

Project Name: Linksview

Applicant: Rayville Developments (Legacy) Inc.
File No.: D1201115, D12022221, D12020324 (PLEDP2024093), D1203124 (PLRDPS2024320), PLEDP2025200
Municipality: Town of Collingwood
Subject Lands: 780 Tenth Line, North Half of Lot 43, Concession 11, former Township of Nottawasaga, now Town of Collingwood, County of Simcoe
Extension Date: June 1, 2026
Lapse Date: June 24, 2029

The Town of Collingwood's conditions to final plan approval for registration of this Plan of Subdivision are as follows:

Conditions

General

1. This approval applies to the Draft Plan of Subdivision located on the North Half of Lot 43, Concession 11, former Township of Nottawasaga, now Town of Collingwood, County of Simcoe, prepared by MacNaughton Hermesen Britton Clarkson Planning Limited dated February 2, 2026, as certified by Van Harten Surveying, Inc. on February 12, 2026, and showing:
 - a. 275 single detached residential lots (Lots 1 to 275 inclusive)
 - b. 35 blocks for 184 townhouse units (Blocks 276 to 310 inclusive)
 - c. 1 block for 113 to 185 apartment units (Block 311)
 - d. 1 block for an elementary school or 117 to 191 apartment units (Block 312)
 - e. 3 blocks for Park purposes (Blocks 313 to 315, inclusive)
 - f. 1 10 metre wide block for buffering the adjacent golf course (Block 316)
 - g. 1 block for an emergency exit (Block 317)
 - h. 3 blocks for walkways (Block 318 to 320 inclusive)
 - i. 2 blocks for open space corridors (Blocks 321 to 322 inclusive)
 - j. 1 block for environmental protection (Block 323)
 - k. 1 block for stormwater management (Block 324)
 - l. 3 blocks for future rights of way (Blocks 325 to 327 inclusive)
 - m. 4 0.3 metre wide road reserve blocks (Blocks 328 to 331 inclusive)
 - n. 1 road widening block (Block 332)
 - o. Lands for future public streets (Streets A to K inclusive)
2. The Owner shall enter into an agreement(s), including but not limited to a Subdivision Agreement(s), addressing all requirements financial or otherwise, inclusive of all necessary securities, satisfactory to the Town of Collingwood in consultation with any other appropriate authority, before any development or site alteration, excepting where acceptable to the municipality through other agreements and/or approval processes (e.g., pre-servicing, remediation works and general site earth works). The Subdivision Agreement may deal with matters including, but not limited to, those applicable matters outlined in these conditions. The Subdivision Agreement(s) shall be registered against the lands to which it applies as provided for in the Planning Act, R.S.O 1990.

Any site alteration or the installation of works that may be the subject of any agreements required by these conditions shall not be permitted prior to the execution of such agreements. Where any such work is undertaken in violation of this clause, approval of this Draft Plan of Subdivision may be withdrawn as authorized under Section 51(44) of the Planning Act, R.S.O.1990, as amended.

3. The Owner shall agree to pursue all other applicable approvals and permits from agencies and other levels of government to the satisfaction of the Town and any other authority with jurisdiction.
4. Where draft plan conditions identify matters or requirements of agencies, other levels of government, and/or parties external to the Town of Collingwood that are to be addressed within the agreement(s) referenced in Condition 2, a draft copy of such agreement(s) shall be circulated by the Owner to the agencies for their review, comment and/or approval.
5. The Owner shall agree that development charges, processing and administrative fees shall be paid prior to building permit issuance and/or in accordance with applicable legislation and the policies and by-laws of the Town of Collingwood, County of Simcoe, School Boards and any other authority with jurisdiction.
6. The Owner shall agree to provide securities when and as may be necessary to the satisfaction of the Town of Collingwood to address those applicable matters as outlined in these conditions and in accordance with the policies and procedures of the Town.
7. The Owner shall agree to provide for any warning clauses deemed necessary by and to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction in all Offers of Purchase and Sale, lease/rental agreements and/or condominium declarations and similar documents.
8. The Owner shall agree that the preparation, recommendations and requirements of the plans, studies, reports, updates, peer reviews, and/or addenda submitted to the Town of Collingwood to support this development, shall be implemented to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction at the sole cost of the Owner.
9. The Owner shall agree to engage qualified professionals to certify in writing that any works required in these conditions were constructed in accordance with the plans, reports and specifications, to satisfaction of the Town of Collingwood and/or any other authority with jurisdiction.
10. Prior to final approval, the Owner shall agree to demolish and remove any existing buildings or structures to the satisfaction of the Town of Collingwood and shall provide confirmation, to the satisfaction of the Town in consultation with the Ministry of the Environment, Conservation and Parks (MECP) and/or the Ministry with jurisdiction, that all buildings and structures have been assessed for potential Species at Risk (SAR) habitat in accordance with Provincial requirements prior to demolition.
11. The Owner shall agree, that prior to final approval, a copy of the proposed final plan is to be forwarded to the Town of Collingwood for review and comment.
12. The Owner shall agree that any change necessitated to the Draft Approved Plan of Subdivision or these conditions prior to final approval, including any change necessary to

meet the requirements of the plans, reports, addenda, updates or technical plans referenced in these conditions, shall proceed by amendment through the appropriate planning application process prior to or concurrent with final approval, unless otherwise advised by the Town at its sole discretion.

13. The Owner shall agree to include advisory or warning clauses, to the satisfaction of the Town of Collingwood, in any future condominium documentation, including Declarations registered for projects under Section 2 of the *Condominium Act* and all associated agreements of Purchase and Sale or Lease for the dwelling units within developments, advising prospective purchasers and/or residents of the ownership framework of Condominium developments, and costs associated with the long-term maintenance and repair of privately owned infrastructure and common elements.
14. The Owner shall agree, to the satisfaction of the Town of Collingwood, that any future development proposals where condominium arrangements are involved shall be required to supply the Board of each Condominium Corporation a Common Elements infrastructure turnover and commissioning package including, but not limited to, all final approved plans for the development, all revised designs, inspection reports, final “as-built” drawings with stamped engineer approvals, video inspection records, etc. together with information about the ongoing maintenance and operation needs of the privately owned infrastructure and common elements.

Zoning

15. Prior to final approval, the Owner shall demonstrate that the appropriate zoning shall be in effect for the proposed subdivision to the satisfaction of the Town of Collingwood, and if appropriate, in consultation with other agencies, including, but not limited to, the Nottawasaga Valley Conservation Authority, and the draft and final plans shall comply with the zoning in effect.

Municipal and Related Easements and Conveyances

16. The Owner shall agree that any easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities, construction or any other purposes shall be designed to the satisfaction of, and granted to the appropriate agencies or authorities, free and clear of all encumbrances, save and except for any permitted encumbrances, to the satisfaction of the Town of Collingwood and/or all authorities with jurisdiction. Any land to be conveyed to the Town of Collingwood shall be in a condition acceptable to the Town of Collingwood prior to conveyance.
17. The Owner shall agree that all dedications of land to the Town of Collingwood, including easements, shall be at no cost to the municipality and the land shall be deeded in fee simple and the Town may require the Owner to make such land dedication as part of an inhibiting order arising from final approval and registration. The dedication and timing of same is to be to the satisfaction of the Town of Collingwood.
18. The Owner shall agree to convey to the Town of Collingwood any necessary water and wastewater servicing easements, including, but not limited to blanket easement(s) to permit the maintenance of all water mains extending to the curb stops and access to and maintenance of unit isolation valves on or before acceptance of the water mains by the Town of Collingwood.

19. The Owner shall agree that the 3.0 metre road widening shown as Block 332 shall be conveyed to the Town of Collingwood in accordance with the requirements of these conditions.
20. The Owner shall agree that the 0.3 metre road reserves shown as Blocks 328 to 331, inclusive, shall be conveyed to the Town of Collingwood in accordance with the requirements of these conditions.
21. The Owner shall agree that all temporary turning circles, if required, are to be constructed with a minimum turning radius of 13.0 metres. The property required to construct the temporary turning circles will be dedicated to the Town of Collingwood and will be shown as a Block on the final M-Plan and will be held by the Town of Collingwood until the roadway is extended.
22. The Owner shall agree that Blocks 313 to 315, inclusive, will be conveyed to the Town of Collingwood for park purposes, in accordance with Town of Collingwood by-laws, policies, standards or guidelines, the *Planning Act*, as amended, and the requirements of these conditions.
23. The Owner shall agree that Blocks 321 and 322 will be conveyed to the Town of Collingwood for open space corridors to the satisfaction of the Town of Collingwood, in accordance with the requirements of these conditions.
24. The Owner shall agree that Block 317 will be conveyed to the Town of Collingwood for an emergency exit to the satisfaction of the Town of Collingwood, in accordance with the requirements of these conditions.
25. The Owner shall agree that Blocks 318 to 320, inclusive, will be conveyed to the Town of Collingwood for walkways to the satisfaction of the Town of Collingwood, in accordance with the requirements of these conditions.
26. The Owner shall agree that Block 323 will be conveyed to the Town of Collingwood for Environmental Protection purposes, free of debris to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, in accordance with the requirements of these conditions.
27. The Owner shall agree that Block 316 will be conveyed to the adjacent Golf Course, or as directed by the Town, in furtherance of addressing certain golf ball spray mitigation measures. Should this land transfer not be possible, the Owner agrees to provide the Town an alternative proposal to address the golf spray requirements, to the satisfaction of the Town.
28. The Owner shall agree that Block 324 shall be conveyed to the Town of Collingwood for stormwater management purposes to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, in accordance with the requirements of these conditions.

Phasing

29. The Owner shall agree that the subdivision is required to be registered in phases, to the satisfaction of the Town of Collingwood, in accordance with the Phasing Plan SCAP.1 prepared by Tatham Engineering. dated February 2026, as amended or superseded, to

address a variety of matters including, but not limited to, servicing capacity allocation, staging of services, provision of public facilities, construction access for multi-phased developments and the interrelationship of the proposed development to future phases.

30. The Owner shall agree, to the satisfaction of the Town of Collingwood, that the final approval of subsequent phases generally will not occur until building permits have been issued for previous phases unless otherwise permitted by the Town at its sole discretion.
31. The Owner shall agree to install a metal sign on Block 311 stating "Future High Density Residential Apartments" and a metal sign on Block 312 stating "Future School Site or High Density Residential Apartments", to the satisfaction of the Town of Collingwood.

Infrastructure - General

32. Prior to final approval, the Owner shall agree to submit detailed reports, plans, and drawings, prepared by a professional engineer(s) or other qualified professional(s), to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction, addressing infrastructure matters not limited to stormwater management, road construction, construction mitigation, and municipal water and wastewater services, including but not limited to a Stormwater Management Report, Functional Servicing Report, and Construction Management Plan and any other report or plan required by these conditions.
33. The Owner shall agree to carry out or cause to be carried out the recommendations and measures contained within the plans, reports, addenda, updates or technical plans required by these conditions and submitted and accepted to the satisfaction of the Town and/or any other authority with jurisdiction. Implementation may be prior to final approval, addressed in the agreement(s) referenced in Condition 2, by amendment to the draft plan, or applied through the appropriate development tools as acceptable to the Town of Collingwood and/or any other authority with jurisdiction.
34. The Owner shall agree that document(s), including, but not limited to the following as applicable, shall be provided to the satisfaction of the Town of Collingwood for any applicable infrastructure works, municipal water and wastewater services and stormwater management:
 - a. A Form 1 – Record of Watermains Authorized as a Future Authorization completed and signed by a Professional Engineer;
 - b. The appropriate authorization form(s) for the alteration of the Town of Collingwood's Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI-ECA) shall be completed and signed by a Professional Engineer, for both the Storm and Sanitary CLI-ECAs;
 - c. A written opinion, stamped and signed by a Professional Engineer, that confirms that the project(s) meet the specific alteration conditions outlined in the applicable CLI-ECA approval, including other legislation/regulations; and,
 - d. Any other documentation to support an alteration to the Town of Collingwood's sanitary collection and/or stormwater management systems as required by the Town of Collingwood's CLI-ECA(s).

Infrastructure - Water and Wastewater Services

35. 606 Single Dwelling Unit equivalents (SDUs) of municipal water and 599 SDUs of wastewater capacity are required to support the proposed development of 644 residential dwelling units, as listed in Condition 1 a-c, and school block, as listed in Condition 1 d, and as confirmed to the satisfaction of the Town of Collingwood through servicing data calculations provided by Tatham Engineering, dated July 11, 2025. While the Town of Collingwood commits to allocate said SDUs for this development, the timing of availability of this capacity allocation commitment shall be determined by the Town of Collingwood at its sole and absolute discretion, but shall be no earlier than completion and commissioning of the expansion to the Town of Collingwood's water treatment plant, unless otherwise determined by the Town, and shall be addressed prior to final approval of all or part of the plan of subdivision through a subdivision, site plan, or other agreement(s). The Town of Collingwood's allocation timing decision shall be incorporated into an agreement(s) in writing between the proponent and the Town of Collingwood as part of the final approval of all or part of the subdivision. Such agreement(s) shall also address the expiry and other stipulations of the capacity commitment as required by the Town of Collingwood Water and Wastewater Capacity Allocation Policy, as amended, including any proposed phasing or staging of the development.
36. The Owner shall agree that building permits will not be issued until the Town of Collingwood is satisfied that adequate water, including for firefighting, wastewater, utilities and road infrastructure is in place and functional for the lands, except that building permits may be issued for "dry" model homes upon terms and conditions established by the Town of Collingwood.
37. The Owner shall agree that no pre-sales of residential units in this Draft Plan of Subdivision may commence until such time as the Town of Collingwood, at its sole discretion, confirms that sufficient capacity exists in the Town of Collingwood Water Treatment Plant and Wastewater Treatment Plant to adequately service the development.
38. The Owner shall agree to provide sanitary sewers suitably designed and of sufficient depth to provide for the proper wastewater collection from the lands within and external to the subdivision in accordance with applicable standards, guidelines or regulations, and to the satisfaction of the Town of Collingwood and any other authority with jurisdiction. The Owner shall further agree that the final design of the wastewater system may be subject to review by the Town of Collingwood through the use of modeling techniques to ensure sufficient flows, at the discretion of the Town of Collingwood, and the Town of Collingwood may require amendments to the design as a result of such modeling.
39. The Owner shall agree that, in order to provide proper and reliable water distribution systems within the development, reasonable looping of these systems shall be provided to the satisfaction of the Town of Collingwood. The Owner shall further agree that the final design of the water system may be subject to review by the Town of Collingwood through the use of water modeling techniques to ensure sufficient flows, at the discretion of the Town of Collingwood, and the Town of Collingwood may require amendments to the design as a result of such modeling.
40. The Owner shall agree to oversize the 350mm diameter trunk watermain internally, from Tenth Line to the western limits of the subdivision, to the satisfaction of the Town of Collingwood. The Owner agrees to pay the costs associated to supply and install the trunk

watermain up to 300mm diameter. As per the Town of Collingwood's Development Charges Study (August 2024), the Town of Collingwood will contribute monies through Development Charge credits towards the difference in material costs to oversize the trunk watermain from 300mm diameter to 350mm diameter.

Infrastructure - Stormwater Management

41. Prior to final approval or any site alteration on the subject lands, the Owner shall agree to submit the following documents prepared by a qualified professional(s), to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, County of Simcoe and/or any other authority with jurisdiction as applicable, and implemented through the agreement(s) referenced in Condition 2 or other development tools, including the timing of works:
- a. A detailed Stormwater Management Report;
 - b. An Erosion and Sedimentation Control Plan;
 - c. A detailed Grading Plan;
 - d. If required as a storm outlet, a detailed design for Taylor's Creek on the lands legally described as Block 1, Plan 51M-1281, Town of Collingwood, County of Simcoe (PIN 58260-0604) using natural channel design principles;
 - e. A detailed Enhancement and Landscaping Plan for the stormwater management facility using native tree and shrub species;
 - f. A Geotechnical Report for the stormwater management facility; and
 - g. A detailed Hydrogeological Assessment.
42. The Owner shall agree to submit and implement a suitable detailed grading plan prepared by a qualified professional(s) addressing onsite improvements, and ensure that all existing drainage within and external to the subject plan shall be accommodated in accordance with applicable standards, guidelines or regulations from any authority with jurisdiction and to the satisfaction of the Town of Collingwood. Where improvements and/or adjustments to the existing systems are necessary to facilitate this development, the Owner shall agree to provide the necessary works.
43. The Owner shall agree to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, if applicable, to:
- a. address Low Impact Development (LID) measures for infiltration and lot level stormwater management control;
 - b. ensure that all necessary stormwater management facilities and sediment and/or erosion control measures as approved by the Town of Collingwood and/or any other authority with jurisdiction, will be installed and functioning prior to undertaking any construction involving the creation of impervious areas such as paved roads and buildings;
 - c. engage a qualified professional(s) to certify in writing that the stormwater management works were constructed in accordance with the plans, reports and specifications, as approved by the Town of Collingwood and any other authority with jurisdiction; and,
 - d. ensure that the necessary drainage easements are established and granted to the Town of Collingwood as required by these conditions.

44. Prior to final approval or any site alteration, the Nottawasaga Valley Conservation Authority shall be notified by the Owner in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain, natural environmental feature in the northwest quadrant of the property and the stormwater management facility have been restrictively zoned (e.g. Environmental Protection (EP)).
45. The Owner shall agree that Block 324 shall be designed and constructed at the Owner's expense for stormwater management, including portions for passive open space and walkways and landscaped with native plant and tree species, to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority.
46. The Owner shall agree to provide storm sewers suitably designed and of sufficient depth for the proper drainage of the lands within and external to the subdivision and to discharge to drainage outlets as directed by and to the satisfaction of the Town of Collingwood.

Infrastructure - Roads and Traffic

47. The Owner shall agree that the road allowances shown as Streets 'A' through 'K', inclusive, on the Draft Plan of Subdivision shall be dedicated as public highways and constructed to the satisfaction of the Town of Collingwood, and any other authority with jurisdiction, including but not limited to curb and gutter, hot asphalt, granular, traffic calming, storm sewers, water and wastewater infrastructure, subdrains, sidewalks, trails, bicycle facilities, street lights, traffic signs, driveway approaches, sodded boulevards, boulevard trees and landscaping.
48. The Owner shall agree that municipal addressing and street naming will be assigned to the satisfaction of the Town of Collingwood, with regard to 911 emergency servicing and any applicable by-law, policy or procedure of the Town, and to display the lot number and corresponding municipal address in a prominent location on each lot.
49. The Owner shall agree to install a metal sign at the termination of Blocks 325 through 327, inclusive, stating "Location of potential future road connection", to the satisfaction of the Town of Collingwood.
50. The Owner shall agree to implement the recommendations and requirements of the Traffic Impact Study prepared by Tatham Engineering and dated July 10, 2025, including any necessary updates and addenda to the satisfaction of the Town of Collingwood, County of Simcoe and/or Ministry of Transportation as applicable, including:
 - a. The Owner agrees that cost of the design, material and installation of the signalized traffic upgrades to the intersection of Tenth Line and future Street 'A' / Georgian Meadows Drive shall be the responsibility of the Owner, where such amount is determined at the time of subdivision registration, including provisions for inflationary or other cost increases (e.g. materials, labour, etc.) over time, if required.
51. Prior to final approval, the Owner shall carry out and agree to implement a Traffic Calming Study(ies) to the satisfaction of the Town of Collingwood, with reference to the Town's Traffic Calming Policy as amended or succeeded.
52. Prior to final approval, the Owner shall agree to prepare and implement, to the satisfaction of the Town of Collingwood, a soils report recommending the material necessary for road

construction in accordance with applicable standards, guidelines or regulations. This report shall also address any potential groundwater issues related to the proposed development of homes, roads and stormwater management facilities.

53. The Owner shall design and construct to the satisfaction of the Town of Collingwood an emergency vehicle access into the subdivision from Tenth Line by way of Emergency Exit Block 317, or other location and alignment to the satisfaction of the Town of Collingwood. Block 318 is also to function as an emergency vehicle access within the subdivision, in addition to a public walkway, to the satisfaction of the Town of Collingwood.
54. Prior to the final approval of Phase 4, as shown on the Phasing Plan SCAP.1 prepared by Tatham Engineering dated February 11, 2026, as amended or superseded, a third access to the lands subject to the Draft Approved Plan of Subdivision is required (i.e. in addition to the emergency exit (Block 317) and Street 'A', which intersects with Tenth Line). The Owner shall agree to enter into negotiation with the legal landowner of the property legally described as Concession 11, South Part Lot 43, RP51R18209 Part 1, subject to the terms and any cost sharing required to construct a road through the property to connect to the Town unopened road allowance known as Diavola Crescent, and over the unopened road allowance to connect to Sixth Street, or another road alignment to the appropriate municipal standard and to be conveyed to the Town, to the satisfaction of the Town of Collingwood and County of Simcoe, as applicable. At the Town of Collingwood's sole discretion, it may accept a reduced road or emergency access standard.

If the Owner demonstrates in writing to the satisfaction of the Town of Collingwood that all good faith negotiations have failed, the Owner shall agree to cooperate fully with the Town of Collingwood to determine an alternative third access, including but not limited to cost sharing and amendments deemed necessary to the Draft Approved Plan of Subdivision. The third access shall be over land owned or acquired by the Town of Collingwood and may include a combination of but not limited to expropriation, front ending agreements under the Development Charges Act, and/or local improvement charges or similar legal mechanisms, to the satisfaction of the Town of Collingwood and County of Simcoe, if applicable.

Irrespective of the above, a third access is required to connect to a municipally owned and maintained road prior to the final approval of any phase that results in more than a cumulative 600 residential units on the subject lands, to the satisfaction of the Town of Collingwood and the County of Simcoe, if applicable.

Advanced Timing Financial Agreement

55. If an early payment agreement under the *Development Charges Act* or other advanced timing agreement under the applicable legislation is deemed to be required and beneficial to the Town of Collingwood, the Owner shall agree to enter into such an agreement to the satisfaction of the Town, with respect to design and construction of:
- a. The Stewart Road Reservoir and Pumping Station; and
 - b. The extension of the trunk watermain from its existing location on Sixth Street at Georgian Meadows Drive to the site at the Tenth Line and the proposed new Street 'A'.

This agreement may deal with matters including, but not limited to, engineering standards, professional services, scope of work, best efforts for cost recovery from benefiting landowners, Development Charge credits, securities, recovery for front-ended works, and land use planning matters. This agreement shall be registered on title.

56. The Owner shall agree to the satisfaction of the Town of Collingwood, to proportionately reimburse the neighbouring land owners who front ended works to channelize Taylors Creek, a requirement for development, as a beneficiary of these works.

Infrastructure - External Works

57. Prior to final approval of any impacted phase or timing as otherwise determined to be appropriate by the Town of Collingwood, the Owner shall agree to complete any required external works at the Owner's expense, or be responsible for the costs of such external works, to the satisfaction of the Town of Collingwood or any other authority with jurisdiction, including the following:
- a. Extend the sanitary sewer from its existing location at Mountain Road along Tenth Line to the site at the new proposed Street 'A';
 - b. Construct storm sewer improvements on Tenth Line to allow for adequate outfall from the Stormwater Management Pond (Block 324), along Tenth Line;
 - c. Construct an emergency exit along Block 317 to Tenth Line;
 - d. Construct emergency exits and access roads as applicable and as required in Condition 53 and 54;
 - e. Construct signals and turn lanes at Tenth Line and Street 'A', or as recommended in the final Traffic Impact Study;
 - f. Any other improvements stipulated and in accordance with reports required or referenced by these conditions.
58. The Owner shall agree to oversize the 375mm diameter trunk sanitary sewer from the intersection of Tenth Line and Mountain Road, along Tenth Line to the site at the new proposed Street 'A', and internally sized to accept future anticipated sanitary flows from external lands to the satisfaction of the Town of Collingwood. The Owner agrees to pay the costs associated to supply and install the trunk sanitary sewer up to 300mm diameter. As per the Town of Collingwood's Development Charges Study (August 2024), the Town of Collingwood will contribute monies through Development Charge credits toward the difference in material costs to oversize the sanitary sewer from 300mm diameter to 375mm diameter.

Noise

59. Prior to final approval of relevant phases, where appropriate, the Owner shall agree to request that the subject lands be designated as a Class 4 Area by the Town of Collingwood, at the Owner's expense, under Ministry of Environment, Conservation, and Parks guidelines, and receive confirmation of approval from the Town.
60. The Owner shall agree to implement the recommendations and requirements of the Noise Impact Study, prepared by Tatham Engineering, dated February 10, 2026 and any necessary updates and addenda required by the Town of Collingwood Peer Review comments provided by R. Bouwmeester & Associates dated March 18, 2026 to the satisfaction of the Town of Collingwood.

Parkland, Trails, and Active Transportation

61. The Owner shall agree to design and provide base improvements to the park block(s) 313 to 315 inclusive, to the applicable Neighbourhood Park Standards as amended or succeeded and in accordance with applicable standards, guidelines or regulations from any authority with jurisdiction, including municipal services, rough grading, topsoil and finish grading and seeding, to the satisfaction of the Town of Collingwood.
62. The Owner shall agree to rough grade, topsoil, seed and maintain (free of stockpiles and debris) all park blocks and other vacant lands within the subdivision to the satisfaction of the Town of Collingwood. These blocks shall be maintained by the Owner to the satisfaction of the Town of Collingwood until such time as associated works have been constructed and assumed for Town maintenance and/or ongoing responsibility for the blocks has been addressed to the satisfaction of the Town of Collingwood.
63. The Owner shall agree that fencing, where required, shall be provided to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, or any other authority with jurisdiction, including, but not limited to, interfaces between residential lots and vacant lands, interfaces between residential lots and Town of Collingwood owned land or land to be conveyed to the Town such as park lands, open space, walkways, storm water management ponds/facilities, roads and natural environmental areas, interfaces between the Blue Mountain Golf and Country Club owned land or land to be conveyed to the Blue Mountain Golf and Country Club and residential lots and Town of Collingwood owned land or land to be conveyed to the Town, and interfaces between residential lots and municipal roads where visual or acoustic fencing/barriers may be required.
64. The Owner shall agree to construct walkway Blocks 318 to 320, inclusive, to the satisfaction of the Town of Collingwood.
65. The Owner shall agree to construct open space corridor Blocks 321 and 322, to the satisfaction of the Town of Collingwood, including the allowance for:
 - Public seating; and
 - Appropriate landscaping and trees for shade.

Natural Heritage and Environmental Protection

66. Prior to final approval, the Owner shall agree to implement the recommendations and requirements of the Environmental Impact Study prepared by Azimuth Environmental Consulting, Inc. dated December 17, 2014, with updates and addenda dated May 2, 2024, June 27, 2025, October 9, 2025, and March 24, 2026, and any necessary updates and addenda incorporating Peer Review comments provided by November 5, 2024, September 10, 2025, March 18, 2026, April 2, 2026 to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction, including:
 - a. Installation of three (3) bat boxes within Block 313;
 - b. Installation of compensatory bat boxes at a ratio of one (1) additional bat box per qualifying tree snag requiring removal, as determined by the Tree Preservation Plan required by Condition 67, within Block 313;
 - c. Installation of fencing along the rear lot line of Lots 001 to 021, inclusive;
 - d. The preparation and implementation of a Vegetation Planting Plan and Edge Management Plan; and
 - e. The completion of a post-development water balance assessment.

67. Prior to final approval, or any tree removal or site alteration, the Owner shall be required to submit and agree to implement a Tree Preservation Plan prepared by a qualified professional(s), to the satisfaction of the Town of Collingwood. The Tree Preservation Plan shall be consistent with any and all applicable recommendations of the reports required to be submitted and/or implemented in these conditions.
68. Prior to final approval, the Owner shall agree to carry out and implement the recommendations and requirements of the Phase 1 Environmental Site Assessment, prepared by Azimuth Environmental Consulting Inc., dated June 6, 2025 including any necessary updates, addenda or subsequent studies as may be required to meet Ministry of Environment, Conservation, and Parks (MECP) standards for residential, parkland, institutional and/or any other sensitive property use in accordance with Ontario Regulation 153/04, and other applicable regulations, all to the satisfaction of the Town of Collingwood and any other authority with jurisdiction.

Third Party Utility Providers

69. The Owner shall agree to co-ordinate the preparation and submission of a composite utility distribution plan, in consultation with the applicable utilities and communications service providers, that shows the locations of all utility infrastructure and proposed street trees for the subdivision, as well as the timing and phasing of installation, to the satisfaction of the Town of Collingwood and any other authority having jurisdiction.
70. Prior to final approval, the Owner shall make arrangements for the relocation of any utilities required by the development of the subject lands to the satisfaction of applicable service providers and the Town of Collingwood, all to be undertaken at the expense of the Owner.
71. Prior to final approval, the Owner shall make satisfactory arrangements with EPCOR to ensure proper and sufficient electricity servicing and capacity is in place for the proposed subdivision in compliance with the Ontario Energy Board's Distribution System Code and EPCOR's Conditions of Service.
72. The Owner shall agree to provide Canada Post with two copies of the composite utility distribution plan. Furthermore, the Owner shall agree to:
- a. Work with Canada Post and the Town of Collingwood to determine and provide temporary suitable location prior to occupancy for the placement of the Centralized Mail Facility/Community Mailbox; and
 - b. Work with Canada Post and the Town of Collingwood to determine the location of the Centralized Mail Facility/Community Mailboxes and to ensure that they are properly identified on all appropriate maps and plans; and
 - c. Provide an appropriately sized sidewalk section (concrete pad) where applicable, any required walkways across the boulevard, and any required curb cuts for wheelchair access for the placement of the permanent Community Mailbox locations and include said requirements on the appropriate plans/maps, all to the satisfaction of Canada Post and the Town of Collingwood; and
 - d. Outfitting the apartment block building(s) with a common lobby lock-box assembly with parcel compartments.
73. The Owner shall agree to the satisfaction of Enbridge Gas Distribution that:

- a. Streets are to be constructed in accordance with any composite utility distribution plans and approved by the Town of Collingwood and any other authority having jurisdiction;
 - b. Streets shall be graded to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines;
 - c. Any Town of Collingwood approved road cross-sections showing all utilities in the configuration proposed for all of the streets are to be provided to Enbridge Gas Distribution, and the gas locations must be a minimum of 0.6 metres from the street line;
 - d. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the Owner; and
 - e. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.
74. Prior to final approval, the Owner shall agree to confirm that sufficient wire-line communication / telecommunication infrastructure is currently available to provide communication/telecommunication services to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the Owner shall be required to demonstrate to the Town of Collingwood and the applicable service provider(s) that sufficient alternate communication/telecommunication facilities are available to and within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management service (i.e., 911 Emergency Services).
75. The Owner shall agree to convey any easement(s) and execute any maintenance agreements required by those CRTC-licensed telephone and broadcasting distribution companies intending to serve the subdivision. The Owner further agrees to convey such easements at no cost to communications service provider(s). In the event of any conflict with existing communication / telecommunication facilities or easements, the Owner shall agree to be responsible for the relocation of such communication/telecommunication facilities or easements at their own costs.
76. The Owner shall agree to:
- a. Permit all CRTC-licensed telecommunications companies intending to serve the subdivision to install their facilities within the subdivision; and
 - b. Provide joint trenches for such purposes.

Bell Canada

77. The Owner agrees to convey any easement(s) as deemed necessary by Bell Canada to service the development at no cost to Bell Canada.

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

Rogers Communications Canada

79. The Owner shall agree that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, and easement to Rogers to accommodate the relocated facilities.

Construction Management

80. Prior to any site alteration, the Owner shall submit and agree to implement a Construction Management Plan(s) prepared by a qualified professional, to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction. Further, the Owner shall agree to provide updates to the Town of Collingwood for the entire construction process through to issuance of the completion certificate. This Plan(s) shall include or address the following at a minimum:

- a. Central coordinating contact and tracking for all community complaints and respective responses;
 - b. Trades communication and enforcement plan;
 - c. Project phasing, staging, periods of activity and operating hours including peak times and types of activity;
 - d. Parking for trades and deliveries;
 - e. Construction traffic and haul route(s);
 - f. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7;
 - g. Material delivery loading areas, coordination and enforcement;
 - h. Office space (construction trailer);
 - i. Working hours;
 - j. Debris (garbage);
 - k. Noise and dust control;
 - l. Importation and exportation of fill or surplus material;
 - m. Site access and egress;
 - n. Lighting plan and controls;
 - o. Communications plan for providing notification to and addressing concerns of:
 - Adjacent residents or businesses;
 - The broader community who may have questions about the development; and,
 - Purchasers/New homeowners;
 - p. Impact mitigation plan for residents, businesses or others affected by off-site servicing; and,
 - q. A contingency plan that addresses any additional impacts to private or municipal property not foreseen in the Construction Management Plan(s) including notification, compensation, and conflict resolution provisions as may be appropriate.
81. The Owner shall agree that if in the opinion of the Town of Collingwood, the Owner fails to implement the Construction Management Plan referenced in Condition 80 and/or fails to update the Construction Management Plan to address concerns raised by the Town of Collingwood, the Town of Collingwood reserves the right to draw upon securities held as

part of any Agreement(s) to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Town of Collingwood. Any amounts drawn from project securities for such implementation shall be replaced by the Owner within 30 days. The Town of Collingwood shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owner's failure to perform.

Urban Design and Architectural Control

82. Prior to final approval and prior to offering pre-sales or sales, the Owner shall carry out and agree to implement Urban Design and Architectural Control Guidelines prepared by John G. Williams Limited dated February 13, 2026, to the satisfaction of the Town of Collingwood, including any updates or addenda incorporating Peer Review comments provided by The Planning Partnership dated April 2, 2026. The Urban Design and Architectural Control Guidelines shall be in conformity with the Town of Collingwood Urban Design Manual as amended or succeeded and any other applicable policies, standards or guidelines and shall contain graphics and visualizations to assist in application. The Guidelines shall also identify an acceptable Control Architect review process to the satisfaction of the Town of Collingwood. The Town of Collingwood, at its sole discretion may peer review the Urban Design and Architectural Control Guidelines at the Owner's expense.

Matters to be addressed through implementation process requirements may include, but are not limited to, the following:

- selection and hiring of a Control Architect, at the Owner's expense, for review and approval purposes;
- timing, submission and evaluation requirements for Control Architect clearance;
- conflict resolution mechanisms in the event of disputes around Control Architect clearance; and,
- submission of securities needed to address implementation issues, including but not limited to the above.

83. Prior to final approval, the Owner shall submit and agree to implement a Streetscape/ Landscape Plan, including the locations of utility infrastructure, prepared by a qualified professional(s) to the satisfaction of the Town of Collingwood. The Streetscape/Landscape Plan shall be in accordance with all applicable standards, guidelines or regulations from any authority with jurisdiction and also shall incorporate Peer Review Comments provided by SGL Planning & Design Inc. dated April 17, 2026.

84. The Owner shall complete, prior to final approval of the relevant phases, where appropriate, conceptual lot patterning plans for multi-residential Blocks 276 to 310, and 311, that among other matters, are in keeping with applicable urban and architectural design guidelines, including attractive and functional streetscapes, and otherwise conform to the Town's Official Plan policies and Zoning By-law provisions, to the satisfaction of the Town of Collingwood.

85. The Owner shall agree to design and configure any street townhouse dwelling units and associated driveways proposed for Blocks 276 to 310, to maximize the potential for on-street parking, snow storage on adjacent streets, street trees, and appropriate rear yard access through an easement, or other instrument, to the satisfaction of the Town of Collingwood.

Additional Residential Units

86. The Owner shall agree to rough-in, or fully construct, the necessary plumbing, electrical, and any other services/infrastructure/structural, as required by the Ontario Building Code, for a minimum of one Additional Residential Units (ARU) in a minimum of 50 of the dwelling units contained in the Draft Plan of Subdivision.

Golf Spray Mitigation

87. The Owner shall agree to implement, or cause to be implemented, the recommendations and requirements of the Golf Course Safety Study prepared by Baker Turner Inc. and dated October 2, 2014, and updated January 7, 2021, including any necessary addenda incorporating peer review comments provided by MBTW Golf Design dated November 2024 to the satisfaction of the Town of Collingwood prior to the issuance of building permits of residential dwelling units on affected lots.
88. The Owner shall agree to include an appropriately worded warning clause in agreements of purchase and sale for all affected lots advising Purchasers of their lot's proximity to the adjacent golf course and to the potential adverse impacts that may arise from the use, operation, and maintenance of said golf course.
89. The Owner shall agree that the warning clause provision in Condition 88 be registered against title to the subdivision lands by way of a restrictive covenant.

Archaeology

90. Prior to final approval, the Owner shall provide to the Town of Collingwood written confirmation from the provincial Ministry with jurisdiction that the Archaeological Assessments prepared by AMICK Consultants Limited dated January 14, 2022 and February 9, 2023 have been filed with and received by the Ministry.

Nottawasaga Valley Conservation Authority

91. Prior to any development or site alteration on the subject lands, including any associated off-site works, the Owner shall agree that all required permits under the Conservation Authorities Act and Ontario Regulation 41/24 (or any successor thereto) shall be obtained from the Nottawasaga Valley Conservation Authority.
92. Prior to final approval, the Owner shall agree that compensation for wetland removal, as described in the Proposed Wetland Offsetting Strategy prepared by Azimuth Environmental Consulting, Inc. dated October 9, 2025, and any necessary updates and addenda, in accordance with the Nottawasaga Valley Conservation Authority's Net Gains for Ecological Offsetting Guideline, as amended or succeeded, is received to the satisfaction of the Nottawasaga Valley Conservation Authority.
93. Prior to final approval or any site alteration on the subject lands, the Owner shall agree that the Draft Plan of Subdivision shall be revised in order to meet the requirements of Condition 41 including providing for a larger stormwater pond block if necessary to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, or any authority with jurisdiction.
94. The Owner shall agree, to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, to carry out or cause to be carried out the

recommendations and measures contained within the plans and reports set out in Condition 41.

95. The Owner shall agree, to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, to ensure that all stormwater management facilities and sediment and/or erosion control measures, as approved by the Town of Collingwood, will be in place prior to the creation of impervious areas, such as roads and buildings, being undertaken.
96. The Owner shall agree, in wording acceptable to the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, that the necessary drainage easements be established and granted to the Town of Collingwood.

Simcoe County

97. Prior to final approval or registration of any phase(s), the Owner shall provide:

- a. Written confirmation to the County of Simcoe that all municipal roads, including any dead end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Bylaw By-law 7158-25, Schedule 9, as amended or succeeded.
- b. A copy of the proposed final M-Plan or reference plan showing any temporary turning circles or hammer-head turnarounds.

Failure to construct municipal roads in accordance with the County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.

98. The Owner shall agree to include the following advisory clauses in all Agreements of Purchase and Sale or Lease for the units within this development, to the satisfaction of the County of Simcoe:

Based on preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste or organics collection services along private or unassumed roads until such time they are assumed by the municipality. To commence Collection Services, prior to a Roadway being assumed by the municipality, the Owner must formally request Collection Services be initiated by submitting to the County a completed "Initiation of Services for New Developments Form" attached to Schedule 9 of the County's Waste Collection Bylaw By-law 7158-25, as amended or succeeded. The Developer must identify the road(s) in which units are occupied and eligible in accordance with the conditions outlined in the "Initiation of Services for New Developments Form". Each request is subject to an inspection by representatives of the County of Simcoe Solid Waste Management Department. Failure to meet the conditions will result in Collection Services not being initiated and the County will determine the date for re-inspection. It is the Owner's responsibility to provide waste disposal options for residents in areas where the County is not yet able to initiate Collection Services.

Simcoe County District School Board

99. The Owner shall agree that prior to registration of the phase of the subdivision that contains Block 312, the Owner shall enter into an Option Agreement with the Simcoe County District School Board outlining how the value of the site and timing of purchase will be determined for Block 312. Alternatively, at the discretion of the Simcoe County District School Board, the Owner may enter into an Agreement of Purchase and Sale for Block 312 with the Simcoe County District School Board.
100. The Owner shall agree that the Simcoe County District School Board will have an option to purchase the school site at any time specified by the Board within 8 years following the date of registration of the phase in the plan of subdivision in which Block 312 is located.
101. The Owner shall agree that if the Simcoe County District School Board has not exercised the option to purchase Block 312 within 8 years following the date of registration of the phase, the Owner will provide the Town of Collingwood with a letter from the Board confirming that the property is not required for a school site.
102. The Owner shall agree that there will be no stockpiling of soils on Block 312. Where stockpiling has occurred, the Owner shall remove all excess soils and the lands shall be graded with material suitable for use in supporting the imposed load of buildings and hard surfaces in accordance with the approved subdivision grading plan. A pre and post stockpiling soils test shall be conducted by a qualified professional and provided to the Simcoe County District School Board.
103. The Owner shall agree that prior to the acquisition of Block 312 and at no additional cost to the Simcoe County District School Board beyond the fair market value, Block 312 will be:
- a. graded to conform with the overall grading plan of the plan of subdivision; and
 - b. sodded or seeded with a minimum topsoil depth of 200mm; and
 - c. free of soil and refuse stockpiles; and
 - d. graded with compacted and clean material; and
 - e. fenced in accordance with municipal standards along all boundaries with an access gate sufficient for construction vehicles at the street frontage; and
 - f. posted with a sign reading "Notice: The construction of a public school on this site is not guaranteed. Students from the development may be bused to elementary schools outside of the community."; and
 - g. suitable for construction purposes with supporting documentation by a qualified professional with respect to soil bearing factors, surface drainage, topography, and environmental contaminants; and
 - h. serviced with natural gas, electrical, data and telecommunications, water, storm and sanitary sewer, with service connections at the mid-point of the block to the satisfaction of the Simcoe County District School Board.
104. Prior to final approval, the Owner shall submit to the Simcoe County District School Board for its review a copy of the engineering plans demonstrating the storm drainage system for Block 312.
105. Prior to final approval, the Owner shall submit to the Simcoe County District School Board for its review a copy of the engineering plans demonstrating the overall grading plans for the lands within the draft plan of subdivision.

106. Prior to final approval, the Owner shall provide the school board with confirmation in writing from the local electrical authority that the requisite electrical capacity, including supply voltage, is supplied to the frontage of Block 312 at no additional cost to the Simcoe County District School Board beyond the market value of Block 312.
107. The Owner shall agree to include in all offers of purchase and sale of residential units a statement that advises prospective purchasers that public schools on designated sites in the community are not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
108. The Owner shall agree to include in all offers of purchase and sale of residential units a statement that advises prospective purchasers that school buses will not enter cul de sacs and that pick up points will not be located within the subdivision until major construction activity has been completed.
109. The Owner shall agree to include the following warning clauses in all offers of purchase and sale: An elementary school may be constructed in the future on Block 312 and the purchaser acknowledges and accepts that:
- a. Block 312 is a future development site and will be maintained by the Owner as such.
 - b. noise, dust and truck traffic are normal circumstances during the construction of a school.
 - c. Noise, exterior lighting, portable classrooms, and increased traffic on neighbouring streets during peak A.M. and P.M. hours and during special events are normal operating conditions for a school.
 - d. In the event that the Simcoe County District School Board does not purchase and/or develop Block 312, Block 312 may be redeveloped or sold for future development.

Simcoe Muskoka Catholic District School Board

110. The Owner shall agree to include in all offers of purchase and sale the following clause, to the satisfaction of the Simcoe Muskoka Catholic District School Board, advising prospective purchasers:
- a. Pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area. Please contact the designated school for more details.

Lapsing Provisions

Subject to these conditions, the Draft Plan of Subdivision prepared by MHBC Planning and certified by Van Harten Surveying, Inc., dated February 12, 2026, was approved under Section 51 of the Planning Act, as amended, on June 1, 2026 for a period of 3 years and the approval will lapse on June 24, 2029.

If final approval is not given to this Draft Plan of Subdivision within the approval time period above, the draft approval will lapse under Section 51(32) of the Planning Act, as amended. Draft approval may be extended pursuant to Subsection 51(33) the Act and in

accordance with Town of Collingwood policies subject to Subsection 51(33.1), (33.2), (33.3), but no extension can be granted once the draft approval has lapsed, unless the Town exercises its authority under Subsection 51(33.1). If the applicant wishes to request an extension to draft approval, a written explanation, together with the completed application form and fee and all necessary updated supporting studies or other necessary documentation as identified by and to the satisfaction of the Town of Collingwood, must be received by the Town of Collingwood, acting reasonably, at least six (6) months prior to the lapsing date.

Clearances for Registration

Prior to final approval, the Town of Collingwood shall provide written confirmation that Conditions 2-70 and 80-90, and any other conditions within deemed necessary, have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.

Prior to final approval, the Nottawasaga Valley Conservation Authority shall provide written confirmation that Conditions 91-96 have been carried out to their satisfaction with a brief but complete statement indicating how the conditions have been satisfied.

Prior to final approval, the County of Simcoe shall provide written confirmation that Conditions 97-98 have been carried out to their satisfaction with a brief but complete statement indicating how the conditions have been satisfied.

Prior to final approval, the Simcoe County District School Board shall provide written confirmation that Conditions 99-109 have been carried out to their satisfaction with a brief but complete statement indicating how the conditions have been satisfied.

Prior to final approval, the Simcoe Muskoka Catholic District School Board shall provide written confirmation the Condition 110 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.

Prior to final approval of any phase, the communication / telecommunication provider(s) shall provide written confirmation that Conditions 74-76 have been carried out to their satisfaction with a brief but complete statement indicating how the conditions have been satisfied.

Prior to final approval of any phase, Bell Canada shall provide written confirmation that Conditions 77-78 have been carried out to their satisfaction with a brief but complete statement indicating how the conditions have been satisfied.

Prior to final approval of any phase, Rogers Communications Canada shall provide written confirmation that Condition 79 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.

Prior to final approval, EPCOR Inc. shall provide written confirmation that Condition 71 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.

Prior to final approval, Enbridge Gas Distribution shall provide written confirmation that Condition 73 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.

Prior to final approval of any phase, Canada Post shall provide written confirmation that Condition 72 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.

Notes to Draft Approval

- It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Town, quoting file number PLRDPS2024320.
- It is noted that the draft plan of subdivision and associated conditions of draft plan approval may require revisions, to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction, to implement or integrate any recommendations from studies required as a condition of draft approval.
- The County of Simcoe provides waste collection service using an automated collection system with a single driver that is not intended to leave the vehicle to provide collections service. Carts must be able to be placed on the municipal road with a spacing of 0.6 metres (2ft) away from each other and 0.6 metres (2ft) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 metres (8ft) of the travelled portion of the roadway for collections service. For better understanding of the cart program please see the link to the County's cart collection set out requirements and information: [Cart Information - Simcoe County](#) In order to participate in the County's waste collection services, Simcoe County collection carts must be utilized. Carts are the property of the County.
- Recycling collection services are administered through a designated producer responsibility organization, not the County of Simcoe. The initiation of County waste collections services may differ from the initiation of recycling collection services. The initiation of recycling collection services does not obligate the County to commence garbage or organics collection services. The County retains discretion regarding whether and when to provide its services, in accordance with By-law 7158-25, as amended or succeeded.
- The Final Plan approved by the Approval Authority must be registered within 30 days or the Town may withdraw its approval under subsection 51(32) of the [Planning Act](#), R.S.O. 1990, as amended.