

**Applicant:** Wasaga Heights Inc. – Golden Sands  
**File No.:** PS04/18  
**Municipality:** Town of Wasaga Beach  
**Subject Lands:** Concession 15, Part of Lot 1; RP 51R-30556,  
Part 3 RP51R-35181 Part 10

**Date of Original Decision:**  
**Date(s) of Extension(s) to Draft Approval:**  
**Date of Notice:**  
**Last Date of Appeal:**

**May 26, 2022**  
**May 15, 2025**  
**May 23, 2025**  
**June 12, 2025**

The Town of Wasaga Beach's conditions to final plan approval for registration of this Plan of Subdivision are as follows:

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<b>No.</b>	<b>Conditions</b>
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1. That this approval applies to the draft plan of subdivision located on Concession 15, Part of Lot 1; RP 51R-30556, Part 3 RP51R-35181 Part 10 in the Town of Wasaga Beach, County of Simcoe, prepared by Evans Planning Inc., dated December 6<sup>th</sup>, 2021, certified by the Owner on December 8<sup>th</sup>, 2021 and certified by the Surveyor Pier De Rosa, O.L.S., on December 14<sup>th</sup>, 2021, showing a total of 102 dwelling units:
  - a) Eighteen (18) Medium Density blocks (102 townhouse units) (Blocks 1-18)
  - b) Three (3) Future Commercial blocks (Blocks 19-21)
  - c) One (1) Common Element Block (including Private Road, Visitor Parking, Pedestrian Paths, Condominium Park, and Landscape Buffer Block) (Block 22)
  - d) One (1) Open Space Block (Block 23)
  - e) 0.3 metre Reserves (Block 24-26)

## HEADINGS

2. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.

## TOWN OF WASAGA BEACH

3. That prior to final approval and registration, the appropriate zoning shall be in effect for the proposed plan of subdivision to the satisfaction of the Town of Wasaga Beach (Town).
4. That a Subdivision Agreement shall be entered into between the Owner and the Town of Wasaga Beach in which the Owner agrees to satisfy all of the requirements financial and otherwise, of the Town of Wasaga Beach.
5. That a Subdivision Agreement shall be entered into with the Town of Wasaga Beach and the municipality shall confirm that the Subdivision Agreement has been registered by the municipality against the lands to which it applies as provided for the Planning Act, R.S.O. 1990. A copy of the executed Agreement shall be provided to the Approval Authority prior to final approval.

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6. That the Subdivision Agreement between the Owner and the Town of Wasaga Beach provide for a dedication of Block 23 (Open Space) for parkland or other public recreational purposes and that these lands be conveyed by deed to the Town of Wasaga Beach without monetary consideration and free of encumbrances, in satisfaction of the parkland dedication requirement pursuant to Sec. 42 and/or Sec. 51.1 of the Planning Act, R.S.O. 1990 c.P.13, without monetary consideration and free of all encumbrances.
  7. That the Owner shall agree in the Subdivision Agreement that development charges, processing, and administration fees be paid in accordance with the provisions of the Subdivision Agreement with the Town of Wasaga Beach, County of Simcoe and applicable school board policies and by-laws in effect at the time payment is due.
  8. That the Owner shall enter into a site preparation, pre-servicing, development and/or any other necessary agreements, satisfactory to the Town of Wasaga Beach or any other appropriate authority before any development or site alteration occurs within the plan area. These Agreements may deal with matters including but not limited to the following;
    - a) Engineering and conservation works which include municipal services;
    - b) Professional services including preparation of reports, plans, inspections, certifications and approval;
    - c) Monitoring wells,
    - d) Stormwater management, sediment and erosion control;
    - e) Storm sewers, watermains, sanitary sewers, road widening(s) and reconstruction;
    - f) Securities, cash contributions, development charges;
    - g) Emergency services;
    - h) Land dedications and easements, reserves, noise abatement;
    - i) Fencing, berming, buffer blocks and plantings;
    - j) Hydro, Utilities;
    - k) Grading and sodding, signed entry features;
    - l) Parkland, tree preservation, hoarding and vegetation removal (clearing and grubbing);
    - m) Construction access; and,
    - n) Warning clauses.
    - o) A detailed Vibration Monitoring program.

The details of which are indicated in correspondence from appropriate commenting agencies and departments.

9. That prior to final approval, the Owner shall agree in the Subdivision Agreement that a municipal numbering system shall be assigned to the satisfaction of the Town of Wasaga Beach with regard to 911 emergency servicing. The Owner agrees in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot during construction and prior to building occupancy.
10. That prior to final approval and plan registration, the private roads be named to the satisfaction of the Town of Wasaga Beach with regard to 911 emergency servicing.

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11. That the Owner shall agree in the Subdivision Agreement to construct all streets (including private roads) in accordance with municipal standards, to the satisfaction of the Town of Wasaga Beach.
  12. That the Subdivision Agreement between the Owner and the Town of Wasaga Beach provide for a dedication of Blocks 24-26 for the purpose of 0.3 metre reserves and that these lands be conveyed by deed to the Town of Wasaga Beach, without monetary consideration and free of all encumbrances.
  13. That prior to final approval, the Owner shall submit the following to the satisfaction of the Town of Wasaga Beach and/or any other applicable agencies, and the Owner shall implement the recommendations of such plans, studies, assessments and reports once deemed satisfactory to the Town of Wasaga Beach and/or any other agencies:
    - a) An Archaeological Assessment Report;
    - b) A Traffic Impact Study;
    - c) A Geotechnical Report;
    - d) A Site Grading and Drainage Plan;
    - e) A Functional Servicing Report;
    - f) A Site Phasing Plan;
    - g) A Detailed Site Servicing Plan;
    - h) A Composite Utility Plan;
    - i) An Environmental Noise Assessment/Acoustic Study;
    - j) Architectural Design Guidelines;
    - k) An Environmental Impact Study;
    - l) An Invasive Species Management Program
    - m) Landscaping Plans;
    - n) A Tree Assessment and Preservation Plan;
    - o) An Erosion and Sedimentation Control Plan;
    - p) A detailed Stormwater Management Report; and,
    - q) A detailed Vibration Monitoring program.
  14. That prior to any site alteration, the Owner shall submit the following to the satisfaction of the Town of Wasaga Beach and/or any other applicable agencies:
    - a) An Archaeological Assessment Report and appropriate archaeological resources conservation requirements;;
    - b) An Environmental Impact Study (Species at Risk Assessment);
    - c) A detailed Stormwater Management Report;
    - d) Site Grading and Drainage Plan;
    - e) A Tree Assessment and Preservation Plan;
    - f) A Geotechnical Report
    - g) An Erosion and Sedimentation Control Plan; and,
    - h) A detailed Vibration Monitoring program.

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15. As recommended by the Ministry of Natural Resources and Forestry (MNRF) best management practices for Species at Risk are to be incorporated. Exclusion fencing is to be erected around any future construction activities, and shown on the required accepted for construction drawings.
  16. That prior to final approval, the Owner shall submit a Traffic Impact Study to the satisfaction of the Town of Wasaga Beach, and shall implement the recommendations of the Traffic Impact Study. The Owner acknowledges, pending the results of the Traffic Impact Study and the detailed engineering design that changes to the draft approved plan of subdivision may be required.
  17. That prior to final approval the Owner shall submit Landscape Plans to the satisfaction of the Town. These plans shall be prepared by a qualified landscape architect in good standing with the Ontario Association of Landscape Architects (OALA) and shall include the following:
    - a) Lot, block, and street tree planting and/or buffer landscaping in accordance with the standards and requirements of the Town of Wasaga Beach;
    - b) Fencing in accordance with the standards and requirements of the Town of Wasaga Beach in locations as may be required by the Town;
    - c) Subdivision entrance feature(s);
    - d) Pathways and Trails/Walkways;
    - e) Any other landscaping as determined by the Town of Wasaga Beach or other applicable Authority.
  18. That prior to final approval, the Owner shall retain a Professional Engineer to review the proposed works and existing soil conditions and define a Zone of Influence of vibrations as well as submit a proposed vibration monitoring program. The Zone of Influence shall include the area of land (and buildings and structures existing on such land) within or adjacent to the proposed development that potentially may be impacted by vibrations emanating from a construction activity as defined by the Professional Engineer referred to above in the vibration monitoring program, to the satisfaction of the Town.
  19. Prior to commencement of construction, the Developer shall retain a qualified consultant to complete a pre-condition survey of all existing dwellings within the Zone of Influence as described above. The survey shall include photographic inventory of existing conditions of the interior and exterior of all buildings. In the event that a property owner will not permit access to the interior of the dwelling, the consultant shall provide written documentation to the Developer and the Town. The Developer shall provide a copy of the full pre-condition survey to the Town Engineer.

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20. The Owner shall agree as part of a Subdivision Agreement that vibration levels shall be measured by the Developer's Engineer during construction on /at all existing buildings and structures within the defined Zone of Influence during construction in accordance within the monitoring program submitted with the subdivision approval.
  21. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of all landscaping shall be at no cost to the Town of Wasaga Beach or the County of Simcoe and inaccordance with the provisions of the approved landscape plans.
  22. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of the trail connection through Block 23 to the Carly Patterson Trail shall be completed at no cost to the Town of Wasaga Beach and in accordance with the provisions of the approved landscape plans.
  23. That the Subdivision Agreement between the Owner and the Town of Wasaga Beach provide for privacy fencing and/or acoustical fencing, as applicable, along the boundary lines of proposed residential lots and Commercial Blocks 19, 20 and 21, and the existing commercial lands to the immediate north.
  24. That the Owner shall agree in the Subdivision Agreement that privacy fencing will be required along the entire length of Block 22 (east property line) abutting residential lots (Blocks 1, 10, 11, 12) accommodating the pedestrian connection from Old Hickory Lane. The height and specifications for the fence will be determined as part of Site Plan Approval.
  25. That the Owner shall agree in the Subdivision Agreement that all vacant lots and blocks within the development shall be:
    - a) Kept clear of weeds and noxious plants and shall be maintained by the Owner in accordance with standards determined by the Town of Wasaga Beach, and;
    - b) Rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the approved comprehensive grading plan. Furthermore, silt fencing shall be installed and maintained to the satisfaction of the Town of Wasaga Beach to ensure no off-site impacts from earthworks or stormwater run-off.
  26. The Owner shall agree in the Subdivision Agreement that all disturbed lots or blocks not proceeding to construction within twelve (12) months of registration of the plan are to be covered in topsoil, hydro-seeded and maintained to the satisfaction of the Town of Wasaga Beach.
  27. That the Owner and the Town of Wasaga Beach shall agree in the Subdivision Agreement that the construction of the Plan of Subdivision may occur in phases, as approved by the Town of Wasaga Beach.

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28. That the Owner shall agree in the Subdivision Agreement that all exterior lighting to be installed shall minimize off-site illumination, in compliance with dark sky engineering design standards. The height, intensity and all technical design specifications of lighting systems will be determined based on applicable studies to the satisfaction of the Town of Wasaga Beach Engineering Standards and shall be dark sky compliant.
  29. That prior to final approval, the Owner shall prepare and implement architectural design guidelines to govern the character of residential structures in a manner acceptable to the Town of Wasaga Beach. The Owner shall agree in the Subdivision Agreement to construct all buildings and structures in conformity with the approved architectural design guidelines outlined in the Urban Design Brief submitted, and to the inclusion of the approved architectural design guidelines as a schedule to the Subdivision Agreement.
  30. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm sewer, sanitary, and water servicing systems to service the proposed development, to the satisfaction of the Town of Wasaga Beach.
  31. The Owner shall agree in the Subdivision Agreement that prior to issuance of the Certificate of Substantial Completion (Basic Services), the internal and external servicing works associated with that phase must be completed including but not limited to storm sewer and sanitary sewer piping and watermain piping.
  32. That the Owner shall agree in the Subdivision Agreement that the Certificate of Substantial Completion (Basic Services) and building permits for lots requiring special attention will not be issued until all retaining wall deemed necessary in the detailed design for that construction phase have been constructed and certified by a Professional Engineer to the satisfaction of the Town.
  33. That the Owner shall agree in the Subdivision Agreement to make payment for all water and sewer connection fees to the satisfaction of the Town.
  34. That the Owner shall agree in the Subdivision Agreement that a suitable construction access shall be provided in a location approved by the Town.
  35. That the Owner shall agree in the Subdivision Agreement, prior to final approval to provide for a Comprehensive Easement Plan identifying all easements, including a 3.0m easement across the frontage or flankage of all residential lots which are adjacent to a road with a right-of-way width less than 20.0 metres.
  36. That the Owner shall agree in the Subdivision Agreement to provide for any easements required for access for maintenance purposes, fire hydrants, stormwater drainage, roadside snow storage, utilities and servicing purposes and that these easements be granted to the appropriate authority, to the satisfaction of the Town, free of all charge and encumbrances.

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37. That the Subdivision Agreement between the Owner and the Town of Wasaga Beach shall include provisions whereby all Offers of Purchase and Sale will include information that satisfies subsection 59(4) of the Development Charges Act and the requirements of the Town of Wasaga Beach.
38. That the Owner shall agree in the Subdivision Agreement to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town of Wasaga Beach and that the Engineer provides certification that the final constructed works conform to the approved design.
39. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a 'Display Map' in a prominent location in the sales office in a place visible to the public, which indicates the approved location of all sidewalks, walkways, trails, community mail boxes, parks, schools, open space areas, environmental protection areas, stormwater management ponds, buffer areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures.
40. The Owner shall cause the following warning clauses to be included in a schedule to the Subdivision Agreement:
- a) All offers of purchase and sale, or lease for all lots/blocks:
    - i. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
    - ii. "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
    - iii. The municipality does not hold any deposits on account for grading requirements or damage to infrastructure on behalf of purchasers and/or tenants. The municipality holds security from the developer to enforce such obligations directly with the Developer and has no authority to release funds to purchasers and/or tenants"
    - iv. "Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants."
    - v. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a clause advising the prospective purchasers that landscaping improvements adjacent to the driveway (i.e. driveway

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curbing/edging) must be flush with the driveway surface and back of curb to a minimum of 1.5 metres beyond the edge of roadway curb line. Where sidewalk exists along the frontage of the dwelling, driveway edging must be flush with the driveway surface for a minimum 0.5 metre beyond the back of driveway.

- b) All offers of purchase and sale abutting any open space or woodlot (Block 23):
- i. "Purchasers and/or tenants are advised that the adjacent open space or woodlot is to be left in a naturally vegetated condition and receive minimal maintenance."
- c) All offers of purchase and sale for Blocks 1 to 3, 6, 9 and 10:
- i. "Purchasers/tenants are advised that due to the proximity of the adjacent Canadian Tire store, noise from this facility may at times be audible"
  - ii. Purchasers/tenants are advised that sound levels due to the adjacent Canadian Tire store are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed"
- d) All offers of purchase and sale abutting a park block:
- i. "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood or Community Park" and that noise and lighting should be expected from the designed active use of the park."
- e) All offers of purchase and sale abutting a community trail:
- i. "Purchasers and/or tenants are advised that any lot abutting a "Public Trail" that noise should be expected from the designed active use of the trail."
- f) All offers of purchase and sale abutting Block 22 along the east property line lands zoned OS-4 (Open Space Exception 4):
- i. "Purchasers and/or tenants are advised that the lot abuts an OS-4 (Open Space Exception 4) zone and that the lands are only to be used for a treed landscaped buffer as per the Town approved Accepted for Construction Drawings"
- g) All offers of purchase and sale abutting existing commercial lands shall stipulate any recommended warning clauses regarding noise levels adjacent to the existing commercial lands to the north as well as the future commercial uses on Blocks 19-21. Such warning clauses are also to be included in the Subdivision Agreement and registered on title. Such clauses and notifications shall be to the satisfaction of the Town of Wasaga Beach.



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41. The Owner shall agree in the Subdivision Agreement that final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final plan to the satisfaction of the Town.
  42. That prior to final approval and registration of the Plan or any Phase thereof, the Town shall confirm that there is sufficient water capacity available and allocated to service the entire plan of subdivision or phase based on actual usage as determined by the Town's monitoring of water flows.
  43. The owner apply best management practices for Species at Risk to ensure exclusion fencing is erected around any future construction activities.
  44. That tree removal should be undertaken outside the bird-nesting season which extends from about mid-March to mid-August.
  45. The owner shall supply and install all fire route / parking signage to the satisfaction of the Town.

With respect to meeting the requirements of noise control measure:

46. That the Owner shall submit a request to the Municipality to change the current MECP's designation from Class 1 to Class 4. Based on the projected sound levels from the Canadian Tire, Class 4 would be met at all proposed residential blocks during the daytime and nighttime periods. Meeting the current Class 1 designation is not feasible because of the very high noise barrier requirements (well above 12.0 metres high). All dwelling units in Blocks 1 to 3, 6, 9 and 10 would need to be centrally air conditioned and each occupant provided with a warning clause (Class 4) notifying them of the condition, as recommended in Appendix C, Warning Clause F of the Noise Impact Study (dated July 21<sup>st</sup>, 2021).
47. That the Owner incorporate a minimum 4.5 metre acoustic barrier on Block 1 to 3 along the north limit of the development shield the Canadian Tire operation. The barrier is to be a minimum length of 57.0 metres, sufficient to shield the rear yards and first level of the dwellings in Block 1 to 3. See Appendix A, Figure 3 of the Noise Impact Study (dated July 21<sup>st</sup>, 2021).
48. That the Owner make the second and third levels of Blocks 1 to 3 be designed so that noise insensitive rooms (i.e., kitchen, closets, bathrooms and staircases) are placed along the north, east, and west facades. The remainder of the Blocks 1 to 3 where noise sensitive uses are located (i.e., bedrooms, living and dining rooms) have been strategically placed along the façades with sufficient setback from the noise source to meet the proposed Class 4 designation sound level limits during the day and night.

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49. That the Owner is aware of the Ontario Building Code-compatible construction based on the bedroom and living/dining room window-area to floor-area ratios will be sufficient to meet the MECP's interior noise criteria. Large window-area to floor-area ratios can be used and still meet the interior noise criteria without the need for upgraded glazing or exterior wall construction. There are no special glazing requirements for the kitchens and bathrooms, where applicable.
50. That the Owner is aware of the Agreements of Purchase and Sale for Blocks 1 to 3, 6, 9 and 10 to include a warning clause notifying homeowners of the adjacent commercial operation, as recommended in Appendix C, Warning Clause E of the Noise Impact Study (dated July 21<sup>st</sup>, 2021).

#### COUNTY OF SIMCOE

51. The Owner shall agree in the Subdivision Agreement to include the following warning clause in the Condominium/Site Plan Agreement, the Condominium Declaration registered for the project under section 2 of the *Condominium Act*, and within all Agreements of Purchase and Sale or Lease, to the satisfaction of the County of Simcoe:
- i. The private condominium roads within this development have not been designed to meet the County's design requirements to safely and consistently provide County waste collection services as per the County of Simcoe's Multi-Residential & Private Road Waste Collection Policy and applicable Waste Collection Design Standards document. Furthermore, the County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling units accessed by private condominium roads. It is the responsibility of the Condominium Corporation to arrange for waste collection services for these residential dwelling units through a private contractor, to be paid for by the Condominium Corporation.

#### NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

52. That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority and Town of Wasaga Beach:
- a) A detailed Stormwater Management Report
  - b) A detailed Erosion Control Plan
  - c) A detailed Grading Plan
53. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Nottawasaga Valley Conservation Authority, to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.

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54. That the owner shall agree in the Subdivision Agreement in wording acceptable to the Nottawasaga Valley Conservation Authority to construct at its own cost, suitable separation fencing as may be required along the rear and/or side lot lines of all residential lots and/or blocks abutting natural hazard/environmentally sensitive lands within Block 23, to the satisfaction of the Nottawasaga Valley Conservation Authority.
  55. That the owner shall agree in the Subdivision Agreement in wording acceptable to the Town of Wasaga Beach to utilize directional lighting as may be required along the rear and/or side lot lines of all residential lots and/or blocks abutting natural environmental areas to the satisfaction of the Nottawasaga Valley Conservation Authority.
  56. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the Nottawasaga Valley Conservation Authority, to ensure that all sediment and erosion control measures will be in place prior to any site alteration. The agreement must also contain a provision stating that all major stormwater management facilities must be in place prior to the creation of impervious areas such as roads and buildings.
  57. That the owner shall agree in the Subdivision Agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications, as approved by the Nottawasaga Valley Conservation Authority.
  58. That any easements required for storm water drainage purposes shall be dedicated/granted to the Town of Wasaga Beach.
  59. That prior to any site alteration, a permit, under the Conservation Authorities Act, will be obtained from the Nottawasaga Valley Conservation Authority.
  60. Prior to final approval, the Owner shall pay all applicable fees of the Conservation Authority as required in accordance with the Nottawasaga Valley Conservation Authority's Fee Policy, under the Conservation Authorities Act.

#### MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE

61. That prior to any site alteration and final approval, the Owner shall carry out a Stage 1 and 2 Archaeological Assessment, and any further assessment as may be required, of the subject property prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act. A conservation plan for any archaeological resources identified in the assessment will be required.
62. That prior to any site alteration and final approval, the Ministry of Heritage Sport, Tourism and Culture shall confirm in writing to the Approval Authority that the Archaeological Assessment as required in the above Conditions is acceptable and that all archaeological resource concerns meet licensing and resource conservation requirements.

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## WASAGA DISTRIBUTION INC. & UTILITIES

63. That prior to final approval, the Owner shall provide confirmation to the Town of Wasaga Beach that satisfactory arrangements, financial and otherwise, have been made with necessary utility companies for any facilities serving this draft plan of Subdivision.
64. That the Owner shall agree in the Subdivision Agreement to enter into a separate Agreement with Wasaga Distribution Inc. for the provision of hydro utility services.
65. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of a composite utility distribution plan to the satisfaction of all affected authorities and the Town.

## ENBRIDGE GAS DISTRIBUTION

66. The Owner shall contact Enbridge Gas Distribution for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but no limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
67. That the Owner should decide 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 installation pertaining to phase construction, all costs are the responsibility of the Owner.
68. That the Subdivision Agreement between the Owner and the Town of Wasaga Beach require that the streets be graded to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Consumers Gas.
69. That the Owner should show if easements are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

## BELL CANADA

70. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada to grant to Bell Canada any easement that may be required, which may include blanket easement, for communication/telecommunication infrastructure. In the event of any conflict the existing Bell Canada facilities or easement(s), the Owner shall be responsible for the relocation of such facilities or easement(s).
71. The Owner shall contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.
72. That prior to commencing any work, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such

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infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

73. If the Owner elects not to pay for the above noted connection, then the Owner will be required to demonstrate to the satisfaction of the Town of Wasaga Beach 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).
74. That the Owner shall agree in the Subdivision Agreement to provide any necessary servicing easements required by the telecommunication provider and provide a letter of undertaking complying with any underground servicing conditions imposed by the municipality.

#### CANADA POST

75. The Owner will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
76. The Owner agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Wasaga Beach.
77. The Owner agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
78. The Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners do a sign off.
79. The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- a) A Community Mailbox concrete base pad per Canada Post specifications.
  - b) Any required walkway across the boulevard, as per municipal standards.
  - c) Any required curb depressions for wheelchair access.
80. The Owner further agrees to determine, provide and fit up a suitable gravel area 30 to 60 days prior to the first occupancy to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs,

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sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).

81. The Owner will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance.
82. If applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.
83. That the Owner note Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
84. That the Owner ensure there will be no more than one mail delivery point to each unique address assigned by the Town of Wasaga Beach. As the project nears completion, it is requested that the Owner contact Canada Post Corporation directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply and new postal codes will be issued for this development.
85. It is requested that the Owner notify all new homebuyers of the process to initiate Mail Delivery; Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.
86. That the Owner note the above mentioned project will receive mail delivery to a centralized mail facility via lock box assembly or mailroom. The centralized mail facility is to be supplied and installed at the Owner's expense. The centralized mail facility is to be installed in accordance with Canada Post standards.

#### SIMCOE COUNTY DISTRICT SCHOOL BOARD

87. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale, a clause advising prospective purchasers that the Simcoe County Student Transportation Consortium will determine bus routes and stop locations.
88. That the Owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a

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public school in the community is not guaranteed and students may be accommodated in portable classrooms, in schools outside of the community, or temporarily accommodated in a “holding school” outside of the municipality.

89. That the Owner(s) agree to include in all offers of purchase and sale a statement which advises the prospective purchaser that school buses will not enter the subdivision and that pick-up points will generally be located on the through street at a location convenient to the Simcoe County Student Transportation Consortium.

### SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

90. 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.

### CLEARANCE LETTERS

91. That prior to final approval, the Approval Authority is to be advised in writing by the Town of Wasaga Beach how Conditions under the heading “*Town of Wasaga Beach*” Beach have been satisfied.
92. That prior to final approval the Approval Authority is to be advised in writing by the County of Simcoe how the Conditions above, under the heading “*County of Simcoe*”, have been satisfied.
93. That prior to final approval the Approval Authority is to be advised in writing by the Nottawasaga Valley Conservation Authority how the Conditions above, under the heading “*Nottawasaga Valley Conservation Authority*” have been satisfied.
94. That prior to final approval, the Approval Authority is to be advised in writing by Enbridge Consumers Gas how the Conditions above, under the heading “*Enbridge Consumers Gas*” have been satisfied.
95. That prior to final approval the Approval Authority is to be advised in writing by Bell Canada how the Conditions above, under the heading “*Bell Canada*” have been satisfied.
96. That prior to final approval the Approval Authority is to be advised in writing by Canada Post how the Conditions above, under the heading “*Canada Post*” have been satisfied.
97. That prior to final approval the Approval Authority is to be advised in writing by the

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Simcoe County District School Board how the Conditions above, under the heading "*Simcoe County District School Board*" have been satisfied.

98. That prior to final approval the Approval Authority is to be advised in writing by the Simcoe Muskoka Catholic District School Board how the Conditions, under the heading "*Simcoe Muskoka Catholic District School Board*" have been satisfied.
99. That prior to final approval the Approval Authority is to be advised in writing by the Ministry of Heritage, Sport, Tourism and Culture how the conditions, under the heading "*Ministry of Heritage, Sport, Tourism and Culture*" have been satisfied.
100. That prior to final approval the Approval Authority is to be advised in writing by Wasaga Distribution Inc and other applicable utility companies how the conditions under the heading Wasaga Distribution Inc. & Utilities have been satisfied.

## **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Approval Authority, quoting file number **PS04/18**.
2. It is suggested that the Owner be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of Subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).
3. Subsection 78(10) of the Registry Act requires that a plan of Subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Owner of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
4. It is suggested that the municipality register the Subdivision Agreement as provided by subsection 51(26) of the Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.
5. The Town of Wasaga Beach and County of Simcoe require all engineering drawings to be submitted in electronic format as well as a hard copy. Please contact the Town of Wasaga Beach Information Technology Department and the County GIS Department for additional information.
6. All measurements in Subdivision final plans must be presented in metric units.
7. For your information, easements required for utility or drainage purposes shall be granted



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to the appropriate authority.

8. All deeds to be conveyed must be free and clear of all encumbrances.
9. The Nottawasaga Valley Conservation Authority will require a copy of the developer executed subdivision agreement prior to the clearance of draft plan conditions.
10. The Owner is advised that Draft Plan approval does not constitute a guarantee that water/sewage allocation will be available or continue to be available in the future.
11. The Owner is advised that the natural gas distribution system shall be installed within the proposed road allowances.
12. The Owner is advised that all new commercial and medium/high density residential uses are subject to Site Plan Control in accordance with Town of Wasaga Beach Site Plan Control By-law 2010-115.
13. A Development Charge, adjusted to the date of payment, with respect to water supply services, storm drainage services, electrical power or energy services, roads and transportation services, paramedic services, long term care services, social housing, childcare services, public works and library services shall be calculated and payable in accordance with the policies of the Town of Wasaga Beach, the County of Simcoe, and the applicable school boards at building permit issuance.
14. The Nottawasaga Valley Conservation Authority, the Simcoe Muskoka Catholic District School Board, Simcoe County District School Board, the Town of Wasaga Beach, and the County of Simcoe may require a copy of the executed Subdivision Agreement prior to the clearance of draft plan conditions.
15. The Owner will be required to contact the Communication/Telecommunication Provider's Engineering Department, Bell Canada and Rogers Communications, regarding the details for servicing within the Subdivision as well as the necessary Letters of Understanding, Agreements, Easements, etc.
16. The Owner will be required to contact Wasaga Distribution regarding the details of utility servicing for the Subdivision as well as the necessary Agreement. The Wasaga Distribution contact is Nanette Dupuis 705-429-2517.
17. The reports, plans, studies, assessments identified in Condition 13 above must be prepared in conformity with the requirements of the relevant approval authority and Draft Plan of Subdivision Approval may be subject to redline revisions pending the results of these reports.
18. Clearances are required from the following agencies:

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Town of Wasaga Beach  
30 Lewis Street  
Wasaga Beach, ON  
L9Z 1A1

The Ministry of Tourism, Culture and Sport Heritage  
Operations/Archaeology  
400 University Avenue, 4<sup>th</sup>  
Floor Toronto, ON  
M7A 2R9

Nottawasaga Valley Conservation  
Authority 8195 Concession 8  
Utopia, ON  
L0M 1T0

Simcoe County District School Board  
1110 Highway 26 West  
Midhurst, ON  
L0L 1X0  
Simcoe Muskoka Catholic District School Board  
46 Alliance Blvd.  
Barrie, ON  
L4M 5K3

Enbridge Gas  
Distribution Planning  
500 Consumers  
Road North York, ON  
M2J 1P8

Bell Canada  
Right-of-Way Control Centre  
Floor 5-Blue  
100 Borough Drive  
Scarborough, ON  
M1P 4W2

Canada Post  
Delivery Planning  
73 Morrow Road  
Barrie, ON  
L4N 3V0

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County of Simcoe  
1110 Highway 26 West  
Midhurst, ON  
L0L 1X0

Utility Providers for the following as/if required:  
Electricity Service provider (Wasaga Distribution)

24. If agency draft plan conditions concern conditions within the Subdivision Agreement, a copy of the Agreement should be sent to them. This will expedite the clearance of the final plan.
25. Please be advised that the approval of this draft plan will lapse on \_\_\_\_\_, **2025**. 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.

If final approval is not given to this plan within five (5) years of the draft approval date, and no extensions have been granted, draft approval will lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from Council, must be received by the Approval Authority sixty (60) days prior to the lapsing date.

26. Please note that an updated review of the plan, and revision of the conditions of approval, may be necessary if an extension is to be granted.
27. The Final Plan approved by the Approval Authority must be registered within 30 days or the Approval Authority may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990, as amended.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Trevor Houghton, Director of Planning  
Town of Wasaga Beach