

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 **December 18, 2023** for a proposed Plan of Subdivision pursuant to Section 51(31) of the *Planning Act*.



LOCATION: 560 and 580 Sixth Street, Town of Collingwood, Simcoe County

Legal description: Part of Lot 42, Concession 10, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe

Area: 6 hectares

The Draft Plan of Subdivision consists of one (1) High Density Residential Block, seventeen (17) Residential Townhouse Blocks, one (1) Future Residential Development Block, one (1) Park Block, one (1) 15.0 m Development Setback Block adjacent to Black Ash Creek, one (1) Road Widening Block, and six (6) 0.3 m Reserve Blocks.

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 December 18, 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 P2023-30](#). Correspondence received following the Committee of the Whole meeting was circulated to Council and reviewed by staff.

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 **January 10, 2024**. 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

Only the applicant, public bodies, the Minister, and *specified persons** may appeal a decision by the Town of Collingwood Council in respect of a proposed plan of subdivision to the OLT.

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.

Project Name: Sixth Street Residential Development
Location: 560 and 580 Sixth Street
Date of Notice: December 21, 2023

File No. D1201222
Date of Decision: December 18, 2023
Last Date of Appeal: January 10, 2024

*Per subsection 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,
- (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, PUBLIC BODY, OR SPECIFIED PERSON TO APPEAL CONDITIONS

Per subsection 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 Town of Collingwood to the OLT by filing an appeal with the Town of Collingwood: the applicant; a 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.

RELATED APPLICATIONS

Town of Collingwood Official Plan Amendment – By-law No. 2023-097 (File No. D084222).

Town of Collingwood Zoning By-law Amendment – By-law No. 2023-098 (File No. D084222).

ADDITIONAL INFORMATION

A copy of the decision, including the Draft Plan Conditions is available on the Town’s website: <https://www.collingwood.ca/building-business/proposed-developments/d084222-d1201222-official-plan-amendment-zoning-law>

Additional information about the application and your appeal rights is available during regular office hours: Monday to Friday between 8:30 a.m. and 4:30 p.m. by contacting:

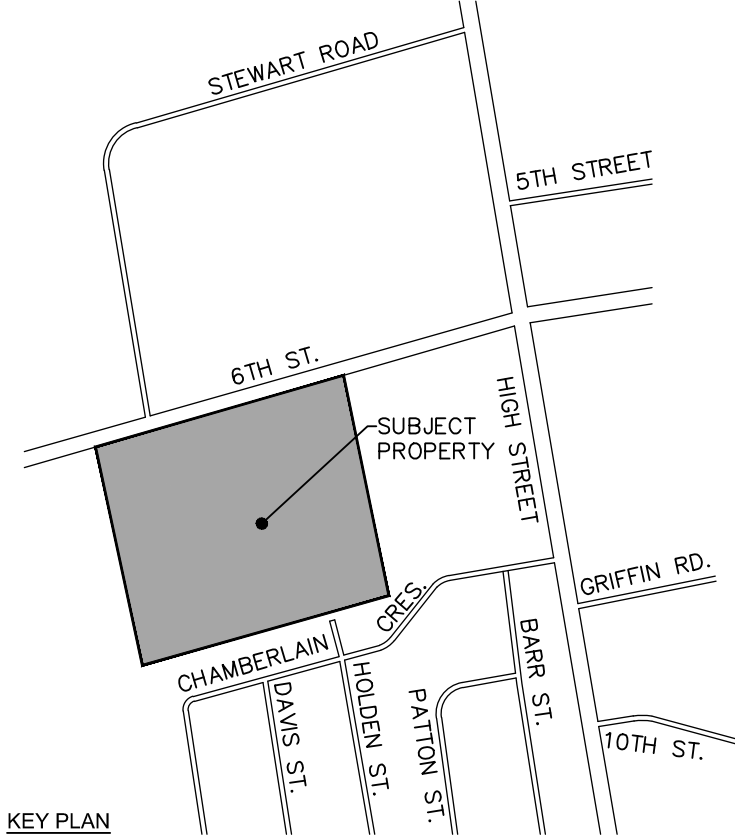
Lindsay Ayers, Manager, Planning

layers@collingwood.ca or (705) 445-1290 Ext. 3276 or in-person by appointment only.



LAND USE SCHEDULE:

LAND USE	LOTS/BLOCKS	AREA (ha)	AREA (ac)	UNITS
HIGH DENSITY RESIDENTIAL	1	1.93	4.769	307
TOWNHOUSES	2-18	2.005	4.954	70
FUTURE RESIDENTIAL	19	0.019	0.047	
PARK	20	0.30	0.741	
15.0m DEVELOPMENT SET BACK	21	0.195	0.482	
ROAD WIDENING	22	0.02	0.049	
0.30m RESERVE	23-28	0.012	0.030	
STREET A (INCL. TURNING CIRCLE) (368.352m)		0.85	2.089	
STREET B (190.12m)		0.43	1.063	
HOLDEN STREET (118.8)		0.24	0.593	
TOTAL		6.00	14.82	377



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

DATE: DEC 20, 2023

LUKE G. WILCOX
ONTARIO LAND SURVEYOR

OWNER'S AUTHORIZATION

WE, 2579283 ONTARIO INC., HEREBY AUTHORIZE HUSSON LTD. TO PREPARE A DRAFT PLAN OF SUBDIVISION FOR SUBMISSION AND APPROVAL

DATE: DEC 20, 2023

BRUCE SMITH
2579283 ONTARIO INC.

WE, 27880335 ONTARIO INC., HEREBY AUTHORIZE HUSSON INC. TO PREPARE A DRAFT PLAN OF SUBDIVISION FOR SUBMISSION AND APPROVAL

DATE: DEC 20, 2023

BRUCE SMITH
27880335 ONTARIO INC.

PROPERTY DESCRIPTION:

ALL OF PIN 58261-1329, DESCRIBED AS PART OF LOT 42, CON 10, GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA, DESIGNATED AS PART 2, S1R-41960, TOWN OF COLLINGWOOD, AREA = 0.58ha

ALL OF PIN 58261-0013, DESCRIBED AS PART OF LOT 42, CONCESSION 10, PART 2 OF PLAN S1R-15087, TOWN OF COLLINGWOOD, AREA=2.13ha

ALL OF PIN 58261-0014 (LT) PART OF LOT 42, CONCESSION 10, GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA, TOWN OF COLLINGWOOD, COUNTY OF SIMCOE AREA=3.291 ha

TOPOGRAPHIC NOTE:

1. TOPOGRAPHIC INFORMATION PROVIDED BY VANHARTEN SURVEYING PROJECTS NUMBER 25380-17 DATED JANUARY 6, 2015 AND 25556-20 DATED JANUARY 11, 2021.

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT SECTION 51(17):

- D. RESIDENTIAL TOWNHOUSES, HIGH DENSITY RESIDENTIAL BLOCK AND OPEN SPACE AREAS
H. PIPED WATER TO BE PROVIDED
I. SOIL - GLACIAL TILL OVERLAIN WITH A SILTY CLAY/CLAYEY SILT DEPOSIT
K. SANITARY AND STORM SEWERS TO BE PROVIDED.

7.	UPDATED BLOCK 1 UNIT COUNT	23/12/20
6.	UPDATED BLOCK NUMBERS	23/10/30
5.	REVISED PER COMMENTS FROM THE TOWN	23/09/18
4.	ISSUED FOR DRAFT PLAN APPLICATION AND REZONING	23/07/11
3.	ISSUED FOR REVIEW	23/06/15
2.	ISSUED FOR PUBLIC MEETING	23/01/27
1.	ISSUED FOR REZONING AND OFFICIAL PLAN AMENDMENT	22/06/01
REV. No.	REVISION NOTE	DATE

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

ENGINEERING + MANAGEMENT
P 905. 709.5825
300 GAGNET WOODS COURT, SUITE 204
MARRHAM, ON L9C 0Z8
HUSSON.CA

DRAFT PLAN OF
SUBDIVISION
560, 580 & 590 SIXTH STREET
PART OF LOT 42
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

TOWN FILE No: D00421

Applicant: 2579283 & 2788035 Ontario Inc.

File No: D1201222

Municipality: Town of Collingwood

Subject Lands: 560, 580, and 590 Sixth Street, Part 1 and 2 of Lot 42, Concession 10, Plan 51R-15087, and Part 2 of Lot 42, Plan 51R-41960 Town of Collingwood, County of Simcoe

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The Town of Collingwood has outlined the following conditions prior to achieving final plan approval and registration of the above referenced Plan of Subdivision as follows:

Number followed by Condition.

GENERAL

1. This approval applies to the Draft Plan of Subdivision legally described as Part 1 and 2 of Lot 42, Concession 10, Plan 51R-15087, and Part 2 of Lot 42, Plan 51R-41960 Town of Collingwood, County of Simcoe, prepared by Van Harten Surveying Ltd. Dated October 30, 2023, and showing:
 - a. 1 High Density Residential Block (Block 1)
 - b. 17 Residential Townhouse Blocks (Blocks 2-18)
 - c. 1 Future Development Block (Block 19)
 - d. 1 Park Block (Block 20)
 - e. Hazard Setback for Nottawasaga Valley Conservation Authority (Block 21)
 - f. 1 Road widening Block (Block 22)
 - g. 0.3 metre reserve Blocks (Blocks 23 to 28)

Town of Collingwood

2. The Owner shall enter into an agreement(s) registered on title, 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 (referred throughout as “the Town”, “the Municipality”) 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., site preparation, 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 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 any site alteration or the installation of any works that

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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 *Planning Act*, R.S.O.1990, as amended.

5. 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.
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, unless exempted or otherwise impacted by Provincial legislation.
7. The Owner shall agree to provide securities as required, 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, decommission any existing infrastructure, and remove any services to the satisfaction of the Town of Collingwood. The Owner agrees to pay for any costs incurred, permits, fees, and/or any damages to Town property in the fulfilling the aforementioned actions.
9. The Owner agrees to include in all Offers of Purchase and Sale, lease/rental agreements, condominium declarations, and/or similar documents any warning clauses deemed necessary by and to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction.
10. The Owner shall agree to pay all costs associated with any land transfers to the Town of Collingwood, 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 Town of Collingwood and to be executed where required by the Owner. The Owner shall submit to the Town of Collingwood, a deposit as determined by the Town and in accordance with any applicable Fee Schedule, 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.

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LAND USE PLANNING

11. Prior to final approval, the appropriate Official Plan designation and Zoning By-law provisions shall be in effect for the proposed subdivision to the satisfaction of the Town of Collingwood and Approval Authority, 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 and land use designation in effect.

IMPLEMENTATION OF STUDY/REPORT RECOMMENDATIONS AND REQUIREMENTS

12. Prior to final approval, 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, if appropriate to support this development, shall be implemented to the satisfaction of the Town of Collingwood in consultation with any other authority with jurisdiction and such plans, studies, reports, updates and/or addenda shall be prepared by qualified professionals in accordance with any applicable Federal, Provincial, or Municipal legislation, regulations, policies, procedures, guidelines and industry standards, including peer reviews at the Owner's cost if required by the Town of Collingwood.

INFRASTRUCTURE PLANS

13. Prior to final approval, four copies of updated, 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

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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

- 14. A sum of 259 Single Dwelling Unit equivalents (SDUs) of municipal water and 348 SDUs of wastewater capacity are required to support the proposed development, as confirmed by the Town of Collingwood. 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 in accordance with the Town of Collingwood Water and Wastewater Capacity Allocation Policy, as amended (the "**Allocation Policy**"), 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 Allocation Policy, including any proposed phasing or staging of the development.
- 15. 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 Raymond A. Barker Water Treatment Plant and Collingwood 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.
- 16. 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

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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.

17. 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.

HOUSING AFFORDABILITY

18. The Owner shall agree to provide a minimum of ten percent (10%) of the total dwelling units and no less than 30 dwelling units in the development of Block 1, the High Density Block, as publicly available affordable housing units with rents and/or purchase prices affordable to the 4th to 6th household income deciles as defined in the Town of Collingwood Housing Needs Assessment, as updated from time to time, or another definition approved by the Town. For further clarity, this condition will be implemented through the execution of a Subdivision Agreement and/or a Site Plan Agreement to be registered on title, with all affordable housing units being publicly available for a minimum of 25 years from the date of occupancy issuance and/or date of sale. Within the relevant agreement(s), the Town will require annual documentation confirming the units are achieving the definition of affordability for the duration of the 25-year period.

DEVELOPMENT PHASING

19. Final approval for registration will be issued in phases as required by the Allocation Policy section A7.2 ‘Plans of Subdivision and Vacant Land Condominiums’. As indicated on the Phasing Plan for 560, 580, & 590 Sixth Street Plan prepared by Husson Engineering + Management and dated September 2023 the development will proceed in three phases. Phase One (1) includes all Townhouse Blocks (2-18), Phase Two (2) will include the west half of the High Density Block (1), and Phase Three (3) will include the east half of the High Density Block (1), to the satisfaction of the Town of Collingwood, with the final approval of subsequent phases generally not occurring until building permits have been issued for previous phases.
- a) The 30 affordable housing units shall be approximately evenly distributed between Phases Two (2) and Three (3) and no less than 15 affordable housing units shall be provided in Phase Two (2).

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WATER AND WASTEWATER SERVICES

20. 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.
21. 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, and 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.
22. 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.

EASEMENTS AND LAND DEDICATIONS

23. 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.
24. 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 discretion, 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.

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EXTERNAL WORKS

25. 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 within the Black Ash Creek Development Setback to restore and or improve the existing trail along the westerly boundary of the subdivision; and
- b) Construct a 3.0 m sidewalk along the frontage of 590 Sixth Street, parallel to Sixth Street to provide a concrete multi-use trail connection to the pedestrian crosswalk at the Black Ash Bridge;
- c) Construct speed cushions on Holden Street, subject to the Town's traffic calming policy, and in collaboration with the residents living on Holden Street. The Owner will agree to conduct a traffic calming review in accordance with the policy, prior to the road connection on Holden Street.
- d) Relocate the existing driveway at 590 Sixth Street onto Street A, eliminating access onto Sixth Street.
- e) Construct the left turn lanes on Sixth Street at Street 'A' and Stewart Road. Rather than a taper back to two-lanes on Sixth Street to the west, consideration should be provided to incorporate a left-turn lane to turn onto Stewart Road, depending on distance to the constructed pedestrian crossing at Black Ash Creek.
- f) Re-construct Sixth Street to an urban cross-section, with curb and gutter, from High Street to the western limits of the subdivision. Development charge credits can be used as this is an identified development charge project for the Town. Determination of the amount of these credits will be confirmed at the application of subdivision agreement.
- g) Install a metal sign at the termination of any proposed new street that will result in a future road connection stating "*Location of future road connection*".

26. 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

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prior to execution but shall be a private agreement to which the Town is not a Party.

TRAFFIC, ROADWAYS AND ACTIVE TRANSPORTATION

27. That prior to final approval, the Owner shall carry out and implement the recommendations and requirements and traffic mitigation methods of the Traffic Impact Study prepared by J.D. Northcoate Engineering Inc. dated May 13, 2023, as revised July 31, 2023, including any necessary updates and addenda, to the satisfaction of the Town of Collingwood. An updated Traffic Impact Study to the satisfaction of the Town of Collingwood 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 will also be required by the Town in accordance with Conditions 27 and 30.
28. That the Owner agrees that a Traffic Impact Study update will be required for Block 1, identified as the 'High Density' block, when it proceeds for further development, and that all upgrades required as a result of the development of this block will be the responsibility of the Owner, including but not limited to, all entrances and any upgrades to the functioning and traffic mitigative requirements of Street 'B', Holden Street, the intersection of Street 'A' and Sixth Street, and any other internal or external works identified in the update.
29. The Owner shall agree that all roads shown on the draft approved 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.
30. 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.
31. Prior to final approval and any site alteration, the Owner shall submit the following updated plans, studies and reports to the satisfaction of the Town of

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Collingwood, 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.

32. The Owner agrees that, at final registration, the Owner shall transfer to Town of Collingwood at no cost, a fee simple, unencumbered interest in the following:

- i. A road widening (Block 22) across the frontage of the property abutting Sixth Street to provide for a 30.5 metre right-of-way of Sixth Street;
- ii. 6 metre by 6 metre daylight triangle blocks on the east and west side of the intersection of Sixth Street and Street 'A' to the satisfaction of the Town;
- iii. A 0.3 metre reserve across the entire frontage of the property adjacent to Sixth Street (Block 23), adjacent to the road widening (Block 22) and daylight triangle blocks at the intersection of Sixth Street and Street 'A';
- iv. A 0.3 metre reserve along Block 8, adjacent to Street 'B' (Block 24);
- v. A 0.3 metre reserve along Block 11, adjacent to Holden Street (Block 25);
- vi. A 0.3 metre reserve along Blocks 2, 5, and 17, adjacent to Street 'A' (Blocks 26, 27, and 28);

33. The Owner shall agree that the road widening shown as Block 22, daylight triangles, and 0.3 m reserves shown as Blocks 23-28, be deeded in fee simple to the Town of Collingwood and that prior to final approval, the Owner shall submit to the satisfaction of the Town of Collingwood a paper and digital copy of the proposed final M-Plan.

34. Prior to final approval, the Owner will assume financial and other responsibility for the design and construction of all municipal roads, entrances, and sidewalks relating to the recommendations and works identified in the Traffic Impact Study and the Engineering Services Design Standards. The Owner is advised that a Road Occupancy Permit will be required from the Town for all proposed works within the Holden Street and Sixth Street road allowances.

35. That the Owner agrees to pay a portion of the signalized traffic upgrades to the intersection of Chamberlain Crescent and High Street, to the Town in an amount equivalent to 25% of the installation costs (inclusive of taxes), where such initial

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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.

WARNING CLAUSES

36. The Owner agrees to include in all Offers of Purchase and Sale, lease/rental agreements, condominium declarations, and/or similar documents any warning clauses deemed necessary by and to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction:

- a) "The Owner/Occupant be aware that the Town of Collingwood uses a 0.3 metre reserve to restrict access to side lot boundaries that are adjacent to municipal roads. If you have purchased a corner lot or through lot, access across the reserve will not be permitted by the Town".
- b) "The Owner/Occupant be aware that there is an Ontario Federation of Snowmobile Clubs (OFSC) trail along the Black Ash Creek Trail. Occupants are to expect snowmobile traffic along this trail during the winter months."
- c) "The Owner/Occupant be aware that Street 'B', adjacent to Block 8, may be extended as part of a future road connection and that Holden Street will be extended to connect to Street 'B'.

Ministry of the Environment, Conservation and Parks

- d) "Townhouse dwelling units have been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks."

"Ground floor units and those adjacent to Sixth Street within the high-density apartment block, this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks."

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"Purchasers/tenants are advised that due to the proximity of the adjacent industrial/commercial land-uses, noise from the industrial/commercial land-uses may at times be audible."

PARKLAND, MAJOR TRAIL IMPROVEMENTS AND FENCING

37. The Owner shall agree that Block 20 within the draft plan of subdivision will be conveyed, upon Final Registration, 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.
38. 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.
39. The Owner shall agree to retain existing vegetation and/or rough grade, topsoil, seed and maintain (free of stockpiles and debris) all vacant lands within the subdivision to the satisfaction of the Town of Collingwood until construction commences. All vacant lands within the Plan of Subdivision that are to be assumed by the Town (e.g. park blocks, trails, etc.) 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.
40. The Owner shall agree that fencing, where required, shall be provided to the satisfaction of the Town of Collingwood and/or the Nottawasaga Conservation Authority, 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.

STORMWATER MANAGEMENT AND CONSERVATION AUTHORITY

41. 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 Town. Where improvements

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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.

42. 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.
43. Prior to final approval or any site alteration on the subject lands, the following shall be prepared and/or updated 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) A Landscaping Plan; and
 - e) A Geotechnical Report.
44. 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 outlined in Conditions 40-45 to the satisfaction of the Town, Nottawasaga Valley Conservation Authority, or other applicable authority.
45. 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 to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town of Collingwood.
46. The Owner shall agree in wording acceptable to the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority to:
 1. 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;

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2. 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,
3. ensure that any necessary drainage easements are established and granted to the Town of Collingwood.

ENVIRONMENTAL IMPACT STUDY, TREE REMOVAL AND SITE ALTERATION

47. That prior to final approval, the Owner shall carry out and implement the recommendations and requirements of the Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated July 11, 2022, and further addendum provided to the Town dated July 6, 2023 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.
48. 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.
49. 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

50. Prior to final approval, the Owner shall make satisfactory arrangements with any applicable electric utility distribution companies 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 any distribution and service company's Conditions of Service.
51. 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.

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52. 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 and the Town, 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.

53. The Owner shall agree to the satisfaction of any applicable gas distribution company 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 the gas distribution company 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 the gas distribution company, and the gas locations must be a minimum of 0.6 metres from the street line.

54. 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).

55. 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

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responsible for the relocation of such communication/telecommunication facilities or easements at their own costs.

CONSTRUCTION AND COMMUNICATION MANAGEMENT PLAN

56. The Owner shall agree to make arrangements to the satisfaction of the Town of Collingwood for a suitable construction traffic route(s).

57. 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 periodically on an agreed upon schedule 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:

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- Immediately adjacent residents;
- Adjacent residents;
- The broader community who may have questions about the development; and,
- Purchasers/New home owners;
- Impact mitigation plan for residents affected by off-site servicing; and,
- 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.

58. 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

59. 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

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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.

60. 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.

ENVIRONMENTAL SITE ASSESSMENT

61. 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 development parcel including 560, 580, and 590 Sixth Street, dated June 9, 2022 and July 19 2022 including any necessary updates, addenda or subsequent studies, including the peer reviews, and as may be required to meet Ministry of the 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.

62. Where required by the completed studies and/or future updates, addendums or studies outlined in the Condition above, prior to final approval of any phase containing sensitive land uses, the Owner shall agree to prepare and implement a Remediation Plan, and any amending or supplementary documentation, for the subject lands as may be required to meet 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, including Peer Review at the Owner's expense as may be necessary.

63. That prior to final approval, interim measures for addressing contaminated soil, such as the temporary storage of the contaminated soil on lands in future phases, may be considered in respect of the relevant phase meeting the MECP standards for residential, parkland, institutional and/or any other sensitive

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property use in accordance with Ontario Regulation 153/04, and other applicable regulations, all to the satisfaction of the Town of Collingwood, including Peer Review at the Owner's expense as may be necessary and securities to ensure that the preparation and implementation of a Remediation Plan, as required under the above condition, is achieved.

64. Where a Remediation Plan proposes the conveyance of contaminated lands to the Town of Collingwood for open space or other purposes, and the Town of Collingwood has approved in principle that it will accept such lands, a Risk Assessment, Certificate of Property Use and Record of Site Condition documents, approved by the MECP, are required to the satisfaction of the Town of Collingwood prior to the conveyance of any lands to the Town of Collingwood.

65. If the Town of Collingwood has approved in principle that it will accept remediated lands, the Owner shall agree that any future conveyance of lands for remediation purposes to the Town of Collingwood, shall also address the following matters to the satisfaction of the Town of Collingwood, prior to conveyance and/or as included in an appropriate agreement:

- a) The lands shall be appropriately landscaped for open space purposes;
- b) Completion of a minimum of two years of monitoring confirming the contaminants are stable, secure and not migrating off the site at concentrations higher than MECP standards;
- c) Access easements as may be required to the Town of Collingwood and any other appropriate agency and authority; and,
- d) Securities for a period not to exceed 8 years after conveyance, to address any post conveyance obligations identified by the MECP, peer reviewer and/or the Town of Collingwood, including but not limited to monitoring, inspecting, maintaining, implementing health and safety plans, or other actions required to actively manage the lands.

SIMCOE COUNTY MATTERS – TRANSPORTATION AND WASTE MANAGEMENT

66. The Owner shall agree in wording satisfactory to the County of Simcoe that the County is not required to provide waste collection service to a municipal road until such time as the municipality assumes the road. The County may, however, commence waste collection services on a municipal road 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. The Owner

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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 will be responsible for providing waste collection services.

All dead-ends (including temporary) within a development must have a “P” or “T” style turnaround area that allows functional maneuvering and travel for County vehicles. Collection vehicles are not to reverse more than 20 meters (from front wheel to front wheel). All turns shall have a minimum 13 meter curb radius and the head of the T shall be a minimum of 35 meters long, from paved edge to paved edge of the road or curb to curb. Snow must not be stored at either end of the T.

CANADA POST

67. 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) Outfit the 'High Density' apartment block (Block 1) building with a common lobby lock-box assembly with parcel compartments.

SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

68. The Owner shall agree to include the following clause in all Purchase and Sale or Lease Agreements:

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“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

69. The Owner shall agree to include in all Offers of Purchase and Sale the following statements that advise prospective purchasers, to the satisfaction of the Simcoe County District School Board:

”Accommodation within the Simcoe County District School Board sites in the community is not guaranteed and that pupils may be accommodated in temporary facilities and/or be directed to facilities outside of the area. School buses may not enter the subdivision and that pick-up points will generally be located on a through street and at a location convenient to the Simcoe County Student Transportation Consortium.”

DOCUMENTATION

70. 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 Timmins Martelle Heritage Consultants Inc., dated December 2017, has been filed with and received by the appropriate provincial Ministry.

71. Prior to final approval, the Owner shall provide a copy of the proposed final plan to the Town of Collingwood and any other relevant agency for review and comment.

72. 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 and clauses, 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.

73. Subject to the conditions set forth above, the Draft Plan prepared and certified by Van Harten Surveying Ltd., dated October 30, 2023, is approved under Section 51 of the *Planning Act*, R.S.O., Chapter 13, as amended, this 18th day of

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December, 2023. The approval of the Draft Plan is for a period of three (3) years and will lapse on the 18th day of December, 2026.

74. 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 *Planning Act*. Draft approval may be extended pursuant to subsection 51(33) of the *Planning 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 three (3) months prior to the lapsing date.

CLEARANCES FOR REGISTRATION

75. Prior to final approval, the Town of Collingwood shall provide written confirmation that conditions 1-49, 51-52, 54, 56-65 and 70-71 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.
76. Prior to final approval, the Nottawasaga Valley Conservation Authority shall provide written confirmation that conditions 43-47 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.
77. Prior to final approval, electric utility distribution company (I.e., EPCOR Inc.), shall provide written confirmation that conditions 50-52 have been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.
78. That prior to final approval of any phase, Canada Post shall provide written confirmation that condition 67 has 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 Simcoe Muskoka Catholic District School Board shall provide written confirmation that condition 68 has been carried out to their

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satisfaction with a brief but complete statement indicating how each condition has been satisfied.

80. Prior to final approval, the Simcoe County District School Board shall provide written confirmation that condition 69 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.

81. Prior to final approval, the gas distribution company (i.e., Enbridge Gas) shall provide written confirmation that conditions 52-53 have 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 County of Simcoe shall provide written confirmation that condition 66 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 of any phase, the communication / telecommunication provider(s) shall provide written confirmation that conditions 52 and 54-55 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. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.
2. 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 **D1201222**.
3. 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.
4. 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

Applicant: 2579283 & 2788035 Ontario Inc.

File No: D1201222

Municipality: Town of Collingwood

Subject Lands: 560, 580, and 590 Sixth Street, Part 1 and 2 of Lot 42, Concession 10, Plan 51R-15087, and Part 2 of Lot 42, Plan 51R-41960 Town of Collingwood, County of Simcoe

Date of Approval: December 18, 2023

Date of Decision: December 18, 2023

Date of Notice: December 21, 2023

Lapse Date: December 18, 2026

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).

5. 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).
6. The Town of Collingwood requires all engineering drawings to be submitted in AutoCAD format as well as hardcopies.
7. All measurements in subdivision final plans must be presented in metric units.
8. 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 (i.e., Bell, Rogers).
9. The Nottawasaga Valley Conservation Authority will require a copy of the executed subdivision agreement prior to the clearance of draft plan conditions.
10. 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.
11. 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.