

Applicant: Wasaga (Lyons Court) Ventures Inc
File No.: PS01/22 [Associated Files Z01/22 & OP01/22]
Municipality: Town of Wasaga Beach
Subject Lands: REG COMP PLAN 1698 LOT 96

Date of Decision: XX, 2025
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The Town of Wasaga Beach's conditions to final plan approval for registration of this Plan of Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision located on 31 Lyons Court in the Town of Wasaga Beach, County of Simcoe, prepared by Jones Consulting Group Ltd. dated June 9, 2025, certified by Surveyor Pier De Rosa O.L.S. of J.D. Barnes, on June 9, 2025 and certified by the Owner on June 9, 2025, showing:
 - a) 157 Traditional Townhomes (Blocks 5-7, 10-28 & 33-35)
 - b) 160 Back-to-Back Townhomes (Blocks 1-4, 8 & 9, & 29-32)
 - c) Common Areas – General (Blocks 36 & 37)
 - d) Common Areas – Amenity (Blocks 38 & 39)
 - e) One Environmental Protection Block (Block 40)
 - f) One Stormwater Management Pond Block (Block 41)
 - g) One Drainage Channel Block (Block 42)
 - h) 3.0m Road Widening & 0.3m Reserves (Blocks 42-47)

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

Subdivision Agreement

3. That prior to final approval and registration, the appropriate designations and zoning shall be in effect for the proposed plan of subdivision, to the satisfaction of the Town of Wasaga Beach (Town).
4. That the Owner agrees that prior to final approval, to resolve any claims of dispute of Land Title or rights of access over any of the lands in the subdivision, to the satisfaction of the Town.
5. That a Subdivision Agreement shall be entered into between the Owner and the Town in which the Owner agrees to satisfy all of the requirements financial and otherwise, of the Town, with regard to such matters as the Town may consider necessary, including but not limited to; payment of development charges, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.

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6. That a Subdivision Agreement shall be entered into with the Town and the Town shall confirm that the Subdivision Agreement has been registered against the lands to which it applies as provided for in the Planning Act, R.S.O. 1990.
7. That the Owner shall agree in the Subdivision Agreement to provide a cash-in- lieu of parkland payment for park or other public recreational purposes 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.
8. 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, and applicable School Board policies and by-laws in effect at the time payment is due.
9. That the Owner shall enter into a Subdivision Agreement and/or any other necessary agreements, including but not limited to early payment, cost recovery, site preparation, and pre-servicing, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan. 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 approvals;
 - c) Monitoring wells;
 - d) Stormwater management;
 - e) Sediment and erosion control;
 - f) Storm sewers, watermains and sanitary sewers;
 - g) Access locations, road widening and reconstruction;
 - h) Securities, letters of credit, cash contributions, development charges;
 - i) Emergency services;
 - j) Land dedications, easements, road reserves, and noise abatement;
 - k) Fencing, berming, buffer blocks, and plantings;
 - l) Hydro, Gas, Telecommunications and any other utilities;
 - m) Grading, topsoil, sodding, and any signed entry or similar features;
 - n) Common Areas (amenity) including playground infrastructure and related amenities;
 - o) Tree preservation, hoarding and vegetation removal (clearing and grubbing);
 - p) Construction access;
 - q) Well Interference study; and,
 - r) Warning Clauses.

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

10. That the Owner shall agree in the Subdivision Agreement to construct and/or repair

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all streets related to the development proposal, as appropriate, in accordance with municipal standards and accepted for construction drawings, to the satisfaction of the Town.

11. That the Subdivision Agreement between the Owner and the Town 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.
12. That the Owner 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, and landscaping measures. If, either in addition to a physical sales office or instead of a physical sales office, the Owner intends to make information regarding the development available to the public through online means (i.e., an online website), the Owner shall agree in the Subdivision Agreement to make the aforementioned materials accessible in a prominent location within the online website.

Professional Services

13. 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 and that the Engineer provides certification that the final constructed works conform to the accepted design.

Addressing

14. 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 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 prior to and during construction and permanently affixed to the front of the building prior to building occupancy.

Street Names

15. That prior to final approval and plan registration, Street 'A', Street 'B', Street 'C', Street 'D', Street 'E', Street 'F', Street 'G', Street 'H', Street 'I', Street 'J', Street 'K' and Street 'L' be named to the satisfaction of the Town with regard to 911 emergency servicing, and shall be included on the 2nd submission of engineering

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drawings for detailed design.

Conveyances and reserves

16. Any dead ends and open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the Town, without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or development of adjacent lands.

Side yard reserves

17. That prior to final approval, the final M-Plan shall show any/all blocks needed for the purposes of 0.3 metre reserves, and that the Subdivision Agreement shall provide that these lands be conveyed by deed to the Town without monetary consideration and free of all studies.

Sight Triangles

18. That the Owner shall agree in the Subdivision Agreement that prior to final approval, the M-Plan shall include appropriate sight triangles at the intersections and on the inside corners of 90 degree bends in roads in accordance with the Town's Engineering Standards where the private roads intersect with public roads.

Environmental

19. That the Owner shall agree in the Subdivision Agreement to implement the "Mitigation Measures" associated with the 2019 Sage Earth Environmental Restoration Services Environmental Impact Study, inclusive of EIS Amendments dated January 13, 2021 and December 14, 2021, and any subsequent review comments, updates or addenda to the satisfaction of the Town prior to final approval. Subsequent documentation received to date includes the following:
 - a) Letter "Issues/Summary Review – Natural Heritage", dated August 15, 2023, prepared by Burgess Gleason Environmental.
 - b) Letter "Ecological Offsetting Proposal", revised January 21, 2025, prepared by Roots Environmental.
20. That mitigation of impacts to bats through installation of compensation structures (i.e bat boxes) within the retained wooded area be considered.
21. That the detailed design will need to demonstrate the retained portion of the wetlands will continue to function post-development, to the satisfaction of the Town.
22. The Owner shall agree to pay any/all monies owed to the NVCA for ecological offsetting.

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23. That as part of the Stormwater Management and Landscape designs, incorporation of the items noted within Section 5.0 – 5.5 of the original EIS (e.g. Modern Stormwater Pond Design to produce Chorus Frog Habitat, Creation of an Edge Management Plan), be implemented to the satisfaction of the Town, and in consultation with the NVCA and any other applicable authorities.

Road allowances, design and dedication

24. The road allowances within the Plan shall be designed in accordance with the Town's Engineering Standards for road and intersection design and temporary turning circles. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.

Blocks and reserves for future access

25. The Owner shall agree in the subdivision agreement that Blocks 43 and 44, Reserve – Future ROW, are for the purpose of future roads and shall agree to convey them to the Town, without monetary consideration and free of all encumbrances, when requested by the Town.

Reports/plans/studies

26. That prior to final approval, the Owner shall submit the following to the satisfaction of the Town and/or any other applicable agencies, and incorporate/address any findings, recommendations or mitigation and/or protection measures:
- a) An Archaeological Assessment Report;
 - b) A Traffic Impact Study;
 - c) A Composite Utility Servicing Plan;
 - d) A Landscape Plan;
 - e) A Geotechnical Report;
 - f) A Vibration Monitoring Report;
 - g) A Site Grading and Drainage Plan;
 - h) A Functional Servicing Report;
 - i) A Site Servicing Plan;
 - j) Architectural Design Guidelines;
 - k) A Well Interference Study;
 - l) An Environmental Impact Study;
 - m) An Erosion and Sedimentation Control Plan;
 - n) A Stormwater Management Report including SWM pond layout plan to confirm sufficient area of dedication;
 - o) Tree Inventory and Tree Protection Plan;
 - p) Arborist Report;
 - q) Construction Management/Mitigation Plan;
 - r) A Natural Hazards Land Study;
 - s) A Phasing Plan;

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- t) A Removals Plan;
 - u) A Plan of Easements;
 - v) A Common Areas (Amenity) Plan; and
 - w) An Edge Management Plan.
27. That the Owner shall agree in the subdivision agreement, in wording acceptable to the Town and any applicable authority to carry out or cause to be carried out the recommendations and measures contained within the accepted plans and reports set out above.
28. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of an overall composite utility distribution plan to the satisfaction of all affected authorities and the Town.
29. That the Owner shall acknowledge and agree in the Subdivision Agreement that the draft plan of Subdivision and associated conditions of draft approval may require revisions to implement or integrate any recommendations resulting from studies required as a condition of approval, to the satisfaction of the Town.

Site alteration

30. That prior to any site alteration, the Owner shall submit the following to the satisfaction of the Town and/or any other applicable agencies:
- a) An Archaeological Assessment Report and appropriate archaeological resources conservation requirements;
 - b) An Environmental Impact Study;
 - c) An Erosion and Sedimentation Control Plan;
 - d) A Tree Inventory and Preservation Plan;
 - e) Arborist Report;
 - f) An Overall Site Grading and Drainage Plan;
 - g) A Stormwater Management Report;
 - h) A Vibration Monitoring Report; and
 - i) A Geotechnical Report.

Tree Preservation

31. That prior to any site alteration the Owner shall submit an Arborist Report, including an inventory of all existing significant trees, assessment of all significant trees to be preserved and proposed methods of tree preservation or remedial plantings to the satisfaction of the Town; and the Owner shall undertake the measures identified in the accepted Arborist Report.
32. That the Owner shall agree in the Subdivision Agreement that tree removal should be undertaken outside the active season for eastern hog nose snake, as well as the bird-nesting/bat season which extends from March 15 to November 30.

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33. That a Landscape Restoration Plan/Edge Management Plan, is prepared in accordance with the Town's current engineering standards, to the satisfaction of the Town.
34. That a Tree Inventory & Preservation Plan, is prepared in accordance with the Town's current engineering standards, to the satisfaction of the Town.
35. That detailed design must include an Erosion and Sediment Control plan coordinated with the Tree Protection Plan's tree fence to avoid impacts to retained adjacent natural features.

Vibration Monitoring

36. 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.
37. Prior to commencement of construction, the Owner shall retain a qualified consultant to complete a pre-condition survey of all existing dwellings/structures within close proximity of the development site. 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 Owner and the Town. A copy of the full pre-condition survey is to be provided to the Town.
38. The Owner agrees that vibration monitoring may be required for existing dwellings/structures within close proximity to the development site, during construction, at the discretion of the Town.
39. The Owner shall agree as part of a Development 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 development approval. A minimum of 1 vibration monitoring gauge is to be installed prior to earthworks construction at or near the existing structure that is closest to the work zone, regardless of the defined zone of influence.

Street lighting system

40. The Owner shall agree in the Subdivision Agreement to design, purchase materials

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and install a street lighting system, compatible with the existing and/or proposed systems in the surrounding Plans, all in accordance with Town Engineering Standards.

Vacant Lots

41. That the Owner shall agree in the Subdivision Agreement that all lots, blocks, or vacant lands shall be kept clear of weeds and noxious plants and shall be maintained by the Owner in accordance with standards determined by the Town.
42. That the Owner shall agree in the Subdivision Agreement that all affected lots or blocks to be left vacant within each development phase, shall be rough graded such that best efforts are taken to ensure there is not standing water and maintained in general conformance with the accepted comprehensive grading plan(s). The Owner further agrees in the Subdivision Agreement to topsoil and hydro-seed and maintain any rough graded area not proceeding to construction in a timely manner and to install signage to prohibit dumping and trespassing, to the satisfaction of the Town. Furthermore, silt fencing shall be installed and maintained to the satisfaction of the Town, in consultation with any other Approval Authority, and to ensure no off-site impacts from earthworks or stormwater run-off.

Construction access/maintenance

43. That the Owner shall agree in the Subdivision Agreement that a suitable construction access shall be provided in a location approved by the Town.
44. The Owner shall agree in the subdivision agreement that siltation and erosion control measures will be maintained through construction including maintenance / renewal of the mud mat to avoid tracking of mud to the external roads at a frequency to the satisfaction of the Town.
45. The Owner shall agree in the subdivision agreement that following issuance of the Certificate of Substantial Completion (Full Services), during construction of homes the roads shall be kept clear of excessive debris / mud tracking and provide dust control. The roads should be scraped of mud tracking on a regular basis and swept a minimum of once a week.
46. The Owner shall agree in the subdivision agreement that dust suppression shall be provided with water applications as applicable and to the satisfaction of the Town.

Final changes

47. The Owner acknowledges 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), which may be reflected in the final Plan to the satisfaction of the Town.

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Landscape Plans

48. That prior to final approval the Owner shall submit Landscape Plans prepared in accordance with the Town's current engineering standards to the satisfaction of the Town. These plans 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;
 - b) Fencing in accordance with the standards and requirements of the Town in locations as may be required by the Town;
 - c) Subdivision entrance features;
 - d) Pathways, and Trails/Walkways;
 - e) Stormwater Management Pond Planting Plan;
 - f) Common Amenity features; and,
 - g) Any other landscaping as determined by the Town or other applicable Authority.
49. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of all landscaping shall occur at no cost to the Town and in accordance with the provisions of the accepted landscape plans.
50. That the landscape plans incorporate a transition space or landscape element between the street and private dwellings. Front-yard landscaping should include deciduous trees and drought-tolerant groundcovers or shrubs to create a clear visual distinction between the public and private realms, in accordance with the Town's Urban Design Guidelines for Townhouse and Apartment Built Form.

Fencing

51. That the Owner shall agree in the Subdivision Agreement to construct to the satisfaction of the Town of Wasaga Beach in consultation with any other Approval Authority, as appropriate:
- a) Tight board privacy fencing where new residential lots abut existing residential properties, where residential land use abuts commercial lands, along the lot flankage to collector or arterial roads where an acoustical fence is not required, on flankage abutting community post boxes and where residential lots abut a pedestrian walkway.
 - b) Black vinyl chain link fencing where residential lots abut environmentally protected areas, hazard lands, natural wooded areas, or any other areas as required by the Town, or any other Approval Agency.
 - c) A decorative metal fencing where Common Areas (Amenity) Blocks abut the municipal right-of-way.
52. The Owner shall agree as part of the Subdivision Agreement, Pre-Servicing Agreement, or Site Alteration Agreement that exclusion fencing is to be erected around any future construction activities to prevent any potential species at risk

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from entering the work site, and shown on any relevant drawings to the satisfaction of the Town.

Driveway edging

53. 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 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 and walkways must be flush with the driveway surface for a minimum 0.5 metre beyond the back of sidewalk.

Servicing

54. 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 required to service the proposed development, to the satisfaction of the Town.
55. 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 the sanitary sewer piping, watermain piping, utility services and roadway improvements.
56. 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 Provincial and Municipal Standards to the satisfaction of the Town and that the Engineer provides certification that the final constructed works conform to the accepted design.
57. 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.
58. 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.
59. 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.
60. That confirmation of water and sewer capacity will need to be reviewed as each

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respective phase proceeds through detailed design, by the Town's consulting engineers to confirm system capacity. Any additional upgrades to the municipal system will be borne by the developer.

Easement Plan

61. That the Owner shall agree in the Subdivision Agreement, prior to final approval, to provide for a Comprehensive Easement Plan identifying all easements that may be required for, but not limited to, access for maintenance purposes, fire hydrants, stormwater drainage, roadside snow storage, utilities and servicing purposes, emergency access and that these easements be granted to the appropriate authority, to the satisfaction of the Town, free of all charge and encumbrances.

Architectural Design Guidelines

62. That prior to final approval, the Owner shall prepare and implement architectural design guidelines to govern the character of residential structures and commercial structures in a manner acceptable to the Town. The architectural design guidelines shall conform to Urban Design Guidelines of the Town. The Owner shall agree in the Subdivision Agreement to construct all buildings and structures in conformity with the accepted architectural design guidelines, and to the inclusion of the accepted architectural design guidelines as a schedule to the Subdivision Agreement.

Warning clauses

63. 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 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."
 - ii. "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
 - iii. "Purchasers and/or tenants are advised that the Town has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees."
 - iv. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will

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be identified by the Owner prior to any home closings.”

- v. “Purchasers and/or tenants are advised that the Town does not hold any deposits on account of 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 the purchasers and/or tenants.”
 - vi. “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.”
 - vii. “Purchasers and/or tenants are advised that Mosley Street is classified as an Arterial Road and Lyons Court is classified as a Provincial Highway/Future Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night.”
 - viii. “Purchasers and/or tenants are advised that there may not be a defined storage location for waste collection bins.”
- b) All offers of purchase and sale abutting any stormwater management area and/or open space, and or woodlot:
- i. “Purchasers and/or tenants are advised that the adjacent stormwater management area, open space, or woodlot may be left in a naturally vegetated condition and receive minimal maintenance.”
- c) All offers of purchase and sale abutting a park block, open space block or environmental protection block:
- i. “Purchaser and/or tenants are advised that the lot abuts a “Neighbourhood or Community Park”, and/or an open space block, and/or an environmental protection block containing active and/or passive recreational uses and that noise and lighting should be expected as a result of those uses.”

Signage

64. No parking signage shall be placed along street frontages within the subdivision, to the satisfaction of the Town.

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Drainage Channel

65. That the Town has established its capital projects for the coming 8 to 10 years, with the Beachfront Development being the top priority. As a result of the Town's priorities, there is no capital budget available for financing projects outside of the priority projects. The Town is not considering any development agreements to advance other capital works, as the current priorities are significant and time sensitive and are still being formalized. If the Owner wants to advance development of the property they will be doing so at their own expense with no commitment from the Town. The Owner shall agree in the Subdivision Agreement to the satisfaction of the Town that any capital works or external works required to support the development shall proceed at the owner's expense with no financial commitment from the Town, including but not limited to the drainage channel.

Snow Storage

66. The Owner agrees that snow storage must not conflict with or obstruct, sidewalks, motorist's visibility, site drainage facilities, encroach on neighbouring properties and may not be placed within Municipal rights-of-way. In the event adequate snow storage is not available on the subject land and during high snowfall periods, in order to maintain minimum parking requirements and access to parking areas, driveways and walkways, the Owner shall, at its own expense, arrange for the removal of the snow from the site. Parking spaces, landscaping areas and the Environmental Protection lands contained within Blocks 40, 41 and 42 will not be used for the stockpiling of snow.
67. The Owner agrees that in any Offers of Purchase and Sales Agreements it shall include a Notice to Perspective Purchasers that details the challenges associated with snow clearance for freehold lots and Condominium common element private roads and that such matters shall remain the responsibility of the Condominium Corporation and the unit owners.

Vehicular Transportation

68. That a truck turning template is provided to show that both waste management vehicle(s) and emergency services can safely navigate through all development streets.
69. That two permanent accesses are required for any phase of development exceeding 85 units, and that confirmation is provided that two lanes of traffic can be accommodated on Kennedy Lane and the Functional Servicing Report be amended accordingly.
70. The Owner shall agree that bus pad(s) installation within the Mosley Street right-of-way to support the future installation(s) of a bus bench and/or bus shelter, shall be reviewed through detailed design, to the satisfaction of the Town.

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71. The Owner shall provide detailed design for an east phase left turn lane and west phase left turn lane as part of each respective phase's detailed design.

Active Transportation

72. That all efforts should be made to achieve a 3.0m wide multi-use trail on the south side of Mosley Street within the 3.0m road widening dedication.
73. The Owner shall agree that the viability of a pedestrian trail connection between the east and west halves of the development shall be reviewed through detailed design, to the satisfaction of the Town.

External Improvements

74. That the Owner solely at their cost would be responsible to undertake any external improvements required for the east and west phases of the development.

Stormwater Management

75. That the proposed dry pond is not a part of the proposed future capital project by the Town for the Bay Sands Drive area development. Costs for construction and maintenance of the pond including the storm pipe entering the pond, the box culvert extension (beyond Mosley Street right-of-way), the maintenance access roads / platforms and overflow weir will all be the sole responsibility of the Owner and ultimately, maintenance will lie with the condominium board.
76. That the limits of ownership / responsibility for maintenance is the entire pond and related features from the outlet storm pipe from the Primont development on the west of the channel through / to the existing Mosley Street right-of-way.
77. The Owner agrees that the proposed pond within Block 41 shall be privately owned and maintained by the Owner and further that the pond shall be designed by the Owner in a manner that fully complies with the Town Engineering Standards, NVCA and MTO requirements.
78. That external improvements may be required along Mosley Street to accommodate the drainage discharge from the east and west phases and will need to be reviewed as part of detailed design.

Visitor Parking

79. That in accordance with the Town's Urban Design Guidelines for Townhouse and Apartment Built Form, visitor parking must be accessible to pedestrians from sidewalks and pathways. The site plan shall be revised to include sidewalk and pathway connections to the visitor parking areas, ensuring seamless integration

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with pedestrian circulation routes, to the satisfaction of the Town.

Adjacent Lands

80. That consideration be given to the existing properties adjacent to Kennedy Lane, including providing driveway access to each of the respective properties (55/67 and 71), servicing, encroachments and easements.

Dewatering

81. The Owner shall agree in all development agreements that a dewatering proposal is required prior to the commencement of construction to the satisfaction of the Town. Further the Owner shall agree to obtain a dewatering permit from the MECP prior to commencement of any on-site dewatering.

Traffic

82. That prior to final approval, the Owner shall submit a Traffic Impact Study to the satisfaction of the Town and/or any other applicable agency and shall carry out or cause to carry out the recommendations and measures contained in the study.

Well and ground water monitoring

83. Prior to any site alteration, the Owner shall agree in the site preparation, pre-servicing and/or subdivision agreement to retain a Hydrogeologist to monitor the private wells and groundwater conditions, including vulnerabilities related to the aquifers, during each phase of the draft plan, to assess any impact on the existing wells and /or aquifers in the area surrounding the draft plan, where ground water conditions may be impacted by the development of the subdivision. The Owner shall submit reports prepared by such Hydrogeologist, to the satisfaction of the Town, documenting the results of the monitoring program.
84. The Owner shall provide potable water to any land owner whose private well or water system is adversely impacted and to permanently rectify the problem, to the satisfaction of the Town. The potable water to be provided and any works to rectify the problem with the private well or water system shall be at the sole cost of the Owner.
85. The Owner shall agree to have a baseline of area wells established prior to the commencement of any works on the Plan lands.

Hydro-geological report

86. That prior to final approval, the Owner shall submit a hydro-geological report to the satisfaction of the Town, which provides for a minimum of one year of monitoring groundwater levels and a recommendation from a certified Engineer for the

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seasonal fluctuations of groundwater.

Daylight triangles

87. The Plan to be registered shall show daylight triangles on each corner lot in accordance with the Town's Engineering Standards, or as determined by the Town, which are to be conveyed to the Town, without monetary consideration and free of all encumbrances.

Conveyance of Blocks for SWM, Open Space and Streetscape Landscaping

88. The Owner shall convey the following lands to the Town, where appropriate, without monetary consideration and free of all encumbrances:
- a. Block 42 for stormwater management purposes.

Soils Report

89. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the Town for review and acceptance. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out the recommendations, including but not limited to pavement design structure, to the satisfaction of the Town.

Site Preparation Agreement

90. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a Site Preparation Agreement with the Town having been executed.

Noise Study

91. Prior to final approval, an environmental noise study, prepared by a qualified consultant, at the Owner's expense, shall be submitted to the Town for review and acceptance. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network, according to the Ministry of Environment, Conservation and Parks (MECP) guidelines. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the accepted noise report, to the satisfaction of the Town. Any required acoustical fencing and/or berming shall be installed prior to occupancy of the adjacent dwellings.

Granting of easements

92. Prior to final approval, easements required for utility, drainage and construction or other purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.

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Stormwater management report

93. Prior to the initiation of grading and prior to the registration of this draft Plan of subdivision or any phase thereof, the Owner shall submit to the Town for review and acceptance, a detailed stormwater management report and drawings that describes the storm drainage system for the proposed development within this draft Plan, which report shall include:
- a) Plans illustrating how this drainage system will tie into surrounding drainage systems and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated and the design capacity of the receiving system;
 - b) Details and confirmation of the Modern Stormwater Pond Design to produce Enhanced Chorus Frog Habitat;
 - c) The location and description of all outlets and other facilities;
 - d) Stormwater management techniques which may be required to control minor or major flows;
 - e) Proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction; and
 - f) Confirmation that access for maintenance, overland flow routes and the facility can be accommodated within the storm detention block and that the storm facility design shall meet the Ministry of Environment, Conservation and Parks and the Town's Design Standards.

Service allocation

94. The Owner shall agree in the subdivision agreement that the Owner is advised that draft approval does not in itself constitute a commitment by the Town to provide servicing access to the Town's water treatment or sewage treatment plants. Plans may proceed to registration provided there is sufficient plant capacity and capability to serve the development. Plant capacity may be allocated for new development on a priority basis at the time of payment of Development Charges in accordance with the Act.
95. That the Owner shall agree in the subdivision agreement to;
- a) Satisfy all requirements, financial or otherwise, of the Town of Wasaga Beach including but not limited to the provision of roads and the installation of services and drainage; and
 - b) Prepare a report outlining the provision of services for water, sanitary, storm water, traffic and utilities, as outlined in paragraph a) of this condition, including off-site impacts and financial impacts, in a manner satisfactory to the Town.

No permits until adequate servicing

96. The Owner shall agree in the subdivision agreement that no building permits, save

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and except for model home permits as outlined in the subdivision agreement, will be applied for, nor issued until the Town is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.

Phasing Plan

97. The Owner shall agree in the subdivision agreement to:
- Prepare an appropriate phasing plan for the development of the Plan lands to the satisfaction of the Town; and
 - Demonstrate, prior to final approval how the portion of the Plan proposed to be registered is consistent with the phasing plan as accepted by the Town and how financial impacts will be addressed to the satisfaction of the Town.
98. That the Owner and the Town shall agree in the Subdivision Agreement that the construction of the Plan of Subdivision may occur in phases, as approved by the Town.

Model Homes

99. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into a model home agreement with the Town, setting out the conditions and shall fulfill relevant conditions of that agreement, prior to the issuance of a building permit(s).

Owner cost sharing

100. Notwithstanding any conditions to the contrary, prior to final approval, the Owner shall pay the proportionate share of the cost of any additional required external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject Plan.

Utility coordination

101. The Owner shall agree in the subdivision agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all applicable utility authorities and the Town. The plan shall include signoff of all applicable utility companies.
102. The Owner shall agree in the Subdivision Agreement that prior to final approval the Owner shall enter into an agreement with Wasaga Distribution Inc., or its successors, for the provision of electrical services.

Storage of materials

103. The Owner shall agree in the subdivision agreement not to store topsoil or any

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building materials, etc. on the lands being dedicated for parkland which would prevent early development and/or resident use of the dedicated parkland area.

Parking facilities for parks

104. The Owner shall agree in the subdivision agreement to provide adequate parking facilities to service the park as applicable, to the satisfaction of the Town.

MINISTRY OF CITIZENSHIP AND MULTICULTURALISM (MCM)

105. That prior to final approval and any site alteration, 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. No grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship and Multiculturalism (MCM) confirming that all archaeological resource concerns have met licensing and resource conservation requirements. A letter confirming the review and/or entering of the archaeological assessment report into the provincial Register of Archaeological Reports by the Ministry of Citizenship and Multiculturalism (MCM) is required prior to final approval.
106. That prior to any site alteration, the Ministry of Citizenship and Multiculturalism (MCM) shall confirm in writing to the Town that the Archaeological Assessment as required in Conditions 26, 30, and 105 is acceptable and that all archaeological resource concerns meet licensing and resource conservation requirements.

MINISTRY OF TRANSPORTATION

107. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of the functional design for the intersection of Lyons Ct. / Kennedy Ln., including lane widths, curb radii, sight triangles, and truck swept path analysis.
108. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a stormwater management plan and report, in accordance with the attached MTO Drainage Guideline 2022.
109. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a traffic impact study, in accordance with the attached TIS Guidelines 2021, indicating the anticipated traffic volumes generated by the subdivision and their impact upon MTO highways.

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110. That prior to final approval as appropriate, the owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the construction of highway improvements, if required to accommodate development, and in accordance with the approved TIS.

COUNTY OF SIMCOE

111. The Owner/Developer shall agree in the Subdivision Agreement to include the following advisory clauses in the Subdivision Agreement, Condominium Agreement, the Declaration registered for the project under Section 2 of the Condominium Act and all Agreements of Purchase and Sale or Lease for the units within this development, to the satisfaction of the Town of Wasaga Beach, in consultation with the County of Simcoe:
- a) The County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling lots and units accessed by private condominium roads. However, the County may be able to provide waste collection services where the private condominium road has been designed and constructed in accordance with the requirements of the County of Simcoe Multi-Residential & Private Road Waste Collection Policy and waste collection design standards, to the satisfaction of the County of Simcoe. Based on the County's review of the engineering design drawings for the private condominium roads within this residential development, the County has confirmed that the provision of waste collection services is feasible. Provision of waste collection services is contingent upon the private condominium road being built according to the engineering plans approved by the County and is subject to an application for waste collection services being approved by the County Solid Waste Management Department. Furthermore, the condominium road is to be regularly maintained in such a manner that provides for safe and regular waste collection vehicle access/egress. The Condominium Corporation 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, the County reserves the right to decline services or disrupt service until such time as the problem is addressed. The individual lot/unit owner and/or Condominium Corporation will be responsible for arranging and paying for private waste collection services until such time as the County has confirmed that the access restriction has been satisfactorily remedied.
112. The applicant shall agree to install turnarounds at the terminus of Streets 'E' and 'I' that these be designed and constructed in accordance with the requirements of the County of Simcoe Multi-Residential & Private Road Waste Collection Policy and waste collection design standards, to the satisfaction of the County of Simcoe. If this cannot be achieved, the applicant shall install two provisional common collection points to be used for the easternmost units (1-5) of Block 5 at the terminus of Street 'E' and the easternmost units of Block 27 (1-4) at the terminus of Street 'I' so that County waste collection vehicles are not required to reverse

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more than 20 m (front wheel to front wheel).

113. The Owner shall agree in the Subdivision Agreement that development charges be paid in accordance with the current County of Simcoe Development Charges By-law and policies in effect at the time of Building Permit issuance. Prior to final approval, a copy of the proposed Subdivision Agreement including the above-noted statement, shall be submitted to the County of Simcoe for review and approval.

WASAGA DISTRIBUTION INC. & UTILITIES

114. That prior to final approval, the Owner provide confirmation to the Town that satisfactory arrangements, financial and otherwise, have been made with the necessary utility companies for any facilities serving this draft plan of subdivision.
115. 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.

COMMUNICATION/ TELECOMMUNICATIONS PROVIDER(S)

116. That the Owner shall agree in the Subdivision Agreement that prior to commencing any work within the Plan, the Owner/Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner/Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner/Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).
117. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to the service provider, to grant to the service provider any easement that may be required for communication/telecommunication services. Easements may be required subject to final servicing approvals. In the event of any conflict with the existing communication/telecommunication facilities or easements, the Owner/Developer shall be responsible for the relocation of such facilities or easements.

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118. 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.
119. 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.

ENBRIDGE GAS DISTRIBUTION

120. The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
121. If the gas main(s) 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 applicant.
122. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.
123. The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.
124. This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements Document.

SCHOOL BOARDS

125. That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
126. That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium and or any other student transportation

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provider.

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY (NVCA)

127. That prior to final approval the following shall be prepared to the satisfaction of the Town, in consultation with the Nottawasaga Valley Conservation Authority (NVCA):
- a) An Engineered Flood Study.
 - b) A detailed Final Stormwater Management Report and engineering plans prepared in accordance with the NVCA Stormwater Technical Guide.
 - c) A detailed Erosion and Sedimentation Control Plan.
 - d) A detailed Grading Plan including the final channel design with proposed surface water and groundwater diversion features.
 - e) A detailed Geotechnical Report in support of stormwater management facility design based on recent and comprehensive groundwater monitoring.
 - f) A detailed Hydrogeological Assessment for site.
 - g) An Operation and Maintenance Manual for the stormwater management facility.
 - h) A Site-Specific Water Balance completed in accordance with Section 6 of the NVCA Stormwater Technical Guide.
 - i) A Feature-Based Water Balance Assessment based on a 12-month groundwater monitoring program.
 - j) A Wetland Buffer Enhancement and Stabilization Plan.
 - k) An Edge Management Plan for NVCA-regulated areas of tree clearing abutting the wetland and within the regulatory wetland buffer where abutting the development envelope.
 - l) Municipal approval and installation of both the Mosley Street culvert upgrades and Bay Sands drainage channel, prior to or in conjunction with site servicing of the west lands, to the satisfaction of the Municipality.
 - m) Written confirmation from the Town of Wasaga Beach that the proposed stormwater management facility design is acceptable.

All reports and plans shall be prepared in accordance with current provincial and NVCA guidelines and standards, at the time of submission.

128. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, in consultation with the NVCA, to carry out, or cause to carry out, the recommendations and measures contained within the plans and reports approved by the NVCA and the Town.
129. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, in consultation with the NVCA, to engage a qualified professional to certify in writing that the works identified in the plans and reports approved by the NVCA and the Town, have been constructed.
130. The owner shall agree in the Subdivision Agreement, in wording acceptable to the

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Town, in consultation with the NVCA, that all erosion and sediment control measures will be in place prior to any site alteration, and that all major stormwater management facilities or an appropriate temporary sediment control pond(s), must be in place prior to the creation of impervious areas such as roads and buildings.

131. That if required, the draft plan be revised in order to meet the requirements of the above conditions including, but not limited to, loss of lots to provide for larger/additional stormwater pond block(s), flooding/erosion setbacks and/or providing blocks for Low Impact Development measures to the satisfaction of the Town, in consultation with the NVCA. The NVCA will not support the encroachment of an enlarged stormwater management block within the wetland located in Environmental Protection Block 40. Enlargement of the SWM block into the wetland buffer established through draft plan approval will trigger additional wetland buffer compensation requirements in accordance with the NVCA's Net Gains for Ecological Offsetting Guideline.
132. The Owner shall agree in the Subdivision Agreement that any easements required for storm water drainage purposes, shall be granted to the Town.
133. The Owner shall agree in the Subdivision Agreement to install, at its own cost, fencing along the limits of the residential uses blocks that abut the Environmental Protection Block 40, Stormwater Management Pond Block 41 and Drainage Channel Block 42 to separate the residential uses from the natural hazard areas/environmentally sensitive lands, to the satisfaction of the Town, in consultation with the NVCA.
134. That the NVCA be provided a copy of the passed site-specific zoning by-law including its text and schedule identifying that natural hazard areas, stormwater management facilities and wetlands have been appropriately/restrictively zoned (e.g. Environmental Protection (EP)).
135. That prior to final approval, the Owner shall fulfill all the requirements associated with the Wetland Compensation Agreement between the NVCA and the Owner.
136. That prior to final approval, the Owner/Developer shall pay all development fees to the NVCA as required in accordance with the Nottawasaga Valley Conservation Authority's fee policy, under the Conservation Authorities Act.
137. That prior to any site alteration or development occurring within the NVCA's Regulated Area, a permit shall be obtained from the NVCA under the Conservation Authorities Act.
138. Prior to final approval, the NVCA is to be provided a copy of the developer executed Subdivision Agreement which addresses the NVCA's conditions of draft plan approval.

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CANADA POST

139. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
140. Please provide Canada Post with a minimum of 60 days notice of the first occupancy.
141. 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.
142. 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.
143. 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.
144. The developer agrees to give Canada Post notice 90 days prior to first occupancy.
145. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
146. 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.

CLEARANCE LETTERS

147. That prior to final approval the Town is to be advised in writing by Bell how the Conditions above, under the heading "*Communications/Telecommunications Provider(s)*", have been satisfied.
148. That prior to final approval, the Town is to be advised in writing by Enbridge

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Consumers Gas how the Conditions above, under the heading “*Enbridge Gas Distribution*”, have been satisfied.

149. That prior to final approval the Town is to be advised in writing by the Simcoe County District School Board how the Conditions above, under the heading “*School Boards*”, have been satisfied.
150. That prior to final approval the Town is to be advised in writing by the County of Simcoe how the Conditions above, under the heading “*County of Simcoe*”, have been satisfied.
151. That prior to final approval the Town is to be advised in writing by the Nottawasaga Valley Conservation Authority (NVCA) how the Conditions above, under the heading “*Nottawasaga Valley Conservation Authority (NVCA)*”, have been satisfied.
152. That prior to final approval the Town is to be advised in writing by Canada Post how the Conditions above, under the heading “*Canada Post*”, have been satisfied.
153. That prior to final approval the Town is to be advised in writing by Wasaga Distribution Inc. how the Conditions above, under the heading “*Wasaga Distribution Inc. & Utilities*”, have been satisfied.

NOTES TO DRAFT APPROVAL

1. That this draft plan shall lapse three (3) years from the decision date, unless otherwise granted an extension by the Town.
2. 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 Town, quoting file number **PS01/22**.
3. Further to Note 2, the applicant is responsible for providing a response matrix identifying all completed conditions, with evidence of how the conditions have been cleared by the applicant, to the satisfaction of the Town.
4. 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).
5. 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).
6. It is suggested that the municipality register the Subdivision Agreement as provided

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by subsection 51(26) of the Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.

7. The Town and County of Simcoe require all engineering drawings to be submitted in electronic format as well as a hard copy. Please contact the Town's Information Technology Department and the County GIS Department for additional information.
8. 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.
9. All measurements in Subdivision final plans must be presented in metric units.
10. For your information, easements required for utility or drainage purposes shall be granted to the appropriate authority.
11. All deeds to be conveyed must be free and clear of all encumbrances.
12. 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.
13. The Owner is advised that the natural gas distribution system shall be installed within the existing and/or proposed municipal right of ways.
14. 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, the County of Simcoe, and the applicable school boards at building permit issuance.
15. The Nottawasaga Valley Conservation Authority, Simcoe Muskoka Catholic District School Board, Simcoe County District School Board, the Town and the County of Simcoe, as appropriate, will require a copy of the draft Subdivision Agreement prior to the clearance of draft plan conditions. An executed copy will be provided once available.
16. The Owner will be required to contact all Communication/Telecommunication Provider's Engineering Department i.e. Bell Canada and Rogers Communications, regarding the details for servicing within the Subdivision as well as the necessary Letters of Understanding, Agreements, Easements, etc.
17. 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 number is 705-429-2517.
18. It is the responsibility of a person(s) undertaking any proposed activity to ensure they are in compliance with all provincial and federal legislation included in the *Ontario Endangered Species Act*. Therefore a person(s) should ensure their proposed activities will not adversely affect a Species at Risk such as but not limited to Butternut, or its habitat protected under the *Ontario Endangered Species Act*. If an impact to a Species at Risk or its habitat cannot be avoided, a person(s) may apply for an authorization under the *Ontario Endangered Species Act*. However, if an authorization is not issued by the Ministry of the Environment Conservation and Parks (MECP), the person(s) must comply with the *Ontario Endangered Species Act*

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by modifying the proposed development/activities to avoid an impact to Species at Risk such as but not limited to Butternut, and habitat protected under the *Ontario Endangered Species Act*.

19. The detailed Stormwater Management Report identified in the above Conditions 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.
20. MTO Building & Land Use permits are required prior to site grading / servicing / construction of the subdivision, and for all lots within 45m of any provincial highway limit (eg. Lyons Ct., 71st St.) and within a 395m radius of the centrepont of a highway intersection (eg. Lyons Ct. / Mosley St., Lyons Ct. / Kennedy Ln.). MTO Sign permits will also be required. MTO Encroachment permits will be required for any proposed servicing or highway improvement works on a provincial highway (eg. Lyons Ct., 71st St.).
21. MTO setback from highway limits for all buildings / structures / land uses considered integral to site operations will need to be confirmed and addressed as appropriate.

CLEARANCE LETTERS

22. Clearances are required from the following agencies, as appropriate:

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

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

Simcoe County District School Board
1170 Highway 26 West
Midhurst, ON L9X 1N6

Ministry of Citizenship and Multiculturalism
56 Wellesley Street West, 14th Floor
Toronto, ON M7A 2E7

Simcoe Muskoka Catholic District School Board
46 Alliance Blvd.
Barrie, ON L4M 5K3

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

Applicant: Wasaga (Lyons Court) Ventures Inc
File No.: PS01/22 [Associated Files Z01/22 & OP01/22]
Municipality: Town of Wasaga Beach
Subject Lands: REG COMP PLAN 1698 LOT 96

Date of Decision: XX, 2025
Date of Notice:
Last Date of Appeal:

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

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

County of Simcoe
1110 Highway 26 West
Midhurst, ON L9X 1N6

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

23. 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.
24. Please be advised that the approval of this draft plan will lapse on **July 17, 2028**. 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 three (3) 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 ninety (90) days prior to the lapsing date.

25. 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.
26. 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(32) 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.

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Dated this 17th day of July, 2025.

Trevor Houghton, Director of Planning

Town of Wasaga Beach