



October 31, 2023

To: Adam Smith, Director of Planning & Development Services

From: Betty Muise
Tree Trust TBM

RE: Plan 16M8 Part of Block 1 (Lora Bay Part 4B)
Public Information Centre (PIC), October 31, 2023

I am writing regarding the above-referenced Plan of Subdivision, and in particular the proposed creation of residential lots that back onto the Georgian Trail, and a proposed extension of West Ridge Drive that would cross the Georgian Trail.

My request of Town and County Planning Staff is to respect and place a very high priority on the strongly felt and repeatedly expressed wishes of residents to protect and enhance our tree canopy and, more specifically in this case, to protect the forested natural corridor along the Georgian Trail.

The Georgian Trail is one of our most important natural and recreational assets, enjoyed by residents and visitors throughout the year. The placement of residential lots backing onto the Georgian Trail and the crossing of the Georgian Trail by an extension of West Ridge Drive has the potential to threaten the health and sustainability of this unique corridor. Risks include tree and understory removal/damage, excavation and grading occurring too close to tree root zones, insufficient buffering, and significant alteration of drainage flows.

We question the need for a new road crossing of the Georgian Trail, given that the proposed development would have access to Lora Bay Drive and the 39th Side Road. It is also our understanding that Council must approve Georgian Trail crossings.

We look forward to the upcoming PIC and an opportunity to review the adequacy and enforceability of Georgian Trail protection measures in detail.

Thank you for the opportunity to comment.

Betty Muise

Tree Trust TBM

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 31, 2023 3:07 PM
To: [REDACTED]; planning@grey.ca; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Lora Bay Subdivision Comment; Town File P3211, County File 42T-2022-06

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Heather,

Thank you for your comments relating to the October 31, 2023 Council Public Meeting: Lora Bay Application. By way of copy I am confirming same are forwarded to Council and staff for information. Your comments will be included in the followup staff report.

Kyra Dunlop
Deputy Clerk, BA (Hons)
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, October 31, 2023 3:02 PM
To: planning@grey.ca; Town Clerk <townclerk@thebluemountains.ca>
Subject: Lora Bay Subdivision Comment; Town File P3211, County File 42T-2022-06

Good afternoon,

I attended the public meeting this morning about the proposed subdivision of 58 residential lots.

My concern involves the nature preserve that exists on either side of the Georgian trail between Christie Beach Road and Lora Bay Drive.

As a frequent user of this portion of the trail, it is best described as an untouched beautiful piece of nature. A stunning tree canopy that provides a home to many species of wildlife and provides a sanctuary away from man made roads and structures - for animals, birds and humans.

It is a joy to have this so close to home.

I went to the meeting to hear if the ecosystem around the trail would be protected.

The presenters are asking to clear all trees and wildlife except for 5 metres abutting the trail.

I would like to vigorously argue that this will destroy this sanctuary.

It was also mentioned that there would be multiple links to the trail, again destroying the protected peaceful nature of this trail.

I can not believe an environmental study of any depth would see this as acceptable.

The golf course closest point seems to be approx 15 metres which provides a visual barrier and room for wildlife to move comfortably.

I would propose at least a 15 metre easement on either side of the trail be zoned to protect the flora and fauna.

Thank you for the opportunity to comment and hope this natural portion of the trail will be preserved.

Heather Young

[REDACTED]

Thornbury.

Sent from my iPhone

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 17, 2023 9:06 AM
To: Laurie Thorne; Town Clerk
Cc: council; Planning Dept; SMT
Subject: RE: Town File: P3211, County File: 42T-2022-06

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laurie,

Thanks for your emailed comments. By way of copy I am forwarding same to our planning staff and Council for their information. Your comments will be read aloud at the meeting and included in the followup staff report too.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Laurie Thorne <[REDACTED]>
Sent: Monday, October 16, 2023 11:51 AM
To: Kyra Dunlop <kdunlop@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>
Cc: council <council@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>
Subject: Re: Town File: P3211, County File: 42T-2022-06

Thank you Kyra. My other input is regarding allowed housing style. Lora Bay phase 1 and 2 had restricted covenants ensuring only wood and stone were used and no brick was allowed. This kept our subdivision away from the "city" look and more like a country look of our town. My understanding is that the OP states that a new development must be built in the same style as current homes in the area. The homes here built by Calibrex in phase 3 did not even remotely follow this OP rule. They are three times the size of the rest of the development, modern and built with brick and wood. They have destroyed the beautiful country home appeal of Lora Bay. How did planning allow this to happen? I am asking that council and staff do not allow this to happen in phase 4 and all future phases of Lora Bay and follow the rules of the OP to ensure Lora Bay house design to continue to reflect the feel of our beautiful town and the lovely homes here in Phases 1 and 2.

Regards,

Laurie and John Thorne
[REDACTED]

Lora Bay

Get [Outlook for iOS](#)

From: Kyra Dunlop <kdunlop@thebluemountains.ca>
Sent: Monday, October 16, 2023 10:00:02 AM
To: Laurie Thorne <[REDACTED]>; Town Clerk <townclerk@thebluemountains.ca>
Cc: council <council@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>
Subject: RE: Town File: P3211, County File: 42T-2022-06

Hi Laurie,

Thanks for your email. By way of copy I am forwarding same to our planning staff for their information to ensure you receive notices of decision with respect to the October 31, 2023 Public Meeting: Notice of Complete Application and Public Meeting (Lora Bay Phase 4B).

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Laurie Thorne <[REDACTED]>
Sent: Saturday, October 14, 2023 1:00 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Town File: P3211, County File: 42T-2022-06

I would like to receive a notice of any decision made on the above noted file.
Laurie Thorne

Sent from my iPad

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 17, 2023 1:12 PM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: RE: Comments TBM Planning Department

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brent,

I erred in advising what file your comments were in relation to per the file number. I confirm your comments relating to B-3-Notice of Complete Application and Public Meeting (Lora Bay Phase 4B)P3211 will be read aloud at the October 31, 2023 Council Public Meeting and included in the followup staff report. Thanks!



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Kyra Dunlop
Sent: Tuesday, October 17, 2023 1:09 PM
To: [REDACTED]
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>
Subject: FW: Comments TBM Planning Department

Good afternoon Brent,

I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Brent Scobie [REDACTED]
Sent: Sunday, October 15, 2023 8:05 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Fwd: Comments TBM Planning Department

Subject: Comments TBM Planning Department

Cortina Giles

Roll 424200001530135
Property Plan 16M8 Part of Block 1
Town File P3211
County File 42T-2022-06

Comments :

On West Ridge Dr there is a crossing from the golf course for pedestrians / power golf / carts / golf maintenance vehicles. With West Ridge Dr being a 50 KM speed limit and the amount of pedestrian and golf traffic going from the 15 th to 16 th hole , is it possible to have a solution in the subdivision plan ?

Thank you

Brent Scobie
[REDACTED]
Thornbury Ontario
[REDACTED]
[REDACTED]

Carter Triana

From: Karen Long
Sent: Thursday, October 12, 2023 11:30 AM
To: Ontario Lands
Cc: Carter Triana
Subject: RE: Development Review Committee - November 9, 2023 - Full Submission Application 1 of 1 - Lora Bay Phase 4B

Thank you for your email.



Karen Long

Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON NOH 2P0
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723
Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Ontario Lands <ONTLands@enbridge.com>
Sent: Thursday, October 12, 2023 11:25 AM
To: Karen Long <klong@thebluemountains.ca>
Subject: RE: Development Review Committee - November 9, 2023 - Full Submission Application 1 of 1 - Lora Bay Phase 4B

Thank you for your correspondence with regards to draft plan of approval for the above noted project. It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge. Should you require any further information, please contact the undersigned.

Kelly Buchanan

Land Analyst

—
ENBRIDGE GAS INC.
TEL: 519-436-4673 | FAX: 519-358-4271
50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com
Safety. Integrity. Respect.

From: Karen Long <klong@thebluemountains.ca>
Sent: Thursday, October 12, 2023 11:16 AM
Subject: [External] Development Review Committee - November 9, 2023 - Full Submission Application 1 of 1 - Lora Bay Phase 4B

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

The Town received a pre-consultation application for a proposed Zoning By-law Amendment and Plan of Subdivision. This file will be reviewed at a virtual meeting of the Development Review Committee on **November 9, 2023**.

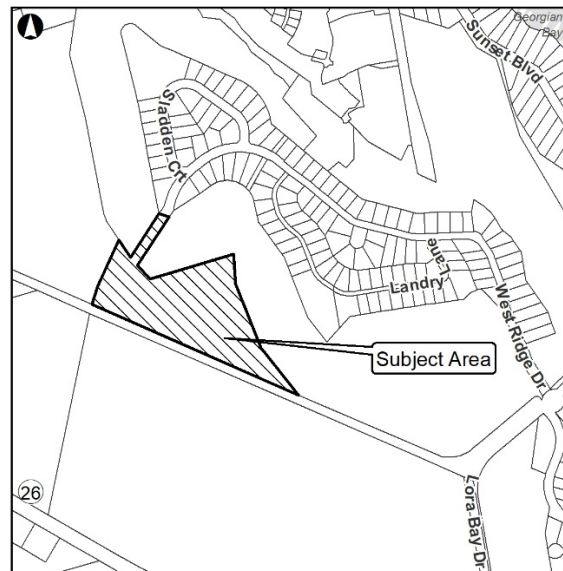
Please find attached all documents received for full review and comment. This proposal is also scheduled for a statutory Public Meeting on **October 31, 2023** in order to receive a decision of Council on December 11, 2023, in accordance with provincially mandated timelines. Receipt of comments in advance of this meeting date would be greatly appreciated. Kindly forward your written comments to planning@thebluemountains.ca.

Municipal File No: P3211
Project: Lora Bay Phase 4B ZBA and Plan of Subdivision
Municipal/Legal Description: Plan 16M8 Part of Block 1
Applicant: NG Lora Bay Limited
Agent: Terry Korsiak
Municipal Planner: Carter Triana, Intermediate Planner

Project Description:

The proposal involves the development of a Draft Plan of Subdivision to create 58 residential lots, 2 parks, and 2 servicing blocks. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone to Residential One 'R1-3-XX', Residential Two 'R2-XX', and Open Space 'OS' to permit 45 single detached dwellings and 13 rowhouses. The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the extension of West Ridge Drive, the construction of a new road, and multiple links to the Georgian Trail. The subject property is currently vacant.

Key Map:



At this time, I trust you find this in order.



Karen Long

Administrative Assistant for Planning Services
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723
Email: klong@thebluemountains.ca | Website: www.thebluemountains.ca

IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

October 30, 2023

Mr. Carter Triana,
Intermediate Planner
Town of The Blue Mountains
Sent via email

**RE: County Comments on Lora Bay Phase 4B Plan of Subdivision 42T-2022-06
and Zoning By-law Amendment P3211
Applicant: NG Lora Bay Limited
Agent: Terry Korsiak**

Dear Mr. Triana,

This correspondence is in response to the above noted zoning by-law amendment and plan of subdivision applications. County staff have reviewed the files with respect to consistency with the Provincial Policy Statement (PPS) and conformity with the County Official Plan. In preparation for the Town's November 9th Development Review Committee meeting, we offer the following comments as they pertain to these development applications.

The proposal involves the development of a draft plan of subdivision to create 58 residential lots, 2 parks, and 2 servicing blocks. The proposed zoning by-law amendment would rezone the subject property from Development 'D' zone to Residential One 'R1-3-XX', Residential Two 'R2-XX', and Open Space 'OS' to permit 45 single detached dwellings and 13 rowhouses.

The subject lands are designated as Recreational Resort Settlement Area (RRSA) in the County Official Plan. Staff would note that the subject lands are a part of the larger Lora Bay development, and have been designated for development purposes. The RRSA does support development of this nature, and largely defers to detailed municipal planning policies for these areas. Development within the RRSA is meant to provide a mix of recreational and tourism opportunities, while also allowing for residential development. Section 3.8(6) of the RRSA designation policies reads as follows:

"The County does not support residential zones within the Recreational Resort Settlement Area which only allow for single detached dwellings as the only residential use in a zone. In addition to single detached dwellings, municipal zoning by-laws shall permit Additional residential units and other forms of housing such as semi-detached,

townhouses, rowhouses, etc. When updating municipal zoning by-laws municipalities shall provide residential zones that provide a mix of residential unit types.”

County staff would welcome any further discussion on the draft zoning by-law amendment and the applicability of the above-quoted policy, or commentary on this matter from the proponent’s planner.

The County Official Plan does not map any human-made or environmental constraints on the proposed Phase 4B development site.

The County’s Planning Ecologist has reviewed the applications and shared the following comments.

‘Natural Heritage

The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is Grey County staffs understanding that the proposed development will be located within and/or adjacent to these features. Grey County staff have reviewed the updated environmental impact study (EIS) submitted by Cambium and have outstanding questions with the findings of the report. Amendments to the EIS may be necessary and are currently being reviewed by Cambium and the County's Planning Ecologist. [Note: The County’s Planning Ecologist has reached out to Cambium directly to get clarification on the above.]

Stormwater Management

It is Grey County Staffs understanding stormwater management infrastructure is needed for the proposal. Grey County Staff have reviewed the stormwater management report and plan (SWMP) with regards to water quality. Although the extended detention volume does not meet MECP guidelines, the overall outlet water quality will meet MECP guidelines for enhanced treatment and is considered acceptable by Grey County Staff. Please note, MECP may have to provide specific approval of this report and plan under ECA no. 9869-BSNQR4. Erosion and sediment controls were referred to within the text of the report, but no specific plan with location of silt fencing, etc. was provided. As such, a detailed erosion and sediment control plan is required prior to final approval.

Source Water Protection

It is Grey County Staffs understanding that the property does not contain protection areas that are subject to policies of the Source Water Protection Act. The property does however lie within an area designated as potentially having influence on highly vulnerable aquifers, as such, low-impact development and infrastructure is strongly

recommended. Confirmation with the Risk Management Official (RMO) on the above may also be advisable.'

With respect to some technical comments on the various background reports submitted, County staff would offer the following additional comments.

In reviewing both the Planning Justification Report (PJR) and the Traffic Impact Study (TIS) staff were unable to ascertain how section 8.2(j) of the County Plan has been addressed, which reads as follows:

“New developments will be designed to ensure the safe access for vehicles and emergency vehicles. Single access to new residential developments will be considered up to 85 units. New residential developments with 85 to 150 units will need to have at minimum a full access plus a secondary emergency access. New residential developments greater than 150 units will need to have two of more full accesses. Access to new residential developments will be considered through the phasing of the development however the above thresholds will be used to consider the design and phasing of the accesses. Local municipalities are encouraged to adopt these thresholds or develop alternate thresholds to ensure the safe access for vehicles and emergency vehicles. This policy shall not be interpreted to limit intensification on increased density; however, where the above standards for multiple accesses cannot be met, it shall be demonstrated that suitable and safe access can be provided to the satisfaction of the road authorities and emergency services.”

County staff would request a comment from either the planner or engineer on this policy as it pertains to West Ridge Drive being the only current road access to this section of the Lora Bay development. In looking at the broader concept plan for the rest of Lora Bay, it's clear that further connections will be made as future phases of the development are built out. However, in the interim staff need to understand how an interim secondary access could be provided, if necessary, in the event of an emergency i.e., possibly via the Georgian Trail or more likely via the construction access off the 39th Sideroad.

While minor in nature, the PJR states *“Proposed Official Plan Amendment 11 (OPA 11) was prepared to implement the new growth and employment numbers from the Growth Management Strategy into the County Official Plan. At this time, there is no timeframe for when a decision will be made on OPA 11...”* Just to clarify OPA 11 is in force and effect as it pertains to this development and the population and employment projections / allocations. The consolidated 2023 version of the County Official Plan on the County's website includes these OPA 11 changes within.

Furthermore, section 3.2.1 of the TIS references the County's Growth Management Strategy (GMS). More specifically the TIS references the 2015 GMS. These references

and population growth numbers should be updated based on the County's 2021 GMS, which, as per above, has been incorporated into the County Official Plan via OPA 11. A link to the 2021 GMS itself can be found below. The author of the TIS should confirm whether or not any changes to the findings are warranted based on the revised growth numbers. <https://www.grey.ca/government/strategic-planning-and-studies/growth-management-strategy>

As a reminder, tree removal in advance of any approvals of this development shall only be done in accordance with the County's Forest Management By-law, and any applicable by-laws or regulations at the Town and GSCA levels. A link to the County's Forest Management By-law can be found below:

<https://www.grey.ca/by-laws>

County staff have yet to receive some agency and stakeholder comments, who often participate in the development review process. After receipt of those comments, additional information or detailed technical review may be required. County staff also encourage on-going engagement with local First Nations and Metis as part of the development review process.

The County requests notice of any decision rendered with respect to the zoning by-law amendment.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Scott Taylor, MCIP, RPP
Director of Planning
519-372-0219 ext. 1238
scott.taylor@grey.ca
www.grey.ca

Cc Shawn Postma, Town of The Blue Mountains (via email)

Carter Triana

From: ARABIA Gabriel <Gabriel.Arabia@hydroone.com>
Sent: Monday, October 23, 2023 10:29 AM
To: Planning General
Subject: Town of the Blue Mountains - Plan 16M8 Part of Block 1 - P3211

Follow Up Flag: Follow up
Flag Status: Flagged

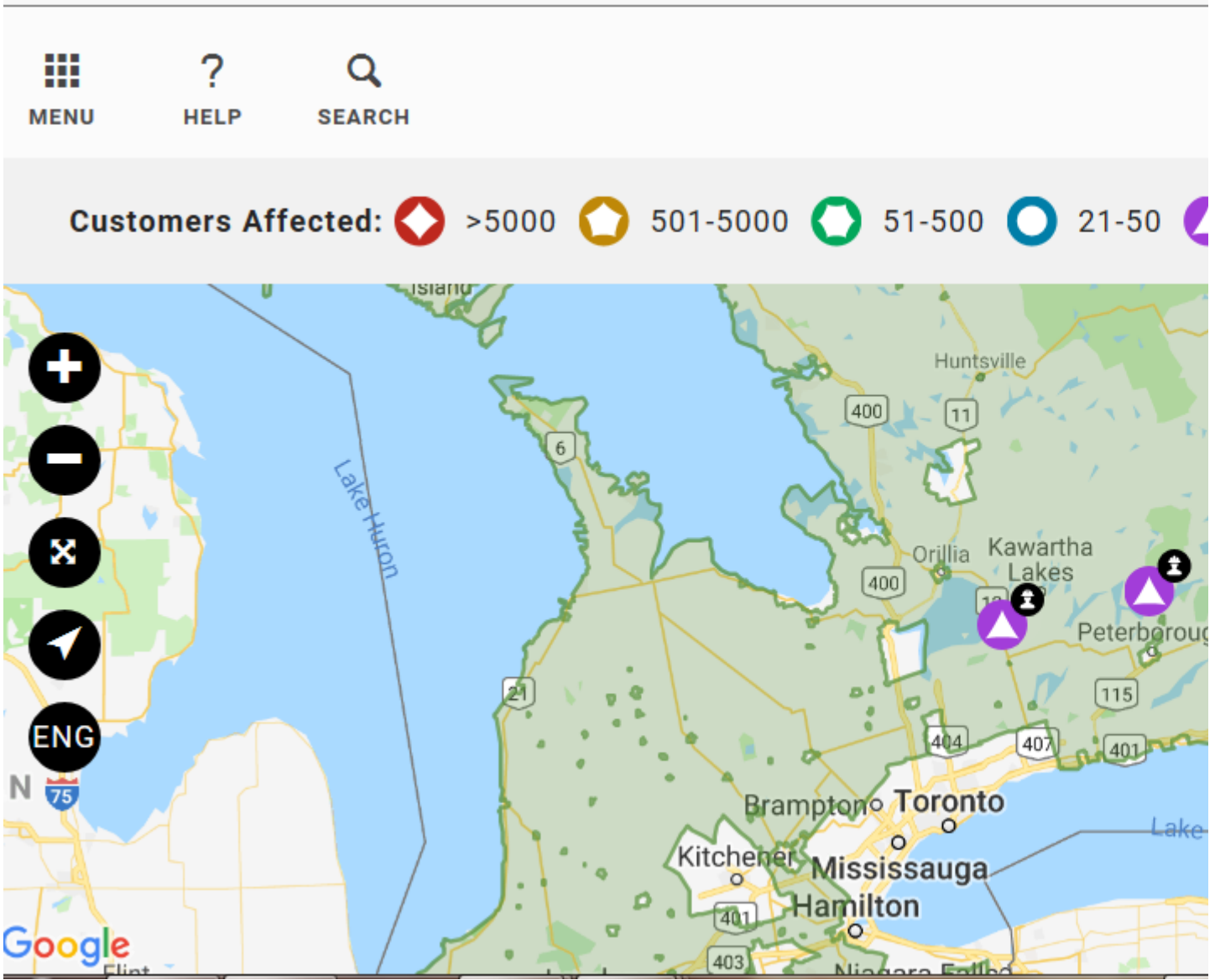
Hello,

We are in receipt of your Plan of Subdivision application, P3211 dated October 12th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
[HydroOne Map](#)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Carter Triana

From: Kyra Dunlop
Sent: Thursday, October 12, 2023 4:10 PM
To: WSP.PrimeCities@wspdigitalfactory.com
Cc: Planning Dept; SMT; Town Clerk; council
Subject: FW: ZBLA and Draft Plan of Subdivision (42T-2022-06, P3211), South of Landry Lane and West of Lora Bay Dr., The Town of the Blue Mountains

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Juan,

I acknowledge receipt of your below email and by way of copy I am forwarding same to Council for information, and to planning staff for their review, in regards to your comments for the October 31, 2023 Public Meeting: Application for Zoning Bylaw Amendment and Plan of Subdivision (Plan 16M8 Part of Block 1, Lora Bay Phase 4B). Your comments will be summarized and read aloud at the October 31, 2023 Meeting, and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>

Sent: Thursday, October 12, 2023 12:26 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: ZBLA and Draft Plan of Subdivision (42T-2022-06, P3211), South of Landry Lane and West of Lora Bay Dr., The Town of the Blue Mountains



10/12/2023

Town Clerk

The Blue Mountains

The Blue Mountains (Town)

Attention: Town Clerk

**Re: ZBLA and Draft Plan of Subdivision (42T-2022-06, P3211), South of Landry Lane and West of Lora Bay Dr., The Town of the Blue Mountains; Your File No. 42T-2022-06,P3211
Our File No. DTS: 6319 / Circ: 38635**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for**

information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.
WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.