

NOTICE OF DECISION

Town of Wasaga Beach Council: APPROVED a Draft Plan of Subdivision with Conditions PS01/17

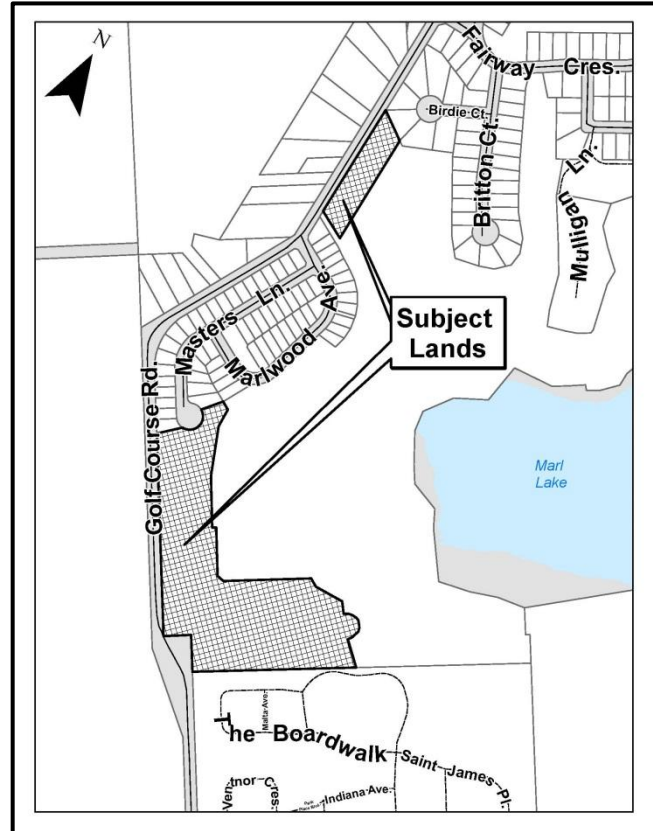
TAKE NOTICE that the Council of Corporation of the Town of Wasaga Beach approved a Draft Plan of Subdivision (Town File PS01/17) on the 13th day of August 2026, pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS 31 Marlwood Avenue, legally described as FLOS CON 7 AND 8 PT LOTS 25 AND 26 PT RD ALLOW AND RP 51R22127 PARTS 1 2 5 AND 54 TO 57 RP 51R36420 PARTS 1 AND 2, in the Town of Wasaga Beach, County of Simcoe;

A KEY MAP showing the location of the subject property is provided with this notice.

THE DRAFT PLAN OF SUBDIVISION PS01/17 facilitates the development of 59 residential lots for single detached dwellings, and the following elements:

- a) One Servicing Block (Block 68)
- b) Two Road Reserve Blocks (Blocks 70-71)
- c) One Right-Of-Way Block (Block 67)
- d) One Road (Street 'A')
- e) One Stormwater Management Block (Block 63)
- f) One Pumping Station Block (Block 65)
- g) One Park Block (Block 60)
- h) Two Environmental Blocks (Block 61, Block 66)
- i) Two Servicing & Walkway Blocks (Block 62, Block 64)
- j) One Trail Block (Block 69)



The lapsing date is three (3) years from the date of Council's decision, **August 13, 2029.**

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written submissions related to the draft plan of subdivision that were made to the approval authority before its decision, and any oral submissions relating to the draft plan of subdivision that were made

at the public meeting, as considered in the report on application PS01/17 presented to Council, August 13, 2026.

OTHER APPLICATIONS: The lands subject to this application is not subject to other applications under the *Planning Act*.

WHEN AND HOW TO FILE AN APPEAL

The last date for filing a notice of appeal for the Approval of a Draft Plan of Subdivision is **Wednesday September 9, 2026**, the notice of appeal:

- 1) must be filed with the approval authority, (Town of Wasaga Beach Clerk)
- 2) must set out the reasons for the appeal, and
- 3) must be accompanied by the fee required by the Tribunal.
<https://olt.gov.on.ca/appeals-process/fee-chart/>

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority 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 or written submissions to the approval authority,
- iii. a specified person who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- iv. the Minister,
- v. the municipality in which the subject land is located, or the planning board in whose planning area it is located,

“Specified Person” means: a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply, Ontario Power Generation Inc., Hydro One Inc., a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply, a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply, a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply, a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

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 approval authority made its decision, made oral submissions at a public meeting 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.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision 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.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, 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.

The land subject to this application is not currently the subject of other application(s) under the *Planning Act*.

DATED at the Town of Wasaga Beach this 20th day of August, 2026.

CLERK, TOWN OF WASAGA BEACH