

Line 6 North Re-alignment Update (February 25, 2021)

Developer Proceeding with New Easterly Intersection Location

A Community Information Session was held by the Developer/Builder, Oro Medonte Estates (Democrat Homes) on January 20, 2021. At that time a presentation was made regarding two intersection options (1) Proposed Easterly Intersection and (2) Improvements to Existing Intersection.

The Proposed Easterly Intersection is consistent with an early 1990's Ontario Municipal Board ("OMB") Hearing/Decision that required the existing Line 6 North intersection at Horseshoe Valley Road to be improved and realigned. The intersection improvements, as required by the OMB, were incorporated into conditions of Draft Plan Approval that are required to be completed to the satisfaction of the Township of Oro-Medonte prior to the development receiving final approval and registration.

The Township was advised on February 23, 2021 by the agent for Oro Medonte Estates (Democrat Homes) that they are intending to proceed forward with the Easterly Intersection Improvements and not continuing with their request to the Township of Oro-Medonte to consider, as an alternative, improvements at the Existing Line 6 Intersection. This communication can be found on the February 24, 2021 Council agenda and Staff during the meeting outlined the process going forward.

This decision to proceed with the Easterly Intersection Improvements aligns with the previous OMB requirement and the current Draft Plan conditions and therefore no decision from Council of the Township of Oro-Medonte is required nor is there a requirement for a staff report to be prepared and submitted to Council related to this decision.

In accordance with the required Planning process, Township Staff will continue to work with the Developer and the required agencies to clear all of the Draft Plan conditions to provide for final approval and registration of the subdivision. This process does not require approval from Council of the Township of Oro-Medonte.

The engineering/design of a subdivision is an operational matter that is reviewed and approved by Township Staff and given the intersection with County Road 22 will require approval from the County of Simcoe Staff.

At such time as the Draft Plan conditions have been satisfied, Staff will prepare a report to Council specific to the requirement to execute the required Subdivision Agreement. This is part of the typical subdivision approval and registration process for all municipalities under the Planning Act.

Any questions for clarification can be directed to Township Planning Staff at planning@oro-medonte.ca