discretion, and at no cost to the Town, land for the purpose of a pedestrian walkway, to the satisfaction of the Town.
42. The Owner shall agree in the Subdivision Agreement to prepare and submit an overall utility coordination plan showing the location of all required utilities, including on-site drainage facilities, streetscaping, and Community Mail Boxes (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.
43. 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.
44. 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.
45. 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.

46. 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 for the placement of the CMB's in accordance with the requirements as provided by Canada Post.
47. The Owner covenants and agrees to provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post for the installation of CMB's as required by Canada Post.
48. Furthermore, the Owner agrees in the Subdivision Agreement to organize and participate in monthly communication meetings with abutting residents as may be required by the Town. These communication meetings will provide updates related to on-site activities such as construction access, earth movements, foundation works, installation of asphalt and curbing, dust control and house construction.
49. That the Owner shall provide in each of the sales offices a large coloured map, not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of The Blue Mountains Official Plan and a prominent note indicating that further information can be obtained from the Town of The Blue Mountains Planning Services Department.
50. 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 / valleyland and walkways, a general description of their proposed facilities as well as the following information:
 - a. All approved street names,
 - b. The proposed land uses within the subdivision based on the draft approved plan,
 - c. The immediately surrounding existing and proposed land uses,
 - d. The approved phasing of the development (if applicable) and construction access routes,
 - e. The approximate locations and types of other fencing within the subdivision
 - f. Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located,
 - g. 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,
 - h. The locations of all anticipated CBM's,
 - i. The following standard notes:
 - i. "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."
- ii. "Please Note: this map is based on information available on (month/year) and may be revised without notice to purchasers."
 - iii. "Some streets in this subdivision will be extended in the future and temporary access roads may be closed."
 - iv. "There may be catch basins or utilities easements located on some lots in this subdivision."
 - v. "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 periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the natural environment."
 - vi. "Community mailboxes (CBM's) will be directly beside or in front of some lots."
 - vii. "Purchasers are advised that the final location of walkways in Blocks may change without notice."
 - viii. "Streets may contain on-street parking, and may be available for overnight parking, subject to parking permits."
 - ix. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings."
 - x. "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."
 - xi. "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."
 - xii. "Gates are not permitted in fences when lots abut publicly owned lands, including but not limited to open space lands, hazard lands, a trail, valleyland, active park, woodlot or stormwater management pond."
 - xiii. "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."
 - xiv. "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."
 - xv. For further information, please contact the Town at 519-599-3131"
 - xvi. 15. "For further general information on proposed and existing land use, please call the Town's Planning Services Division 519-599-3131."
 - xvii. "For detailed grading and berming information, please call the Town's Development Engineering Division 519-599-3131"

51. The Owner 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 50 above.
52. 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.
53. 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 that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the approved comprehensive grading plan. Efforts will be made to maintain the existing tree cover where applicable until such time as building envelopes have been established. 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 in consultation with the County of Grey.
 - b. 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.
 - c. 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.
 - d. 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 CBO for approval.
 - e. 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.
 - f. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, the Grey Sauble Conservation Authority, or any other applicable authority, prior to any site alteration.
 - g. That the Owner shall agree that the Town of The Blue Mountains will provide full collection curb side in front of the individual homes and collection will not begin collection until development is 90% occupied or until Town contracted waste collection trucks can safely access the site. It is the Developer's responsibility to request municipal curbside collection from the Town Operations Division. Upon request, the Town will assess the ability to provide curbside waste collection to the development or phase requested and will provide written confirmation of the Town's ability to commence collection and the date of commencement. Until municipal collection commences it is the responsibility of the Owner/Developer to provide appropriate private collection to occupied units.

- h. That the Owner agrees to not store construction materials on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.
 - i. The Owner shall agree that 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 sec. 48 (1) of the Ontario Heritage Act.
54. Prior to final approval and registration, the Subdivision Agreement shall include a clause advising 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.
55. Prior to final approval and registration, the Owner shall agree in the Subdivision Agreement to grant all necessary easements and/or blocks and/or enter into agreement to provide for trail and access over Block 2 drainage Swale.
56. Prior to final approval and registration, the Owner shall agree in the Subdivision Agreement to grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority.
57. Prior to execution of the Subdivision Agreement, the Owner shall 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.
58. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey and the Grey Sauble Conservation Authority.
59. That prior to final approval, the Approval Authority is advised in writing by the Grey Sauble Conservation Authority, the Town of The Blue Mountains, Niagara Escarpment Commission, County of Grey, Canada Post how the related conditions under their clearance authority are satisfied.
60. That the Owner acknowledges and agrees that it is the Owner's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the appropriate clearance agencies and also to record this information in a condition's clearance matrix to the satisfaction of the Town and County demonstrating required clearances of these conditions prior to requesting final approval.

NOTES:

1. If final approval is not given to this plan within three years of the draft approval date, and no extensions have been granted by **July 10, 2028**, 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.
2. The Owner is advised that various standards and policies of the Town have been updated and that legislative requirements have also changed since the original (2022) draft plan approval, including but not limited to the following:
 - a. 2024 Development Charges Background Study which identified the required upgrade of Old Lakeshore Road to an Urban Standard and a 200 mm sanitary wastewater pipe on Old Lakeshore Road
 - b. 2023 Engineering Standards which, among other things no longer allows for low pressure force mains
 - c. 2024 Master Drainage Study which specifies various works related to stormwater conveyance and outlets along the Georgian Bay waterfront and upstream
 - d. 2022 Master Transportation Plan
 - e. 2024 Annual Water & Sewer Capacity Reports
 - f. Bill 23 More Homes Built Faster Act removed Conservation Authority commenting role on natural heritage matters, which was replaced at the Town by peer review through the County of Grey

All studies, reports and drawings will require review and revision as applicable to address changes to applicable legislation, policies and standards to the satisfaction of the associated clearance authorities.

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 2P0

Grey Sauble Conservation Authority
237897 Inglis Falls Road, RR4
Owen Sound, ON N4K 5N6

Canada Post Corporation
300 Wellington Street
London, ON N6B 3P2

Niagara Escarpment Commission
1450 7th Avenue
Owen Sound, ON N4K 2Z1

With respect to any draft plan conditions requiring clearance or consultation with conservation authorities, for any conditions relating to natural hazards a clearance letter will be required prior to issuing final approval as this falls under the mandate of the conservation authorities. For any matters that are related to natural heritage, this falls under the mandate of the local municipality and the County. The local municipality relies on the services of Grey County Planning Ecologists for natural heritage review and therefore the local municipality will consult with the County of Grey to determine if they are satisfied that those conditions have been addressed. The conditions will clearly note which conditions require clearance from the County of Grey and which requires clearance from the local municipality in consultation with the County. In cases where the local municipality or the County of Grey are not satisfied that conditions related to natural heritage matters have been addressed to their satisfaction, a peer review may be required at the expense of the Owner.

4. 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.
5. 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
6. 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.
7. All measurements in subdivision final plans must be presented in metric units.
8. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.
9. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(59) of the Planning Act, RSO 1990, as amended.

