

Staff Report

Report To: City Council
Report From: Amy Cann, Manager of Planning & Heritage
Meeting Date: April 6, 2020
Report Code: CS-20-045
Subject: Final Plan of Subdivision Approval for East Court Residences 42T-18501 by Andpet Realty Ltd.

Recommendation:

That in consideration of Staff Report CS-20-045 from the Manager of Planning & Heritage respecting Final Approval for the East Court Residences Subdivision 42T-18501, City Council:

- 1) Receives the report and, in accordance with Sec. 51(58) of the Planning Act, confirms that the final plan of subdivision (CS-20-045 Schedule 'B') is in conformity with the approved draft plan of subdivision (CS-20-045 Schedule 'A') and that the conditions of approval have been or will be fulfilled in a manner acceptable to the City; and further,
- 2) Issues final approval for the Plan of Subdivision on lands legally described as RANGE 5 EGR PARK PT LOT 4; RANGE 5 EGR PT PARK LOT 5; Registered Plan 16R-9451 PT PART 1 City of Owen Sound, County of Grey, and now the Registered Plan of Subdivision being all of Blocks 1 to 9, Subdivision File No. 42-T-09501; and further,
- 3) Authorizes the Mayor and City Clerk to sign the Subdivision Agreement, Final M-plan, and any other agreement or document required for the registration of Subdivision 42T-18501.

Strategic Initiative:

4. Encourage residential and mixed-use development
 - Action 4.1 Grow the tax base by attracting a broad range of new housing types (singles, semis, etc.) and tenure (rental units and condominiums)
5. Attract new and retain existing residents

Background & Proposal:

At its meeting on July 15, 2019, City Council approved Draft Plan of Subdivision 42T-18501 by Andpet Realty Ltd. subject to a number of conditions. The subdivision is known as East Court Residences. Since this date, the applicant has been working to fulfill the conditions of draft approval.

On August 27, 2019 public notice was given for the passing of By-law 2019-137 for Zoning By-law Amendment No. 27 and adoption of Official Plan Amendment No. 9 through By-law 2019-136. These amendments established the planning policy framework to facilitate development of the subject subdivision. The appeal periods are complete and the policy is in effect.

Property Description

The 7.07 ha subject lands are located on the west side of 16th Avenue East, north of 10th Street East and south of 16th Street East. The lands are legally described as Part of Park Lots 4 and 5, East Garafraxa Road, Geographic Township of Sydenham in the City of Owen Sound.

The subject lands have approximately 195 m of frontage along 10th Street East, approximately 20 m of frontage along 16th Avenue East and approximately 20 m of frontage along 14th Street East. The lands are currently vacant and are comprised of scrubby vegetation.

The subject property is designated 'Residential' and 'Open Space' in the Owen Sound Official Plan (OP). The lands are located within the Sydenham Heights Planning Area, which scopes the 'Residential' designation to 'Medium Density Residential' and 'High Density Residential'. The lands are within the subdivision are zoned 'Medium Density Residential' (R4), 'General Residential' (R5), 'Open Space' (OS) and are subject to Special Provision 14.119 and 14.120 in the City's Zoning By-law (2010-078, as amended).

Analysis:

Sec. 51(58) of the Planning Act states that upon presentation by the person seeking to subdivide, the City (being the approval authority) may, if satisfied that the plan is in conformity with the approved draft plan of subdivision (Schedule 'A') and that the conditions of approval have been or will be fulfilled, approve the plan of subdivision and, once approved, the final plan of subdivision may be tendered for registration.

The applicant is requesting final approval of subdivision 42T-18501. Final approval requires that the applicant fulfill all conditions of approval and that the City confirm its satisfaction as to the method and completeness of the fulfilment

of each condition. A complete summary of the conditions and the sign-off information can be found attached (Schedule 'C'). Sec. 51 of the Planning Act does not require notice of Council's decision or trigger an appeal period for final subdivision approval.

Conformity with the Draft Plan

In total, the draft approved plan proposed construction of 331 dwelling units in various forms including semi-detached dwellings (10 units), street fronting townhouses (17 units), cluster townhouse dwellings (52), apartments (120 units), and a senior's residence and long term care facility (132 units). The remaining land would be divided into open space and walkways, a stormwater management pond, and roadways.

The following table shows the number of blocks, lots, and type of dwelling units proposed and approved by Council in the **draft plan of subdivision**:

Description	Lots/Blocks	Units	Area (ha)
Townhouse dwelling	1-2, 5	17	0.72
Semi-detached dwelling	1	10	0.33
Cluster townhouse dwelling	3, 4	52	1.86
Apartment dwelling	6	120	1.01
Long-term care facility	7	132	1.02
Subtotal			4.94 ha
SWM facility	8	-	0.66
Open Space	9	-	0.46
Roads & Reserves		-	1.01
Total		331	7.07

The **final plan of subdivision** design is in keeping with the draft approval. The final plan of subdivision includes 9 blocks, an identical road network, and impacts the same extent of lands. The long-term care facility (retirement home) located on Block 7 is proposed to contain 126 units. This change does not impact the final plan layout.

The final plan of subdivision is in conformity with the draft plan of subdivision approved by Council on July 15, 2019.

Fulfillment of Conditions

As noted, the applicant has been working with their Engineering and Planning consultants to fulfill the imposed conditions. Schedule 'C' of this report contains a complete summary of the conditions, each with a statement about how the condition is proposed to be fulfilled.

County of Grey

A clearance letter was provided to the City from the County on January 14, 2020, which confirms their satisfaction with the fulfillment of the conditions.

Grey Sauble Conservation Authority

A clearance letter was provided to the City from the GSCA on March 6, 2020, which confirms their satisfaction with the fulfillment of the conditions.

City Public Works and Engineering Department

The various Engineering and Public Works-related conditions that apply to the approval of this plan of subdivision have been met through inclusion in the Subdivision Agreement, the submitted Traffic Impact Study, Servicing Feasibility Study, Stormwater Management Report, infrastructure design drawings and the subsequent approval of same by the City and from the relevant Provincial agencies having jurisdiction. Environmental Compliance Approval No. 0028-BMFKTR required to begin the road and servicing works was issued by the Ministry of Environment, Conservation and Parks on March 19, 2020.

City Community Services Department

The chart detailing the draft conditions attached as Schedule 'C' shows those conditions relevant to Community Services (e.g., Planning, Parks and Open Space, site design and matters of accessibility). Generally, the chart is self-explanatory as to how each condition has been fulfilled. Fulfilment of Conditions No. 6 and 7 merit additional explanation.

The applicant has submitted a final conceptual development plan for the purposes of fulfilling Draft Conditions 6 and 7. Planning staff have worked with this plan, despite that most site statistics and block numbers are incorrect. Staff cross referenced the data with other final plans to verify the information. Future reviewers should not rely upon this plan for information. Planning staff have reviewed the density proposed in the final plan, and it appears to meet the ranges permitted in the City's Official Plan (2006), as amended by OPA No. 9.

Description	Units	Area (hectares)	Permitted Density (units per hectare)	Proposed Density (units per hectare)
Medium Density Blocks	79	2.91	26-50 uph	27 uph

Description	Units	Area (hectares)	Permitted Density (units per hectare)	Proposed Density (units per hectare)
(1-5)				
High Density Blocks (6 & 7)	246	2.03	Max. 124 uph	122 uph

The final concept plan (C-1 dated Mar. 24, 2020) confirms that the permitted density range within the subdivision appears to be met, thus, Draft Condition No. 6 is deemed to be fulfilled.

Draft Condition No. 6 requires confirmation that the blocks and future lots slated to be established through release of part lot control meet the minimum lot area and frontage requirement of the relevant Zoning category. This assessment does not review or confirm conformity with setbacks, lot coverage, floor space index, general provisions, or other site and building regulations required in the Zoning By-law.

The Plan of Subdivision will be registered as 9 blocks in accordance with Council’s draft approval. Blocks 1 to 7 are slated for development and appear to conform to Zoning By-law 2010-078, as amended by Zoning By-law Amendment No. 27 for lot area and frontage. On this basis, Draft Condition No. 7 is deemed to be fulfilled.

Blocks 1, 2 and 5 are proposed to contain semi-detached and street-fronting townhouse dwellings, and are proposed to be further ‘subdivided’ by release of part lot control. Based on the information provided, it does not appear as though the frontages and areas anticipated for the lotting of Blocks 1, 2 and 5 will comply with zoning. Release of part lot control is subject to Council’s approval through passage of a By-law in accordance with the Planning Act. Also, Blocks 1, 2 and 5 will be subject to Site Plan Control by virtue of the fact that the cumulative development exceeds four units, in accordance with By-law 2019-185. Lands within the subdivision are subject to a moratorium on Zoning By-law Amendments and Minor Variances under the Planning Act because the lands were just rezoned in 2019. The lotting for Blocks 1, 2 and 5 will require revision to comply with the provisions of the Zoning By-law prior to development of the lands.

Subsequent Approvals

Residential Blocks are anticipated to be further divided in the future through part-lot control under the provisions of the Planning Act.

Site Plan Approval will be required for Blocks 1 to 7 and will establish the detailed design of each block. The City is currently reviewing a Site Plan Approval

Application for Block 7, which contains a proposed 126 unit seniors residence. At this time, no other Site Plan Approval applications have been received.

Financial/Budget Implications:

- Final Subdivision Approval Application Fee \$900.
- The applicant is required to pay a Capital Improvement Charge of \$23,929.80 for the previous installation of roadway and municipal services on 16th Avenue East.
- The City holds 100 percent security to ensure the completion of all off-site works and 60 percent security to ensure the completion of all on-site works. Additional security will be collected for the development of each block through the Site Plan Approval process.

Conclusion:

In accordance with Sec. 51(58) of the Planning Act, Staff believe that the final plan of subdivision is in conformity with the approved draft plan of subdivision and that the conditions of approval have been or will be fulfilled in a manner acceptable to the City.

Attachments:

Schedule 'A'	Council Approved Draft Plan of Subdivision
Schedule 'B'	Proposed Final Plan of Subdivision
Schedule 'C'	Draft Approval Conditions and Sign-Off Information
Schedule 'D'	County of Grey Clearance Letter dated January 14, 2020
Schedule 'E'	Grey Sauble Conservation Authority Clearance Letter dated March 6, 2020

Prepared by: Amy Cann, M. PL. MCIP, RPP _____ Signature on File

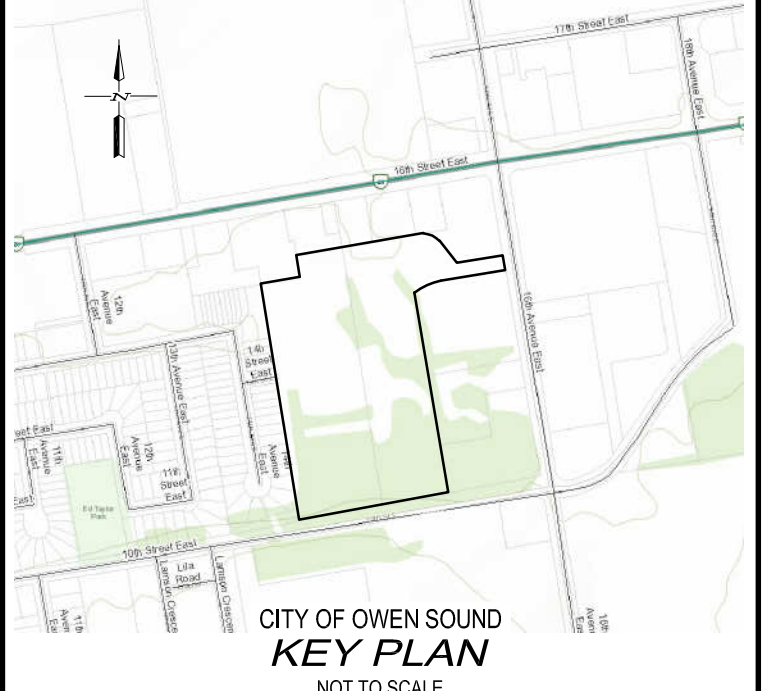
Reviewed by: Pam Coulter, BA, RPP _____ Signature on File

Reviewed by: Dennis Kefalas, P. ENG. _____ Signature on File

Submitted by: Wayne Ritchie _____ Signature on File

File Path: C:\Users\jblaw\Documents\Drawings\2019\2019-11-06-16-44-21\1911061644.dwg, 1/11/2019 4:04:47 PM, PLOT
 LAST SAVED BY: jblaw, 2020/01/15 10:20:18 AM, PLOTTED BY: jblaw, 2020/01/15 10:20:18 AM, PLOT DATE: 2020/01/15 10:20:18 AM

DESCRIPTION	BLOCKS	UNITS	AREA (ha)
TOWNHOUSE DWELLING (R4)	BLOCKS 1, 2 & 5	17	0.67 ha
SEMI-DETACHED DWELLING (R4)	BLOCK 1	10	0.33 ha
CLUSTER TOWNHOUSE DWELLING (R4)	BLOCKS 3 & 4	52	1.92 ha
APARTMENT DWELLING (R5)	BLOCK 6	120	1.01 ha
SENIOR'S RESIDENCE (R5 EXCEPTION)	BLOCK 7	132	1.02 ha
SUBTOTAL		331	4.95 ha
SWM FACILITY	BLOCK 8		0.65 ha
OPEN SPACE	BLOCK 9		0.46 ha
ROADS & RESERVES			1.01 ha
TOTAL		331	7.07 ha



DRAFT PLAN OF PROPOSED DEVELOPMENT
 PART OF PARK LOTS 4 & 5, RANGE 5
 EAST OF THE GARAFRAXA ROAD, PL OWEN SOUND
 CITY OF OWEN SOUND
 COUNTY OF GREY

OWNER'S CERTIFICATE
 I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE GM BLUEPLAN ENGINEERING LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SIGNED BY: _____ DATE: _____
 ANDPET REALTY LTD.

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 ACCURATELY AND CORRECTLY SHOWN.

SIGNED BY: _____ DATE: _____
 HEWETT AND MILNE LTD.

BENCHMARK 1 ELEV. - 223.42m
 TOP NUT ON FIRE HYDRANT LOCATED ON THE SOUTHWEST CORNER OF 16th AVENUE EAST AND 14th STREET EAST.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION DESCRIPTION	CHKD
1	JUN 26/19	MINOR EDITS	J.B.S.



ANDPET SUBDIVISION
 PART OF PARK LOTS 4 & 5, RANGE 5 EGR,
 PL OWEN SOUND
 CITY OF OWEN SOUND

DRAFT PLAN

DRAWN BY: E.J.T.	APPROVED BY: J.B.S.	PROJECT NO.: S1364	DRAWING NO.: DP
DESIGNED BY: E.J.T.	DATE: NOV 23, 2018	SCALE: 1:750	

THE COUNTY OF GREY UNDER SECTION 51(58) OF THE PLANNING ACT, R.S.O. 1990 AS AMENDED.

THIS _____ DAY OF _____, 2020

CITY CLERK _____ IAN C. BODDY MAYOR

PAM COULTER DIRECTOR OF COMMUNITY SERVICES

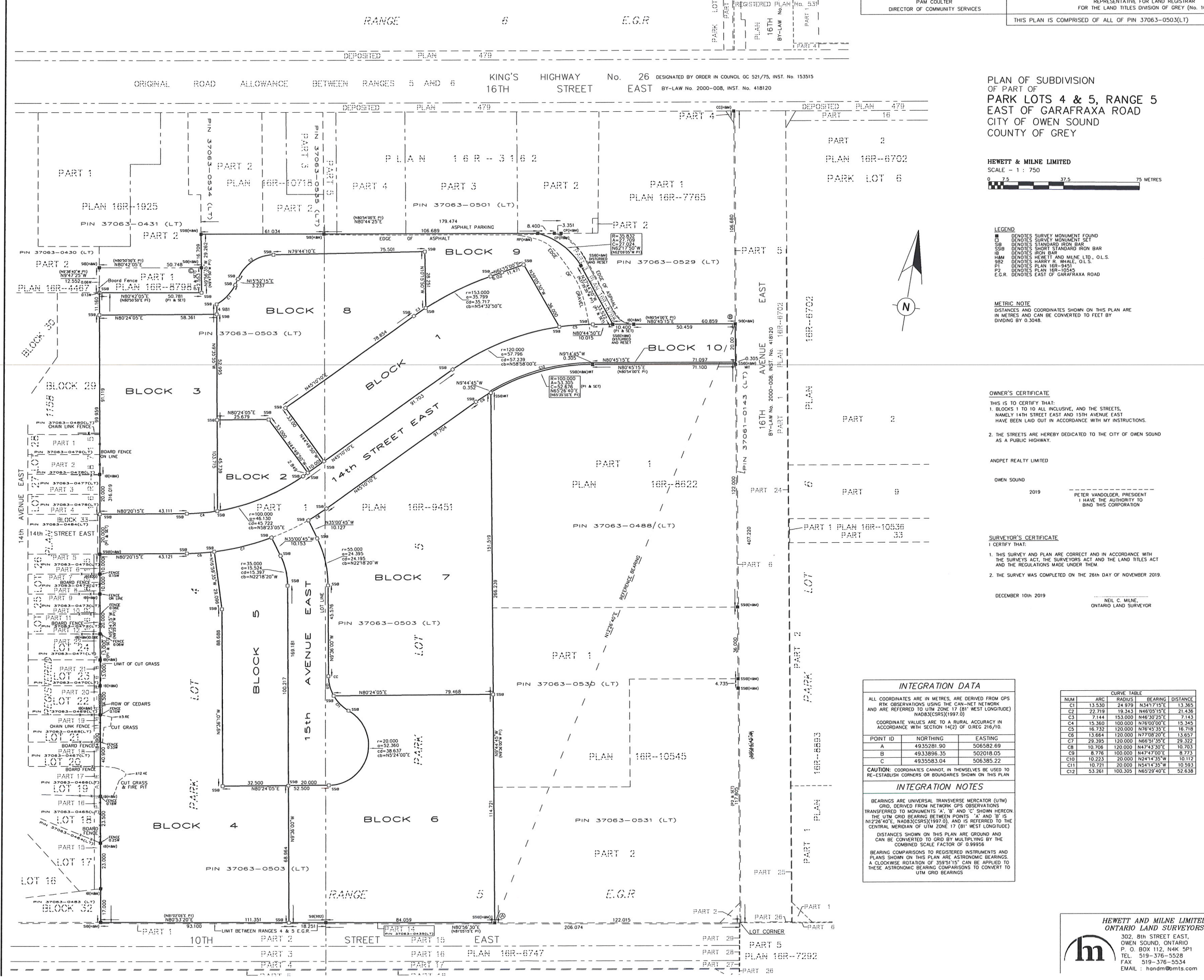
REGISTERED PLAN 16M-

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN 16M-_____ IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (No.16) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2020, AND ENTERED IN THE PARCEL REGISTER FOR PIN 37063-0503 (LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

THIS PLAN IS COMPRISED OF ALL OF PIN 37063-0503(LT)



HEWITT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

302, 8th STREET EAST,
OWEN SOUND, ONTARIO
P. O. BOX 112, M4K 5P1
TEL. 519-376-5528
FAX 519-376-5534
EMAIL: hondm@mts.com

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
	<p>THAT in consideration of Staff Report CS-19-100 from Dave Aston, MHBC Planning (on behalf of the City of Owen Sound) respecting Draft Plan of Subdivision 42T-18501, Official Plan Amendment No. 9 and Zoning By-law Amendment No. 27, City Council:</p> <ol style="list-style-type: none"> 1. In consideration of the staff report and recommendations and written and oral submissions made at the public meeting held on April 1, 2019 and as further described in the minutes of that date, Council finds that the application are consistent with the Provincial Policy Statement and the goals and objectives and intent of the City Official Plan; 2. Directs Staff to bring forward a by-law to adopt Amendment No. 9 to the Owen Sound Official Plan (2006) and give notice in accordance with Sec. 22 of the Planning Act; 3. Directs Staff to bring forward a by-law to adopt Amendment No. 27 to the City's Zoning By-law No. 2010-078 and give notice in accordance with Sec. 34 of the Planning Act; and 4. Approve Draft Plan of Subdivision 42T-18501 by GM Blue Plan Engineering dated November 23, 2018 updated June 26, 2019, attached in Appendix 'A' subject to the conditions outlined in Appendix 'J', and to give notice in accordance with Sec. 51 of the Planning Act. 	Council Resolution N/A	--	--
1.	The City of Owen Sound approves Draft Plan of Subdivision 42T-18501, for lands described as Part of Park Lots 4 & 5, Range 5 East Garafraxa Road, City of Owen Sound, as prepared by GM Blue Plan (dated June 26, 2019), subject to the following draft conditions:	Note N/A	--	--
2.	That this approval applies to the draft plan drawing number S-1364-DP, prepared by GM BluePlan Engineers dated 2019 June 26, which shows:	Note N/A	--	--

Draft Plan of Subdivision 42T-18501 Conditions				Notes	Date Fulfilled	Signed																																												
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3.	That the Owner shall enter into a Subdivision Agreement with the City of Owen Sound pursuant to Section 51 of the Planning Act to be registered on title of the lands to which it applies.			Agreement has been sent to Andpet for signature		CW																																												
4.	That the Owner agrees to stage the development of this Plan of Subdivision in a manner satisfactory to the City of Owen Sound; .			No staging is proposed.	--	--																																												
5.	That the owner convey 5 percent of the land included in the draft plan to the City of Owen Sound for park or other recreational purpose in accordance with Section 51.1 of the Planning Act. Alternatively, the City may require cash-in-lieu of all or a portion of the conveyance.			Block 9 fulfills the dedication of 5% of area required for parkland under the Planning Act.	March 27, 2020	AC																																												
6.	That the plan submitted for final approval shall incorporate a lot pattern for all blocks to be lotted at a density not exceeding the unit density identified in Condition No. 1, unless otherwise agreed to by the City of Owen Sound.			Density confirmed using Plan C-1 by GMBluePlan dated March 24, 2020.	March 27, 2020	AC																																												
7.	That prior to final approval, the Owner provides plans confirming that building envelopes, lots and blocks conform to zoning by-law requirements in accordance with Zoning By-law 2010-078, as amended, or by a site specific By-law.			Block lot areas and frontages confirmed using Plan C-1 by	March 27, 2020	AC																																												

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
		GMBLuePlan dated March 24, 2020.		
8.	That prior to final approval of the Plan, the owner shall ensure there are no taxes in arrears with the City.	Tax Certificate issued on March 27, 2020 with no arrears.	March 27, 2020	AC
9.	That the road allowances included in this Draft Plan be shown and dedicated as public highways.	Done under LT when Plan of Subdivision is registered	--	--
10.	That before any blocks, roads, walkways, trails, service corridors, sight triangles, and 0.3 meter reserves identified on the Plan are conveyed to the City of Owen Sound, they shall be free and clear of encumbrances.	Included in agreement. Schedule 'H'	March 27, 2020	CW
11.	That pedestrian and maintenance access links, cul-de-sacs and sidewalks be provided to the satisfaction of the Community Services Department, Planning Division and the Public Works & Engineering Department, Engineering Services Division.	Drawing GP-1/2/3 has been updated to include sidewalk on south side of 14th St E at Block 7. Removal of S/W on west side of 15th Ave E an option.	March 27, 2020	CW
12.	That the street(s) shall be named to the satisfaction of the City of Owen Sound.	Draft 16M done by H&M – correct street names provided.	March 27, 2020	AC
13.	That the owner agrees to provide an emergency access/pedestrian access of 6.0 meters in width between Block 6 and Block 4 to the satisfaction of the Community Services Department and Planning Division.	6x33m easement added by H&M to draft 16R plan.	March 27, 2020	AC
14.	That prior to final approval, the Developer demonstrate that the extension of domestic water and sanitary sewer trunk services to the subject lands has been provided.	ECA No. 0028-BMFKTR	March 19, 2020	AC
15.	That prior to final approval, a lot grading, drainage and stormwater management report 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 & Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority and that the plan be included in the Subdivision Agreement.	Agreement Schedule B - Plans Draft Approved Drawing listed	March 27, 2020	CW

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
16.	That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Owen Sound concerning the capital recovery contribution, provision of roads and service corridors, installation of services and drainage.	Included in agreement. Schedule 'C', Clause 42	March 27, 2020	CW
17.	That the owner provides a landscape/planting plan for Blocks 8 – 9 that identifies details associated with the trail connection, buffers with adjacent uses, and the demarcation with adjacent residential uses.	Included in agreement Sch. 'B', Sch. 'E', Clause 19	March 27, 2020	CW
18.	That the owner provides a streetscape planting plan to the satisfaction of the Community Services Department and Planning Division.	Included in agreement Sch. 'B', Sch. 'E', Clause 19	March 27, 2020	CW
19.	That such easements as may be required for utilities, drainage or snow storage purposes shall be granted to the appropriate authority	Included in agreement. Schedule 'H'	March 27, 2020	CW
20.	That prior to final approval of the Plan, the owner provide access to the development from 16 th Avenue East which includes the realignment of the southeast 16 th Avenue East access to the strip mall fronting 16 th Street East, also owned by the developer of these lands, and 14 th Street East to the satisfaction of the Director of Public Works & Engineering.	Included in agreement. Schedule 'B'	March 27, 2020	CW
21.	That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the City that there is an adequate supply of potable water to service this development.	SFS. Included in agreement Schedule 'B'	March 27, 2020	CW
22.	That prior to final approval of the Plan, the owner demonstrates to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) that there is adequate sanitary and storm sewer capacity to service this development.	ECA No. 0028-BMFKTR	March 19, 2020	AC
23.	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: <ul style="list-style-type: none"> a. To have prepared detailed reports, drawings and 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 	Included in agreement.		CW

Draft Plan of Subdivision 42T-18501 Conditions	Notes	Date Fulfilled	Signed
<p>silt transport will be contained and minimized, both during and after the construction period prior to commencing any grading or construction of any lot.</p> <p>b. To provide for the construction of roads, services and common stormwater management facilities and, furthermore, shall provide for the City to assume ownership and operation of the roads, services and common stormwater management facilities.</p> <p>c. 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 abutting lots and roadways has been completed to the satisfaction of the City of Owen Sound.</p> <p>d. To develop a tree preservation and planting plan in accordance with the City of Owen Sound Residential Tree Preservation and Planting Policy.</p> <p>e. To provide demarcation of the common lot line between the private lots and the abutting properties to the south and west, which may include a fence, in a manner acceptable to the City.</p> <p>f. That the Subdivision Agreement between the owner and the City of Owen Sound be registered against the lands to which it applies once the Plan of Subdivision has been registered.</p> <p>g. To develop a planting plan using non-native non-invasive species for the SWM pond.</p> <p>h. That this subdivision shall not be developed except in accordance with the approved plan.</p> <p>i. 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.</p> <p>j. To provide for the installation of a wastewater sewer subject to the approval of the City and the MECP, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.</p>	<p>Clauses 1b, 38, 40</p> <p>Clause 11</p> <p>Clauses 29,30,31,32,33,36, Schedule 'C'</p> <p>Clause 47, Schedule 'C'</p> <p>Schedule 'C'</p> <p>Registry Office</p> <p>Schedule 'B'</p> <p>Clause 10</p> <p>Schedule 'C'</p> <p>Schedule 'C'</p>		

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
	<p>k. To provide for the construction of the common stormwater management facilities subject to the approval of the City, MECP and the GSCA, and furthermore, shall provide for the City to assume ownership and operation of the system upon completion of the maintenance period.</p> <p>l. To include wording acceptable to the City of Owen Sound and the Grey Sauble Conservation Authority to implement the surface water management plan, tree preservation plan, and individual lot requirements.</p> <p>m. To pay a Capital Improvement Charge of \$23,929.80 for the previous installation of roadway and municipal services on 16th Avenue East.</p>	<p>Schedule 'C'</p> <p>Clause 32</p> <p>Schedule 'F'</p>		
24.	That prior to final approval of the Plan, the City is to be advised in writing by the Grey Sauble Conservation Authority that conditions of approval have been satisfied.	Clearance letter received from the GSCA	March 6, 2020	AC
25.	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 (MECP) has issued Environmental Certificates of Approval (ECA) for the wastewater and storm sewer systems.	ECA No. 0028-BMFKTR	March 19, 2020	AC
26.	That the Subdivision Agreement between the Owner and the City shall contain a provision that the Owner agrees that should the development be phased that two means of road access will be maintained. In the event that development of the property is to be phased, then a phasing plan must be submitted prior to final approval of the first phase of development to the satisfaction of the City.	No phasing proposed.	--	--
27.	That the Subdivision Agreement between the Owner and the City shall contain a provision the Owner is responsible for all costs associated with relocation of any utilities, if required as a result of this development.	Included in agreement. Schedule 'F'	March 27, 2020	CW
28.	<p>The subdivision agreement shall include the requirement for:</p> <p>1. A Phasing Plan shall outline each stage of development, the timing of required studies, and the design and timing of construction of all amenities and services (road construction, services, etc.).</p>	No phasing proposed.	--	--

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
	<p>2. That the Owner agrees to phase any development of the Plan in a manner satisfactory to the City of Owen Sound, and in accordance with the Phasing Plan. The Registration of the Plan of Subdivision may proceed in phases and in accordance with the Phasing Plan.</p> <p>3. That Draft Approval for Plan of Subdivision 42T-18501 for Andpet Realty Ltd. in the City of Owen Sound shall lapse as follows:</p> <ul style="list-style-type: none"> a. For the first phase, three (3) years after the date of Draft Approval 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. 			
29.	That Site Plan Approval is required in accordance with the City's Site Plan Control By-law 2011-034, or its successor, for Blocks 3,4, 6 and 7.	Note. 2019 SPC By-law applies prior to development of Blocks 1 to 7. Block 7 SPA application received.	--	--
30.	That the owner agrees that an interim approach and legal/financial arrangements with the City of Owen Sound for the development of a senior's residence on Block 7 may be devised, which shall be subject to Site Plan Control and execution of any appropriate agreement(s) to the satisfaction of Public Works & Engineering Department and Community Services Department. Development of Block 7 in advance of final subdivision approval may require phasing of the construction of 14 th Street East to full municipal standards, installation of servicing, and any other improvements deemed necessary by the City for the development of the lands.	Note.	--	--
31.	<p>That the Subdivision Agreement include the following conditions related to archaeological resources:</p> <ul style="list-style-type: none"> • 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. 	Included in agreement. Clause 53	March 27, 2020	CW

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
	<ul style="list-style-type: none"> 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 	Clause 54		
32.	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 Community Services Department	Report went to AAC on June 24, 2019	June 24, 2019	AC
33.	That the final approved Plan of Subdivision and construction plans reflect the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code respecting matters of accessibility	Included in agreement. Schedule 'B'	March 27, 2020	CW
34.	That the Subdivision Agreement between the Owner and the City shall provide for the implementation of the approved Transportation Impact Study (prepared by Paradigm Transportation Solutions Limited, dated December 2018), including the preparation of a drawing showing the recommended intersection improvements of 14 th Street East and 16 th Avenue East, detailing the northbound left turn lane on 16 th Avenue East at 14 th Street East. The recommended operational review of 16 th Avenue East between 16 th Street East and 14 th Street East extension intersections are to be conducted when deemed necessary by the City Public Works and Engineering Department. The Developer will be required to provide a Capital Contribution of \$12,500.00 towards the cost of the study and any necessary physical improvements.	NA No improvements to adjacent streets at this time recommended in TIS	March 27, 2020	CW
35.	That prior to final approval of the Plan, the City is to be advised 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 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.	Included in agreement. Clause 57	March 27, 2020	CW

Draft Plan of Subdivision 42T-18501 Conditions		Notes	Date Fulfilled	Signed
36.	That prior to final approval of the Plan, the City is to be advised in writing by Grey Sauble Conservation Authority that a final Stormwater Management Plan and planting design, including a detailed grading and drainage plan, have been provided to the satisfaction of the Grey Sauble Conservation Authority as outlined in their correspondence dated March 26, 2019.	Clearance letter received from the GSCA	March 6, 2020	AC
37.	That prior to final approval, the owner provides to Union Gas the necessary easements and/or agreements for the provision of gas services to the development, to the satisfaction of Union Gas.	Included in agreement. Clause 27	March 27, 2020	CW
38.	That prior to final approval of the Plan, the City is to be advised in writing by the County of Grey that the County is satisfied with the final plan.	Clearance letter received from the County	January 14, 2020	AC
39.	That the Owner provides a memorandum to the City indicating how each condition has been cleared to the satisfaction of the Community Services Department.	Received from GMBLuePLan March , 2020. Final drawing set dated March 24, 2020.	March 27, 2020	AC



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

January 14th, 2020

Sabine Robart
City of Owen Sound
808 2nd Ave East
Owen Sound, Ontario N4K 2H4
*Sent via E-mail

**RE: OPA 9, ZBA 27, & Draft Plan of Subdivision 42T-18501
Andpet Realty (Proposed Subdivision – 10th Street and 16th Ave East)**

Dear Ms. Robart,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

County planning staff submitted comments November 7th, 2018 and June 27th, 2019 for the subject application. Generally, staff recommendations have not changed.

The proposed draft plan of subdivision includes: 17 street fronting townhouses (17 units), semi-detached dwellings (10 units), cluster townhouses (52 units), apartment buildings (120 units), and long-term care facility (132 units). There is a total of 331 units. The proposal also includes a stormwater management facility and open space.

County planning staff have no further comments on the proposed development site and conditions of draft plan of subdivision. Please refer to previous comments submitted on this file.

County planning staff have no concerns with the above noted application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Stephanie".

Page 2
January 14th, 2019

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437
www.greysauble.on.ca

March 6, 2020

GSCA File: P12818

City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Attn: Amy Cann
Manager of Planning and Heritage
acann@owensound.ca

Dear Amy Cann:

**RE: Clearance of Conditions
East Court Residences Subdivision 42T-18501
City of Owen Sound
Our File: P12818**

The Grey Sauble Conservation Authority (GSCA) has reviewed information related to this file regarding the clearance of draft plan conditions 15, 23, 24, and 36.

- Conditions 15, 23, & 36 have been satisfied with the Stormwater Management Report, prepared by GM BluePlan Engineering, dated September 2019 and the stormwater management plans and site grading plans included in Appendix B of the Draft Subdivision Agreement. We understand a landscaping plan is still forthcoming and will be included in Appendix B of the Subdivision Agreement. We understand a component of this plan will include a planting strategy for the stormwater pond. Given the nature of this plan, we have no concerns with providing acceptance of a planting strategy at a later date provided the City is also in agreement with this approach.
- Condition 24 is satisfied by the above.

If any questions should arise, please contact our office.



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

Clearance of Conditions
East Court Residences Subdivision 42T-18501
March 6, 2020
Our File No. P12818

Regards,

A handwritten signature in black ink, appearing to read "Mac Plewes", written in a cursive style.

Mac Plewes
Watershed Planner, Environmental Planning & Regulations

cc John Slocombe, GM BluePlan Engineering