

TAKE NOTICE that on the 18th day of November, 2019 the Council of The Corporation of the City of Owen Sound granted draft approval for Plan of Subdivision Application 42T-19501 under Section 51 of the *Planning Act RSO 1990*, c.P. 13 to permit a 328 residential draft plan of subdivision known as Bremont (Telfer Creek) Subdivision.

A public meeting as per the *Planning Act RSO 1990*, c.P. 13 was held on September 23, 2019. No written submissions were received and no oral submissions were made by members of the public at the public meeting. City Council considered the comments received from the prescribed agencies and found that the application is consistent with the Provincial Policy Statement and the goals and objectives and intent of the Official Plan and approved Draft Plan of Subdivision 42T-19501, subject to conditions.

The Council resolution and conditions of the draft plan of subdivision are attached to this notice.

PURPOSE AND EFFECT OF DRAFT PLAN OF SUBDIVISION APPROVAL:

Upon fulfillment of conditions of draft approval, the subdivision would contain approximately 328 residential units on 13 hectares. The Draft Plan of Subdivision includes:

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| Lots 1-41 | Single-detached dwelling (41 units) |
| Lots 42-51 | Semi-detached dwellings (10 units) |
| Block 52-58 | Street-fronting townhouses (7 blocks). The blocks will contain 4-5 unit townhouses. Each townhouse will have access to a municipal street. |
| Block 59 | 0.3 m reserve across the future 20 th Ave. E. extension at the northern property boundary. |
| Block 60-62 | Medium/High density residential buildings (approx. 230 units) with possible main floor commercial on 20 th Ave. E. |
| Block 63 & 66 | Parkland |
| Block 64 & 67 | Storm Water Management Facilities |
| Block 65 | Hazard Lands. The hazard lands contain a tributary to Bothwell's Creek and the associated floodplain and wetland. |

The Draft Plan of Subdivision also includes the proposed construction of new internal streets and services including a 25 m wide extension of 20th Ave. E. 450 m in length and a 20 m in width internal road system to be assumed by the City being 450 m in length (9th St. E., 9th St. A E. and 21st Ave. E.) as well as the extension of sanitary sewer and watermain from 8th St. E to service the development.

PROPERTY LOCATION:

The Draft Plan of Subdivision relates to lands located on the north side of 8th St. E., east of 16th Ave. E. and legally described as Range 4 EGR Park E Pt Lot 8, Park W Pt Lot 9; RP 16R1172 Pts 2 3 & 4, Geographic Township of Sydenham in the City of Owen Sound, County of Grey.

AND TAKE NOTICE THAT any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by The Corporation of the City of Owen Sound to the Local Planning Appeal Tribunal by filing a notice of appeal with The Corporation of the City of Owen Sound: the applicant; any public body that, before The Corporation of the City of Owen Sound made its decision, made oral submissions at a public meeting or written submissions to The Corporation of the City of Owen Sound; the Minister; any public body.

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.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before The Corporation of the City of Owen Sound made its decision, made oral submissions at a public meeting or written submissions to The Corporation of the City of Owen Sound, or made a written request to be notified of the changes to the conditions or, in the Local

Planning Appeal Board's opinion, there are reasonable grounds to add the person or public body as a party.

Only individuals, corporations and public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of 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 shall be added as a party to the hearing of the appeal of the decision of The Corporation of the City of Owen Sound, including the lapsing provisions or the conditions, unless the person or public body, before the decision of The Corporation of the City of Owen Sound, made oral submissions at a public meeting or written submissions to the council, or made written request to be notified of the changes to the conditions or, in the Local Planning Appeal Board's opinion, there are reasonable grounds to add the person or public body as a party.

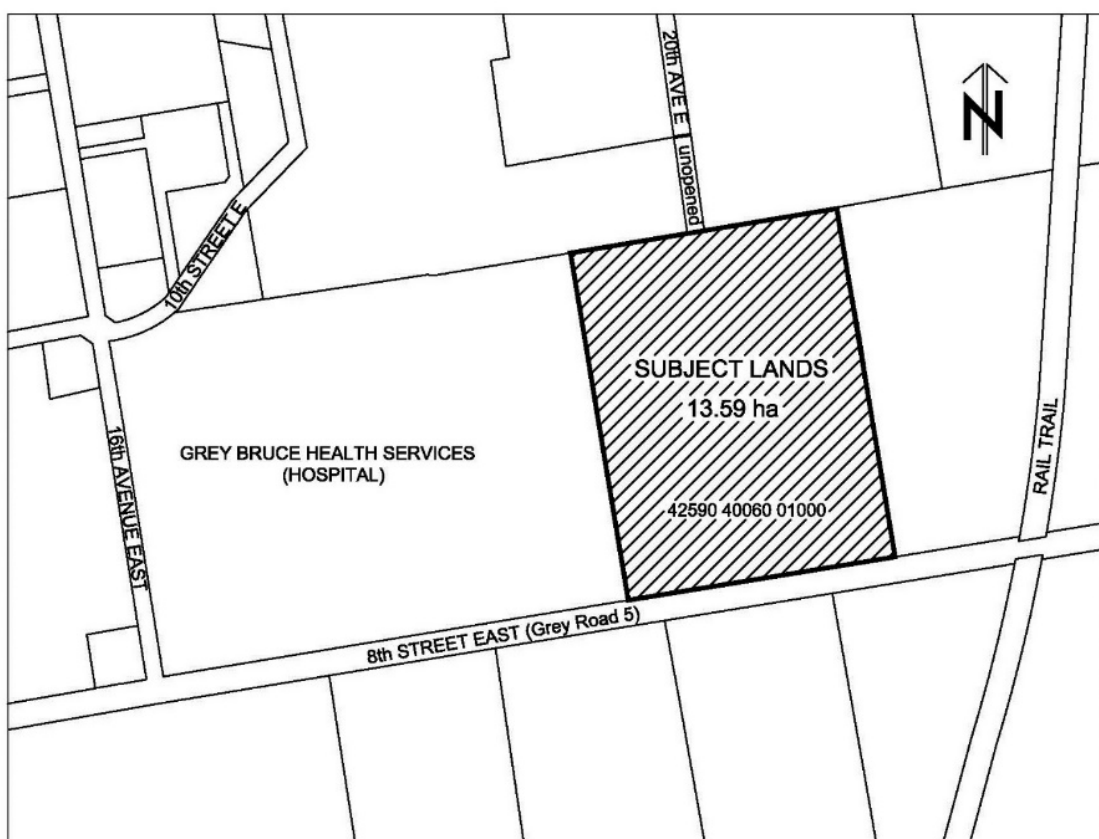
The last date for filing a notice of appeal is December 9, 2019. Any notice of appeal must be filed with the Clerk of The Corporation of the City of Owen Sound and must set out the reasons for the appeal, and must be accompanied by the fee prescribed by the Local Planning Appeal Board in the form of a certified cheque or money order payable to the Minister of Finance.

ADDITIONAL INFORMATION related to the Draft Plan of Subdivision 42T-19501 is available for inspection at the City of Owen Sound in the Clerks or Planning Office located at 808 2nd Avenue East, Owen Sound ON N4K 2H4, Monday to Friday between the hours of 8:30AM and 4:30PM and on the City's website at <http://www.owensound.ca/planning/whats-new>.

NOTICE DATE: November 20, 2019

Briana Bloomfield, Clerk
The Corporation of the City of Owen Sound
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OWEN SOUND ON N4K 2K8
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KEY MAP



Draft Plan Conditions – Bremont Subdivision – 42T-19501

At its meeting on November 18, 2019, City Council passed Resolution R-191118-005:

“That in consideration of Staff Report CS-19-136 respecting Draft Plan of Subdivision 42T-19501 for a Plan of Subdivision at Range 4 EGR Park E Pt Lot 8, Park W Pt Lot 9; RP 16R1172 Pts 2 3 & 4, City of Owen Sound Council:

1. Receives Staff Report CS-19-136;
2. Finds that the application is consistent with the Provincial Policy Statement and the goals and objectives and intent of the City Official Plan in consideration of the staff report and recommendations and written and oral submissions;
3. Approves Draft Plan of Subdivision 42T-19501 by Spencer Planning Services Inc. dated July, 2019, attached in Appendix ‘B’ subject to the conditions outlined in Appendix ‘I’, and to give notice in accordance with Sec. 51 of the Planning Act;
4. Resolves that at such time as the City collects the cash-in-lieu of parkland for Redhawk Subdivision (42T-15501), the funds be allocated in reserve to construct a neighbourhood park in Block 67 of the Bremont Subdivision (42T-19501).”

| A. | GENERAL CONDITIONS |
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| 1. | That this approval applies to the draft 16M-plan drawing, prepared by Hewitt and Milne, dated day / month/ 2019, which shows a total of fifty-one (51) lots, sixteen (16) blocks, and public highway dedication. |
| 2. | That Draft Approval for the subject Plan of Subdivision (42T-19501) shall lapse as follows: <ol style="list-style-type: none"> a) For the first phase, three (3) years after the date of Draft Approval (that being day/month/year) unless it has been extended by the City of Owen Sound; and, b) For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase. |
| 3. | That the Subdivision Agreement between the owner and the City of Owen Sound contain a provision that this subdivision shall not be developed except in accordance with the final approved plan. |
| 4. | That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning the cash contributions, provision of roads and service corridors, installation of services and drainage. |

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| 5. | That prior to final approval, the applicant provide a tax certificate prepared by the City's Financial Services Department (Tax Division) indicating that property (and business) tax installments levied and due on the subject lands are paid in full. | |
| 6. | That prior to final approval, the applicant provide plans showing appropriate building envelopes (showing adequate lot frontage and area), confirming that the lots/blocks conform to zoning requirements in accordance with the Zoning By-law 2010-078, as amended. | |
| 7. | That prior to final approval, the applicant retains the services of a qualified architect to prepare and provide architectural control guidelines for the development, including detailed design and construction materials criteria, to the satisfaction of the Community Service Department (Planning & Heritage Division). That the final architectural control guidelines be included in the Subdivision Agreement as a schedule. | |
| 8. | That the Subdivision Agreement contains the following clause: The owner covenants and agrees to provide the City of Owen Sound with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved [engineering design drawings/Draft Plan], at the time of sidewalk and/or curb installation. The owner further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB. | |
| 9. | That prior to final approval the detailed design be presented to the Accessibility Advisory Committee and any recommendations be incorporated as conditions to the satisfaction of the Director of Community Services | |
| 10. | That the Subdivision Agreement include the following conditions related to archaeological resources: a) Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act. b) The Cemeteries Act, R.S.O. 1990, c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services. | |
| 11. | That the subdivision agreement includes a condition to relocate the gas easement currently located on the subject lands to the satisfaction of the City, the utility company and adjacent land owners. | |

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| B. | PARKLAND (BLOCK 63 & 66) |
| 1. | The Owner shall convey Blocks 63 and 66 as parkland to the City of Owen Sound as applicable (subject to any maintenance period), being 5 percent of the total development lands in accordance with Sec. 51.1 of the Planning Act. |
| 2. | <p>That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation for any rear lot line for all Lots abutting Block 66 using fencing, bollards or other appropriate measure in a manner acceptable to the City of Owen Sound and Grey Sauble Conservation Authority.</p> <p>That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority.</p> |
| 3. | <p>That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation between Blocks 62 and 63 using fencing, bollards or other appropriate measure in a manner acceptable to the City of Owen Sound.</p> <p>That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority.</p> |
| 4. | That prior to final approval, the applicant provides detailed trail design, in accordance with the City's Multi-year Accessibility Plan and AODA specifications. The trail shall transect from 20 th Ave. E. through the stormwater management Block 64, the parkland on Block 66, and the stormwater management Block 67, connecting to 21 st Ave. E. between Lots 26 and 27. Detailed design and final alignment shall be to the satisfaction of the City's Community Services Department (Parks and Open Space Division). |
| 5. | That the Subdivision Agreement between the Owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Community Services Department (Parks and Open Space Division), wherein the owner agrees to provide final construction details and to construct the approved trail corridor through Blocks 64, 66 and 67 at the owner's expense. |
| 6. | <p>That prior to final approval, the applicant provide preliminary park design plan for Block 63 including:</p> <ul style="list-style-type: none"> a) Grading and drainage details. b) Pedestrian access designed in accordance with the City's Multi-year Accessibility Plan and AODA specifications. c) Vehicular access and parking area location and design (if applicable). d) General location for a playground structure designed with elements intended for use by ages 2yr-12yr, in accordance with the CAN/CSA-Z614-14 Children's Playspaces and Equipment (the standard), including incorporating the recommendations detailed in Annex H of the standard. <p>Preliminary design shall be to the satisfaction of the City's Community Services Department (Parks and Open Space Division).</p> |

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| 7. | That the Subdivision Agreement between the Owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Community Services Department (Parks and Open Space Division), wherein the owner agrees to prepare and leave Block 63 in an appropriately graded, sodded condition in accordance with the approved preliminary park design plans. |
| C. | STORMWATER MANAGEMENT (BLOCK 64 & 67) |
| 1. | That the Owner convey Blocks 64 and 67, being stormwater management facilities, to the City of Owen Sound as applicable (subject to any maintenance period). |
| 2. | That the Subdivision Agreement contains wording wherein the owner agrees to provide permanent delineation along any lot lines abutting stormwater management blocks (Blocks 64 and 67) using fencing, bollards or other appropriate measures in a manner acceptable to the City of Owen Sound and Grey Sauble Conservation Authority. That prior to final approval, detailed design of such delineation shall be provided to the satisfaction of the City and the Grey Sauble Conservation Authority. |
| 3. | That prior to final approval, a lot grading, drainage and storm water management report (including detailed designs and planting plan) be prepared by a professional engineer licensed in the Province of Ontario in accordance with applicable zoning to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority. In accordance with the EIS, changes to existing land contours and drainage patterns due to grading should be minimized to ensure that significant changes to the existing woodland moisture regime and site hydrology do not occur. The detailed plans are to be implemented through the Subdivision Agreement as a schedule in wording satisfactory to GSCA and the City of Owen Sound. |
| 4. | That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Public Works & Engineering Department, wherein the owner agrees: a) Before commencing any grading or construction on any lot, to have prepared a detailed report, drawings and site plans acceptable to the City of Owen Sound showing the location of all buildings and structures to be erected on the site, all final grades and vegetation, the means whereby storm drainage will be accommodated, and the means whereby erosion and silt transport will be contained and minimized, both during and after the construction period. b) Before commencing any grading or construction on any lot, to erect snow fencing or other suitable barriers prior to initiating any grading or construction on the site to prevent the unauthorized dumping of fill and to keep these barriers in place until all grading and construction on |

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| | <p>abutting lots and roadways has been completed to the satisfaction of the City of Owen Sound and GSCA.</p> <p>That the required Subdivision Agreement include wording acceptable to the City of Owen Sound and the Grey Sauble Conservation Authority to implement the lot grading, drainage and storm water management report, and individual lot requirements.</p> |
| 5. | <p>That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the construction of the common stormwater management system subject to the approval of the City of Owen Sound and the Grey Sauble Conservation Authority and, furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at the expense of the Developer.</p> |
| 6. | <p>That prior to final approval, the owner shall provide a Watercourse Protection and Enhancement Plan for the remediation and protection of the unnamed tributary of Bothwell's Creek running north and south of 8th Street East, which is intended to receive the storm water runoff from this development. The Plan shall include detailed design elements, and address detailed restoration and landscape planning; it shall be prepared by a professional engineer licensed in the Province of Ontario to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority. The plan shall be included in the Subdivision Agreement as a schedule.</p> |
| 7. | <p>That prior to final approval detailed Sediment and Erosion Control Plans be provided to the satisfaction of GSCA and the City's Public Works and Engineering Department (Engineering Services Division). In accordance with the mitigation measures outlined in the Environmental Impact Study prepared by WSP, dated August 22, 2017, the following shall be implemented in the final design details:</p> <ul style="list-style-type: none"> a) Erosion control fencing should be placed at the limit of grading as well as, and adjacent to, temporary storage locations for supplies, excavated materials and imported fill. Fencing should be properly installed to the engineer's specifications and inspected daily and after significant rain events to confirm it is functioning properly. Fencing should be regularly cleared of silt accumulation to ensure the integrity of erosion prevention/sediment containment measures. b) Areas of exposed soil, especially newly graded areas that cannot be immediately stabilized with the final surface treatments should be appropriately treated to minimize erosion (e.g., straw mulch, erosion blanket, sod, or hydroseed). <p>The sediment and erosion control plans are to be implemented as a schedule in the Subdivision Agreement in wording satisfactory to GSCA and the City of Owen Sound.</p> |

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| 8. | That the Subdivision Agreement contain wording wherein the owner agrees to restrict the tilling of hazards lands and restricting the type of fencing in hazard area acceptable to the Public Works & Engineering Department (Engineering Services Division). |
| 9. | Prior to the subdivision agreement being completed, that arrangements may be made for site pre-grading, subject to approval of the City and to the satisfaction of the GSCA. A pre-grading proposal must be submitted with approved grading, drainage, and sediment and erosion control plans, tree inventory and preservation plan, environmental impact study, and any other supporting documentation required by the City and the GSCA. Any approval for pre-grading activities shall require, among other things, an agreement entered into by the City and developer, permits from the GSCA (if warranted), and posting of separate security. |
| D. | HAZARD LANDS (BLOCK 65) |
| 1. | The Owner shall convey Block 65 (hazard lands) to the City of Owen Sound as applicable (subject to any maintenance period). |
| 2. | That the requirement for the acquisition of permits from the GSCA for any and all development and site alterations within the area regulated under Ontario Regulation 151/06 be implemented through the Subdivision Agreement in wording acceptable to GSCA. |
| E. | PHASING & MONITORING |
| 1. | That prior to final approval, a Phasing Plan shall be submitted to the satisfaction of the City, which shall include a detailed outline of each stage of development, including infrastructure, appurtenance, and landscaping construction/installation and all relevant maintenance periods. The Phasing Plan shall assist in planning for land conveyance to the City and full infrastructure assumption. |
| 2. | The Phasing Plan shall include an analysis and determination of the stage at which a Transportation Plan shall be submitted to plan for phased intersection improvements at 8 th St. E. and 20 th Ave. E. This analysis shall consider pedestrian crossing and navigation needs and transit servicing among its priorities. This aspect of the Phasing Plan and the Transportation Plan itself shall be submitted to the satisfaction of the County of Grey and the City of Owen Sound, and shall be accounted for in the Subdivision Agreement. |
| 3. | The Phasing Plan shall address the timing and warrants for construction of the 20 th Ave. E. extension south from 16 th St. E. as an emergency access route and/or a full rural/urban cross-section to the satisfaction of the City's Engineering and Public Works Department and County of Grey. |
| 4. | That prior to final approval, a Construction and Monitoring Plan shall be submitted to the satisfaction of the City, which shall include the following: |

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| | <p>a) To avoid contravention of the Migratory Birds Convention Act (1994), vegetation removal (including limbing) shall not occur during breeding bird season (April 1st to August 31st), unless a survey by a qualified avian specialist (biologist) confirms that there are no active nests within the vegetation to be removed.</p> <p>b) During construction, the site shall be monitored for Species at Risk as described in the Environmental Impact Study prepared by WSP, dated August 22, 2017. If Species at Risk are identified, the City, the Ministry of Environment, Conservation and Parks, and the qualified project biologist shall be contacted immediately.</p> <p>c) A Spills Management Plan (including materials, instructions regarding their use, education of contract personnel, emergency contact numbers) shall be onsite at all times for implementation in event of accidental spill during construction. Adequate measures to prevent or capture and contain any debris and spills resulting from construction activities must be kept onsite in sufficient quantities. On-site workers must be orientated as to the location of materials and their proper use and disposal. Measures and procedures must conform to pertinent provincial requirements.</p> <p>d) Operating, refuelling and maintenance of construction equipment and the handling and storage of toxic materials (e.g. fuel, lubricants, and other chemicals) must be carried out in such a way as to avoid contamination of soils, groundwater and surface waters.</p> <p>e) All parts of equipment shall be free of fluid leaks and externally cleaned/degreased offsite, in a contained environment.</p> <p>The Construction and Monitoring Plan shall be referenced and included in the Subdivision Agreement.</p> | |
| 5. | <p>The Phasing Plan shall be referenced and included in the Subdivision Agreement. The Subdivision Agreement shall include the following provisions:</p> <p>a) That the Owner agrees to phase any development of the Plan in a manner satisfactory to the City of Owen Sound and the County of Grey, and in accordance with the Phasing Plan identified in Condition E1; and,</p> <p>b) That the Registration of the Plan of Subdivision may proceed in phases and in accordance with the Phasing Plan.</p> | |
| F. SITE PLAN APPROVAL | | |
| 1. | That Site Plan Approval is required in accordance with the City's Site Plan Control By-law 2011-034, or its successor, for all (cluster) townhouse dwellings, street-fronting townhouse dwellings, and multi-unit residential dwellings and institutional uses on site prior to development of the lands. | |
| 2. | That the Subdivision Agreement include a clause that site plan approval is required under By-law 2011-034, or its successor, for all applicable development on Blocks 60, 61 and 62. Specifically, site plan approval for these Blocks shall include a shadow study and urban design brief to address building height, built form, overall plan design and layout, land use | |

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| | <p>compatibility considerations including lot /building orientation, interface with adjacent uses and mitigation measures as well as demonstrate compliance with the recommendations found in WSP Flight Path Study dated July 2019. An update to the WSP study may be required to reflect final site plan design.</p> |
| G. | NATURAL HERITAGE & LANDSCAPING |
| 1. | The 'Arborist Report and Tree Protection Plan' prepared by WSP, dated July, 2019 is to be implemented through the Subdivision Agreement and included as a schedule within the Subdivision Agreement. |
| 2. | <p>That prior to final approval, a Tree Preservation and Planting Plan with Details shall be provided to the satisfaction of the Community Services Department for all Lots and Blocks not requiring subsequent Site Plan Approval. In preparation of such plans, the following merits note:</p> <p>a) In accordance with the mitigation measures outlined in the Environmental Impact Study prepared by WSP, dated August 22, 2017, impacts to vegetation, particularly trees, shall be minimized where possible to maintain the function of the woodland in the Study Area as habitat for birds and other wildlife. As tree removal is required outside of the significant woodland areas, a 3:1 compensation ratio (3 planted for every 1 removed) is required.</p> <p>b) That the Blocks 64 and 67, being stormwater management facilities, shall be designed as features benefitting the development from a recreation and aesthetic perspective, as well as a functional stormwater perspective.</p> |
| 3. | That prior to final approval, confirmation shall be provided by the owner that the mitigation measures identified in Section 6.6 of the Environmental Impact Study prepared by WSP, dated August 22, 2017 are implemented either prior to final approval and/or through the Subdivision Agreement to the satisfaction of the GSCA and the City of Owen Sound. Best efforts have been made to reflect the nine measures in the draft conditions of approval. |
| 4. | That prior to final approval, confirmation shall be provided from the Ministry of Environment, Conservation and Parks or Qualified Person to the satisfaction of the City and the GSCA that the site has been adequately monitored for the presence of species at risk, including grassland birds, in accordance with the Environmental Impact Study prepared by WSP, dated August 22, 2017. |
| I. | SERVICING |
| 1. | That prior to final approval, the owner demonstrates to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) that the existing water service mains located on 8th Street East and area are of sufficient capacity to service the proposed development and are in good repair for this purpose. |

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| 2. | That prior to final approval, the owner demonstrates to the satisfaction of the City that there is an adequate supply of potable water to service this development. |
| 3. | <p>That the watermain on 20th Ave. E. be constructed to connect the subject subdivision to the existing watermain terminated to the north on 20th Ave. E., including a normally closed valve. The watermain shall be installed by the owner at such time as the 20th Ave. E. extension is completed.</p> <p>The Subdivision Agreement shall include a Schedule that outlines the cost of the watermain extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit.</p> |
| 4. | That prior to final approval, the owner demonstrate to the satisfaction of the Ministry of Environment, Conservation and Parks and the City's Public Works and Engineering Department (Engineering Services Division) that the existing wastewater sewer service mains located on 8th Street East and area are of sufficient capacity to service the proposed development and are in good repair for this purpose. |
| 5. | That prior to final approval, the locations of all proposed hydrants be provided to the satisfaction of the City's Fire and Emergency Services Department. |
| 6. | That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the installation of a water supply system subject to the approval of the City, and furthermore shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at the expense of the Developer. |
| 7. | That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to provide for the installation of a storm and wastewater sewer subject to the approval of the City and the Ministry of Environment, Conservation and Parks, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period, at the expense of the Developer. |
| 8. | That prior to final approval, the owner demonstrate that the extension of domestic water and wastewater sewer trunk services to the subject lands has been provided. |
| 9. | That prior to final approval of the Plan, the City is to be advised in writing by the Developer's consulting engineer that the Ministry of Environment, Conservation and Parks has issued Environmental Certificates of Approval (ECA) for the wastewater and storm sewer systems. |

| J. | ACCESS & ROADS | |
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| 1. | That the road allowances (20 th Avenue East, 21 st Avenue East, 9 th Street East and 9 th Street 'A' East) included in this Draft Plan be shown and dedicated as public highways. | |
| 2. | That sight triangle(s) at the intersection of 20 th Ave. E. and 8 th St. E. be shown on the final plan, and conveyed to the City of Owen Sound. | |
| 3. | That the street(s) included in the draft plan shall be named to the satisfaction of the City of Owen Sound. | |
| 4. | That prior to final approval of the Plan, the owner provide access to the development from 8 th Street East to the satisfaction of the City's Public Works & Engineering Department (Engineering Services Division) and the County of Grey. | |
| 5. | That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the Public Works & Engineering Department, wherein the owner agrees to use the 8 th Street East access as the construction access for any lots or road works. | |
| 6. | That the Subdivision Agreement between the owner and the City of Owen Sound contain the following provisions with wording acceptable to the City's Public Works & Engineering Department, wherein the owner agrees to provide for the construction of roads and services and, furthermore, shall provide for the City to assume ownership and operation of the roads and services. | |
| 7. | <p>Prior to final approval, arrangements shall be made to the satisfaction of the City, respecting creation of a secondary access serving the development. An adequate secondary access shall extend 20th Ave. E. north of the development lands to connect to the existing paved portion of 20th Ave. E., which ultimately terminates at 16th St. E.</p> <p>Two options are available for the provision of such access:</p> <ul style="list-style-type: none"> a) That the owner construct the 20th Ave. E. extension as a 6 m wide, paved controlled emergency access in concert with on-site road construction. The cost for the construction of the emergency access shall be borne 100 percent by the owner. An emergency access shall only be deemed acceptable until 150 dwelling units are constructed. b) That the owner construct the 20th Ave. E. extension to full rural/urban standards in concert with on-site site road construction. Construction of the 20th Ave. E. extension, including municipal services, is required for dwelling unit occupancy beyond 150 dwelling units. | |
| 8. | Further to draft condition I3 and J7b herein, the Subdivision Agreement shall include a Schedule that outlines the cost of the off-site 20 th Ave. E. extension and the apportionment that shall be borne by the owner, which will be expressed as a percentage of the total cost estimate for all external works together with a stated upset limit. | |
| 9. | That the Subdivision Agreement shall contain wording acceptable to the | |

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| | <p>Public Works & Engineering Department, wherein the owner agrees to provide for a secondary access to the development. The Subdivision Agreement shall include the following clauses:</p> <ul style="list-style-type: none"> - Prohibiting dwelling unit occupancy beyond 85 units without completion of a secondary access to the satisfaction of the City of Owen Sound (Public Works & Engineering Department). - If applicable, setting out requirements respecting construction and maintenance provisions for an emergency access, including but not limited to plowing and gate design. |
| 10. | The Owner shall convey Block 59, being a 0.3 m reserve, to the City of Owen Sound as applicable (subject to any maintenance period). |
| 11. | That the Subdivision Agreement shall include requirements to provide for the installation of street lights to the satisfaction of the Public Works & Engineering Department (Engineering Services Division). |
| 12. | That the Subdivision Agreement shall include requirements to provide for such easements as may be required for utility, drainage or snow storage Purposes, which shall be granted to the appropriate authority. |
| 13. | That prior to final approval, detailed geometric design of pedestrian and maintenance access links, cul-de-sacs and sidewalks be provided to the satisfaction of the Community Services Department (Planning Division & Heritage Division) and the Public Works & Engineering Department (Engineering Services Division) in accordance with best County/City design standards. |
| 14. | That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound and/or County of Grey concerning the cash contribution, provision of roads and service corridors, installation of services and drainage; including Capital Investment Contributions to the intersection improvements at 8 th Street East & Street 'A' (extension of 20 th Avenue East). Clauses shall be added to the Subdivision Agreement to facilitate each of these items, as appropriate. |
| K. | FINAL AGENCY CONFIRMATION |
| 1. | That prior to final approval of the Plan, the City is to be advised in writing by the County of Grey that conditions of approval have been satisfied. |
| 2. | That prior to final approval of the Plan, the City is to be advised in writing by Grey Sauble Conservation Authority that conditions of approval have been satisfied. |
| 3. | The City is to be advised in writing by Ministry of Environment, Conservation and Parks that conditions relevant to the Ministry have been satisfied. |