Your Name

Your Address

Your Phone Number (optional)

Date:

To:

Nottawasaga Valley Conservation Authority

Planning Department

Attention: Mr. Lee Bull

8195 8th Line
Utopia
Ontario, L0M1T0

**Subject**: Objection to Re-Zoning West of 74th Street between Shore Lane and Beachwood Drive

Dear Mr. Bull,

I am contacting you today to voice my concerns regarding a proposed high-density development in our neighbourhood and the destruction of protected and critical wetlands and watercourses. We are asking for NVCA’s consideration and help in preventing the destruction of this Coastal Wetland area.

[Replace this part with a description of **Yourself as a Resident.** Include:

* Length of time as a resident
* Why you moved here or stayed here
* What you love about the neighbourhood]

The proposal I am concerned about is currently under review at the TOWB under File No. OP02/21 (Official Plan Amendment), File No. ZBA 01/21 (Zoning By-Law Amendment), and File No. PS01/21 (Draft Plan of Vacant Land Condominium).

I understand that these applications request a re-zoning of Lot 82 west of 74th Street and north of Beachwood Rd. in Wasaga Beach, currently zoned as R1 residential, to an R4-X, R3-X and R1-X zoning which would allow for high-density development and the construction of up to 6 story condominium buildings. The 5.88 ha property which is the subject of this application includes 3.1 ha of coastal wetlands and is regulated by the NVCA due to the presence of such wetland features, erosion hazards, floodplain, and associated hazards. It is my understanding that a permit is required from the NVCA for the development to proceed, and that the NVCA has provided comments to the Town of Wasaga Beach concerning the above-mentioned re-zoning and development applications.

In those comments, the NVCA left no doubt that given the negative impact the complete removal of wetlands on the property would pose to inherent ecological and hydrologic functions, it cannot support the residential development concept as proposed, and that any development on the site would need to respect and preserve the existing coastal wetlands, including a buffer of 30m around them.

Based on my understanding of this proposed development, I want to express in utmost clarity that I am deeply concerned about the potential destruction of the critical ecological features on the proposed development site and oppose the re-zoning application. The proposal to change the zoning would result in the complete clearing of protected, highly beneficial, and beautiful wetlands, destroy flood plain characteristics, destroy a rich variety of aquatic creatures and land-based wildlife and seriously impact effective drainage for the homes that would be at risk downstream from the Coastal Wetlands. With 52% of the site designated as wetlands, and an added 30m buffer around those areas, it is apparent that only a fraction of the property would be eligible for residential development and thus it is not suitable for high-density zoning.

In addition to these ecological concerns and the application’s inconsistency with Section 2.1.5 of the Provincial Policy Statement, I would like to also raise my concerns with regards to the questionable reputation of the developer Mr. Romanin when it comes to complying with NVCA requirements or regulations in more general terms. Not only has Mr. Romanin been fined by the NVCA in 2017 for development and wetland interference without permission from the NVCA. Recently, he has also been criminally charged by the Competition Bureau with fraud and bid rigging for condo refurbishments in the GTA. Through his past actions, Mr. Romanin shows a history of disrespect for abiding by rules and gives us no reason to believe that he would follow any potential constraints or conditions imposed by the NVCA or the Town of Wasaga Beach if he were allowed to proceed with this development.

I do not agree with the re-zoning application and development proposal, based on the NVCA’s own report and additional arguments outline above. Therefore, I am kindly asking the NVCA to not support the developer’s rezoning application, and to stand by its recommendation to the TOWB to deny the development applications in their current form. If granted, the proposed changes would irrevocably alter and destroy coastal wetlands that are critically important for not only my neighbourhood, but the ecological balance of Nottawasaga Bay and our watershed in general. The proposed development site is not suitable to accommodate hundreds of dwellings in coexistence with the coastal wetlands in the stewardship of the NVCA. I trust that the NVCA will deliver on their mandate of protecting public safety and the environment in withholding their approval.

For the NVCA to stand firm in this case is even more relevant given the questionable nature of the applicant Mr. Romanin as a repeat offender, violating NVCA requirements in the past where there is little reason to believe he would comply with possible conditions and constraints moving forward.

**Yours truly,**

(your signature)

Now you are almost done – you just need to print and send it!

1. Send a hard copy of your letter to Lee Bull (Manager, Planning Services, NVCA), or alternatively via email to lbull@nvca.on.ca
2. Ideally send copies of your letter either as hard copy or via email to others involved in the approval process for this application:
* Byron Wesson, Director, Conservation​ Services: bwesson@nvca.on.ca
* Chris Hibberd, Director Watershed Management Services: c.hibberd@nvca.on.ca
* Doug Herron, Director of Planning (dircplanecdev@wasagabeach.com)
* Mayor Nina Bifolchi (mayor@wasagabeach.com)
* Deputy Mayor Sylvia Bray (s.bray@wasagabeach.com)
1. Send us an email to contact@savebeachwood.ca and let us know that you have sent your letter, so we can keep track how many residents have shared their concerns with the NVCA.
2. Please read the blog at savebeachwood.ca to see what fellow concerned residents are saying about this proposed rezoning.

Thank you for your support!