

Applicant: Sunnidale Estates Ltd
File Nos.: PS02/15 (formerly PS02/10, PS04/08), Z08/10
Municipality: Town of Wasaga Beach
Subject Lands: Part of Lots 4, 5, and 6, Concession 14, and Part of Lot 4, Concession 13 (former geographic Township of Sunnidale)

Date of Decision: April 30, 2020
Date of Notice: May 14, 2020
Last Date of Appeal: June 3, 2020

NOTICE OF DECISION

Town of Wasaga Beach Council:

**GRANTED an Extension to the Approval of Draft Plan of Subdivision PS02/15
APPROVED Revision of Draft Plan of Subdivision and Conditions of Approval PS02/15
PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended, Z08/18**

The Council of the Corporation of the Town of Wasaga Beach (the "Town") passed By-Law 2020-48 to amend the Town's comprehensive zoning by-law (File No. Z08/18) and granted an extension to the approval of, and revisions to, Draft Plan of Subdivision PS02/15 on the 30th day of April, 2020, under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS are legally described as Concession 14, Parts of Lots, 4, 5 and 6, Parts 1 and 3 on Plan 51R-33144; and Concession 14, Part of Lot 6, Part 1 on Plan 51R34466 and municipally described as 725 Sunnidale Road south.

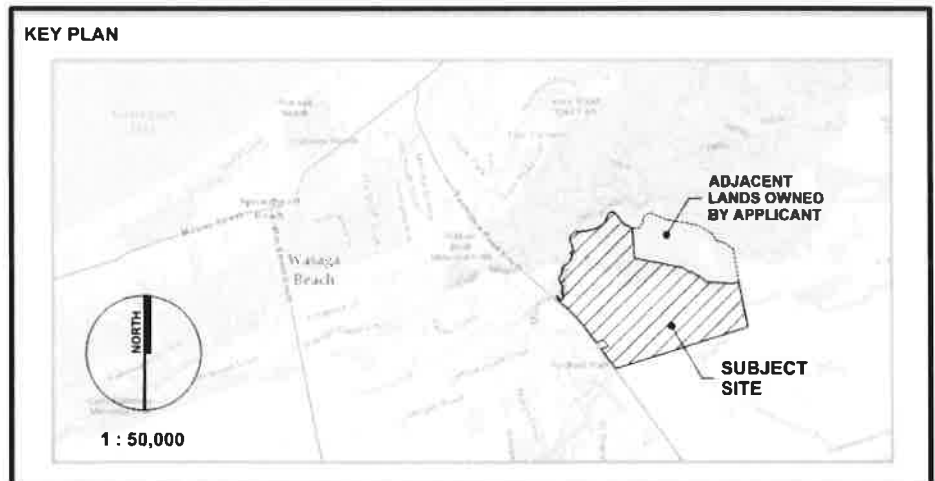
A KEY MAP showing the location of the subject property is provided with this notice.

THE ZONING BY-LAW AMENDMENT incorporates changes to zoning and implements site specific zone standards within the development of the subject lands. The Residential Type 2, 3 and 4 Zones with site-specific performance standards are to

account for an increased density within the proposed development. The Zoning By-law Amendment also implements site specific holding provisions to ensure development takes place in a logical order. There is also dual-zoning (i.e., institutional and residential) incorporated for select blocks in the event that they are not required for institutional uses.

THE EXTENSION TO DRAFT PLAN OF SUBDIVISION PS02/15 granted by Council implements a new lapsing date of the draft approved plan of subdivision. The lapsing date is five (5) years from the date of Council's decision, April 30, 2025.

THE REDLINE REVISION TO DRAFT PLAN OF SUBDIVISION PS02/15 incorporates such changes to the previously approved Draft Plan of Subdivision as increasing the number of



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residential units from 949 dwelling units to 1,145 dwelling units, enlarging the blocks devoted to stormwater management and sanitary pumping station/water booster station and carrying out minor revisions to road alignments and connections internal and external to the site.

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written and oral submissions received before the decision was made in relation to this/these planning matter(s), as considered in the report on applications PS02/15 and Z08/18 presented to members of Council on April 30, 2020.

RELATED APPLICATIONS: The lands subject to applications for Redline Revision to Draft Plan of Subdivision PS02/15 and Zoning By-law Amendment Z08/10 were also affected by applications for Amendment to the Town's Official Plan OP04/18 and OP05/18, approved by the County of Simcoe on April 23, 2019.

WHEN AND HOW TO FILE AN APPEAL

In order to appeal the Zoning By-Law Amendment and/or Approval of Revision to Draft Plan of Subdivision and/or Extension to Draft Plan of Subdivision Approval, notice of the appeal(s) must be filed with the Clerk of the Town of Wasaga Beach no later than **Wednesday, June 3, 2020** and must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee(s) prescribed by the Local Planning Appeal Tribunal Act, as amended, in the amount of \$300.00 per appeal, in the form of a certified check; and
- 3) submit completed ***Appellant Form(s)*** obtained from the Municipal Office or by visiting the Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat/forms/>.

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES as prescribed by the *Planning Act* may appeal a by-law and/or decisions in respect of a proposed plan of subdivision to the Local Planning Appeal 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 the group on its behalf.

The applicant or any body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the Town of Wasaga Beach to the Local Planning Appeal Tribunal by filing with the Clerk, or his/her delegate, a notice of appeal.

THE APPLICANT OR ANY BODY may, at any time before the final plan of subdivision/condominium is approved, appeal any of the conditions imposed by the Town of Wasaga Beach to the Local Planning Appeal Tribunal by filing with the Clerk, or his/her delegate, a notice of appeal.

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.

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APPEAL PROCEEDINGS

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

At any time before approval of the final plan of subdivision, the applicant, any public body that made oral submissions at the public meeting or written submissions to the approval authority, or the Minister may appeal any of the conditions imposed by the Town to the Tribunal by filing a notice of appeal with the Town.

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, or of the decision of the approval authority, including the lapsing provisions of the conditions (as applicable), 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 Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

HOW TO VIEW MATERIALS

Copies of the Zoning By-law Amendment, revised Draft Plan of Subdivision and revised Draft Plan of Subdivision Conditions are available for inspection electronically by using the following link <https://bit.ly/RiversEdge2020> or by requesting a copy via email at planning@wasagabeach.com or by written request to the Planning Department, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

In conformity with sections 34(18) and 51(38) of the Planning Act, public comments/ submissions and responses to same are set out in the report dated April 30, 2020 regarding the aforementioned files, which is available for viewing online at <https://bit.ly/RiversEdge2020> or by contacting the Planning Department at planning@wasagabeach.com or by written request to the Planning Department, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

DATED at the Town of Wasaga Beach this 14th day of May, 2020.

CLERK, TOWN OF WASAGA BEACH