



County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin ON N0H 2C6
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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 the following Application:

File Number	S-2022-007
For	Launch Property Group Inc. c/o Brooks Turton
In Respect Of	Lots 1 to 32, Plan M42 Geographic Town of Southampton 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-2022-007 for the Launch Property Group Inc. on lands legally known as Lots 1 to 32, Plan M42, Geographic Town of Southampton, Town of Saugeen Shores, prepared by GM BluePlan Engineering, dated June 16, 2020, revised April 21, 2023 (Drawing Number DP1), and signed by the Owner on May 10, 2023.

Lot Layout and Density

2. That this approval is in accordance with the 'Land Use Schedule' on the Plan of Subdivision, prepared by GM BluePlan Engineering, dated June 16, 2020, revised April 21, 2023 (Drawing Number DP1), and signed by the Owner on May 10, 2023.

Servicing, Stormwater Management, Public Roads, Walkways & Streetlighting

3. That any dead ends and open sides of road allowances created by this Draft Plan be terminated in 0.3 metre reserves to the satisfaction of the Town of Saugeen Shores.
4. That sidewalks be installed:

- a. On one side of the local streets in a location and standard approved by the Town of Saugeen Shores.
 - b. On both sides of collector roads in a location and standard approved by the Town of Saugeen Shores.
 - c. External to the Plan of Subdivision, where required by the Town of Saugeen Shores.
5. That before any lots, blocks, roads, parkland, walkways, trails, service corridors, 0.3 metre reserves and sidewalks identified in this Plan are conveyed to the Town of Saugeen Shores, they shall be free and clear of all encumbrances to the satisfaction of the Town of Saugeen Shores.
6. That all street and public lighting fixtures be dark-sky compliant to the satisfaction of the Town of Saugeen Shores.
7. That Site Visibility Triangles at the intersections of all roads be conveyed to the Town of Saugeen Shores, as required by the Town of Saugeen Shores, and be provided free and clear of encumbrances.
8. That temporary turning circles or other approved turnarounds be installed, if required by the approved phasing/staging of the subdivision, to the satisfaction of the Town of Saugeen Shores. Provisions for the design, construction, and decommissioning of the turnarounds shall be incorporated in the subdivision agreement.
9. That the Owner acknowledge that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity generally. Notwithstanding the previous statement, commitment to reserve water and sanitary servicing capacity shall be granted where existing agreements identify such commitment but only to the extent such detail provides in existing agreements.
10. That watermains be looped as required by the Town of Saugeen Shores.
11. That a Stormwater Management Plan be prepared by a technically qualified consultant to the satisfaction of the Town of Saugeen Shores.
12. That a Lot Grading Plan be prepared by a technically qualified consultant to the satisfaction of the Town of Saugeen Shores. 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.
13. That an Erosion and Sediment Control Plan be prepared by a technically qualified consultant to the satisfaction of the Town of Saugeen Shores.
14. That a Geotechnical Investigation be prepared by a technically qualified consultant to the satisfaction of the Town of Saugeen Shores.

15. That all internal and external services and upgrades to existing services required for the development of this Plan be designed by a qualified professional to the satisfaction of the Town of Saugeen Shores and in accordance with the Town's Development Manual and constructed/installed at the Owner's expense.
16. That the stormwater management facilities be fenced, or an approved alternative means of demarcation provided, to the satisfaction of the Town of Saugeen Shores.

Parkland / Open Space

17. That the Owner convey 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-in-lieu to satisfy this requirement.

Subdivision Agreement

18. 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:
 - a. the contribution to or the making of any required off-site improvements.
19. That the Subdivision Agreement against the land to which it applies include a clause prohibiting the Owner from registering a restrictive covenant under Section 119 of the Land Titles Act, or any other Act, that would prohibit, restrict, or regulate any use(s) of the land otherwise permitted via the applicable Zoning By-law and that a Draft copy of the Subdivision Agreement be forwarded to the County of Bruce prior to registration of the Agreement.
20. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores include the following clause to the satisfaction of the County of Bruce in consultation with the Saugeen Ojibway Nation Environment Office: Should previously undocumented archaeological resources be discovered, they may be an 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 with Saugeen Ojibway Nation Archaeology staff to pre-consult prior to obtaining a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act and in keeping with the Archaeological Standards of the Saugeen Ojibway Nation.
21. That the Town of Saugeen Shores undertake to register the Subdivision Agreement 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.

Notices & Warning Clauses

22. 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:

a. "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."

b. "Stormwater Management Facilities on Adjacent Lands

Purchasers are advised that a stormwater management facility for the management of stormwater runoff is located on adjacent lands. The stormwater management facility may be left in a naturally vegetated condition and will be accessed for maintenance purposes which, from time-to-time, may include heavy construction vehicles."

c. "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."

Attainable Housing

23. That the Owner agree to construct at least two (2) additional residential units within Lots 1 to 9 in the Plan. This term shall be incorporated into the subdivision agreement.

Block 10

24. That the Owner agree to install stormwater works on Block 10 to the satisfaction of the Town of Saugeen Shores.

25. That the Owner acknowledge that Block 10 is to be developed, if to be developed, as a Plan of Subdivision.

Other

26. That all disturbed lots or blocks to be left vacant for longer than thirty (30) days be graded, seeded, and maintained to the satisfaction of the Town of Saugeen Shores.
27. That prior to development and site alteration, the Owner provide written correspondence from a technically qualified consultant indicating that all mitigation and best management practices recommended in the Environmental Impact Study (AWS Consulting Inc., dated February 2022), as may be amended, has/is/continues to be followed to the satisfaction of the County of Bruce in consultation with the Saugeen Ojibway Nation Environment Office in accordance with their comments, processes and standards.
28. That the Subdivision Agreement against the land to which it applies include a clause requiring the Owner to carry out or cause to be carried out the mitigation and best management practices recommended in the Environmental Impact Study (AWS Consulting Inc., dated February 2022), as may be amended, to the satisfaction of the County of Bruce in consultation with the Saugeen Ojibway Nation Environment Office in accordance with their comments, processes and standards.

Easements

29. That the Owner agree to grant such easements as may be required for utility, drainage, snow storage and/or turn-around purposes to the Town of Saugeen Shores or other appropriate authority.

Utilities & Canada Post

30. That the Owner prepare an overall utility distribution plan to the satisfaction of the Town of Saugeen Shores including the necessary easements and/or agreements required for the provision of utilities.
31. That the Owner agree to make satisfactory arrangements with the appropriate electricity service provider for the provision of permanent or temporary electricity services to this Plan.
32. That the Owner agree to make satisfactory arrangements with the appropriate gas service provider for the provision of permanent or temporary natural gas services to this Plan.
33. That the Owner agree to make satisfactory arrangements with the appropriate telecommunications and cable service providers for the provision of permanent or temporary telecommunications and cable services to this Plan.
34. That the Owner agree 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.

Saugeen Valley Conservation Authority

35. That prior to any site alteration/grading or construction on-site, and prior to Final Approval of the subdivision by the County, the Owner shall prepare the following, reports/plans, completed to the satisfaction of the Saugeen Valley Conservation Authority:
- a. Final Lot Grading and Drainage Plan and Sediment and Erosion Control Plan; and
 - b. Final Stormwater Management Report.
36. That the Subdivision Agreement between the Owner and the Town of Saugeen Shores contain provisions with wording acceptable to the Saugeen Valley Conservation Authority relating to the Final Lot Grading and Drainage Plan, Final Sediment and Erosion Control Plan, and Final Stormwater Management Report.

Bluewater District School Board

37. That the Owner agree in the Subdivision Agreement with wording acceptable to Bluewater District School Board to:
- a. Include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board may include temporary facilities, including but not limited to, a portable classroom, a “holding school”, or directing students to an alternative attendance boundary.
 - b. Include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at the discretion of the Student Transportation Service Consortium of Grey-Bruce.
 - c. Include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey-Bruce.
 - d. Provide sidewalks throughout the subdivision to facilitate heavy foot traffic areas and promote walkability to the satisfaction of the Town of Saugeen Shores in consultation with the Bluewater District School Board.

Phasing and Lapsing

38. That the Owner agree to phase any development of the Plan in a manner satisfactory to the Town of Saugeen Shores and County of Bruce.
39. That the Owner prepare a Phasing Plan, if deemed necessary by the Town of Saugeen Shores and County of Bruce, outlining the timing of the required studies, and the design

and timing of construction of all amenities and services (road construction, services, sidewalks, pedestrian linkages, trails connections, etc.).

40. That the Draft Approval for Plan of Subdivision S-2022-007 for Launch Property Group 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.

Official Plan and Zoning By-law

41. 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 Official Plan approved under the Planning Act.

42. 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 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.

Digital Plan Submission

43. That prior to Final Approval, the Owner 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.

Clearance Conditions

44. 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 19 inclusive, 21 to 26 inclusive, 29, 30, 34, 38, 39, 41 to 43 inclusive);
- b. Electricity Service Provider (condition 31);
- c. Gas Utility Provider (condition 32);
- d. Telecommunications and Cable Service Provider (condition 33);
- e. Canada Post (condition 34);

- f. Saugeen Valley Conservation Authority (conditions 35 to 36 inclusive);
- g. Bluewater District School Board (condition 37).

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. Clearance letters are required from the agencies listed under "Clearance Conditions" of this approval.
3. 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.

4. You are advised to consult the Land Registrar for requirements for registration prior to applying to the County of Bruce for Final Approval.
5. 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.
6. 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. 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.
7. The Owner is advised that Draft Approval is not a commitment by the Town of Saugeen Shores to water or sanitary servicing capacity.