

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-T-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, Registered Plan 51R-33265, Parts 4 to 6 (Former geographic Township. of Flos)		Jan. 22, 2019
			Feb 24, 2022
			Feb 13, 2025
			Feb 18, 2025
			Sept 24, 2026
		Date of Notice:	Oct 2, 2026
		Last Date of Appeal:	Oct 22, 2026

NOTICE OF DECISION

On Application for an Extension to the Approval of Draft Plan of Subdivision Subsection 51 (33) and (45) of the Planning Act

Draft Approval of the above Plan of Subdivision in respect of the subject lands noted above, was granted an extension for three years, subject to conditions by the Town of Wasaga Beach. A copy of the Conditions and Draft Plan is attached.

When and How to File an Appeal

The last day for filing a notice of appeal is **October 22, 2026**. The notice of appeal must:

- i) Be filed with the approval authority;
- ii) Set out the reasons for the appeal, and
- iii) Be accompanied by the fee required by the Tribunal.

Who Can File an Appeal?

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions of draft approval to the Tribunal by filing a notice of appeal with the approval authority:

- i. the applicant,
- ii. any public body that, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority,
- iii. the Minister,
- iv. the municipality in which the subject land is located, or the planning board in whose planning area it is located,
- v. if the subject land is not located in a municipality or planning area, any public body.

No person or public body shall be added as a party to the hearing of an appeal regarding any changed conditions imposed by the approval authority, unless the person or public body, before the approval authority made its decision, made oral submissions at

a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information

Additional Information about the application is available for review during regular office hours at the Town of Wasaga Beach at the address noted below or by contacting the Town of Wasaga Beach Planning Department at (705) 429-3844.

Mailing address for Filing a Notice of
Appeal
Town Clerk
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1

Applicant:	Clear Valley Inc. (formerly Optima Homes)	Date of Original Decision:	Mar. 5, 2010
File No.:	PS06/15 (Formerly WA-T-0704)	Date(s) of Extension(s) to Approval:	Jan. 8, 2013
Municipality:	Town of Wasaga Beach		Feb. 16, 2016
Subject Lands:	Part of Lot 22 and 23, Concession 10, Registered Plan 51R-33265, Parts 4 to 6 (Former geographic Township. of Flos)		Jan. 22, 2019
			Feb 24, 2022
			Feb 13, 2025
			Feb 18, 2025
			Sept 24, 2026
		Date of Notice:	Oct 2, 2026
		Last Date of Appeal:	Oct 22, 2026

Proposed Changes to the Draft Plan of Subdivision

The following changes are made to the Draft Plan of Subdivision:

- Reconfigured Lot 23 to include the land to be conveyed to the adjacent Owner(s) as required by Condition #78 in the Conditions of Draft Approval February 13, 2025 that is now deleted in the current revised Conditions of Draft Approval, as noted below;
- Reconfigured Environmental Protection/Parkland Block (Block 41), representing a reduction from 5.79 hectares (14.30 acres) to 5.36 hectares (13.24 acres).

Proposed Changes to the Conditions of Draft Approval

Minor changes are recommended to the proposed conditions and 'Notes to Draft Approval' to be consistent with the current Town subdivision practices, language and overall formatting and ensure appropriate implementation. Specifically, the following changes and additions to the conditions and accompanying 'Notes to Draft Approval' are detailed below.

- Minor revisions to the titles and numbers of the Blocks to be dedicated to the Town within Condition #1, subsections (c) through (g) are revised to more accurately reflect their purpose and appear in alphabetical/numerical sequence.
- Minor revisions to the numbering of the Blocks referred to in Conditions 41, 45, 47 and 49 to correspond with the same in Condition #1, subsections (c) through (g);
- Condition #78 and the corresponding heading titled 'Adjacent Owner(s) in the Conditions of Draft Approval February 13, 2025 that requires the conveyance of a block to the adjacent Owner(s) has been deleted. The land set aside for this block is incorporated into the revised configuration of the above-mentioned Lot 23;
- The title of the legislation in Note #12 is revised to reflect the currently in-force Species Conservation Act, 2025, and;
- The lapsing date in Note #17 is revised from March 5, 2028 to **September 10, 2029**.