

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

February 28th, 2025

Mr. Colin Travis, MCIP, RPP
Travis & Associates
Sent Via Email to colint@travisinc.ca

**Re: Plan of Subdivision 42T-2024-01,
412 Miller Street
Lot 1690, and Part of Lots 1688, 1689, 1691, Registered Plan 309,
geographic Town of Meaford, now in the Municipality of Meaford
Owner: Harry Litter**

Dear Mr. Travis:

Pursuant to Subsection 51(31) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of subdivision is hereby given draft approval. The list of conditions that must be fulfilled prior to final approval are also attached.

The approval of this draft plan will lapse on **February 13, 2028**. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Please see the attached Notice of Decision for further information regarding this decision.

Yours truly,



Scott Taylor, MCIP, RPP
Director of Planning
548-877-0856
scott.taylor@grey.ca
www.grey.ca

cc. Ministry of Municipal Affairs and Housing (via email)
Municipality of Meaford (via email)
Bluewater District School Board (via email)
Beausoleil First Nation (via email)
Bruce Grey Catholic District School Board (via email)

Grey Sauble Conservation Authority (via email)
Enbridge (via email)
French Catholic School Board (via email)
Grey Bruce Public Health (via email)
Hydro One (via email)
Historic Saugeen Metis (via email)
Huronne-Wendat Nation (via email)
Infrastructure Ontario (via email)
Ontario Power Generation Inc. (via email)
Saugeen Ojibway Nation (via email)
Six Nations of Grand River (via email)
Wyandotte Nation (via email)
Harry Litter (via email)
Robert Sewell (via email)
Paul Vickers (via email)
Doug Armstrong (via email)
John Howard (via email)
Jennifer Burak (via email)
Scott May (via email)
Terry and Darlene Nitzbon (via mail)
Alan and Cathy Weller (via email)
Matthew Fulford (via email)

Owner: Harry Litter

File No.: 42T-2024-01

Municipality: Municipality of Meaford

Legal Description: Lot 1690, Registered Plan 309, Lots 1688, 1689, 1691

Date of Decision: February 13, 2025

Date of Notice: February 28, 2025

Last Date of Appeal: March 20, 2025, at 4:30 p.m.

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision or Condominium under Subsection 51(37) of the Planning Act

Draft Plan Approval is hereby given by the County of Grey for the application 42T-2024-01 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

If you wish to appeal the decision of the County to the Ontario Land Tribunal (OLT), you must file a Notice of Appeal no later than 20 days from the date of this notice (also shown above as the last date of appeal). The notice of appeal must:

1. be filed with the approval authority,
2. set out the reasons for the appeal, and
3. be accompanied by the fee required by the Tribunal (OLT).

How to file an appeal:

1. Appeals are to be submitted to the County Clerk via the OLT online e-file service. Go to <https://olt.gov.on.ca/e-file-service/>. If the OLT's e-file service is not working, please contact the County Clerk at the contact information listed below or email planning@grey.ca.
2. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Grey (County of): County Clerk".
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>.
5. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the County Clerk at the address listed below.

WHO CAN FILE A NOTICE OF APPEAL

At any time before the approval of the final plan of subdivision 42T-2024-01, the following may appeal any of the conditions imposed by the County of Grey to the Tribunal by filing a notice of appeal with the approval authority:

1. the applicant;

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2. 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, if one was held;
3. the Minister; or
4. the municipality in which the subject land is located.

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 or 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 section 1 and subsection 51(39) 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 list of 'specified persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48) of the Planning Act. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>.

The list of 'specified persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48) of the Planning Act is as follows:

- a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- b) Ontario Power Generation Inc.,
- c) Hydro One Inc.,
- d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- f) 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 relevant planning matter would apply,
- g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,

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- h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply,
- i) NAV Canada,
- j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- n) the owner of any land described in clause (k), (l) or (m).

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision / condominium 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 / condominium if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or

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written submissions to the approval authority, or made a written request to be notified of the 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.

RELATED APPLICATIONS

Municipality of Meaford zoning application Z01-24, by-law 2024-25.

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning Department at the address noted below. Please contact the Planning Office at 548-877-0856 or 1-800-567-GREY or planning@grey.ca to schedule an appointment to review the information.

ADDRESS FOR FILING A NOTICE OF APPEAL

County of Grey Clerk
595-9th Avenue East
Owen Sound, ON, N4K 3E3

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Plan of subdivision File No. 42T-2024-01 is granted draft approval subject to the below conditions of draft plan approval.

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2024-01 prepared Travis & Associates Drawing Number D-1, dated February 28, 2025, showing the following. The unit total on the draft plan may be subject to change via future redline revision to the draft plan.
 - a) Twenty-Three (23) single detached dwellings;
 - b) Forty-Six (46) semi-detached dwellings;
 - c) Eighteen (18) street townhouse dwellings (Block 47);
 - d) Sixty (60) multiple attached dwellings (Block 48)
 - e) Public Park (Block 49);
 - f) Stormwater management (Blocks 50 and 52);
 - g) Environmental Protection (Block 51);
 - h) Road Widening (Block 55);
 - i) Daylight Triangles (Blocks 53, 54, 56 and 57);
 - j) Public Street (Street A); and
 - k) Open Space (Block 58).
2. 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 of Meaford ("the Municipality").
3. That the Owner is responsible to make satisfactory arrangements, financial and otherwise, with Canada Post Corporation for the provision of Community Mailboxes (CMB) if required by Canada Post Corporation, as shown on the Concept Plan at the time of sidewalk and/or curb installation. The Owner further agrees to provide notice to prospective purchasers of the locations of the CMBs and method of mail delivery with the subdivision.
4. That the Owner demonstrates compliance with the *Environmental Protection Act* regarding change of use which includes submitting a Record of Site Condition.
5. That a Subdivision Agreement shall be entered into and executed by the Owner, and the Municipality of Meaford to satisfy all financial, legal, and engineering matters, including provision of public and private recreational space and/or amenities including trails; confirming allocation of servicing will only occur on a block by block basis; phasing to ensure orderly development of the lands and limit tree removal until development of a block proceeds; landscaping; tree preservation;

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the installation of municipal services; and other requirements of the Municipality of Meaford, the Grey Sauble Conservation Authority and the County of Grey ("the County").

6. 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 or County

7. That the Subdivision Agreement include a schedule identifying all Lots and Blocks to be conveyed to the Municipality or County to the satisfaction of the Municipality and County. For clarity this shall include, but not be limited to: Block 49 as Parkland; Blocks 50 and 52 for Stormwater Management; Block 51 for Environmental Protection; Blocks 53, 54, 56 and 57 shall be conveyed to the County of Grey as daylight triangles. Block 55 shall be conveyed to the County of Grey as a road widening. Block 58 to be conveyed to the Municipality for Open Space.
8. Prior to any site alteration or development, required permits under the Conservation Authorities Act will be obtained from the Grey Sauble Conservation Authority.

Easements and Utilities

9. That the Owner agrees in the Subdivision Agreement at their sole expense to relocate any existing utilities where necessary, to accommodate the development.
10. 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.
11. 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. If 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.

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12. That it is the Owners' 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.
13. 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

14. The internal public streets shall be named to the satisfaction of the Municipality of Meaford in accordance with the Municipality of Meaford Street, Park and Municipal Facility Naming Policy.
15. That the Owner agrees in the Subdivision Agreement to provide detailed cross section design for public and private streets including sidewalks, dark sky compliant street lighting and services to the satisfaction of the Municipality.
16. The Subdivision Agreement shall require any condominium agreement or site plan development 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.
17. 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.
18. That the Owner obtains entrance permits from County Transportation Services for any and all access(es) off Grey Road 12.
19. That the Subdivision Agreement shall include driveway location provisions. Driveways for residential units in Block 47 are only permitted to access the east-west leg of Street 'A', and shall not access Miller Street, nor the north-south sections of Street 'A' that intersect Miller Street.

Water, Sanitary Services, and Storm Water Management

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20. Prior to final approval and registration of the Plan, 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. If applicable, development charges may be applied.
21. The new watermain distribution system must have a minimum of two connections to the existing watermain distribution system.
22. 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 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; and
 - e) Description of responsibility for fire hydrants prior to and following final acceptance.
23. 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.
24. 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.
25. 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.

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26. That the Owner shall be responsible for all costs associated with infrastructure modelling necessary to the satisfaction of the Municipality of Meaford.
27. That the Subdivision Agreement include conditions to ensure that the stormwater management criteria for the development of the site are implemented.
28. 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 facilities to the satisfaction of the Municipality.
29. That the Subdivision Agreement may only be executed if the Municipality of Meaford Sewage Treatment Plant capacity meets or exceeds the development's wastewater design flow.
30. That the Subdivision Agreement may only be executed if the Meaford Sanitary Model shows that the collection system has flow capacity to convey the development's wastewater design flow.
31. That the Subdivision Agreement may only be executed if the Meaford Water Supply and Distribution Model shows it can accommodate the Development's water demand flow with at least the minimum pressure standards for the following three demand scenarios: (i) Maximum Day Demand; (ii) Per Hour Demand; (iii) Maximum Day Demand plus Fire Flow.
32. That a Subdivision Agreement may only be executed if all private Utility Companies confirm their plant has capacity to serve the additional residences of this Development.
33. The grading/drainage plans shall identify any storm drain infrastructure including outlets, swales, tiles, direction of flow, etc. The Municipality, however, must reserve the right to request a full Storm Water Management Report for review and approval.
34. That the Owner acknowledges that the subdivision technical design shall address appropriate stormwater management design to the satisfaction of the Municipality, which may require larger stormwater blocks, and in turn require adjusted lotting patterns. The owner further acknowledges that these changes may trigger the need for a future redline revision to the draft plan of subdivision.
35. That the Subdivision Agreement require:

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- a) Detailed design of water and sanitary services to the satisfaction of the municipality with necessary approvals from the Ministry of the Environment, Conservation, and Parks (MECP).
- b) Costs of service installation or upgrade attributable to the development will be borne by the Owner.
- c) 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).
- d) 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.
- e) 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 in consultation with the county/municipal planning ecologist. Control and mitigation measures shall include:
 - 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; and
 - iii. Steps that will be taken to inform construction teams of control plan and mitigation measures.
- f) That recommendations from geotechnical investigations and any identified construction practices be incorporated into detailed design to the satisfaction of the Municipality.
- g) That final detailed design of grading, drainage, and stormwater management plans and associated reports be completed by qualified professional(s) to the satisfaction of the Municipality, in consultation with Grey Sauble Conservation Authority and the County/Municipal planning ecologist.
- h) That detailed design of the stormwater management ponds consider naturalization measures and signage to deter public access to the pond slopes and water.

36. That the Owner agrees to revise the draft plan (if necessary) to meet the requirements of detailed grading, drainage, and stormwater management plans to

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the satisfaction of the Municipality, in consultation with Grey Sauble Conservation Authority and the County/Municipal planning ecologist.

37. That the Owner investigates with the Municipality alternatives to retaining wall treatments. Where retaining walls are deemed necessary, the Owner agrees that, unless otherwise shown on the approved engineering drawings, all retaining walls shall be constructed entirely on private property. The Owner further agrees to notify any purchaser and to register on title warning clauses advising purchaser that they are responsible for the cost and maintenance of the retaining walls and that they will require permits from the municipality for any works related to the retaining walls.

Parkland, Vegetation, Streetscape Requirements

38. That the Owner convey Block 49 to the Municipality of Meaford as parkland in accordance with the provisions of the Ontario *Planning Act*.
39. That the Owner acknowledges that Blocks 50, 51 and 58 shall not constitute parkland dedication.
40. 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 county/municipal planning ecologist. The Landscape Plan shall coordinate landscaping and development integration between Blocks 49, 50 and 51. The Plan will specifically provide for additional tree planting in the park and open space areas, as well as the provision of trees for individual lots.
41. That the Landscape Plan shows that Block 51 shall remain in a natural state to the satisfaction of the Municipality.
42. That the Owner agrees in the Subdivision Agreement to implement the Landscape Plan to the satisfaction of the Municipality.

Phasing and Allocation

43. 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:

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- a) adequate municipal water and sewer capacity being available and allocated to the development by by-law, and
- b) entering into a Subdivision Agreement.

- 44. That Grey Sauble Conservation Authority be notified in writing through a copy of the passed zoning by-law, including its text and schedule that the Regulatory Floodplain and the stormwater management facilities have been restrictively zoned (e.g., Environmental Protection (EP)).
- 45. 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.
- 46. 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.
- 47. 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.
- 48. 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.
- 49. That the Subdivision Agreement 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.

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50. 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.
51. 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.
52. 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.
53. Prior to final approval the Functional Servicing Report shall be updated to the satisfaction of the Municipality. Updates shall address:
 - a) high groundwater levels that are indicated in the Geotechnical Investigation,
 - b) the findings of any Hydrogeological Assessment, and
 - c) final detailed design including phasing.

Archaeological Assessment

54. That prior to final approval, confirmation from the Ministry of Citizenship and Multiculturalism that there are no further concerns with regard to alterations to archaeological sites by the proposed development must be provided to the Municipality of Meaford for its records. This confirmation must be received by the Municipality prior to any excavation or tree clearing work on site.
55. 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.
56. The Owner 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

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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*.

Blue Water District School Board

57. That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or directing students to an alternate attendance boundary".

58. That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the student Transportation Service Consortium of Grey-Bruce.

59. That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as amended from time to time, 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.

Administration

60. 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.

61. 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

Owner: Harry Litter

File No.: 42T-2024-01

Municipality: Municipality of Meaford

Legal Description: Lot 1690, Registered Plan 309, Lots 1688, 1689, 1691

Date of Decision: February 13, 2025

Date of Notice: February 28, 2025

Last Date of Appeal: March 20, 2025, at 4:30 p.m.

consultation with Grey Sauble Conservation Authority on how Draft Plan Conditions 5, 8, 35(g), 36, & 44 have been addressed.

62. 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 Condition 3 has been addressed to the Canada Post's satisfaction.
63. Prior to the signing of the final plan by the County of Grey, the applicant is to provide written correspondence from the Blue Water District School Board on how Draft Plan Conditions 57, 58, & 59 have been addressed.
64. Prior to the signing of the final plan by the County of Grey, the applicant is to provide written correspondence from the Ministry of Citizenship and Multiculturalism on how Draft Plan Condition 54 has been addressed.
65. 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.
66. If final approval is not given to this plan within three years of the draft approval date, February 13, 2025, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) Planning Act, as amended. If the owner wishes to request an extension to draft plan approval, a written explanation along with the applicable fee and resolution from the Municipality of Meaford must be received.

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 the 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

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"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 St W, Meaford ON N4L 1N2
- Grey Sauble Conservation Authority, 237897 Inglis Falls Road, RR 4, Owen Sound, ON N4K 5N6
- Enbridge Gas Inc., 50 Keil Drive North, Chatham, ON, N7M 5M1
- Canada Post, 955 Highbury Avenue North, London, ON, N5Y 1A3
- Blue Water District School Board, 351 1st Avenue North, Chesley, ON N0G 1L0
- Bell Canada, 1 Carrefour Alexander-Graham-Bell Building A, 4th Floor, Verdun, Quebec, H3E 3B3
- Saugeen Ojibway Nation, 10129 Highway 6, Georgian Bluffs, ON, N0H 2T0
- Ministry of Citizenship and Multiculturalism, Archaeology Program Unit, Heritage Branch, 5th Floor, 400 University Avenue, Toronto, ON, M7A 2R9

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.

7. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(59) of the *Planning Act*, as amended.

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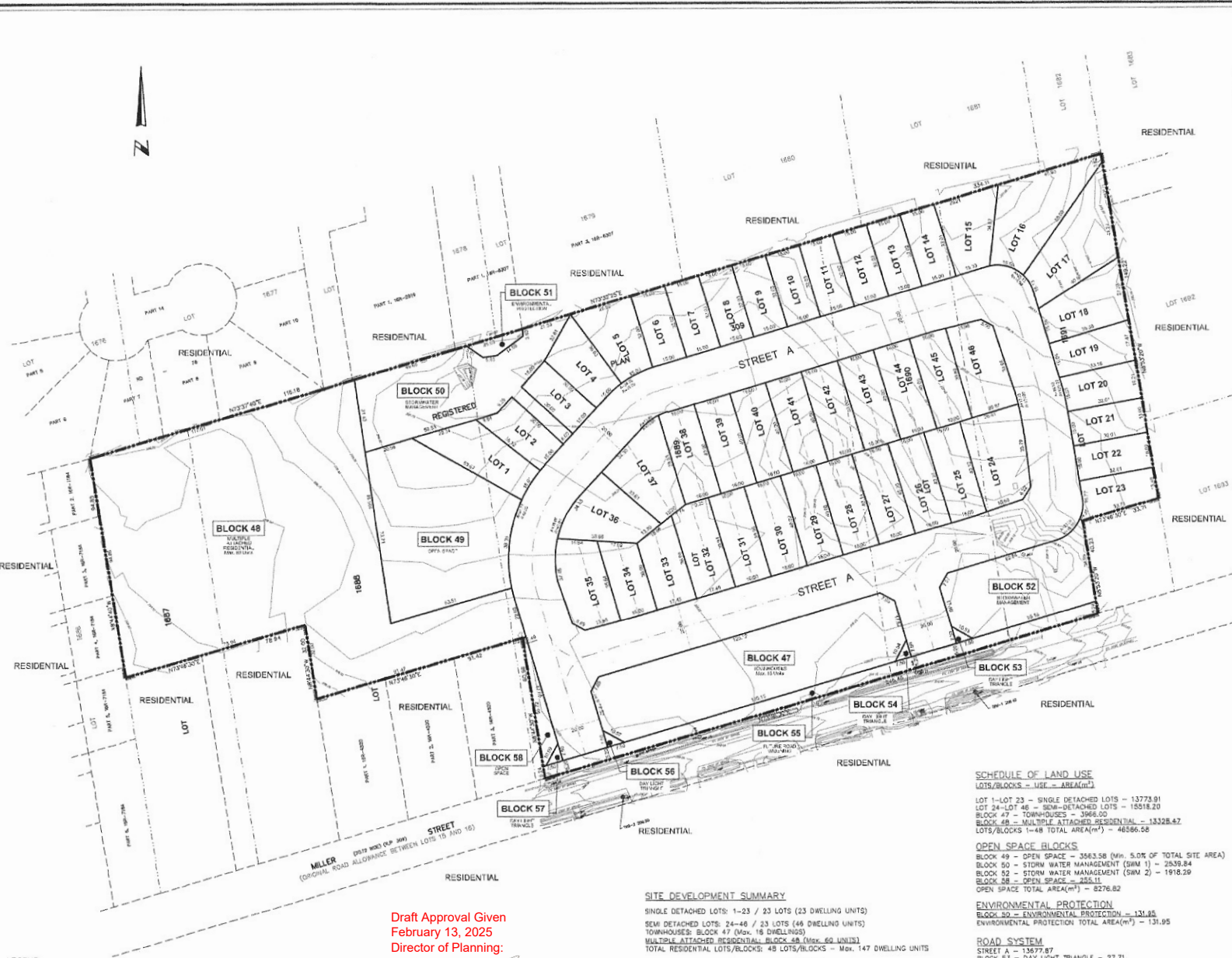
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8. Advise Owner that the County/Municipality would recommend at least 90 days' notice, should an extension to draft plan approval be needed.



LEGEND
SUBJECT LANDS BOUNDARY
PROPOSED LOTS AND BLOCKS

Draft Approval Given
February 13, 2025
Director of Planning:

Scott

SITE DEVELOPMENT SUMMARY

SINGLE DETACHED LOTS: 1-23 / 23 LOTS (23 DWELLING UNITS)
SEMI DETACHED LOTS: 24-46 / 23 LOTS (46 DWELLING UNITS)
TOWNHOUSES: BLOCK 47 (MAX. 18 DWELLINGS)
MULTIPLE ATTACHED RESIDENTIAL: BLOCK 48 (MAX. 60 UNITS)
TOTAL RESIDENTIAL LOTS/BLOCKS: 48 LOTS/BLOCKS - MAX. 147 DWELLING UNITS

TOTAL SITE AREA (m²/ha) = 70086.27 (+/- 7.0 ha)
TOTAL NET DEVELOPMENT AREA (m²/ha) = 46586.58 (+/- 4.66 ha)
TOTAL SITE AREA LESS ROAD SYSTEM, ENVIRONMENTAL PROTECTION BLOCK, OPEN SPACE AND SWM BLOCKS
DENSITY: +/- 3.3 DWELLING UNITS/ha
(TOTAL NUMBER OF DWELLING UNITS PER TOTAL NET DEVELOPMENT AREA)

SCHEDULE OF LAND USE

LOTS/BLOCKS - USE - AREA (m²)
LOT 1-LOT 23 - SINGLE DETACHED LOTS - 13773.91
LOT 24-LOT 46 - SEMI-DETACHED LOTS - 15518.20
BLOCK 47 - TOWNHOUSES - 3966.00
BLOCK 48 - MULTIPLE ATTACHED RESIDENTIAL - 13328.47
LOTS/BLOCKS 1-48 TOTAL AREA (m²) - 46586.58

OPEN SPACE BLOCKS

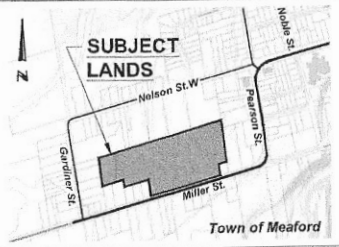
BLOCK 49 - OPEN SPACE = 3563.58 (Min. 5.0% OF TOTAL SITE AREA)
BLOCK 50 - STORM WATER MANAGEMENT (SWM 1) - 2939.84
BLOCK 52 - STORM WATER MANAGEMENT (SWM 2) - 1918.20
BLOCK 58 - OPEN SPACE = 265.11
OPEN SPACE TOTAL AREA (m²) = 8276.82

ENVIRONMENTAL PROTECTION

BLOCK 50 - ENVIRONMENTAL PROTECTION = 131.85
ENVIRONMENTAL PROTECTION TOTAL AREA (m²) = 131.95

ROAD SYSTEM

STREET A - 13677.87
BLOCK 53 - DAY LIGHT TRIANGLE - 27.71
BLOCK 54 - DAY LIGHT TRIANGLE - 27.82
BLOCK 55 - FUTURE ROAD WIDENING - 1281.54
BLOCK 56 - DAY LIGHT TRIANGLE - 27.86
BLOCK 57 - DAY LIGHT TRIANGLE - 28.02
ROAD SYSTEM TOTAL AREA (m²) = 15070.92



KEY MAP n.1s

**DRAFT PLAN OF SUBDIVISION OF
LOT 1690 AND PART OF LOTS
1687, 1688, 1689 AND 1691
REGISTERED PLAN 309
(FORMERLY TOWN OF MEAFORD)
MUNICIPALITY OF MEAFORD
COUNTY OF GREY**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATION TO THE ADJACENT LANDS ARE ACCURATELY SHOWN IN THIS PLAN.
DATED THE 28th DAY OF FEBRUARY 2025
PAUL K. THOMPSON
ONTARIO LAND SURVEYOR
ZUBER, DEL PATTEN & THOMPSON LTD.
COLLINGWOOD

OWNER'S CERTIFICATE

AS OF THE DATE OF THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZED THE SURVEYOR TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE GREY COUNTY PLANNING DEPARTMENT FOR APPROVAL THEREOF.
DATED THE 28th DAY OF FEBRUARY 2025
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING ACT, SECTION 51(12)

- (a) As shown on draft plan
- (b) As shown on draft plan
- (c) As shown on draft plan
- (d) See schedule of land use
- (e) As shown on draft plan
- (f) As shown on draft plan
- (f) Not Applicable
- (g) As shown on draft plan
- (h) Piped municipal treated water
- (i) Soil type "clayey sil"
- (j) As shown on draft plan
- (k) Topographic Survey by Tathan Engineering (2023)
- (l) Municipal sanitary sewer
- (m) As shown on draft plan

Revision/ Date D/M/Y	Description / Notes
1. 29/06/2023	ISSUED FOR 1ST SUBMISSION
2. 21/03/2024	REVISED FOR 1ST SUBMISSION
3. 10/04/2024	REVISED PER MUNICIPAL REVIEW COMMENTS
4. 28/02/2025	REVISED PER SURVEYOR'S COMMENTS



ZUBER, EMO
PATTEN
DEL PATTEN & THOMPSON
LIMITED
200 MOUNTAIN ROAD
UNIT 4
COLLINGWOOD, ONTARIO L9Y 4Y5
PHONE: (705) 445-4910

travis & associates
planning consultants
approvals specialists
development managers
P.O. Box 323
Thornton, ON
M9H 2P0
T. 705-445-5917

File/CAD: 412616191-DraftPlan.dwg
Date(s)/m/y: 28/02/2025
Drafted by: D.C. Checked by: C.T.