

**AN APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION  
UNDER SECTION 51 OF THE PLANNING ACT**

**FILE No. SD2017-01**

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In the case of an application for approval of a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990 (as amended), as it affects the property known municipally as 74 Main Street East and described as Part of Lot 1, Aux Sauble Concession and Part of Block M, Registered Plan 30, Municipality of Lambton Shores, County of Lambton as submitted by Grand Bend Developments Corporation.

**DECISION OF THE COUNCIL OF THE MUNICIPALITY OF LAMBTON SHORES: That Draft Plan of Subdivision File No. SD2017-01 is approved (see Plan Attached) subject to the all of the following conditions being fulfilled prior to Final Approval of this Plan of Subdivision.**

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Conditions:

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1. That this Approval, applies to the Draft Plan of Subdivision, prepared by Zelinka Priamo Ltd., dated December, 2014 which shows 3 Commercial Blocks (Blocks 1, 2 and 5), 2 Residential Blocks (Blocks 3 and 4) 1 Stormwater Management Block (Block 6) and an Open Space Block (Block 7).
2. That the road allowances included in the draft plan be shown and dedicated as public highways.
3. That the names of the proposed road be compatible with the County-wide 9-1-1 addressing system.
4. That the Owner enters into a subdivision agreement with the Municipality which shall be registered on the title of the lands and which shall satisfy all requirements and concerns of the Municipality, financial and otherwise, which shall include but not be limited to the following:
  - (a) the Subdivider satisfying the Municipality with respect to the provision of water distribution, sanitary services, storm water management, all utilities, road construction and improvements including any work required on Main Street East, which works shall be installed both internal to and external to the plan, in compliance with and in keeping with Ministry of Environment and Municipal standards;

- (b) the Subdivider satisfying the Municipality with respect to stormwater management to meet the stormwater quantity and quality criteria;
  - (c) the Subdivider submitting a sediment and erosion control plan to the satisfaction of the Municipality of Lambton;
  - (d) the Subdivider satisfying the Municipality with respect to grading and drainage including the external drainage works;
  - (e) the Subdivider satisfying the Municipality with respect to the provision of screening/fencing;
  - (f) the Subdivider constructing at his cost sidewalks on:
    - (i) the south side of Main Street East adjacent to the subject lands; and
    - (ii) both sides of the new subdivision road
5. That Municipality of Lambton Shores grants the Subdivider 9 litres/second of reserve sewage treatment capacity in the Pump Station 2 and a 100 m<sup>3</sup>/day of sewage capacity in the Grand Bend Sewage Treatment Facility for a period of three years from the date of this approval.
6. That the subdivision agreement between the Owner and the Municipality of Lambton Shores contain phasing arrangements to the satisfaction of the Municipality.
7. That the subject lands be rezoned to the satisfaction of the Municipality of Lambton Shores of Lambton Shores.
8. That the Owner provides cash-in-lieu to the satisfaction of the Municipality of Lambton Shores. In the event of a request for an extension of Draft Approval, the Owner also agrees that the date for calculation of cash-in-lieu of parkland may be from the date of the extension of Draft Approval.
9. That such easements and/or conveyances as may be required for road widening, utility, drainage or other purposes shall be granted to the appropriate authority, including the mutual vehicular access easement between Blocks 1 and 5.
10. That the Owner agrees:
- a) To satisfy the Municipality and the Ausable Bayfield Conservation Authority with respect to stormwater management to meet the stormwater quantity and quality criteria policies.
  - b) That a sediment and erosion control plan be completed to the satisfaction of the Ausable Bayfield Conservation Authority.

- c) That an application for permission, if required, pursuant to Ontario Regulation 171/06 (or its successors) and Ausable Bayfield Conservation Authority Regulation of Development, Interference with Wetlands and Alteration to Shorelines & Watercourses (Regulation 147/06) be submitted to the Ausable Bayfield Conservation Authority for review and approval prior to development or construction of any type occurring on lands.
  - d) That prior to construction commencing to obtain all necessary certificates of approval from the Ministry of Environment.
11. The Subdivider completes to the satisfaction of the Municipality of Lambton Shores and Canada Post the following:
- a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b) the Subdivider further agrees to:
    - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
    - ii) install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes.
    - iii) identify the pad listed in ii) above on the engineering servicing drawings. Said pad is to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
    - iv) determine the location of all centralized mail receiving facilities in cooperation with Canada Post and indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
  - c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility at their own expense, will be in effect for

buildings and complexes with a common lobby, common indoor or sheltered space.

12. That the Owner complete all archaeological assessments of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements. All archaeological reports shall be prepared to the satisfaction of the Ministry of Tourism, Culture and Sport.
13. That the Subdivider satisfy the Municipality and Hydro One that the hydro transmission line that traverses the property is either relocated or that appropriate easement is conveyed to Hydro One.
14. That prior to Final Approval, the Approval Authority is to be advised in writing by the Ausable Bayfield Conservation Authority how Condition 10 has been fulfilled.
15. That prior to Final Approval, the Approval Authority is to be advised in writing by the Ministry of Tourism, Culture and Sport how Condition 12 has been fulfilled.
16. This Draft Approval shall lapse if Final Approval, or extension to Draft Plan Approval, is not obtained within three years of the date of this approval ; and

Dated the 15th day of July, 2017.

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KEY 1



### DRAFT PLAN OF SUBDIVISION

PART OF  
**LOT 1, AUX SAUBLE CONCESSION**  
(GEOGRAPHIC TOWNSHIP OF STEPHEN)  
**BLOCK M, RP 30**  
(GEOGRAPHIC TOWNSHIP OF STEPHEN)  
**MUNICIPALITY OF LAMBTON SHORES**  
**COUNTY OF LAMBTON**

### INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- G) As shown
- H) Municipal water supply available
- I) Clay loam
- J) As shown
- K) All municipal services to be available
- L) As shown

### PROPOSED LAND USES AND AREAS

COMMERCIAL BLOCKS 2-5  
 4.416 ha  
 4.416 ha  
 0.728 ha  
 0.728 ha  
 0.022 ha  
 0.022 ha

TOTAL AREA: 14,022 ha

### OWNER'S CERTIFICATE

GRAND BEND DEVELOPMENTS CORPORATION HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE PLAN ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

### COUNTY APPROVAL

APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, R.S.O. CHAPTER P.13, AS AMENDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO.	REVISION	DATE	INITIAL

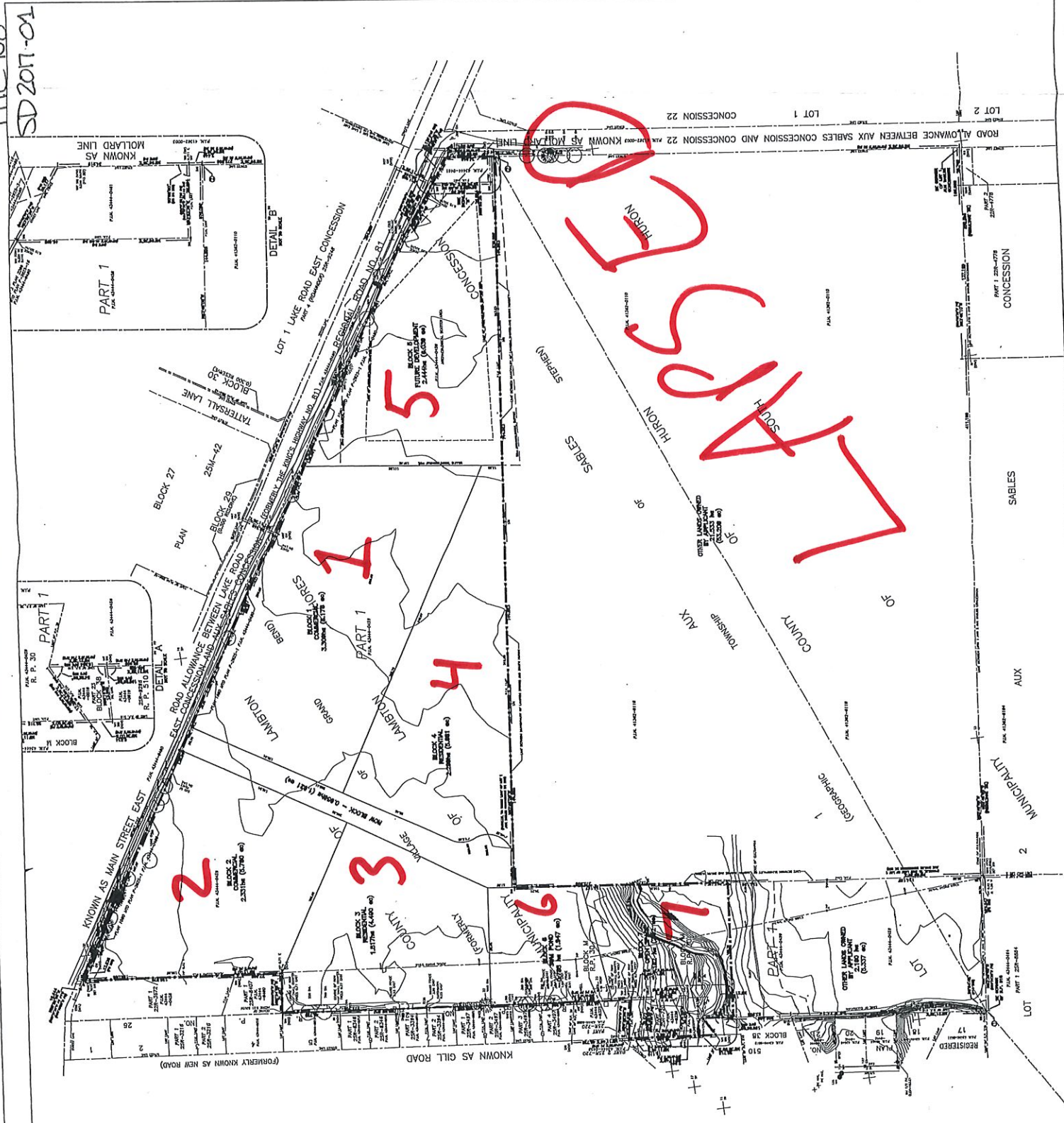
GRAND BEND DEVELOPMENTS CORPORATION  
 MAIN STREET



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DRAWN BY: MEB PROJECT NO: MED/GRB/13-01  
 DATE: 11/11/14 SCALE: 1:1500

File No  
SD 2017-01



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