



A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date: Monday, February 14, 2022

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2022-03

Subject: **DPS 17/02 – Scone Developments Inc –
Shelburne Towns - Final Approval**

Recommendation

Be it Resolved that Council of the Town of Shelburne receives Report P2022-03 regarding final approval of the Scone Development Inc. (Shelburne Towns) Plan of Subdivision (DPS17/02); and

That Council authorizes final approval of the Scone Developments Inc (Shelburne Towns) Plan of Subdivision, File Number DPS 17/02, under Section 51 of the Planning Act and directs the Clerk to sign the Municipal Approval on the two (2) Plan of Subdivision M-Plans (the first M-Plan illustrating Blocks 1 to 9 inclusive, and the second M-Plan illustrating Blocks 1 and 2, to be registered separately) prepared by Van Harten Surveying Inc., dated December 1, 2021, and certified by the owner and surveyor, entitled "PLAN OF SUBDIVISION OF PART OF LOT 1 CONCESSION 3 OLD SURVEY (GEOGRAPHIC TOWNSHIP OF MELANCTHON) TOWN OF SHEBLURNE COUNTY OF DUFFERIN", and to have copies of the approved Plans of Subdivision forwarded to the Land Registry Office for registration, upon the Clerk's receipt of the following:

- NVCA clearance letter (required prior to final approval and registration of both M-Plans);
- Confirmation that the Owner has acquired the land shown as Part 1 on Plan 7R-6732 (required prior to final approval and registration of the second M-Plan).

Background

The purpose of this report is to review the conditions of draft plan approval that were approved in a previous report to Council (P2019-15) on June 24, 2019 and how those conditions have been satisfied to grant final approval to the plan of subdivision.

Details of the subject land and the draft plan of subdivision application are summarized in previous reports received by Council including the public meeting report and presentation on May 28, 2018 (Report P2018-19), and update Report 2019-09 received on April 29, 2019. In 2014, Council approved a re-zoning of the subject property through By-law 08-2014 that was subject to a Holding (H) Zone. Report P2021-49 was received on December 13, 2021 and By-law 71-2021 the Holding (H) provision from the subject lands.

The subject property is located at Main Street West (Highway 89) and Gordon Street, at the west end of First Avenue West and Second Avenue West. The site is legally described as Part of Lot 1, Concession 3, Old Survey (Geographic Township of Melancton), in the Town of Shelburne.

The Site has a long and narrow configuration with a total area of 1.2 hectares and is currently under construction for a townhouse development on a private condominium (common element) roadway.

The area of the site includes a proposed conveyance of land from the Town to Scone Developments Inc. The area of the proposed conveyance is 0.0323 ha (0.08 ac). The purpose of the conveyance is to correct the irregular configuration of the site and allow for a more efficient development pattern. Council passed By-law 64-2021 on November 8, 2021, to declare this land surplus and stop and close a portion of the west end of the First Avenue West right-of-way, and authorizing the transfer of this land to Scone. An Agreement of Purchase and Sale has been signed and submitted by Scone to acquire this land from the Town. As the process of conveying this land to Scone and converting the title of the land, this part of the subdivision is included in a second M-Plan to be registered separately.

Consistent with the approved Draft Plan, the final Plan of Subdivision (2 M-Plans) for registration includes blocks for residential (Blocks 1 to 5 on first M-Plan and Block 1 on the second M-Plan); Stormwater Management (Block 6); Future Development (Block 7); Conveyance (Block 8); and Common Elements / roadway (Block 9 of the first M-Plan and Block 2 on the second M-Plan).

The owner has entered into a Subdivision Agreement with the Town. Site servicing and grading works are nearing completion and are under review by the Town's engineers for preliminary acceptance. The owner is seeking building permits to commence construction of the townhouse dwellings following preliminary acceptance, final approval and registration of the plans.

Conditions of Approval

The 35 Conditions of Approval have been satisfied as follows:

1. The final Plan of Subdivision is for 9 Blocks and conforms to the draft approved plan dated June 17, 2019.
2. The Subdivision Agreement has included provisions concerning the provision of roads, installation of services, grading, drainage, but not limited to the following:
 - i. The payment of development charges is applicable at the time of issuance of building permits.
 - ii. The requirement for the development to be serviced with full municipal sewage and water services.
 - iii. The installation of water, sanitary and stormwater related infrastructure with required approvals from the Ministry of Environment, Conservation and Parks pursuant to Part V under the *Safe Drinking Water Act*.
 - iv. The provision of detailed lot grading, erosion and sediment control, landscaping and stormwater management plans, prepared by a technically qualified consultant, by the Owner to the satisfaction of the Town.
 - v. Street lighting, sidewalks and tree planting to be provided for the proposed private right-of-way, road and parking areas to the satisfaction of the Town.
 - vi. The provision of an overall utility distribution plan as may be necessary for utilities, drainage and servicing to the appropriate authority.
 - vii. The granting of such easements as may be necessary for utilities, drainage and servicing to the appropriate authority.
 - viii. The provision of appropriate conditions as required by all utilities including Bell, Rogers, Hydro One and Enbridge with respect to servicing of the proposed dwelling units.
 - ix. Fencing to be provided as required by the Town in accordance with the Town's design standards, in locations required by the Town, which shall include continuous visual screening along the east limit development with solid privacy fencing and/or landscape plantings (e.g. hedges and/or trees) except at roadway intersections and required sight triangles, and fence, gate and/or bollards to restrict vehicular access to the existing rear land between First Avenue West and Second Avenue West.

- x. The provision of a Letter of Credit, the amount of which shall be determined in accordance with the Town's requirements, to ensure satisfactory completion of the development.
 - xi. The dedication of land to the Town for required road widening on Gordon Street and/or Main Street West.
 - xii. The timing of construction, location of construction access to the site and measures to control and mitigate potential construction impacts such as noise, dust, odour and vehicles/equipment.
3. The Subdivision Agreement has included provisions for the completion of the following works external to the development to be designed and constructed at the cost of the Owner to the satisfaction of the Town:
- i. Improvements to First Avenue West and Second Avenue West as required to provide the required vehicular access to the proposed private (Common Element) condominium roadway in Block 7, including roadway modifications to the existing cul-de-sac and required paving, curb and gutter, re-grading, storm sewer connections and drainage facilities, visibility triangles, boulevard restoration/sodding, signage and street trees, utilities, street lighting and service connections, and restoration/replacement of impacted driveways/aprons and service laterals within the rights-of-way;
 - ii. Sidewalk on one side of First Avenue West from the west side of Gordon Street connecting to the east limit of Block 9 at the west limit of First Avenue West, and related pavement markings where required for pedestrian crossing(s) at the intersection of Gordon Street and First Avenue West;
 - iii. Sidewalk connecting the east limit of Block 9 to the current west terminus of the exiting sidewalk on Second Avenue West;
 - iv. Removal of the portion of the existing gravel driveway that encroaches on the Subject Lands and the portion located within the right-of-way of First Avenue West, and obtain approval of the property owner to re-align and reconstruct the driveway within the property limits of 226 First Avenue West and connecting to the north side of First Avenue West within the Town right-of-way;
 - v. Outlet for the stormwater management facility including the emergency overland spillway weir and storm sewer / outlet release rate control pipe in the former railway right-of-way owned by the County of Dufferin to the satisfaction of the County including approval and registration of the required easement;
 - vi. Storm sewer and catch basin manhole across the property at 5 John Street to the satisfaction of the property owner including approval and registration of the required easement;

- vii. Storm sewer and swale re-grading along John Street to the existing storm outfall ditch along the north side of Main Street West;
 - viii. Sidewalk on the west side of Gordon Street connecting to the existing sidewalk on the north side of Main Street West and extending approximately 50 metres north or to the most northerly site entrance to Block 7 from the west side of Gordon Street, as a requirement of the future development of Block 7;
 - ix. Maintain the existing sanitary forcemain servicing the property at 1 John Street in its current location with required depth and cover to the satisfaction of the property owner including approval and registration of an easement in favour of 1 John Street, and provide a new sanitary service to the property at 1 John Street as a requirement of the future development of Block 7.
4. The Subdivision Agreement includes provision that requires the Owner to submit detailed design drawings for Block 9 to the satisfaction of the Town. The detailed design shall include, but not be limited to the following:
- i. A sight distance visibility triangles review at locations where vehicles may be maneuvering to or from First Avenue and Second Avenue via the private right-of-way and to or from parking areas and parking spaces via the private right-of-way;
 - ii. Detailed engineering and landscape design plans including grading and drainage, landscaping, road geometry, traffic control, parking, loading, emergency access, snow storage and removal including an operational plan, waste management vehicle access and maneuvering and pedestrian/cyclist connectivity;
 - iii. The final location and number of visitor / shared parking spaces to be provided (minimum 11 parking spaces) to the satisfaction of the Town.
5. The Subdivision Agreement includes provisions that requires the Owner to satisfy all the requirements of the Town with respect to implementation of the recommendations of the final *Traffic Impact Study* including:
- i. Improving the visibility triangles at the intersection of Gordon Street and First Avenue West as apart of the detailed design of the development; or
 - ii. If practical improvements cannot be achieved, traffic monitoring to confirm if modification to traffic controls (e.g. four-way stop and related pavement markings) are warranted at the intersection of Gordon Street and First Avenue West.

6. The Subdivision Agreement includes provisions that require the Owner to convey Block 8 to the property owner at 126 Gordon Street to resolve the existing building encroachment and to grade, topsoil and sod or seed the conveyed land to the satisfaction of the Town.
7. The Subdivision Agreement includes provisions that require the Owner to carry out the recommendations identified in the report entitled *Geotechnical Investigation Proposed Residential Development Part of Lot 1, Concession 3, Township of Melancthon Shelburne Ontario* dated February 2018 and prepared by V.A Wood (Guelph) Incorporated.
8. The owner has provided a copy of the Record of Site Condition (RSC) and acknowledgement of the RSC by the Ministry of the Environment, Conservation and Parks.
9. Provisions for the proposed fill to be imported to the property have been addressed in the Subdivision Agreement (and previous Pre-Servicing Agreement) for the development.
10. The Owner has submitted the signed Agreement of Purchase and Sale to purchase the surplus part of the existing Town-owned right-of-way (First Avenue West). The completion of the transfer of this land to Scone will be required prior to the Clerk's final approval on the second M-Plan.
11. The Subdivision Agreement has included provisions that requires all required easements to be registered at the Owner's expense on title. The Owner's solicitor has provided a registration memo outlining the timing and other details of when the various easements required will be registered/transferred.
12. The Plan is located within Stage 2 for servicing and the Owner has obtained approval of servicing allocation for the 33 townhouse units included in the Draft Plan.
13. As contained in Report P2019-15 received June 24, 2019, a total maximum of 33 dwelling units of wastewater treatment servicing capacity has been allocated for the Plan. Servicing allocation for this development was renewed by Council on May 31, 2021.
14. The Ministry of Tourism, Culture and Sport issued their clearance letter for the Stage 1 and 2 Archaeological Assessment on September 30, 2015.

15. The Subdivision Agreement has included Urban Design Guidelines as contained in Schedule "K".
16. The Owner has paid the required cash-in-lieu of parkland amount (\$29,500) to the Town.
17. The Subdivision Agreement has been provided to the NVCA and requires the owner to carry out the recommendations of the following, to the satisfaction of the NVCA and Town:
 - i. A detailed Stormwater Management Report
 - ii. A detailed Erosion Control Plan
 - iii. A detailed Grading Plan
 - iv. A detailed Geotechnical Report for the storm water facilities
 - v. A detailed enhancement and landscaping plan(s) for the storm water management facilities.
18. Revisions to the Plan to accommodate a larger stormwater pond block were not required by the Town and NVCA.
19. The Subdivision Agreement has included provisions that the Owner agrees to prepare and carry out the recommendations as contained in the plans and reports set out in Condition 17.
20. The Subdivision Agreement has included provisions acceptable to the NVCA to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement also contains a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as road and buildings.
21. The Subdivision Agreement has included provisions that the Owner agrees to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specification as approved by the NVCA.
22. The Owner has obtained a permit from the NVCA for the site grading and servicing work and external works.

NVCA clearance of Conditions #17 and #18 has been requested by the Owner and will be required prior to the Clerk's authorization on the subdivision M-Plans.

23. The current zoning of the property was approved in 2014 subject a Holding (H) provision. The requirements to lift the Holding (H) provision were satisfied and By-law 71-2021 was approved with the Holding (H) provision to remain on Block 7. The NVCA has been advised of the approved zoning and the stormwater facility has been zoned restrictively as requested by the NVCA.
24. The Subdivision Agreement has included wording acceptable to the Upper Grand District School Board that addresses their requirements.
25. The Subdivision Agreement has included provisions that the Owner include warning clauses in all Offers of Purchase and Sale of residential lots as required by the Dufferin-Peel Catholic District School Board.
26. The Subdivision Agreement has included the provisions required by Canada Post.
27. The Subdivision Agreement has included the provisions that the Owner will provide all easements required to service the development and any future adjacent developments; and will provide all easements to Enbridge Gas at no cost.
28. The Owner has obtained clearance letters Bell Canada, Rogers and Hydro One.

CLEARANCE CONDITIONS

29. Conditions 2 to 16 have been satisfied as outlined above.
30. The clearance letter from Nottawasaga Valley Conservation Authority for Conditions 17 to 23 has not been received and will be required prior to the Clerk signing municipal consent on the subdivision plans.
31. The Upper Grand District School Board clearance letter for Condition 24 was obtained on November 22, 2021.
32. The Dufferin-Peel District School Board clearance letter for Condition 25 was obtained on November 17, 2021.
33. The Canada Post clearance letter for Condition 26 was obtained on November 17, 2021.
34. The Enbridge Gas Distribution Ltd. clearance letter for Condition 27 was obtained on October 14, 2021.

35. The clearance from a communications/telecommunications provider for Condition 28 was obtained (Bell Canada provided clearance on October 7, 2021, and Rogers provided clearance on January 27, 2022).

At the time of writing this report, clearance has not yet been received from the NVCA, but has been requested and is expected to be received soon.

To facilitate final approval of the plan, it is recommended that Council authorize the Clerk to sign the Municipal Approval of the final Plan of Subdivision upon receiving confirmation of the NVCA clearance. As noted, the Owner intends to register the subdivision in two (2) parts, with the first registration consisting of the land shown on the first M-Plan including 5 blocks for 29 townhouse units, a block for the stormwater management facility, the future development and conveyance blocks, and the common elements roadway excluding the small area of land within the First Avenue West right-of-way to be transferred from the Town to Scone. The second M-Plan for registration includes the remaining four (4) townhouse units and a small part of the common elements roadway. The Owner will be required to complete the acquisition of the surplus land within the Town-owned right-of-way prior to registration of the second M-Plan.

Financial Impact

The developer is responsible for the cost of the development and related approvals and maintenance of all works installed during the maintenance period, which generally runs for 2 years for most services or until final acceptance by the Town, whichever is longer. Final approval of the Plan of Subdivision is required for registration of the lots and blocks in the plan which will create additional assessment.

The Pre-servicing and Subdivision Agreements also require the developer to post financial securities with the Town to secure the performance and maintenance of the services and other works to be constructed. Town deposits, fees and charges are also set out in the agreements and include Development Charges, lot grading deposits and lot fees, and other administrative fees to cover the Town's costs for processing, administering and reviewing development matters for this subdivision.

Development Charges will be paid by the developer for each building permit.

Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan
Town of Shelburne Zoning By-law 38-2007

Consultation and Communications

Agency and public notification and consultation was completed for the draft plan and zoning approvals, in accordance with the Planning Act. The owner has obtained the required agency clearances, with exception to the NVCA clearance which the owner anticipates will be forthcoming soon.

Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable Goals within the Target:

- T4 Promote balanced growth

Supporting Documentation

Final Plan of Subdivision M-Plans
Agency clearances received to date

Respectfully Submitted:

Valerie Schmidt, Planner

Steve Weber, Town Planner

Reviewed by:

Denyse Morrissey, CAO

THE FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P13 (AS AMENDED), ON THIS _____ DAY OF _____, 2021

JENNIFER WILLOUGHBY, CLERK
TOWN OF SHELBURNE

PLAN 7M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DUFFERIN (No. 7) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2021
AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER, ALL OF PIN 34133-1083 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF DUFFERIN No. 7

THIS PLAN COMPRISES PART OF PIN 34133-1083, BLOCKS 1 TO 9, BOTH INCLUSIVE, ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. DC227461

PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 3
OLD SURVEY
(GEOGRAPHIC TOWNSHIP OF MELANCTHON)
TOWN OF SHELBURNE
COUNTY OF DUFFERIN

SCALE 1:300

VAN HARTEN SURVEYING INC.

—○—	DENOTES SURVEY MONUMENT SET
—■—	DENOTES SURVEY MONUMENT FOUND
SSB	DENOTES 0.05 X 0.05 X 1.20 STANDARD IRON BAR
IB	DENOTES 0.15 X 0.15 X 0.60 IRON BAR
SSB	DENOTES 0.25 X 0.25 X 0.60 SHORT STANDARD IRON BAR
BP	DENOTES 0.15 DIA. X 0.02 ROUND IRON BAR WITH STAMPED WASHER
PB	DENOTES 0.25 X 0.25 X 0.30 PLASTIC BAR
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
NT	DENOTES NOT TANGENTIAL
P1	DENOTES PLAN 7R-6438
1211	DENOTES P.J. WILLIAMS, O.L.S.
1203	DENOTES PAUL COYNE, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26th DAY OF NOVEMBER, 2021.

DATE: DECEMBER 1, 2021.

LUKE G. WILCOX
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- BLOCKS 1 TO 9 BOTH INCLUSIVE HAVE BEEN LAID OUT IN ACCORDANCE TO OUR INSTRUCTIONS.

DATE: _____

MATHEW MELCHIOR
SCONE DEVELOPMENTS INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999977.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

POINT ID	NORTHING	EASTING
A	4880957.42	563283.47
B	4880874.95	563397.80
C	4880883.37	563434.33

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG. 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES:

- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
- ALL BARS ARE VH UNLESS OTHERWISE NOTED.
- ALL BARS ARE IB UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DIMENSIONS ARE IN ACCORDANCE WITH PLAN 7R-6438 UNLESS OTHERWISE NOTED.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

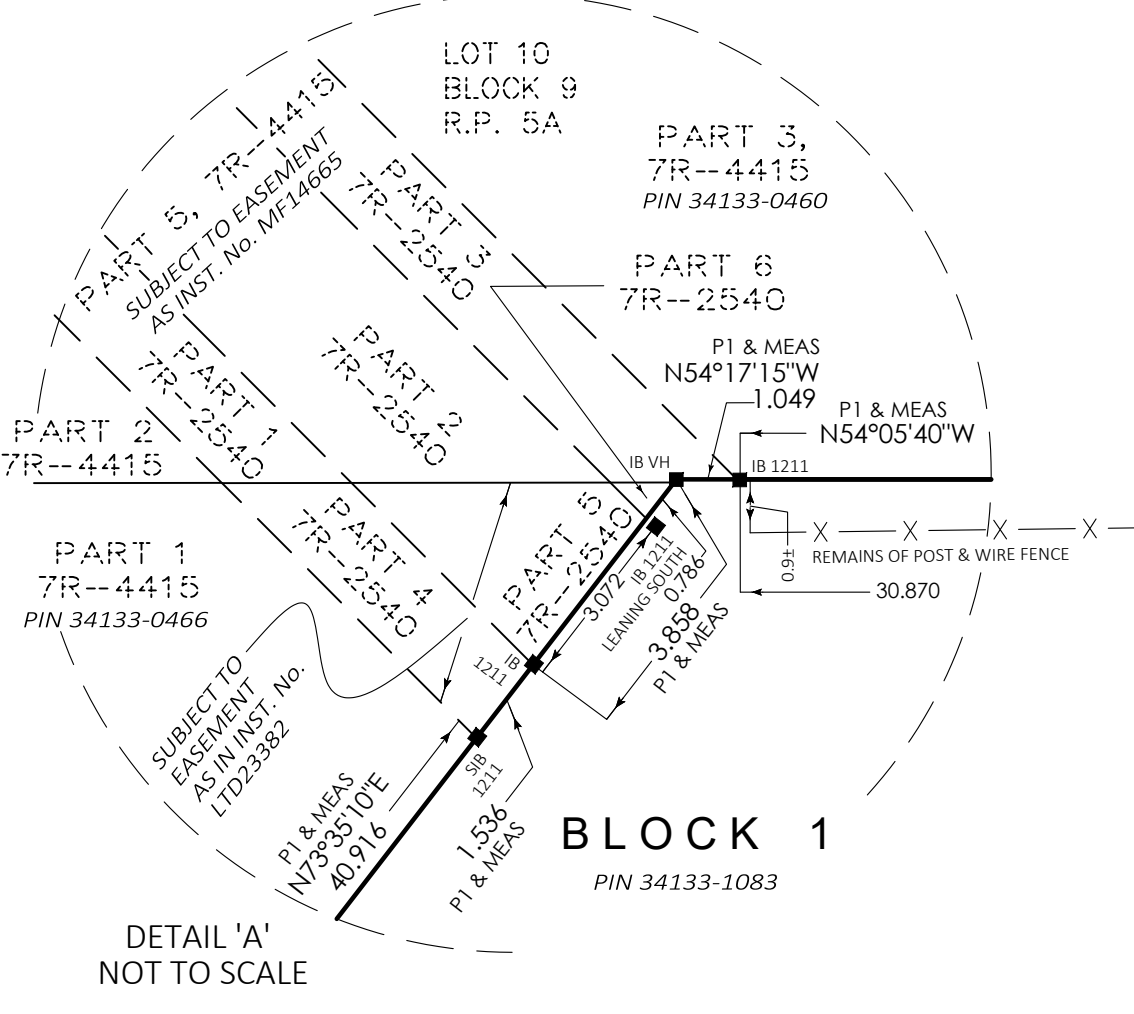
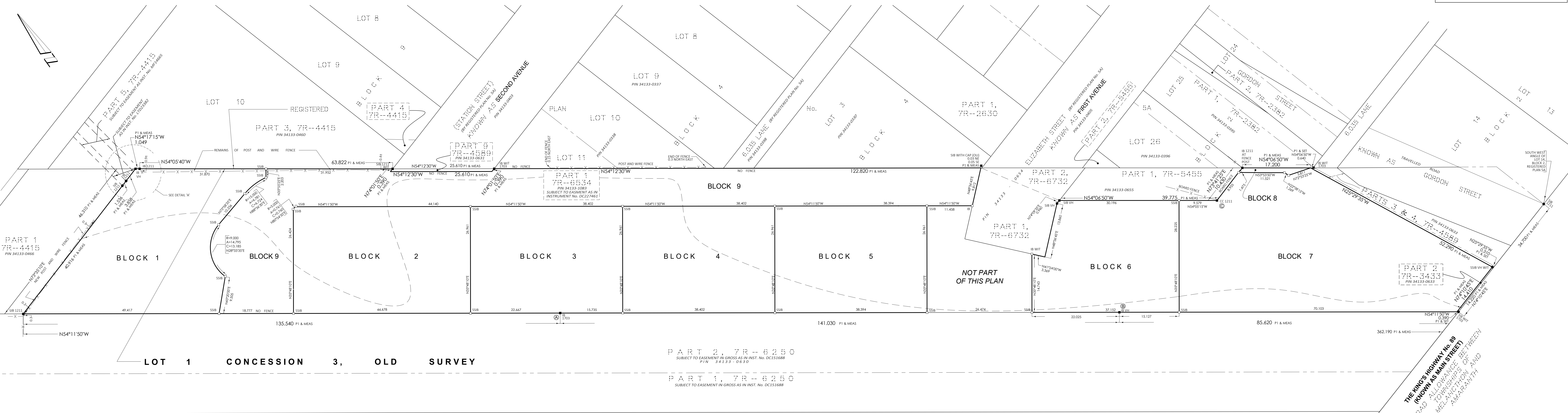


www.vanharten.com info@vanharten.com

DRAWN BY: PCF CHECKED BY: LGW PROJECT No. 28888-20-SUB-PH1

Doc 10-2003-10-03PH1

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF NOVEMBER, 2021.

DATE: DECEMBER 1, 2021.

LUKE G. WILCOX
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. BLOCKS 1 AND 2 HAVE BEEN LAID OUT IN ACCORDANCE TO OUR INSTRUCTIONS.

MATHEW MELCHIOR
SCONE DEVELOPMENTS INC.
I HAVE AUTHORITY TO BIND THE CORPORATION

FILE No. DPS 17/02

THE FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P13 (AS AMENDED), ON THIS DAY OF, 2021

JENNIFER WILLOUGHBY, CLERK
TOWN OF SHELBURNE

PLAN 7M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DUFFERIN (No. 7) ATO'CLOCK ON THE DAY OF,2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER, ALL OF PIN 34133-1083 AND ALL OF PIN 34133-0654 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF DUFFERIN No. 7

BLOCK 1 IS COMPRISED OF PART OF PIN 34133-???? AND ALL OF PIN 34133-****
PIN 34133-****IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. DC227461
BLOCK 2 IS COMPRISED OF PART OF PIN 34133-????

PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 3
OLD SURVEY
(GEOGRAPHIC TOWNSHIP OF MELANCTHON)
TOWN OF SHELBURNE
COUNTY OF DUFFERIN

SCALE 1 : 300
0 5 10 15 meters
VAN HARTEN SURVEYING INC.

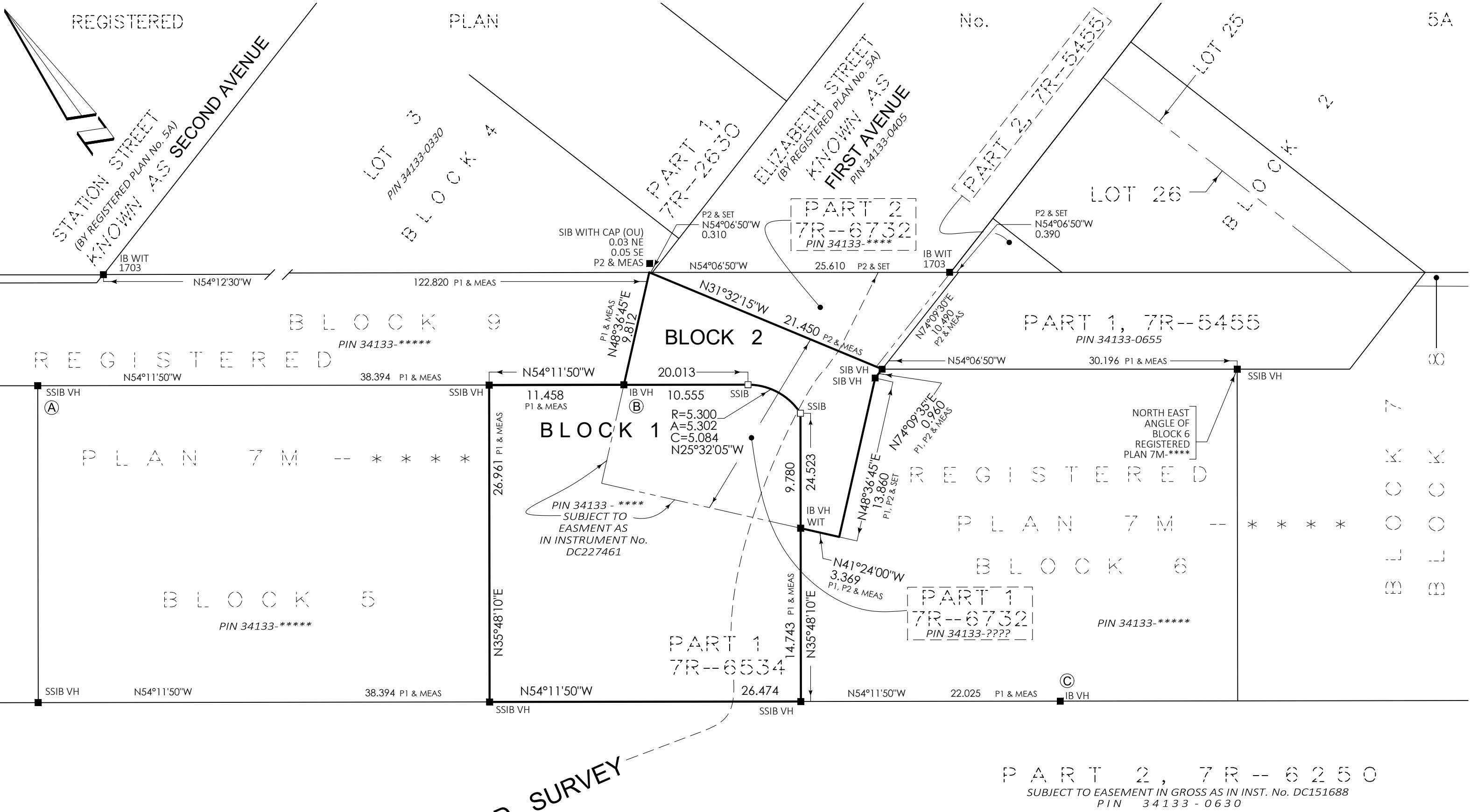
- LEGEND:
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
 - IB DENOTES .015 X .015 X 0.60 IRON BAR
 - SSIB DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
 - RP DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
 - PB DENOTES .025 X .025 X 0.30 PLASTIC BAR
 - CC DENOTES CUT CROSS
 - WIT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
 - 1703 DENOTES PAUL COYNE, O.L.S.
 - 1211 DENOTES P.J. WILLIAMS, O.L.S.
 - P1 DENOTES REGISTERED PLAN 7M-****
 - P2 DENOTES PLAN 7R-****

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999577.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4880947.62	563343.13
B	4880918.47	563383.54
C	4880874.95	563397.80

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O. REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



- NOTES:
- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - ALL BARS ARE VH UNLESS OTHERWISE NOTED.
 - ALL BARS ARE IB UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR DIMENSIONS ARE IN ACCORDANCE WITH PLAN 7R-6732 AND REGISTERED PLAN 7M-**** UNLESS OTHERWISE NOTED.

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: FCF CHECKED BY: LGW PROJECT No. 28988-20 PH2

Dec 1, 2021-12:42:04 PM
L:\Melancthon\Con3-05\ACAD\SUB.SCONE-DEVELOPMENTS.END_OF_ELIZABETH_ST(28988-20)
UTM 2010-PH2.dwg



22 November 2021

PLN: 21-065

File Code: R14

Steve Wever
Town Planner
Town of Shelburne
203 Main Street East, Box 69
Shelburne, ON L9V 3K7

Dear Mr. Wever;

**Re: Clearance of Conditions – DPS 17/02 & DPC 17/02
Scone Developments Inc. – Shelburne Towns**

This letter confirms that Conditions of Draft Approval #24 for the above noted Draft Plan of Subdivision have been addressed to the satisfaction of the Upper Grand District School Board as follows:

24. That, before final approval, the Owner shall agree in the Subdivision Agreement in wording acceptable to the Upper Grand District School Board, to undertake the following:

- i) Provide the Education Development Charges prior to the issuance of a building permit

The applicant has provided a copy of the Subdivision Agreement. Paragraph 157, subsection h) addresses this requirement.

- ii) Provide adequate sidewalks, lighting and snow removal for the children to walk safely to school or to a designated bus pickup point

The applicant has provided a copy of the Subdivision Agreement. Paragraph 151 addresses this requirement.

- iii) Reach an agreement with the Upper Grand District School Board regarding the supply and erection of a sign at the Owner's cost and according to the Board's specifications, affixed to the permanent development signs(s) advising prospective residents that students may be directed to schools outside the area

The applicant has confirmed via email on November 22, 2021 that a sign has been erected at the site. The applicant has also provided an image of the installed sign.

Upper Grand District School Board

• Martha MacNeil; Chair
• Mark Bailey

• Barbara Lustgarten Evoy; Vice-Chair
• Jen Edwards

• Jolly Bedi
• Mike Foley

• Linda Busuttil
• Robin Ross

• Gail Campbell
• Lynn Topping

- iv) Advise all purchasers of residential units and/or renters of same by inserting the following clause in all offers of Purchase and Sale/Lease until such time as the permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

The applicant has provided a copy of the Subdivision Agreement. Paragraph 168, section e), subsection i) includes the required warning clause.

- v) Agree in the subdivision agreement and condominium declaration to advise all purchasers of residential units and/or renter 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."

The applicant has provided a copy of the Subdivision Agreement. Paragraph 168, section e), subsection iii) includes the required warning clause.

Should you require additional information, please feel free to contact me.

Sincerely,

Upper Grand District School Board



Adam Laranjeiro
Planning Technician

adam.laranjeiro@ugdsb.on.ca

cc: Kimberley Harrison, Design Plan Services Inc.



November 17, 2021

Steve Wever, Town Planner
Town of Shelburne
Planning Department

via email: Planning@shelburne.ca

Dear Steve Wever:

**Re: CLEARANCE FOR REGISTRATION
Draft Plan of Subdivision – DP17/02
North west corner of Main Street West and Gordon Street
Town of Shelburne**

Pursuant to the Conditions of Draft Approval for the above noted application, please be advised that the applicant has satisfied the following conditions to the satisfaction of the Dufferin-Peel Catholic District School Board:

Condition 25: Schedule I of the Purchase and Sale Agreement includes the required clauses in all offers of purchase and sale.

Therefore, the Dufferin-Peel Catholic District School Board has no objection to the further processing of the above noted plan of subdivision.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joanne', written over a circular scribble.

Joanne Rogers, MCIP, RPP
Senior Planner
Dufferin-Peel Catholic District School Board
905-890-0708, ext. 24299

c: Kimberley Harrison, by email (kimberley@designplan.ca)
Rudy Buczolits, by email (instepreds@icloud.com)



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

November 17, 2021

ATTENTION: Steve Waver- Town Planner
Town of Shelburne

Re: Clearance of Draft Plan Conditions
DPS 17/02 and DPC 17/02
Scone Developments INC
Clearance of Draft Plan Condition # 127
Town of Shelburne

Please be advised that the applicant for the above mentioned project has made satisfactory arrangements with Canada Post Corporation to facilitate the installation of Centralized Mail receiving facilities for the above referenced Draft Plan of Subdivision.

This letter should therefore serve to verify that condition #127 for the above referenced plan has been met to our satisfaction. The Developer has provided a letter of intent for each item.

Should you have any further questions or require any additional information, please contact the undersigned.

Sincerely,

Anna Burdz
Delivery Planner GTA
647-355-3597
anna.burdz@canadapost.ca

October 14, 2021

Steve Weber, MCIP, RPP
Town Planner
Town of Shelburne
Planning & Development Department
203 Main Street East
Shelburne, ON L0N 1S0

Re: Draft Plan of Subdivision, Draft Plan of Condominium - Clearance
Scone Developments Inc.
Shelburne Towns
Main Street West at Gordon Street
Part Lot 1, Concession 3 (old survey)
Town of Shelburne
File No.: DPS 17-02, DPC 17-02 Related: Z17-05

The applicant has met all of Enbridge Gas Inc.'s requirements for this development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

Casey O'Neil

Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: circulations@wsp.com
Sent: Thursday, October 7, 2021 4:22 PM
To: Steve Wever
Cc: planninganddevelopment@bell.ca
Subject: Bell Canada Request for Clearance; Scone Developments Inc - Report P2021-32;
Your File Nos. DPS 17/02 & DPC 17/02

2021-10-07

Steve Wever

**Shelburne
Dufferin County, Ontario, L9V 3K7**

Attention: Steve Wever

Re: Bell Canada Request for Clearance; Scone Developments Inc - Report P2021-32; Your File Nos. DPS 17/02 & DPC 17/02; Your File No. DPS 17/02,DPC 17/02,Z(17/05)

Our File No. 81808

Dear Sir/Madam,

Please be advised that the Owner has satisfied Bell Canada's condition(s) relating to the provision of communication/telecommunication infrastructure for the above noted file.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request.



January 27, 2022

Town of Shelburne
Attn: Steve Wever MCIP, RPP
Associate – Senior Planner
office: 519.569.8883
direct: 226.243.7399
mobile: 519.497.9023
email: swever@gspgroup.ca

Subject: Scone Developments Inc. – Shelburne Towns
Rogers Project: S140327
Municipal address: The site does not have an address, it is described as
north of Main Street, west of Gordon Street and known as "Shelburne Towns"
Contact: Steve Wever, contact info noted above
City File No. DPS 17/02 & DPC 17/02

Rogers Communications Canada Inc. (RCCI) provides this Clearance Letter to City of Orillia.

- RCCI received a copy of the draft plan and agreement.
- RCCI is aware of the Scone Developments Project and has no issue with the draft plan.
- RCCI will be participating in the joint use trench for servicing this subdivision.

If you have any further questions, please feel free to contact me.

Regards,

Andrew Cutler
Implementation Specialist
Rogers Communications
1 Sperling Drive, P.O. Box 8500
Barrie, ON L4M 6B8
andrew.cutler@rci.rogers.com
m (705)796-4091



AC/ps

Hydro One Networks Inc.

420 Welham Rd.
Barrie Ontario L4N 8Z2
www.HydroOne.com

Tel: 866 272 3330
Fax: (705) 719 0716
subdivision@HydroOne.com



January 28, 2022

Town of Shelburne
203 Main Street East
Shelburne, Ontario
L9V 3K7

Attention: Planning and Development

Re: **Shelburne Towns (was Stone Ridge-Shelburne)**
Hydro One Drawing Number **00337-19-186** (33 Lots/Services)

Draft Plan of Subdivision File Number: **DPS 17/02**

Please accept this letter as our confirmation that the developer, Scone Developments Inc. has complied with Condition 28 to the Town of Shelburne Condition of Draft Plan Approval File No. **DPS 17/02** (Shelburne Towns – 33 Lots/Services).

The Developer has agreed to accept the cost for all Hydro One installations, relocates and revisions necessary to accommodate this Subdivision

The required easements must be provided immediately following the Registration of the Plan of Subdivision before the system can be energized.

Should you have any questions or concerns, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Tyler Swanton".

Tyler Swanton
Acting Supervisor Planning Technician
Hydro One Network Services