

**NOTICE OF DECISION
DRAFT PLAN OF VACANT LAND CONDOMINIUM
Side Road 20 (File No. P01/2025W – Willow Creek Estates)**

TAKE NOTICE that the Council of the Corporation of the Township of Wainfleet, at its meeting on September 30, 2025, refused the application for Draft Plan of Vacant Land Condominium (File No. P01/2025W – Willow Creek Estates) for the lands legally described as Concession 3, Part Lot 20 being Part 1 on Plan 59R16765, Township of Wainfleet.

The purpose and effect of the application is to create nine units for single detached dwellings, one block for a private road and one block for stormwater management and amenity space. The proposal encompasses an area of 4.562 hectares.

All oral and written submissions relating to the application were considered by Council before a decision was made. Council refused the application for the following reasons:

1. The application is premature;
2. The proposed design does not provide for an efficient or coordinated pattern of development within the Hamlet;
3. The proposed private condominium road design fails to accommodate sidewalks and proper drainage;
4. The proposed private condominium road pattern fails to provide a logical connection to the vacant parcel to the south, contrary to good planning principles and the Township's objective of ensuring long-term connectivity, coordinated access and efficient infrastructure delivery.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to the refusal of the draft plan of vacant land condominium may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Wainfleet as the Approval Authority or by mail or personal delivery to 31940 Highway 3, P.O. Box 40, Wainfleet ON L0S 1V0, **no later than 4:30 p.m. on October 29, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The OLT appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@wainfleet.ca.

Any of the following may appeal the decision of Council to the OLT: the applicant; any public body, that, before Council made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the Township; or the Minister.

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

Dated at the Township of Wainfleet
this 9th day of October, 2025.

Sarah Ivins, Planner
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File No. P01/2025W
(Rakesh & Mohit Gupta)

SUBJECT LANDS

