

CONDITIONS OF DRAFT PLAN APPROVAL

Owners: Maple Street GP Inc.
Town File No.: D1201220

Project Name: The Annex Plan of Subdivision

General Conditions

1. This approval applies to the Draft Plan of Subdivision located on Lots 10, 11 and 12 South Side of Fifth Street and Lots 10, 11 and 12 North Side of Sixth Street, Registered Plan No. 45, Town of Collingwood, County of Simcoe prepared by J.D. Barnes Limited dated November 17, 2020 and showing a total of 9 lots and 3 blocks, more specifically:
 - a. Lots 1, 3, 7, and 9 intended for 4 single detached dwellings;
 - b. Lots 2, 4, 5, 6, and 8 intended for 10 semi-detached dwellings to be further divided by part lot control in the future;
 - c. 1 Condominium Block intended for 3 townhouse dwellings and 2 semi-detached dwellings (Block 10); and
 - d. 2 Blocks for Daylight Triangles (Blocks 11 and 12).
2. Prior to final approval, the relevant existing lots of Registered Plan No. 45 shall be deemed not to be lots on a plan of subdivision.
3. Prior to final approval, the Owner shall submit a copy of the proposed (draft) final M-Plan to the Town of Collingwood as the Approval Authority for review and approval.
4. Prior to final approval being granted, the Town of Collingwood shall be provided with a copy of the final plan in digital format, including road centrelines.

Zoning

5. Prior to final approval, the appropriate zoning shall be in effect for the subject lands to the satisfaction of the Town of Collingwood and the final plan of subdivision shall be in compliance with the Zoning By-law in effect.

Parkland Dedication

6. That the Owner agrees to provide the Town of Collingwood with a payment-in-lieu of a parkland dedication in accordance with the Town of Collingwood Parkland Dedication By-law and the *Planning Act*, as amended.

Infrastructure Plans

7. Prior to final approval, four copies of detailed reports, plans, and drawings, prepared by a professional engineer, addressing stormwater management, road construction, construction mitigation, and municipal water and sewer services, including but not limited to a Stormwater Management Report, Functional Servicing Report, and Construction Management Plan shall be submitted to the Town of Collingwood.

In addition, the following document(s) shall also be provided to the satisfaction of the Town of Collingwood for any applicable infrastructure works, including but not limited to municipal water and sewer services and stormwater management:

- i. A Form 1 – Record of Watermains Authorized as a Future Authorization completed and signed by a Professional Engineer; and
- ii. An Environmental Compliance Approval (ECA) for the project(s) shall be obtained from the Provincial Ministry with jurisdiction, or
- iii. Written confirmation from the Provincial Ministry with jurisdiction exempting the project(s) from the requirement to obtain an ECA; or
- iv. A written opinion, stamped and signed by a Professional Engineer, that confirms that the project(s) meet the specific exemptions outlined in the applicable legislation/regulations.

Municipal Water and Wastewater Capacity Allocation

8. Eighteen (18) Single Dwelling Unit equivalents (SDUs) of municipal water and wastewater capacity are required to support the proposed development as confirmed by Tatham Engineering's 'Victoria Annex Functional Servicing Report', dated April 7, 2021 (Addendum dated June 15, 2022) to the satisfaction of the Town of Collingwood. The timing of availability of this capacity commitment shall be addressed prior to final approval of all or part of the plan of subdivision through a subdivision, site plan, advanced timing or other agreement, including phasing or staging to facilitate the orderly build-out of the development as required. 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 dated March 2022 or any update or successor thereto.
9. That the Owner acknowledges and agrees that prior to final approval of all or part of the draft plan of subdivision, confirmation from the Town of Collingwood shall be required that sufficient capacity exists in the Water Treatment Plant and Wastewater Treatment Plant to adequately service the development at the time of registration. The Owner further acknowledges and agrees that the determination as to whether there is sufficient capacity shall be made by the Town of Collingwood, in its sole discretion. Building permits will not be issued until the Town is satisfied that adequate water, including for firefighting operations, and sewer services are available to the lands, except building permits may be issued for "dry" model homes upon terms and conditions established by the Town.
10. That the Owner agrees that no pre-sales of units 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.

Subdivision Agreement

11. The Owner shall enter into a Subdivision Agreement for servicing, development and other necessary matters, satisfactory to the Town of Collingwood in consultation with any other appropriate authority, before any development or site alteration on the subject lands. This agreement will satisfy all the requirements of the Town of Collingwood, financial and otherwise

and may deal with matters including, but not limited to, the following:

- a. Engineering works which include municipal services;
 - b. Professional services including preparation of reports, plans, inspections, certifications and approvals;
 - c. Provision of electrical services;
 - d. Storm sewers, stormwater management;
 - e. Road widenings and reconstruction;
 - f. Securities or letters of credit, cash contributions, levies (development charges);
 - g. Provision of emergency services;
 - h. Land dedications, easements including any reciprocal easements, road reserves;
 - i. Implementation of supporting studies, including noise studies and abatement;
 - j. Grading and sodding, fencing, berming, buffer blocks, landscaping and planting, signed entry features, parkland and tree preservation; and
 - k. Warning clauses, hoarding, shoring and/or encroachment.
12. The Subdivision Agreement shall be registered against the lands to which it applies as provided for in the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. In the Subdivision Agreement, the Owner shall agree:

Municipal Requirements

- a. to carry out or cause to be carried out the recommendations and requirements contained within the plans, studies and reports as approved by the Town of Collingwood and/or any other authority with jurisdiction, inclusive of the provision of securities or other guarantees for the implementation of the plan, studies and reports to the satisfaction of the Town of Collingwood;
- b. to ensure the provisions for the installation of municipal water and wastewater services, stormwater management or other infrastructure, and for the municipal assumption and operation of such services, if required, is in accordance with the report required in Condition 7;
- c. that the availability of the allocation of sufficient municipal water and wastewater capacity measured in Single Dwelling Unit equivalents (SDUs) to service the development shall be addressed in accordance with Conditions 8-10;
- d. that development charges, processing and administrative fees be paid prior to building permit issuance in accordance with the policies and by-laws of the Town of Collingwood, County of Simcoe, and School Boards that are in effect;
- e. that all dedications of land to the Town of Collingwood shall be deeded in fee simple and all costs associated with the land transfers or easements to the Town of Collingwood, including costs relating to surveying, legal fees and disbursements, agreements, HST, etc. shall be borne by the Owner. Land transfers or easements for the Town of Collingwood will be prepared and registered through the Town of Collingwood;
- f. that any easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities, construction purposes and/or any other matter 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 all appropriate agencies or authorities;

- g. that such easements required for stormwater management purposes between Lots 6 and 7 and Lot 8 and Lots 3 and 4 and Lot 2 shall be for private storm sewers in favour of the Owners of Block 10;
- h. to enter into a cost-sharing agreement or make other arrangements, to the Town's satisfaction, to provide for the ongoing repair, replacement and maintenance of the storm sewer infrastructure internal to the development which the Owner acknowledges will not be assumed by the Town;
- i. that the timing of land dedications and easements shall be at the Town of Collingwood's and/or the applicable agency's discretion and satisfaction and the Town may require the Owner to make such easements and land dedication as part of the Town's inhibiting order arising from final registration;
- j. that the daylight triangles shown as Blocks 11 and 12 shall be dedicated to the Town of Collingwood;
- k. that the private road or driveway shall be constructed and named to the satisfaction of the Town of Collingwood with regard to 911 emergency servicing and the lot number and corresponding municipal address will be displayed in a prominent location on each lot;
- l. to complete to Town of Collingwood specifications, at the Owner's expense, the following external works:
 - i. watermain*, two (2) valves, curb and gutter, full width asphalt replacement, sidewalk, boulevard restoration, and streetscaping on Maple Street, fronting the development;
**With respect to the watermain construction, the Town of Collingwood agrees to reimburse the Owner for any expenses associated with replacing the existing services on Maple Street.*
 - ii. sidewalk, boulevard restoration and streetscaping on Fifth Street fronting the development, and full width asphalt replacement for municipal services;
 - iii. sidewalk, boulevard restoration, streetscaping, and the installation of one (1) fire hydrant on Sixth Street fronting the development, and full width asphalt replacement for municipal services; and
 - iv. any other improvements stipulated and in accordance with the reports submitted for the Draft Plan of Subdivision, or as amended prior to registration;
- m. to carry out any recommendations from the Phase 1 Environmental Site Assessment prepared by Terraprobe Limited dated February 23, 2005 for the subject lands,

subject to the Town of Collingwood's review and agreement with the recommendations;

- n. to accommodate all existing drainage within and external to the subject plan according to the Town of Collingwood's Stormwater Management Policies and to the satisfaction of the Town of Collingwood. Where improvements and/or adjustments to the existing systems are necessary to facilitate this development, it will be the Owner's responsibility to provide the necessary works, including outlet improvements as required;
- o. to provide sanitary sewers suitably designed and of sufficient depth to provide for the proper collection from the lands within and external to the subdivision per the Town of Collingwood Development Standards, and to the satisfaction of the Town of Collingwood;
- p. that, in order to provide proper and reliable water distribution systems within the development, reasonable looping of these systems shall be provided and no watermain shall pass through or under any structure all to the satisfaction of the Town of Collingwood. The Owner further agrees 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, and the Town may require amendments to the design as a result of such modeling. Prior to final approval (of any phase) being granted, Initial Acceptance of municipal water and/or sanitary sewer services by the Town of Collingwood shall be required;
- q. that building permits will not be issued until the Town of Collingwood is satisfied that adequate water, sewers, utilities and roads are available to the lands, except that building permits may be issued for model homes upon terms and conditions established by the Town of Collingwood and subject to the Owner entering into a Site Plan Control Agreement with the Town of Collingwood for the model home(s);
- r. that building permits will not be issued for lands in any stage of development within the draft plan of subdivision until the Town of Collingwood is satisfied there is an adequate water supply for firefighting operations and acceptable access for firefighting equipment and emergency services is available;
- s. to provide to the Town of Collingwood a soils report recommending the material necessary for road construction to meet Town standards. This report shall also address any potential groundwater issues as they relate to the proposed development of homes, roads, and stormwater management facilities;
- t. to make arrangements to the satisfaction of the Town of Collingwood for a suitable construction traffic route or routes (i.e. reduce extent of disruption to the community and more specifically purchasers occupying units within the subdivision);
- u. to prepare and implement a Construction Management Plan to the satisfaction of the Town of Collingwood;
- v. to implement the Tree Management Plan prepared by Crozier & Associates dated April 21, 2022 to the satisfaction of the Town of Collingwood;

- w. to provide the Town of Collingwood with thirteen (13) deciduous trees (50 mm caliper) to be planted on Town-owned lands as compensation for the removal of six mature street trees identified as being in excellent to fair condition. The Owner shall coordinate with the Town to identify key locations within the municipality best suited for these tree plantings;
- x. to submit and implement a Streetscape Plan to the satisfaction of the Town of Collingwood. The Streetscape Plan shall conform to the Town of Collingwood's Development Standards dated July 2007;
- y. to prepare and implement architectural guidelines that conform to the Town of Collingwood's Urban Design Manual dated December 2010 which govern the character of residential structures in a manner acceptable to the Town of Collingwood;
- z. to construct all buildings and structures in conformity with the approved architectural guidelines, and to the inclusion of the approved architectural guidelines as a schedule to the Subdivision Agreement;
- aa. to implement the recommendations of the Heritage Impact Assessment, prepared by Golder Associates Ltd. dated April 9, 2021, to the satisfaction of the Town of Collingwood;

Ministry of Tourism, Culture and Sport

- bb. to obtain from the Ontario Ministry of Tourism, Culture and Sport an acceptance of the "Stage 1-2 Archaeological Assessment of Lots 10, 11, 12 South of Fifth Street, and Lots 10, 11, 12 North of Sixth Street, Registered Plan 45 (Geographic Township of Nottawasaga) Town of Collingwood, County of Simcoe", dated April 6, 2016. No tree cutting, stump removal, grading or other soil disturbances shall take place on the subject property prior to the Town of Collingwood and the Ministry confirming that all archaeological resource concerns have met licensing and resource conservation requirements;

Canada Post

- cc. to provide Canada Post with two copies of the above-ground utility coordination plans;
- dd. to determine and provide temporary suitable location prior to occupancy for the placement of the Centralized Mail Facility/Community Mailbox to the satisfaction of Canada Post and the Town of Collingwood;
- ee. to determine the location of the permanent Centralized Mail Facility/Community Mailboxes and to ensure that they are properly identified on all appropriate maps and plans to the satisfaction of Canada Post and the Town of Collingwood; and
- ff. to provide an appropriately sized sidewalk section (i.e. concrete pad) where applicable, any required walkways across the boulevard, and any required curb cuts for wheelchair access for the placement of the permanent Centralized Mail Facility/Community Mailbox locations and include said requirements on the

appropriate plans/maps to the satisfaction of Canada Post and the Town of Collingwood;

Simcoe County

- gg. to meet any and all requirements of the County of Simcoe respecting waste collection services, to the satisfaction of the County;

Utilities

- hh. to make arrangements to the satisfaction of the Town of Collingwood and the applicable utility provider or other authority with jurisdiction for the relocation of any utilities required by the development of the subject lands to be undertaken at the expense of the Owner;
- ii. to coordinate the preparation and implementation of an overall utility distribution plan to the satisfaction of the Town of Collingwood and the applicable utility provider or other authority having jurisdiction;

EPCOR

- jj. to provide electrical servicing suitably designed and of sufficient capacity to provide for the proper servicing of the lands within and external to the subdivision to the satisfaction of EPCOR;

Enbridge Gas Distribution

- kk. to meet any and all requirements from Enbridge Gas Distribution regarding the provision of natural gas services, as required;

Communication/Telecommunication

- ll. to confirm that sufficient wire-line communication/telecommunication infrastructure is currently available to the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is advised that payment for the connection to and/or extension of the existing communication/telecommunication infrastructure will be at their sole cost. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, they shall be required to demonstrate to the satisfaction of the Town that sufficient alternate communication/telecommunication facilities are available to the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for 911 emergency services;
- mm. to grant any easements that may be required for communication/telecommunication services, subject to final servicing decisions. In the event of any conflict with existing communication/telecommunication facilities or easements, the Owner shall be responsible for the relocation of such communication/telecommunication facilities or easements;

Bell Canada

- nn. that the following provisions be met to the satisfaction of Bell Canada:
- i. to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada; and
 - ii. that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own costs;
- oo. the Owner will be required to contact Bell Canada's Engineering Department regarding the details for servicing within the subdivision as well as the necessary Letters of Understanding.

School Boards

Simcoe County District School Board

- pp. to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community;
- qq. 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 may be 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 Simcoe County Student Transportation Consortium; and

Simcoe Muskoka Catholic District School Board

- rr. to include in all offers of purchase and sale a clause advising prospective purchasers that 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.

Clearance Letters

13. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, how Conditions 2 to 11, 12a to 12aa, and 12hh to 12ii have been satisfied.
14. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by the Ministry of Tourism, Culture and Sport how Condition 12bb has been satisfied.
15. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by Canada Post how Conditions. 12cc to 12ff have been satisfied.

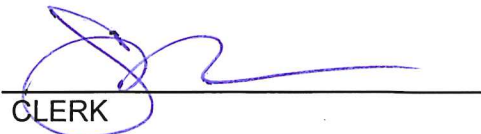
16. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by Simcoe County how Condition 12gg has been satisfied.
17. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by EPCOR how Condition 12jj has been satisfied.
18. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by Enbridge Gas Distribution how Condition 12kk has been satisfied.
19. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by communication/telecommunication provider(s) how Conditions 12ll to 12mm have been satisfied.
20. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by Bell Canada how Condition 12nn to 12oo have been satisfied.
21. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by the Simcoe County District School Board how Conditions 12pp and 12qq have been satisfied.
22. Prior to final approval the Town of Collingwood as the Approval Authority will be advised, in writing, by the Simcoe Muskoka Catholic District School Board how Condition 12rr has been satisfied.

Lapsing

23. Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the *Planning Act*, R.S.O 1990, Chapter 13, as amended, this 20th day of September, 2022. The approval of this Draft Plan is for a period of three (3) years and will lapse on the 20th day of September, 2025.
24. If final approval is not given to this plan within the draft approval time period above, the draft approval will lapse under subsection 51(32) of the *Planning Act*. Draft approval may be extended pursuant to subsection 51(33) of the *Planning Act* and in accordance with Town of Collingwood policies 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 three (3) months prior to the lapsing date.



MAYOR



CLERK

Notes to Draft Approval

1. 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 **D1201220**.
2. The Owner be aware of Section 144 of the *Land Titles Act* and subsection 78(10) of the *Registry Act*. Subsection 144(1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the *Registry Act* unless the title of the Owner of the land has been certified under the *Certification of Title Act*. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
3. The Town of Collingwood requires all engineering drawings to be submitted in AutoCAD format as well as hardcopies.
4. All measurements in subdivision final plans must be presented in metric units.
5. If agency draft plan conditions concern conditions that are to be addressed within the Subdivision Agreement, a draft copy of the Agreement should be sent to them to expedite the clearance of the final plan.
6. The Final Plan approved by the Town must be registered within 30 days or the Town may withdraw its approval under subsection 51(59) of the *Planning Act*, R.S.O. 1990, as amended.
7. Any site alteration or the installation of any 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 works are undertaken in violation of this clause, approval of this plan may be withdrawn as authorized under Section 51(44) of the *Planning Act*, R.S.O.1990, as amended