

McNabb Farm (formerly Eden Oak (McNabb)) Plan of Subdivision revised conditions of draft plan approval as per Resolution No. 404-16 approved by Council on November 28th, 2016.

Applicant: Eden Oak (McNabb Farm)
File No.: DC-2006-25 CW-T-0604
Municipality: Town of Collingwood

Original Approval: July 6th, 2012 OMB Decision
Revised: November 28, 2016
Date of Extension: March 23rd, 2015
Lapse Date: July 6th, 2018

Subject Lands: Part of the North half of Lot 40 Concession 8, Town of Collingwood, County of Simcoe

Plan of Subdivision File DC-2006-25 was granted draft approval on July 6th, 2012 by the Ontario Municipal Board. The conditions of draft plan approval are hereby **Revised**. The Town's conditions of approval for this Draft Plan of Subdivision are amended as follows:

No.	Conditions
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1. Condition 1 of the original conditions of draft approval is hereby deleted and replaced with the following:

“That this approval applies to the Draft Plan of Subdivision located at Part of the north half of Lot 40, Concession 8 (Geographic Township of Nottawasaga) Town of Collingwood, County of Simcoe prepared by MHBC Planning dated 20 September 2016, and signed 21 September 2016, and showing a total of:

- a. 256 single detached residential lots (Lots 1 to 256 inclusive)
- b. 24 Blocks for townhouses (120 units) (Blocks 260 to 283 inclusive)
- c. Two Municipal Stormwater Management Blocks (Blocks 284, 285)
- d. Five Blocks for future development (Blocks 257, 258, 259, 287 and 290)
- e. Two Blocks for future road rights-of-way (Blocks 286 and 289)
- f. One Block for temporary turning circle (Block 288)
- g. Seven Blocks for walkways (Blocks 291 to 295 and 298)
- h. Two Blocks for Hamilton Drain Setback (Blocks 296, 297)
- i. Lands for future public streets (Streets A, B, C, D, E, F, G, H and Dey Drive)”

2. Condition 3 of the original conditions of draft approval is hereby deleted and replaced with the following:

“That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed subdivision. This will include the zoning of Blocks 284, 285, 297 and 296 as Environmental Protection (EP) to the satisfaction of the Town of Collingwood and the Nottawasaga Valley Conservation Authority”

3. That condition 8 a) of the original conditions of draft approval is hereby deleted and replaced with the following:

“a) Contribute 25% of the total final costs incurred for the signalization & road improvements to the Hurontario & Tracey Lane intersection in accordance with the timing thresholds contained in the Town of Collingwood,

Eden Oak (McNabb) Draft Plan of Subdivision, Functional Servicing Report, dated January 2010, prepared by the Ainley Group and any addendums thereto. Alternatively, the Town may clear this condition, without the financial contribution upon review and acceptance of the Traffic Impact Statement prepared by Cole Engineering for the Eden Oak McNabb Subdivision dated September 2016. “

4. Condition 14 of the draft approval be deleted in its entirety without altering the numbering as the parkland dedication required for the subdivision has already been conveyed to the Town and no longer forms part of the boundary of the subdivision.

5. Condition 15 of the draft approval be deleted in its entirety without altering the numbering as the parkland dedication required for the subdivision has already been conveyed to the Town and no longer forms part of the boundary of the subdivision.

6. Condition 17 of the draft approval be amended to reflect the updated block numbering in the plan. The condition will read as follows:

“That the Owner shall agree in the subdivision agreement to dedicate all walkways (Blocks 291 to 295 inclusive, Block 298 and Block 302) to the Town of Collingwood.”

7. Condition 18 of the draft approval be amended to reflect the updated block numbering in the plan. The condition will read as follows:

“That the Owner shall agree in the subdivision agreement to dedicate Blocks 296 and 297 to the Town of Collingwood for environmental protection and open space purposes.”

8. Condition 19 of the draft approval be amended to reflect the updated block numbering in the plan. The condition will read as follows:

“That the Owner shall agree in the subdivision agreement to construct, at its expense and to the specifications outlined by the Town of Collingwood, two stormwater management ponds on Blocks 284 and 285, and then to dedicate Block 284 and 285 to the Town of Collingwood.”

9. Condition 45 of the draft approval be amended to reflect the appropriate section reference. The condition will read as follows:

“That prior to any tree removal or site alteration, the Owner shall be required to submit 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 under condition 24.”

10. Condition 46 of the draft approval is amended to make reference to the Town’s new Urban Design Manual such that the condition reads as follows:

“ That the Owner shall agree in the Subdivision Agreement to the preparation

and implementation of architectural guidelines to govern the character of residential structures and in a manner acceptable to the Town of Collingwood. The Owner shall submit, to the satisfaction of the Town of Collingwood, architectural guidelines that conform to the Town of Collingwood Subdivision Guidelines and the Town's Urban Design Manual, including design principles and architectural styles. The Owner shall agree in the Subdivision Agreement to construct all buildings and structures in conformity with the approved architectural guidelines, and to the inclusion of the approved architectural guidelines as a schedule to the Subdivision Agreement."

11. A new condition, be added following condition 46 above which states:

"That the Owner shall agree in the Subdivision Agreement to design/configure townhouse dwelling units, and their associated driveways, so as to maximize the potential for on- street parking on adjacent streets, to the satisfaction of the Town of Collingwood."

12. A new condition, be added following condition 46 above which states:

"That the Owner shall agree in the Subdivision Agreement to address, to the satisfaction of the Town of Collingwood, the issue of rear yard access for townhouse dwelling units, including the provision of an appropriately worded warning clause in Agreements of Purchase and Sale with potential purchasers of townhouse dwelling units, advising purchasers that rear yard access may be entirely through the habitable portion of the dwelling unit."

13. Condition 47 of the draft approval is amended to confirm that the subdivision may be registered in phases, such that the condition reads as follows:

"That the subdivision may be registered in phases and/or the subdivision agreement between the Owner and the Town of Collingwood contain phasing arrangements, if required, to the satisfaction of the Town of Collingwood."

14. A new condition, be added following condition 47 above which states:

"Prior to final approval, the Owner shall submit a Traffic Impact Study to the satisfaction of the County of Simcoe that examines the impact of traffic generated by the development to determine any necessary highway and intersection design improvements required by the County to the County Road System."

15. A new condition, be added following condition 47 above which states:

"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 any necessary highway design improvements relating to potential works that may be required by the County upon review and approval of the Traffic Impact Study. The agreement, if required, would relate to works which are directly attributable to the proposed draft plan and which are outside of the County's Development

Charge Study and By-law. ”

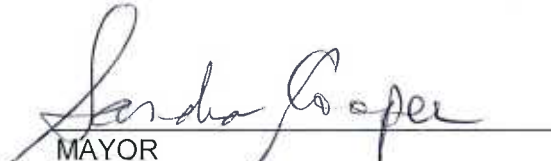
16. A new condition, be added following condition 47 above which states:

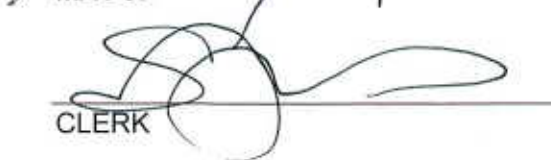
“The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the County of Simcoe is not required to provide waste collection service to the municipal roads until such time as the municipality assumes the road. The County may, however, commence waste collection services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

17. Condition 53 of the draft approval be amended to reflect the updated block numbering in the plan. The condition will read as follows:

“That prior to final approval or as a requirement in the subdivision agreement, the Owner shall demolish the existing homes and accessory buildings in a safe manner and deposit any materials that cannot be re-used in an approved landfill. This condition does not apply to the existing farmhouse located on Block 290.”

Subject to the conditions set forth above, the modifications to the Draft Plan are approved under Section 51 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, this 28th day of November, 2016.


MAYOR


CLERK

