



# Staff Report

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**To:** Development Services Committee

**From:** Andy Karaiskakis, Manager, Planning Services

**Meeting Date:** December 3, 2025

**Report No.:** DS2025-138

**Subject:** Planning Division Activity Summary (Development Applications, Planning, GIS, and Heritage Committee Projects) January 2025 - December 2025

**Type:** For Information Only

**Motion No.:**

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## Recommendation

That Report No. DS2025-138 be received for information purposes and posted on the Township's website.

## Background

The purpose of this report is to provide Council with an update on Planning, GIS, and Heritage Committee projects that are underway within the Planning Division, as well as the current status of development applications that are active within the Division.

The attached summary (Attachment #1) reviews the status of Applications for: Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and Site Plan. In addition, the report provides the following summary:

1. The number of applications received and processed for: pre-consultation, minor variance, and consent in 2021, 2022, 2023, 2024 and 2025 to-date; and,
2. The number of zoning certificates and zoning certificate revisions received and processed in 2021, 2022, 2023, 2024 and 2025 to-date.

The attachment also includes a list and description of some of the other Planning, GIS, and Heritage Committee projects underway in the Township.

## **Analysis**

### ***Development Applications***

Planning staff continue to receive new development applications for review and processing. Based on cursory calculations, it appears that application volumes have been less than 2024 totals for all Planning related applications (Official Plan of Subdivision, Draft Plan of Subdivision, Site Plan Control, Consents and Minor Variances).

Additionally, as required by Section 5.3 of the Township Official Plan (Complete Application), Planning staff receive and review applications for pre-consultations and coordinate meetings with proponents, Township Staff and other agencies in advance of formal planning application submissions. Based on pre-consultation meetings completed to date, staff anticipate that 2025 application volumes will be equaled in 2026. However, it should be noted that application volumes can be affected by market trends and based on this factor it is difficult to estimate application volumes in 2026.

### ***Division Projects and Pressures***

Noteworthy projects that will require significant attention include the ongoing legacy files (112 in total), Zoning By-law Update, Short Term Rental Accommodation Matters, Growth Management Strategy, Barrie Boundary Adjustment, Orillia Boundary Process and Official Plan non-decision lands, which all have Township-wide implications requiring significant staff resources to complete.

Outside pressures such as Provincial Policy changes are expected to require staff resources for continued monitoring and implementation depending on the specific revision to policy. An example of a recent revision to Provincial Policy relates to Development Charges (deferral of DCs until occupancy) and administrative process changes that are needed to facilitate the changes at the local level.

There are several draft plan approved subdivision applications (Craighurst Crossing Phase 2, Horseshoe Valley Phase 4, Oro Station Automotive Industrial Park) that are progressing through the technical engineering review process and may be working towards plan registration. This will require Planning Staff to review and clear appropriate draft plan conditions and/or prepare necessary provisions in the Subdivision Agreement which will require staff resources to complete.

### ***Divisional Accomplishments***

Noteworthy accomplishments in addition to processing Planning Act applications include the following:

- Planning Fees and Charges Update - Complete
- Initiation of Zoning By-law Review/Update - Ongoing
- Craighurst Crossing - Registration of Phase 1a Complete and Building Permits being Issued
- Preparation of Tree Canopy By-law - Underway
- Enhanced Public Meeting Research – Underway
- Operating Engineers Skills Trade Training Facility – Under Construction
- Heritage Designation of the Hawkestone Fire Bell - Underway
- Agricultural Webpage - [Oro-Medonte a Farm Fresh Community](#)

## **Financial/Legal Implications/ Risk Management**

N/A

## **Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Ontario Heritage Act, R.S.O. 1990, c. O.18

## **Corporate Strategic Priorities**

In December 2023, Council adopted the Township's Corporate Strategic Plan 2024-2027. The application is consistent with the following Plan priorities:

- Employment Lands
- Well Planned Development

## **Consultations**

- Planning Division staff

## **Attachments**

Attachment 1: Planning Division Activity Summary (Development Application Status, Planning, GIS and Heritage Committee Projects) December 2025.

## **Conclusion**

This report is intended to provide an information update for Committee and staff regarding the current status/summary of all applications received by the Planning Division and the various Planning, GIS and Heritage Committee projects underway in the Division. This report including the attachment, once received by Committee, will be posted on the Township's website to provide the public with the up-to-date activity summary.

Respectfully submitted,

Andy Karaiskakis, RPP, Manager, Planning Services, November 26, 2025

**Approvals:**

Brent Spagnol, RPP, Director, Development Services

**Date of Approval**

November 26, 2025



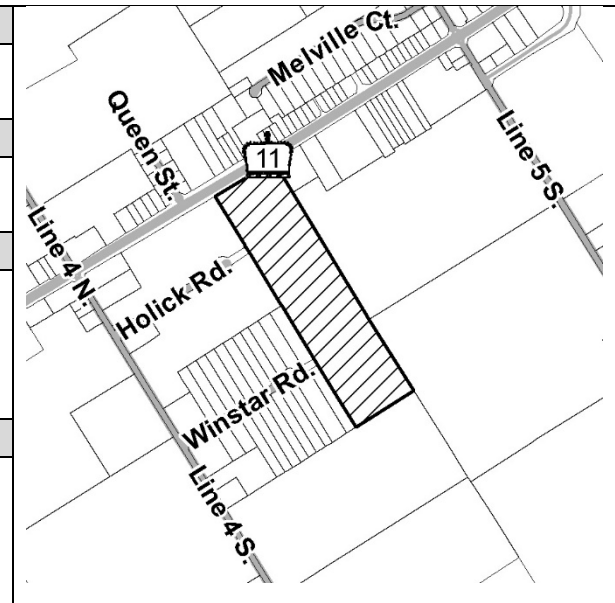
## Attachment #1

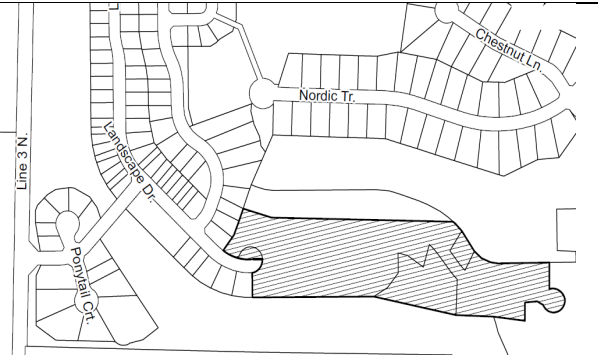
### Planning Division Activity Summary (Development Application Status, Planning, GIS & Heritage Projects)

December 2025

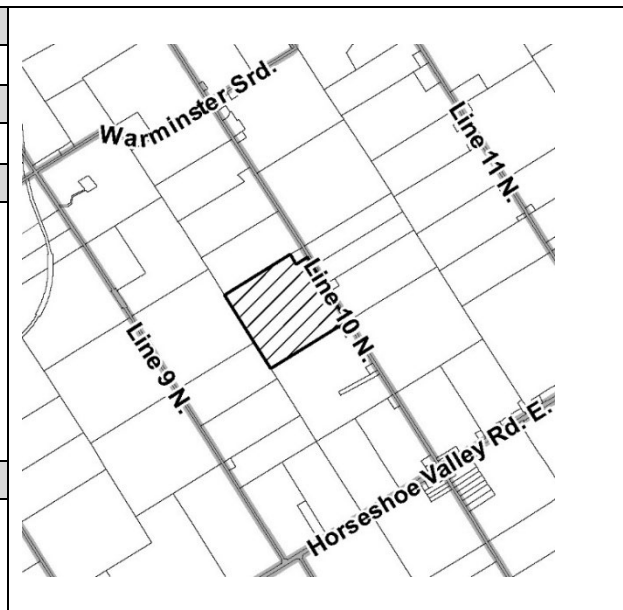
#### Official Plan & Zoning By-law Amendments

File Number(s)	Address/Location
2009-OPA-03	26 Winstar Road
Owner Info	Consultant
Rumball Excavating	Innovative Planning Solutions – Darren Vella
Status & Comments	
Application to re-designate land from Agricultural to Industrial Application is before the Ontario Land Tribunal (OLT) and adjourned pending consideration during the Township's Official Plan Review process.	
Required Action	
Staff to advise OLT of the designation of the lands after the Township's Official Plan Review is complete that the Official Plan has been approved and in effect.	

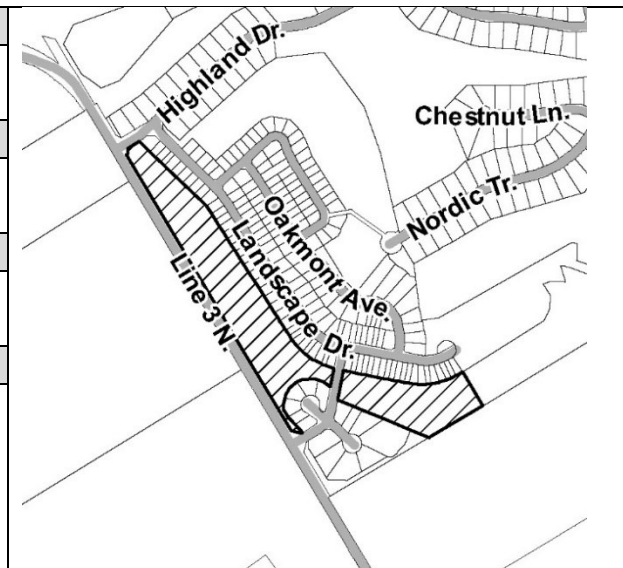


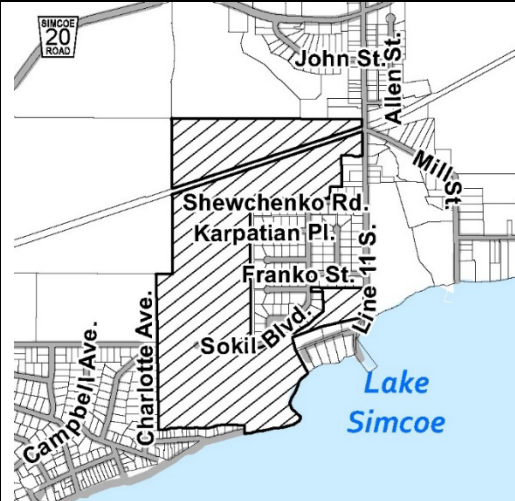
<b>File Number(s)</b>	<b>Address/Location</b>	
2016-ZBA-01 (Related Files: 2016-SUB-01)	3092 Line 4 North	
<b>Owner Info</b>	<b>Consultant</b>	
Horseshoe Valley Lands Ltd. (Horseshoe Valley Lands Phase 4)	Innovative Planning Solutions – Greg Barker	
<b>Status &amp; Comments</b>		
In 2022 the Ontario Land Tribunal approved Zoning and approved Conditions of Draft Plan Approval for 1 year until May 2026.		
<b>Required Action</b>		
Ongoing work between Staff and applicant’s planner to clear Conditions of Draft Plan Approval.		
<b>File Number(s)</b>	<b>Address/Location</b>	Not Applicable
2018-ZBA-16 (Short Term Accommodations)	Township Wide	
<b>Owner Info</b>	<b>Consultant</b>	
Township of Oro-Medonte		
<b>Status &amp; Comments</b>		
January 2024 Leave to Appeal heard by Divisional Court. March 2024 Divisional Court issues decision, upholding OLT decision repealing By-law 2020-073. August 2024 Council passes motion requesting an Information Report on actions by the municipality since 2018 to address STRs operating in the Township and an Options Report with a recommendation reflecting best practice in Ontario. January 2025 Report received by Council.		
<b>Required Action</b>		
Staff to follow up in accordance with direction from Council.		

<b>File Number(s)</b>	<b>Address/Location</b>
2019-OPA-01 & 2019-ZBA-14	3750 Line 10 N.
<b>Owner Info</b>	<b>Consultant</b>
John Greenwood & Ashley Gardner	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
Applications to permit an On-farm diversified use and area to park excavation trucks were refused by Council in January 2020. Applicant appealed Council's refusal to Ontario Land Tribunal (OLT). Ontario Land Tribunal (OLT) Hearing held in October 2021. OLT Decision (PL200165) issued December 16, 2021 to dismiss appeal and uphold Council's refusal. Applicant submitted request to OLT for review of decision in January 2022. Awaiting OLT decision on applicant's request.	
<b>Required Action</b>	
Municipal Law Enforcement commenced zoning prosecution and a conviction was registered against the owner. Another complaint was registered and Municipal Law staff are investigating into this matter.	

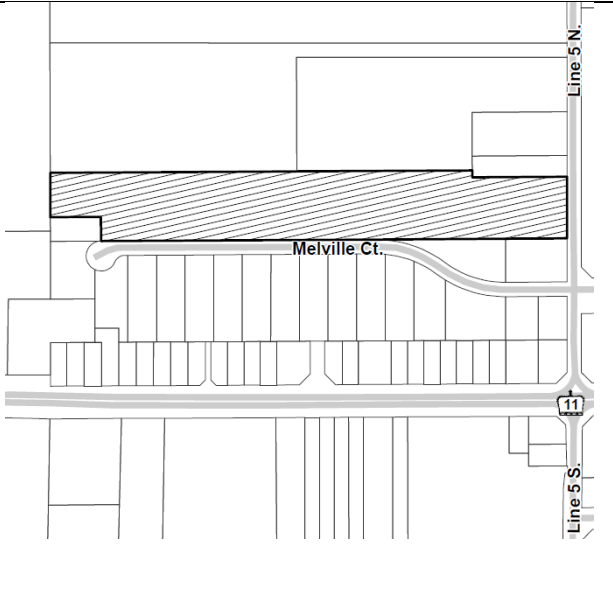


<b>File Number(s)</b>	<b>Address/Location</b>
2019-OPA-02 & 2019-ZBA-21 (Related Files: 2019-SUB-01)	No Address (Roll No. 434601000210800)
<b>Owner Info</b>	<b>Consultant</b>
2654983 Ontario Inc. (Charles Xiao)	Loft Planning
<b>Status &amp; Comments</b>	
Public meeting held August 6, 2020 with number of public, township and external agency comments received.	
<b>Required Action</b>	
Applicant continuing to address any outstanding comments and development related matters.	



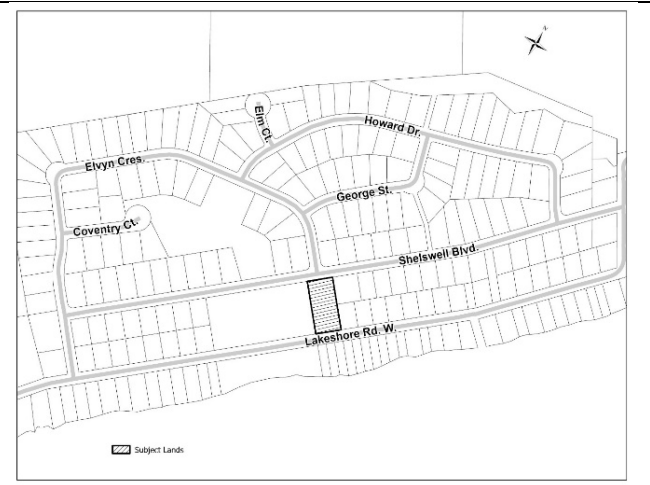
File Number(s)	Address/Location		
2020-OPA-01 & 2020-ZBA-10	16 Taras Boulevard		
Owner Info	Consultant		
Ukrainian National Federation of Canada	Innovative Planning Solutions		
Status & Comments	Applications to permit an expansion of the seasonal campground from 54 sites to 109 sites. Public Meeting held September 2, 2020. Applicant submitted a 4 <sup>th</sup> submission to address Township, agency and public comments. Submission currently under review		
Required Action	None at this time.		

File Number(s)	Address/Location
2020-ZBA-05	No Address (Roll No. 434601000821702)
Owner Info	Consultant
UCCI Consolidated Inc.	Innovative Planning Solutions
Status & Comments	
Public meeting held on June 3, 2020 with number of public, township and agency comments received. On March 6, 2024, the applicant filed an appeal of the proposed Zoning Amendment and Consent Applications to the OLT on the basis that the Township has failed to make a decision within the prescribed time period prescribed for in the Planning Act. Merits Hearing concluded in December 2024.	
Required Action	
Awaiting OLT order.	

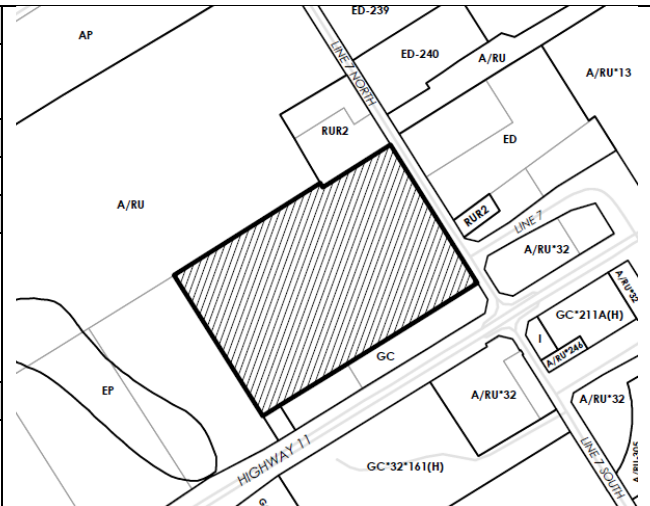
File Number(s)	Address/Location	
2022-OPA-02 & 2022-ZBA-10 (Related Files: 2022-SUB-03)	No address (Roll No. 434601000233120)	
Owner Info	Consultant	
Doncor Developments Inc.	Innovative Planning Solutions	
Status & Comments		
16 single detached dwelling lots being proposed. Applications deemed to be complete applications. County of Simcoe Official Plan Amendment also required. Joint County and Township Public Meeting held on May 3, 2023. 2 <sup>nd</sup> submission received on July 21, 2023. MMAH approved County OPA #8 on August 29, 2024.		
Required Action		
Staff will bring a report to a future Development Services Committee meeting for the Township OPA, ZBL and Plan of Subdivision applications.		

File Number(s)	Address/Location	
2022-ZBA-13 (Related Files: 2024-OPA-02)	15 Guest Road	
Owner Info	Consultant	
15 Guest Road Inc.	Esher Planning Inc.	
Status & Comments		
Proposal to permit an aggregate depot that includes open storage of sand and stone to be used for local landscaping and construction projects. This site would operate seasonally from April to December and daily activity varying according to the local customer demands. Public Meeting held on March 1, 2023 with number of public, township, and agency comments received.		
Required Action		
Applicant submitted Official Plan Amendment application. Staff will bring a report to a future Development Services Committee meeting for the Official Plan and Zoning By-law Amendment applications.		

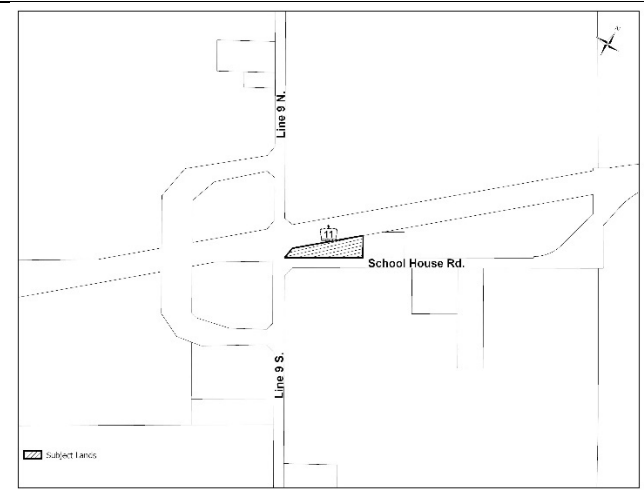
<b>File Number(s)</b>	<b>Address/Location</b>
2023-ZBA-10	112 Lakeshore Road West
<b>Owner Info</b>	<b>Consultant</b>
Eric Dykstra	Miriam Vasni
<b>Status &amp; Comments</b>	
The applicant has requested that the application be deferred at this time.	
<b>Required Action</b>	
None at this time.	



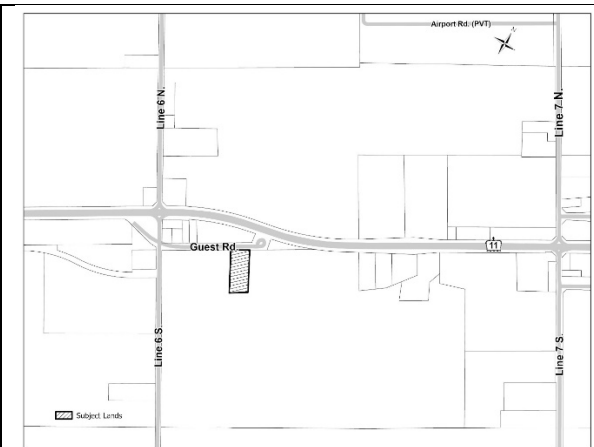
<b>File Number(s)</b>	<b>Address/Location</b>
2023-ZBA-15	No Address (Roll No. 434601000331600)
<b>Owner Info</b>	<b>Consultant</b>
Farova Investments Ltd.	MHBC
<b>Status &amp; Comments</b>	
Rezone the property to create three (3) industrial lots. The public meeting/public hearing held on December 6, 2023. Applicant continuing to address any outstanding comments and development related matters.	
<b>Required Action</b>	
A report will be brought forward to a future meeting.	



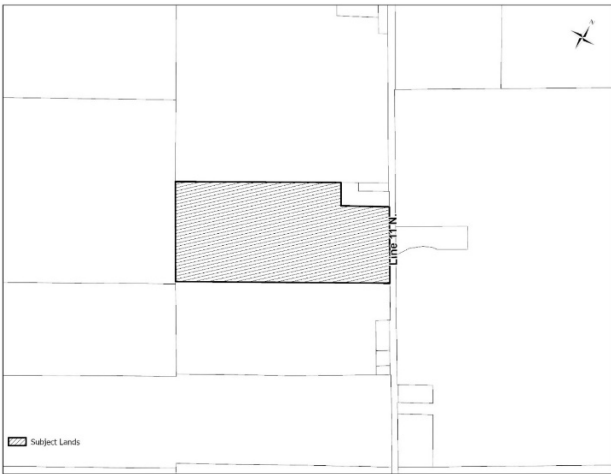
<b>File Number(s)</b>	<b>Address/Location</b>
2024-OPA-01	School House Road
<b>Owner Info</b>	<b>Consultant</b>
Paul Miller	N/A
<b>Status &amp; Comments</b>	
Redesignate the property from Agricultural to Employment Area to permit a contractor yard/industrial uses.	
<b>Required Action</b>	
Staff to circulate for agency comments and schedule to a Public Meeting.	



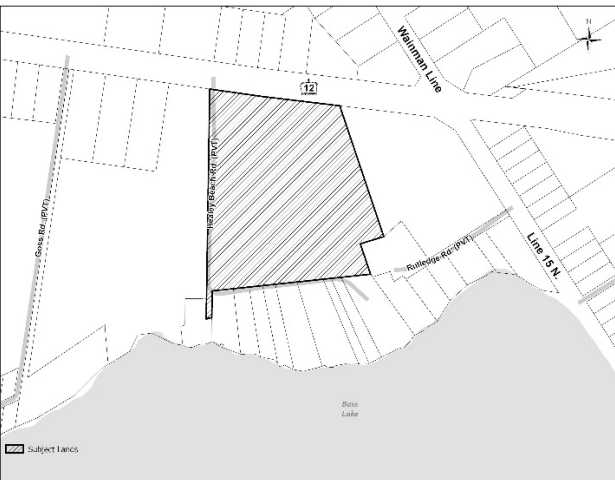
<b>File Number(s)</b>	<b>Address/Location</b>
2024-OPA-02 (Related File: 2022-ZBA-13)	15 Guest Road
<b>Owner Info</b>	<b>Consultant</b>
15 Guest Road Inc.	Esher Planning Inc.
<b>Status &amp; Comments</b>	
Proposal to permit an aggregate depot that includes open storage of sand and stone to be used for local landscaping and construction projects, 3 sea containers in proximity to the stockpiled aggregate material and a small silo to be used storage of Portland cement. This site would operate seasonally from April to December and daily activity varying according to the local customer demands. Public Meeting held on November 6, 2024 with number of public, township, and agency comments received.	
<b>Required Action</b>	
Staff will bring a report to a future Development Services Committee meeting for the Official Plan and Zoning By-law Amendment applications.	



File Number(s)		Address/Location
2024-OPA-04 (Related File: 2024-ZBA-08)		544 Line 11 North
Owner Info		Consultant
Morris Shelswell & Sons Excavating & Grading Ltd.		MHBC Planning
Status & Comments		
Re-designate a portion of the subject property to a site-specific exception under Section 2.5 (Agricultural) of the Township's Official Plan, to recognize the part of the business which has extended beyond the original boundaries of the business, as well as the proposed area for expansion. Public Meeting held on September 4, 2024 with number of public, township, and agency comments received.		
Required Action		
Staff will bring a report to a future Development Services Committee meeting for the Official Plan and Zoning By-law Amendment applications.		

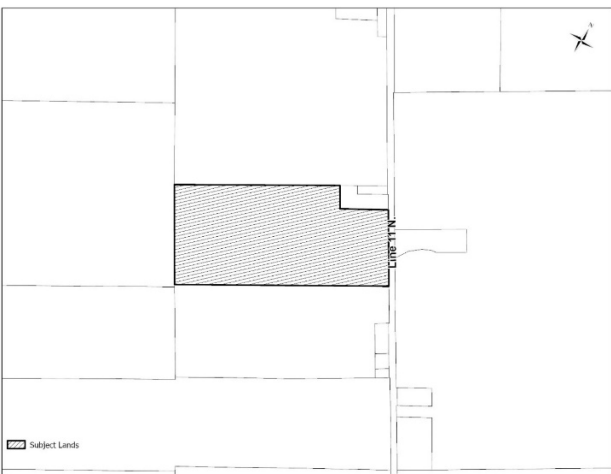


File Number(s)		Address/Location
2024-ZBA-07		8652 Highway 12
Owner Info		Consultant
Townsend Penner Holdings Inc.		MHBC Planning
Status & Comments		
Rezone the property to permit a wood warehouse and sales establishment. Public Meeting held on January 15, 2025 with number of public, township, and agency comments received. Applicant continuing to address any outstanding comments and development related matters.		
Required Action		
A report will be brought forward to a future meeting.		

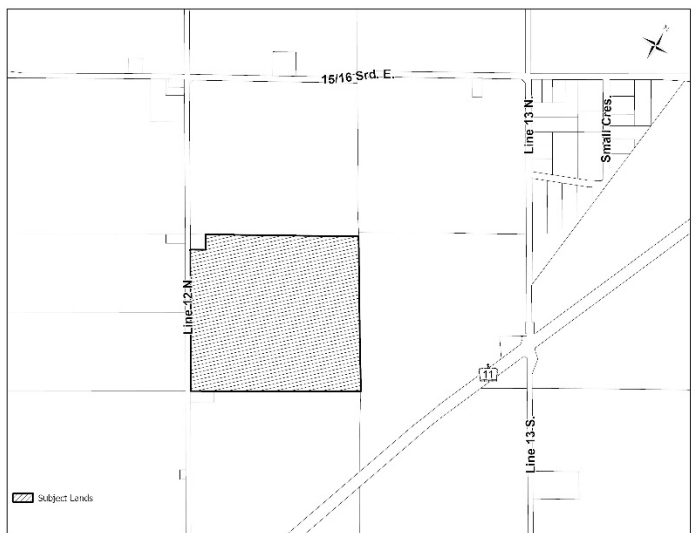




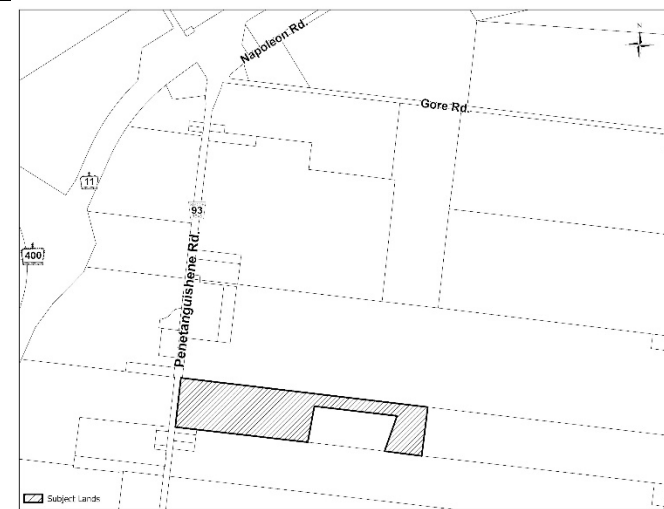
File Number(s)	Address/Location
2024-ZBA-08 (Related File: 2024-OPA-04)	544 Line 11 North
Owner Info	Consultant
Morris Shelswell & Sons Excavating & Grading Ltd.	MHBC Planning
Status & Comments	
Re-zone a portion of the subject property from the Agricultural/Rural (A/RU) Zone to the Rural Industrial (IR) Zone to permit the expansion of the existing contractors yard use.	
Required Action	
Staff will bring a report to a future Development Services Committee meeting for the Official Plan and Zoning By-law Amendment applications.	



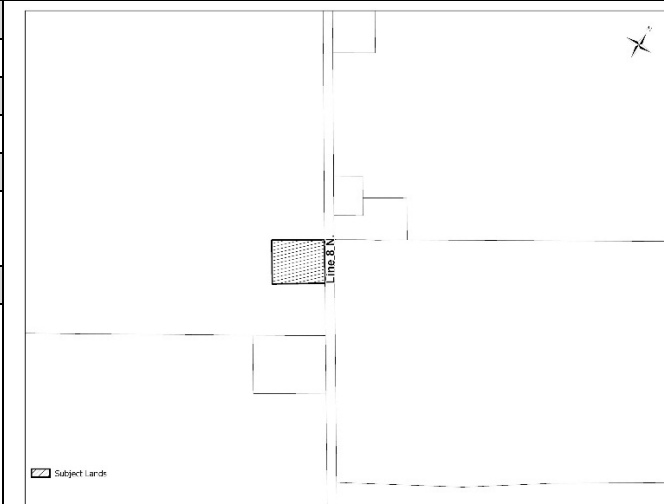
File Number(s)	Address/Location
2024-ZBA-14	363 Line 12 North
Owner Info	Consultant
Laurie North	Morgan Planning
Status & Comments	
To rezone the retained parcel to a site specific Agricultural/Rural (A/RU) Zone to prohibit the development of any dwellings on the retained lands.	
Required Action	
Staff to circulate for agency comments and schedule to a Public Meeting.	



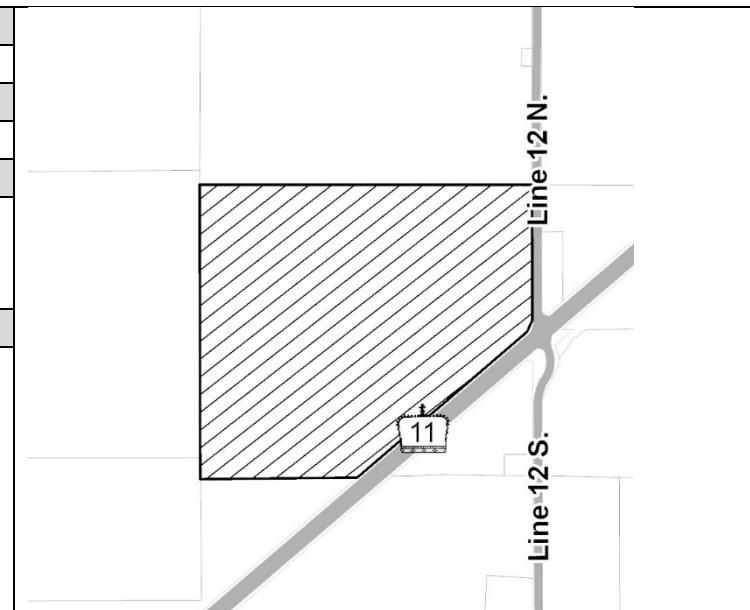
<b>File Number(s)</b>	<b>Address/Location</b>
2024-ZBA-16	421 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
Heritage Estates Winery Inc.	EPC Solutions
<b>Status &amp; Comments</b>	
To permit the expansion of the hospitality space and facilities on the property which includes a century farmhouse, tasing room, contemporary wedding venue and an on-site processing facility. Public Meeting held on January 15, 2025 with number of public, township, and agency comments received. Development Services Committee adopted Staff Report DS2025-080 to approve the Zoning By-law Amendment Application.	
<b>Required Action</b>	
Staff will bring the implementing By-law to a future Development Services Committee meeting.	



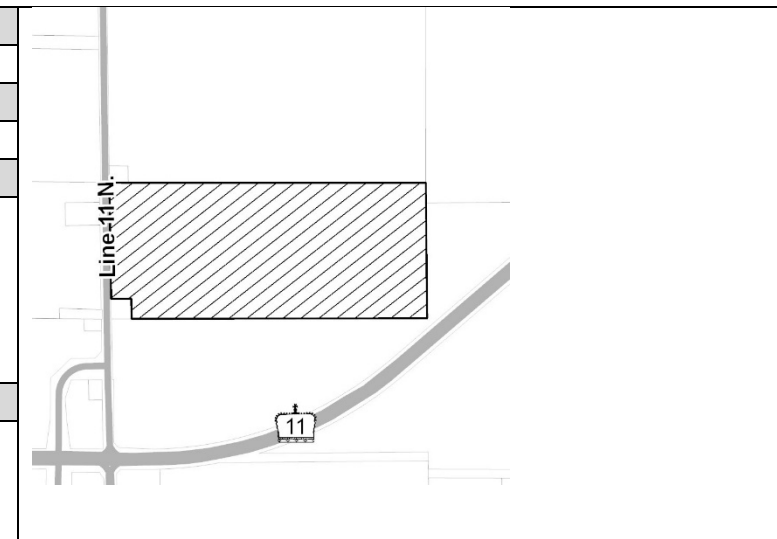
<b>File Number(s)</b>	<b>Address/Location</b>
2024-ZBA-17	560 Line 8 North
<b>Owner Info</b>	<b>Consultant</b>
Brenda Lucas	N/A
<b>Status &amp; Comments</b>	
To convert the temporary garden suite into a permanent detached accessory residential unit. Public Meeting held on February 5, 2025.	
<b>Required Action</b>	
By-law No. 2025-033 passed on May 7, 2025. File to be closed.	



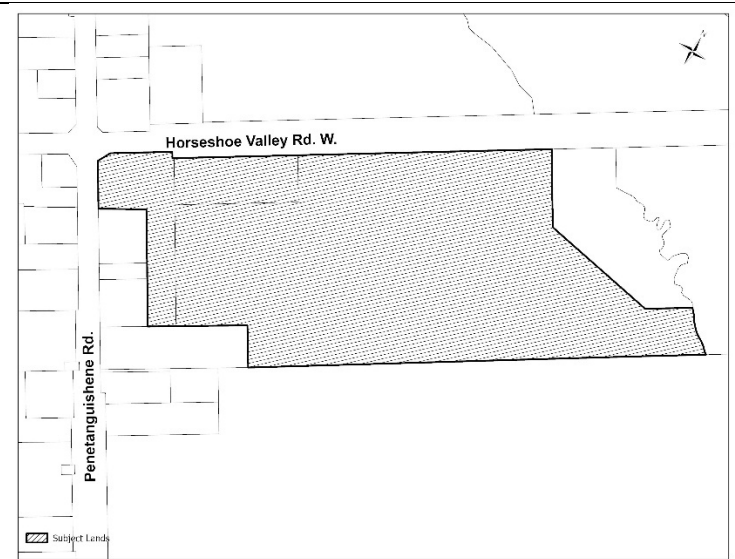
<b>File Number(s)</b>	<b>Address/Location</b>
2024-ZBA-18	10 Line 12 North
<b>Owner Info</b>	<b>Consultant</b>
Northern Diversified Ltd.	Morgan Planning
<b>Status &amp; Comments</b>	
To rezone the retained parcel to a site specific Agricultural/Rural (A/RU) Zone to prohibit the development of any dwellings on the retained lands. Public Meeting held on February 5, 2025.	
<b>Required Action</b>	
By-law No. 2025-011 passed on February 5, 2025. File to be closed.	



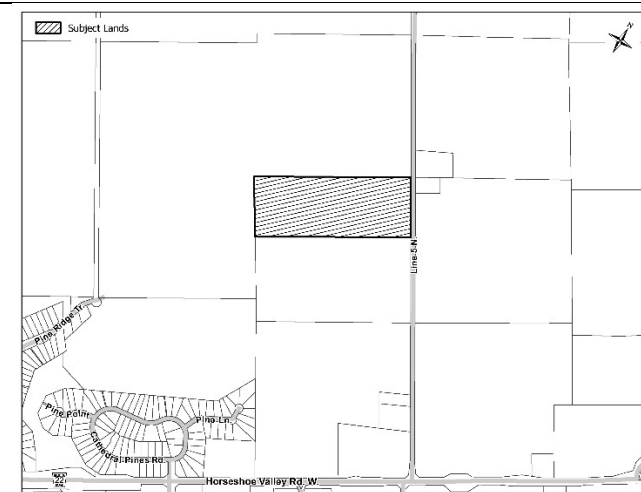
<b>File Number(s)</b>	<b>Address/Location</b>
2024-ZBA-19	159 Line 11 North
<b>Owner Info</b>	<b>Consultant</b>
2520309 Ontario Inc.	Morgan Planning
<b>Status &amp; Comments</b>	
To rezone the retained parcel to a site specific Agricultural/Rural (A/RU) Zone to prohibit the development of any dwellings on the retained lands and to rezone the severed lands from the A/RU Zone to Rural Residential Two (RUR2) Zone to recognize the rural residential use. Public Meeting held on February 5, 2025.	
<b>Required Action</b>	
By-law No. 2025-012 passed on February 5, 2025. File to be closed.	



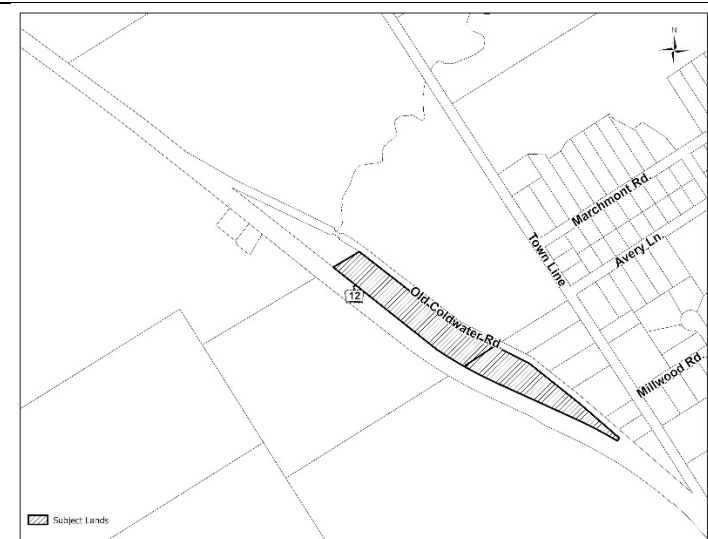
<b>File Number(s)</b>	<b>Address/Location</b>
2025-OPA-01 (Related Files: 2025-ZBA-25, 2025-SUB-01)	3239 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
Craighurst GP Inc.	Celeste Phillips Planning Inc.
<b>Status &amp; Comments</b>	
Applications to facilitate a Block Plan of Subdivision to implement residential and commercial uses. Public Meeting held on July 2, 2025.	
<b>Required Action</b>	
Staff will bring a report to a future Development Services Committee meeting for the Official Plan, Zoning By-law Amendment and Plan of Subdivision applications.	



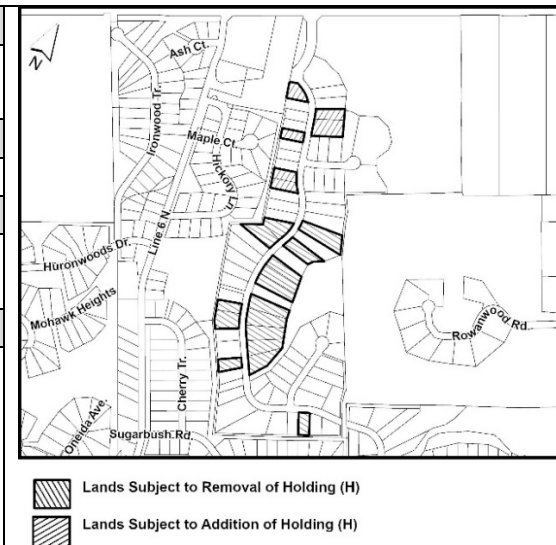
<b>File Number(s)</b>	<b>Address/Location</b>
2025-OPA-02 (Related File: 2025-ZBA-26)	3626 Line 5 North
<b>Owner Info</b>	<b>Consultant</b>
Ray & Virginia Gingras	
<b>Status &amp; Comments</b>	
To permit the expansion of the home occupation on the lands. Applications deemed incomplete; awaiting for additional information/submissions from the applicant.	
<b>Required Action</b>	
None at this time.	



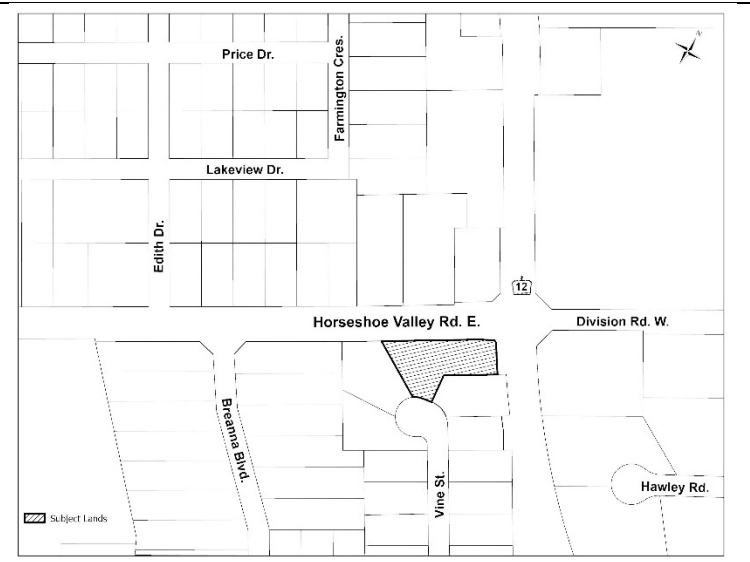
File Number(s)	Address/Location
2025-OPA-03 (Related File: 2025-ZBA-29)	9289 & 9951 Highway 12
Owner Info	Consultant
1000154468 Ontario Inc.	Jones Consulting Group
Status & Comments	
To permit a trailer/golf cart sales and service establishment. Public Meeting held on August 6, 2025. Official Plan Amendment 2 and By-law No. 2025-088 passed on September 10, 2025.	
Required Action	
OPA package sent to County for approval.	



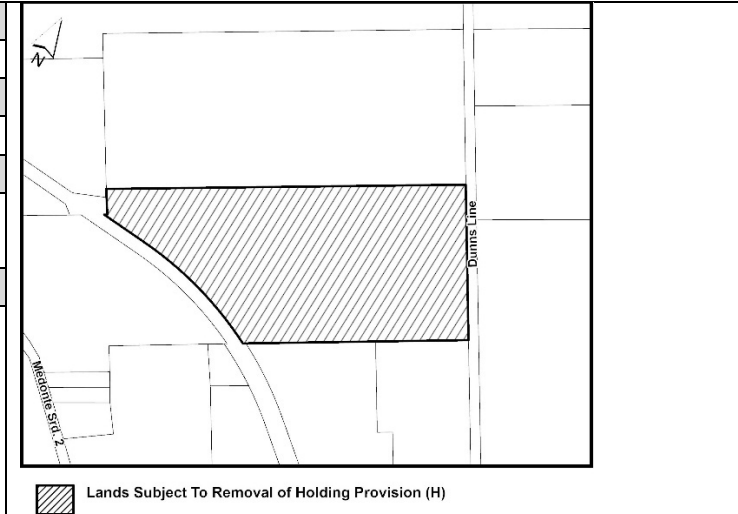
File Number(s)	Address/Location
2025-ZBA-01 – 2025-ZBA-16	Various properties in the Forest Heights subdivision
Owner Info	Consultant
Oro Medonte Estates Inc.	
Status & Comments	
To remove and add the Holding provision on several lots in this plan of subdivision. By-law No. 2025-017 passed on February 5, 2025.	
Required Action	
File to be closed.	



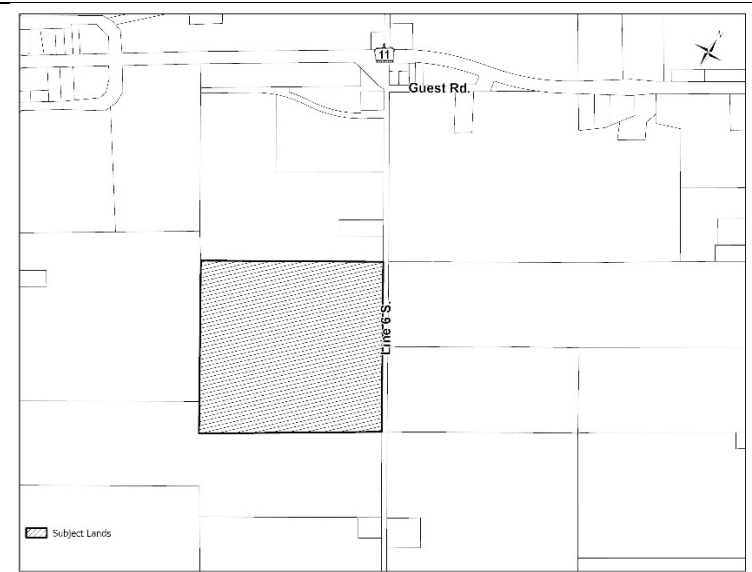
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-17	1937 Horseshoe Valley Road East
<b>Owner Info</b>	<b>Consultant</b>
2564150 Ontario Inc.	SD Consultants Corp.
<b>Status &amp; Comments</b>	
A Temporary Use By-law to permit Johnston's Fry Shack for a period of up to three (3) years. By-law No. 2025-085 passed on September 3, 2025.	
<b>Required Action</b>	
File to be closed.	



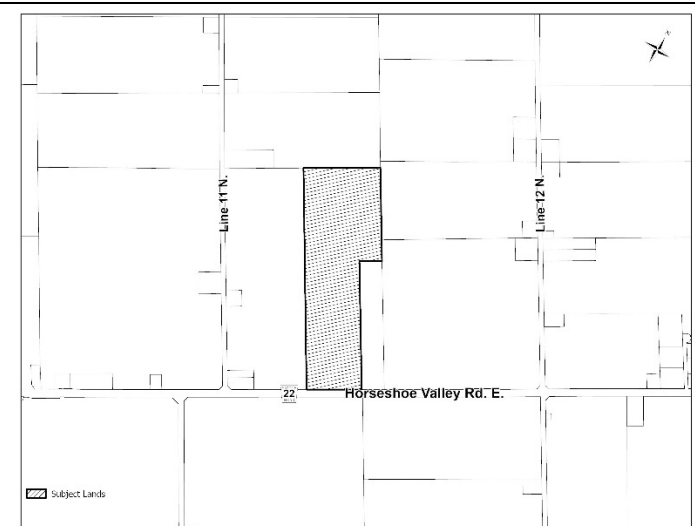
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-18	10793 Highway 12
<b>Owner Info</b>	<b>Consultant</b>
Bill Freskiw	
<b>Status &amp; Comments</b>	
Application to remove Holding provision. By-law No. 2025-023 passed on March 25, 2025.	
<b>Required Action</b>	
File to be closed.	



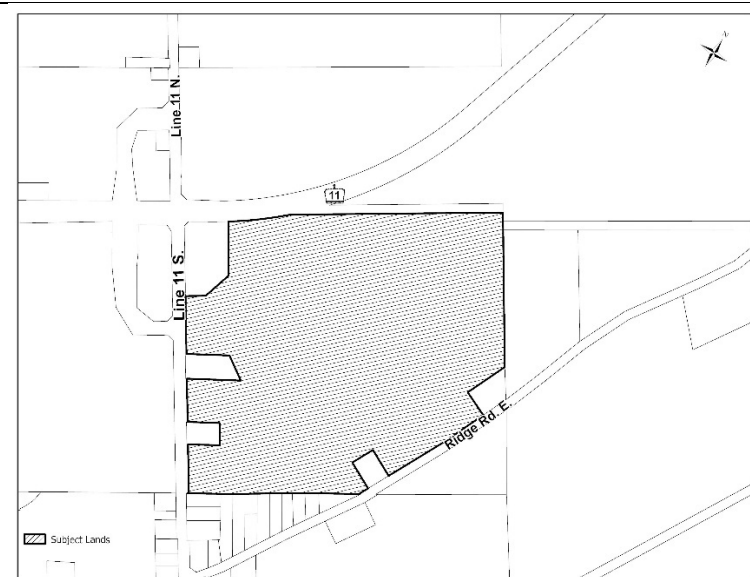
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-19	214 Line 6 South
<b>Owner Info</b>	<b>Consultant</b>
Puspadhanva Patel	Morgan Planning & Development
<b>Status &amp; Comments</b>	
Application to permit an on-farm diversified use, specifically an event venue. Public Meeting held on November 5, 2025 with number of public, township, and agency comments received. Applicant continuing to address any outstanding comments and development related matters.	
<b>Required Action</b>	
A report will be brought forward to a future Development Services Committee meeting.	



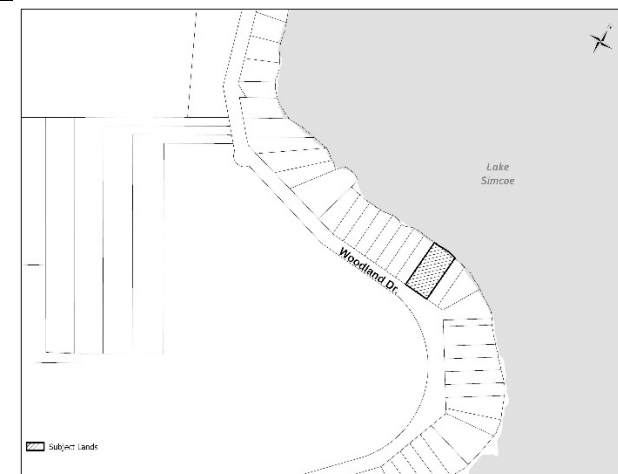
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-20	1246 Horseshoe Valley Road East
<b>Owner Info</b>	<b>Consultant</b>
Puspadhanva Patel	Morgan Planning & Development
<b>Status &amp; Comments</b>	
Application to permit a single detached dwelling unit in a detached accessory building. Public Meeting held on September 3, 2025. By-law 2025-103 passed on November 5, 2025.	
<b>Required Action</b>	
File to be closed.	



File Number(s)	Address/Location
2025-ZBA-21	Concession 12, Part Lot 21 (Oro)
Owner Info	Consultant
Hang Gao & Xu Han	
Status & Comments	
Rezone a portion of the subject lands from the Agricultural/Rural Exception (A/RU*15) Zone to the Residential One (R1) Zone. This application is to fulfill a condition of Consent Applications 2024-B-18, 2024-B-19 and 2024-B-20 that were conditionally approved on December 4, 2024 for the purpose of creating three (3) new residential lots fronting onto Ridge Road East. Public Meeting held on May 7, 2025. By-law 2025-043 passed on May 7, 2025.	
Required Action	
File to be closed.	

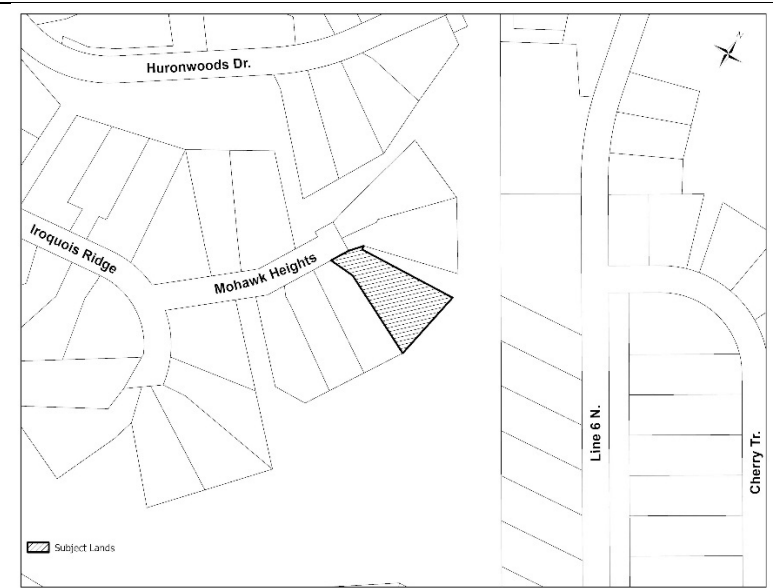


File Number(s)	Address/Location
2025-ZBA-22	869 Woodlands Drive
Owner Info	Consultant
Mark Litwin	Raffi Tashdjian
Status & Comments	
To permit the construction of a new detached garage with a floor area of 107 square metres (1,151.7 square feet) and height of 5.2 metres (17.4 feet). Public Meeting held on July 2, 2025. By-law 2025-069 passed on August 6, 2025.	
Required Action	
File to be closed.	

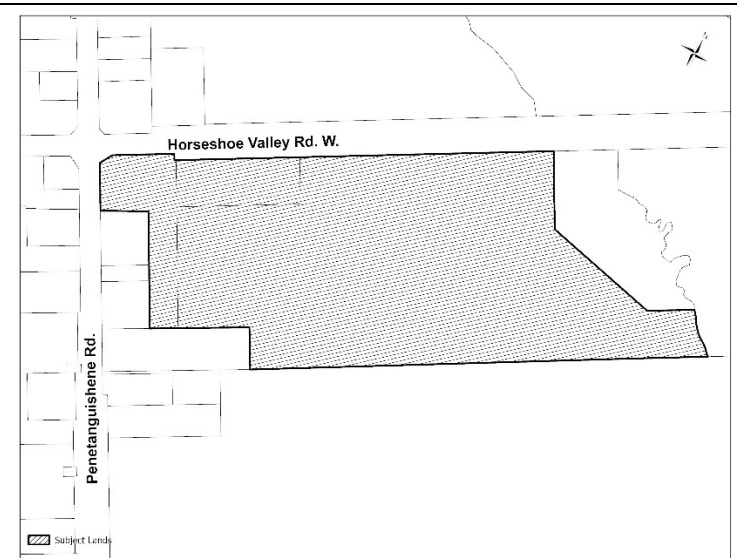




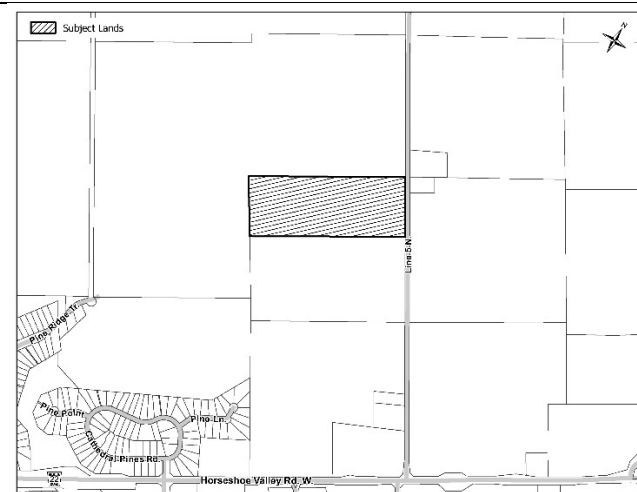
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-24	9 Mohawk Heights
<b>Owner Info</b>	<b>Consultant</b>
Wanda Miller	
<b>Status &amp; Comments</b>	
To permit a bed and breakfast. Public Meeting held on June 4, 2025. By-law 2025-097 passed on October 1, 2025.	
<b>Required Action</b>	
File to be closed.	



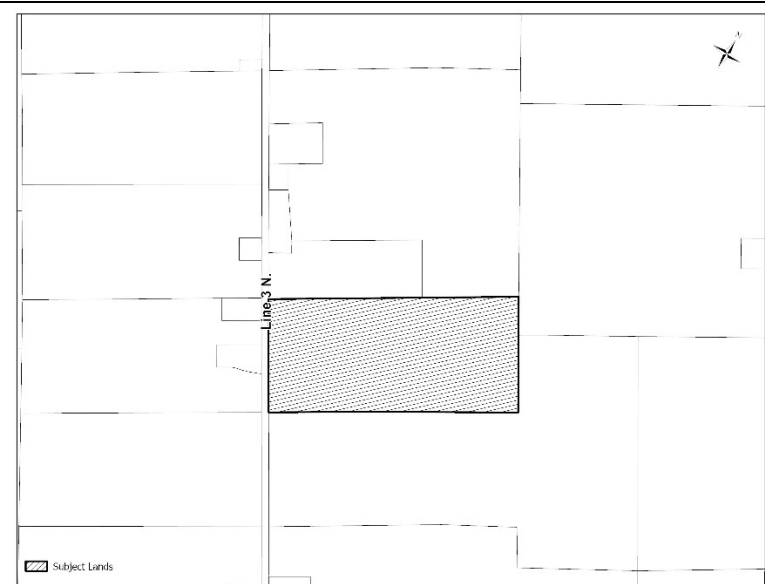
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-25 (Related Files: 2025-OPA-01 , 2025-SUB-01)	3239 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
Craighurst GP Inc.	Celeste Phillips Planning Inc.
<b>Status &amp; Comments</b>	
Applications to facilitate a Block Plan of Subdivision to implement residential and commercial uses. Public Meeting held on July 2, 2025.	
<b>Required Action</b>	
Staff will bring a report to a future Development Services Committee meeting for the Official Plan, Zoning By-law Amendment and Plan of Subdivision applications.	



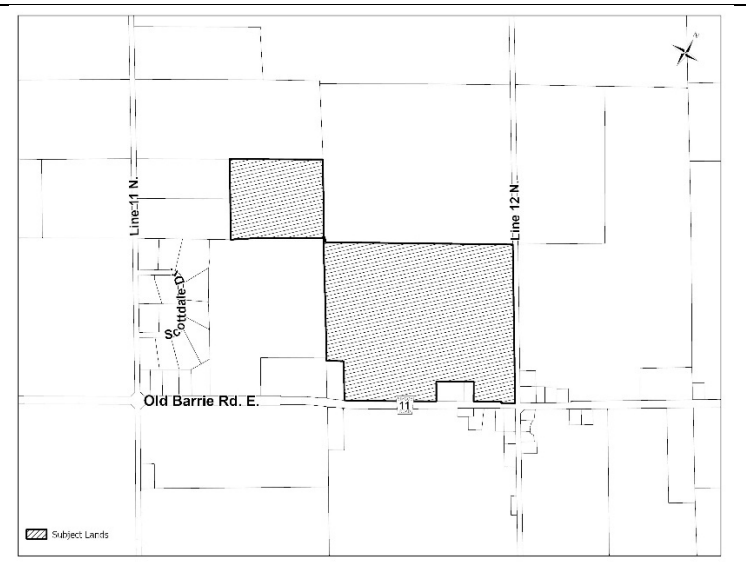
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-26 (Related File: 2025-OPA-02)	3626 Line 5 North
<b>Owner Info</b>	<b>Consultant</b>
Ray & Virginia Gingras	
<b>Status &amp; Comments</b>	
To permit the expansion of the home occupation on the lands. Applications deemed incomplete; awaiting for additional information/submissions from the applicant.	
<b>Required Action</b>	
None at this time.	



<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-27	1307 Line 3 North
<b>Owner Info</b>	<b>Consultant</b>
Jim Partridge	
<b>Status &amp; Comments</b>	
To rezone the severed lands to recognize the rural residential use the parcel and to rezone the retained lands to prohibit future residential uses. Public Meeting held on September 3, 2025. By-law 2025-078 passed on September 3, 2025.	
<b>Required Action</b>	
File to be closed.	



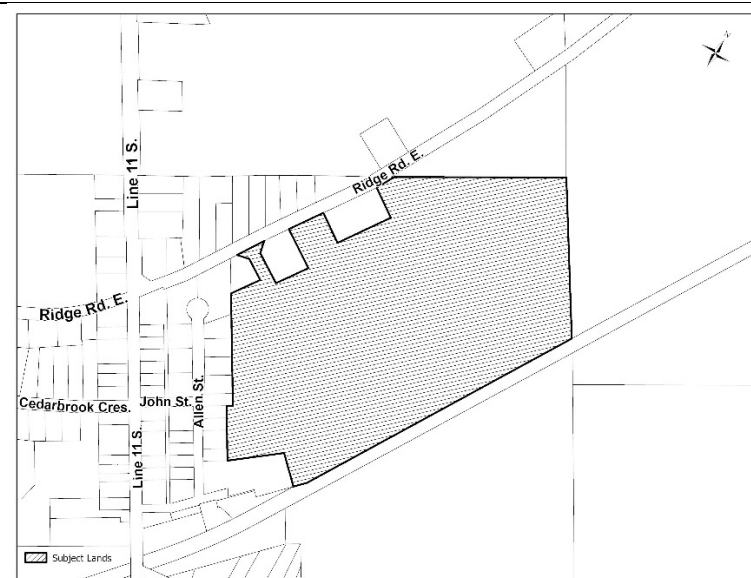
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-28	1916 Old Barrie Road East
<b>Owner Info</b>	<b>Consultant</b>
John & Michelle Lynch	Morgan Planning & Development
<b>Status &amp; Comments</b>	
To rezone a portion of the property to Residential One (R1) to permit the creation of one (1) new residential lot. Public Meeting held on August 6, 2025. By-law 2025-070 passed on August 6, 2025.	
<b>Required Action</b>	
File to be closed.	



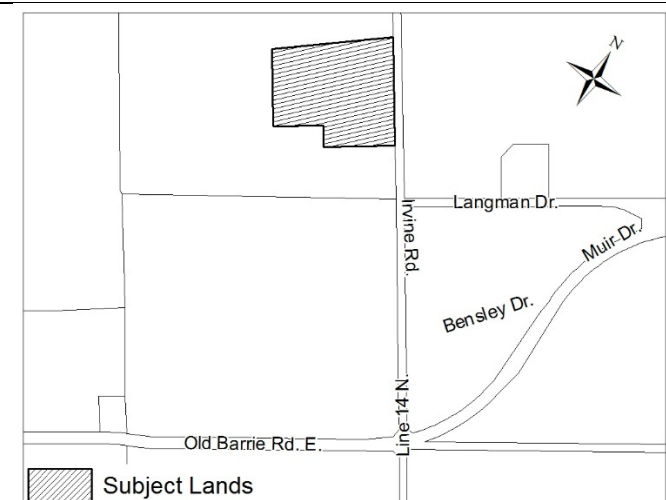
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-29 (Related File: 2025-OPA-03)	9289 & 9951 Highway 12
<b>Owner Info</b>	<b>Consultant</b>
1000154468 Ontario Inc.	Jones Consulting Group
<b>Status &amp; Comments</b>	
To permit a trailer/golf cart sales and service establishment. Public Meeting held on August 6, 2025. By-law No. 2025-088 passed on September 10, 2025.	
<b>Required Action</b>	
File to be closed	



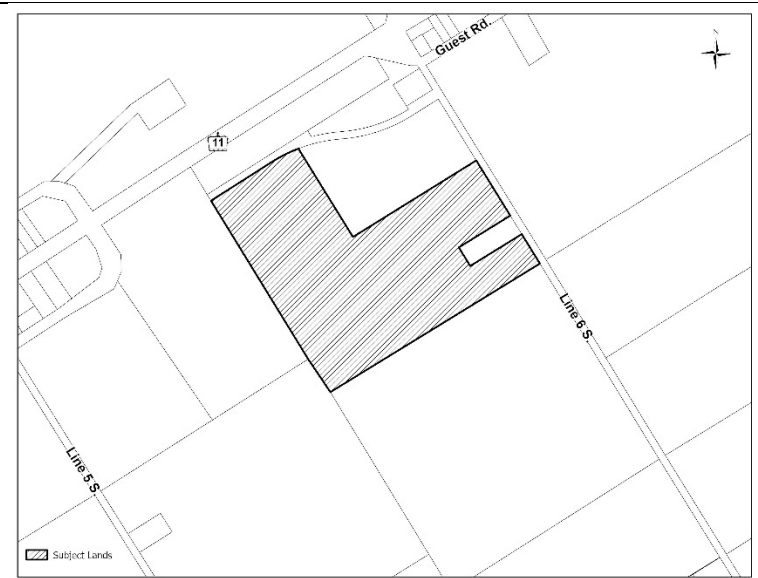
File Number(s)	Address/Location
2025-ZBA-31	1667 Ridge Road East
Owner Info	Consultant
Hang Gao & Xu Han	
Status & Comments	
To rezone a portion of the subject lands from the Agricultural/Rural Exception 15 (A/RU*15) Zone to the Residential One (R1) Zone. This application is to fulfill a condition of Consent Application 2025-B-11 that was conditionally approved on July 2, 2025 for the purpose of creating one (1) new residential lot fronting onto Ridge Road East. Public Meeting held on August 6, 2025. By-law No. 2025-071 passed on August 6, 2025.	
Required Action	
File to be closed	



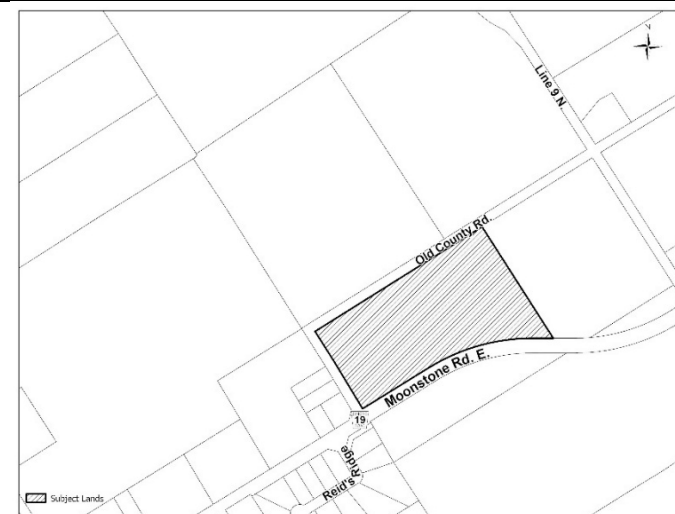
File Number(s)	Address/Location
2025-ZBA-32	1004 Line 14 North
Owner Info	Consultant
Jason & Connie Read	
Status & Comments	
Application to permit a single detached dwelling unit in a detached accessory building. Public Meeting held on August 6, 2025. By-law No. 2025-083 passed on September 3, 2025.	
Required Action	
File to be closed	



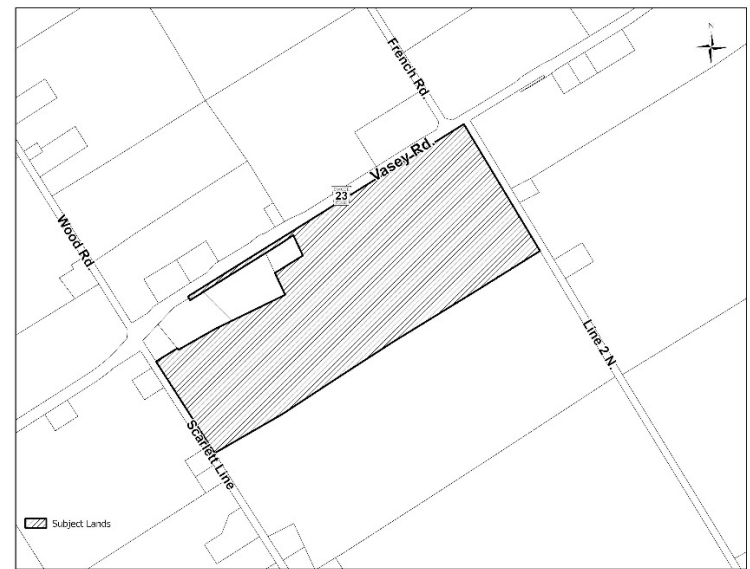
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-33	118 Line 6 South
<b>Owner Info</b>	<b>Consultant</b>
Quagmire Holdings Ltd.	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
Application to permit a single detached dwelling unit in a detached accessory building. Public Meeting held on September 3, 2025. By-law No. 2025-106 passed on November 5, 2025.	
<b>Required Action</b>	
File to be closed	



<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-34	85 Old County Road
<b>Owner Info</b>	<b>Consultant</b>
Quagmire Holdings Ltd.	Morgan Planning & Development
<b>Status &amp; Comments</b>	
Application to rezone a portion of the subject lands from the "Agricultural/Rural (A/RU)" Zone to the "Residential One (R1)" Zone for the creation of one (1) new residential lot. Public Meeting held on September 3, 2025. By-law No. 2025-099 passed on October 1, 2025.	
<b>Required Action</b>	
File to be closed	



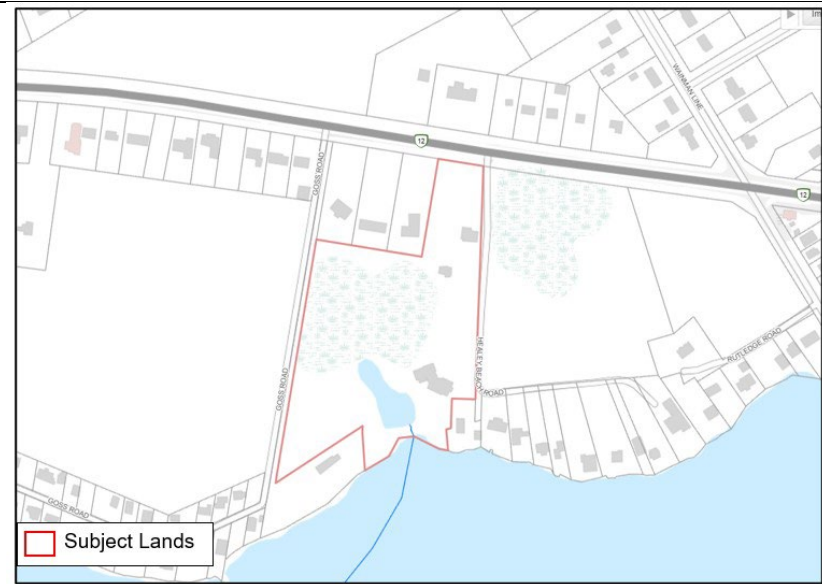
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-36	6580 Line 2 North
<b>Owner Info</b>	<b>Consultant</b>
Truax/Natural Burial Lands Canada	SGL Planning & Design Inc.
<b>Status &amp; Comments</b>	
Application to permit a natural burial place/cemetery. Public Meeting held on October 1, 2025 with number of public, township, and agency comments received. Applicant continuing to address any outstanding comments and development related matters.	
<b>Required Action</b>	
A report will be brought forward to a future Development Services Committee meeting.	



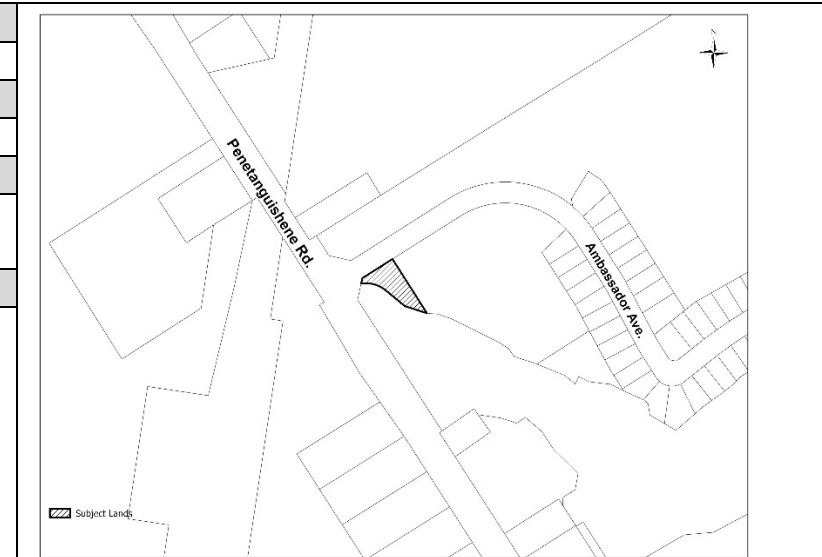
<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-37	1753 Ridge Road West
<b>Owner Info</b>	<b>Consultant</b>
Fareba Biouckzadeh	Anshul Patel
<b>Status &amp; Comments</b>	
Application to permit a second storey addition to an existing 1-storey detached accessory building. Public Meeting held on November 5, 2025. By-law 2025-111 passed on November 5, 2025.	
<b>Required Action</b>	
File to be closed.	




<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-38	8698 Highway 12
<b>Owner Info</b>	<b>Consultant</b>
Xposed Holdings Inc.	Blue Sky Elevations Inc.
<b>Status &amp; Comments</b>	
To permit an enlarged detached accessory building. Public Meeting held on November 5, 2025 with number of public, township, and agency comments received. Applicant continuing to address any outstanding comments and development related matters.	
<b>Required Action</b>	
A report will be brought forward to a future Development Services Committee meeting.	



<b>File Number(s)</b>	<b>Address/Location</b>
2025-ZBA-39	5 Ambassador Avenue
<b>Owner Info</b>	<b>Consultant</b>
Township of Oro-Medonte	Georgian Communities
<b>Status &amp; Comments</b>	
Application to remove Holding provision. By-law 2025-105 passed on November 5, 2025.	
<b>Required Action</b>	
File to be closed.	



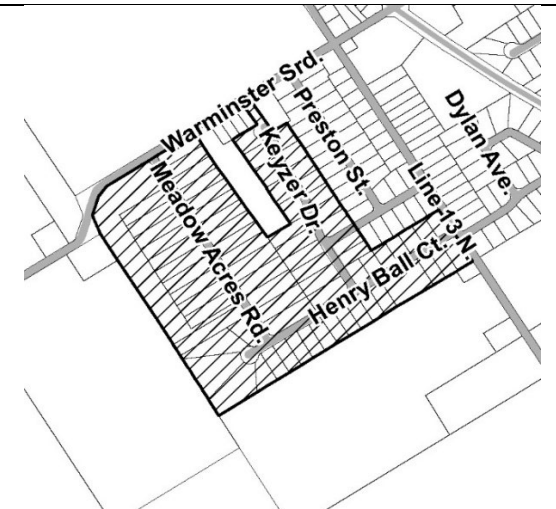
File Number(s)	Address/Location
2025-ZBA-40	78 Ruby Ridge
Owner Info	Consultant
Oro Medonte Estates Inc.	Graz Palumbo, Democrat Homes
Status & Comments	
Application to remove Holding provision.	
Required Action	
Staff to circulate for agency comments and schedule to a future meeting.	



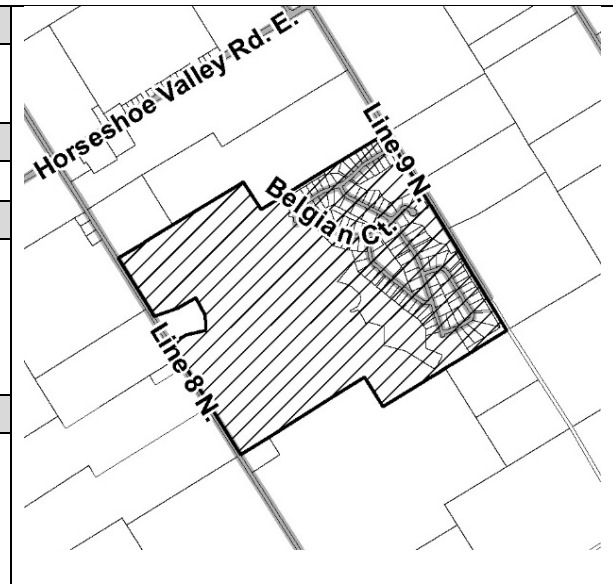


## Plans of Subdivision and Condominium

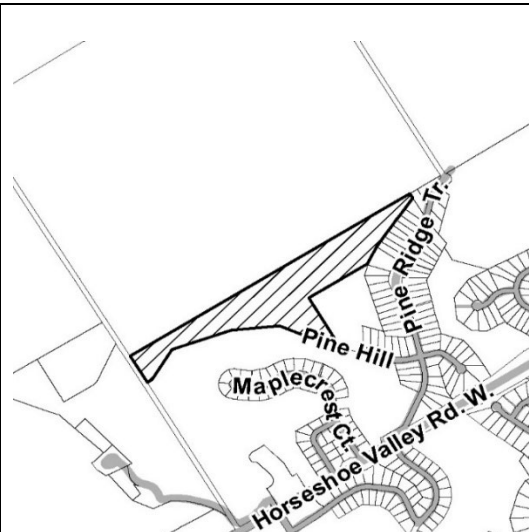
File Number(s)	Address/Location
43-OM-90082 & 2011-ZBA-07	East Part of Lot 5, Conc. 13 (Medonte)
Owner Info	Consultant
2063334 Ontario Inc. (Meadow Acres)	Tatham Engineering
Status & Comments	
71 residential lots. Phase 1 Stage 2 Subdivision Agreement and Pre-servicing Agreement are registered. No activity on Phase 2.	
Required Action	
Phase 1 Stage 2 Pre-servicing works completed. Subdivision in maintenance period. Final assumption anticipated in 2026.	



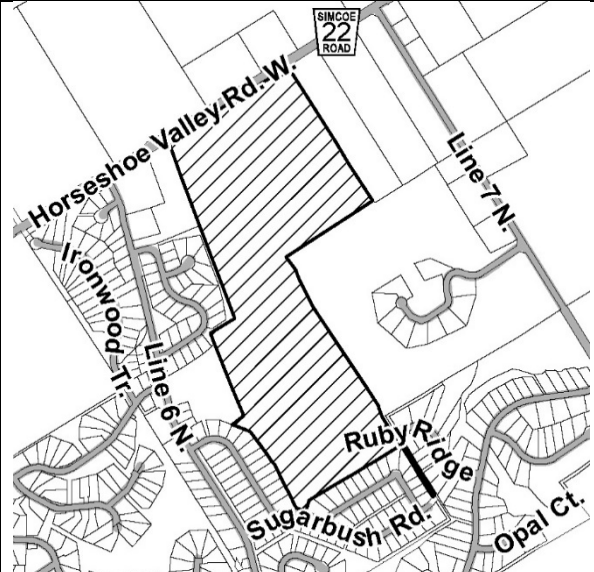
File Number(s)	Address/Location
43-OM-91031	Part Lot 2 & Lot 3, Concession 9 (Oro)
Owner Info	Consultant
Braestone Development Corporation	MHBC Planning
Status & Comments	
230 residential lots. Subdivision being developed in 6 sub-phases each with a Subdivision Agreement and M-Plans registered. All phases have been registered and subdivision infrastructure and building permit construction continues throughout various phases.	
Required Action	
As each phase completes the construction and maintenance outlined in the Subdivision Agreement and is inspected by Township staff and consultants – phases will be assumed by the Township. Phase 1 A, B & C assumed by Township in Spring and Fall of 2024.	



File Number(s)	Address/Location
43-OM-93002 & 43-CD-93002	Part of Lot 1 & 2, Conc. 4 (Medonte)
Owner Info	Consultant
Horseshoe Valley Lands (Timber Ridge Condo)	Innovative Planning Solutions
Status & Comments	
250 residential lots. August 14, 2025, Staff granted a three year extension of draft plan approval until August 18, 2028.	
Required Action	
Applicant to fulfill conditions of draft plan approval which expire on August 18, 2028.	



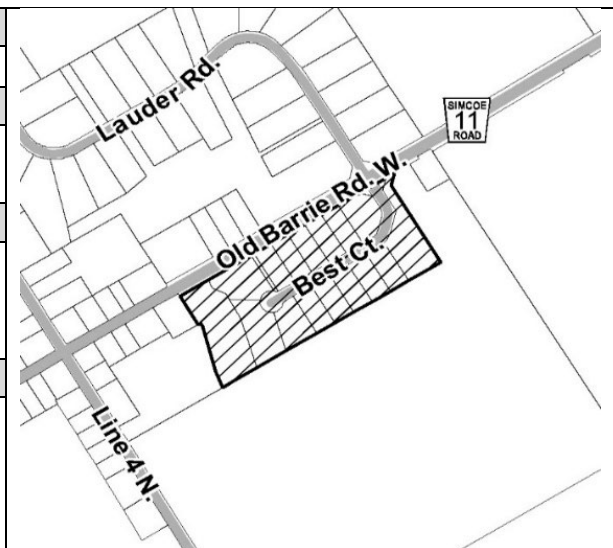
File Number(s)	Address/Location
43-OM-93022	Part of Lot 1 & 2, Conc. 7 (Oro), 173 Horseshoe Valley Road West
Owner Info	Consultant
Oro-Medonte Estates Inc.	
Status & Comments	
80 residential lots. Subdivision registered on February 22, 2023. Line 6 Deviation Road constructed. Owner is proceeding with Building Permits for Phase 2 in accordance with subdivision agreement.	
Required Action	
None at this time.	



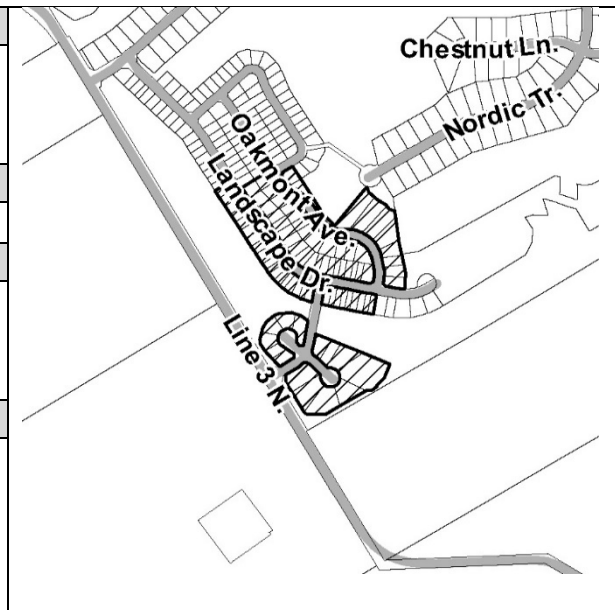
<b>File Number(s)</b>	<b>Address/Location</b>
2003-SUB-01 (Related Files: 2018-ZBA-02)	3555 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
Craighurst GP Inc.	Celeste Phillips
<b>Status &amp; Comments</b>	
Subdivision Agreement and Plan registered November 14, 2024 (Plan 51M-1270) for Phase 1A & 1B. Underground and above-ground services completed.	
<b>Required Action</b>	
Building permits on-going in accordance with subdivision agreement.	



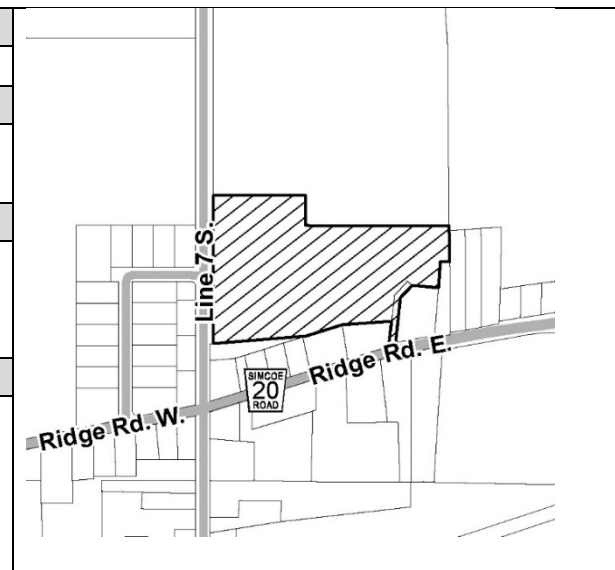
<b>File Number(s)</b>	<b>Address/Location</b>
2006-SUB-02	West Part of Lot 11, Conc. 5 (Oro)
<b>Owner Info</b>	<b>Consultant</b>
1802281 Ontario Ltd. (Whispering Creek Estates)	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
14 residential lots. Subdivision registered as 51M-1119 on July 28, 2017. Underground and above-ground services completed. Building permits on-going with subdivision agreement.	
<b>Required Action</b>	
Subdivision assumed by Township in January 2025. Maintenance is now responsibility of the Township. File to be closed.	



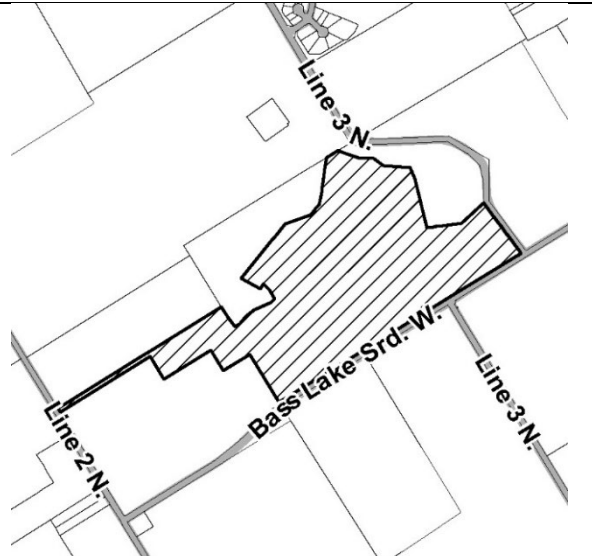
<b>File Number(s)</b>	<b>Address/Location</b>
2012-SUB-01 Horseshoe Ridge (formerly Landscape Dr. Phase 3)	Part of North Half and South Half of Lot 3 and Part of Lot 4, Conc. 4 (Oro)
<b>Owner Info</b>	<b>Consultant</b>
Horseshoe Valley Lands Ltd.	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
Subdivision registered as Plan 51M-1035. Underground and above-ground services completed. Building permits processed in accordance with subdivision agreement.	
<b>Required Action</b>	
Assumption anticipated in 2026.	

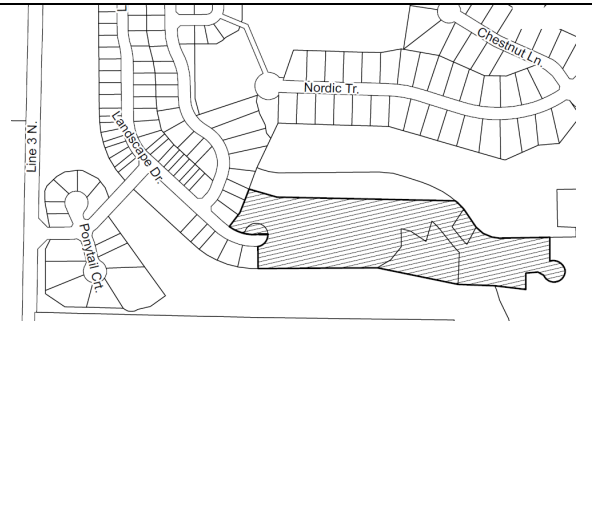


<b>File Number(s)</b>	<b>Address/Location</b>
2012-SUB-03	591 Line 7 South
<b>Owner Info</b>	<b>Consultant</b>
1160895 Ontario Limited (Oro Station)	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
Proposed 18 lot residential subdivision. Draft Plan approved with extension until March 21, 2026.	
<b>Required Action</b>	
Developer to clear Conditions of Draft Plan Approval and obtain registration by March 21, 2026.	

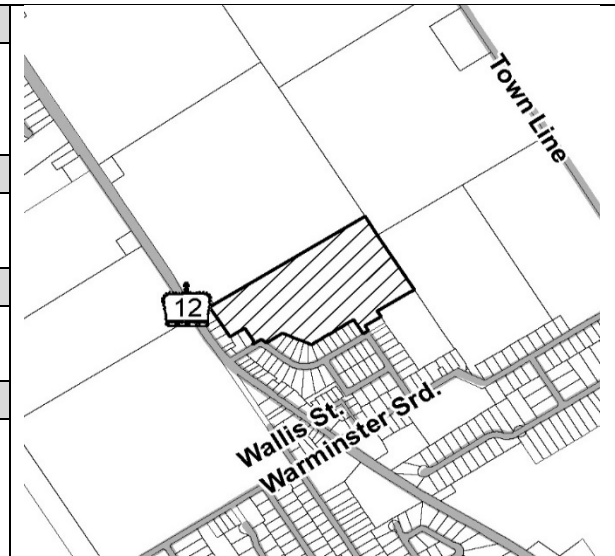


File Number(s)	Address/Location
2013-SUB-01	East Half of Lot 5, Conc. 3, Part of West half of Lot 5, Conc. 3 & Part of Lot 5, Conc. 4 (Oro)
Owner Info	Consultant
Eagles Rest Development	Innovative Planning Solutions
Status & Comments	
Subdivision registered in July 2024 as Plan 51M-1268. Underground and above-ground services completed.	
Required Action	
Building permits ongoing in accordance with subdivision agreement.	

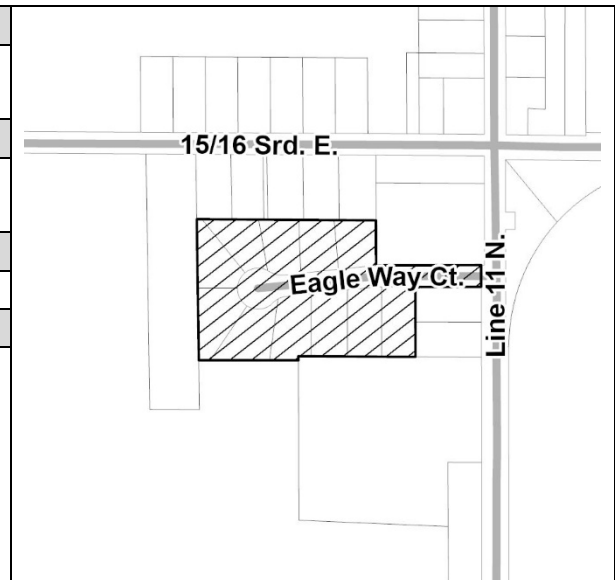
A map showing a shaded area bounded by Line 2-N, Line 3-N, and Bass Lake Srd-W. The shaded area is a polygon with diagonal hatching. The map also shows other lines and roads, including Line 3-N and Bass Lake Srd-W.

File Number(s)	Address/Location				
2016-SUB-01 (Related Files: 2016-ZBA-01)	Concession 4, Part of Lot 4				
Owner Info	Consultant				
Horseshoe Valley Lands Ltd. (Ph 4)	Innovative Planning Solutions				
Status & Comments					
Proposed 25 single detached lots and 48 freehold townhouse units. Public meeting held June 1, 2016. Owner has entered in Pre-servicing Agreement and has commenced earthworks for Phase 4. Draft Plan approved with extension until May 12, 2026.					
Required Action					
Ongoing work between Staff and applicant's planner to clear Conditions of Draft Plan Approval and obtain registration before May 12, 2026.					

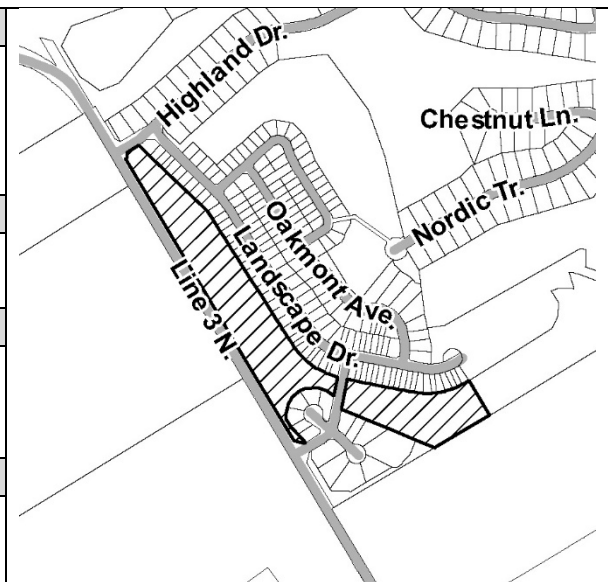
<b>File Number(s)</b>	<b>Address/Location</b>
2016-SUB-02	Concession 14, Part of the West Half of Lot 6 (Medonte)
<b>Owner Info</b>	<b>Consultant</b>
South Shore Caden Estates Inc.	Morgan Planning & Development Inc.
<b>Status &amp; Comments</b>	
Proposed 50 lot residential subdivision. Subdivision registered as Plan 51M-1184 on June 2, 2020. In maintenance period.	
<b>Required Action</b>	
Engineering inspections to be completed as required in accordance with the subdivision agreement towards final acceptance and assumption. Anticipated for assumption end of 2025/early 2026.	



<b>File Number(s)</b>	<b>Address/Location</b>
2018-SUB-02	Part of Lot 16, Concession 11
<b>Owner Info</b>	<b>Consultant</b>
1157391 Ontario Ltd.	Mitchinson Planning
<b>Status &amp; Comments</b>	
10 single detached residential lots. Registered May 2021 as Plan 51M-1195.	
<b>Required Action</b>	
Subdivision assumed by Township in Fall 2025. Maintenance is now responsibility of the Township. File to be closed.	



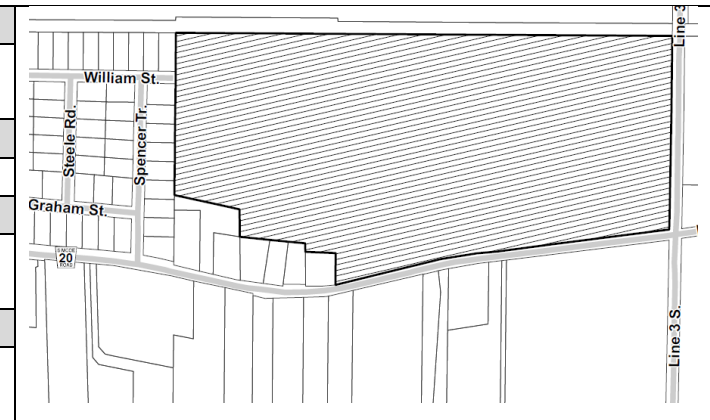
<b>File Number(s)</b>	<b>Address/Location</b>
2019-SUB-01 (Related Files: 2019-OPA-02 & 2019-ZBA-21)	Parts of Lots 3 & 4, Con. 4 (Oro)
<b>Owner Info</b>	<b>Consultant</b>
2654983 Ontario Inc. (Charles Xiao)	TBC
<b>Status &amp; Comments</b>	
Public meeting Held August 6, 2020 with public, township, and agency comments received.	
<b>Required Action</b>	
Applicant continuing to address any outstanding comments and development related matters.	



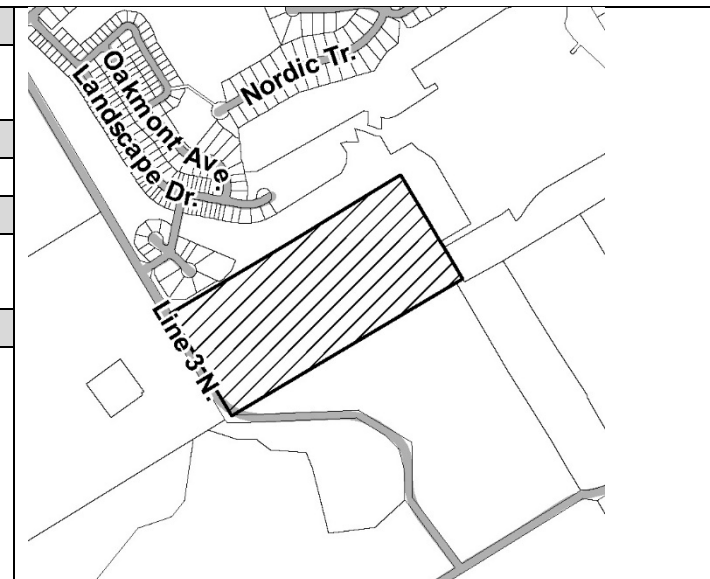
<b>File Number(s)</b>	<b>Address/Location</b>
2021-SUB-02 (Related Files: 2021-ZBA-15)	9647 Hwy 12
<b>Owner Info</b>	<b>Consultant</b>
12 West South Inc	Augusto Nalli
<b>Status &amp; Comments</b>	
Proposed 11 lot residential subdivision. Draft Plan approved until October 4, 2027.	
<b>Required Action</b>	
Developer to clear Conditions of Draft Plan Approval and obtain registration by October 4, 2027.	



<b>File Number(s)</b>	<b>Address/Location</b>
2022-SUB-01 (Related Files: 2022-ZBA-04)	No Address (Roll No. 434601000721700)
<b>Owner Info</b>	<b>Consultant</b>
Shanty Bay Estates Ltd.	MHBC
<b>Status &amp; Comments</b>	
Proposed 86 lot residential subdivision. Draft Plan approved until October 4, 2027.	
<b>Required Action</b>	
Developer to clear Conditions of Draft Plan Approval and obtain registration by October 4, 2027.	

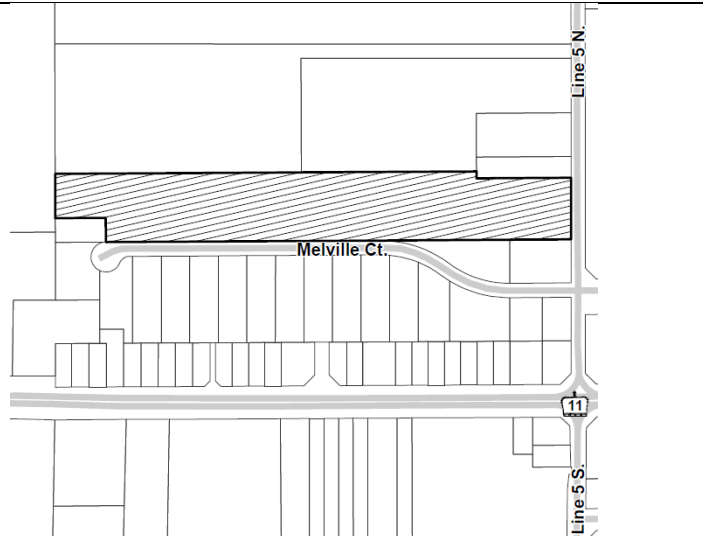


<b>File Number(s)</b>	<b>Address/Location</b>
2022-SUB-02 (Related Files: 2022-ZBA-08)	2735 Line 3 North
<b>Owner Info</b>	<b>Consultant</b>
Eagles Landing Estates Ltd.	The Jones Consulting Group Ltd.
<b>Status &amp; Comments</b>	
Proposed 127 lot single detached residential plan of subdivision. Draft Plan approved until February 28, 2027.	
<b>Required Action</b>	
Developer to clear Conditions of Draft Plan Approval and obtain registration by February 28, 2027.	



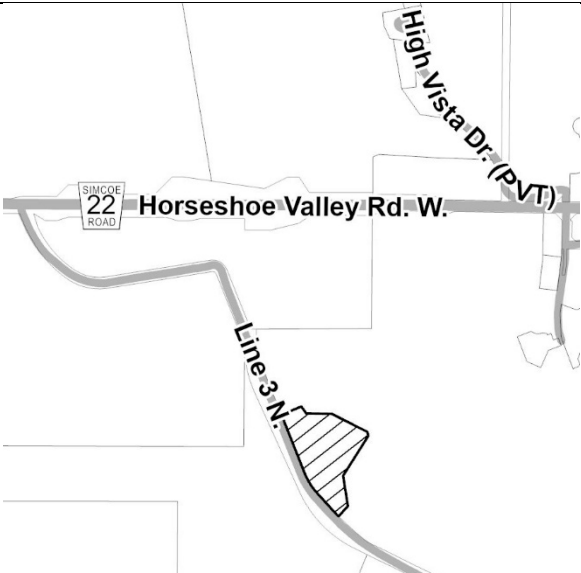


File Number(s)	Address/Location
2022-SUB-03 (Related Files: 2022-OPA-02 & 2022-ZBA-10)	No address (Roll No. 434601000233120)
Owner Info	Consultant
Doncor Developments Inc.	Innovative Planning Solutions
Status & Comments	
16 single detached dwelling lots being proposed. MMAH approved County OPA #8 on August 29, 2024.	
Required Action	
Staff will bring a report to a future Development Services Committee meeting for the Township Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications.	




The map displays a residential area with several streets. A horizontal road at the top is labeled 'Line 5 N'. A vertical road on the right is labeled 'Line 5 S'. A horizontal road at the bottom is labeled '11' with a shield icon. A street labeled 'Melville Ct.' runs horizontally across the middle of the map, with a hatched rectangular area indicating the property location. Below Melville Ct., there are several vertical lines representing individual lots.

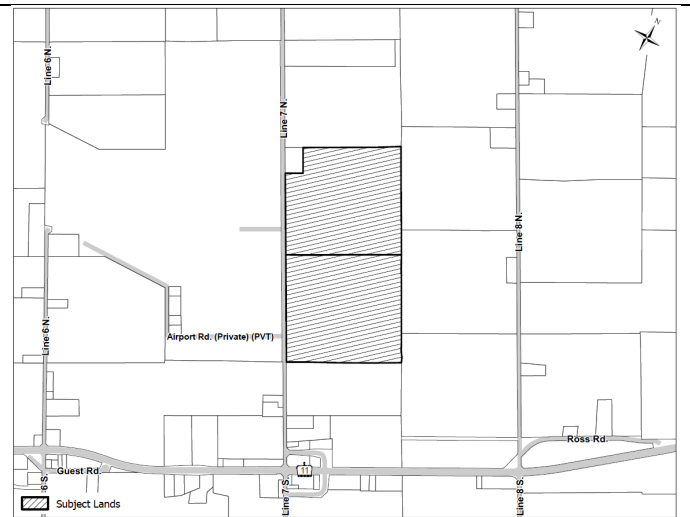
File Number(s)	Address/Location
2022-SUB-04	3303 Line 3 North (Roll No. 434601000203320)
Owner Info	Consultant
Carriage Country Club Inc.	Jones Consulting Group Ltd. (Brandi Clement)
Status & Comments	
Formerly Carriage Ridge Resort Conversion of 78 existing units from leasehold timeshare to condominium ownership. Draft Plan Approval given on November 9, 2022 and lapses on November 9, 2025.	
Required Action	
Draft Plan Approval has lapsed as conditions have not been fulfilled on or before November 9, 2025. File to be closed.	



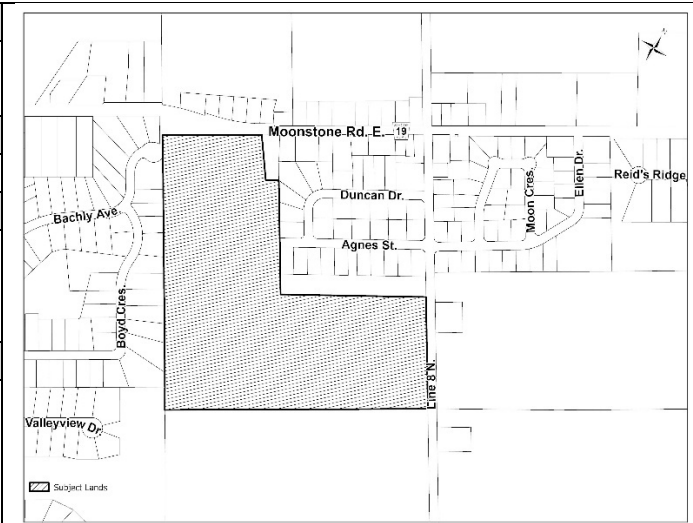
File Number(s)	Address/Location
2022-SUB-06	3555 Penetanguishene Rd, 3507 Penetanguishene Rd, 3465 Penetanguishene Rd, 3469 Penetanguishene Rd, 1990 & 1922 Horseshoe Valley Rd W
Owner Info	Consultant
Craighurst Limited Partnership	Celeste Phillips
Status & Comments	
Subdivision Agreement and Plan registered November 14, 2024 (Plan 51M-1270) for Phase 1A & 1B.	
Required Action	
Building permits on-going with subdivision agreement.	



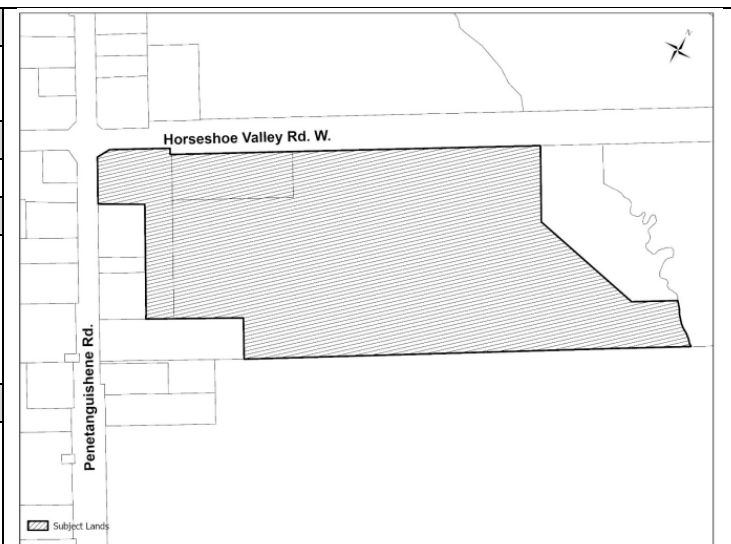
File Number(s)	Address/Location
2024-SUB-01	225 Line 7 North
Owner Info	Consultant
Oro Station DevCo Inc.	Groundswell Urban Planners Inc.
Status & Comments	
Draft Plan Approval Deemed not to have Lapsed given on June 6, 2025 and lapses on June 6, 2028.	
Required Action	
Developer to clear Conditions of Draft Plan Approval and obtain registration by June 6, 2028.	



File Number(s)	Address/Location
2024-SUB-02 (Related Files: 2024-ZBA-20)	Part Lot 15, Concession 8 (Medonte)
Owner Info	Consultant
1000940312 Ontario Inc.	Municipal Planning Services
Status & Comments	
Proposed 68 lot single detached residential plan of subdivision. Statutory Public Meeting held on April 2, 2025. 2 <sup>nd</sup> submission received and currently being reviewed.	
Required Action	
None at this time.	

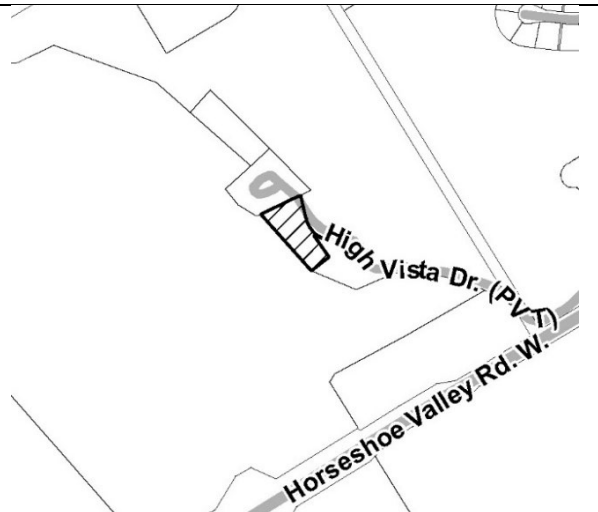


File Number(s)	Address/Location
2025-SUB-01 (Related Files: 2025-ZBA-25)	Part Lot 40, Concession 1 (Oro)
Owner Info	Consultant
Craighurst GP Inc.	Celeste Phillips Planning Inc.
Status & Comments	
Block plan of subdivision to create a commercial block, medium density residential uses, open space block and a new municipal road. Statutory Public Meeting held on July 2, 2025. Submission currently being reviewed.	
Required Action	
A report will be brought forward to a future Development Services Committee meeting.	

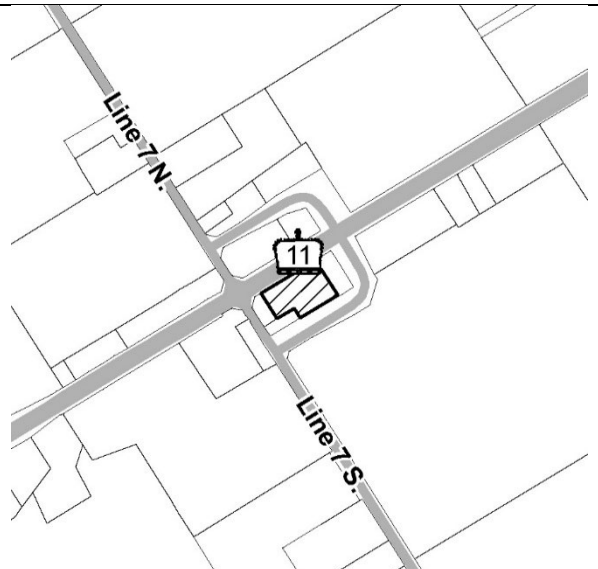



## Site Plans

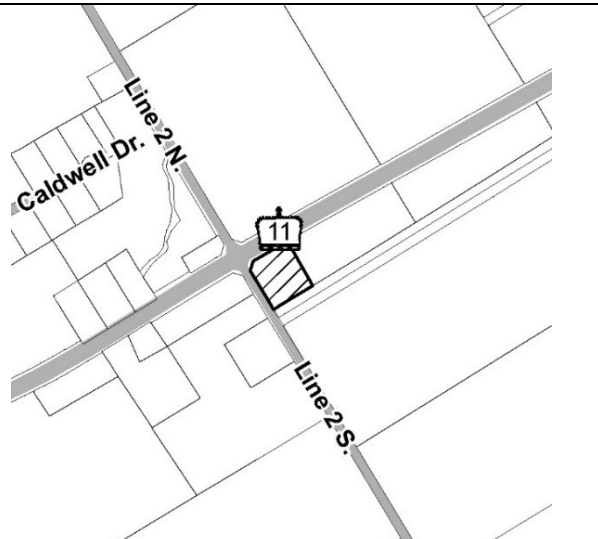
File Number(s)	Address/Location
2005-SPA-11	No address (Roll No. 434602001000405)
Owner Info	Consultant
Crescent Vale Corporation	Counterpoint Engineering
Status & Comments	
Site Plan Agreement forwarded to owner for execution. Old foundations removed.	
Required Action	
Owner to execute Site Plan Agreement and submit securities.	



File Number(s)	Address/Location
2012-SPA-16	2017 Highway 11 North
Owner Info	Consultant
400 Bowling Limited; Allan Goulding in Trust	Jones Consulting Group Ltd.
Status & Comments	
Commercial development, retail, drive thru, & gas bar with kiosk. Application circulated. Comments forwarded to applicant for action.	
Pre-Consultation Meeting held February 10, 2020 regarding updated application.	
Required Action	
Applicant to submit new Site Plan Approval application to address requirements of Lake Simcoe Protection Plan and Ministry of Transportation.	



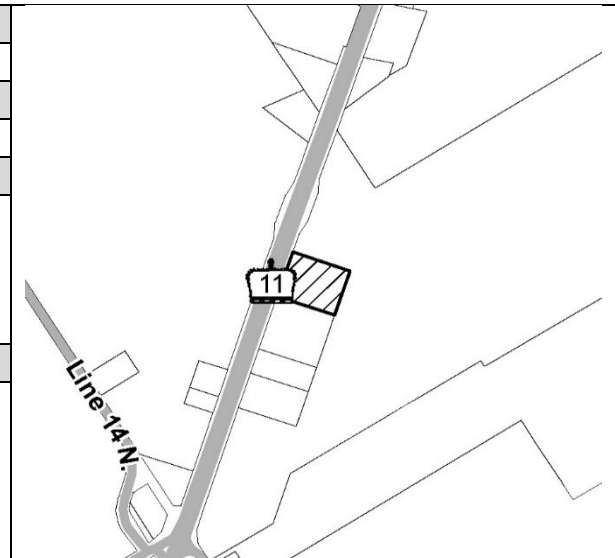
<b>File Number(s)</b>	<b>Address/Location</b>	
2014-SPA-13	3982 Highway 11	
<b>Owner Info</b>	<b>Consultant</b>	
933833 Ontario Limited o/c Heidi's RV Superstore	Pearson Engineering	
<b>Status &amp; Comments</b>		
RV Campground. Revised submission drawings received and circulated for comments. Township approval obtained of report and drawings		
<b>Required Action</b>		
Waiting for LSRCA Engineer to approve stormwater management report. No recent action by applicant. Staff sent notice of inactive status to applicants engineering consultant and advised that their work with the site ended a number of years ago and have not been engaged since then. File is considered abandoned and to be closed.		

<b>File Number(s)</b>	<b>Address/Location</b>	
2015-SPA-18	1585 Highway 11	
<b>Owner Info</b>	<b>Consultant</b>	
Gordon Lavery	Gord Russell	
<b>Status &amp; Comments</b>		
Site Plan approved, Site Plan Agreement signed and registered and securities submitted.		
<b>Required Action</b>		
Township staff conducted a site inspection of the property and conclude that all site works have been completed in accordance with the Site Plan Agreement. Site Plan Agreement securities have been released to the owner. File is closed.		

<b>File Number(s)</b>	<b>Address/Location</b>
2016-SPA-14	1525 Line 7 North
<b>Owner Info</b>	<b>Consultant</b>
Township	Try Recycling
<b>Status &amp; Comments</b>	
The Township and Try Recycling are reviewing site plan requirements under the Environmental Compliance Approval (ECA) for the site.	
<b>Required Action</b>	
None at this time.	



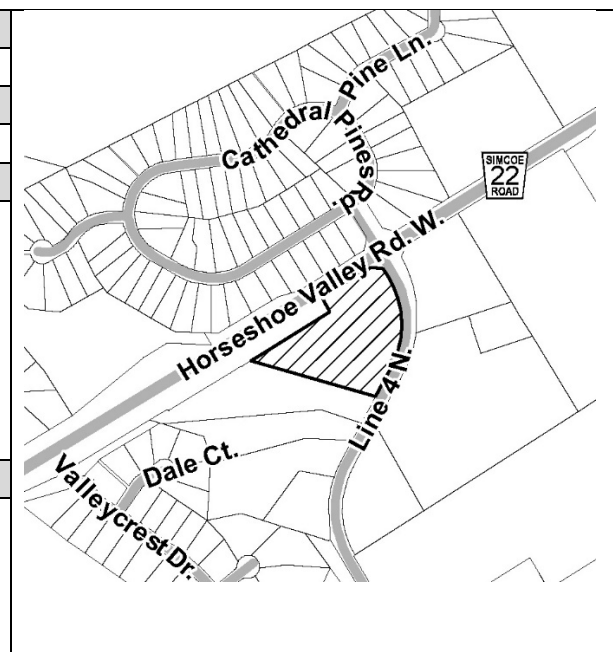
<b>File Number(s)</b>	<b>Address/Location</b>
2017-SPA-34	5295 Hwy 11 North
<b>Owner Info</b>	<b>Consultant</b>
Edward Letichever	Craig Morin, Mocra Construction
<b>Status &amp; Comments</b>	
Site Plan application to permit the construction of two (2) computer server farm buildings. Site Plan Agreement approved and signed October 15, 2019 and registered on October 22, 2019. Building Permit issued and site works has commenced.	
<b>Required Action</b>	
No Staff action required at this time.	



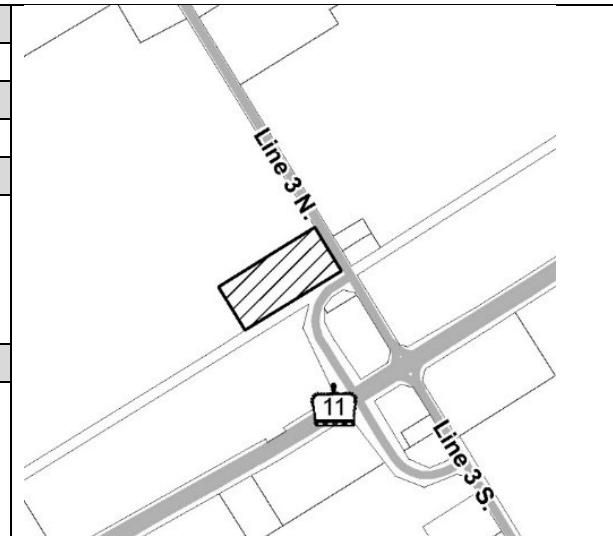
<b>File Number(s)</b>	<b>Address/Location</b>
2018-SPA-12	235 Line 11 South
<b>Owner Info</b>	<b>Consultant</b>
Freestar Marketing Corporation	
<b>Status &amp; Comments</b>	
Repair Garage Expansion. Site Plan Agreement signed and registered and securities submitted. Building permit issued and construction on-going in accordance with site plan agreement.	
<b>Required Action</b>	
Review for release/reduction of securities upon request by applicant.	



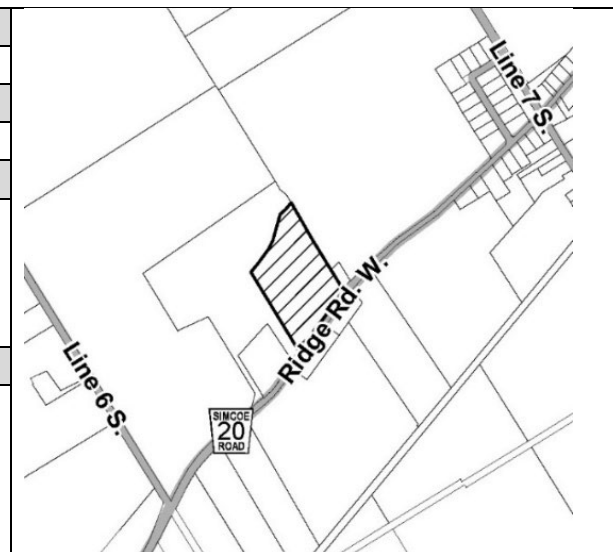
<b>File Number(s)</b>	<b>Address/Location</b>
2018-SPA-19	Pt Lot 1 Conc. 5; Line 4 North
<b>Owner Info</b>	<b>Consultant</b>
1911745 Ontario Limited	Jones Consulting Group Inc.
<b>Status &amp; Comments</b>	
Proposed commercial plaza. Site Plan drawings approved. Applicant is investigating the possibility of obtaining MECP sewage system approval. Applicant has advised in 2022 that the development has been temporarily halted due to Covid-19 pandemic. Applicant has advised in November 2023 that they are still pursuing this development project, are waiting for school and Horseshoe Valley Road improvements to be completed.	
<b>Required Action</b>	
None at this time.	



<b>File Number(s)</b>	<b>Address/Location</b>
2019-SPA-04	74 Line 3 N.
<b>Owner Info</b>	<b>Consultant</b>
Jodie Financial Ltd.	Avanti Engineering
<b>Status &amp; Comments</b>	
Proposed commercial storage. Applicant has made some changes with the proposed plans and is looking at doing the proposed development in phases. The applicant will be proceeding with the SPA in the near future.	
<b>Required Action</b>	
None at this time.	




<b>File Number(s)</b>	<b>Address/Location</b>
2019-SPA-09	Parts of Lots 24 & 25, Con. 7 (Oro)
<b>Owner Info</b>	<b>Consultant</b>
10982377 Canada Inc.	
<b>Status &amp; Comments</b>	
Proposed cannabis production and processing facility. 2nd submission comments provided to applicant on January 28, 2020. Minutes of Settlement entered into between the Township and Owner; Settlement was accepted by the Tribunal.	
<b>Required Action</b>	
None at this time.	





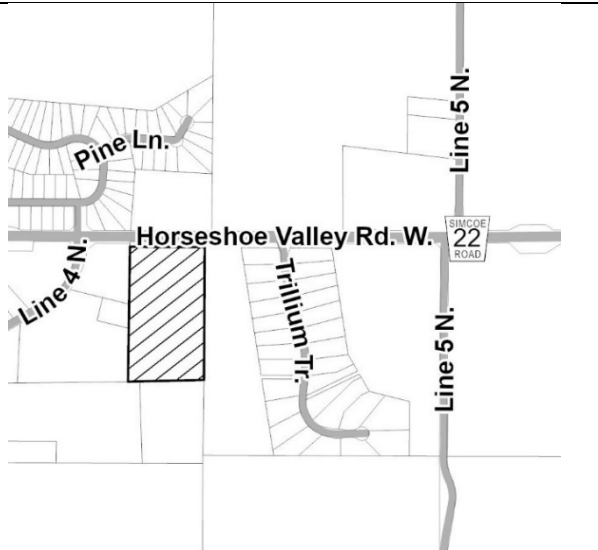
File Number(s)	Address/Location
2020-SPA-20	10711 Highway 12
Owner Info	Consultant
Freskiw Farms	
Status & Comments	
Applicant has been inactive since 2021. Applicant to submit revised grading plan. Staff have been following up with applicant. Applicant recently came into the office to inquire about status and Staff indicated that the application has been inactive and to email Staff if they are interested in moving forward.	
Required Action	
None at this time.	



File Number(s)	Address/Location
2021-SPA-48	22 Winstar Road
Owner Info	Consultant
1981242 Ontario Inc.	K. Knight Contracting Ltd.
Status & Comments	
Proposed warehouse and office. Plans approved and Site Plan Agreement executed and securities received. Applicant entered into Cost Sharing Agreement pertaining to SWM retrofit and Communal Water Tanks for Fire Suppression.	
Required Action	
Staff completed inspections for Site Plan Agreement compliance and security release. File to be closed.	

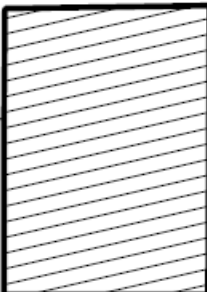


File Number(s)	Address/Location
2022-SPA-20	739 Horseshoe Valley Road
Owner Info	Consultant
Township of Oro-Medonte	Salter Pilon Architecture Inc.
Status & Comments	
Township/SCDSB Joint Facility – Community Centre and Public School Co-Ownership Agreement entered into between the Township and School Board. School and Community Centre are open and operational.	
Required Action	
File to be closed.	

A map showing the location of 739 Horseshoe Valley Road. The map includes Pine Ln., Line 4 N., Horseshoe Valley Rd. W., Trillium Tr., Line 5 N., and a road sign for Simcoe Road 22. A hatched rectangular area is shown on Horseshoe Valley Rd. W. between Line 4 N. and Line 5 N.

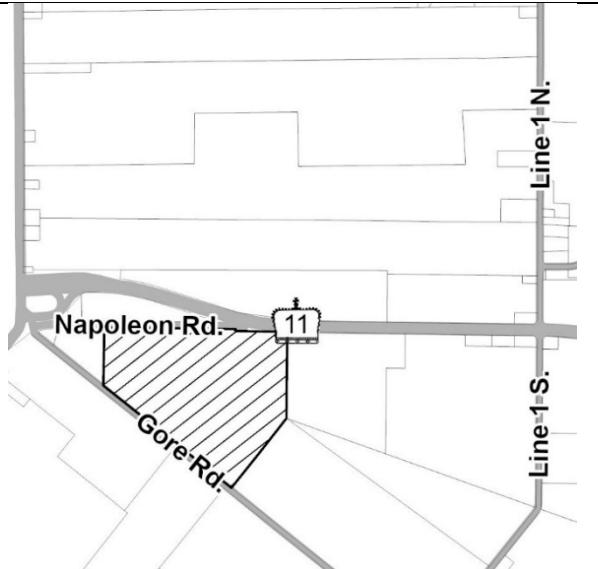
File Number(s)	Address/Location
2022-SPA-22	4 & 6 Winstar Road
Owner Info	Consultant
3W Holdings Ltd.	K. Knight Contracting Ltd.
Status & Comments	
Proposed manufacturing, warehouse and office. Plans approved and Site Plan Agreement executed and securities received. Applicant entered into Cost Sharing Agreement pertaining to SWM retrofit and Communal Water Tanks for Fire Suppression. Building permit issued and construction on-going in accordance with site plan agreement.	
Required Action	
Upon completion of works, Staff to complete inspections for Site Plan Agreement compliance and security release.	

Line 4 S.



Winstar Rd.

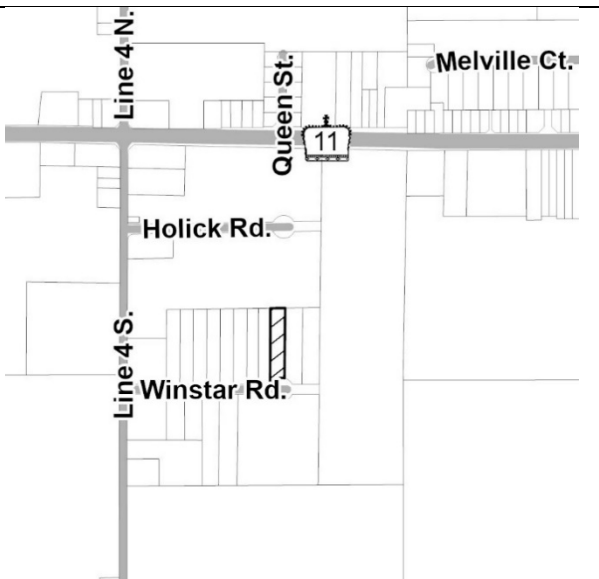
File Number(s)	Address/Location
2022-SPA-23	27 Napoleon Road
Owner Info	Consultant
CRH Canada Group Inc.	Skelton Brumwell Assoc.
Status & Comments	
Proposed aggregate materials shelter. Staff have been following up with applicant to inquire about the status of this proposal. If file is inactive or applicant not pursuing this development, file will be closed.	
Required Action	
None at this time.	

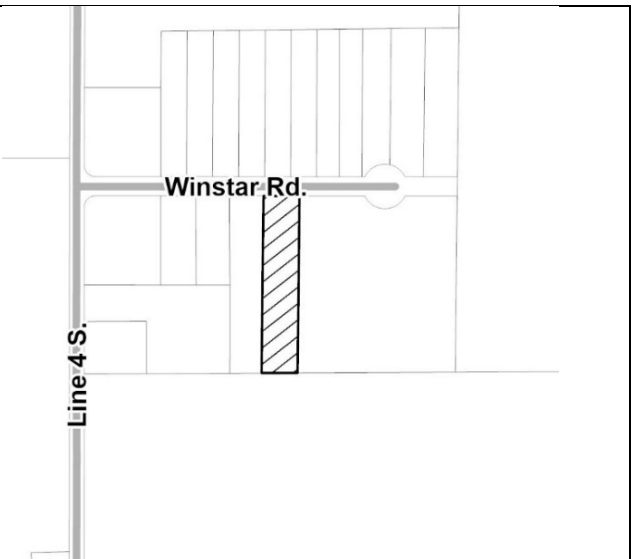


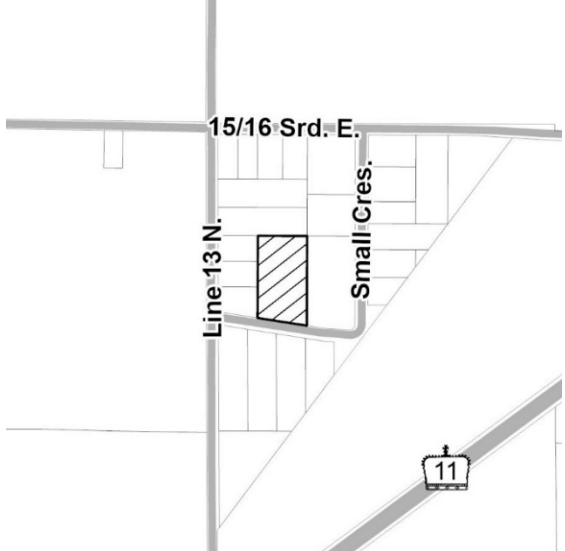
File Number(s)	Address/Location
2022-SPA-24	21 Winstar Road
Owner Info	Consultant
TNR Industrial Doors	Mallot Creek
Status & Comments	
<p>Proposed 11,700 sq.m (125,947 sq.ft) manufacturing facility for industrial door production. Plans approved and Site Plan Agreement executed and securities received.</p> <p>Applicant entered into Cost Sharing Agreement pertaining to SWM retrofit and Communal Water Tanks for Fire Suppression. Building permit issued and construction on-going in accordance with site plan agreement.</p>	
Required Action	
<p>Staff reviewing applicant request for inspections for Site Plan Agreement compliance and security release. Once complete and accepted, file to be closed.</p>	


Line 4 S.

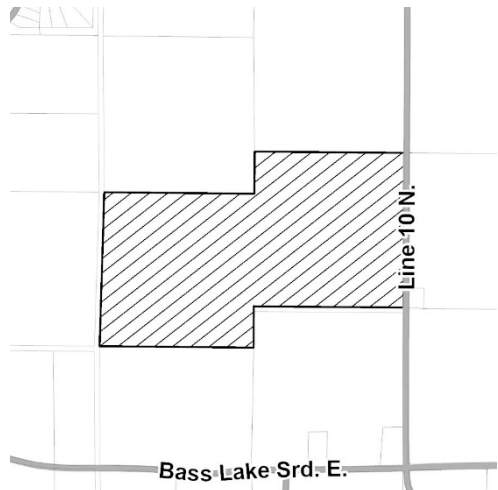
Winstar Rd.

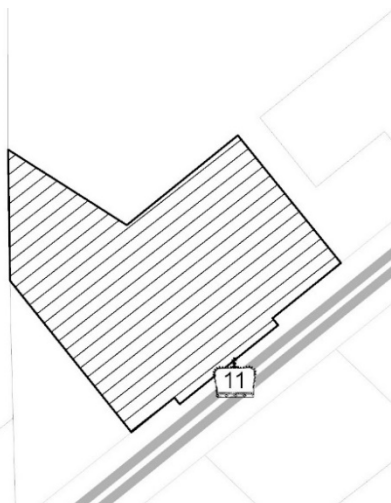
File Number(s)	Address/Location	
2022-SPA-25	20 Winstar Road	
Owner Info	Consultant	
Kozico Holdings Inc.	K. Knight Contracting Ltd.	
Status & Comments		
Proposed manufacturing, warehouse and office. Agreement with Applicant for signature.		
Required Action		
Upon completion of works, Staff to complete inspections for Site Plan Agreement compliance and security release.		

File Number(s)	Address/Location	
2022-SPA-30	11 Winstar Road	
Owner Info	Consultant	
1075230 Ontario Inc.	Pearson Engineering	
Status & Comments		
Proposed contractors yard. Under circulation and awaiting agency comments.		
Required Action		
Staff to prepare Site Plan Agreement, including provisions for applicant to enter into Cost Sharing Agreement pertaining to SWM retrofit and Communal Water Tanks for Fire Suppression.		

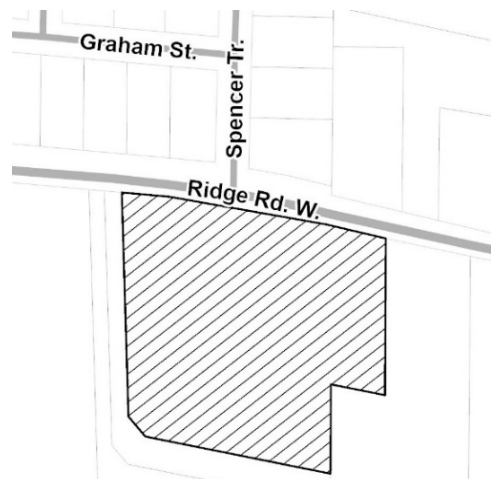
File Number(s)	Address/Location	
2022-SPA-32	18 Small Crescent	
Owner Info	Consultant	
8903 Properties Inc.	Innovative Planning Solutions	
Status & Comments		
Proposed recycling facility. Applicant entered into a Site Plan Agreement which included cost sharing pertaining to SWM retrofit and Communal Water Tanks for Fire Suppression. Building permit issued and construction on-going in accordance with site plan agreement.		
Required Action		
Staff completed inspections for Site Plan Agreement compliance and security release. File to be closed		

File Number(s)	Address/Location	
2022-SPA-38	1101 Horseshoe Valley Road West	
Owner Info	Consultant	
HSV GP Inc.	MHBC	
Status & Comments		
Proposed 7-storey mixed-use building with 195 residential units and commercial space. Site Plan Agreement with Applicant for signature.		
Required Action		
None at this time.		

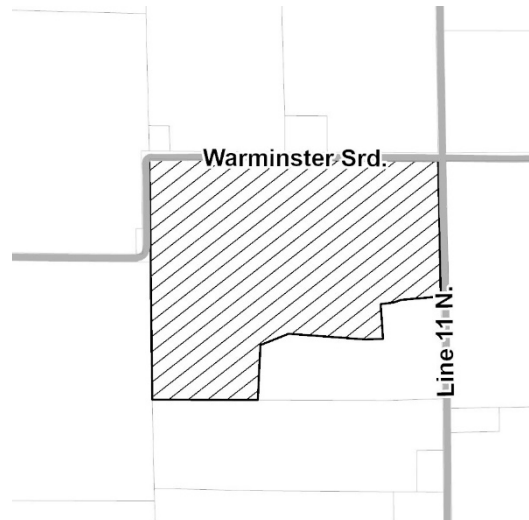
File Number(s)	Address/Location	
2022-SPA-39	2562 & 2574 Line 10 North	
Owner Info	Consultant	
Glen Oro Farm		
Status & Comments		
Site Plan Amendment Application to recognize the as-built glamping sites, specifically the Galaxy Dome (30 foot diameter dome platform) and the outhouse structure/building for the Explorer Tents. Site Plan Amending Agreement executed by owner and Township.		
Required Action		
File to be closed.		

File Number(s)	Address/Location	
2023-SPA-01	5402 Highway 11 South	
Owner Info	Consultant	
731390 Ontario Inc. O/A Oakridge Petro Canada		
Status & Comments		
Site Plan Application to permit the construction of a gas canopy, sign and underground works on the subject lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction completed in accordance with site plan agreement.		
Required Action		
Staff to complete inspections for Site Plan Agreement compliance and security release.		

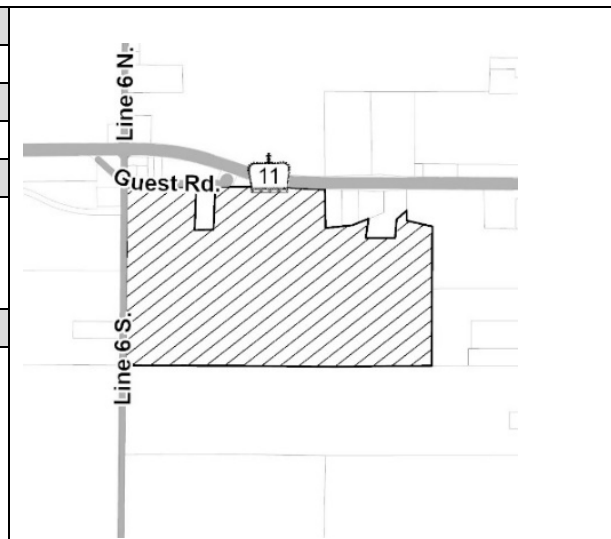
File Number(s)	Address/Location
2023-SPA-02	1871 Ridge Road West
Owner Info	Consultant
SCDSB	
Status & Comments	
Site Plan Application to permit the construction of a new elementary school. Site Plan Agreement provided to owner for execution.	
Required Action	
None at this time.	



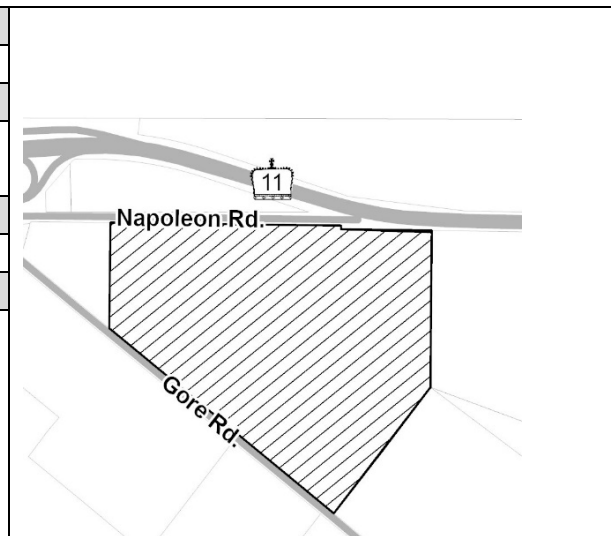
File Number(s)	Address/Location
2023-SPA-03	1151 Warminster Sideroad
Owner Info	Consultant
Alastair Whitehead & Martha Lowry	
Status & Comments	
Site Plan Application to permit a cidery (Woodfolk Cidery). Site Plan Agreement executed by Owner and Township and is awaiting registration.	
Required Action	
None at this time.	




File Number(s)	Address/Location
2023-SPA-04	17 Guest Road
Owner Info	Consultant
Napoleon (Wolf Steel)	MHBC
Status & Comments	
Site Plan Application to construct a 26,033 square metre (280,226 square feet) manufacturing and warehousing facility. 2 <sup>nd</sup> submission has been reviewed and comments provided to applicant.	
Required Action	
Waiting for 3 <sup>rd</sup> submission.	

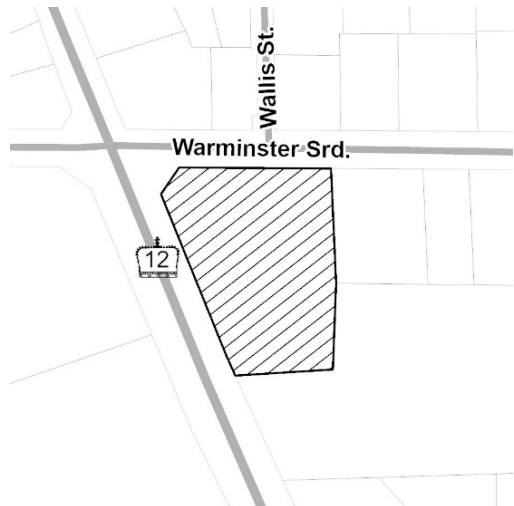


File Number(s)	Address/Location
2023-SPA-05	27 Napoleon Road
Owner Info	Consultant
CRH Canada Group Inc. (Dufferin Construction Barrie Asphalt Plant)	Skelton, Brumwell & Associates
Status & Comments	
Site Plan Application to construct an asphalt storage structure.	
Required Action	
Staff to review to deem application complete.	

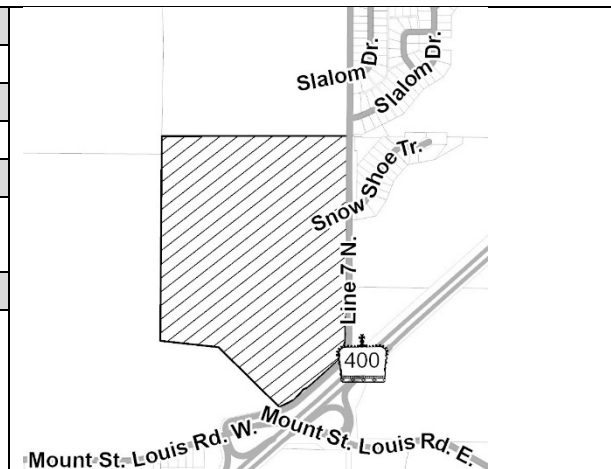




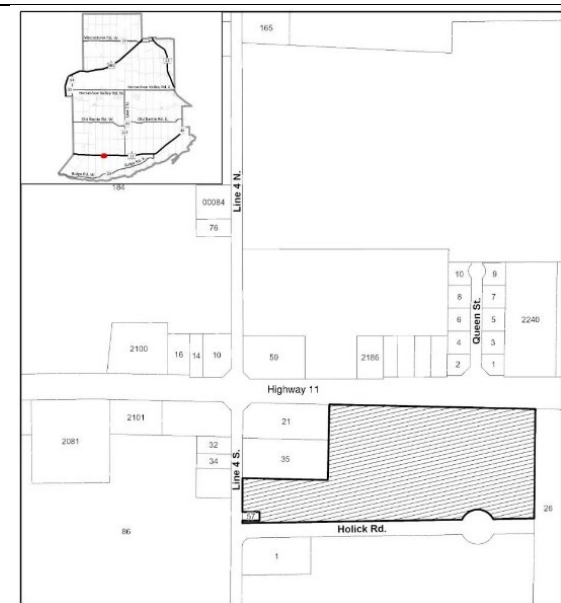
File Number(s)	Address/Location	
2023-SPA-06	257 Moonstone Road East	
Owner Info	Consultant	
IDK Inc.		
Status & Comments		
Required Action	<p>Site Plan Application to construct an addition to an existing woodworking shop. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.</p> <p>Staff to complete inspections for Site Plan Agreement compliance and security release.</p>	

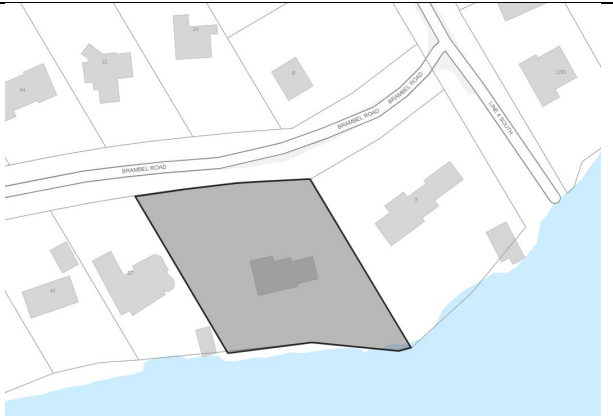
File Number(s)	Address/Location	
2023-SPA-07	Concession 14 Part Lot 5 (Medonte)	
Owner Info	Consultant	
Xposed Operations Inc.	Baldwin Planning & Development	
Status & Comments		
Required Action	<p>Site Plan Application to construct a ball hockey facility with two rinks and a clubhouse. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.</p> <p>Staff to complete inspections for Site Plan Agreement compliance and security release.</p>	


File Number(s)	Address/Location
2023-SPA-09	5090 Line 7 North
Owner Info	Consultant
Moonstone Ski Resort Limited	BLT Construction Services
Status & Comments	
Proposed 638 sq.m (6,975 sq.ft.) temporary tent structure for ski school. Building permit issued.	
Required Action	
None at this time.	



File Number(s)	Address/Location
2024-SPA-02	Concession 5, Part Lot 21, Reference Plan 51R-21215, Parts 3 to 15 (Oro)
Owner Info	Consultant
Operating Engineers Local 793	Bird Construction
Status & Comments	
Site Plan Application to construct a skills trade training facility which will include a one-storey building servicing as an administration and teaching space, as well as an outdoor educational and training hub covering a range of heavy outdoor equipment operations. Site Plan Agreement and Cost Sharing Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



File Number(s)	Address/Location	
2024-SPA-03	25 Brambel Road	
Owner Info	Consultant	
Alan Billes	Prycon Custom Building and Renovations Inc.	
Status & Comments		
Site Plan Application to demolish the existing dwelling and boathouse and build a new single detached dwelling, boathouse and detached accessory building. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.		
Required Action		
Staff to complete inspections for Site Plan Agreement compliance and security release.		

File Number(s)	Address/Location	
2024-SPA-04	121 Brambel Road	
Owner Info	Consultant	
Bill Glover	MK & Company Inc.	
Status & Comments		
Site Plan Application to construct a new single detached dwelling on the lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.		
Required Action		
Staff to complete inspections for Site Plan Agreement compliance and security release.		


File Number(s)	Address/Location
2024-SPA-05	39 Bards Beach Road
Owner Info	Consultant
1000679694 Ontario Inc.	N/A
Status & Comments	
Site Plan Application to construct a new single detached dwelling on the lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



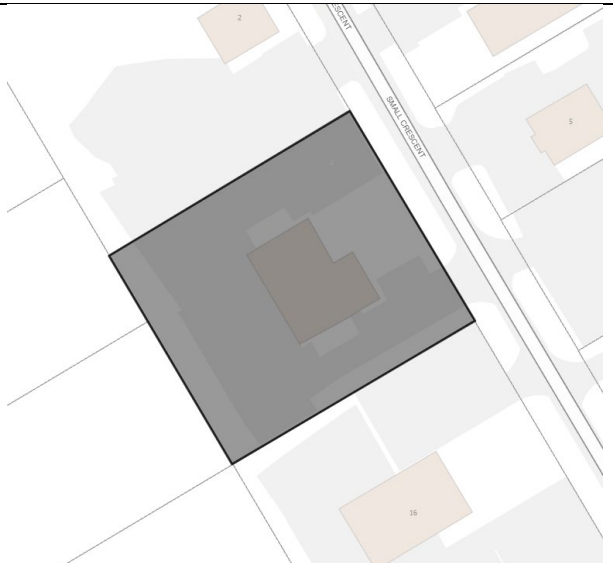
File Number(s)	Address/Location
2024-SPA-06	25 Warbler Way
Owner Info	Consultant
ZEYM Holdings Ltd.	Isle Studio Inc.
Status & Comments	
Site Plan Application to construct a new single detached dwelling and detached accessory storage building on the lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



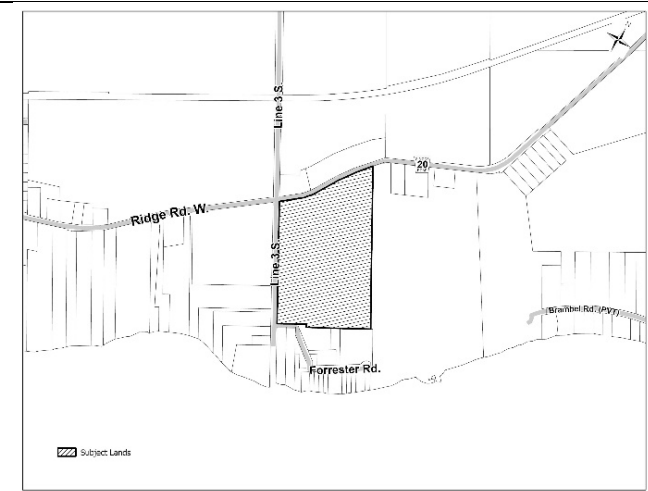
File Number(s)	Address/Location
2024-SPA-07	11 Pemberton Lane
Owner Info	Consultant
Nino Campoli	Room Consulting Inc.
Status & Comments	
Site Plan Application to construct a new single detached dwelling and swimming pool on the lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



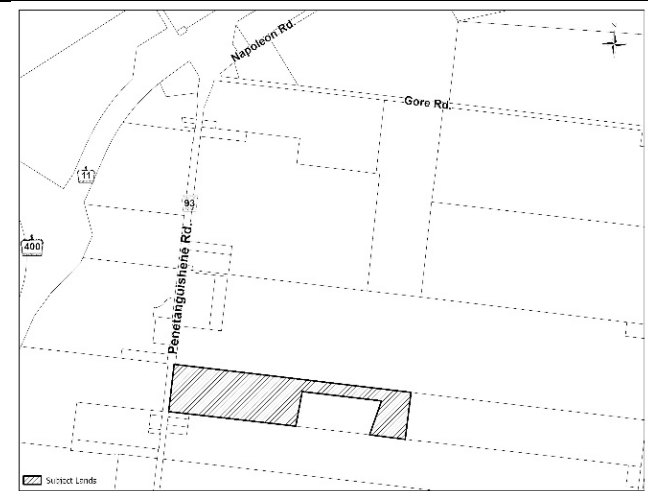
File Number(s)	Address/Location
2024-SPA-08	4 Small Crescent
Owner Info	Consultant
Oro Property Group Ltd.	Justin Sherry Design Studio
Status & Comments	
Site Plan Application to construct an addition to an existing industrial building on the above noted lands. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



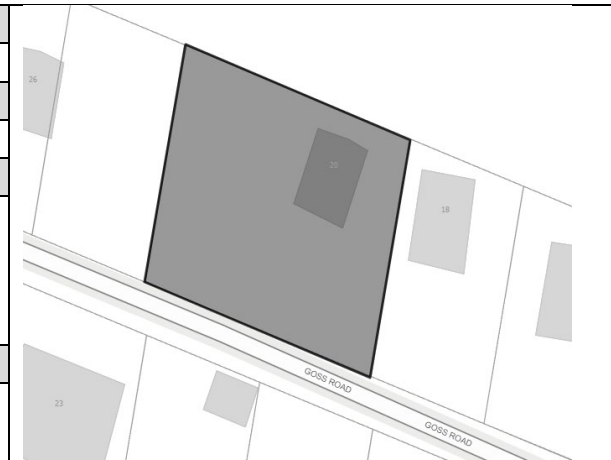
<b>File Number(s)</b>	<b>Address/Location</b>
2024-SPA-09	1211 Line 3 South
<b>Owner Info</b>	<b>Consultant</b>
Lisa Van Muyen	N/A
<b>Status &amp; Comments</b>	
Site Plan Application to construct five glamping domes with one washroom trailer on the lands. 3 <sup>rd</sup> submission received and is currently under review.	
<b>Required Action</b>	
None at this time.	



<b>File Number(s)</b>	<b>Address/Location</b>
2024-SPA-10 (Related File: 2024-ZBA-16)	421 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
Heritage Estates Winery Inc.	EPC Solutions
<b>Status &amp; Comments</b>	
To permit the expansion of the hospitality space and facilities on the property which includes a century farmhouse, tasing room, contemporary wedding venue and an on-site processing facility. Development Services Committee adopted Staff Report DS2025-080 to approve the Zoning By-law Amendment Application.	
<b>Required Action</b>	
Staff will bring the implementing By-law to a future Development Services Committee meeting.	

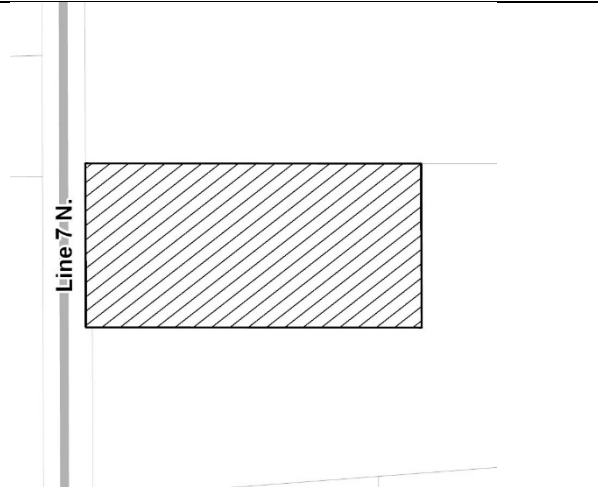


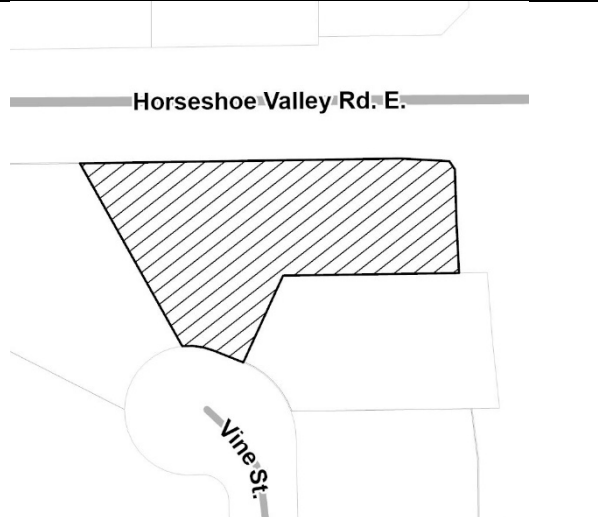
<b>File Number(s)</b>	<b>Address/Location</b>
2024-SPA-12	20 Goss Road
<b>Owner Info</b>	<b>Consultant</b>
Kyle Harvey	N/A
<b>Status &amp; Comments</b>	
Site Plan Application to demolish the existing cottage and build a new single detached dwelling. Site Plan Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
<b>Required Action</b>	
Staff to complete inspections for Site Plan Agreement compliance and security release.	



<b>File Number(s)</b>	<b>Address/Location</b>
2024-SPA-14	47 Brambel Road
<b>Owner Info</b>	<b>Consultant</b>
Yong Cao Lin & Christine Tong	Tatham Engineering Limited
<b>Status &amp; Comments</b>	
Site Plan Application to construct a Muskoka Room and wood deck to the existing dwelling. Application has been cancelled as proposed addition is exempt from Site Plan Approval.	
<b>Required Action</b>	
File is closed.	

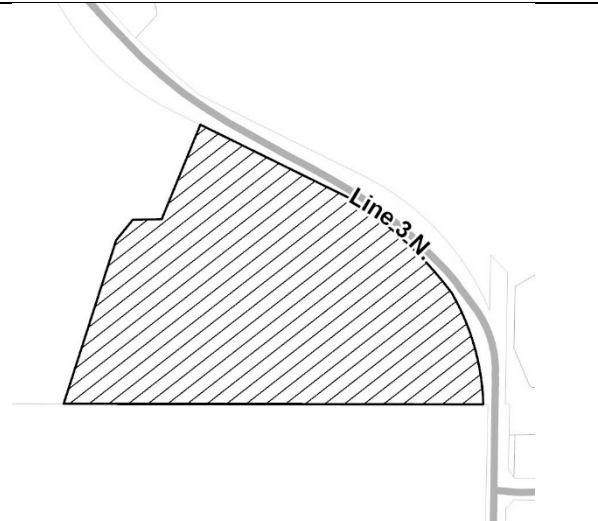


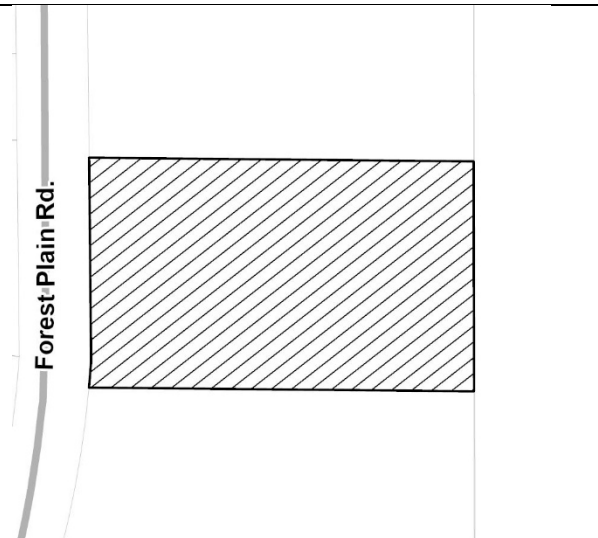
File Number(s)	Address/Location	
2025-SPA-01	81 Line 7 North	
Owner Info	Consultant	
Scottys Excavator Service Ltd.		
Status & Comments		
Site Plan Application to construct a quonset hut to store machinery. Application is being reviewed by Township staff and have requested additional information from the Owner.		
Required Action		
Follow up with applicant to obtain a status update.		

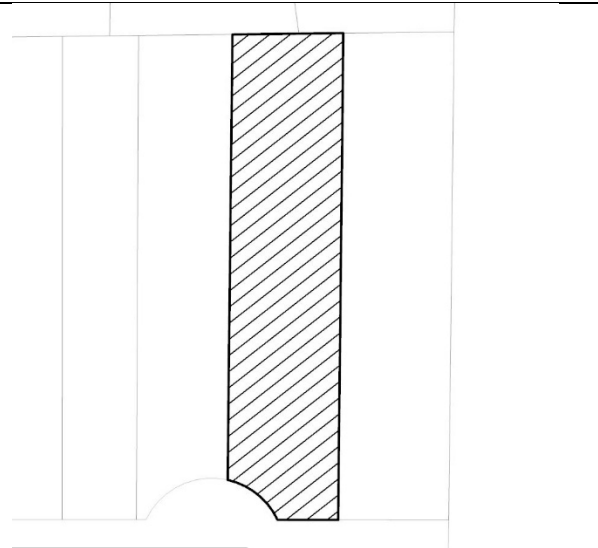
File Number(s)	Address/Location	
2025-SPA-02	1937 Horseshoe Valley Road East	
Owner Info	Consultant	
Johnston's Fry Shack	SD Consultants Corp.	
Status & Comments		
Site Plan Application to legalize a chip truck on the subject property. 3 <sup>rd</sup> submission received by Township Staff and is being circulated for review and comment.		
Required Action		
None at this time.		

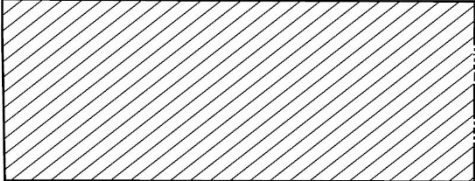


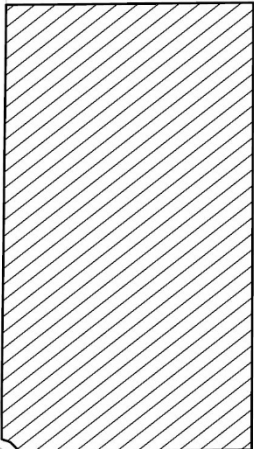
File Number(s)	Address/Location
2025-SPA-03	3210 Line 3 North
Owner Info	Consultant
Vetta Spa Inc.	
Status & Comments	
Site Plan application to construct two (2) new buildings (sauna, hot stone/relax rooms), move the existing pergola and install a new cold pool and fire pit area at Vetta Spa. Site Plan Amending Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.	
Required Action	
As no site plan securities were taken as part of this application, this file is closed.	



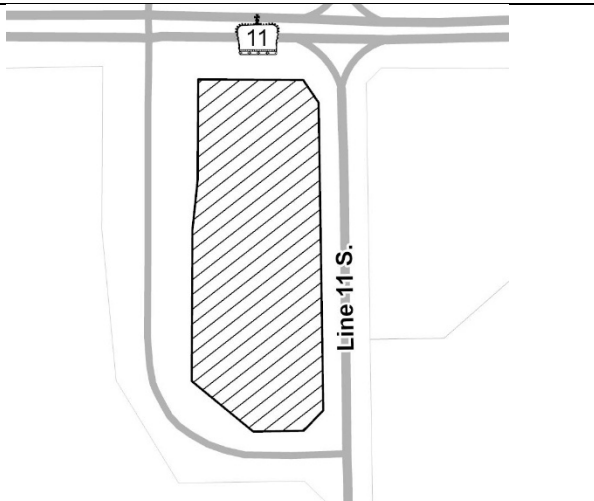
File Number(s)	Address/Location	
2025-SPA-04	199 Forestplain Road	
Owner Info	Consultant	
Polyjohn Canada Inc.	Keith Robillard	
Status & Comments		
Site Plan application to decommission their existing septic tank and septic tile field located at the front of their property and construct a new septic system at the rear of their property. Draft Site Plan Approval Letter provided to agent for review and action.		
Required Action		
Staff to complete inspections for Site Plan Approval compliance and security deposit release.		

File Number(s)	Address/Location	
2025-SPA-05	22 Winstar Road	
Owner Info	Consultant	
1981242 Ontario Inc. (Cutek / Deck Source)	K. Knight Contracting Ltd.	
Status & Comments		
Site Plan application to construct a 504.7 sq.m. (5,432.5 sq.ft.) addition to the existing industrial building for the purpose of storage. Site Plan Amending Agreement executed by owner and Township. Building permit issued and construction ongoing in accordance with site plan agreement.		
Required Action		
Staff to complete inspections for Site Plan Agreement compliance and security release.		

File Number(s)	Address/Location	 <div>Line 5 N.</div>
2025-SPA-06	3626 Line 5 North	
Owner Info	Consultant	
Ray & Virginia Gingras		
Status & Comments		
Site Plan application to permit an expansion of the home occupation on the subject lands. Application deemed incomplete.		
Required Action		
Staff waiting for additional documents to deem application complete.		

File Number(s)	Address/Location	
2025-SPA-08	610 Old Barrie Road West	
Owner Info	Consultant	
County of Simcoe	Ted Handy and Associates Architects	
Status & Comments		
Site Plan application to permit an organic waste transfer station. Second submission received and is currently under review.		
Required Action		
None at this time.		

File Number(s)	Address/Location
2025-SPA-09	610 Old Barrie Road West
Owner Info	Consultant
Almo Technologies Inc.	Jones Consulting Group Ltd.
Status & Comments	
Site Plan application to permit two manufacturing warehouse buildings. Application deemed complete and is currently under review.	
Required Action	
None at this time.	



### Other Planning Applications/Certificates

Type	2021	2022	2023	2024	2025 to date
Pre-Consultations	51	39	25	31	28
Minor Variances	85	64	57	60	33
Consents	52	34	23	27	20
Zoning Certificates	504	413	293	337	270
Zoning Certificate Revisions	39	43	26	39	63

## Other Planning Projects

Project Name	Author	Status & Comments
Official Plan and Comprehensive Zoning By-law Review/Update	Township	Official Plan adopted by Council on October 5, 2022; approved by County Council on October 24, 2023. Staff addressing appeals submitted to a specific section of the OP (Section 4.13); balance of OP is in force. Staff working on drafting sections of new Zoning By-law; survey sent out to stakeholders for input on new Zoning By-law.
Craighurst Secondary Plan	Township/Planning Consultant	Craighurst Secondary Plan (OPA No.27) approved by Township May 2009 and by County June 2014. Secondary Plan Policies now included in Township's Official Plan text and Land Use Schedules. Implementation of policies related to phasing plan, parking management strategy, and urban design guidelines now required. Servicing to be addressed through the HCC Master Servicing Study.
Planning & Development Process Review	Township/Blackline Consulting	Township and consultant completed a review of the municipality's planning and development approvals process. Final recommendation report received by Council in November 2020. Staff continue working through implementation of the 39 recommendations during annual budget and service level reviews.
Cloudpermit online Building, Planning & Development Application Software	Township/Cloudpermit	Cloudpermit is available for all Development Application submissions. Discussions with Cloudpermit staff are ongoing to improve several functions and actions.
Tree Canopy Conservation By-law	Township	Staff preparing a Tree Canopy Conservation By-law in accordance with Council's direction.

Enhanced Public Meeting Notification	Township	Staff are reviewing practices adopted by other municipalities in Ontario, regarding the notification of individuals who have made comments during statutory public meetings related to zoning matters. Report went to Council in 2025 re update. Working with GIS on new Experience Builder Map and Communications on Social Pinpoint to implement the approved option.
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## GIS Projects

Project Name	Description	Status & Comments
Connect Oro-Medonte Internet Project	Analysis, creation and display of preliminary and supporting datasets including tower locations, population density, speed test and survey response data. Coordinate data delivery to University of Guelph. Provide GIS support to Professor and students as required.	Requested data provided. Project on hold
New Official Plan & Zoning By-law	Develop new data layers, public access and presentation methods for both documents.	Initial tests of interactive data viewer complete. Discussions with County to resolve viewer limitations completed. New Official Plan layers completed, Current Zoning By-law – currently using Interactive Zoning Viewer created by the County GIS. Project partially completed. See New Planning Interactive Map Apps Project for new initiatives.
Wayfinding Signage Project	Modify mobile data collection tool to enable collection of additional sign categories to the inventory. Coordinate data delivery to consultant.	Modifications to data collection tool complete. Initial data delivery complete. Utilized Field Maps for data collection and pictures. Project ongoing, Phase 1 2023 – completed, Phase 2 2024 – completed Next Phase -TBD
Heritage Interactive Story Map	A public web based interactive Story Map showing images of all Heritage features.	Pictures of sites acquired from the Heritage Committee. Project Completed. Named 2023 Geomatics Merit Award Winner

		Will be adding new tabs for: Designated, Listed, Points of Heritage Interest, Cairns, Plaques, Monuments, Cemeteries and Churches
Art_Trees of Oro-Medonte Story Map.	A web public based interactive Story Map showing all artists' Art_Trees across the Township. Currently embedded on Township Website	Pictures acquired from Economic Development Division. Craighurst Pilot Launch Summer 2022 – complete. Township Wide Phase 2 2023 – completed Project Complete – no further updates. Project to be closed.
Parks Inventory Project	Use ArcGIS QuickCapture/Field Maps on mobile to capture all park amenities in pictures that are located in each of the township's parks. Develop new layers for all amenities and trails after collecting. Modify layers in GIS.	Project Commenced, Parks Summer Student captured most of the Parks Assets except the park in Braestone. Discussions with Parks staff on the next phase: trails and walking paths possibly for next summer's work plans. To be re-assessed as part of the GIS work plan
Parks Locator Interactive Map/Story Map	Public web based interactive map allows public locate the parks, their amenities, walking paths and trails	TBD
New Planning Interactive Map Apps	Public web based interactive maps apps showing new Official Plan and Zoning By-law. Official Plan layers will have popups with hyperlinks to their clickable Documents' land use designations, policies, etc.	Building Interactive Official Plan Map App on new ArcGIS Experience Builder template and/or Zone Lookup Instant App template – commenced date TBD pending final approvals to the Official Plan. Zoning By-Law Interactive Map – TBD, New Zoning By-law Schedules to be created in ArcGIS Pro using Data Driven Pages Method.



		Ongoing refinements on Zoning By-law Schedules.
Planning Applications Public Dashboard	Dashboard will display current planning applications in a visual look and interactive map will show where the applications are in the Township	Completed – 2024. No further updates. Project to be closed.
Barn Quilts Dashboard	Dashboard displays Barn Quilts across the Township	Completed – 2024 Named 3 <sup>rd</sup> Place for 2024 ESRI UC Best Dashboard Map. No further updated. Project to be closed.
ESRI's Community Map of Canada	Updating the Topographic Basemap to a high-quality level for external and internal usage.	County of Simcoe gave Township the go ahead to update the basemap. Updates will be published alongside with the County maps update; ongoing.
New Township Wall Maps for Admin Building and Maps Webpage	New wall (poster size) high quality maps to replace faded/outdated wall maps throughout the Admin Building and place onto the Township Maps' webpage as well.	Project complete. File to be closed.
Township Detailed Cache Basemap	Public Online Basemap showing topographic features, building footprints, road surfaces, land uses areas, pavement marking points and lines, walking paths, etc.	Project Commenced
GeoHub	New Public Mapping Portal to host Township maps and apps. Visitors will have direct access off the new Township website. Replaces old Maps webpage off the current Township Website.	Project on hold
Parking Interactive Map App	Public web based interactive map showing residents and visitors where our public and	In discussion with By-law staff. Project commenced – sometime in

	permitted parking areas and lots and restricted areas in the Township.	2024 once information is gathered, project will resume
Rail Trail Story Map	Public interactive story map that highlights the Oro-Medonte Rail Trail, which traverses the Township.	Completed – 2024 Named 2024 Merit Award for Social/Environment
Township Road Closure Interactive Map App	Public web based interactive map showing residents and visitors which are closed with specific reasons explaining, duration, etc.	Completed

## Heritage Committee Projects

Project Name	Description	Status & Comments
Sale of the Township's heritage books	<ul style="list-style-type: none"> <li>Promoting the Township's heritage through the sale of heritage books.</li> </ul>	The Township's Heritage Committee has had successful book sales at various local events, including: the Lots Heros of Oro Play, Oro Worlds Fair, Jarratt Spring Sale, Jarratt November Craft Sale and Carley Hall Craft Sale. The Committee is currently selling books on consignment at several local businesses.
Cemetery Signage	<ul style="list-style-type: none"> <li>Install Cemetery Signs</li> </ul>	The Committee has established a standard for cemetery signs to ensure consistency throughout the Township. They are planning on installing cemetery signs at Rugby Cemetery, Valley View Cemetery, Moon Private Cemetery and the Old Barrie Road Baptist Cemetery prior to the end of 2024.
Listing and designating heritage properties	<ul style="list-style-type: none"> <li>Evaluate properties for inclusion or removal from the township's Register of Heritage Listed and Designated Properties</li> </ul>	The Committee has assessed the list of listed properties to determine which properties meet the criteria for designation set out in O. Reg. 9/06. Designation of Carley Hall completed. Notice of Intent to Remove Marshall-Young House from Heritage Listing due to insurance issues. Designation of Hawkestone Fire Bell in progress.
Cultural Heritage Landscapes	<p>The Heritage Committee is working on designating the following sites as cultural heritage landscapes:</p> <ul style="list-style-type: none"> <li>Bayview Memorial Park</li> <li>Rail Trail</li> </ul>	<p>The research is to be completed for the Bayview Memorial Park.</p> <p>The research has been completed for the rail trail and the cultural heritage landscape will be brought forward in 20256.</p>