

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision

under Subsection 51(37) of the Planning Act

Draft Plan Approval is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Land Tribunal must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee required by the Tribunal as prescribed under the Ontario Land Tribunal Act, and
- (3) Include the completed appeal forms from the Tribunal's website.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person* or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions of the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Ontario Land Tribunal (OLT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the OLT website or contact OLT - <https://olt.gov.on.ca/about-olt/>. The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority: the applicant; any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have made a written request to be notified of changes to the conditions.

RELATED APPLICATIONS

Municipality of Meaford Official Zoning By-law Amendment – Z07-21

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below. Please contact the Planning Office at 519-376-2205 or 1-800-567-GREY to schedule an appointment to review the information.

ADDRESS FOR NOTICE OF APPEAL

County of Grey
595-9th Avenue East
OWEN SOUND, Ontario, N4K 3E3
Attention: Mr. Scott Taylor, MCIP, RPP
Director of Planning and Development

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

Plan of Subdivision File No. 42T-2021-05 has been granted draft approval. The County's conditions of final approval for registration of this draft plan of subdivision are as follows:

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2021-05 prepared by Zubek, Patten, & Thomsen Limited. dated October 19, 2022 (and signed July 31, 2023) showing the following. The unit total on the draft plan may be subject to change via future redline revision to the draft plan.
 - a) Forty-nine (49) single detached dwellings,
 - b) Thirty-four (34) semi-detached dwellings,
 - c) stormwater management (Block 67)
 - d) Special exception (Block 69)
 - e) environmental protection (Block 68)
 - f) 1 Public Street ("Street A"), and,
 - g) condominium road (Blocks 70 and 71).
2. That all parcels comprising the development site, as existing on January 1, 2023, be merged and consolidated on title, prior to the registration of any Subdivision Agreement.
3. That supporting plans and studies be updated as required by conditions of draft plan approval and to reflect the final Draft Plan and shall be incorporated into the Subdivision Agreement to the satisfaction of the Municipality.
4. That the Owner is responsible to make satisfactory arrangements, financial and otherwise, with Canada Post Corporation for the provision of Community Mail Boxes (CMB) if required by Canada Post Corporation, as shown on the Concept Plan at the time of sidewalk and/or curb installation. The developer further agrees to provide notice to prospective purchasers of the locations of the CMBs and method of mail delivery with the subdivision.
5. That the Owner demonstrate compliance with the Environmental Protection Act regarding change of use which may include a Record of Site Condition.
6. That the Owner provide written notice of compliance with the Clean Water Act and applicable Source Protection Plan from the Risk Management Official.
7. That the Owner shall agree in the Subdivision Agreement that Development Charges, processing, and administration fees be paid in accordance with the Municipal, County, and school board policies and by-laws.

Lots / Blocks to be Conveyed to the Municipality

8. That the Subdivision Agreement include a schedule identifying all Lots and Blocks to be conveyed to the Municipality to the satisfaction of the Municipality. For clarity this shall

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

include, but not be limited to, Blocks 67 and 68 for stormwater management, access, and conservation purposes.

Block 69 Access and Configuration

9. That access to Block 69 shall be provided for at all times by either:

- a) Easement not less than 3 metre in width for access and maintenance over Lot 42 in favour of Block 69 until such time as the Block 69 is merged with adjacent lands. Or,
- b) That prior to registration of the final subdivision plan, Block 69 and Lot 42 have been merged together or Block 69 has been merged with another parcel of land having frontage on a public or private street either in accordance with Section 4.8 or 4.9 of the Zoning By-law and that lot frontage for all parcels is of sufficient width to satisfy the zoning by-law requirements for the proposed use of the lands.

Grey Sauble Conservation Authority

- 10. That a detailed erosion and sedimentation control plan and related construction mitigation measures be incorporated into the Subdivision Agreement and to the satisfaction of the Municipality in consultation with the Grey Sauble Conservation Authority.
- 11. That final detailed design of grading, drainage, and stormwater management plans and associated reports be completed to the satisfaction of the Municipality in consultation with the Grey Sauble Conservation Authority.
- 12. That prior to any site alteration or development, required permits under the Conservation Authorities Act will be obtained from the Grey Sauble Conservation Authority. The subdivision agreement may include a schedule to identify lots and blocks subject to O.Reg. 151/06 or its successor.
- 13. That the Owner agrees to complete a Landscape Plan, and a Tree Inventory and Preservation Plan, prepared by a Qualified Landscape Consultant to the satisfaction of the Municipality in consultation with the Grey Sauble Conservation Authority.
- 14. That the Landscape Plan shows that Block 68 shall remain in a natural state to the satisfaction of the Municipality in consultation with the Grey Sauble Conservation Authority.

Easements and Utilities

- 15. That the Owner agrees in the Subdivision Agreement to relocate any existing utilities as a result of the development at their sole expense.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

16. That the Owner agrees in the Subdivision Agreement 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 cost.
17. That the Owner agrees in the Subdivision Agreement 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.
18. That it is the developers' responsibility to identify, negotiate and implement any and all easements required on or off site for the provision of services, stormwater management, drainage, access, or utilities on a phase-by-phase basis to the satisfaction of the Municipality.
19. That the Owner shall agree in the Subdivision Agreement that such easements, land dedication, or agreements as may be required for access, gas, utilities, communications, telecommunications, servicing, drainage and construction purposes shall be granted to the appropriate agencies or authorities, including the Municipality of Meaford, to their satisfaction free and clear of all encumbrances.

Transportation

20. The internal public streets shall be named to the satisfaction of the Municipality of Meaford in accordance with the Municipality of Meaford Street Naming Policy.
21. That the Owner agrees in the Subdivision Agreement to provide detailed cross section design for public and private streets including sidewalks, street lighting and services to the satisfaction of the Municipality.
22. That prior to final approval the Owner provide detailed cross section design for internal streets including street lighting designed to be dark sky friendly to the satisfaction of the Municipality.
23. The Subdivision Agreement shall require the condominium agreement to include a restriction that no on-street parking is allowed on the condominium streets and that agreed upon enforcement of this restriction shall be spelled out in the agreement(s) to the satisfaction of the Fire Department.
24. That the Subdivision Agreement provide for a sidewalk to be installed on one side of Street A at the time of road construction and confirm agreed upon responsibility for maintenance of this sidewalk for the period between construction of this sidewalk and

any future connecting sidewalks on adjacent municipal streets to the satisfaction of the Municipality.

Water, Sanitary Services, and Storm Water Management

25. That prior to any development, or registration of the plan or any phase thereof, the applicant shall submit for review and approval by the Municipality, in consultation with Grey Sauble Conservation Authority, an adequate Hydrogeological Assessment and associated recommendations for:

- a) The dewatering and proposed drainage system for basements and the proposed drainage considerations below groundwater table;
- b) Demonstrating that the groundwater related requirements for the development and stormwater management pond are being met or exceeded:
The report shall:
 - i. Provide a ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, any necessary mitigation and dewatering requirements must be identified;
 - ii. Assess the need for liners associated with the stormwater management system, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated;
 - iii. Provide information detailing all anticipated temporary or passive dewatering that may be required during the construction phase as required, to the satisfaction of the Municipality.
- c) That the Owner complete a detailed water balance assessment to the satisfaction of the Municipality that will identify measures to be implemented during construction and post-construction to: mimic the pre-development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to natural features; provide for onsite retention of precipitation; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain and not exceed target flows to downstream wetlands and watercourses. This study must provide detailed design of the system(s), and implementation information and measures, including adaptive management and monitoring which should then be included in the Functional Servicing Report.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

26. That the Subdivision Agreement require the following:
- a) Water demand/fire flow calculations for the subject site and hydrant flow test results shall be provided to the to the Municipality for modelling to confirm the external improvements required to increase fire flows at the site;
 - b) The applicant shall design and execute external improvements to the existing water distribution system to the satisfaction of the Municipality;
 - c) Any and all costs attributable to the testing, modelling, design and construction to provide adequate fire flows to the development shall be borne by the Owner;
 - d) Fire route signage be installed in accordance with municipal by-laws;
 - e) Description of responsibility for fire hydrants prior to and following final acceptance.
27. That the Subdivision Agreement shall include conditions necessary to ensure the provision of municipal water distribution to the development in accordance with acceptable standards and outline the rights and responsibilities for the operation of the works prior to and after final acceptance.
28. That the Subdivision Agreement shall include conditions necessary to ensure the provision of sanitary services to the development to the satisfaction of the Municipality that also outline the rights and responsibilities for the operation of the works prior to and after final acceptance.
29. That prior to registration of the plan, the Owner shall provide a Watermain Commission Plan to the satisfaction of the Municipality of Meaford. The Watermain Commission Plan shall include:
- a) the decommission plan for the existing watermain which crosses the subject lands; and,
 - b) a plan for the new watermain to be ready for use prior to the decommissioning of the existing watermain; and,
 - c) together or as an addendum document, a legal opinion outlining the preferred approach to removing the existing easement from title to the affected lands.
30. That the water distribution network within both public and private streets to be assumed by the Municipality, including all mains and the service connections up to and including the curb stops, shall be included in an easement in the name of the Municipality registered on title to the satisfaction of the Municipality of Meaford.
31. That the Owner shall be responsible for all costs associated with infrastructure modelling necessary to the satisfaction of the Municipality of Meaford.
32. That the Subdivision Agreement include conditions to ensure that the stormwater management criteria for the development of the site are implemented.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

33. That the Subdivision Agreement include conditions for the final design, access, construction, maintenance period, maintenance guidelines, transfer of ownership and final acceptance of the stormwater management facility to the satisfaction of the Municipality.
34. That the Owner shall be responsible for the registration of an easement over rear yard swales for access and maintenance necessary for the functioning of the stormwater management design for the subdivision in favour of the condominium corporation to the satisfaction of the Municipality.
35. That the Owner is responsible for the existing watermain located through an easement on the site to be removed and plugged to the satisfaction of the Municipality.
36. That the Owner is responsible for the extension of sanitary sewer mains to service the proposed development and confirmation of adequate capacity.
37. That final detailed design of grading, drainage, and stormwater management plans and associated reports be completed to the satisfaction of Municipality.
38. The long-term function of the stormwater management design shall be addressed such that:
 - a) That rear yard swales or any other stormwater management infrastructure necessary to support the function of the overall stormwater management design shall be placed in an easement, not less than 3m in width, in favour of the condominium corporation and registered on title.
39. That the Subdivision Agreement require:
 - a) Detailed design of water and sanitary services to the satisfaction of the municipality with necessary approvals from MECP;
 - b) Costs of service installation or upgrade attributable to the development will be borne by the Owner;
 - c) Any construction mitigation measures outlined in the report be implemented to the satisfaction of the Municipality;
 - d) That the Subdivision Agreement shall contain wording that details the water and wastewater treatment capacity allocated to the development and timing related to such allocation (phasing and staging).
 - e) The Owner acknowledges that this Draft Plan Approval does not provide water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Municipality to provide servicing access to the Municipality's water or waste wastewater treatment plants or allocation of associated built capacity.
 - f) That a detailed erosion and sedimentation control plan and related construction mitigation measures be incorporated into the Subdivision Agreement to the satisfaction of the Municipality. Control and mitigation measures shall include:

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

- i. Control measures are to be left in place until suitable grass cover has been established;
 - ii. Steps to follow and agencies that must be contacted should a mitigation measure fail and sediment migrate beyond the limits of the control works;
 - iii. Steps that will be taken to inform construction teams of control plan and mitigation measures;
- g) That recommendations from geotechnical investigations and any identified construction practices be incorporated into detailed design to the satisfaction of the Municipality;
- h) That final detailed design of grading, drainage, and stormwater management plans and associated reports be completed to the satisfaction of the peer review consultant on behalf of the Municipality as part of the Subdivision Agreement;
- i) That detailed design of the stormwater management pond consider naturalization measures and signage to deter public access to the pond slopes and water.

Parkland

- 40. That the applicant pay to the Municipality of Meaford cash-in-lieu of parkland in accordance with the provisions of the Ontario Planning Act.
- 41. That the Owner acknowledges that Blocks 67 & 68 shall not constitute parkland dedication.

Phasing

- 42. That the proposed subdivision is appropriately zoned. This zoning shall have a holding provision applied to the proposed residential lots requiring, among any other matters, confirmation of municipal service capacity and allocation. The holding provision, insofar as it relates to servicing, may be removed in phases upon:
 - a) Adequate municipal water and sewer capacity being available and allocated to the development by by-law;
 - b) entering into a Subdivision Agreement;
 - c) that the Subdivision Agreement include a note that Lot 16 may not be developed until such time as municipal water and sanitary services with sufficient capacity for the intended use of the lands are installed and available across the entire frontage of the lands to the satisfaction of the Municipality.
- 43. That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Meaford and without limiting the generality of the foregoing: for the provision of roads, installation of services, installation of sidewalks and trails and drainage.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

44. That the Subdivision Agreement include a detailed phasing plan. The phasing plan shall be developed by the Owner to address matters including but not limited to the allocation of water and wastewater services; stormwater management, and any necessary temporary works such as turning circles, sidewalk and trail connections, or temporary easements. The phasing plan shall also identify any lots which may be temporarily constrained by development as a result of the phasing.
45. The Subdivision Agreement between the Owner and the Municipality shall contain a provision that servicing shall only be allocated to phases which are being registered and for which sanitary and water services are available and constructed to the subdivision or financially secured and the agreement shall provide for the lapsing of any reservation of capacity in accordance with the Official Plan.
46. The Owner shall acknowledge in the Subdivision Agreement that approval of any phase shall confirm the total number of units of water and wastewater capacity allocated for that phase and that the Municipality may allocate water and wastewater plant capacity for any new development on a priority basis and is not committed to provide servicing access for any future phases.
47. That the developer shall include in the Subdivision Agreement and insert in all agreements of purchase and sale or lease for each lot/dwelling in the subdivision "servicing capacity currently does not exist for the entire development. This could lead to a delay in the timing of final approval and the construction of any given dwelling within the subdivision" This clause is no longer required when sufficient servicing capacity exists for the entire development.
48. That the Subdivision Agreement between the Owner and the Municipality address servicing financing to ensure the construction and financing of all external services which are necessary to provide appropriate levels of service to this plan of subdivision. Details of these external services are to be confirmed as part of detailed design.
49. That the Owner pays the cost of supplying and erecting street name and traffic control signs in the subdivision to the satisfaction of the Municipality.
50. The Owner shall, prior to final approval of any phase, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots and Blocks within the Plan, to the satisfaction of the Municipality.
51. The Owner shall design and construct at no cost to the Municipality the external municipal sanitary sewer systems, municipal water facilities, stormwater management facilities and all appurtenances thereto as required to service the Plan, to the satisfaction of the Municipality, including entering into a pre-servicing and/or external works agreement with the Municipality.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

52. That prior to final approval the Functional Servicing Report shall be updated to the satisfaction of the Municipality. Updates shall include:
- a) To address high groundwater levels that are indicated in the Geotechnical Investigation;
 - b) To address the findings of any Hydrogeological Assessment;
 - c) To address final detailed design including phasing.

Archaeological Assessment

53. That prior to final approval, the Owner shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any archaeological resources found, to the satisfaction of the Municipality in consultation with the Saugeen Ojibway Nation (SON) and their archaeological standards and the Ontario Ministry of Tourism and Culture's standards and Guidelines for Consultant Archaeologists. No tree cutting, stump removal, grading or other soil disturbances shall take place on the subject property prior to this Archeological Assessment being satisfactorily completed.
54. The Developer shall agree to the following in the Subdivision Agreement to the satisfaction of the Municipality:
- 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 Sect 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.

Administration

55. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Municipality of Meaford indicating that all the Draft Plan Conditions have been carried out to the Municipality's satisfaction.
56. Prior to the signing of the final plan by the County of Grey, the applicant is to provide to the County written correspondence from the Municipality of Meaford in consultation with Grey Sauble Conservation Authority on how Draft Plan Conditions 10, 11, 12, 13 and 14 have been addressed.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

57. Prior to the signing of the final plan by the County of Grey, the County is to be advised by the applicant in writing from Canada Post how Draft Plan Conditions 4 and 19 have been addressed to the Canada Post's satisfaction.
58. 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 along with the applicable application fee and a resolution from the Municipality must be received.
59. That the Owner shall provide the Municipality of Meaford and County of Grey with digital copies of the Final Plan in a format acceptable to the Municipality and the County.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

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 42T-2021-05.
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:

Municipality of Meaford
21 Trowbridge Street West
Meaford, ON, N4L 1A1

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

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

Saugeen Ojibway Nation
10129 Highway 6,
Georgian Bluffs, ON N0H 2T0

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.

Owner: 2774476 Ontario Inc
Municipality: Municipality of Meaford
Location: Part Lots 421, 422, 423, 424, 425 Plan 309
Date of Decision: July 13, 2023
Last Date of Appeal: August 21, 2023

File No.: 42T-2021-05

Date of Notice: July 31, 2023

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. That any tree removal on-site shall be done only in accordance with approved vegetation preservation or tree management plans, as well as the County's Forest Management By-law.
7. All measurements in subdivision final plans must be presented in metric units.
8. 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.