



# THE CORPORATION OF THE TOWN OF MIDLAND

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**Applicant:** Pratt Development Inc.  
**File No.:** MD-T-0220  
**Subject Lands:** Part of Lot 102, Concession 2  
formerly in the Township of Tay,  
now in the Town of Midland in  
the County of Simcoe  
**Civic Address:** 16533 Highway 12

**Date of Decision:** December 6, 2023  
**Lapsing Date:** December 6, 2026

The Town of Midland's conditions for Draft Plan Approval for registration of this Plan Subdivision File No. MD-T-0220 are as follows:

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No.	Conditions
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## **General**

1. That this approval applies to the Draft Plan of Subdivision for the 17.33 hectares of land, generally described as Part of Lot 102, Concession 2, formerly Township of Tay now in the Town of Midland, County of Simcoe, prepared by MHBC Planning. dated November 30, 2022 The attached Draft Plan of Subdivision details a total of five (5) blocks for employment uses (Blocks 1 to 5), Block 6 as a Stormwater Management Area, Block 7 for a Cul-De-Sac, and one (1) 20 metre wide right-of-way (Street 'A').
2. The Owner shall agree to enter into a Subdivision Agreement with the Town to satisfy all requirements financial or otherwise, including but not limited to the provision of roads, services, grading, landscaping, fencing, payment of development charges, engineering studies, and shared stormwater infrastructure to support municipal services.
3. The Owner shall agree to convey the following lands to the Town, where appropriate, without monetary consideration and free of all encumbrances:
  - a. Block 6 for stormwater management
  - b. Block 7 for local ROW cul-de-sac purposes
  - c. Street A as a local ROW
  - d. Conversion of existing hydro easement along the north boundary of Block 2 into its own Block to be transferred to the Town for hydro and trail access purposes.
4. Prior to final approval, the Town is to be advised in writing by each department or applicable agency how each of their conditions has been satisfied.
5. The Owner shall acknowledge and agree to be responsible for complying with and satisfying all applicable policies and requirements of approval from the Town of Midland, and any other applicable agency/authority.
6. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, and any other applicable agencies, to carry out or cause to be carried out, the recommendations and

measures contained within the plans and reports as approved by the Town and any other applicable agency.

7. The Subdivision Agreement shall be registered on title at the Owner's expense.

### **Planning, Building, and By-law**

8. The Owner shall agree to register the Final Plan of Subdivision within three (3) years of Draft Approval otherwise the Draft Plan Approval shall lapse in accordance with Section 51(32) of the Planning Act, RSO 1990 c P.13 (the "Planning Act"). The Town of Midland may consider an extension to Draft Approval which shall be based on written information provided by the Owner to substantiate the extension. Any draft plan extension application must be made a minimum 90 days prior the lapsing date.
9. Registration of this plan will not be considered until all infrastructure necessary to support the development of this plan is secured with the Town of Midland. Further, occupancy will not be granted until all necessary infrastructure is constructed and operating to municipal standard.
10. The Owner acknowledges and agrees that redline revisions to the Draft Plan may be necessary to address the potential need for municipal servicing blocks and easements, as may be determined through detailed design.
11. That prior to final approval and registration of the Plan, the Owner shall confirm that all lots and blocks within the Draft Plan comply with the Town's Zoning By-law to the satisfaction of the Town. 'Manufacturing Facility' and 'Welding and Metal Fabrication Plant' uses will be required to be restricted from Blocks 1 and 2 through either a Zoning By-law Amendment or Restrictive Covenant registered on title to the satisfaction of the Town. Any permitted uses on Blocks 1 and 2 shall be consistent with Provincial D-6 Guidelines and associated required setbacks.
12. The Owner shall submit plans showing any proposed phasing and/or staging arrangements to the Town for review and approval if this subdivision is to be developed by more than one registration.
13. The Owner agrees and understands that blocks within the subdivision are not to be used for the storing/stockpiling of materials including but not limited to topsoil, equipment and building materials unless otherwise agreed to by the Town.
14. The Owner will be responsible for complying with, and satisfying, all applicable policies and requirements of approval, within their respective jurisdictions, from the Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources and Forestry, Severn Sound Environmental Association (SSEA), and the Town of Midland, all in accordance with current Town development standards and policies.
15. The Owner shall agree in the Subdivision Agreement to pay, by cash or certified cheque, cash-in-lieu of a parkland dedication of 2% of the vacant land value of the lands within the Plan of Subdivision and this will be determined based on the value of the land the day before granting of Draft Plan Approval.
16. The Owner shall complete an archaeological assessment of the subject property and agree to complete all recommendations and requirements of such assessment, including the mitigation and/or salvage of any significant archaeological remains to the satisfaction of the Development Plans Review Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries, and the Town if such significant archaeological remains are found within the lands to be dedicated to the Town.
17. The Owner shall provide a Tree Inventory and Preservation Plan as required by the Town's Executive Director, Community and Growth prior to the issuance of any pre-servicing agreement. Any trees which are removed, injured or damaged as a result of construction activities without

written consent shall be replaced and the Town compensated through terms established in the implementing development agreement.

18. Warning clauses are to be provided in purchase and sale agreements regarding the potential impacts of employment land uses in the vicinity in terms of noise, traffic, air quality, vibration, etc to the satisfaction of the Executive Director, Community and Growth.

## **Engineering**

19. The Owner shall acknowledge and agree that the road allowances included in this draft plan will be named to the satisfaction of the Town.
20. The Owner acknowledges and agrees that the underside of basement slab have an elevation not less than 0.5 m above the highest recorded groundwater level. Any foundation drain will have an underside elevation of at least 0.3 metres above the highest recorded groundwater level.
21. Prior to registration of the Plan, the Owner is responsible for providing a detailed stormwater management report in accordance with the parameters set out in the Ministry of Environment, Conservation and Parks Design Criteria for Sanitary Sewers, Storm Sewers, and Forcemains for Alterations Authorized under Environmental Compliance Approval (CLI-ECA), the Ministry of the Environment Stormwater Management Planning and Design Manual (2003), and the Town of Midland's Engineering Development Design Standards for the development of Block 6 as a stormwater management facility, including any supporting infrastructure. If it is determined that this stormwater management block is not sufficient in size to facilitate the quantity/quality design standards of the day for both the subject lands and draft plan of subdivision of 823 King Street, development shall not proceed until storm drainage for both sites in addition to other contributing lands can be accommodated.
22. That easements for all infrastructure be confirmed during detailed design to the satisfaction of the Town of Midland Engineering Department.
23. The Owner shall be responsible for the provision of all works and services including the connection to existing municipal services in accordance with current Town of Midland Engineering Development Design Standards and policies and to the satisfaction of the municipality.
24. The Owner shall conform to all approved master engineering studies including environmental investigation, hydrogeological and hydrological studies, noise studies, traffic impact studies (all synchro analysis sheets to be included), etc., to determine the conditions under which development should be permitted and should be fully responsible for the provision of all works and services required to support the proposed land use in accordance with current Town of Midland Development Standards and Policies to the satisfaction of the Town Engineer.
25. That the road allowances shown as Streets "A" on the Draft Plan shall be dedicated to the Town without monetary consideration and free and clear of all encumbrances as public highways. The Owner shall agree in the Subdivision Agreement that all road allowances shall be designed and constructed to the satisfaction of the Town in accordance with the Town's standards for urban road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves.
26. That 0.3 m reserves to the Town be provided along the east boundaries of Blocks 2 and 3.
27. That the Preliminary Servicing Report and Stormwater Management Report (dated October 2020 and revised November 2022) prepared by The Jones Consulting Group Ltd. be updated as required prior to final approval to the satisfaction of the Town Engineer. The Owner shall be responsible for the development of appropriate storm, sanitary and water conveyance systems including outlet works and/or other related facilities, to the satisfaction of the Town Engineer. In that regard, the proposed servicing shall include for the provision of the servicing to all external areas. A special

- provision must be implemented when outletting storm drainage into any environmentally sensitive areas.
28. The design of Stormwater conveyance systems on Block 6 will incorporate multiuse trails, connections to surrounding parcels, landscaping (including enhanced landscaping and screening along the south and east boundaries) and street furniture to the satisfaction of the Town Engineer.
  29. All external lighting within the development shall be dark sky compliant to the satisfaction of the Town Engineer and in compliance with the Town's Development Standards and Lighting Guidelines.
  30. The stormwater management facility and conveyance systems on Block 6 will service the subject lands and also the adjacent residential subdivision to the north of the subject lands (823 King Street), and therefore may be developed in advance of the balance of the subject lands or any phase thereof. For that to happen, the Owner shall, prior to registration of the Plan on the Block 6 lands, enter into an agreement with the Town to develop the approved stormwater conveyance systems on Block 6 necessary to service the residential subdivision to the north. This agreement shall address such technical matters as the design, landscaping, securities, and maintenance period for the proposed stormwater conveyance system. Such agreement shall also provide for easements to the stormwater conveyance system in favour of the Town until such time that Block 6 is conveyed to the Town.
  31. The Owner will be responsible for confirming that none of the lands transferred to the Town are subject to an environmental status of the subject lands and matters of site contamination prior to final approval draft plan approval to the satisfaction of the Town Engineer.
  32. The Owner will retain the services of an experienced professional hydrogeological engineer to complete a hydrogeological study, all to the satisfaction of the Town Engineer. Without limiting the generality of the foregoing, the study will include a survey of all water supply systems within 300 m of the subject property, and/or the zone of influence, and report on the possible impact the development of the plan will have on the existing water supply systems. Should the Town Engineer determine that the existing water supply systems will be altered or eliminated based on the study and any other available supporting data, the owner will be responsible for providing the interim and permanent restoration of the water supply systems, to the satisfaction of the Town of Midland. This report should be conclusive with provisions and recommendations on servicing within the noted recharge area.
  33. The Owner acknowledges and agrees that the proposed development must be serviced from the municipal water and wastewater distribution systems.
  34. The water distribution system for the subject land shall be of sufficient size to provide the maximum day usage plus maintain minimum fire flows, all to the satisfaction of the Town of Midland Town Engineer.
  35. The Owner is advised that draft approval does not in itself constitute a commitment by the Town of Midland or the Ministry of Environment, Conservation and Parks to provide servicing access to the Town's wastewater Treatment Plan or water supply plant. Servicing will be allocated, if available, at the time of plan registration.
  36. Before any site alteration within the subject property, the owner and/or their consultants will apply for a site alteration permit as described within By-law 2013-13 ("Midland Site Plan By-law"). Prior to the commencement of any works within the site, all requirements, obligations, and control measures, as described within By-law 2013-13, will be in place and undertaken to the satisfaction of the Town of Midland and to the Severn Sound Environmental Association. Further, it will be the owner's responsibility through its professional consultant, to maintain the said works for the duration of the subject development.

37. The Owner shall provide the Town of Midland with the registered plan of subdivision and all other associated plans referred to in Horizontal Control Surveys UTM (Zone 17) NAD83. They are to be supplied in both hard copy and digital format.
38. Prior to registration of the Plan, the Developer shall install two horizontal/vertical control monuments established in conformity with the Universal Transverse Mercator Co-ordinate (UTM) System. Such monuments shall be preserved and maintained by the developer until the issuance of the Certificate of Maintenance and Final Acceptance. If necessary, the Developer shall, at the request of the Town Engineer, establish such additional monuments.
39. In order to mitigate any potential harmful effects of concentrated stormwater runoff, the owner shall employ various means and methods to decrease the anticipated flow. Such methods may include redirection of the stormwater roof leaders to road, soak away pits, and rear yard infiltration galleries.
40. The Owner shall agree to convey any blocks and/or easements required for the provisions of utilities, municipal sanitary and water service, and stormwater management to the Town, and/or appropriate authority.
41. Should the Ministry of the Environment, Conservation and Parks and/or the Town of Midland at any time conclude that the Town of Midland does not have sufficient water reserve capacity to adequately service this plan, development shall not proceed until the capacity issue can be resolved to the satisfaction of the Ministry of the Environment, Conservation and Parks and/or the Town of Midland.
42. That the Owner agrees in the subdivision agreement, to undertake tree preservation and maintenance measures and to remove all dead, damaged and diseased trees, and invasive species (e.g. phragmites) within the subdivision to the satisfaction of the Town Engineer. The Owner is required, at their cost and as a condition of the subdivision agreement, to install protective fencing.
43. The Owner and their agents/contractors shall not cause harm to trees on or shared with adjacent lands outside the limit of this development without written consent from the adjacent landowner.
44. The Owner is required at their cost and as a condition of the subdivision agreement, to install a 2.4 metre high tight board fence adjacent to the stormwater management block to the satisfaction of the Town Engineer.
45. The Owner is required at their cost, prior to final approval, to engage the services of a qualified Landscape Architect to prepare and implement a comprehensive set of streetscape and landscape working drawings and specifications to address all streetscape/landscaping items for lands within the limits of the plan of subdivision prior to registration to the satisfaction of the Town Engineer.
46. The Owner shall retain the services of the Landscape Architect until all landscape related works including but not limited to project monitoring, tree preservation, inspections, site management, Letter of Credit reductions and sign-offs for assumption and end of general maintenance are completed and accepted to the satisfaction of the Executive Director, Community and Growth.
47. That the Owner/applicant provide a letter of clearance documenting that potential impacts to Species at Risk have been assessed according to Ministry of Environment, Conservation and Parks (MECP) guidance, and that any potential impacts to protected species of habitats have been addressed in accordance with the Endangered Species Act (ESA), 2007, to the satisfaction of MECP. The letter must be received prior to the commencement of any site works and as a condition of registration. If previously unidentified endangered or threatened species are found on the site, it is the responsibility of the Owner/applicant to evaluate if any of the site works are likely to result in any unreasonably negative impacts of ESA protected species and/or damage or destruction to habitat of ESA protected species and if so, take steps necessary to mitigate impacts to the satisfaction of the MECP or secure authorization issued under the ESA if deemed necessary by the MECP. The Town will be informed if this situation arises and will be informed of actions taken to address ESA requirements.

48. The Owner shall ensure the centreline of the east limit of Street 'A' aligns with the existing centreline of Coral Springs Lane to the east.
49. A covenant be registered along the east side of Blocks 2 and 3 restricting site alteration and tree removal within 5.0 m of the lot line. Any grade changes will require approval from the Town Engineer. A 2.0 m high tight board fence shall be constructed along the 5.0 m setback along the east boundaries of Blocks 2 and 3.
50. The Owner shall agree to construct, at no cost to the Town, a concrete pedestrian sidewalk in accordance with the Town's requirements on the south side of Street 'A'.
51. The Owner shall agree to provide multi-use trails connecting William Street through the Stormwater Management Block to Brandon Street and north to the site boundary. A sidewalk or multiuse trail shall be established along Brandon Street from Highway 12 to the north boundary of the site. All sidewalks and trails shall be sited and designed to the satisfaction of the Town Engineer. The Town shall consider any benefit to existing landowners as part of its next scheduled Development Charges review and the Subdivision Agreement can consider language that speaks to DC credits for these works.
52. Brandon Street shall be designed and upgraded to a Town standard from Highway 12 to the north boundary of the subject lands. Upgrades to consider the establishment of a cul-de-sac/turnaround area at the end of Brandon Street as part of the SWM Block 6. The Town shall consider any benefit to existing landowners as part of its next scheduled Development Charges review and the Subdivision Agreement can consider language that speaks to DC credits for these works.
53. That the Final Draft Plan identifies, as necessary, fire break lots prior to registration to the satisfaction of the Fire and Emergency Services Department.
54. That the Owner be responsible for posting signage on the property addressing Emergency Services Assistance to the satisfaction of the Town.
55. The Owner/Applicant demonstrates the property will conform to the Property Standards By-law. Pre-treatment, if required, must be provided on individual properties or within the proposed stormwater management facility. The technical response to address this requirement is required from a licensed professional engineer.
56. A property line maintenance hole and/or sampling port is required on the property for the purpose of collecting isolated discreet sanitary and storm sewer samples from any industrial, commercial, or institutional premises in compliance with the Town's standards and policies.
57. In the event excess fill is to be imported and/or removed from the Site, a Fill Management Plan is required confirming that the fill quantity and quality is acceptable for the designated receiving site. Confirmatory sample results are required demonstrating that the fill quality meets the standards set out in the Soil, Groundwater and Sediment Standards referenced in Ontario Regulation 153/04 with respect to all contaminants in the fill and Ontario Regulation 406/19 On-site and Excess Soil Management, as amended.
58. The Owner acknowledges and agrees to be responsible for complying with and satisfying all applicable policy requirements as laid out in the South Georgian Bay Lake Simcoe Source Protection Plan (SPP) to the satisfaction of the Town Engineer.
59. Any dewatering for the site will be completed by a qualified person to the satisfaction of the Town and MECP.
60. The Owner shall acknowledge and agree that permanent dewatering including but not limited to basement sump pumps and/or active foundation drainage is prohibited.

61. The Owner shall retain the services of a professional hydrogeological engineer to prepare a hydrogeological study to identify the seasonally high-water table, construction dewatering requirements, and conduct sampling analysis.
62. The Owner will be required to pay for waste collection services through a private collection contract or provide confirmation that the County of Simcoe will provide waste collection services to the site.

### **Ministry of Transportation (MTO)**

63. That prior to final approval, the owner shall submit a detailed stormwater management report for Ministry of Transportation review and approval, in accordance with the following MTO drainage guidelines: <http://www.mto.gov.on.ca/english/publications/drainage/stormwater/index.shtml>
64. That prior to final approval, the owner shall submit detailed site grading / servicing / drainage / electrical (including photometric) plans for Ministry of Transportation review and approval.
65. That prior to final approval, the owner shall submit a traffic impact study for Ministry of Transportation review and approval, in accordance with MTO's February 2021 TIS Guidelines.
66. That prior to final approval and if required, 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 all associated highway improvements required for site development.
67. The Owner shall provide an eastbound left-turn-lane for Highway 12 at Brandon Street with a storage length of 15 metres and taper length of 130 metres and tie into the existing westbound left-turn-lane at King Street in accordance with the Transportation Association of Canada (TAC) MTO Design Supplement and to the satisfaction of the MTO.
68. The Owner shall retain an MTO RAQS approved design consultant to design the eastbound left-turn-lane and also improve the existing signage at Highway 12 and Branson Street and update/revise the pavement markings in accordance with the Ontario Traffic Manual (OTM).
69. That prior to final approval, the owner shall submit a draft M-Plan for MTO review and approval.

### **Severn Sound Environmental Association (SSEA)**

70. That the Revised Hydrogeological Assessment Report be peer reviewed by a Professional Geoscientist and/or by Town of Midland Engineering Staff to the satisfaction of the Town Engineer and in accordance with the Town of Midland Engineering Development Design Standards.
71. The relocation of any watercourse should be to the satisfaction of the Town and SSEA.

### **Fisheries and Oceans Canada (DFO)**

72. The Owner shall agree in the Subdivision Agreement in wording that is in accordance with the conditions of the DFO Letter of Advice (LOA) issued on March 2, 2021, to Don Pratt, Pratt Development Inc. under DFO File #20-HCAA-02659:
  - a) Plan in-water works, undertakings and activities to respect timing windows to protect fish, including their eggs, juveniles, spawning adults and/or the organisms upon which they feed and migrate

- i. No in-water work between March 15 - July 15
  - b) Capture, relocate and monitor for fish trapped within isolated, enclosed, or dewatered areas
  - c) Conduct in-water undertakings and activities during periods of low water levels
  - d) Limit impacts on riparian vegetation to those approved for the work, undertaking or activity
  - e) Limit the duration of in-water works, undertakings and activities so that it does not diminish the ability of fish to carry out one or more of their life processes (spawning, rearing, feeding, migrating)
  - f) Avoid introducing sediments (e.g., silts, clays and sand) in the water
  - g) Develop and implement a Sediment Control Plan to minimize sedimentation of the waterbody during all phases of the work, undertaking or activity
    - i. Conduct all in-water works, undertakings or activities in isolation of open or flowing water to reduce the introduction of sediment into the watercourse
    - ii. Monitor the watercourse to observe signs of sedimentation during all phases of the work, undertaking or activity and take corrective action
  - h) Do not deposit any deleterious substances in the water course
  - i) Develop and implement a response plan to avoid a spill of deleterious substances
73. The DFO Letter of Advice (DFO File #20-HCAA-02659) is issued based on review of the DFO Request for Review, prepared by Azimuth Environmental Consulting, Inc., dated August 6, 2020. The Owner shall consult <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html> or consult with a qualified environmental consultant to determine if further review may be necessary should the proponent/owner differ from Pratt Development Inc., should plans change or if some information is omitted from the draft plan that would render the DFO permit as null and void.
74. The Owner shall be responsible to notify DFO if they have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Notifications should be directed to <http://www.dfo-mpo.gc.ca/pnw-ppe/contact-eng.html>.

## **Utilities**

75. That the Owner co-ordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities, including the Town.
76. The Owner shall covenant and agree in the subdivision agreement that hydroelectric, telephone, gas and television cable services, and any other forms of telecommunication services shall be constructed at no cost to the Town as underground facilities within the public road allowances or within appropriate easements as approved on the Composite Utility Plan, to the satisfaction of the Town and authorized agencies and utilities.
77. The Owner shall covenant and agree in the subdivision agreement or agreements to enter into any agreement or agreements required by any applicable utility companies, including Newmarket Tay Hydro (Midland Power Utility Corporation), Enbridge Gas Inc., telecommunications companies, etc.
78. The Owner shall covenant and agree in the subdivision agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the Town in consultation with Canada Post, and that where such facilities are to be located within the public right-of-way they



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shall be approved on the Composite Utility Plan and be in accordance with the Town standards or alternative standards as determined by the Town.

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**NOTES:**

1. The Owner shall obtain MTO Building & Land Use permits for all buildings / structures within 395 metres radius of any Highway 12 intersection, and within 45 metres of Highway 12 right-of-way (ROW) limits, including the stormwater management pond on Block 6.
2. The Owner shall obtain MTO permits prior to site grading / servicing / internal road construction, and for site signs.
3. The Owner shall obtain MTO encroachment permits for construction of any required highway improvements, as well as for any proposed servicing connections within Highway 12 ROW.
4. The Owner shall ensure all structures (above and below ground), including lands uses considered integral to site operations must be setback a minimum 14 metres from Highway 12 ROW limits.
5. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Approval Authority quoting the file number (MD-T-0220).
6. We suggest that you make yourself aware of Section 144 of the Land Titles Act, and subsection 78(10) of the Registry Act.
7. 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).
8. It is required that the Owner 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. 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 that title of the owner of the land has been certified under the Certification of Titles Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
10. All measurements in Subdivision and Condominium final plans must be presented in metric units.
11. For the Owner's information, easements required for utility or drainage purposes should be granted to the appropriate authority.
12. All Deeds to be conveyed must be free and clear of encumbrances.
13. The Town of Midland requires all engineering drawings to be submitted in AutoCAD and Abode formats as well as a hard copy. The County of Simcoe has specific requirements from the submission to digital drawings. Contact the County of Simcoe for additional information.
14. Clearances are required from the following agencies:

NT Power

590 Steven Court  
Newmarket, ON L3Y 6Z2  
Phone: (705) 526-9361 Fax: (905) 895-8931

Canada Post  
525 Dominion Avenue  
Midland, Ontario  
L4R 1R2

Communications Service Provider (telephone, etc.) as per the Development Agreement.

15. If agency conditions concern conditions of the Subdivision Agreement, a copy of the Agreement should be sent to them. This will expedite clearance.
16. Please be advised that the approval of this Draft Plan will lapse on the date in accordance with condition 8. 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 years of the approval date, and no extensions have been granted, draft approval will lapse under subsection 51(32) of the Planning Act, R.S.O. 1996 as amended. If the owner wishes to request an extension to draft approval, an explanation, together with a Planning Report setting out how the Plan still conforms to the planning control documents in place along with any required fees, must be received a minimum of 90 days prior to the lapsing date. Please note that an updated review of the plan, and revision of the conditions of approval, may be necessary if an extension is granted.

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

Dated this 6<sup>th</sup> day of December, 2023.

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Steven Farquharson, BURPL, MCIP, RPP  
Executive Director, Community and Growth  
Town of Midland