



Development Services and
Engineering Department
Planning Division

T: 705-325-2622
F: 705-329-2670
✉ planning@orillia.ca
🌐 orillia.ca
📍 50 Andrew St. S., Suite 300,
Orillia, ON L3V 7T5

City of Orillia
Applicant: Charter Construction Ltd.
Mark Rich Homes
File No: 43T - 21001
Address : 735, 825, 875, 885 and
925 Line 15 North; with Part of East ½
Lot 6, Concession 2

Date of Decision: January 26, 2026
Date of Notice: February 5, 2026
Last Date of Appeal: February 25, 2026
Expiration of Approval: February 26,
2036

NOTICE OF DECISION

With respect to Draft Plan of Subdivision Decision and Final Conditions of Approval
under
Subsection 51(37) of the *Planning Act*

A decision was made on January 26, 2026, by the Council of the Corporation of the City of Orillia to approve a Draft Plan of Subdivision by Charter Construction Ltd. Mark Rich Homes (Trailside) for the property municipally known as 735, 825, 875, 885 and 925 Line 15 North; with Part of East ½ Lot 6, Concession 2.

Who Can File an Appeal

1. The applicant.
2. A public body (e.g., a municipality, conservation authority).
3. Any person or organization who made oral submissions at the public meeting, if one was held.
4. Any person or organization who made written submissions to the approval authority before the decision was issued.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

When and How to Appeal a Decision

An appeal to the Ontario Land Tribunal in respect to all or part of this Draft Plan of Subdivision may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My

Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on **February 25, 2026**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$10,300 for any appeal filed regarding a Draft Plan of Subdivision.

The decision of the Municipality is final, if a Notice of Appeal is not received on or before the last date of appeal noted above.

When and How to Appeal Conditions of Approval

The applicant or any public body may, at any time before the approval of the final plan of subdivision, appeal to any of the conditions imposed by the by Municipality to the Ontario Land Tribunal by filing a notice of appeal with the Municipality.

Changes To Conditions of Approval

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of such changes.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Effect of Public Input

Council had regard for all public and agency input received through written and / or verbal submissions, as well as comments received during the public meeting held on April 4, 2023, and prior to the conclusion of the Council Meeting held on January 26, 2026.

Other Related Applications

Official Plan Amendments File No. By-Law No:2023-042

Zoning By-law Amendment File No. D14-911 By-law No:2023-043

Additional Information

Additional information and material relating to the proposal are available for review during business hours by appointment, at the Development Services and Engineering Department, Planning Office (1st floor) Orillia City Centre, 50 Andrew Street South, Orillia, Ontario. For further information or to make an appointment, you may contact Alison Chapple, Senior Planner, at 705-418-3223 or achapple@orillia.ca.

Mailing Address for Filing Notice of Appeal

City of Orillia
Council Services
50 Andrew Street South
Orillia, Ontario
L3V 7T5

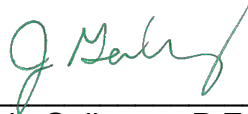
Attention City of Orillia Clerk: Dan Kirby
Telephone: (705) 418-3203
Email: dkirby@orillia.ca

Attention City of Orillia: Planning Division – Alison Chapple
Telephone: (705) 418-3223
Email: achapple@orillia.ca

**WITH RESPECT TO A DRAFT PLAN OF SUBDIVISION
UNDER SECTION 51(44) OF THE *PLANNING ACT***

A decision was made on January 26, 2026, by the Council of the Corporation of the City of Orillia to approve a Draft Plan of Subdivision by Charter Construction Ltd. Mark Rich Homes (Trailside) for the property municipally known as 735, 825, 875, 885 and 925 Line 15 North; with Part of East ½ Lot 6, Concession 2.

Dated at Orillia, this 5th day of February 2026.



Jamie Galloway, P.Eng.
General Manager of Development Services and
Engineering

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

The City of Orillia's conditions to Final Plan Approval for registration of this Plan of Subdivision, File No. 43T-21001, are as follows:

No. Conditions

That this approval applies to the Draft Plan of Subdivision to be known as "Trailside", which includes 5 individual parcels, being 735, 825, 875, 885 and 925 Line 15 North with Part of East ½ Lot 6, Concession 2 the "Plan" prepared by Charter Development LP. and Morgan Planning and Development Inc., dated February 10, 2023, which provides for a total of 1065 Residential Units, 2 Institutional blocks, 1 Commercial block, Parklands and Environmental features as follows:

- a. Blocks 35-52, 113-124, 177-212, 248-258, 268-285, 324-338, 383-415, 450-458, 460-466 – Single Detached (10m lots)
- b. Blocks 1-34, 53-112, 125-151, 155-176, 189 – 195, 236-241, 259- 267, 292-323, 339-382, 416-449, 459-460, 467-470 – Single Detached (12m lots)
- c. Blocks 152- 154 – Single Detached (15m lots)
- d. Blocks 213-235, 242-247, 286-291 – Semi Detached Lots
- e. Blocks 482 – 824 – Medium Density
- f. Block 485 – High Density
- g. Block 488 – Commercial
- h. Blocks 486, 487 – Institutional Schools
- i. Blocks 492, 496-502, 508-512 – Parkland
- j. Blocks 493 - 495 – Municipal Services
- k. Blocks 489 – 491 – Municipal Services/walkways
- l. Blocks 513-515 – Road Widenings
- m. Blocks 504-507 – Environmental Protection/woodlots

All land conveyances to the City of Orillia shall be provided in a form acceptable to the City and in accordance with the most up to date City policies.

List all Conveyances:

1. That the Subdivision Agreement shall require Block 497 be conveyed to the City of Orillia or to a party of the City's choosing for purposes of a Parkette.
2. That the Subdivision Agreement shall require Blocks 492, 496, 498, 499, 500, 501 and 502 to be conveyed to the City of Orillia or to a party of the City's choosing for purposes of a linear trail systems.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

-
3. That the Subdivision Agreement shall require Blocks 507, 508, 509, 510, 511 and 512 to be conveyed to the City of Orillia or to a party of the City's choosing for purposes of a linear trail system and shall be conveyed prior to the first phase of development.
 4. That the Subdivision Agreement shall require Blocks 489 and 490 be conveyed to the City of Orillia for purposes of a walkways/service corridor.
 5. That the Subdivision Agreement shall require Block 491 to be conveyed to the City of Orillia as a portion of the Road Allowance for Stoneridge Boulevard for the purposes of maintaining adequate sightlines and planting of trees in this block shall be limited.
 6. That the Subdivision Agreement shall require Blocks 513, 514 and 515 to be conveyed to the City of Orillia for purposes of a 5.0m road widening along Line 15 and Bass Lake Side Road E.
 7. That the Subdivision Agreement shall require Block 506 to be conveyed to the City of Orillia for purposes of a Municipal Storm Water Management Facility.
 8. That the Subdivision Agreement shall require Block 504 and 505 to be conveyed to the City of Orillia or to a party of the City's choosing for purposes of a woodlot.
 9. That lands dedicated for parkland purposes (including all trail systems) shall be dedicated to the City or to a party of the City's choosing in a condition that enables the land to be utilized for parkland purposes immediately upon dedication. This shall include grading, fencing, tree removal, seeding/sodding, and service connections.

Street names.

10. That the name "Stone Ridge Boulevard" be applied to the extension of the existing Arterial Road network from the Stoneridge Subdivision and shall be conveyed to the City of Orillia for municipal roads prior to Final Approval of a Plan of Subdivision.
11. That the name "Sierra Drive" be applied to the extension of the existing Local Road network from the Stoneridge Subdivision and shall be conveyed to the City of Orillia for municipal roads prior to Final Approval of the Plan of Subdivision
12. That the name "Trailside Drive" be applied to the main Local Road as identified in the "Trailside Neighbourhood Plan" and shall be conveyed to the City of Orillia for municipal roads prior to Final Approval of the Plan of Subdivision.
13. That the remaining seven (7) unnamed Streets, identified on the Plan as Streets A – G shall be named prior to their phase of development and in accordance with the City's Addressing Manual to the satisfaction of the City and shall be conveyed to the City of Orillia for municipal roads prior to Final Approval of the Plan of Subdivision.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

General

14. That the Owner shall enter into a Subdivision Agreement for any phase of development with the City to satisfy all conditions, financial or otherwise, concerning the provision of roads, sidewalks, trail linkages within the limits of the development lands to existing external trail systems, easements, rights-of-way, entrances, installation of services, drainage, waste collection (garbage, recycling, organics), construction of the development infrastructure, landscaping, installation or removal of trees, lighting, parking facilities and fire protection and for other municipal services (snow clearing and waste removal).

Roads

15. That the Owner acknowledges that Arterial Road(s) shall be designed to accommodate future transit routes and Active Transportation routes/needs to the satisfaction of the City, in accordance with the City's most up to date version of the Engineering Design Criteria or its successor document and in line with the City of Orillia's Master Transportation Plan.

16. For each phase of subdivision that Owner shall prepare a Composite Utility Plan prepared in concert with a Landscape Architect, in compliance with the City's most up to date Plans and Policies and shall include, sidewalks, municipal boulevard signage, bicycle lanes, multi use trails, trail facilities - including; signage and crossings, entrance bollards for trails, on street parking needs and signage, proposed locations of low impact development (LID), mailbox locations, pedestrian crossings and signage, traffic calming measures, utilities (transformers), lighting, shade trees for both sides of the street (on a ratio of one (1) street tree per lot or one (1) tree ever 15m within the future City Road allowances, future transit needs including signage, stops (pads, shelters) and layby lanes, and location for refuse receptacles to the City's satisfaction and subject to approval by other agencies and utilities approvals.

17. That prior to any phase of subdivision, the Owner shall incorporate any updates and requirements related to the installation and operation of a Transit Route along Arterial Road(s) in accordance with the City's most up to date Plans and Policies

18. That prior to any phase of subdivision, a Composite Utility Plan be design for on street parking to the City's satisfaction and in accordance with the City's most up to Plans and Policies

19. That prior to any phase of subdivision, the lands be designed for suitable vehicles (Firetrucks, Snowplows, Waste Removal Trucks and Buses, including suitable turning radius at the terminus of each dead end (permanent or temporary) to the satisfaction of the City and in accordance with the most up to date City Plans and Policies.

20. That prior to any phase of subdivision, the Engineering Plan(s) shall demonstrate a design with the construction of barrier curb and not roll over curbs within future City Road allowances

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

for the purpose of controlling driveway widths. Driveway entrances shall also be maintained in accordance with the Composite Utility Plan.

Sidewalks

21. That the Subdivision Agreement require the construction of municipal sidewalks at a time when the majority of dwelling units have been constructed within the given phase of development to ensure quality control and enable the City to manage future assets. Construction of sidewalks may proceed street by street provided that the majority of dwelling units on a given street or section of street have been constructed.

Traffic Studies

22. That the Subdivision Agreement address the implementation of the recommendations contained in the West Ridge Trailside Traffic Impact Study prepared by AECOM, Revision No 3 and dated February 1, 2023, If there are modifications made to the plan, whereby lots/units are increased beyond the original scope of the approved Draft Plan of Subdivision, then updates to the Traffic Impact Study will be required to determine if there will be impacts on either the existing and/or planned transportation infrastructure for both the City of Orillia and/or the Township of Oro-Medonte. If it is determined that additional infrastructure improvements are required than the Township of Oro-Medonte and the City of Orillia will work on Cost Sharing Agreements for their share of the infrastructure improvements and how they will provide compensation to the developer should they participate in constructed those improvements.

Construction Management Plans

23. That prior to a phase of Subdivision the Owner shall complete a Construction Management Plan to the City's satisfaction with respect to location of construction equipment (including large vibratory equipment and such equipment shall be buffered from occupied residential units), vehicles associated with construction, construction and debris storage areas (including excess fill and debris), management of overland water flows, and where possible, having each phase locate and utilize temporary construction road(s), which shall be constructed of a stable surface suitable and designed in a manner for use by all construction vehicles, City vehicles and firefighting needs, the temporary road (s) shall include temporary entrances approved by the City in advance of placement. The road(s) shall not be open nor utilized by the public in anyway and shall be signed accordingly and shall not share space with any road having received "Substantial Completion" status. For clarity, the Construction Management Plan must cover the phase(s) of construction from installation of infrastructure services through to construction of the dwelling units.

24. That prior to development, the Owner shall indicate whether stockpiling of fill will occur on Non-Draft Approved lands, and if so, it may be permitted in adherence with the recommended mitigation measures contained in the Scope Environmental Impact Study prepared by Beacon

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Environmental, dated April 2019, and in accordance with the City's Site Alteration By-law(s) all storage areas are to be identified on the Construction Management Plan to the City's satisfaction.

25. That prior to any development temporary fencing must be erected and maintained along the limits of the TransCanada Pipeline right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction and prior to the City taking ownership of the lands

Landscape Plans

26. That prior to a phase of Subdivision a Landscape Plan shall be prepared by a Landscape Architect to the satisfaction of the City and shall include lands that will be transferred to the City of Orillia or to another party of the City's choosing, the plan shall include treatments for parklands (including Linear Trail systems), native planting plan in associated with the existing Stormwater Management Facility identified as Blocks 506, and all municipal boulevard lands with regard to tree planting procedures to the City's satisfaction.
27. That prior to a phase of Subdivision an Edge Management Plan shall be prepared by a qualified professional to the satisfaction of the City prior to a phase of Final Approval of the Plan of Subdivision to evaluate opportunities for tree protection along Block 504 and 505 (woodlots).
28. That the Subdivision Agreement shall require a Certification Letter from the Owner's Landscape Architect or Arborist with respect to the installation of the trees within the municipal boulevards prior to inspection and release of securities for street trees.
29. That the Subdivision Agreement shall require a Certification Letter from the Owner's Landscape Architect or equivalent professional with respect to status of parkland and shall be inspected and approved by City parks staff prior to conveyance to the City of Orillia or to another party of the City's choosing.
30. That prior to conveyance of Block 506 (Stormwater Facility) that the Owner shall provide the City with a Landscape Plan completed by a certified Landscape Professional showing the placement and location of native planting, in accordance with most up to date version the City's Official Plan and to the City's satisfaction.

Fire:

31. That the Subdivision Agreement shall require the Owner obtain written confirmation from the City's Fire Department confirming adequate water and water pressure are available to provide fire protection and that the relevant infrastructure has been designed to the City's satisfaction.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

32. That prior to issuance of Building Permits, the Owner shall submit Hydrant Flow Testing to the City's satisfaction that ensure adequate fire flow will be available.

Fencing:

33. That the Subdivision Agreement require the Owner to install privacy fencing on private residential lots abutting Arterial Road networks and the Subdivision Agreement(s) will clearly outline the responsibility for future maintaining, repairing and replacing the fencing will be that of the private landowners'.

34. That the Subdivision Agreement(s) shall require the Owner to install 1.82metre high chain link fencing in accordance with the City's specifications along:

- a) Along the boundaries of all existing Residential Uses. (Line 15 Property – Horne Farm)
- b) the boundaries of block 511(buffer for TransCanada Pipeline (TCPL) lands);
- c) The boundaries of residential lots adjacent to block 501 and 508 (buffer for TCPL lands);
- d) the boundaries of blocks 496 – 502 (buffer for Parkland/Trail Blocks)
- e) The boundary between blocks 492 and 487 (buffer between trail and School block)
- f) the boundaries of block 493 (service block to residential lots)
- g) The boundaries of Block 489 and 490 (service blocks)
- h) the boundaries of residential lots adjacent to Blocks 504 and 505 (woodlots)
- i) the boundaries of blocks 482, and 504 (woodlot and medium Density)
- j) The boundaries of residential lots adjacent to Blocks 483,482,484,485 – (High and Medium Density Blocks).
- k) the eastern boundary of block 483 (Medium Density to Trails/Woodlot)
- l) The boundaries of residential lots adjacent to Block 486 (School Block)
- m) the boundaries between lots on Street A and non-Draft Plan Approved Lands

35. That the Subdivision Agreement shall require that fencing required along the limits of TCPL's right-of-way must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.

36. That prior to any phase of subdivision which includes the below lots, that the Owner undertake a noise attenuation study to identify any additional fencing needs beyond the City's fencing specifications along:

- a) Lots abutting Line 15, Bass Lake Side Road East (Lots 34 – 52) and on all lots (Lots 113,152,153,406,434-446,466-459,470 directly adjacent to Stone Ridge Boulevard (Arterial Road).

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

And for greater clarification fencing is **not** required as follows:

- a) The boundary between blocks 492 and 506 (buffer between trail and Stormwater Facility)
- b) The boundary of blocks 507 (buffer between TCPL lands and Environmental Protected Lands), Block 510 (northern boundary only, where it abuts Environmental Protected Lands)
- c) The eastern boundary of blocks 487 and 486 (school blocks and existing City Parklands)
- d) the boundaries of residential lots adjacent to block 509 (buffer for TCPL lands);

Along the boundaries of all lots adjacent to Lake Head University Lands (Lakehead University being an established Institutional Use should technically buffer themselves from the more sensitive residential uses of Trailside)

Hydrogeological Works

37. That prior to any phase of subdivision the Owner shall provide an assessment for dewatering to assess potential dewatering volumes and water taking permit requirements. **If** a site requires dewatering, then a Permit to Take Water (PTTW) with the Ministry of Environmental Conservation and Parks or its successor shall be required and will require the completion and submission of Water Taking Reports and Discharge Plan Report.

Erosion and Sediment:

38. That prior to any phase of subdivision the Owner shall provide an Erosion and Sediment Control Plan (prepared in accordance with the recommendations contained in the Functional Servicing and Preliminary Stormwater Management Report prepared by Pearson Engineering dated September 30, 2022), designed in accordance with the City of Orillia's current version of the "Engineering Design Criteria Manual" to the satisfaction of the City. Plans should address phasing, inspection and monitoring aspects of erosion and sediment control, identify locations of stored fill (stored fill is only permitted on lands within the given phase or as identified in the Construction Management Plan) and include measure to prevent the transfer of untreated stormwater to the LIDs from the non-stabilized construction areas to the satisfaction of the City.

Geotechnical Works:

39. That the Subdivision Agreement detail the recommendations as per Section 6.0 Design Discussion and Recommendations of the Final Geotechnical Investigation West Orillia Neighbourhood Plan Residential Development, prepared By Stantec Consulting Ltd. (July 8, 2020).
40. That the Subdivision Agreement shall require that no removal of vegetation (excluding trees) occur more than 30 days prior to grading or construction.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Private Wells

41. That prior to any phase of subdivision a Private Well Survey be conducted to study impacts to existing residential dwellings with domestic wells that are within the dewatering radius of influence (to be confirmed during detailed design). The Study shall be performed prior to construction to verify the type and depth of well, current water levels and other relevant information. The Subdivision Agreement will require the Owner address the impacts to the wells, provide, if needed, a temporary source of potable drinking water during construction until dewatering no longer affects the wells. The Subdivision Agreement will also require the Owner to undertake the following if the private well owners issue complaints regarding water shortages or other interference with their well water, complaints will be investigated and if deemed to be an effect of the construction dewatering, a temporary supply of water will be made available to the well owner until ground water levels recover. The Subdivision Agreement will require securities to be deposited to ensure a temporary supply of water will be provided.

Engineering

42. That prior to any phase of subdivision where the details or design of the proposed Draft Plan of Subdivision have changed, such phase shall provide a new or an addendum to the previously approved Stormwater Management Report and that any updated or new Stormwater Management Report and plans shall be prepared in accordance with the most up to date versions of Section 6.2 (or successor) of the City's Official Plan, the City's Engineering Design Criteria, Lake Simcoe Region Conservation Authority's Technical Guidelines for Stormwater Management Submission and implement the recommendations contained Section 5 Impact Assessment and Mitigation Measures, and Section 6 Conclusions, of the Hydrogeological Investigation West Orillia Neighbourhood Plan, Residential Development Final Report prepared by Stantec Consulting Ltd. (September 30, 2022), The report and associated plans shall be prepared by a Consulting Engineer to the satisfaction of the City prior to Final Approval of the Plan of Subdivision.
43. That the Subdivision Agreement contain wording that details the responsibility of maintenance of infrastructure and services between the issuance of substantial completion and assumption by the Municipality.
44. That all detailed Engineering Plans and reports be designed in accordance with the City's most up-to-date Engineering Design Criteria for each phase of development.
45. That the Subdivision Agreement address phasing and temporary measures, if any, through the implementation of 0.3m reserves to ensure roads and servicing connections for future of Subdivision can be provided for in the future.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

-
46. That the Subdivision Agreement apply lot grading deposits based on the current approved by-law in place at the time.
47. That the Subdivision Agreement require the Owner to notify builders/ or subcontractors that downspouts are not permitted to discharge onto any impermeable surface and that building permit will require submitted Architectural Drawings demonstrating such.

Low Impact Developments

48. That where possible the Owner shall make considerable effort to design and install low impact development (LID) facilities to address the water balance criteria and the infiltration -deficit due to the development of the property from an undeveloped condition and the LID facilities shall be placed in the Municipal right of way and where not possible they shall be located on private properties in yards accessible to the Municipality. The Development Agreement will require appropriate legal access, via easements, and binding agreements are provided in favour of the Municipality for access, operation, and maintenance of the LID facilities to the City's satisfaction.
49. That the Subdivision Agreement require that the Owner/Builder or any subcontractor shall clean and flush debris from any and all Low Impact Development facilities and provide a clearance letter that all facilities have been inspected and are in good working order prior to the assumption by the City.
50. That prior to any phase of subdivision that the Owner shall implement water balance and phosphorus controls in the form of Low Impact Developments (LID) as recommended as per the Functional Servicing Report (FSR) and/or Stormwater Management (SWM) Report to the City's satisfaction
51. That the prior to any phase of subdivision the Owner agrees to design, construct, and monitor the proposed low impact development (LID) facilities until the time of assumption by the City and to the City's satisfaction, infiltration volume shall not be decreased by more than 8% compared to the pre-development infiltration volume.
52. That the Subdivision Agreement require inspection and performance monitoring of the low impact development (LID) facilities shall be undertaken by the Owner. Inspection monitoring shall be undertaken during the construction of the LID facilities by a qualified professional; performance monitoring shall be in accordance with City approval measures requiring the submission of a performance monitoring report, prepared and stamped by a qualified professional, provided to the City's satisfaction prior to assumption of such facilities

Existing Stormwater Facility – Block 506

53. That the Subdivision Agreement require that prior to municipal assumption of the Stormwater Management Facility identified as Blocks 506 on the Draft Plan of Subdivision, the Owner

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

shall have developed and executed a Monitoring Plan to the City's satisfaction; provided evidence that the facilities are operating and performing as designed; and provided the City with an Operations and Maintenance Manual to the City's satisfaction.

54. That the Subdivision Agreement detail that prior to municipal assumption of the Stormwater Management Facility identified as Blocks 506 on the Draft Plan of Subdivision, the Owner shall prepare a current conditions report. The report shall be prepared and stamped by a qualified professional, which identifies the current state of sediment within the pond based on an up-to-date bathymetric survey of the pond and make recommendations pertaining to maintenance required at the time of requested assumption that the Owner will be required to remediate prior to assumption, to the satisfaction of the City.
55. That the Subdivision Agreement shall require the Owner to monitor the sediment accumulation within the existing stormwater management pond (Block 506) and acknowledges that sediment accumulation is anticipated to occur at an above average rate during construction of a non-stabilized site compared to a stabilized site condition. The owner agrees to clean the sediment from the pond periodically to ensure the required operational efficiency of the pond is maintained as per the Ministry of Environment's Certificate of Approval issued on September 30, 2008 (Number 6909-7JSKQY). That the Subdivision Agreement shall specify prior to assumption of Block 506, the Owner/ Builder or any Subcontractors shall clean out and flush all municipal infrastructure (including storm sewers, catch basins, manufactured treatment devices such as oil-grit separators and swales) if required to the satisfaction of the City, prior to the clean out of the stormwater management pond if necessary.

Water and Wastewater/Modeling Condition/Functional Servicing Reports:

56. That prior to any phase of subdivision, the Owner shall provide a Functional Servicing Report showing the proposed sanitary sewer and water servicing plans. The Functional Servicing Report must be in compliance with City's most up to date Engineering Design Criteria Manual.
57. That prior to any phase of subdivision being approved for plan registration, the City will confirm whether there is sufficient capacity available in the wastewater collection system, wastewater treatment centre, water distribution system, water supply and storage, within the existing system. All engineering drawings are subject to approval by the City.
58. That prior to any phase of subdivision the Owner shall demonstrate on Site Servicing Plans adequate water looping is being provided at each phase of development.
59. That the Subdivision Agreement shall require that as a condition of Building Permit the Consulting Engineer certify in writing the internal and external sanitary sewers and watermains to the satisfaction of the City.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Waterline and Service – Woodlot:

60. That the Subdivision Agreement shall specify that prior to the installation of the waterline and prior to the conveyance of the Block 493 on the Draft Plan of Subdivision to the City that the Owner clear all vegetation, including tree roots along a 6.0m wide area where the service line is placed and that the surface of this area be replaced with vegetative mulch or a similar organic material and that proper signage is placed periodically to inform of the underground services.

Environmental Measures

61. That the Subdivision Agreement require the implementation of the following recommended mitigation measures contained in the Scope Environmental Impact Study prepared by Beacon Environmental, dated April 2019:

- a) Any tree cutting and removal be undertaken between October 15th and April 15th, including removal of trees as they relate to installation of service lines.

Construction Timing

- a) no vegetation clearing or disturbance to nesting bird habitat occur between May 01 and mid-July and in accordance with the Migratory Birds Act.
- b) In the 'shoulder' seasons of April 1 to 30, and July 16 to August 31, vegetation clearing could occur, but only after an ecologist with appropriate avian knowledge has surveyed the area to confirm lack of nesting. If nesting is found, then vegetation clearing (in an area around the nest) shall wait until nesting has concluded.
- c) From September 1 through to March 31, of any year, vegetation clearing can occur without nest surveys, but the law for nest protection still applies (i.e. if an active nest is known it should be protected).
- d) As a precaution to protect bat species at risk, forested area tree removals should not occur during the season when bats may be roosting or rearing young (i.e., April 15th to September 1st).

Butternut Mitigation Plan

- a) The proposed development plan currently will impact five Category 3 (Archivable) and eight Category 2 (Retainable) Butternut trees. Removal or harm to Category 3 trees will require further consultations with the Ministry of Natural Resources and Forestry (MNRF), or its Successor to obtain an Overall Benefit Permit.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

-
- b) In advance of any removals, a mitigation plan shall be formulated that may include the collection of cuttings (scions) from one or more of the Category 3 trees and/or mitigation plantings of Butternut seedlings and companion trees.
 - c) If these trees are re-assessed, and 10 or less Category 2 trees, and no Category 3 trees are proposed to be removed or harmed, then the project may follow the much simpler Registry process with the MNRF, which would include a mitigation planting plan.
 - d) The open cultural meadow located on the east side of the northern wetland and forest block has been identified as a potentially suitable planting area.

Agreements of Purchase and Sale

- 62. That the Subdivision Agreement require the Offers of Purchase and Sale Agreements to contain applicable information regarding restrictions with respect to the alteration, construction and/or obstruction of overland drainage swales.
- 63. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents adjacent to the City's new Arterial Road, that this road is a public transit route.
- 64. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents who have an "Infiltration Gallery" on their lands that this feature will be subject to City easement and routine maintenance by City staff and or agents.
- 65. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents adjacent to High or Medium Density blocks, that these blocks shall be subject to development at a future date and in accordance with permissions granted in the City Zoning By-law.
- 66. That the Subdivision Agreement include a warning clause to be included in all Offers of Purchase and Sale Agreements advising future residents adjacent to a proposed school block(s), that these blocks shall be subject to development at a future date and in accordance with permissions granted in the City Zoning By-law.
- 67. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents adjacent to a proposed Park or Trail Block(s), that these blocks shall be owned by the City and subject to development at a future date and in accordance with permissions granted in the City Zoning By-law.
- 68. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents adjacent to the Trans Canada Pipeline Easement, that development of their land may be limited due to that proximity and that the lands shall be owned by the City and

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

subject to development of a Multi-Use Trail at a future date and in accordance with permissions granted in the City Zoning By-law.

69. The Subdivision Agreement require in Offers of Purchase and Sale for lots directly adjacent to the TCPL pipelines include the following:
- notice of the easement agreement registered against the property which may affect development activities on the property;
 - notice of the 30m Prescribed Area as regulated by the Canada Energy Regulator (CER) Act;
 - the number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - the setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - the local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
70. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents adjacent to Walkways, Woodlots/ Environmentally Protected lands, that these areas shall be owned by the City and routinely maintained to minimum standard, and that any private use of these lands is strictly prohibited.
71. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise future residents that mail will be delivered via Community Mailbox. The Owner also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.
72. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board 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.
73. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise 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 streets at a location as determined by the Simcoe County Student Transportation Consortium.
74. That the Subdivision Agreement require Offers of Purchase and Sale Agreements to advise 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.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

75. That the prior to any phase of subdivision that the Stormwater Management Report and Plans demonstrate the 2-100 year design storm event peak flow rates for the pre and post conditions of the lands prior to development within the City of Orillia. If that result in excess infrastructure needs along boundary areas, then the Owner shall enter into a Maintenance Agreement between the Owner, City of Orillia, and the Township of Oro-Medonte.

Cost Sharing:

76. If it is determined that infrastructure improvements required would benefit lots or properties which are not within this Draft Plan of Subdivision then the Owner, the City and those benefiting parties shall enter into a Cost Sharing Agreement for their share of the infrastructure improvements. The costs associated with drafting these Agreement shall be borne by the Owner(s).

Zoning Compliance:

77. That prior to Final Approval for any phase of subdivision the Owner shall provide confirmation that the proposed subdivision complies with the most up to date version of the City's Zoning By law and submit a certificate from an Ontario Land Surveyor confirming that the Lot Frontages and Lot Areas of each lot is in compliance with the current City's Zoning By-law, as amended.

Clearance Letters:

78. That prior to Final Approvals for any phase of subdivision, the Owner shall provide the following Clearance Letters from:

- Electrical Suppliers (Hydro One/Other) that appropriate arrangements have been made to provide services and utilities for the proposed development.
- Gas Utility Supplier (Enbridge/Other) that appropriate arrangements have been made to provide services and utilities for the proposed development.
- Telecommunications suppliers (Bell/Rogers / Other), that appropriate arrangements have been made to provide services for the proposed development.
- Ministry of Environment Conservation and Parks or its successor, confirming full compliance with the Endangered Species Act.
- Mail Delivery Service provider (Canada Post) confirming that Conditions have been satisfactorily addressed in the Development Agreement or otherwise and the Composite

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Utilities Plan adequately show the proper location of temporary or permanent mail facilities.

- With respect to TCPL, the Owner/Developer must complete an Agreement as specified in Note 20, undertake an permits as specified in Note 19 and obtain Written consent from TCPL prior to undertaking the following activities:
 - Constructing of installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - Using any explosives within 300 metres of TCPL's right-of-way; and
 - Use of TCPL's Prescribed Area for storage purposes.
- School Board (s) Clearance letter shall be directed as follows:

The following shall **only** be confirmed as they relate to the construction phases abutting new school facilities:

- The availability of a satisfactory water supply (both domestic and fire) of 400 mm watermain, per Watermain and Sanitary Service Layout drawing prepared by Pearson Engineering Ltd.
- The availability of sewage allocation of 375 mm sanitary sewer, per Watermain and Sanitary Service Layout drawing prepared by Pearson Engineering Ltd.
- That Block 492 stormwater flow calculations have been incorporated into the overall storm water management design.

Utilities and Services

79. That the Subdivision Agreement, shall indicate any easements deemed necessary by utility of service providers and that the Owner further agrees and acknowledges to convey such easements at no cost to those providers. The Owner agrees that should any conflict arise with existing facilities where a current and valid easement exists, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Mail Delivery Service - Canada Post

80. That the Subdivision Agreement require that Canada Post be provided with the anticipated excavation date as well as the date development work is scheduled to begin and will require the developer to provide a suitable and safe temporary site(s) for a Community Mailbox within

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

the development, until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations.

81. That the Subdivision Agreement require that prior to offering any units for sale, the Owner shall 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 Mailboxes within the development, as approved by Canada Post.
82. That prior to any phase of subdivision, the Composite Utility Plan shall adequately identify all community mailbox location(s), including any temporary mailbox location(s), walkway(s) and curb depressions for wheelchair access (with an opening of at least 2.0 metres) for the Community Mailboxes, in accordance with Canada Post's specifications. The location of Community Mailboxes for the single lots, semi-detached and townhouses shall be proposed at the following locations:
 - Side of lots 53, 62, 67, 121 or 122, 236, 247, 258, 268, 285, 323, 338, 346, 366, 369, 415, 435 and Block 481
83. That prior to the any phase of subdivision including Blocks 482, 483, 484, 485, Site Plans must include details for the installation and maintenance of the mail delivery equipment to Canada Post's specifications as per the blocks below:
 - Block 482 and 485—Mail Room
 - Block 483 and 484---Lock Box Assembly

TransCanada Pipeline (TCPL)

84. That the Composite Utility Plan illustrate vehicle barriers, across the width of the right-of-way, where public roads cross the right-of-way. The location of these barriers must be approved by TCPL and installed by the developer. Sidewalks/Pathways may be permitted within the right-of-way but must:
 - Not exceed 3 metres in width;
 - Maintain a minimum separation of 5 metres from the edge of the facility at all points where the pathway travels along the same direction (i.e. paralleling) as the facility within the right-of-way;
 - Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees;
 - Limit crossings to 1 per city block (approx. 200 metres)
 - Use company supplied signage for crossings installed by a Third Party; and
 - Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

-
85. That the Subdivision Agreement require that the Owner display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor within the proposed linear park block(s).
 86. That the Subdivision Agreement require wording to include where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
 87. That the Subdivision Agreement require that any facilities adjacent to the TCPL right of way shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
 88. That the Subdivision Agreement include a clause that if TCPL's pipelines experience contact damage or other damage as a result of construction from the draft plan of subdivision then they must stop work immediately and notify TCPL at once.
 89. That the Construction Management Plan show any large-scale excavation adjacent to the TCPL right-of-way, which is deeper than the bottom of the pipe and must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
 90. That the Construction Management Plan shall include notations that any excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance and that storage of materials and/or equipment on TCPL's right-of-way is not permitted.
 91. That the Composite Utility Plan show that all associated work, signage or any other engineering protection measures on the TCPL lands must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

School Boards

92. That the Composite Utility Plan shall show appropriate location (s) for future pedestrian crossings to ensure safe access to future school sites and shall also identify any necessary traffic control as required by the City. The implementation of these infrastructure improvements will be required as part of the development of school blocks 487 and 486.
93. That prior to any phase of subdivision that the Owner(s) shall submit to the School Board (s) for review and comment, any amendments to the overall subdivision plans/reports.
94. That upon the development of a School Block, the School Board(s) shall provide their reasonable anticipated electrical requirements to the Owner(s) after the issuance of draft plan approval and where possible, the Owner shall incorporate those requirements into their electrical design drawings. The subdivision electrical design will not include specific electrical infrastructure such as transformers, switchgears, etc. that will be the responsibility of the School Board(s) as part of the Site Plan approval process.
95. That upon the development of a School Block, the School Board(s) will provide their reasonable anticipated domestic water demand and fire flows and sanitary sewage flows, as well as the preferred location of services to the property line, to the Owner(s) after the issuance of draft plan approval and where possible, the Owner(s) shall incorporate those flows and the required infrastructure into their detailed engineering design.
96. That prior to development the Owner(s) post, in a visible location, and to maintain in good and legible condition "No Dumping" signs along the perimeter fence of any future school block site.

General

97. Prior to the execution of a Subdivision Agreement for any phase of Subdivision that all property taxes be paid in full to the satisfaction of the City Finance Division.
98. That any Subdivision Agreement(s) shall be registered by the City against the land to which it applies.
99. That prior to final approval of any phase of Subdivision the City, conditions No. 1 through 98 shall be satisfied.

NOTES TO DRAFT APPROVAL

1. All Land within this draft plan of subdivision are subject to a 'H' Holding Provision, as provided for under Section 35 of the *Planning Act* and the City of Orillia's Official Plan. For the purposes of entering a Subdivision and/or Site Plan Agreement, whereby the 'H' - Holding Provision will be lifted subject to sufficient evaluation of service capacity,

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

determined at a time when the development is in a position to proceed. The removal of the 'H' Holding Provision shall also be dependant on the receipt and payment of applicable development charges. Removal of the "H" provision shall be elevated on a phase-by-phase basis and shall not be permitted for any Medium, High, Institutional or Commercial Blocks unless those blocks have provided detail designs concepts through Applications for Site Plan Approvals, removal of the "H" for those blocks shall be dictated by the individual blocks Site Plan Agreements

2. All measurements must be presented in metric units.
3. The current version of the City's Tree Conservation By-law must be complied with.
4. The City's Site Alteration By-law must be complied with.
5. All designs and plans must be in compliance with the latest version of the City's Engineering Design Criteria
6. 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 and utilities to the City of Orillia, quoting the File No. 43T-21001.
7. The final plan approved by the City must be registered within 30 days or the City may withdraw its approval under subsection 51(44) of the *Planning Act*, 1990, as amended.
8. All buildings must comply with the Ontario Building Code.
9. Have consideration for the following subsections of the Land Titles Act.
 - a. Subsection 143(1) requires that all new plans be registered in a Land Titles system if the land is situated in a Land Titles Division;
 - b. Exceptions to this provision are set out in subsection 143(2).
10. That the Owner has provided a Clearance Letter from the Ministry of Tourism, Culture and Sport dated July 21, 2006 confirming that no archaeological resources on the lands proposed to be developed were found as confirmed by the Archeological Study Works undertaken and referenced as Report Proposed Stone Ridge Phase II Subdivision, Part of Lots 6, 7, 8 & 9 Concession 2, Part of the Original Road Allowance between Concessions 2 & 3, Geographic Township of Orillia (South Orillia), Part of Blocks 107, 112 & 115, Plan 51M-613 All of Blocks 114 & 25, Plan 51M-613, City of Orillia, Simcoe County.
11. It is noted that the existing aggregate operations at 746 Line 15, under Pit Licence 12613 for "Dufferin Aggregate" was in conformity with section 1.2.6 (Land Use Compatibility) of the *Provincial Planning Statement 2024* and follows the recommended 300m minimum distance separation of a licenced pit to a 'sensitive land use'. There is a registered Pit

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Plan with the Ministry of Natural Recourses which confirms that the active pit operations have been set back the prescribed distance from Line 15. Pit operations have already mitigated for future residents within the Trailside community. The registered pit plan states that the pit operators are responsible to mitigate any potential (foreseen or unforeseen) detrimental impacts from its operation on external properties.

12. That the adjacent Approved Plan of Subdivision (Stoneridge) as amended by Red Line Revisions up to and including those approved by the City of Orillia on November 2, 2018 included lands dedicated for park purposes in the amount of 2.54 hectares over the 5% permitted in Section 51.1(1) of the *Planning Act*. It has been acknowledged that the Owner has applied the 2.54 hectares of parkland over-dedication as a parkland credit to this Draft Plan Approval in order to comply with the parkland dedication requirements of the *Planning Act*. and that the owner conveyed lands for purposes of parkland or the entire Trailside Neighbourhood Plan pursuant to the Planning Act and based on the overall densities that Neighbourhood Plan which included parkland values from an over-dedication in the amount of 2.54 hectares from the abutting Stoneridge Plan of Subdivision. Parkland Contributions for future medium or high-density blocks may be re-evaluated if they propose more units than those identified in the Draft Approved Plan
13. Conditions 54 and 55 are carried over conditions from the Stoneridge Draft Plan Conditions which were updated in 2018 and now form part of these Trailside Conditions for Draft Plan Approval.
14. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies and utilities to the City of Orillia, quoting the Municipal File NO. 43T- 21001.
15. Please be advised that the approval of this Draft Plan will lapse on January 26, 2036. 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 a portion of the Plan within ten years of the approval date, and no extensions have been granted, portions of the draft approval will lapse under subsection 51(32) of the *Planning Act*, R.S.O. 1990 as amended. If the Owner wishes to request an extension to draft approval, a letter of explanation along with any required fees must be received by the City a minimum of 60 days prior to the lapsing date.
16. That the Owner be aware that they will be responsible for all costs involved in replacing any damaged or removing any items of their ownership, if such actions come as a result of TCPL's performing of their operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's facility on the TCPL right-of-way.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

17. That the Owner is aware that applicable zoning as set out under “Setbacks from TransCanada Pipeline” of the City’s Zoning By-law shall apply to the appropriate lands within the Draft Plan and that as directly specified by the TC Energy “All buildings, structures, private driveways, parking space, loading spaces, bicycle spaces, parking areas (including drive aisles and driveways) and any excavations shall be setback a minimum distance of 7.0m from the right-of-way of TransCanada Pipeline and that accessory structures (temporary or not) shall have a minimum setback of at least 3.0m from the limit of the right-of-way.” In addition to the requirements of setbacks outlined in the most up to date versions of the City’s Zoning By-law including the following additional requirements:

- a) That prior to any construction adjacent to/or atop the TCPL lands that the Owner obtain Crossing Agreements with the TCPL and adhere to the General Conditions for Crossings of TCPL’s Pipelines by Utilities.
- b) The Owner shall ensure through all contracts entered, including all contractors and subcontractors are aware of and observe the terms and conditions related to the TCPL lands.
- c) TCPL’s prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL’s right-of-way.

18. That the Owner or subsequent developer of the TCPL lands be aware that minimal vegetation shall be permitted on TCPL’s right-of-way and any planting or vegetative plans shall ensure:

- 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
- TCPL’s right-of-way is seeded with Canada #1 seed;
- No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL’s facilities;
- No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
- Tree roots do not interfere with or cause damage to the pipeline.
- A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
- Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.

19. That the Owner is aware that crossing and encroachment permit/agreement must be approved by TCPL for ongoing activities such as mowing or maintenance of the right-of-way on public lands.

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

20. That the Owner is aware that conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Owner, and the Owner shall register such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.

21. That prior to each phase of development the Owner shall consult and provide plans in conformity with requirements of the Orillia Fire Department - Fire Protection Master Plan or successor documents.

~~22. That prior to any acceptance of parkland, woodlots or trails the Owner shall consult and provide plans in conformity with requirements of the City of Orillia Parks Plans and any other directing documents and/or policies.~~ ***Intentionally deleted as per Council Decision January 26, 2026***

23. Block 506 – Existing Stormwater Facility was permitted to commence construction through Phase 9 of Stone Ridge Subdivision 51M-1155, conditions related to that work have been reiterated as reference in these Draft Conditions, those conditions are as follows:

- Condition 25 of Phase 9, Draft Conditions of Plan of Subdivision - Stoneridge 51M-1155 That prior to the City's assumption of any Stormwater Management facilities, a Landscape Plan, by a Landscape Architect, be prepared for the Stormwater Management facility to the City's satisfaction.

- Condition 26 of Phase 9, Draft Conditions of Plan of Subdivision - Stoneridge 51M-1155 That prior to the City's assumption of the Stormwater Management facility the City must be satisfied that all stormwater being conveyed to the facility is adequately treated and that the Stormwater Management facility has been maintained and is functioning in accordance with the Ministry of Environment's Certificate of Approval issued on September 30, 2008 (Number 6909-7JSKQY) and that all of the terms and conditions outlined in the Certificate of Approval (Number 6909-7JSKQY) have been fulfilled to the City's satisfaction prior to the City's assumption of the Stormwater Management facility. Refer to Note 9 in the Notes of Draft Approval.

- Condition 27 of Phase 9, Draft Conditions of Plan of Subdivision - Stone ridge 51M-1155 That prior to the City's assumption of the Stormwater Management facility the City must be satisfied that all stormwater being conveyed to the facility is adequately treated and that the Stormwater Management facility has been maintained and is functioning in accordance with the Ministry of Environment's Certificate of Approval issued on September 30, 2008 (Number 6909-7JSKQY) and that all of the terms and conditions outlined in the Certificate of Approval (Number 6909-7JSKQY) have been fulfilled to the City's satisfaction prior to the City's assumption of the Stormwater Management facility. Refer to Note 9 in the Notes of Draft Approval.

- Condition 28 of Phase 9, Draft Conditions of Plan of Subdivision - Stone ridge 51M-1155. That prior to the City's assumption of the Stormwater Management facility and while the

Applicant: Charter Construction Ltd. Mark Rich Homes (Trailside)

Date of Decision: January 26, 2026

File No: 43T- 21001

Date of Notice: February 5, 2026

Municipality: City of Orillia

Last Date of Appeal: February 25, 2026

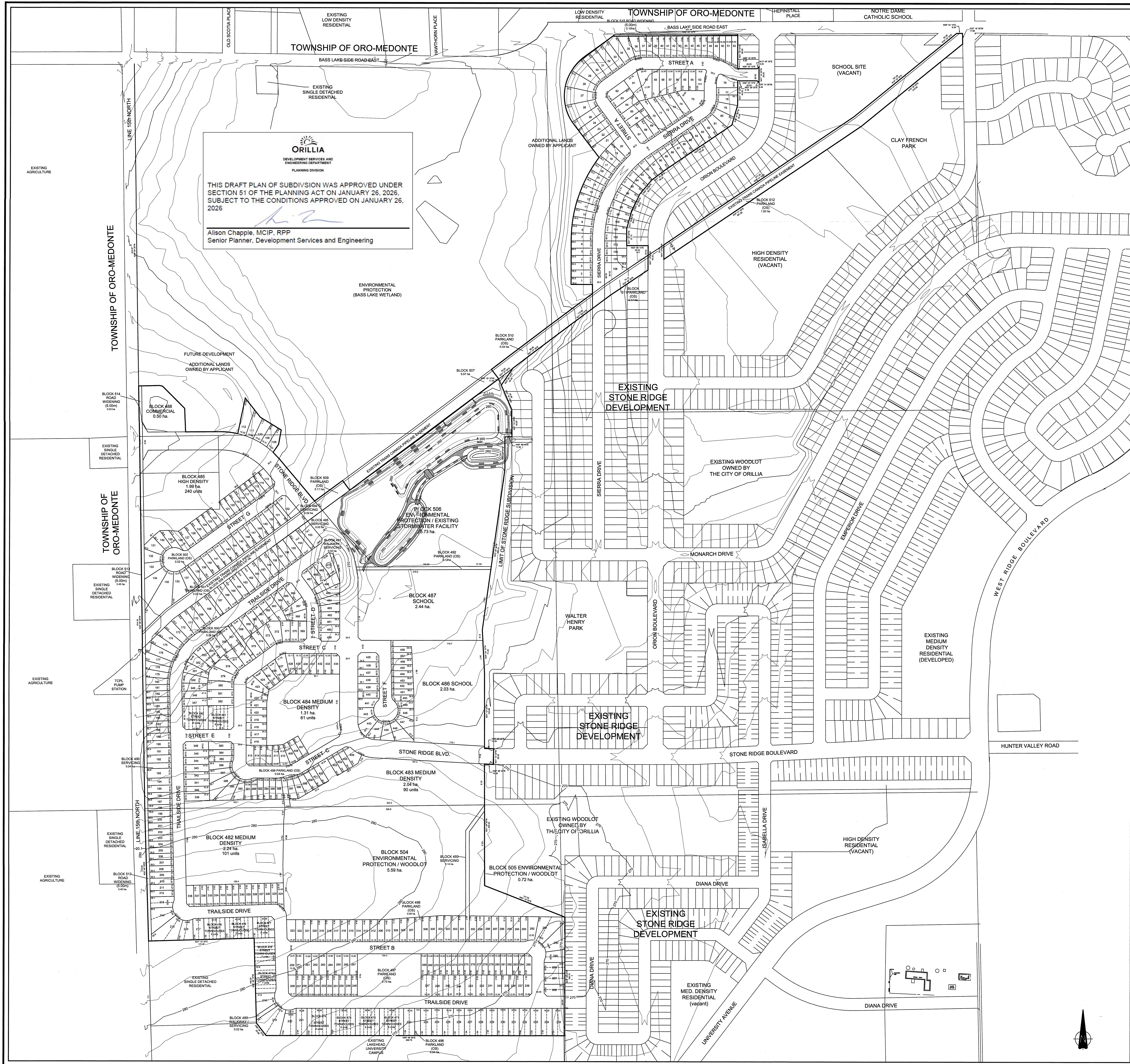
Subject Lands: 735, 825, 875, 885 and 925 Line 15 North;
with Part of East ½ Lot 6,
Concession 2

Lapsing Date: February 26, 2036

Stormwater Management facility is held in private ownership but stormwater from Stone Ridge Subdivision's phase(s) is being conveyed to the Stormwater Management facility, the Owner agrees to maintain the Stormwater Management facility in accordance with the Ministry of Environment's Certificate of Approval issued on September 30, 2008 (Number 6909-7JSKQY) and to post securities with the City to ensure on-going maintenance of the Stormwater Management facility is occurring in accordance with the aforementioned Certificate of Approval. Such securities can be transferred and applied to future phases.

- Further, after registration, construction and final assumption of the Owner's final phase in this plan, the City may assume the Stormwater Management facility subject to the City being satisfied that Draft Condition #28 has been fulfilled. If, however, before the stormwater management facility has been assumed by the City, the Owner obtains Draft Plan Approval for lands that will convey flows to this stormwater management facility, then the securities and the maintenance responsibility for this stormwater management facility can be transferred to the Owner of the new draft plan lands.

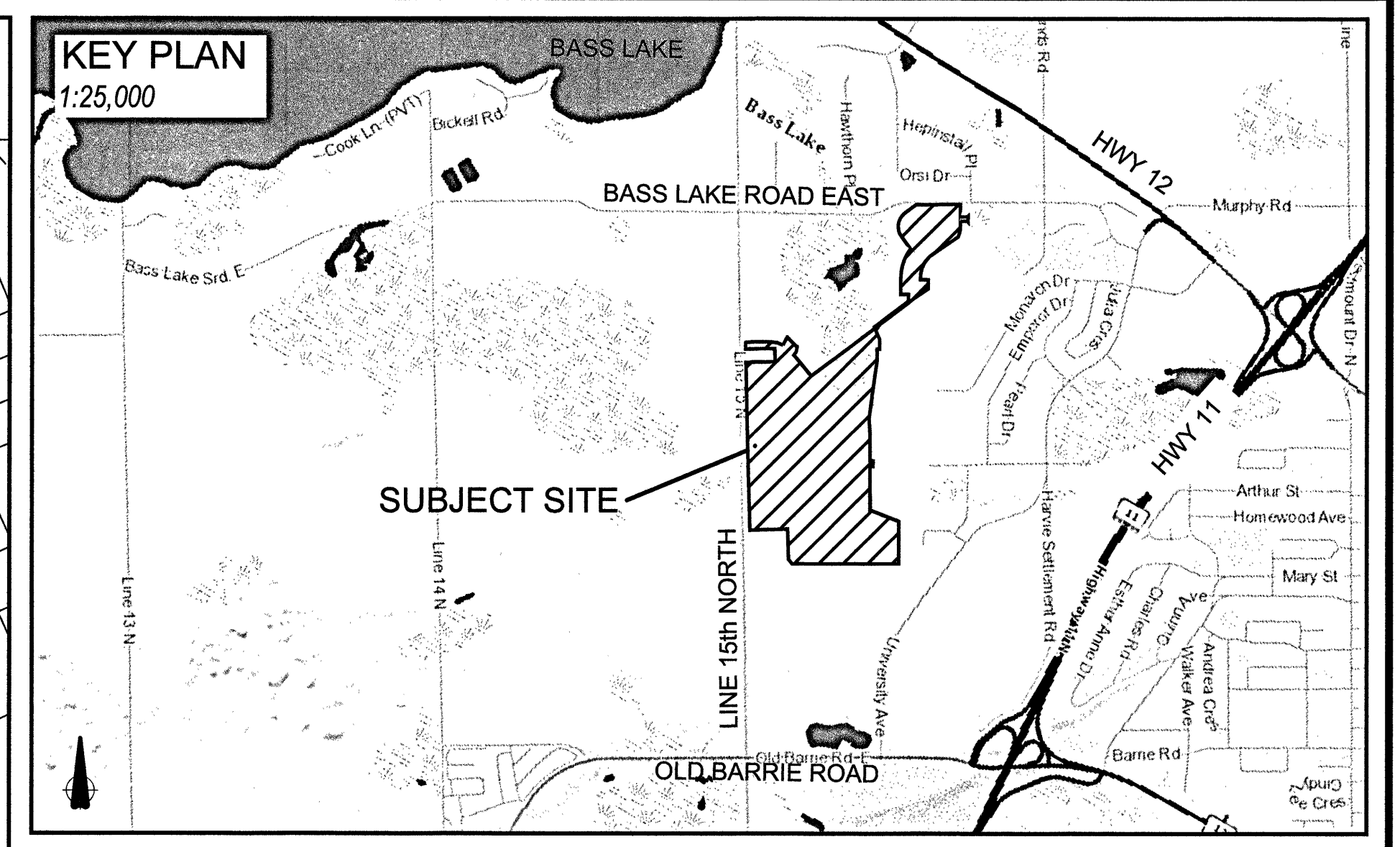
- Note 9. Phase 9, Draft Conditions of Plan of Subdivision - Stone ridge 51M-1155 The Stormwater Management facility may not be ready for assumption by the City prior to approval of the final phase in the Draft Approved Plan. If it is assumed by the City prior to approval of the final phase of the Draft Approved Plan, then Conditions 27 and 28 must be satisfied. However, if the Stormwater Management facility is not assumed by the City prior to approval of the final phase of the Draft Approved Plan, then Conditions 27 and 28 do not need to be satisfied prior to granting final approval of the final phase in this Draft Approved Plan.



ORILLIA
DEVELOPMENT SERVICES AND
ENGINEERING DEPARTMENT
PLANNING DIVISION

THIS DRAFT PLAN OF SUBDIVISION WAS APPROVED UNDER SECTION 51 OF THE PLANNING ACT ON JANUARY 26, 2026, SUBJECT TO THE CONDITIONS APPROVED ON JANUARY 26, 2026

Alison Chapple, MCIP, RPP
Senior Planner, Development Services and Engineering



WEST RIDGE - TRAILSIDE DRAFT PLAN OF SUBDIVISION

LOT 6, PART OF THE WEST HALF OF LOT 7
AND PART OF LOT 8,
CONCESSION 2 (SOUTH ORILLIA)
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF ORILLIA
NOW IN THE
CITY OF ORILLIA
COUNTY OF SIMCOE

SCALE = 1:2000

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE, MORGAN PLANNING & DEVELOPMENT INC., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF ORILLIA FOR APPROVAL.

Feb 3, 2026
DATE

CHARTER CONSTRUCTION LIMITED
CHARTER DEVELOPMENT GP INC.
CHARTER DEVELOPMENT LP
765037 ONTARIO LIMITED
710414 ONTARIO INC.
ANGELO ORSI
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

Feb 3, 2026
DATE

MARK RICH HOMES LIMITED
PETER MANNA
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Feb 3, 2026
DATE

GURJIT MAHANT, OLS

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- a) SHOWN ON PLAN
 - b) SHOWN ON PLAN
 - c) SEE KEY PLAN
 - d) RESIDENTIAL, OPEN SPACE, COMMERCIAL
 - e) SHOWN ON PLAN
 - f) SHOWN ON PLAN
 - g) SHOWN ON PLAN
 - h) MUNICIPAL WATER
 - i) SILTY SAND TILL
 - j) SHOWN ON PLAN
 - k) ALL MUNICIPAL SERVICES TO BE PROVIDED
 - l) NONE

LAND USE STATISTICS

Land Use	Lot / Block No.	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	35-52, 113-124, 177-212, 248-258, 298-299, 324-338, 383-415, 450-458, 460-466	151	151	5.88
RESIDENTIAL SINGLE LOT (12.0m / 40')	1-34, 53-112, 125-151, 155-176, 188-195, 236-241, 268-267, 292-323, 339-352, 416-449, 459-462, 467-470	281	281	14.60
RESIDENTIAL SINGLE LOT (15.0m / 50')	152-154	3	3	0.21
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 6m units)	213-235, 242-247, 266-291	35	70	2.88
RESIDENTIAL TOWNHOUSES (8.1m / 20' units)	471-481	11	67	1.75
RESIDENTIAL - MEDIUM DENSITY	482-484	3	252	5.60
RESIDENTIAL - HIGH DENSITY	485	1	240	1.99
INSTITUTIONAL - SCHOOL	486, 487	2	4.47	
COMMERCIAL	488	1	0.50	
WALKWAY / SERVICING	489-491	3	0.20	
SERVICING	493-495	3	0.06	
PARKLAND (OS)	492, 496-502, 508-512	13	3.79	
ENVIRONMENTAL PROTECTION ENVIRONMENTAL / WOODLOT - 6.42 ha	504-507	4	12.02	
ENVIRONMENTAL / EXISTING SWM FACILITY - 5.73 ha				
ROAD WIDENINGS	513- 515	3	0.54	
ROADS (Street A - G, Trailside Drive & Stone Ridge Blvd)				10.99
TOTAL			1064	65.48