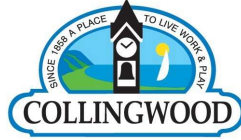


Applicant: Lotco II Limited
Location: 50 Saunders Street
Date of Decision: July 10, 2023
Last Date of Appeal: August 9, 2023

File No. D1201120
Project Name: 50 Saunders Street
Date of Notice: July 20, 2023



NOTICE OF DECISION

ON APPLICATION FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION

under Subsection 51(37) of the *Planning Act*

TAKE NOTICE that the Town of Collingwood Council granted draft approval on **July 10, 2023** for a proposed Plan of Subdivision pursuant to Section 51(31) of the *Planning Act*.

The proposed Plan of Subdivision pertains to a 4 hectare parcel of land legally described as comprising of Lots R1, R2 and R3 of Registered Plan 446 (former Township of Nottawasaga), Town of Collingwood, County of Simcoe and municipally addressed as 50 Saunders Street (see key map below).

The '50 Saunders Street' Draft Plan of Subdivision consists of 62 lots for single detached dwellings, a stormwater management pond, a park, and a road and associated daylight triangle, and road widenings. The proposed Plan of Subdivision has been granted Draft Approval subject to the fulfilment of certain conditions for a period of three (3) years and will lapse on **July 10, 2026**. The approval may be extended pursuant to Subsection 51(33) of the *Planning Act*, but no extension can be granted once the approval has lapsed unless the Town of Collingwood Council chooses to exercise its authority under Section 51(33.1) of the *Planning Act*.

PUBLIC AND AGENCY COMMENTS RECEIVED: All written and oral submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in [Staff Report P2023-20](#).

WHEN AND HOW TO FILE AN APPEAL

An appeal of the decision of the Town of Collingwood Council to the Ontario Land Tribunal (OLT) must be filed with the Town of Collingwood no later than 20 days after the date of this notice. The last date of appeal is **August 9, 2023**. The appeal package should be sent to the attention of the Clerk, Town of Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5 and must:

1. Set out the reasons for the appeal;
2. Be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*; and
3. Include the completed appeal forms from the Tribunal's website:
<https://olt.gov.on.ca/appeals-process/forms/>

WHO CAN FILE AN APPEAL

As per section 51(39), and subject to subsection 51(43), of the *Planning Act*, only *specified persons**, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the OLT. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body is entitled to appeal the decision of the Town of Collingwood Council nor shall they be added as a party to the hearing of the appeal of the decision of the Council, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the Council, made oral submissions at a public meeting or written submissions to the Town of Collingwood, or made a written request to be notified of changes to the conditions or, in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.

* as per section 1(1) of the *Planning Act*, a "*specified person*" means,

- (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,

Applicant: Lotco II Limited
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- (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, or
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply;

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

As per section 51 (43) of the *Planning Act*, the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing an appeal with the Town of Collingwood: the applicant; any public body or a specified person, that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority; the Minister; or the municipality in which the subject land is located.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

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

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

RELATED APPLICATIONS

Town of Collingwood Zoning By-law Amendment – By-law No. 2023-062 (File No. D14120)

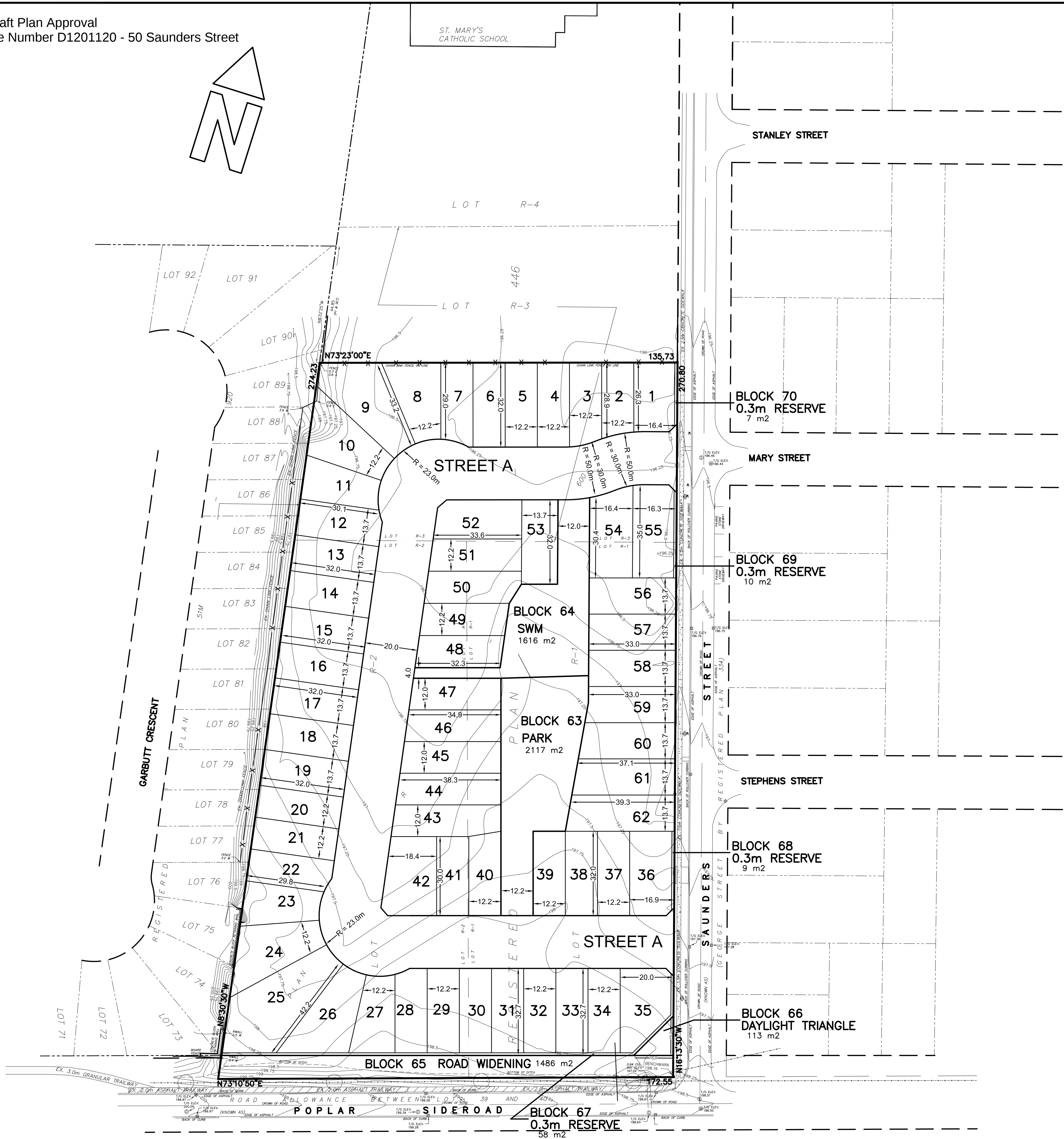
ADDITIONAL INFORMATION

A copy of the decision, including the Draft Plan Conditions is available on the Town's website: <https://www.collingwood.ca/50-saunders-zba>

Additional information about the application and your appeal rights is available by contacting Nathan Wukasz, Senior Planner, during regular office hours: nwukasz@collingwood.ca, 705-445-1290, ext. 3275.

DATED at the Town of Collingwood
this 20th day of July, 2023.

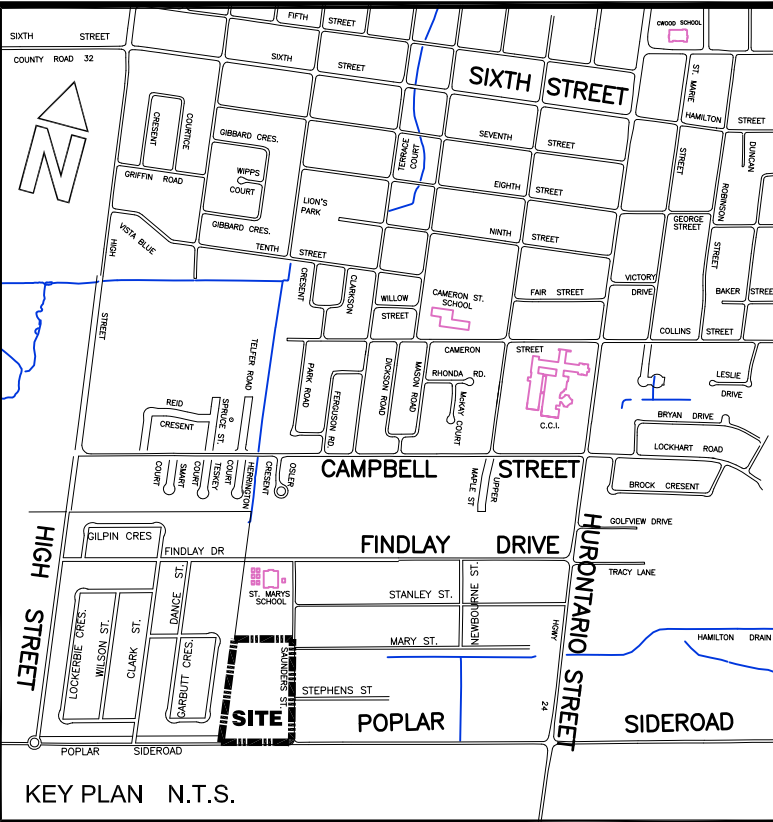




DRAFT PLAN OF SUBDIVISION

50 SAUNDERS STREET

ALL OF LOTS R1 AND R2
AND PART OF LOT R3
REGISTERED PLAN 446
(Geographic Township of Nottawasaga)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE



INFORMATION REQUIRED	
UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990, C.P. 13 AS AMENDED.	
a) AS SHOWN	h) MUNICIPAL WATER
b) AS SHOWN	i) TISL Toiga Sandy Loam Type A
c) AS SHOWN	j) AS SHOWN
d) AS LISTED BELOW	k) MUNICIPAL SANITARY AND STORM SEWERS
e) AS SHOWN	l) AS SHOWN
f) AS SHOWN	
g) AS SHOWN	

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
RUDY MAK, O.L.S.
RUDY MAK SURVEYING LTD.
SIGNED:
DATE: September 4, 2019

OWNER'S CERTIFICATE
I AUTHORIZE TRAVIS & ASSOCIATES TO PREPARE & SUBMIT THIS PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD FOR APPROVAL.
SIGNED:
LOTCO II LIMITED
I have the power to bind the corporation
DATE: September 4, 2019

LAND USE SCHEDULE			
BLOCK #	LAND USE / FRONTAGE	AREA (ha)	# LOTS / UNITS
LOTS 1-62	SINGLE FAMILY RESIDENTIAL	2.827	62
BLK 63	PARK	0.212	--
BLK 64	STORMWATER MANAGEMENT	0.161	--
BLK 65	ROAD WIDENING	0.148	--
BLK 66	15m DAYLIGHT TRIANGLE	0.011	--
BLK 67	STREET A (+/- 402m)	0.820	--
BLK 70	0.3m RESERVES	0.008	--
TOTAL		4.187	62

PROPOSED ZONING
- PROPERTY TO BE REZONED FROM H6 R2 RESIDENTIAL TO R3 RESIDENTIAL TO PERMIT 12.0 METRE LOTS SHOWN
- REMOVE H6 WITH ACCEPTANCE OF A DRAFT APPROVED PLAN OF SUBDIVISION AND CONFIRMED MUNICIPAL SERVICES

REVISIONS		
DATE:	DESCRIPTION:	BY:
Sept 4/19	Increase south frontage for Park for Pre-Con Circulation	AWA
Nov 25/19	Final for Formal Draft Plan of Subdivision Submission	AWA
July 30/20	Increase Lot Sizes on Saunders St. from Public Mtg.	AWA
Aug 14/20	Increase Lot Sizes against Garbutt from Public Mtg.	AWA
Mar 3/21	Add 0.3m Reserves Requested by Town Engineering	AWA
Jun 10/23	Increase Walkway Between Lot 47/48 to 4.0m (from 3.0)	AWA

APPROVALS BLOCK	

LOTCO II LIMITED
24 Executive Place
Kitchener, Ontario
N2P 2N4
P - (519) 748-2800
F - (519) 748-2217
al@bostgroup.ca

DATE SEPTEMBER 4, 2019	SCALE 1 : 750 (AS PLOTTED ON 24 x 36 PAPER SIZE)
DRAWN BY A.W.A.	DRAWING NO.
FILE NAME	
PROJECT NO.	

DP1

TOWN FORMAL APPLICATION FILE:
D1201120 & D14120
PRECONSULTATION APPLICATION
FILE: D00-15-19

Project Name: 50 Saunders Street Subdivision

Applicant: Lotco II Limited

Date of Conditional Approval: July 10, 2023

File No: D1201120

Lapse Date: July 10, 2026

Municipality: Town of Collingwood

Subject Lands: Lots R1, R2 and R3 of Registered Plan 446 (former Township of Nottawasaga), Town of Collingwood, County of Simcoe

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

General

1.	This approval applies to the Draft Plan of Subdivision legally described as All of Lots R1 and R2, and Part of Lot R3, Registered Plan 446, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe prepared by Rudy Mak Surveying Ltd. Dated September 4, 2019, as revised June 10, 2023, and showing: a. 62 Single Detached Residential Lots (Lots 1 to 62) b. 1 Municipal Stormwater Management Block (Block 64) c. 1 Block for Park purposes (Block 63) d. 1 Block for Road Widening (Block 65) e. 1 Block for Daylight Triangle (Block 66) f. 0.3 metre wide road reserve Blocks (Blocks 67 to 70)
2.	The Owner shall enter into an agreement(s), including but not limited to a Subdivision Agreement(s), addressing all requirements and necessary matters 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., preservicing, 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 of draft approval. The Subdivision Agreement shall be registered against the lands to which it applies as provided for in the Planning Act, R.S.O 1990.
3.	The Owner shall agree to pursue all other applicable approvals and permits from agencies and other levels of government.
4.	The Owner shall agree that 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 Subdivision Agreement, a draft copy of the Agreement shall be sent to said groups for their review and comment to expedite the clearance of the final plan.
5.	The Owner shall agree that 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 work is undertaken in violation of this clause, approval of this plan may be withdrawn as authorized under Section 51(44) of the <i>Planning Act</i> , R.S.O.1990, as amended.
6.	The Owner shall agree that development charges, processing and administrative fees shall be paid prior to building permit issuance in accordance with the current policies and By-laws of the Town of Collingwood, County of Simcoe and School Boards.
7.	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 of draft approval.
8.	Prior to final approval, the Owner shall demolish and remove any existing buildings or structures to the satisfaction of the Town of Collingwood.
9.	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.
Zoning	
10.	Prior to final approval, 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 final plans shall comply with the zoning in effect.
Implementation of Study/Report Recommendations and Requirements	
11.	The Owner shall agree that the recommendations and requirements contained within the plans, studies, reports, updates 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.

Infrastructure Plans	
12.	Prior to final approval, four copies of detailed reports, plans, and drawings, prepared by a professional engineer, to the satisfaction of the Town of Collingwood, 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, document(s), including, but not limited to the following, shall also be provided to the satisfaction of the Town of Collingwood for any applicable infrastructure works, 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; ii. 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; iii. 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, iv. 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).
Municipal Water and Wastewater Servicing Capacity Allocation	
13.	62 Single Dwelling Unit equivalents (SDUs) of municipal water and 122.2 SDUs of wastewater capacity are required to support the proposed development as confirmed to the satisfaction of the Town of Collingwood through servicing data calculations provided by Tatham Engineering, dated May 10, 2023. While the Town of Collingwood commits to allocate said SDUs for this development, the timing of availability of this allocation capacity commitment shall be determined by the Town of Collingwood at its sole and absolute discretion 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. The Town of Collingwood’s allocation timing decision shall be incorporated into an agreement 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 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.
14.	That the Owner acknowledges and agrees that prior to final approval and registration of all or part of the draft plan of subdivision, the Town of Collingwood shall confirm that sufficient capacity exists in the Water Treatment Plant and Wastewater Treatment Plant to adequately service the development at 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 at its sole discretion. Building permits will not be issued until the Town of Collingwood is satisfied that adequate water, including for firefighting operations, and wastewater services are available to the lands and emergency services are available.
15.	The Owner shall agree that building permits will not be issued until the Town of Collingwood is satisfied that adequate water, sewers, 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.
16.	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.
Water and Wastewater Services	
17.	The Owner shall agree 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 and any other authority with jurisdiction.
18.	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.
19.	The Owner shall agree to convey to the Town of Collingwood any needed 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 watermains by the Town of Collingwood.
Easements and Land Dedications	
20.	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 all appropriate agencies or authorities. Any land to be conveyed to the Town of Collingwood shall be in an environmental condition acceptable to the Town of Collingwood prior to conveyance.
21.	The Owner shall agree that all dedications of land to the Town of Collingwood shall be at no cost to the municipality and the land shall be deeded in fee simple and that the timing of land dedications and easements shall be at the Town of Collingwood's option, and the Town of Collingwood may require the Owner to make such land dedication as part of the Town of Collingwood's inhibiting order arising from final registration. The dedication and timing of same is to be to the satisfaction of the Town of Collingwood.
External Works	
22.	The Owner shall agree to complete, prior to the approval of the relevant phase, or timing as otherwise determined to be appropriate, to the satisfaction of the Town of Collingwood or other authority with jurisdiction, at the Owner's expense, any required external works including the following: a) construct a 3.0 metre trail or similar from the intersection of Saunders Street and Stephens Street to connect to Poplar Sideroad/County Road 32 and extend beyond the western limits of the property, to integrate with the existing trail network; b) Improvements to the intersection of Saunders Street and Poplar Sideroad, the latter if required by the County of Simcoe from review and acceptance of an updated Traffic Impact Study or addenda; c) Traffic Calming and/or line painting improvements on Saunders Street if deemed necessary through an updated Traffic Calming study; and d) any other improvements stipulated and in accordance with the reports, addenda, updates or technical plans submitted.

23.	The Owner shall agree to prepare a suitable grading plan detailing external and/or onsite improvements to the satisfaction of the Town of Collingwood and in accordance with any applicable Town Engineering Development Standards that will provide alternative engineered grading and drainage solutions that do not create negative impacts to the adjacent lands including but not limited to causing standing water to collect on private property and mitigation of any overlook impacts. Any agreement between the Owner and the adjacent property owners to facilitate the grading solution shall be made available to the Town for review prior to execution but shall be a private agreement to which the Town is not a Party.
Roadways and Active Transportation	
24.	The Owner shall agree that the road allowance shown as Street "A" on the draft plan of subdivision shall be constructed, named and addressed to the satisfaction of the Town of Collingwood including, but not limited to, curb and gutter, hot asphalt, granular, traffic calming, storm sewers, sanitary sewer, watermain, subdrains, sidewalks, trails, bicycle facilities, street lights, traffic signs, driveway approaches, sodded boulevards, boulevard trees and landscaping. The Owner shall further agree to display the lot number and corresponding municipal address in a prominent location on each lot.
25.	The Owner shall agree to carry out and implement to the satisfaction of the Town of Collingwood a soils report recommending the material necessary for road construction to meet Town of Collingwood standards. This report shall also address any potential groundwater issues related to the proposed development of homes, roads and stormwater management facilities.
26.	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 conveyed 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.
27.	The Owner shall agree that the road widening shown as Block 65 shall be deeded in fee simple to the Town of Collingwood.
28.	The Owner shall agree that the 0.3 metre road reserves and daylight triangles shown as Blocks 66 to 70 shall be deeded to the Town of Collingwood.
Parkland, Major Trail Improvements and Fencing	
29.	The Owner shall agree that Block 63 and/or other lands within the draft plan of subdivision will be conveyed to the Town of Collingwood for park purposes, in

	accordance with Town of Collingwood policies and Section 51.1 of the Planning Act, as amended, and in an environmental condition acceptable to the Town of Collingwood.
30.	The Owner shall agree to design and provide base improvements to the park block(s) to the applicable Neighbourhood Park Standards, 2020 as amended or succeeded, including municipal services, rough grading, topsoil and finish grading and seeding, to the satisfaction of the Town of Collingwood.
31.	The Owner shall agree to design and complete the necessary improvements to continue the existing trail along Poplar Sideroad/County Road 32 frontage of the property and along Saunders Street to the Town and County of Simcoe's satisfaction.
32.	The Owner shall agree to rough grade, topsoil, seed and maintain (free of stockpiles and debris) all park blocks, trail 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.
33.	The Owner shall agree that fencing, where required, shall be provided to the satisfaction of the Town of Collingwood, in consultation any other applicable agency where appropriate, including, but not limited to, interfaces between residential lots and vacant lands, interfaces between residential lots and Town of Collingwood owned land such as park lands, open space, walkways, storm water ponds, roads and natural environmental areas, and interfaces between residential lots and municipal roads where visual or acoustic fencing/barriers may be required.
Traffic and Noise Studies	
34.	That prior to final approval, the Owner shall carry out and implement the recommendations and requirements of the Traffic Impact Study prepared by Tatham Engineering Limited and dated December 3, 2019, including any necessary updates and addenda, to the satisfaction of the Town of Collingwood.
35.	Prior to final approval, the Owner shall carry out and implement a Traffic Calming Study(ies) to the satisfaction of the Town of Collingwood, with reference to the Town's Traffic Calming Policy (June 8 th , 2021) as amended or succeeded.
36.	Prior to final approval , the Owner shall carry out and implement the recommendations and requirements of the Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated November 22, 2020 , and any

	necessary updates and addenda required by Town of Collingwood Peer Review comments provided by R. Bouwmeester and Associates dated May 6, 2020 and January 6, 2021, including the Howe Gastmeier Chapnik Limited letter dated December 6, 2021, to the satisfaction of the Town of Collingwood, including noise mitigation measures such as an acoustic fence/barrier for Lots 25-35, ventilation requirements for Lots 25-36, and inclusion in Offers of Purchase and Sale, lease/rental agreements and/or condominium declarations of Standard MECP warning clauses B & C for Lots 25-35, warning clauses A & C for lot 36, and warning clause D for Lots 1-9.
Stormwater Management and Conservation Authority	
37.	The Owner shall agree that Block 64 shall be dedicated to the Town of Collingwood and designed and constructed at the Owner's expense for stormwater management, open space and trail purposes, landscaped with native trees and shrubs, in a naturalized and environmental condition to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority.
38.	All existing drainage within and external to the subject plan shall be accommodated according to the Town of Collingwood's Stormwater Management Policies and to the satisfaction of the Engineering Services Department. Where improvements and/or adjustments to the existing systems are necessary to facilitate this development, the Owner shall agree to provide the necessary works, including outlet improvements as required.
39.	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.
40.	Prior to final approval or any site alteration on the subject lands, the following shall be prepared to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, and implemented through the Subdivision Agreement or other development tools including the timing of works: a. A Stormwater Management Report; b. An Erosion Control Plan; c. A Grading Plan; d. An Enhancement and Landscaping Plan for the stormwater management facility using native tree and shrub species; and, e. A Geotechnical Report for the stormwater management facility.
41.	The Owner shall agree in wording acceptable to 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, reports, addenda, updates or technical plans submitted and accepted to the satisfaction of the Town, Nottawasaga Valley Conservation Authority, or other applicable authority.
42.	The Owner shall agree that the draft approved plan of subdivision be revised, if necessary, in order to meet the requirements of the plans, reports, addenda, updates or technical plans submitted and accepted by the Town, Nottawasaga Valley Conservation Authority, or other applicable authority, including providing for a larger stormwater pond block to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town of Collingwood.
43.	The Owner shall agree in wording acceptable to the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority to: a. address Low Impact Development (LID) measures including the provision of rain barrels for infiltration and lot level stormwater management control; b. 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 any site alteration and the creation of impervious areas such as roads and buildings being undertaken; c. engage a qualified professional to certify in writing that the 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.
44.	Prior to final approval or to 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 storm water management facility has been restrictively zoned (e.g. Environmental Protection (EP)).
Environmental Impact Study, Tree Removal and Site Alteration	
45.	That prior to final approval, the Owner shall carry out and implement the recommendations and requirements of the Environmental Impact Study prepared by BIRKS Natural Heritage Consultants Inc. dated December 2019, and any necessary updates and addenda, including timing restrictions for tree cutting and Conservation Authority permitting requirements, to the satisfaction of the Town of Collingwood and the Nottawasaga Valley Conservation Authority.
46.	Prior to approval, and any tree removal or site alteration, the Owner shall be required to prepare and implement a Tree Preservation Plan 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 prepared in these conditions.
47.	Prior to any tree removal or site alteration, if required, the Owner shall agree to submit an Application to Destroy Trees as per Town By-law 2012-084 By-Law to Prohibit and Regulate the Destruction or Injury of Trees in the Town of Collingwood, as amended periodically.
Other Utility and Service Providers	
48.	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 plan of subdivision in compliance with the Ontario Energy Board's Distribution System Code and EPCOR's Conditions of Service.
49.	Prior to final approval, the Owner shall make arrangements, to the satisfaction of applicable service providers and the Town of Collingwood, for the relocation of any utilities required by the development of the subject lands, all to be undertaken at the expense of the Owner.
50.	The Owner shall agree to co-ordinate the preparation and submission of a composite utility distribution plan, with consultation with the applicable utilities and Communications Service Providers, that shows the locations of all utility infrastructure 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.
51.	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. 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; c. Provide an appropriately sized sidewalk section (concrete pad) where applicable, to Canada Post's and the Town of Collingwood's specifications, 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; and, d. Outfitting the apartment block building with a common lobby lock-box assembly with parcel compartments.
52.	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; and, 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.
53.	The Owner shall agree that, prior to final approval, to confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service 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 municipality that sufficient alternate communication/telecommunication facilities are available 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).
54.	The Owner shall agree to convey any easement(s) and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision. The Owner further agrees to convey such easements at no cost to communications service providers. 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.
Construction and Communication Management Plan	
55.	The Owner shall agree to make arrangements to the satisfaction of the Town of Collingwood for a suitable construction traffic route.
56.	Prior to final approval or site alteration, the Owner shall prepare and carry out a construction management plan to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction and at the sole cost of the Owner. 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 shall include 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. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7; f. Material delivery loading areas, coordination and enforcement; g. Office space (construction trailer); h. Working hours; i. Debris (garbage); j. Noise and dust control; k. Importation and exportation of fill or surplus material; l. Site access and egress; m. Communications plan for providing notification to and addressing concerns of: • Immediately adjacent residents; • Adjacent residents; • The broader community who may have questions about the development; and, • Purchasers/New homeowners; n. Impact mitigation plan for residents affected by off-site servicing; and, o. A contingency plan that addresses any additional impacts to private or municipal property not foreseen in the construction management plan including notification, compensation, and conflict resolution provisions as may be appropriate. The Owner shall agree that if in the opinion of the Town of Collingwood, the Owner fails to implement the Construction Management Plan 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 the subdivision or any agreement to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. 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 Guidance	

57.	Prior to final approval, the Owner shall provide Urban Design and Architectural Control Guidelines prepared by a qualified Architect, and Landscape Architect to the satisfaction of the Town. The Owner shall agree to carry out and implement the Urban Design and Architectural Control Guidelines, prior to the offering of models for sale or pre-sales. The Urban Design and Architectural Control Guidelines shall be in conformity with the Town of Collingwood Urban Design Manual and any other applicable documents or direction, shall contain graphics and visualizations to assist in application and shall 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.
58.	Prior to final approval, the Owner shall prepare, carry out and implement a Streetscape Landscape Plan to the satisfaction of the Town of Collingwood. The Streetscape Landscape Plan shall conform to the Town of Collingwood's Urban Design Standards, Subdivision Guidelines and Development Standards and also shall address such matters as the location of driveways.
Housing Affordability	
59.	That the Owner shall agree to rough-in the necessary plumbing, electrical, and any other services/infrastructure required by the Ontario Building Code, for an Accessory Dwelling Unit (ADU) in for a minimum of 5% of the dwelling units contained in the development (3 units). For further clarity, this condition will be implemented through the execution of a Subdivision Agreement.
Environmental Site Assessment	
60.	That prior to final approval, the Owner shall agree to carry out and implement the recommendations and requirements of the Phase 1 and Phase 2 Environmental Site Assessments prepared for the site, dated September 30, 2019 and November 23, 2020 including any necessary updates, addenda or subsequent studies, including the peer review by EXP Services Inc. dated February 9, 2021,

	and as may be required to meet Ministry of Environment Conservation (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.
Simcoe County Matters – Transportation and Waste Management	
61.	Prior to final approval and any site alteration, the Owner shall submit the following plans, studies and reports to the satisfaction of the County of Simcoe, and that the Owner shall agree to carry out or cause to be carried out the recommendations and requirements contained therein: a. Updated Traffic Impact Study; b. Stormwater Management Report; c. Grading and Drainage Plans; d. Landscaping Plans including Fencing Details; and, e. An Erosion and Sedimentation Control Plan.
62.	At registration, the Owner shall transfer to the Corporation of the County of Simcoe at no cost, a fee simple, unencumbered interest in the following: a. A road widening across the frontage of the property abutting County Road 32 to provide for an 18.0 metre right-of-way from the centre line of County Road 32; b. A 15 metre by 15 metre daylight triangle blocks on west side of the intersection of Saunders Street and County Road 32; and, c. A 0.3 metre reserves across the entire frontage of the property adjacent to County Road 32, adjacent to the road widening and daylight triangle blocks. The Owner shall agree in the Subdivision Agreement to convey the above-noted lands to the County of Simcoe, in wording satisfactory to the County.
65.	Prior to final approval, the Owner shall submit to the satisfaction of the County of Simcoe a paper and digital copy of the proposed final M-Plan which shows the road widening, daylight triangle and 0.3m reserve blocks to be transferred to the County. The road widening and daylight triangle lands are to be dedicated to the County of Simcoe as public highway on the final M-plan.
64.	Prior to final approval, the Owner shall submit an updated Traffic Impact Study to the satisfaction of the County of Simcoe that examines the impact of traffic generated by the proposed development at nearby intersections and interchanges to determine any necessary highway and intersection design improvements required by the County.

65.	Prior to final approval, the Owner shall agree to enter into a legal agreement with the County of Simcoe whereby the Owner agrees to assume financial and other responsibility for the design and construction of all necessary highway improvements to County Road 32 relating to the recommendations and works identified in the Traffic Impact Study identified in condition above, as approved by the County of Simcoe. The Owner is advised that a Road Occupancy Permit will be required from the County of Simcoe for all proposed works within the Simcoe County Road No. 32 road allowance.
66.	Prior to final approval, the lands within this draft plan of subdivision shall be zoned to address restrictions that ensure compliance with the requirements of the County of Simcoe Road Setback By-Law No. 5604, where applicable. The Owner shall agree to advise the County of Simcoe in writing that the property has been appropriately rezoned through the provision of the approved Zoning By-law Amendment and Schedule.
67.	The Owner shall agree in the Subdivision Agreement to insert the following warning clauses within all Offers of Purchase and Sale Agreements for prospective purchasers of the lots abutting County Road 32: a. The County uses a 0.3 metre reserve to restrict access to the County Road. Purchasers of lots abutting County Road 32 are hereby advised that these lots are subject to the 0.3 metre reserve and access to County Road 32 across the reserve will not be permitted by the County. b. The County of Simcoe Road Setback By-law No. 5604 regulates the location of buildings and other structures on lands adjacent to County Roads. All lot development adjacent to County Road 32 is subject to the requirements of the County Road Setback By-law No. 5604, or its successor.
68.	The Owner shall agree to pay all costs associated with any land transfers to the County of Simcoe, including costs relating to surveying, legal fees and disbursements, agreements, HST, etc. shall be borne by the Owner. All documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Owner. The Owner shall submit to the Legal Services Department of the County, a deposit in the amount of \$2,000.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded.
69.	The Owner shall agree in wording satisfactory to the County that the County of Simcoe is not required to provide waste collection service to the municipal roads until such time as the municipality assumes the road. The County may, however, commence waste collection services on the municipal roads once some level of residency begins and prior to the municipality assuming the road, subject to a request being made and regular access being available on the road. This may require temporary turnarounds depending on the phasing of the development.

	The Owner acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., service disruptions will occur, and the Owner/Developer will be responsible for providing waste collection services.
Simcoe Muskoka Catholic District School Board	
70.	The Owner shall agree, in wording acceptable to the Simcoe Muskoka Catholic District School Board, to include the following clause in all Purchase and Sale or Lease Agreements: “That students from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to or be accommodated in temporary facilities out of the neighbourhood school’s area. This may include accommodation in portable classrooms or at a “holding” school for an indeterminate period. An attendance area review may be undertaken which would change the attendance area boundaries of neighbourhood schools.”
Simcoe County District School Board	
71.	The Owner shall agree to provide sidewalks on one side of Street “A” to the satisfaction of the Town of Collingwood.
72.	The Owner shall agree to include in all Offers of Purchase and Sale the following statements that advise prospective purchasers, in wording to that satisfaction of the Simcoe County District School Board: a. 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; and b. 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.
Documentation	
73.	Prior to final approval, the Owner shall provide to the Town of Collingwood written confirmation from the appropriate Provincial agency that the Archaeological

	Assessment prepared by CRM Lab Archaeological Services has been filed with and received by the appropriate provincial Ministry.
74.	Prior to final approval, the Owner shall provide a copy of the proposed final plan to the Town of Collingwood for review and approval.
75.	Prior to the Council of the Town of Collingwood enacting and passing a by-law to authorize any Subdivision or other Agreement required to implement these conditions, the Town of Collingwood, will be advised by the Owner in writing and with supporting documentation, how all of the above conditions have been satisfied or will be satisfied.
76.	Subject to the conditions set forth above, the Draft Plan prepared and certified by Rudy Mak Surveying, Ltd, dated September 4, 2019, is approved under Section 51 of the <i>Planning Act</i> , R.S.O., Chapter 13, as amended, this 10 th day of July, 2023. The approval of the Draft Plan is for a period of three (3) years and will lapse on the 10 th day of July, 2026.
77.	If final approval is not given to this plan within the draft approval time period above, the draft approval will lapse under section 51(32) of the <i>Planning Act</i> . Draft approval may be extended pursuant to subsection 51(33) of the <i>Planning Act</i> 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 three (3) months prior to the lapsing date.
Clearances for Registration	
78.	Prior to final approval, the Town of Collingwood shall provide written confirmation that conditions 1-43, 45-47, 49, 50, 55-60, 73, and 74 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.
79.	Prior to final approval, the Nottawasaga Valley Conservation Authority shall provide written confirmation that conditions 40 – 45 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.

80.	Prior to final approval, EPCOR Inc. shall provide written confirmation that condition 48 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.
81.	That prior to final approval of any phase, Canada Post shall provide written confirmation that condition 51 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
82.	Prior to final approval, the Simcoe Muskoka Catholic District School Board shall provide written confirmation that condition 70 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
83.	Prior to final approval, the Simcoe County District School Board shall provide written confirmation that conditions 71 - 72 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
84.	Prior to final approval, Enbridge Gas shall provide written confirmation that condition 52 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
85.	Prior to final approval, the County of Simcoe shall provide written confirmation that conditions 31, 61 - 70 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
86.	Prior to final approval of any phase, the communication / telecommunication provider(s) shall provide written confirmation that conditions 55 - 56 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.

Notes to Draft Approval

1. It is the Owner'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 **D1201120**.
2. 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.
3. 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).

4. 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).
5. The Town of Collingwood requires all engineering drawings to be submitted in AutoCAD format as well as hardcopies.
6. All measurements in subdivision final plans must be presented in metric units.
7. It is noted that the following agencies have indicated they wish their concerns to be addressed, where appropriate, through the Subdivision Agreement: Nottawasaga Valley Conservation Authority, Simcoe County, EPCOR, Enbridge, Canada Post, the School Boards and the Telecommunications Providers.
8. The Nottawasaga Valley Conservation Authority will require a copy of the executed subdivision agreement prior to the clearance of draft plan conditions.
9. That prior to any site alteration or development at this location or related off-site works, required permits, under Ontario Regulation 172/06 and the Conservation Authorities Act, will be obtained from the Nottawasaga Valley Conservation Authority.
10. 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.