



County of Bruce
Planning & Development Department
brucecounty.on.ca
226-909-5515

Conditions of Draft Approval Plan of Subdivision

The Council of the Corporation of the County of Bruce hereby issues Draft Approval to Following Application:

File Number	S-2021-002
For	Snyder Development Corp Inc.
In Respect Of	Part Lots 46, 47, 48, 49 and 50, Lake Range Geographic Township of Saugeen Town of Saugeen Shores
Date of Draft Approval	As per the County Decision Sheet

The following conditions have been established by the County of Bruce and must be met prior to the granting of Final Approval:

Identification

1. That this approval applies to Plan of Subdivision File S-2021-002 for Snyder Development Corp Inc. on lands legally known Part Lots 46, 47, 48, 49 and 50, Lake Range, Geographic Township of Saugeen, Town of Saugeen Shores, prepared by Cobide Engineering Inc. dated December 21, 2020

Lot Layout and Density

2. That this approval is in accordance with the 'Land Use Schedule' on the Plan of Subdivision, prepared by Cobide Engineering Inc. dated December 21, 2020

Servicing, Stormwater Management, Public Roads, Walkways, Streetlighting & Future Development.

3. a. Sidewalks shall be installed on one side of the local streets in a location and standard approved by the Town of Saugeen Shores.
b. Sidewalks shall be installed on both sides of collector roads in a location and standard approved by the Town of Saugeen Shores.
c. Sidewalks shall be installed external to the Plan of Subdivision, where required by the Town.

- d. That the developer install a 3m wide ATR to Town standards along the east side of the proposed Acton Drive, connecting to the existing Beiner trail connection south of the development to Concession 10.
4. Before any lots, blocks, roads, walkways, trails, service corridors, 0.3 metre reserves, identified in this Plan are conveyed to the Town of Saugeen Shores, they shall be free and clear of encumbrances.
 5. All street and public lighting fixtures shall be dark-sky compliant.
 6. The Owner agrees to transfer to the Town the following blocks, free and clear of encumbrances:
 - Blocks 51, 52 and 53, if not transferred to the adjacent landowner, to be transferred to the Town as open space
 - Block 54 as a potential utility/walkway corridor
 - Blocks 55, 56 and 58 as walkways
 - Block 57, if not to be transferred to the adjacent landowner, to be transferred to the Town as open space
 - Blocks 59, 60, 62 and 63 as 0.3 metre reserves
 - Block 61 as a potential sanitary pump station
 - Block 63 as open space
 7. The Owner agrees to dedicate the road allowances as shown on the Plan to the Town, free and clear of encumbrances, and that the street be named to the Town's satisfaction.
 8. Temporary turning circles or other approved turnarounds, shall be installed, if required by the approved phasing/staging of the subdivision, to the Town's satisfaction. Provisions for the design, construction, and decommissioning of the turnarounds shall be incorporated in the subdivision agreement.
 9. The Owner acknowledges that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity generally.
 10. Watermains shall be looped as required by the Town of Saugeen Shores. Looping shall also be required on the 10th Concession between Cutter Drive and the Acton Drive Extension.
 11. Fire hydrant leads shall be extended on appropriate easements or Blocks from the existing Huron Road watermain to the Acton Drive Extension. Alternatively, if approved by the Town of Saugeen Shores, fire hydrant leads may be extended to service lots directly from Huron Road.

12. The use of individual sanitary pumps shall be minimized. Where practical a municipal pump station shall be provided for the areas requiring pumping, particularly the northerly section of the Acton Drive extension.
13. The Owner shall submit to the Town of Saugeen Shores for review a study that investigates the feasibility of installing sanitary services to the entire subdivision, including the necessity of providing a sanitary pump station. Said study shall investigate the feasibility of incorporating lands in proximity to the subdivision and provide recommendations for the appropriate financing of any pump station.
14. If determined through condition 12, the owner shall submit to the Town of Saugeen Shores for review and approval a final design for the sanitary pump station. The design shall identify any additional works that may be required and all work associated with the sanitary pump station shall be incorporated in the works to be constructed at the owner's expense. The Town of Saugeen Shores reserves the right to construct this pump station, if required.
15. If determined through condition 12, the owner shall, in conjunction with the Town of Saugeen Shores, fulfill the requirements for a Class EA for the sewage pumping station. This will be required prior to final approval of the stage requiring the pump station.
16. If determined through condition 12, the owner shall provide a suitable location for construction of the pump station and convey the necessary lands to the Town free and clear of encumbrances.
17. The owner shall, at a minimum, be required to complete the following off-site improvements:
 - Huron Road ROW may include a sanitary sewer, storm drainage ditch and a 5 metre gravel access for maintenance purposes of the storm ditch and tree replacement.
 - A walkway connecting Acton Drive and Cutter Road;
 - Unnamed Lane (south of Hilly Lane) shall be designed and constructed for pedestrian access;
 - Hilly Lane shall be designed for pedestrian and emergency vehicle access;
 - Trails/walkways as shown on an approved Trails Plan;
 - An Active Transportation Route along the south side of Concession 10 connecting the sewage pump station lands and Cutter Road;
 - A collector ditch running parallel to the east of the Acton Drive right of way to convey surface flows to an adequate outlet(s). The ditch shall be adequately sized to safely convey regulatory storm flows. An access right-of-way shall be constructed to the Town of Saugeen Shores satisfaction.

The Town of Saugeen Shores may enter into a reasonable efforts arrangement to recover developer front ending costs where it is demonstrated to the Town of Saugeen

Shores satisfaction that there are other benefitting landowners and the Town has a reasonable opportunity to recover such costs from those benefitting landowners.

18. The Owner shall prepare, to the Town's satisfaction, an Integrated Lot Grading and Tree Retention Plan by a technically qualified consultant and in accordance with these conditions; The Plan shall indicate proposed lot grades and shall ensure minimal removal of trees. The Agreement may impose lot grading securities on each lot to provide assurances that the lots are graded in accordance with the approved drawings.
19. The Owner shall prepare an erosion control plan to the Town's satisfaction.
20. All internal and external services and upgrades to existing services required for the development of this Plan shall be designed by a qualified professional to the Town of Saugeen Shores satisfaction and in accordance with the Town's Development Manual and constructed/installed at the owner's expense.

Parkland / Open Space

21. That the Owner conveys land in the amount required pursuant to the Official Plan for The Town of Saugeen Shores for residential purposes to the Town of Saugeen Shores for park purposes Alternatively, the Town of Saugeen Shores may accept cash-in-lieu for the said conveyance and under provisions of The Official Plan for The Town of Saugeen Shores is hereby authorized to do so. The Town may also accept a combination of land and cash to satisfy this requirement.

Easements

22. That the Owner agrees to grant such easements as may be required for utility or drainage purposes to the Town of Saugeen Shores or other appropriate authority.

Subdivision Agreement

23. That the Owner enter into an agreement with the Town of Saugeen Shores to satisfy all the requirements of the Town of Saugeen Shores, and including matters required in these conditions of approval and may also include the following to the satisfaction of the Town of Saugeen Shores:
 - i. the contribution to or the making of any required off-site improvements.
 - ii. Consideration of secondary suites
 - iii. Cost sharing for servicing provided to service external lands

24. That the Subdivision Agreement be registered by the Town of Saugeen Shores against the land to which it applies and a copy of the registered agreement be forwarded to the County of Bruce at the time of Final Approval of the Plan.

Staging and Lapsing

25. That the Owner agrees to stage any development of the Plan in a manner satisfactory to the Town of Saugeen Shores and County of Bruce.
26. The Owner shall prepare a Phasing Plan, if deemed necessary by the Town, outlining the timing of the required studies, and the design and timing of construction of all amenities and services (road construction, services, pedestrian linkages, trails connections, etc.).
27. That the Draft Approval for Plan of Subdivision S-2021-002 for Snyder Development Corp Inc in the Town of Saugeen Shores shall lapse as follows:
 - a. For the first phase, three (3) years after the date of Draft Approval unless it has been extended by the County of Bruce with the concurrence of the Town of Saugeen Shores; and
 - b. For any subsequent phases, five (5) years after the date of Final Approval of the preceding phase.

Utilities & Canada Post

28. An overall utility distribution plan shall be prepared and submitted for approval to the satisfaction of the Town of Saugeen Shores.
29. The Owner agrees to make satisfactory arrangements with the appropriate electric provider for the provision of permanent or temporary electrical services to this Plan.
30. The Owner agrees to make satisfactory arrangements for the provision of permanent or temporary telecommunications services, gas and cable services to this Plan.
31. The Owner agrees to make satisfactory arrangements for the provision of permanent or temporary gas cable services to this Plan.
32. The Owner agrees to make satisfactory arrangements for the installation of postal boxes, if deemed necessary by Canada Post. The location and design of postal boxes shall be jointly approved by Canada Post and the Town of Saugeen Shores.

Official Plan and Zoning By-law

33. That the County of Bruce be advised by the Town of Saugeen Shores that the Plan of Subdivision conforms to the Town of Saugeen Shores Local Official Plan approved under the Planning Act.
34. That the County of Bruce be advised by the Town of Saugeen Shores that the Plan of Subdivision conforms to the Zoning By-law approved under the Planning Act. Holding provisions, pursuant to Section 36 of The Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding “H” symbol is removed in accordance with the provisions of The Planning Act. The Zoning By-law shall specify the terms under which Council may consider the removal of the Holding “H” symbol.

Notices & Warning Clauses

35. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores include the requirement for the following Notice / Warning Clauses to be included in all offers of purchase and sale for residential lots on the Plan:

“Stormwater Management Facilities

Purchasers are advised that facilities for the management of stormwater runoff on the lot are subject to an approved Stormwater Management Plan. No Owner of any lot shall alter, interfere with or remove any of the Stormwater Management Facilities located within the lot except in accordance with the approved Stormwater Management Plan. Changes or alterations to the approved Stormwater Management Plan shall require the prior approval of the Town of Saugeen Shores and Saugeen Valley Conservation Authority.”

“Lot Grading

Purchasers are advised that the grading of the lot is subject to an approved Lot Grading Plan. No Owner of any lot shall alter the grade or place or remove any fill material within any yard except in accordance with the approved Lot Grading Plan. Changes or alterations to the approved Lot Grading Plan shall require the prior approval of the Town of Saugeen Shores and Saugeen Valley Conservation Authority.”

“Tree Retention

Purchases are advised that the existing vegetation on the lot may only be removed in accordance with an approved Tree Retention Plan. Changes or alterations to the

approved Tree Retention Plan shall require the prior approval of the Town of Saugeen Shores and Saugeen Valley Conservation Authority.”

Tree Retention

36. An integrated lot drainage and tree retention and protection plan shall be prepared and submitted for approval to the Town of Saugeen Shores. The integrated lot drainage and tree retention and protection plan is to be implemented throughout development of the Plan.
37. The tree retention plan shall consider requirements for sight triangles at intersections and private driveways, construction of services on road allowances and private lots, driveway access, lot grading and building construction.
38. The tree retention plan shall provide a methodology to be used to remove trees so as to avoid damage to the remaining trees. Specifications shall be provided to ensure minimal damage to tree roots by grading or excavation for footings and services.
39. The integrated lot drainage and tree retention and protection plan shall be incorporated into a site plan agreement, if required, to appropriately implement the recommendations in the integrated lot grading and tree retention and protection plan.
40. An Edge Management and Planting Plan shall be prepared to the satisfaction of the Town of Saugeen Shores, to preserve the health of the woodlands and to restore vegetation removed as a result of the development of the Plan.
41. The Owner shall prepare, to the Town’s satisfaction, a Tree Retention Plan prepared by a qualified person. The Plan shall outline how trees are to be retained and/or replaced during construction of the subdivision and building of the dwellings. The Agreement may impose securities on each lot to ensure the requirements of the tree retention plan are implemented.

Attainable Housing

42. The Owner shall agree to construct at least ten (10) secondary dwelling units within the subdivision. This term shall be incorporated into the subdivision agreement.

Other

43. All disturbed lots or blocks to be left vacant for longer than thirty (30) days shall be graded, seeded and maintained to the satisfaction of the Town of Saugeen Shores.

Digital Plan Submission

44. That prior to Final Approval the Owner shall submit to the Town of Saugeen Shores and County of Bruce a digital file of the Plan to be registered in a format approved by the Town of Saugeen Shores and County of Bruce.

Saugeen Valley Conservation Authority

45. That prior to final approval the SVCA must be satisfied with the final stormwater management report and engineering drawings (lot grading plan, sediment control plan, stormwater management catchment diagrams, etc.), including drainage entering the property from the east. Wording shall be included in the subdivision agreement that require stormwater design and maintenance measure to be implemented.
46. That prior to final approval the SVCA must be satisfied with the final Environmental Impact Study, Site Plan, Landscaping/Planting Plan; and that, SVCA be satisfied with wording in the Subdivision agreement that provides for the implementation of Environmental Impact Study, Mitigation measures, Site Plan, and Landscape/Planning Plan.

Clearance Conditions

47. That prior to Final Approval being given by the County of Bruce, the County shall receive a clearance letter from the following agencies indicating how conditions applicable to their authority have been completed to their satisfaction:
 - a. Town of Saugeen Shores (conditions 3 to 28 inclusive, 33 to 44 inclusive)
 - b. Electricity Service Provider (conditions 29);
 - c. Gas Utility Provider (condition 31);
 - d. Telecommunications and Cable Service Provider (condition 30);
 - e. Canada Post (condition 32);
 - f. Saugeen Valley Conservation Authority (conditions 45 and 46).

If agency conditions are incorporated into the subdivision agreement, a copy of the draft agreement should be sent to them. This will expedite clearance of the Final Plan.

General Notes To Draft Approval

1. It is the Owner's responsibility to fulfill the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Bruce Planning and Development Department quoting the appropriate subdivision file number.
2. Final Approval – An 'Application for Final Approval' together with all supporting documentation, plans and the required filing fee must be submitted to the County of Bruce. If the plans comply with the terms of approval, and the County of Bruce has received the required agency clearances, the County's stamp of approval will be endorsed on the plan and it will be forwarded to the Registry Office for registration.

The number of mylar(s) and white paper prints as required for registration under the Registry Act must be submitted to the County of Bruce along with the 'Application for Final Approval'.

We strongly recommend that a 'draft' of the Final Plan be submitted to the County and the Registry Office for pre-clearance prior to the submission of any Application.

3. Inauguration, or extension of a water works is subject to the approval of the Ministry of the Environment under Section 52 and Section 53 of the Ontario Water Resources Act, R.S.O. 1990.
4. Clearance letters are required from the agencies listed under Item 47. Clearance Conditions of this approval.
5. Note that you will not be advised in writing of the lapsing date of the Draft Plan Approval. It is your responsibility to provide the approval body with the required information and fees to extend this draft approval. Should the information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no authority to revise the approval after the lapsing date. A new subdivision application under Section 51 of the Planning Act will be required. Please note that an updated review of the plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.
6. Final Plans – When the survey has been completed and final plan prepared, to satisfy the requirements of the Registry Act, they should be forwarded to the County of Bruce. If the plans comply with the terms of approval, and we have received the required agency clearances, the County's stamp of approval will be endorsed on the plan and it will be forwarded to the Registry Office for registration. You are advised to consult the Land Registrar for requirements for registration prior to applying to the County of Bruce for Final Approval.

7. The Owner is advised that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity.