

Draft Plan Conditions – Flato Subdivision – 42T-20501

At its meeting on July 25, 2022, City Council passed Resolution R-220725-007:
"THAT in consideration of Staff Report CS-22-101 respecting Draft Plan of Subdivision 42T-20501 for Plan a Subdivision and Proposed Zoning Amendments No. 34 and 35 to establish site and building specific zone regulations which will apply to the single detached, townhouse and multi-unit (apartment) dwellings and to remove the "Holding" (H) provision for lands at 1409 and 1415 8th Street East, City of Owen Sound, City Council:

1. Finds that the applications are consistent with the Provincial Policy Statement, as well as the goals and objectives and intent of the County and City Official Plans, and has considered the staff recommendations and the written and oral submissions made;
2. Grants draft plan approval to Draft Plan of Subdivision 42T-20501 prepared by Bousfields Inc. dated June 13, 2022 attached in Schedule 'D' subject to the conditions outlined in Schedule 'E';
3. Directs staff to give notice of Draft Plan of Subdivision approval in accordance with Sec. 51 of the *Planning Act*;
4. Directs staff to bring forward by-laws to adopt Amendments No. 34 and 35 to the City's Zoning By-law No. 2010-078; and
5. Directs staff to give notice of the passing of Zoning By-law Amendments No. 34 & 35 in accordance with Section 34 of the *Planning Act*."

Draft Plan Conditions – Flato Subdivision – 42T-20501

At its meeting on July 7, 2025, City Council passed Resolution R-:

THAT in consideration of Staff Report CS-25-072 respecting a request for extension to the draft plan approval for Draft Plan of Subdivision 42T-20501, known as the Greystone Village (Flato) Subdivision, City Council:

1. Approves the request by Flato Owen Sound Community Inc. (Nazy Majidi), dated May 14, 2025;
2. Grants a two-year extension to the draft plan approval for the first phase, being July 25, 2027, unless further extended by the City, in accordance with Section 51 (33) of the *Planning Act*;
3. Approves that for any subsequent phases, the lapsing date shall be five (5) years after the date of final approval of the preceding phase; and

4. Approves the recommended amendments to the draft plans conditions and directs that the changes in the opinion of Council are minor and written notice under Section 51 (45) of the *Planning Act* is not required.

DRAFT PLAN CONDITIONS OF APPROVAL

Plan of Subdivision 42T-20501 - Greystone Village (Flato) Subdivision

Decision Dated: July 25, 2022
Council Report No: CS-22-101
Resolution No: R-220725-007

Extension Request – July 7, 2025
Council Report – CS-25-072
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A.	STANDARD CONDITIONS						
A1.	That as part of final approval, the Owner shall enter into a Subdivision Agreement, reflecting any conditions of approval and continuing obligations of fulfilled conditions, with the City of Owen Sound pursuant to ss. 51(26) of the Planning Act to be registered on title of the lands to which it applies.						
A2.	<p>That in accordance with 51(33) of the Planning Act, the Draft Approval of Plan of Subdivision 42T-20501 for the Greystone Village (Flato) Subdivision in the City of Owen Sound shall proceed as follows:</p> <ol style="list-style-type: none"> 1. For the first phase, a two-year (2 year) extension to the draft plan approval, being July 25, 2027, unless further extended by the City, in accordance with Section 51 (33) of the <i>Planning Act</i>; 2. For any subsequent phases, the lapsing date shall be five (5) years after the date of final approval of the preceding phase. <p>That, in accordance with ss. 51(32) of the Planning Act, the Draft Approval for Plan of Subdivision 42T-20501 for the Greystone Village (Flato) Subdivision in the City of Owen Sound shall lapse as follows:</p> <p>B. For the first phase, three (3) years after the date of Draft Approval (that being July 25, 2025) unless it has been extended by the City of Owen Sound; and,</p> <p>C. For any subsequent phases, five (5) years after the date of final approval of the preceding phase.</p> <p>Any proposed extension to the lapsing provision shall be processed in accordance with the Planning Act.</p>						
C1.	<p>That as part of final approval, the applicant shall provide confirmation to the satisfaction of the City that the lands required to be dedicated for the purposes of road allowance widenings, sight triangles, public streets, hazard land, and park or other public recreational purposes have been appropriately described and conveyed. Such dedications shall be subject to maintenance provisions as outlined in the Subdivision Agreement and are generally described as follows:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">a. Road Allowance Widenings:</td><td>N/A</td></tr> <tr> <td>b. Streets</td><td>A through V, including sight triangles</td></tr> <tr> <td>c. Reserve Blocks:</td><td>Bl. 197-199</td></tr> </table>	a. Road Allowance Widenings:	N/A	b. Streets	A through V, including sight triangles	c. Reserve Blocks:	Bl. 197-199
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b. Streets	A through V, including sight triangles						
c. Reserve Blocks:	Bl. 197-199						

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	d. Hazard Lands	Bl. 192, 193, 194
	e. Parkland	Bl. 180, 189, 190, 195
	f. SWM Facilities	Bl. 191, 196
C2.	That prior to final approval, the applicant provide plans showing appropriate building envelopes, confirming that the lots/blocks conform to City's Zoning By-law requirements in effect at the time the plans are submitted.	
C3.	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). The final architectural control guidelines shall be included in the Subdivision Agreement as a schedule and implemented through Site Plan Control.	
C4.	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 cash contributions, securities, provision of roads and service corridors, installation of services and drainage. Clauses shall be added to the Subdivision Agreement to facilitate each of these items, as appropriate.	

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D. SUBDIVISION LAYOUT

That this approval applies to the draft plan drawing number 20p651-30dp, prepared by Bousfields Inc. dated 13 June 2022, which shows:

Type	Block/ Lot	Units	Area (ha)
Residential Singles	Lots 1-119	119	4.408
On-Street Townhouses	Bl. 120-135	86	1.838
Rear Lane Townhouses	Bl. 136-147	62	1.267
Back-to-Back Townhouses	Bl. 148-177	289	3.491
Med./High Density Apartment	Bl. 178-179	160	1.596
Walkway	Bl. 180	-	0.027
Utility Easement	Bl. 181-185	-	0.456
Arterial Commercial	Bl. 186-188	-	1.991
Parks	Bl. 189-190	-	0.869
Stormwater Management Pond	Bl. 191	-	1.849
Environmental Lands	Bl. 192	-	0.765
Realigned Drainage Channel	Bl. 193-194	-	1.769
Landscape Strip	Bl. 195	-	0.022
Overland Flow	Bl. 196	-	0.027
0.3 m Reserve Block	Bl. 197-199	-	0.019
25.0 m RA (1068 m)	-	-	2.683
20.0 m RA (751 m)	-	-	1.516
18 m RA (2737 m)	-	-	5.007
TOTAL		716*	29.600

*Estimated Unit Yield. Final yield to be determined through Site Plan Approval and in accordance with the City's Zoning By-law.

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E.	DRAINAGE CHANNEL REALIGNMENT
E1.	That prior to final approval, the Developer obtain approval from Fisheries and Oceans Canada and any necessary permit from Grey Sauble Conservation to the satisfaction of the Director of Public Works & Engineering for authorization to re-route the surface drainage channel.
E2.	That prior to final approval, a detailed watercourse realignment plan be completed by a qualified engineer and ecologist/biologist and include natural channel design elements and restoration and rehabilitation plans to the satisfaction of Grey Sauble Conservation, Grey County Ecologist and the City's Community Services Department (Planning & Heritage Division). The plans are to be implemented through the subdivision agreement in wording satisfactory to the City and GSCA.
E3.	Upon completion of the watercourse re-alignment and restoration, certification be received from a qualified geotechnical engineer that the restored lands no longer exhibit natural hazard characteristics and are suitable for the construction of dwellings and works on the lots/blocks prior to development commencing. A monitoring period should be stipulated and enforced to ensure works are appropriately maintained.
E4.	As a condition of draft plan approval or through the subdivision agreement process, the lands proposed to contain the realigned drainage channel (Blocks 193 & 194) and the environmental lands (Block 192) shall be zoned 'Hazard' (ZH) in the City's Zoning By-law and upon completion of the watercourse re-alignment shall be deeded to the City of Owen Sound. Such conveyance shall be subject to a maintenance period, which shall be considered through the Subdivision Agreement.
E5.	That prior to the City assuming the realigned drainage channel (Blocks 193 & 194) the developer shall demonstrate to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Grey Sauble Conservation Authority that the drainage channel together with the required culverts beneath Street 'A' (6 th Street East extension) Street 'B' (16 th Avenue East extension) have been constructed in accordance with the approved plans and have been inspected and deemed to be operating satisfactorily by the design engineer and are past the required maintenance period.

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F.	FLIGHTPATH
F1.	<p>Blocks 139, 140, 150, 188 are subject to the following maximum building heights as established in the City's Zoning By-law 2010-078, as amended through ZBA 34 (By-law No. 2022-089):</p> <ul style="list-style-type: none"> • Blocks 139 and 140 are restricted to a maximum clearance (height) of 6.2 m from finished floor elevation or a maximum elevation of 250.72 metres ASL, whichever is lower. • Block 150 is restricted to a maximum clearance (height) of 10.5 m from finished floor elevation or a maximum elevation of 254.59 metres ASL, whichever is lower. • Block 188 (commercial block) extends south as far as Block 150 and is therefore subject to both sets of restrictions. <p>Clauses shall be added to the Subdivision Agreement noting the height restrictions on these blocks.</p>
F2.	<p>That prior to final approval, an updated aeronautical impact assessment shall be submitted that accounts for the final site grading and maximum building heights/elevations established through the detailed design process and provides confirmation that the final Plan of Subdivision remains clear of the Southern Flight Path of the Grey Bruce Health Services Heliport. The final aeronautical assessment is to be implemented through the subdivision agreement.</p> <p>If the updated aeronautical impact assessment finds that lots/blocks developed as per the current zoning regulations will interfere with the established certified Obstacle Limitation Surfaces (OLS) as identified in the Canada Flight Supplement and Heliport Operations Manual (HOM) for the Grey Bruce Health Services (GBHS) Heliport (CNK6), additional Planning Act applications (Zoning By-law amendment or Minor Variance) may be required to instill appropriate maximum height regulations.</p>
F3.	<p>That notice shall be provided to Grey Bruce Health Services of the draft plan of subdivision approval as well as the aeronautical impact assessment dated June 15, 2022.</p>
F4.	<p>That the developer work in partnership with Grey Bruce Health Services on the heliport reclassification and update to the Operations Manual for the Grey Bruce Health Services Heliport, which shall be completed at the expense of</p>

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	the developer to the satisfaction of Transport Canada. This condition shall not be construed to require the developer to undertake any physical infrastructure upgrades, other than on the subject lands.
F5.	That prior to final approval, an aeronautical impact assessment of the construction phasing be submitted that details crane and construction activity to ensure that crane and construction activity and future building/structure maintenance does not penetrate the aerodrome Obstacle Limitation Surface. The assessment will be implemented through the subdivision agreement.
F6.	That prior to final approval, a review of obstruction marking and lighting requirements be completed for the applicable lots /blocks. The review will determine (1) if the proposed development requires obstruction marking and lighting, and (2) the characteristics location of the required marking/lighting. The review will be implemented through the subdivision agreement.
G.	HAZARD LANDS & NATURAL HERITAGE
G1.	The mitigation measures identified in the Environmental Impact Study (Sec. 10.0), prepared by SLR Consulting (Canada) Ltd., be included in and implemented through the subdivision agreement to the satisfaction of the GSCA, Grey County Ecologist and the City Owen Sound.
G2.	Conveyance of the Hazard Lands (Blocks 192-194) to the City, free and clear of encumbrances.
H.	REGULATED AREA & STORMWATER MANAGEMENT
H1.	<p>Upon completion of the watercourse realignment and once certification has been provided to the satisfaction of GSCA and the City of Owen Sound, the following lots and blocks will require a permit from GSCA:</p> <ul style="list-style-type: none"> - Lots 23-38 inclusive, Lots 86-117 inclusive, Block 147 <p>A statement shall be included in the subdivision agreement noting development and site alteration within the area regulated by GSCA under Ontario Regulation 151/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses requires a permit from the GSCA.</p>
H2.	That prior to final approval, the applicant provide:

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	<ol style="list-style-type: none"> 1. a grading and drainage plan; 2. sediment and erosion control plans in accordance with the City's CLI-ECA ; and, 3. detailed storm water management report and plan, 4. Provision of an Operations and Maintenance Manual (including Maintenance Plan) for the SWM ponds, which is to be adhered to by the Developer until acceptance by the City. This is also to inform any design changes to ensure minimum access/routes/turn-around/granular bases are constructed, to ensure that the proposed SWM ponds are designed to ensure functionality during future maintenance. <p>prepared by a professional engineer licensed in the Province of Ontario and reviewed and accepted by a hydrogeological engineer, in accordance with applicable City By-laws, to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and Grey Sauble Conservation and that the plans be implemented through the subdivision agreement in wording satisfactory to the GSCA and the City.</p>
H3.	<p>That the proposed stormwater management system, including Blocks 191 and 196 be constructed by the developer and transferred to the City at no cost at the time of the Subdivision Agreement, and the Developer will be responsible for maintenance of the SWM system as per the Subdivision Agreement for the maintenance period.</p>
I.	COORDINATION & PHASING
I1.	<p>The subdivision agreement shall include the requirement for:</p> <ol style="list-style-type: none"> (a) 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, sidewalks, street lighting, boulevard landscaping and trees, underground works and services, etc.). Any temporary measures (i.e. water quality issues, flushing required) that may result based on the lack of full build-out of the subdivision will be the responsibility of the Developer to rectify. (b) 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. The Registration of the Plan of Subdivision may proceed in phases and in accordance with the Phasing

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	Plan.
I2.	<p>That the subdivision agreement contains staging arrangements to provide for implementation of:</p> <p>(a) temporary cul-de-sacs or turning bulbs at dead ends until such time as the roads and services can be extended or connected into adjacent phases of the subdivision or adjacent developing lands.</p>
I3.	<p>That prior to final approval, the developer provide confirmation that an agreement has been entered into with the landowner of the Redhawk Subdivision (42T-15501) lands located at 1905 8th St E, which coordinates, among other matters:</p> <p>(a) Stormwater discharge and the realignment of the drainage channel; (b) Trail and sidewalk connectivity and mutual integration of landscaping along shared lot lines; (c) Extension of the sanitary sewer; (d) Extension/looping of watermain; (e) Extension of 6th Street East to 20th Avenue East; (f) Extension of 20th Avenue East to 8th Street East.</p> <p>Such agreement may be registered on title of the Flato and Redhawk lands and shall account for the approved development phasing plan (i.e., timing) and shall specify financial arrangements. The agreement and arrangements therein shall be to the satisfaction of the City's Manager of Engineering Services and Grey Sauble Conservation .</p>
I4.	<p>That the phasing plan include timing for the upgrades to 8th Street East/Grey Road 5 to an urban cross-section and upgrading required for intersections that connect to intersecting roads from the subdivision to the satisfaction of the City (Public Works & Engineering Department) and the County of Grey (Transportation Services Department).</p>
J.	SITE PLAN APPROVAL
J1.	<p>That Site Plan Approval is required in accordance with the City's Site Plan Control By-law in effect at the time of application, for all townhouse and apartment dwellings (Blocks 120-179) and commercial uses (Blocks 186-188) within the subdivision prior to development of the lands. This</p>

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	requirement shall be included in the subdivision agreement.
J2.	Site plan approval for Blocks including but not limited to 139, 140, 150, and 188 shall demonstrate compliance with the recommendations found in WSP Aeronautical Impact Assessment dated June 15, 2022 or any successor, including, but not limited to: maximum building height/elevations and red steady-burning obstruction lights to be installed. An update to the Aeronautical Impact Assessment may be required as part of the Site Plan Approval process.
J3.	That the height restrictions applying to buildings within the designated flight path be reflected in zoning of the impacted lots/blocks and confirmed through the Site Plan Approval process.
J4.	That Site Plan Approval include consideration of architectural control guidelines, which are required prior to final approval, to the satisfaction of the City.
K.	PARKLAND & LANDSCAPING
K1.	<p>That prior to final approval, a detailed Open Space Master Plan package shall be provided, which shall summarize all planting/landscaping plans and details of the subdivision including:</p> <ul style="list-style-type: none"> (a) Boulevard tree planting details, (b) Parks landscaping details (Blocks 180, 189, 190), (c) Landscaping treatments for the Utility Easement (Block 181-185), (d) Planting plan for the landscape strip (Block 195), (e) Trail network, connectivity and construction details (Block Blocks 180, 181-185, 190, 191, 193, and 196); (f) Naturalization plan for Hazard Lands and realigned drainage channel (Blocks 192, 193, 194); and (g) Landscaping plan for the stormwater management facility (Blocks 191, 196). <p>The overall subdivision landscaping details shall be to the satisfaction of the City, GSCA, and Enbridge Gas, where applicable. The detailed plan is to be implemented through the Subdivision Agreement as a schedule satisfactory to the City as works to be completed by the developer.</p>

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K2.	<p>That the owner conveys lands included in the draft plan to the City of Owen Sound for park or other recreational purposes in accordance with Sec. 51.1 of the Planning Act, being equivalent to two (2) per cent of commercial lands and five (5) per cent of residential lands. Alternatively, the City may require cash-in-lieu of all or a portion of the conveyance.</p> <p>The proposed draft plan is providing 0.869 ha of parkland.</p>
K3.	<p>That the following principles shall be applied in the preparation of the detailed Open Space Master Plan to the satisfaction of the City:</p> <ul style="list-style-type: none"> (a) Trail construction shall be compliant with the City's Multi-Year Accessibility Plan, Integrated Accessibility Standards and the Accessibility for Ontarians with Disabilities Act. (b) Sidewalk placement shall facilitate enhanced looping and optimal connectivity to parks and trails for the highest number of residents possible. (c) The trail network shall demonstrate connectivity to the lands to the east and west to link the CP Rail Trail through the Sydenham Heights Planning Area to 6th Street East and Harrison Park. (d) The landscape treatment of Block 196 (Overland Flow Block) utilizing elements of low impact design (LID) including bioswales, rain gardens, bioretention areas and combinations thereof. (e) Landscape Plans should incorporate planting of non-invasive native species listed in the EIS, with particular focus on utilizing deciduous shade trees in park Blocks 189 and 190 and trees, shrubs, and grasses, which are suitable for bioretention areas in Blocks 191, 193 and 196. (f) The trail circulating the SWM Pond on Block 191 be widened to 3 m, be constructed using asphalt or other non-migrating, hard surface treatment, and show a centre line along the pathway.
K4.	<p>That in accordance with the approved Open Space Master Plan the Subdivision Agreement between the Owner and the City of Owen Sound contain the provisions with wording acceptable to the City's Parks and Open Space Division, wherein the owner agrees to construct/install at the owner's expense:</p> <ul style="list-style-type: none"> (a) the approved trail corridor along and through Blocks 180, 181-185,

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	190, 191, 193, and 196; and (b) landscaping treatments within the parkland blocks 198 and 190.
K5.	That the subdivision agreement contains wording acceptable to the Grey Sauble Conservation Authority, wherein the owner agrees to provide permanent delineation along the rear and/or side lot lines of Block/Lot 15-23, 24-38, 87, 88-119, 127, 134, 135, 147, 155, which abut lands zoned 'Hazard' or 'Open Space', in a manner acceptable to the City of Owen Sound and Grey Sauble Conservation. Detail of the demarcation method shall also be provided.
K6.	That that the owner/developer appropriately convey block 195 in a form satisfactory to the City, which may include entering into agreements.
L.	GEOTECHNICAL & HYDROGEOLOGICAL
L1.	That a final detailed hydrogeological and water balance report be prepared by a qualified professional engineer licensed in the Province of Ontario to the satisfaction of the GSCA and the City. The final detailed plan should be implemented through the subdivision agreement in wording satisfactory to the GSCA and the City.
L2.	That the Subdivision Agreement contain a clause that requires any recommendations and or mitigation measures contained in the June 2022 Updated Hydrogeological and Water Balance Assessment by SLR Consulting (Canada) Ltd or any successor thereto as required in Clause J1, be incorporated into the subdivision agreement and/or in building plans and construction notes, as appropriate.
L3.	That prior to final approval, the developer acknowledges and agrees to submit the project design drawings to a qualified geotechnical engineer for geotechnical review to ensure compatibility with site subsurface conditions and to inform building foundations, road base and underground servicing bedding and backfilling design.
L4.	That the Subdivision Agreement contain a clause that the developer acknowledges and agrees that any dewatering shall be subject to appropriate discharge planning. Appropriate approvals will be obtained prior to the start of dewatering activities and dewatering during construction shall be directed overland and not conducted directly to any watercourse or storm sewer.

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M.	SERVICING
M1.	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.
M2.	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 wastewater and storm sewer capacity to service this development.
M3.	<p>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 or adhere to the City's Consolidated Linear Infrastructure Environmental Certificate of Approval (CLI-ECA) for the wastewater and stormwater infrastructure.</p> <p>This includes preparation of necessary documentation (i.e. SS1 and SW1 at the design stage, etc.), on-site inspections, required testing (such as pressure testing), and proof of compliance with the CLI-ECA Design Criteria, which is to be provided to the City to approve such modifications.</p> <p>It is noted that all new wastewater/stormwater infrastructure installed within the City's road allowance, is to have a CCTV inspection of the pipes/laterals and maintenance structures, and 'as-constructed' drawings are to be provided to the City within 6-months of installation for works within the road allowance – this will be detailed at the time of the Subdivision Agreement.</p> <p>Additionally, all alterations to the City's watermain network, as defined by the MECP, will require the Developer's engineering consultant to provide a completed Form 1 prior to any commissioning activities at the design stage. The Form 1 is to include the works proposed as a part of the overall subdivision buildout, and any phasing implications.</p> <p>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.</p>
N.	ACCESS, TRAFFIC & ROADS

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N1.	<p>That road allowances (Streets A through V) included in the draft plan are first, to be named to the satisfaction of the Chief Building Official prior to plan registration and second, to be dedicated as public highways to the satisfaction of the Director of Public Works & Engineering.</p> <p>That before any blocks, roads, walkways, trails, service corridors, sight triangles, and 0.3 m reserves identified on the Plan are conveyed to the City of Owen Sound and/or County of Grey as applicable, they shall be free and clear of encumbrances.</p>
N2.	<p>That the 18 m road allowance cross-section, Engineering Services Division drawing no. OSS-1803, as approved by the City as Schedule 'G' of Staff Report CS-22-101 be integrated into the details of final transportation design.</p>
N3.	<p>Prior to final approval, the developer provides detailed drawings of the intersection at 8th Street East and 15th Avenue East to the satisfaction of the County of Grey.</p> <p>The Owner acknowledges and agrees to complete the installation of the intersection at the Owner's expense in accordance with the phasing plan.</p>
N4.	<p>Prior to final approval, the developer provides detailed drawings of the intersection at 8th Street East and 16th Avenue East to the satisfaction of the County of Grey.</p>
N5.	<p>Based on a revised arrangement – the City/County will prepare the detailed design for 8th Street East, fronting the Development (excluding intersection upgrades), however, the Developer is to provide a Capital Contribution for the improvements required to the road, and design their Site to accompany a 1-2% slope from the edge of the existing road allowance to the Road's centreline (future boulevard improvements). A Capital Contribution required from the Developer will be determined and set out in the Subdivision Agreement, or execution of a joint project between the City/County regarding the improvements to 8th Street East.</p> <p>That prior to final approval, the developer provides detailed drawings of the 8th Street East cross-section for the purposes of improving 8th Street East/Grey Road 5 to an urban standard, to the satisfaction of the City (Public Works & Engineering Department) and the County of Grey.</p>

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	That wording be included in the subdivision agreement, to the satisfaction of the City (Public Works & Engineering Department) and the County of Grey, to require the developer to provide a cost-sharing arrangement with respect to the upgrades needed to 8th Street East.
N6.	That prior to final approval, the owner obtain access to the development from 8 th Street East/Grey Road 5 to the satisfaction of the Director of Public Works & Engineering and the County of Grey, which may require permits and approvals from the County of Grey.
N7.	<p>That the Subdivision Agreement contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the City of Owen Sound and the County of Grey including but not limited to the following:</p> <ol style="list-style-type: none"> 1. That any intersections within 8th Street East (Grey Road 5) follow County Transportation Services standards, and are granted any applicable entrance permits; 2. That any works within the County's Road allowance shall first require an encroachment permit from the County; 3. That suitable construction traffic routes are identified to the satisfaction of the City of Owen Sound and County of Grey Transportation Services; and, 4. Setback exemptions for any structures that do not meet the County's setbacks to the centreline of 8th Street East (Grey Road 5)
N8.	That 0.3 m (one foot) reserves (Blocks 197-199) be conveyed to the City for the purposes of limit any future entranceways or access points to the proposed development.
N9.	That 10 m daylight (sightline triangles) will be required to be transferred to the County at intersections: 15th Avenue East and 8th Street East and 16th Avenue East and 8th Street East. These sightlines are for any potential future County road infrastructure needs.
N10.	That 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.

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N11.	That such easements as may be required for utilities, drainage or snow storage purposes shall be granted to the appropriate authority.
N12.	<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:</p> <ul style="list-style-type: none"> (a) to have prepared detailed reports, 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 prior to commencing any grading or construction on any lot. (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. (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. (d) to develop a tree preservation plan in accordance with the City of Owen Sound Residential Tree Preservation Policy. (e) to provide demarcation of the common lot line between the subject lands and the abutting properties to the south, east and west, which may include a fence, in a manner acceptable to the City. (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. (g) to develop a planting plan using native non-invasive species for the SWM pond. (h) that this subdivision shall not be developed except in accordance with the approved plan. (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

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	<p>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>(k) to incorporate the recommendations contained in the Geotechnical Investigation into the final design and construction specifications for the subdivision.</p> <p>(l) to incorporate the recommendations contained in the Traffic Impact Study into the final design and construction specifications for the subdivision.</p> <p>(m) 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>(n) to implement the surface water management plan, tree preservation plan, and individual lot requirements.</p>
O.	FINANCIAL CONSIDERATIONS
O1.	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 contributions to the intersection improvements at 8th Street East & extension of 15th Avenue East/6th Street East.
O2.	That financial arrangements shall be made to the satisfaction of the City and County of Grey that 8 th Street East shall be improved to an urban standard, with the developer assuming responsibility for the cost to construct improvements within the boulevard, including but not limited to sidewalks, boulevard landscaping and boulevard trees.
O3.	That all financial arrangements be specified in the Subdivision Agreement, including securities and capital contributions, to the satisfaction of the City.

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P.	LOTS UNSUITABLE FOR BUILDING
P1.	<p>That the lands formerly containing the drainage channel shall:</p> <ul style="list-style-type: none"> (a) Be clearly laid out and identified on a lotting plan using lot/block numbering consistent with the draft plan of subdivision; and (b) Be included in Schedule 'G' of the Subdivision Agreement as 'lots unsuitable for building'.
P2.	<p>That the development lands formerly containing the drainage channel shall be deemed not suitable for building purposes until such time as a Professional Engineer has confirmed that the soils are suitable to support development to the satisfaction of the City's Chief Building Official and Manager of Engineering Services.</p>
P3.	<p>That lots/blocks within the flightpath of the Grey Bruce Health Services Heliport approach surface and obstruction and marking and lighting area:</p> <ul style="list-style-type: none"> (a) Be clearly laid out and identified on a lotting plan using lot/block numbering consistent with the draft plan of subdivision; and (b) Be included in Schedule 'G' of the Subdivision Agreement as 'lots unsuitable for building'.
P4.	<p>That lots/blocks within the flightpath of the Grey Bruce Health Services Heliport approach surface and obstruction and marking and lighting area shall be deemed not suitable for building purposes until confirmation is provided that satisfactory arrangements have been made with regard to obstruction marking/lighting and that the maximum heights of buildings and structures, including construction/maintenance equipment does not interfere with the established certified Obstacle Limitation Surfaces (OLS) and is consistent with zoning applying to the impacted lands.</p>
Q.	GENERAL CONDITIONS
Q1.	<p>That the Subdivision Agreement include the following wording related to archaeological resources:</p> <ul style="list-style-type: none"> (a) Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration

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	<p>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.</p> <p>(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.</p>
Q2.	<p>The [Developer] covenants and agrees to provide [the Municipality] 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 [Developer] 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.</p> <p>Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.</p>
Q3.	<p>That that the owner/developer appropriately convey the lots/blocks required for the provision of gas services and the multi-use trail on Block 181-185, in a form satisfactory to the City, which may include entering into agreements.</p>
Q4.	<p>The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."</p>
Q5.	<p>Prior to Hydro One Networks Inc (HONI) providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away</p>

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	<p>from the transmission corridor.</p> <p>That at the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.</p> <p>The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.</p>
Q6.	<p>That the following wording be included in the Subdivision Agreement to the satisfaction of the Bluewater District School Board:</p> <p>(a) That the owner(s) agree to 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 in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.</p> <p>(b) That the owner(s) shall agree to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce.</p> <p>(c) That the owners(s) agree to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Agreement 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.</p>
R.	ADDITIONAL APPROVALS & CLEARANCES
R1.	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.
R2.	That prior to final approval of the Plan, the City is to be advised in writing by

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	the County of Grey that conditions of approval have been satisfied.
R3.	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.
R4.	That prior to final approval of the Plan, appropriate clearances be received from the Department of Fisheries and Oceans.
R5.	That prior to final approval of the Plan, appropriate clearances be received from the Ministry of Environment, Conservation and Parks for stormwater and wastewater.
R6.	That prior to final approval, the owner shall provide a letter from the Ministry of Tourism, Culture and Sport confirming that the Stage II Archaeological Assessment has been filed on the Ministry's public register.
R7.	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.
R8.	That, in accordance with ss. 50(7) of the Planning Act, Blocks 120-177 may be further subdivided for the purposes of townhouse lot creation through the designation of lands not subject to part-lot control.
R9.	That the Owner provides an itemized memorandum to the City indicating how each condition has been cleared to the satisfaction of the Public Works & Engineering Department and the Community Services Department.