

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
		Date of Notice:	Feb 18, 2025
		Last Date of Appeal:	Mar 11, 2025

NOTICE OF DECISION

On Application for an Extension to the Approval of Draft Plan of Subdivision Subsection 51 (33) and (37) 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

Notice to appeal the decision to the Ontario Land Tribunal must be filed no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the person and address shown below and it must:

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021 in the amount of \$1,100.00, for corporations or \$400.00 for private citizens, registered charities, or non-profit ratepayer's associations. Fees are payable by certified cheque, money order, or credit card, to the Minister of Finance, Province of Ontario.

Who Can File an Appeal?

Only individuals, corporations or public bodies may appeal the decision of the Town of Wasaga Beach to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Right of Applicant or Public Body to Appeal Conditions

The applicant, the Town, the Minister or any public body that made oral submissions to the approval authority before the approval authority made its decision may, at any time before the approval of the final plan of subdivision, appeal any of the conditions of draft approval to the Ontario Land Tribunal by filing with the Clerk, or his/her delegate, a notice of appeal.

How to Receive Notice of Changed Conditions

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of draft plan of subdivision if you have either:

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) made a written request to be notified of the changes to the conditions of approval of the draft plan of subdivision.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the Town made its decision, made oral submissions at a public meeting or written submissions to the Town, or made 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.

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

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.

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