

From: [Coordinator LRC HSM](#)
To: [Group: Planning Dept Emails](#)
Subject: Request for Comments - West Grey (Khanani Subdivision) - proposed Plan of Subdivision, Official Plan and Zoning By-law Amendment
Date: August 10, 2023 1:59:16 PM
Attachments: [PastedGraphic-5.png](#)

[EXTERNAL EMAIL]

West Grey Municipality

RE: 42T-2023-04 / OPA 13 / ZA21.2023

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Plan of Subdivision, Official Plan and Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000



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From: [Sherry Anstett](#)
To: [Group: Planning Dept Emails](#); [Jeff Richardson](#)
Subject: RE: Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision
Date: August 4, 2023 8:17:10 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL]

Thank you for the information, but at this time Bruce Telecom won't be involved in this subdivision



Sherry Anstett
Records & Facilities Clerk
sherry.anstett@brucetelecom.com

Tel: 519-368-1246

From: planning@grey.ca <planning@grey.ca>
Sent: August 3, 2023 4:23 PM
To: Sherry Anstett <sherry.anstett@brucetelecom.com>; Jeff Richardson <jeff.richardson@brucetelecom.com>
Subject: Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision

Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision



Hello Bruce Telecom,

Please see link(s) below for the Notice of Completion and Public Meeting for Subdivision application 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision - Khanani Developments Durham Acquisitions Inc.

- [NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING - KHANANI SUBDIVISION OPA and ZBA FINAL.docx](#)
- [MEMO TO AGENCIES - KHANANI.docx](#)

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

From: [ARABIA Gabriel](#)
To: [Noticer, Becky Hillier](#)
Subject: Municipality of West Grey - 42T-2023-04
Date: August 14, 2023 12:15:15 PM
Attachments: [image001.png](#)

EXTERNAL EMAIL

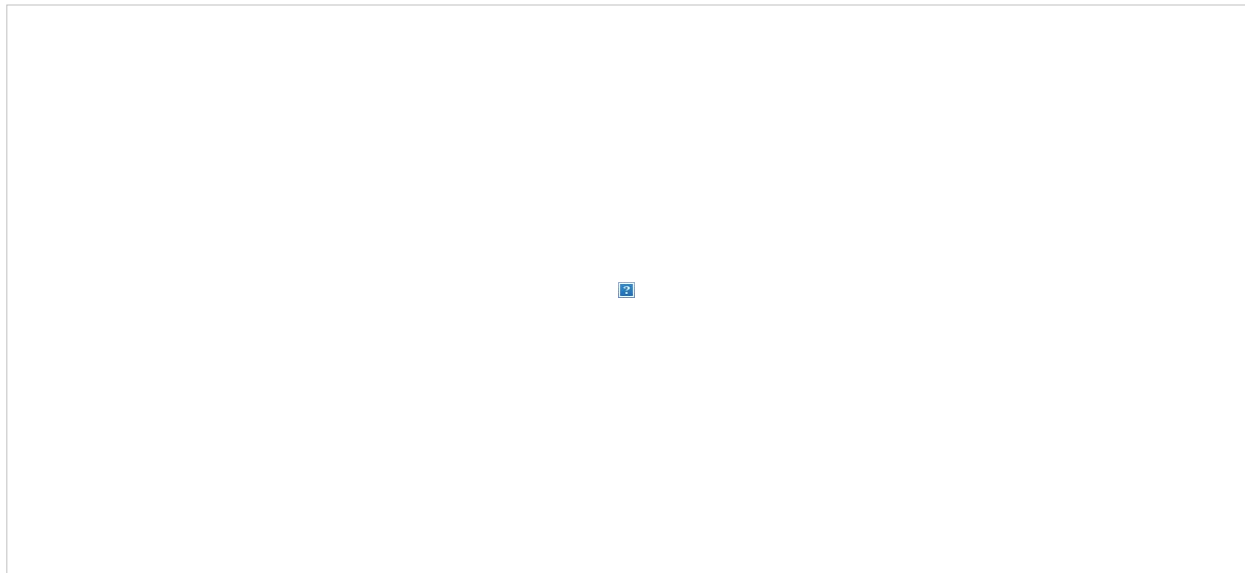
Hello,

We are in receipt of your Plan of Subdivision application, 42T-2023-04 dated August 3rd, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
[HydroOne Map](#)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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From: [Ontario Lands](#)
To: [Group: Planning Dept Emails](#)
Subject: FW: [External] Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision
Date: August 15, 2023 12:52:52 PM

[EXTERNAL EMAIL]

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that as a condition of final approval 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.

Should you require any further information, please contact the undersigned.

Barbara M.J. Baranow
Analyst Land Support

Enbridge Gas Inc.
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Tuesday, August 15, 2023 9:51 AM
To: Ontario Lands <ONTLands@enbridge.com>
Subject: FW: [External] Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision

Please see the attached.

Thank you,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: planning@grey.ca <planning@grey.ca>
Sent: Thursday, August 3, 2023 4:23 PM
To: Municipal Planning <MunicipalPlanning@enbridge.com>; Ontario Lands <ONTLands@enbridge.com>

Subject: [External] Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision

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Notice of Public Meeting 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision



Hello Enbridge Gas,

Please see link(s) below for the Notice of Completion and Public Meeting for Subdivision application 42T-2023-04, LOPA 13, ZA21.2023 - Khanani Subdivision - Khanani Developments Durham Acquisitions Inc.

- [NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING - KHANANI SUBDIVISION OPA and ZBA FINAL.docx](#)
- [MEMO TO AGENCIES - KHANANI.docx](#)

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

From: [PrimeCities](#)
To: [Becky Hillyer](#)
Subject: Draft Plan of Subdivision (42T-2023-04), OPA (OPA13) and ZBLA (ZA21.2023); North of Grey Rd. 4, West Grey
Date: August 9, 2023 2:31:57 PM

[EXTERNAL EMAIL]



8/9/2023

Becky Hillyer

West Grey

Grey County 595 9th Ave East Owen Sound, ON, N4K 3E3

Attention: Becky Hillyer

**Re: Draft Plan of Subdivision (42T-2023-04), OPA (OPA13) and ZBLA (ZA21.2023); North of Grey Rd. 4, West Grey; Your File No. 42T-2023-04, OPA 13, ZA21.2023
Our File No. DTS: 37573 / Circ: 37692**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) 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.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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 no 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.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

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 directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside it.

Juan Corvalan

Senior Manager - Municipal Liaison

Email: planninganddevelopment@bell.ca.



Bluewater District School Board

P.O. Box 190, 351 1st Avenue North
Chesley, Ontario N0G 1L0
Telephone: (519) 363-2014 Fax: (519) 370-2909
www.bwdsb.on.ca

August 17, 2023

Becky Hillyer, Intermediate Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3
Becky.Hillyer@grey.ca

Karl Schipprack
Municipality of West Grey
402813 Grey Rd 4, RR2
Durham, ON N0G 1R0
notice@westgrey.com

RE: 42T-2023-04, OPA 13, ZA21.2023
Khanani Subdivision

Legal: Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508, Geographic Town Durham, Municipality of West Grey, Grey County.

Dear Becky Hillyer and Karl Schipprack:

Thank you for circulating notification with respect to an application for a Draft Plan of Subdivision consisting of 132 new residential units consisting of 67 townhouse units and 65 single residential units for the subject lands legally described above.

Bluewater District School Board (BWDSB) has no objection to this development. Planning staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of the draft plan approval:

1. "That the owner(s) agree in the Agreement 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 may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or directing students to an alternative attendance boundary."
2. "That the owner(s) shall agree in the Agreement 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."
3. "That the owners(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required 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."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft plan approved conditions for our files. Once the Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 or by email at shelley_crummer@bwdsb.on.ca if you have any questions, concerns or for more information.

Sincerely,

Shelley Crummer
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services
Dennis Dick, Manager of Plant Services