

**Original Draft Plan Conditions as per Planning Report PDS.21.076 August 11, 2021
Proposed Changes shown in Track Changes.**

Draft Plan Conditions Blue Vista Subdivision

Draft Plan of Subdivision File No. 42T-2019-01

General Requirements

1. That this approval applies to the draft plan of subdivision located on on the property legally described as South Part Lot 17, Concession 1, Town of The Blue Mountains, County of Grey, prepared by Lloyd & Purcell Ontario Land Surveyors last revised February 26, 2021 and signed by the Surveyor and Owner on April 7, 2022, showing the following:
 - 82 Single Detached Lots (82 Dwelling Units)
 - 36 Semi Detached Lots (72 Dwelling Units)
 - 4 Public Streets (Streets A, B, C, and D)
 - 14 Blocks:
 - Block 119 (Parkland Dedication)
 - Blocks 120 and 132 (Environmental Protection)
 - Blocks 121, 124, 125, 128, and 130 (Trails and Walkway)
 - Blocks 122 and 131 (Stormwater Management)
 - Block 123 Walkway/Service Connection
 - Block 126 and 127 (Grey County Road 21 Sight Triangles)
 - Block 129 (Grey County Road 21 Road Widening)
2. The Owner shall enter into and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, prior to final approval and registration of the Plan, to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Town of The Blue Mountains (“the Town”) and the County of Grey (“the County”), as well as any statutory requirements of other government authorities, including the payment of all applicable Town and County development charges in accordance with the applicable Development Charges By-law.
3. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
 - i. Engineering works which include municipal water, sanitary sewer services;

- ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
- iii. Drainage, stormwater management;
- iv. Storm sewers and infiltration galleries;
- v. Road and intersection construction;
- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, Street Lighting, Natural Gas, Telecommunication and Fibre Optic Utilities;
- x. Architectural Control;
- xi. Grading and sodding;
- xii. Fencing & Landscaping;
- xiii. Trails/walkways;
- xiv. Fire Break Plan, if required;
- xv. Construction Implementation and/or Mitigation Measures;
- xvi. Warning clauses, signed entry features and safety hoarding;
- xvii. Public notification, signage and minimum notice periods.

The details of which may indicated in correspondence from appropriate commenting agencies and/or departments.

4. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. 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 Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
5. 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 & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Town. Where compliance with Town Engineering Standards necessitates offsite works, (i.e. water distribution, sanitary sewer, or stormwater management system upgrades) the owner shall enter into agreements with the Town and/or the County to implement or enter into costs sharing agreements for the requisite offsite works, to the satisfaction of the Town.
6. That prior to final approval by the County, 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.

7. That the public streets shall be named in accordance to the Town's Street Naming Policy, to the satisfaction of the Town of The Blue Mountains.

Servicing, Grading and Road Requirements

8. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains.
9. That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient water and sanitary capacity available and allocated to service the entire plan of subdivision, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.
10. That the Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
11. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
12. That a stormwater management plan be prepared to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
13. That a Wetland Creation and Buffer Enhancement Plan be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority demonstrating a net gain of wetland creation/expansion for the removal of unavoidable wetland features (Municipal Road). Wetland Buffer Enhancement to include fencing and tree planting as appropriate.
14. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
15. That prior to final approval by the Town, Operation and Maintenance Manuals for any non-standard infrastructure shall be provided to the satisfaction of the Town.

16. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town and County of Grey including but not limited to the following:
- i. The appropriate horizontal and vertical alignments of all roads, including their intersection geometrics, and underground services;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Town and County of Grey; and,
 - iii. The street lighting system on roadways be designed and constructed to the satisfaction of the Town. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.
17. That the Subdivision Agreement between the Owner and the Town provide for the dedication of a 5.181 metre Grey Road 21 road widening (Block 129) and 15.24 metre intersection day light triangles (Block 126 and 127) to be conveyed to the County of Grey without monetary consideration and free of all encumbrances.
18. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Stormwater Management System including Block 122 and Block 131 without monetary consideration and free of all encumbrances.
19. That an entrance permit be granted by the County of Grey for any new entrances or intersections, such as Street 'A' and Temporary Construction Access, that are connecting onto Grey Road 21. Any work within the County's road allowance will require an encroachment permit. The design of the intersection of Street 'A' and Grey Road 21, including the trail crossing, will need to be to the satisfaction of the Town and the County of Grey.
20. That a suitable temporary construction access road is provided to direct development construction activity away from Street 'A' as appropriate. This temporary access is to be constructed to the satisfaction of the Town and the County of Grey. The Subdivision Agreement will provide for the timing of the closure and decommissioning of this temporary road access.

Utilities and Canada Post

21. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, including CRTC-

licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.

22. The Owner shall provide to Enbridge Gas (operating as Union Gas) the necessary easements and/or agreements required by Union for the provision of gas services in a form satisfactory to Enbridge Gas.
23. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
24. That the Subdivision Agreement 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.
25. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
26. That should a Community Mailbox 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.

Vegetation, Fencing and Streetscape Requirements

27. That prior to final approval, the Owner prepares a Vegetation Assessment and Vegetation Management Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains. The Vegetation Management Plan shall include amongst other matters:
 - i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;
 - ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,
 - iii. That said plan be incorporated into the Subdivision Agreement with the Town.

28. That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
29. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Town of The Blue Mountains.
30. That prior to final approval, the Owner prepares an edge management plan to address areas requiring establishment of a new woodland edge and to identify and specify approaches for restoration/enhancement of open lands adjacent to retained woodlands.
31. That prior to final approval, the Owner shall prepare a Landscape Plan providing additional tree plantings adjacent to the Golf Course in accordance with the recommendations of the Golf Spray Analysis.
32. That prior to final approval, the Owner shall complete a Trail Assessment on the potential impacts related to the trail alignment with recommendations for trail design to avoid, minimize and/or mitigate impacts to woodlands, wetlands, watercourses and related features and functions.
33. That the Owner shall dedicate a 4.5 metre trail block adjacent to Grey Road 21 To the Town and construct a 3.0 metre wide stonedust trail in accordance with Town Standards.
34. That the Owner shall remove all identified trees from the Public Parkland Block 119, rough grade such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed all rough graded areas.

Park and Open Space Requirements

35. The Owner shall provide Block 119 (1.018 hectares / 5.0%) being the minimum parkland dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.
36. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Environmental Protection Blocks (Block 120 and 132) without monetary consideration, free of all encumbrances, and in a form acceptable to the Town

37. That the Subdivision Agreement include provisions for a public walkway connection between Grey Road 21 and the Community Park being Plan 16M-42 Block 42 or Plan 16M-69 Block 148.

Miscellaneous

38. That the Owner agree that the Subdivision Agreement shall contain appropriate Notice and Warning clauses on all Purchase and Sale Agreements to acknowledge subdivision build out requirements, homeowner requirements, to acknowledge the existing Monterra Golf Course lands to the north, and to advise community school requirements from Blue Water District School board.

39. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:

- i. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
- ii. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
- iii. Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly).
- iv. A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - a. Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or
 - b. Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).

40. That prior to final approval and registration, the Owner shall obtain a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries, that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.

41. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office in a place visible to the public, which indicates the approved location of all sidewalks, walkways, trails, community mailboxes, parks, schools, open space

areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

Administration

Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:

- i. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
- ii. 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.
- iii. 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.
- iv. 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 Chief Building Official for approval.
- v. 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.

- vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, or any other applicable authority, prior to any site alteration.
 - vii. The Owner shall agree to the following:
 - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with section 48 (1) of the *Ontario Heritage Act*;
 - b. 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.
 - viii. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
 - ix. the Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
42. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how Conditions 1-41 have been satisfied.
43. That prior to final approval, the County is advised in writing by the Grey County Transportation Services Department how Conditions XXX have been satisfied.
44. That prior to final approval, the County is advised in writing by the Nottawasaga Valley Conservation Authority and Grey Sauble Conservation Authority how Conditions 12, 13 and 28 have been satisfied.
45. That prior to final approval, the County is advised in writing by Enbridge Gas how Condition 22 has been satisfied.

46. That prior to final approval, the County is advised in writing by the Canada Post how Conditions 25 and 26 have been satisfied.
47. This draft plan approval shall lapse on <DATE>. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
48. 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.
49. That the Owner, submit to the Town of The Blue Mountains and the County of Grey with a digitized copy of the Final Plan in a format acceptable to the County of Grey.

NOTES TO DRAFT APPROVAL

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

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

County of Grey Transportation Services
<address>

Grey Sauble Conservation Authority
<address>

Nottawasaga Valley Conservation Authority
<address>

Enbridge Gas
<address>

Canada Post
<address>

4. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
 - b) subsection 144(2) allows certain exceptions.

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

5. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of the Environment Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.