



NOTICE OF DECISION
On Application for Approval of Draft Plan of Common Elements Condominium
under the Planning Act, and the Condominium Act, 1998

Approval Authority: County of Wellington

File Number: 23CD-22001
883890 Ontario Limited c/o Fergus Development Inc.

IN THE MATTER of an Application for Draft Plan of Common Elements Condominium being Part Lots 9 and 10, Concession 3, West Garafraxa, now Township of Centre Wellington in the County of Wellington.

TAKE NOTICE that the Corporation of the County of Wellington gave approval for an application for a draft plan of Common Elements Condominium, Wellington County File No.23CD-22001, on October 5, 2023 under Section 51 of the Planning Act, R.S.O. 1990 as amended and pursuant to the Condominium Act, 1998 in respect of Part Lots 9 and 10, Concession 3, Township of West Garafraxa, now Township of Centre Wellington in the County of Wellington subject to conditions of approval.

PUBLIC INPUT: There were written submissions received and considered by the County of Wellington. Oral submissions were made at the Public Meeting.

RELATED APPLICATIONS – Draft Plan of Subdivision 23T-22001 and Township of Centre Wellington Zoning By-law application RZ 06-22.

AND TAKE NOTICE that any person or public body may appeal the decision to approve or to refuse the draft plan of Common Elements Condominium, the lapsing provision (if applicable) or any of the conditions of the approval of the draft plan of Common Elements Condominium (if applicable) to the Ontario Land Tribunal, by filing with the Director of Planning and Development for the County of Wellington, not later than **OCTOBER 25, 2023, at 4:00 p.m.**, a written notice of appeal setting out the reasons for appeal.

AND THAT the applicant or any public body may, at anytime before the approval of the final plan of Common Elements condominium, appeal any of the conditions imposed by the Corporation of the County of Wellington by filing with the Director of Planning and Development a written notice of appeal that must set out the reasons in support of the appeal, accompanied by the applicable fee of \$1100.00, (certified cheque or money order) made payable to the Minister of Finance of Ontario.

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of Common Elements Condominium if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of Common Elements Condominium, or made a written request to be notified of changes to the conditions of approval of the draft plan of Common Elements Condominium, accompanied by the applicable fee of \$1100.00, (certified cheque or money order) made payable to the Minister of Finance of Ontario..

PLANNING ACT REGULATIONS (O.Reg 544/06, as amended)

Section 9(4)

- i. You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of condominium, or made a written request to be notified of changes to the conditions of approval of the draft plan of condominium.
- ii. No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request

to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Section 9(5)

- i. Only individuals, corporations or public bodies may appeal decisions in respect to a proposed plan of condominium to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.
- ii. No person or public body shall be added as a part of the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

A copy of the decision, including the conditions, is attached. Additional information regarding the proposed plan of Common Elements condominium is available to the public for inspection in the Planning and Development Department of the County of Wellington, as well as at the Municipal Offices for the Township of Centre Wellington during regular business hours.

DATED at the City of Guelph, County of Wellington Administration Centre, October 05, 2023



Aldo Salis, M.C.I.P., R.P.P.
Director of Planning and Development

**THE CORPORATION OF THE COUNTY OF WELLINGTON
DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON**

With respect to an application by 883890 Ontario Limited c/o Fergus Development Inc. pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990 as amended and pursuant to the Condominium Act, 1998 for approval of a plan of Common Elements Condominium, being Part Lots 9, 10 & 11, Concession 3, geographic Township of West Garafraxa, now Township of Centre Wellington in the County of Wellington. The Corporation of the County of Wellington has granted draft approval to this draft plan of Common Elements condominium subject to the following conditions of draft approval:

**CONDITIONS OF APPROVAL FOR
DRAFT PLAN COMMON ELEMENTS CONDOMINIUM 23CD-22001**

No.	Condition
1	THAT this draft approval applies to the draft plan of condominium, County of Wellington File No. 23CD-22001; as dated August 31, 2023 prepared by R-PE Surveying Ltd., and boundary certified by C.P. Edward, OLS, Project number 21-016, and showing: Block 2 (42.35 ha) - existing Golf Course (NW Site) with servicing infrastructure and Block 1 (39.85 ha) Residential Condominium (SE Site) with 118 POTL units. Total land area being 82.20 ha
2	THAT the Township of Centre Wellington provides written confirmation to the County of Wellington that the appropriate zoning is in effect for the development of the subject lands.
3	THAT the written development agreement between the Owner and the Township of Centre Wellington shall contain provisions whereby the Owner shall undertake to register the Common Element Condominium plan as one condominium corporation to the satisfaction of the Township of Centre Wellington and the County of Wellington.
4	THAT the condominium street(s) shall be named and the units numbered to the satisfaction of the Township of Centre Wellington; and that such street names shall not be a duplicate in wording or phonetic sounding of any street name elsewhere in the County of Wellington.
5	THAT the Owner satisfies the requirements of the Township of Centre Wellington for parkland dedication in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.
6	THAT the Owner submit a site development plan of the proposed Common Element Condominium to be approved by the Township. Such Plan shall incorporate the following information: <ul style="list-style-type: none">i) Facilities to provide access to and from the land such as access ramps, curbing and traffic direction signs.ii) Access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.iii) Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.iv) Facilities for the lighting, including floodlighting, of the land, or of any buildings or structures thereon.v) Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the land or the protection of adjoining land.vi) Central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.vii) Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities

- and other public utilities of the municipality or local board thereof on the land.
- viii) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
 - ix) Plans illustrating an approximate the building envelope for each lot within the common element condominium.
 - x) Plans and specifications for all site services including sewers, water mains, electrical distribution systems and private utilities including telephone, cable television and gas services.

- 7 THAT the Owner enters into a Site Plan and/or Development Agreement with the Township of Centre Wellington for the purposes of satisfying all the requirements, financial and otherwise, of the Township. Without limiting the generality of the foregoing, the development agreement shall contain provisions which are satisfactory to the Township of Centre Wellington concerning the provision of roads, signage, installation of services, storm water management and drainage.
- 8 THAT the Township shall be provided with the opportunity to review and approve any proposed condominium description, declaration and any arrangements for shared use of facilities and any related agreements and easements in respect of this plan of condominium development prior to final approval.
- 9 THAT the development agreement provides for the installation, completion, operation, and maintenance of all stormwater management systems in accordance with the approved plans throughout all phases of grading and construction.
- 10 THAT the development agreement provides assurance that the Developer shall grade, construct services and develop the land in accordance with the detailed site plan as approved by the Township.
- 11 THAT the Owner shall make satisfactory arrangements with the appropriate providers of telephone, natural gas, cable television and other utilities for the provision of such services to this plan of condominium.
- 12 THAT the Owner shall develop the common elements component of the common element condominium in accordance with all approved plans, including but not limit to site plans, servicing plan, grading and drainage plan. Alternatively, for those parts of the common elements component not completed prior to final approval, the owner shall provide financial assurances to the satisfaction of the Township of Centre Wellington to ensure that all common elements are completed in a timely and satisfactory manner, by providing financial security for 100% of the estimated cost of completing any site works and facilities that are incomplete at time of final approval.
- 13 THAT such easements as may be required for site servicing, drainage and storm water management, utility or telecommunication purposes, shall be granted to the appropriate authority
- 14 THAT the developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the Township and the County. All restoration or maintenance required to surrounding streets as a result of such traffic shall be at the developer's cost.
- 15 THAT prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall submit identification by the developer's hydrogeologist or engineer of existing private wells that could be impacted in terms of water quality and/or quantity by construction activities at the development.
- 16 THAT prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall submit for Township review and approval a recommended protocol for a private

well monitoring and mitigation program applicable to existing private wells within one kilometer of the test well and wells on Rennie Boulevard and 1st Street, which shall be undertaken quarterly by the developer. The monitoring protocol shall be approved by the Township prior to its implementation.

- 17 THAT the Owner shall agree in writing to undertake, by a qualified professional, the approved quarterly water well monitoring program. The program shall continue for a minimum of two years after the certification of the development infrastructure by the Owner's consulting engineer. A monitoring progress report is to be submitted to the Township for its review on an annual basis, throughout the monitoring period, and a decision shall be made by the Township in consultation with its hydrogeologist, on an annual basis, regarding both the scope of continued monitoring and the need for any additional post 2-year monitoring.
- 18 THAT the Owner shall agree in writing to investigate any well interference complaints received by the Developer, Developer's Agents, Ministry of the Environment, Conservation and Parks or the Township from owners of private wells from the start of construction until the completion of the monitoring program as described herein, including a determination of whether the complaint is valid, in the professional opinion of the developer's hydrogeologist and/or engineer. The results of each investigation shall be submitted for review to the Township and the Ministry of Environment, Conservation and Parks within 60 days of the complaint being received.
- 19 THAT the Owner shall agree in writing to post security with the Township in the amount of \$30,000 for resolving well interference complaints arising from and for which impacts are determined to be caused by this development to the satisfaction of the Township and the Ministry of the Environment, Conservation and Parks (MECP). Acceptable well interference mitigation to complaints may include well deepening and pump lowering, replacement of dug well with a deep drilled well. In the event that the Township is required to draw upon the security, the owner agrees to restore the security to its original amount within 10 days of being notified by the Township. All remaining security shall be returned to the Developer upon conclusion of the monitoring program.
- 20 THAT any wells and boreholes drilled for hydrogeological or geotechnical investigations or for water supply purposes within the limits of the draft plan be properly abandoned in accordance with the Ministry of Environment, Conservation and Parks regulations and guidelines to the satisfaction of the Township.
- 21 THAT the Owner obtain, as required, any and all Environmental Compliance Approvals required from the Ministry of the Environment, Conservation and Parks or alternative permitting as appropriate, for the installation of services, (i.e. water, sanitary and storm, including the stormwater management facilities) as per the Ontario Water Resources Act, R.S.O. 1990, as amended, prior to the installation of services.
- 22 THAT prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall submit, and obtain final approval from the Township of Centre Wellington of a Final Environment Impact Study (EIS), satisfactory to the Township of Centre Wellington, and the site plan and/or condominium development agreement shall require the implementation of such report. Such Final EIS shall incorporate the following:
 - Provide written confirmation and/or a letter of assurance demonstrating how the requirements of the ESA (2007) have been satisfied, including confirmation that the methods, protocols and recommendations are in accordance with provincial requirements and that, in consultation with the MECP, the requirements of the ESA and other relevant natural heritage policies have been met. Confirmation from the MECP should be provided demonstrating their satisfaction with the applicant's proposed approach to address Bobolink, Eastern Meadowlark, and SAR bat species identified as utilizing woodlands within the subject property. With regard to SAR bats, this should

include confirmation that the MECP is satisfied with the assessment of potential bat habitat completed as part of the EIS, despite this assessment excluding individual trees outside of woodland features.

- It is recommended that confirmation from the MECP also be sought by the applicant regarding the proposed approach to addressing Black Ash within the subject property and whether the proposed development will need to observe the ESA protections afforded to Black Ash.
- Provide the analysis and supporting data used to determine the presence/absence of Significant Wildlife Habitat within and adjacent to the subject property in order to effectively demonstrate conformity to the requirements of the PPS and County OP.
- Identify the specific measures through which future residential impacts associated with the lots backlotting onto the retained woodland will be avoided or minimized, such as a rear-yard use condition.

- 23 THAT prior to final approval by the Township of Centre Wellington, and prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall prepare and submit for Township approval a final Tree Inventory and Preservation Plan ("TIPP") which identifies the locations of all existing trees >10cm DBH, including their driplines and an assessment of their condition. This TIPP should identify trees prescribed for retention and suitable tree protection measures to ensure the feasibility of retaining these trees. The TIPP should identify the extent and quantity of the proposed tree removals and shall outline the tree compensation requirements. Tree compensation requirements should be determined in consultation with Township staff. If there is insufficient space on site, off-site compensation or cash-in-lieu compensation should be considered. Trees within the subject property that are considered hazardous should be identified and recommendations should be made to abate all identified hazard trees prior to construction. All inventory and analysis work must be completed by a Certified Arborist or individual with equivalent expertise.
- 24 THAT prior to final approval by the Township of Centre Wellington, and prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall:
- i) Prepare and submit comprehensive Compensation Plans, an Edge Management Plan and a Woodlot Management Plan. These Plans shall be derived from and submitted concurrently with the Lot Grading and Drainage Plan and all other required engineering plans; and
 - ii) Provide written confirmation that no tree removal activity will take place within the active bird nesting season and active bat period (April 1 – September 30, collectively), unless exempt under MECP regulations and guidelines.
- 25 THAT prior to any grading, site alteration or construction on the subject property, the Owner or its agent shall submit a letter of assurance indicating how the provisions of the Endangered Species Act ("ESA") have been satisfied, including demonstration that the methods, protocols and recommendations are in accordance with provincial requirements and that, in consultation with Ontario Ministry of Environment, Conservation and Parks (MECP), the requirements of the ESA have been met.
- 26 THAT prior to any grading, site alteration or construction within or in proximity to Black Drain, the Owner or its agent shall obtain any necessary approvals from the Fish and Fish Habitat Protection Program of the Department of Fisheries and Oceans (DFO) to ensure compliance with the protection provisions of the Fisheries Act.
- 27 THAT prior to any grading, site alteration or construction within Black Drain, the Owner or its agent shall obtain the necessary license and authorization from the Ministry of Natural Resources and Forestry (MNR) to ensure compliance with the Fish and Wildlife Conservation Act.

- 28 THAT prior to any grading, site alteration or construction on the subject property the Owner shall prepare and submit for approval a comprehensive Compensation/Restoration Plans, an Edge Management Plan and a Woodlot Management Plan, consistent with the recommendations within the 2023 EIS. These Plans should be informed by and submitted concurrently with the Lot Grading and Drainage Plan and all other required engineering plans. It is recommended that the proposed Compensation/Restoration Plans include recommendations towards offsetting the impact of the woodland and coniferous plantation removals proposed to facilitate the development.
- 29 THAT the Owner shall agree in writing to incorporate the following warning clauses in all agreements of purchase and sale as well as in restrictive covenants places on title to all lots within the common element condominium. Because the lot is close to agricultural lands, some or all of the following impacts arising from normal farm practices may occur;
- i) Noise from farm operations and machinery at various times of day and night;
 - ii) Noise from devices used to deter wildlife and protect crops;
 - iii) Farm odours generated by livestock operations and the spreading of manure of various form and intensity on cultivated fields;
 - iv) Lighting generated from farm operations and machinery may at times be intensive and inadvertently directed towards residential dwellings;
 - v) Chemical spray (e.g., related to pesticide/herbicide applications);
 - vi) An abundance of insects (i.e., flies) commonly associated with farm operations; and
 - vii) Aesthetic appearance (unkept fields, storage or materials, etc.).
- 30 THAT the Owner shall agree to install a 3 metre (9.8 feet) landscaped strip (evergreen trees) including a 1.8 metre (6 foot fence) chain link along the southern boundary abutting the existing dairy farm operation. The landscape strip, including fence, shall form part of a common element as part of the common element condominium.
- 31 THAT the Owner shall agree to install signage along the southern boundary fence to ensure future residents respect the private property and are aware of the active farm operation and that normal farm practices are occurring. The wording, size and number of signs will be determined through the Site Plan process.
- 32 THAT the Owner shall prepare and submit a final Environmental Noise Report to the satisfaction of the Township of Centre Wellington and shall agree in writing to implement the recommendations of the final Environmental Noise Report to the satisfaction of the Township.
- 33 THAT the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.
- 34 THAT the owner/developer comply with the following conditions:
- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
 - That the developer shall agree to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
 - That the developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) advising prospective residents about schools in the area.
 - That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:
"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up

students, and potential busing students will be required to meet the bus at a congregated bus pick-up point.”

35 THAT the owner/developer comply with the following conditions to the satisfaction of Canada Post:

- a) The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- b) The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- c) The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- d) The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- e) The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- f) The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Centre Wellington (Fergus).
- g) The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- h) The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

36 THAT prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority:

- a) A detailed Stormwater Management Report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with The Village at Fairview Greens Stormwater Management Report (RJ Burnside, dated April 2023);
- b) Detailed Lot Grading, Servicing and Storm Drainage Plans showing existing and proposed grades;
- c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction; and
- d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit from the GRCA prior to any grading or development within the regulated area.

- 37 THAT the owner/developer satisfy the following conditions to the satisfaction of the County of Wellington Roads Department:
- Require a conveyance of a one-foot reserve along WR 19 in the favour of the County of Wellington.
 - With the abandonment of the Black Municipal Drain 1976, this proposed development is to ensure that it will continue to accommodate the external drainage from WR 19 surface storm ditch system.
 - A single entrance will be provided with the installation of opposing left turn lanes and tapers to accommodate the access onto WR 19 as recommended in the Traffic Impact Study (TIS) prepared by BA Consulting Group Ltd. An agreement with the County and proponent will be required outlining that the cost, design and construction shall be the sole obligation of the proponent. All existing entrances accessing the site along WR 19 are to be removed.
 - The proposed Sanitary & Water Main Services crossing WR 19 will require an easement along with an agreement with the County and proponent outlining that costs of the construction, present and future maintenance, repair and replacement or expansion of the Services shall be the sole obligation and expense of the proponent.
 - That the acoustic fencing or any other acoustic mitigation device proposed along WR 19 are to be installed in such a location that minimize the potential impacts of drifting snow that will accumulate onto the road surface and cause a safety and maintenance concern during the winter months. During the detailed design stage for the acoustic mitigation the Wellington Roads will provide further comments.
 - Confirmation be provided that the tunnel crossing access under WR 19 between the existing golf course and the proposed residential development to the south will remain under the ownership of Golf North Properties Inc. and will continue with maintenance, repair and replacement of the tunnel crossing if and when required.
- 38 THAT confirmation be provided to the County of Wellington of the Drainage Act approval for the abandonment of the Black Municipal Drain 1976 and confirmation that the external drainage from Wellington Road 19 will be accommodated be provided to the County of Wellington.
- 39 THAT the condominium declaration shall contain provisions to the satisfaction of the County of Wellington regarding the collection of solid waste services for the development.
- 40 THAT the Owner/Developer fulfill the following conditions to the satisfaction of the County of Wellington:
- That the Preliminary Environmental Noise Report, revised April 27, 2023 prepared by Jade Acoustics Inc. be revised to address the following comments of the peer review consultant (Valcoustics Canada Ltd.)
 - i) The road traffic data used to prepare the update is applicable to the year 2032. In accordance with the Ministry of Environment, Conservation and Parks (MECP) noise guideline requirements, traffic volumes must be projected a minimum of 10 years to at least the year 2033.
 - ii) The response to a previous comment regarding the road gradient of Wellington Road 19 is that the gradient is 1% in the vicinity of Lot 8 and the sound level calculation for Lot 8 does not require a road gradient adjustment. The summary of traffic data provided as Table 1 indicates the Wellington Road 19 road gradient is up to 2%. Where is the road gradient 2% and for which lots has this road gradient been used?
 - iii) There is a typo in the title of Table 1. Fergus Gold Course should be Fergus Golf Course.
 - That a final, detailed Environmental Noise Report be provided to the satisfaction of the County of Wellington and that any associated third-party review costs, if required, be paid for by the Owner.
 - That the preliminary and final, detailed Environmental Noise Report recommended mitigation measures be implemented to the satisfaction of the County of Wellington.

- That the Owner agree that noise mitigation barriers shall form part of a common element as part of the common element condominium.
- 41 THAT the Owner/Developer fulfill the following conditions to the satisfaction of Source Water Protection:
- That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
 - o That amendments to the Threats Disclosure Report, Salt Management Plan, and Fuel Management Plan be submitted during detailed design.
 - That no portion of the sewage system be located within 100m radius of the proposed production well, existing water supply well 'PW21-1', clubhouse well, and / or north irrigation well. This includes the above grade treatment equipment building and buried tanks.
 - That the monitoring of the highly treated effluent be completed in accordance with the Ministry of the Environment, Conservation, and Parks (MECP) requirements that will be established as part of the Environmental Compliance approval (ECA). Any exceedances of the required targets will be reported to the MECP and appropriate mitigation and remediation will be completed.
 - That the owner, at the time of application to the Ministry of the Environment, Conservation, and Parks (MECP), provides a copy to the Township of the applications for the Permit to Take Water and Environmental Compliance Approval(s) for the sanitary sewage and stormwater management systems and that the owner confirms that the MECP has issued a Permit to Take Water and Environmental Compliance Approvals, and that Township comments on the applications and supporting documentation have been submitted to the MECP.
 - That the applicant install a flow meter that records water usage at the site and retains records to provide upon request.
- 42 THAT the Owner acknowledges and agrees to convey any easement(s) as deemed necessary by the telecommunication provider to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to the telecommunication provider. And further THAT the Owner agrees that should any conflict arise with existing telecommunication 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.
- 43 THAT prior to final approval, the Owner/Developer shall provide written confirmation from an authorized service provider that communication/telecommunication facilities will be provided within the proposed development to enable, at a minimum, the delivery of communication/telecommunication services for emergency management services (i.e. 9-1-1 Emergency) in accordance with CRTC requirements.
- 44 THAT the Owner shall provide to the County of Wellington an AUTOCAD "dwg" digital file of the final plan to be registered.
- 45 THAT the Owner satisfies all conditions of Draft Approval for Plan of Subdivision 23T-22001 and registers the Plan of Subdivision at the Land Registry Office.
- 46 THAT the Owner's surveyor shall provide to the County of Wellington a written undertaking to provide to the County of Wellington a mylar, 2 white prints and electronic version of the final plan of condominium as registered in the Land Titles Office for Wellington (No. 61) should such documents not be forwarded to the County of Wellington by the local Land Registrar's office after registration of the plan.
- 47 THAT the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have

provided that plan (being 2 mylars and 4 white prints) to the Director of Planning and Development for the County of Wellington prior to the lapsing date.

- 48 THAT if final approval is not given to this draft plan of standard condominium No. 23CD-22001 within three years of this draft approval, and if no extensions to draft approval have been granted, draft approval shall lapse. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution of support from the Council for the Township of Centre Wellington must be received by the Director of Planning for the County of Wellington prior to the lapsing date of OCTOBER 6, 2023.
- 49 THAT prior to final approval by the County of Wellington is to be advised in writing by the Township of Centre Wellington how conditions 2 to 32 inclusive have been satisfied.
- 50 THAT prior to final approval by the County of Wellington is to be advised in writing by Enbridge how condition 33 has been satisfied.
- 51 THAT prior to final approval by the County of Wellington is to be advised in writing by Upper Grand District School Board how condition 34 has been satisfied.
- 52 THAT prior to final approval by the County of Wellington is to be advised in writing by Canada Post how condition 35 has been satisfied.
- 53 THAT prior to final approval by the County of Wellington is to be advised in writing by Grand River Conservation Authority how condition 36 has been satisfied.
- 54 THAT prior to final approval by the County of Wellington is to be advised in writing by County Roads how conditions 14, 37 and 38 have been satisfied.
- 55 THAT prior to final approval by the County of Wellington is to be advised in writing by County Solid Waste Services how condition 39 has been satisfied.
- 56 THAT prior to final approval by the County of Wellington a clearance is provided in writing from the Planning Department for the file regarding condition 40.
- 57 THAT prior to final approval by the County of Wellington is to be advised in writing by Source Water Protection how condition 41 has been satisfied.
- 58 THAT prior to final approval by the County of Wellington is to be advised in writing by the telecommunication provider how condition 42 has been satisfied.
- 59 THAT prior to final approval by the County of Wellington, the Owner remit to the County of Wellington the applicable final approval fee which is in effect at the time of presentation of the final plan for final approval.

NOTES to DRAFT APPROVAL

1. It is the applicant'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 Wellington, quoting the County plan of condominium file number (23CD-22001).
2. Clearances are required from the following agencies:

Township of Centre Wellington
Enbridge Gas
Bell/Telecommunication Provider
Canada Post
Source Water Protection
Upper Grand District School Board
Grand River Conservation Authority
Wellington County Roads Department
Wellington County Solid Waste Services

If the agency condition relates to a condition(s) in the subdivision agreement, a copy of the subdivision agreement should be sent to them. This will expedite the clearance of the final plan.

3. The costs of any relocations or revisions to Hydro facilities which are necessary to accommodate this subdivision will be borne by the developer.
4. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "*DANGER - Overhead Electrical Wires*" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
5. The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
6. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that not such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
7. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
8. Measurements in final plans may be presented in metric or imperial units of measurement.
9. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990 as amended.
10. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency).

11. Payment of clearance letter fees may be required from the clearing agencies before the clearance letter is issued. Please contact the appropriate agency for information in this matter.