

**Applicant: 12 West South Inc.**  
**File No.: 2021-SUB-02**  
**Municipality: Township of Oro-Medonte**  
**Location: 9647 Highway 12**

**Date of Decision: October 2, 2024**  
**Date of Notice: October 4, 2024**  
**Last Date of Appeal: October 24, 2024**

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**NOTICE OF DECISION**  
**On Application for Approval of Draft Plan of Subdivision**  
**Subsection 51(37) of the Planning Act**

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On October 2, 2024, the Township of Oro-Medonte approved a Plan of Subdivision in the above noted application. A copy of the decision (Conditions of Draft Plan Approval) is attached.

**When and How to File an Appeal**

Notice to appeal the decision to the Ontario Land Tribunal (OLT) must be filed with the Township of Oro-Medonte no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Director, Development Services, at the address shown below and it must:

- (1) set out the reasons for the appeal;
- (2) include a completed Tribunal Appellant Form (A1); and,
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act, 2021*, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/file-an-appeal/>).

**Who Can File an Appeal**

Only the applicant, a public body, a specified person or the Minister may appeal the decision of the Township of Oro-Medonte to the Tribunal.

No person or public body shall be added as a party to 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.

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## **How to receive Notice of Changed Conditions**

The conditions of an approval of draft plan of subdivision may be changed at any time before the final Plan approval is given. You will be entitled to receive notice of any changes to the conditions of approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

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, if one was held, 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.

## **When the Decision is Final**

The decision of the Township of Oro-Medonte is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

## **Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the address noted below.

## **Mailing Address for Filing a Notice of Appeal**

Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, ON L0L 2E0

Attention: Brent Spagnol, Director, Development Services  
Tel (705) 487-2171  
Fax (705) 487-0133

## **Related Application**

- Zoning By-law Amendment Application File No. 2021-ZBA-15

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### **Conditions of Draft Plan Approval**

The Township of Oro-Medonte's conditions to final Plan approval for registration of this Plan of Subdivision are as follows:

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<b>No.</b>	<b>Condition</b>
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#### **Township of Oro-Medonte**

##### **Planning Services**

1. That this approval applies to the draft plan (2021-SUB-02) prepared by Brutto Consulting dated November 29, 2023, in Concession 14 North Part Lot 5, former geographic Township of Medonte, Township of Oro-Medonte, which shows a total of eleven (11) single detached residential lots, one (1) future road (extension of Dylan Avenue), a stormwater management block (Block 14), a walkway (Block 12), block to be transferred to the Simcoe County District School Board (Block 13) and a 0.3 metre reserve (Block 15).
2. Prior to final approval of the Plan, the lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the Planning Act.
3. Prior to final approval of the Plan, the Owner shall provide the Township with evidence in the form of an Ontario Land Surveyor Certificate that:
  - a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
  - b) all lot frontages and lot areas within the plan conform to the Township of Oro-Medonte Zoning By-law.
4. That prior to final Plan approval, the road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Township of Oro-Medonte. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Township prior to construction of any buildings.
5. That the Owner shall agree in the Subdivision Agreement that a municipal numbering system be assigned to the satisfaction of the Township of Oro-

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Medonte.

6. That the Owner shall enter into a subdivision agreement with the Township of Oro-Medonte, agreeing to satisfy all conditions, financial and otherwise, of the Township of Oro-Medonte.
7. That the subdivision agreement between the Owner and the Township of Oro-Medonte be registered by the Municipality against the lands to which it applies, pursuant to the provisions of the Planning Act.
8. That prior to final Plan approval, the road allowances included within this draft plan of subdivision shall be dedicated as public highways to the Township of Oro-Medonte without monetary consideration and free of all encumbrances.
9. That the 0.3 metre reserves included within this draft plan of subdivision shall be conveyed to the Ministry of Transportation without monetary consideration and free of all encumbrances.
10. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale providing notice as follows:  
Warning – Agricultural Land. The Purchaser/Grantee of any Lot or Block acknowledges that he or she is aware of the existence of farming operations nearby and will not object, complain or seek legal action against such nuisances as noise and odour resulting from normal farming practices.

### **Development Engineering**

11. That the final alignment and radii of all roads be designed to the satisfaction of the Township of Oro-Medonte in accordance with the Township's Development Engineering Policies, Process and Design Standards and the County of Simcoe waste collection design criteria. Where conflict in design criteria are present the more conservative requirement shall prevail to the sole satisfaction of the Township. Width of paved road asphalt shall be as per the Township standards.
12. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Township.
13. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to

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maintain, to the satisfaction of the Township, all undeveloped lands within the plan.

14. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority and that the Owner endeavor to obtain any other necessary easements external to their lands to the sole satisfaction of the Township.
15. That the Owner to the satisfaction of the Township of Oro-Medonte provide adequate storm drainage outlets including any necessary easements. Impacts to the existing road system drainage ditches and flow conveyance routes, culverts and sewers and facilities shall be analyzed to the sole satisfaction of the Township.
16. That prior to final Plan approval, a plan or plans shall be prepared to the satisfaction of the Township Manager, Development Engineering showing:
  - a) drainage control measures;
  - b) Drainage flow routes to the ultimate natural outlet or infiltration area;
  - c) general lot grading including existing and proposed elevations;
  - d) building envelopes;
  - e) erosion control measures;
  - f) location and type of drinking water supply;
  - g) locations of streetscape features, utilities, driveways and landscaping; and,
  - h) location of all existing wells on abutting properties along Highway 12, Line 13 North and Warminster Sideroad.

These approved plan(s) will form part of the Subdivision Agreement with the Township of Oro-Medonte.

17. The Owner shall provide to the Township, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Township, watermains, storm sewer works, adequate pavement width for roadways, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain to existing municipal drinking water systems without the written approval of the Township and in compliance with provincial regulation. All lands to be conveyed to the Township for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the County and/or Ministry of the Environment, Conservation and Parks for the installation of watermains and

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storm sewer works.

18. That prior to final Plan approval, the Owner's Consulting Engineer shall to the satisfaction of the Township Manager, Development Engineering, provide calculations confirming that drainage flow can be accommodated by the proposed SWM outlet from the development site to its outlet at the Warminster Sideroad, Highway 12, Line 13 North, Dylan Avenue and Grace Crescent and any downstream right of way that may receive the flows to the sole satisfaction of the Township.
19. That prior to final Plan approval, the Owner's Consulting Engineer shall to the satisfaction of the Township Manager, Development Engineering, provide an Operation and Maintenance Manual for the stormwater management facility.
20. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
21. That all streets shall be designed and constructed in accordance with the Township of Oro-Medonte's Development Engineering Policies, Process and Design Standards, to a Local Residential Standard No. 3.5-01 as may be amended to accommodate joint utility trenches and pedestrian corridors. The costs of all construction will be at the expense of the Owner.
22. That the Owner shall agree in the Subdivision Agreement to install, to the satisfaction of the Township of Oro-Medonte, fencing in accordance with the standards of the Township of Oro-Medonte. This shall involve, but is not limited to: 1.8 metre high black vinyl fencing along the limits of the Storm Water Management Facility (Block 14) except along the west and north limits, 1.8 metre high chain link fence along the north and east limits of lot 11, west and north limits of Block 14, east and west limits of Block 13, and a gate along the north limits of Block 12 (in accordance with condition 59), a wood privacy fence along the rear of lots 1-5 that abut Highway 12, in accordance with the Township of Oro-Medonte's Development Engineering Policies, Process and Design Standards.
23. That the Owner shall agree in the Subdivision Agreement that the Owner's Consulting Engineer may be required to check the elevations of the building footings and top of foundation, prior to further construction, to ensure conformity with the approved plans noted above.

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24. That the Owner shall agree in the Subdivision Agreement that the Owner's Consulting Engineer shall be required, prior to the issuance of a Final Inspection Report, to certify in writing that the installed works have been carried out in accordance with the approved plans.
25. The Owner shall agree in the Subdivision Agreement:
  - a) to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
  - b) that all lot and block grading plans shall be prepared by the Owner's Consulting Engineer in accordance with the Township's Development Engineering Policies, Process and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
  - c) that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the Township Zoning By-law with respect to usable yard criteria;
  - d) to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
  - e) that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Tree Retention Management Plan and shall minimize grade changes in areas of trees to be retained.
26. That the Owner shall agree in the Subdivision Agreement that the services installed by the Owner shall be in accordance with the standards and specifications of the Township of Oro-Medonte Development Engineering Policies, Process and Design Standards, and shall include stormwater works, adequate pavement widths for roadways, street lighting, regulatory signs, street name signs, municipal address signs, water distribution system with hydrants and any other services or facilities as required to meet the Township's Standards. Furthermore, the Subdivision Agreement will stipulate that hydrant markers be placed to the satisfaction of the Municipality.
27. That the Owner agree in the Subdivision Agreement to make satisfactory arrangements for the construction of utilities (including but not limited to electrical, telephone, natural gas and cable television).
28. Prior to final approval of the draft plan or any portion thereof, arrangements

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satisfactory to the Township shall be in place to provide for the following community services (at a time and with securities satisfactory to the Township and with the conveyance of the necessary lands or easements for the community services to the Township at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Functional Servicing Report and Preliminary Stormwater Management Report prepared by Tatham Engineering.

- a) construction of the public roads within the draft plan together with all appurtenant watermain(s) and storm drainage sewer(s) thereunder;
  - b) construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Township) and construction of the piped water supply system to service the draft plan, all as outlined in the FSR;
  - c) construction of the stormwater management system to service the draft plan, including stormwater management treatment measures as shown in the FSR, together with required improvement to the existing external stormwater system for safe conveyance to existing outlets; and,
  - d) conveyance of all lands external to the draft plan required for municipal servicing purposes, all as outlined in the FSR.
29. Prior to any grading, tree clearing, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Manager, Development Engineering and/or Fill Management Plan and shall address:
- a) stormwater management retention and conveyance methods, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address water quantity, water quality and erosion control;
  - b) the protection of groundwater quality and quantity;
  - c) the stormwater management design, inspection, operation and maintenance procedures and associated costs; and,
  - d) erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features.
30. The Owner agrees and acknowledges that Earthworks, servicing works (including underground infrastructure) and other construction initiatives require the



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execution of a Subdivision Agreement and/or other Township agreement(s) prior to commencement of the infrastructure works this includes but is not limited to an earthworks and/or pre-servicing and/or external servicing agreement(s) to the sole satisfaction of the Township.

31. That the subdivision agreement between the owner and the Township contain phasing arrangements to the satisfaction of the Township. It is anticipated that this plan will be registered under one M-plan and that only one assumption will be required under the subdivision agreement for this plan.
32. The Owner shall enter into a cost sharing agreement with the Township as may be required for the purposes of contributing towards the common infrastructure that benefits the Warminster Rural Settlement area boundary and/or this plan.
33. The Owner shall enter a pre-servicing agreement or other type of agreement(s) to the sole satisfaction of the Township for the purpose of a pre-servicing the site if opted prior to entering into a subdivision agreement, including but not limited to tree clearing, grubbing, earthworks and servicing agreements (works up to base course asphalt).
34. The Owner shall be responsible to prepare a water model of the system and surrounding areas (water CAD or approved equivalent) to determine the impacts of development on the conditions of the water system capacity and level of service. Watermain testing, flow and pressure monitoring etc.. may be required to complete the modelling, the cost of this will be the responsibility of the Owner. The model will be peer reviewed prior to approval of any related design reports.
35. The Owner shall be responsible to providing detailed designs including but not limited to the disciplines of engineering, landscaping, electrical, utility and environmental and submit the required documentation as per "Township of Oro-Medonte Development Engineering Policies, Process and Design Standards".

### **Operations and Community Services Department**

36. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Director, Operations and Community Services a Landscape Plan in accordance with the Township of Oro-Medonte Development Engineering Policies, Process and Design Standards, which will provide for, but not limited to, the following:

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- a) Landscaping of boulevards;
- b) Lot trees; and,
- c) Landscaping around the Stormwater Management block.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plan as finally approved by the Township, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

- 37. The Owner shall agree in the Subdivision Agreement to pay for all trees and plantings in accordance with the policies of the Township of Oro-Medonte Development Engineering Policies, Process and Design Standards. Note that the required Utility Coordination Plan must demonstrate that there is adequate space within the lots for planting trees consistent with Township Standards. The trees must be planted on private property, no closer than 1.0 metre from the lot line.
- 38. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
  - a) that any encroachments of any kind are not permitted in the walkway block or the stormwater management block.

### **Finance Department**

- 39. That the owner shall enter into a subdivision agreement with the Township of Oro-Medonte, agreeing to satisfy all conditions, financial and otherwise, of the Township of Oro-Medonte. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Township of Oro-Medonte Finance Department.
- 40. That the owner shall agree in the subdivision agreement to provide to the Township and in form acceptable to the Township, a detailed list and construction cost or supply value of the assets being acquired by the Township related to the approval and development of the Plan of Subdivision to be included in the inventory of assets owned by the Township pursuant to the Township's Asset Management Plan.

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### **Environmental Services**

41. A detailed review at the design stage needs to be completed for drinking water and stormwater. At detailed design a drinking water design brief from the consultant which would illustrate system demands, operational narrative, additional storage etc. is required to support Environmental Service staff to proceed towards an amendment to the existing drinking water permits with MECP. Including a Form 1 application for alternation to the drinking water works permit.
42. Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:
  - i) adequate water supply capacity is available, as determined by the Township, and has been allocated, by the Township, to the plan.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Township and the County of Simcoe from any claim or action as a result of water service not being available when anticipated.

43. The Owner shall agree in the subdivision agreement to be wholly responsible for the actual cost related to the design and construction of upgrades (potable water supply, fire water demands and pumping storage) to the Warminster municipal water system.
44. The Warminster Water Supply system has been subject to upgrades to support the additional residential lots proposed to be developed in the Warminster Rural Settlement Area. The Owner shall agree to wording being incorporated into the Subdivision Agreement regarding their required financial contributions for the Warminster Water Supply System Upgrades. More specifically, the Owner shall agree that in addition to any other fees, levies, and charges payable by it to obtain building permits, the Owner shall pay their proportionate share of the costs of the water supply system upgrades that included a new well, well house, reservoir, and the associated total engineering design and administrative costs at an estimated cost of DC projects or the actual final construction costs with such cost per lot to be paid prior to execution of the subdivision agreement.

Any reimbursement will be on a proportionate share basis to the developer based on their amount of lots compared to the total development lots. The Township shall make its best effort to recover funds upon the development of additional properties

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which shall require connection to the upgraded water system, water reservoir and fire pumps. Upon the Township obtaining any cost recovery, this cost recovery shall be provided to the Developer/Owner on the same proportionate share basis.

45. That at registration of the plan in accordance with the subdivision agreement, Block 14 be conveyed to the Township of Oro-Medonte for stormwater management purposes without monetary consideration and free of all encumbrances.
46. That prior to final Plan approval, an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks be obtained with respect to ownership and operation of the stormwater management facilities. CLI ECAs may apply of Storm infrastructure and facilities application shall be submitted to the Township's Development Engineering Division of Development Services for peer review purposes prior to Environmental Services approvals.
47. That prior to final Plan approval, an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks be obtained with respect to ownership and operation of the water works facilities. Form 1 alteration and extension of Drinking Water Works shall apply to water infrastructure and facilities, applications shall be submitted to the Township's Development Engineer Division of Development Services for peer review purposes prior to Environmental Services approvals. A complete engineered water commission plan maintenance and water quality plan shall be submitted for Peer review purposes comments on the same shall be addressed prior to the application proceeding to Environmental Services.
48. That the Ministry of Environment, Conservation and Parks receive a fully executed copy of the subdivision agreement to ensure that conditions are being fulfilled.
49. That the Owner shall agree in the Subdivision Agreement that the water distribution system for this plan shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary to the sole satisfaction of the Township.

### **County of Simcoe**

That the Owner shall agree to include the following clause(s) in the Subdivision Agreement, to the satisfaction of the County of Simcoe (the 'County'):

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50. Based on preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection services prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner is responsible for providing waste collection services until such time as the County has confirmed that the access restriction has been satisfactorily remedied.
51. Prior to final approval or registration of any phase(s), the Owner shall provide written confirmation to the County that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document. Furthermore, the Owner shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County's standards may result in waste collection services being withheld or suspended, and may require reconstruction to accommodate waste collection service vehicles.
52. Prior to final registration of each phase, the proposed Subdivision Plan for each phase of the subdivision or a reference plan that is prepared based on the proposed Subdivision Plan, shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of vehicles, including County waste collection vehicles and emergency services vehicles, to the satisfaction of the Township and the County.

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### **Ministry of Transportation**

53. That prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a detailed stormwater management report, in accordance with MTO Stormwater Management Requirements for Land Development Proposals (<http://www.mto.gov.on.ca/english/engineering/drainage/stormwater/index.shtml>).
54. That prior to final approval, a 0.3m reserve extending across the entire highway frontage be conveyed by deed, free and clear of all encumbrances, to the Ministry of Transportation.
55. That prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a traffic impact study to assess cumulative impacts on Highway 12 operations associated with this and other proposed draft plans of subdivision in Warminster, and ensure that appropriate mitigation, if required, is provided for.

### **Simcoe Muskoka Catholic District School Board**

56. That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area.

### **Simcoe County District School Board**

57. That the Owner(s) agree in the Subdivision Agreement that the Owner(s) and SCDSB will enter into an Agreement of Purchase and Sale, prior to registration of the subdivision, for the transfer of Block 13 to the SCDSB. Block 13 may be transferred prior to the registration of the balance of the subdivision, if approved by the municipality through a consent application. If Block 13 is transferred prior to the registration of the subdivision, the Owner(s) agrees that the balance of the conditions will still be required to be fulfilled.
58. That the Owner(s) shall submit to the Board for review and comment, at no cost to the Board, the following subdivision plans/reports so that the Board may review them as they relate to the school site, where applicable:
  - a) A Stormwater Management Plan

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- b) Subdivision Grading Plan
  - c) Any other supporting documentation that may be relevant.
59. That the Owner(s) agree that the public walkway, known as Block 12, shall be paved from the road to Block 13.
60. The Owner(s) shall agree that there will be no stockpiling of topsoil or any other man-made or natural materials on the school block. Where stockpiling occurs prior to the purchase of the lands, contrary to this condition, the Owner shall remove all deposited material and the lands shall be graded in accordance with the approved subdivision Grading Plan. A soils test, assessing the pre and post soil conditions shall be conducted by a qualified professional to the satisfaction of the Board.
61. The Owner(s) agrees to construct the following fence with the following specifications along all lot lines abutting residential properties and the stormwater management Block 14:
- a) Chain link fence requirements:
    - 1.8m high
    - 2" x 2" x 9ga chain link fabric, hot dip galvanized after weaving o Fabric shall have top and bottom selvedge edges knuckled
    - All posts shall be schedule 40 weight, hot dip galvanized o End, corner and straining posts 89mm O.D.
    - Line posts 50mm O.D.
    - Hot dip galvanized for all components, typical
    - Continuous top rail, 42mm O.D.
    - Line post spacing not to exceed 3m
    - Provide 89mm straining posts at midspan where distance between terminal or corner posts is greater than 100m
    - Continuous bottom tension wire, wire to be 9ga
    - A gate or other opening connecting to Block 12, the walkway, as agreed to with the SCDSB.
62. That the Owner(s) covenant and agrees that the following clauses shall be inserted in the Agreement of Purchase and Sale for Lot 11:
- The purchaser acknowledges and accepts that the installation of gates or creation of an access point to the school site is prohibited.
63. The Owner(s) agree to rezone the lands to Institutional to permit a school.

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64. The Owner(s) agree to confirm that there are no wells, septic systems or other structures on the site. If there are structures, including a well or septic on the site, the Owner(s) agree to remove the structures and to restore the site to the approved grade.

### **Canada Post**

65. That the Owner shall complete to the satisfaction of the Township of Oro-Medonte and Canada Post:

- 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 Owner 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 pads above on the engineering servicing drawings. Said pads are 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 co-operation with Canada Post and to 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.



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**Bell Canada**

66. 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.
67. 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.

**Ministry of Tourism, Culture and Sport**

68. That prior to final Plan approval the Owner shall submit to the Township of Oro-Medonte an archaeological assessment to be conducted of the development site by a licensed archaeologist and adverse impacts to any significant archaeological resources found on the site be mitigated through preservation or resource removal and documentation. No demolition, 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. NOTE: A copy of the archaeological assessment report is to be submitted to the County of Simcoe Planning Department for information.

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### **Clearance of Conditions**

Prior to granting approval to the final Plan, the Township's Development Services Department will require **written** notification from the following agencies that their respective conditions have been met satisfactorily:

- The Township of Oro-Medonte shall advise that Conditions 1-49 inclusive have been satisfied.
- The County of Simcoe shall advise that Conditions 50-52 inclusive have been satisfied.
- Ministry of Transportation (MTO) shall advise that Conditions 53-55 inclusive have been satisfied.
- Simcoe Muskoka Catholic Separate School Board shall advise how Condition 56 has been satisfied.
- Simcoe County District School Board shall advise how Conditions 57-64 inclusive have been satisfied.
- Canada Post shall advise how Condition 65 has been satisfied.
- Bell Canada shall advise how Conditions 66-67 inclusive have been satisfied.
- The Ministry of Tourism, Culture and Sport shall advise how Condition 68 has been satisfied.

### **Notes to Draft Plan Approval**

1. It is the applicant's responsibility to fulfill the conditions of Council's approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Township of Oro-Medonte, Development Services Department, 148 Line 7 South, Oro-Medonte, ON, L0L 2E0, quoting Township file number 2021-SUB-02.
2. Land Required to be Registered Under the Land Titles Act:
  - a) Section 160(1) of The Land Titles Act, which requires all new plans be registered in land titles systems;
  - b) Section 160(2) – allows certain exceptions.

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3. **Water and Storm Systems:**  
Inauguration or extensions of a piped water supply, a storm drainage system or a stormwater management system is subject to approval of the Ministry of the Environment, Conservation and Parks (Approvals Branch) pursuant to The Environmental Protection Act, R.S.O. 1990.
4. The Ministry of Transportation (MTO) uses a 0.3 metre reserve to notify the public that access to the Municipal highway will not be granted across the reserve. They should be shown as blocks on the final Plan outside the road allowance. Deeds in triplicate conveying these reserves to the Ministry of Transportation together with the proposed final Plan should be sent to the MTO.
5. Ministry of Transportation (MTO) Building & Land Use permits are required for all lots within 45m of Highway 12 property limits and within a 180m radius of centrepont of Highway 12 / Warminster SR intersection. MTO permits are also required prior to site grading / servicing / internal road construction, and for site signs; an MTO Encroachment permit is required for any works proposed within the Highway 12 ROW.
6. All above and below ground structures and buildings, including storm ponds, must be setback a minimum of 14m from Highway 12 ROW limits.
7. Hydro One wishes to advise the developer of the following:
  - a) The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the developer.
  - b) Any easement rights of Hydro One are to be respected.
  - c) The developer should contact the local Hydro One Area Office to verify if any low voltage distribution lines may be affected by the proposal.
8. Bell Canada wishes to advise the Owner of the following:
  - a) The Owner shall contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
  - b) 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.

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- c) If the developer elects not to pay for the above noted connection, then the developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
  
9. Enbridge Gas Distribution wishes to advise the developer of the following:
  - a) The developer shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea50@enbridge.com](mailto:SalesArea50@enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
  - b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the developer.
  - c) In the event that easement(s) are required to service this development, and any future adjacent developments, the developer will provide the easement(s) to Enbridge Gas Inc. at no cost.
  
10. Canada Post requires the following:
  - i. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
  - ii. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
  - iii. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
  - iv. The developer agrees to give Canada Post notice 90 days prior to first occupancy.
  - v. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at

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- the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- vi. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
- Any required walkway across the boulevard, per municipal standards
  - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
  - A Community Mailbox concrete base pad per Canada Post specifications.
11. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board will require the following:
- a) Copy of the Notice of Decision;
  - b) Copy of the conditions of draft plan approval;
  - c) Subdivision Agreement; and,
  - d) M-Plan.
12. That the Ministry of the Environment, Conservation and Parks receive a fully executed copy of the subdivision agreement to ensure that conditions are being fulfilled.
13. The final Plan approved by the Township of Oro-Medonte must be registered within 30 days or the Township may withdraw the approval under Section 51(59) of the Planning Act, R.S.O. 1990.
14. All measurements in the subdivision final Plan must be presented in metric units.
15. Clearances are required from the following agencies:
- |   |  |
|---|--|
| Corporation of the Township<br>of Oro-Medonte<br>148 Line 7 South<br>Oro-Medonte, ON<br>L0L 2E0     | Simcoe County District School Board<br>1170 Highway 26<br>Midhurst, ON<br>L9X 1N6              |
| Ministry of Transportation<br>159 Sir William Hearst Avenue,<br>7th Floor<br>Toronto, ON<br>M3M 0B7 | Simcoe Muskoka Catholic District<br>School Board<br>46 Alliance Blvd.<br>Barrie, ON<br>L4M 5K3 |

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Ministry of Environment,  
Conservation and Parks  
5<sup>th</sup> floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

Ministry of Tourism, Culture & Sport  
6<sup>th</sup> floor, 438 University Avenue  
Toronto, ON  
M5G 2K8

Canada Post  
Delivery Planning  
PO Box 8037 Ottawa T CSC  
Ottawa, Ontario  
K1G 3H6

If the agency conditions concern conditions in the Subdivision Agreement, a copy of the relevant section of the agreement should be sent to them. This will expedite clearance of the final Plan.

16. Please note that an updated review of the plan, and revisions to the conditions of approval, may be necessary if an extension is to be granted.
17. When the Zoning By-law is being prepared, reference to this subdivision application OM-file number should be included in the explanatory note. This will expedite the Township's and other agencies' consideration of the by-law.
18. Please be advised that the approval of this draft plan will lapse on October 4, 2027. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed.
19. Draft approval shall automatically and irrevocably lapse if final Plan approval is not given to this plan within three (3) years of the approval date and no extensions have been granted. If the Owner wishes to request an extension to the draft approval period, a written explanation shall be submitted to the Township of Oro-Medonte at least ninety (90) days prior to the lapsing with reasons why the extension is required. A resolution from Township Council must also be obtained prior to the lapsing date.

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Subject to the conditions set forth above, this Draft Plan is approved under  
Section 51 of the Planning Act R.S.O. 1990, Chapter 13, as amended.

This 4<sup>th</sup> day of October, 2024

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Brent Spagnol, Director of Development Services,  
Township of Oro-Medonte