Sunset Lakes Developments

Issue 12

Winter 2015-2016 Newsletter

Season's Greetings

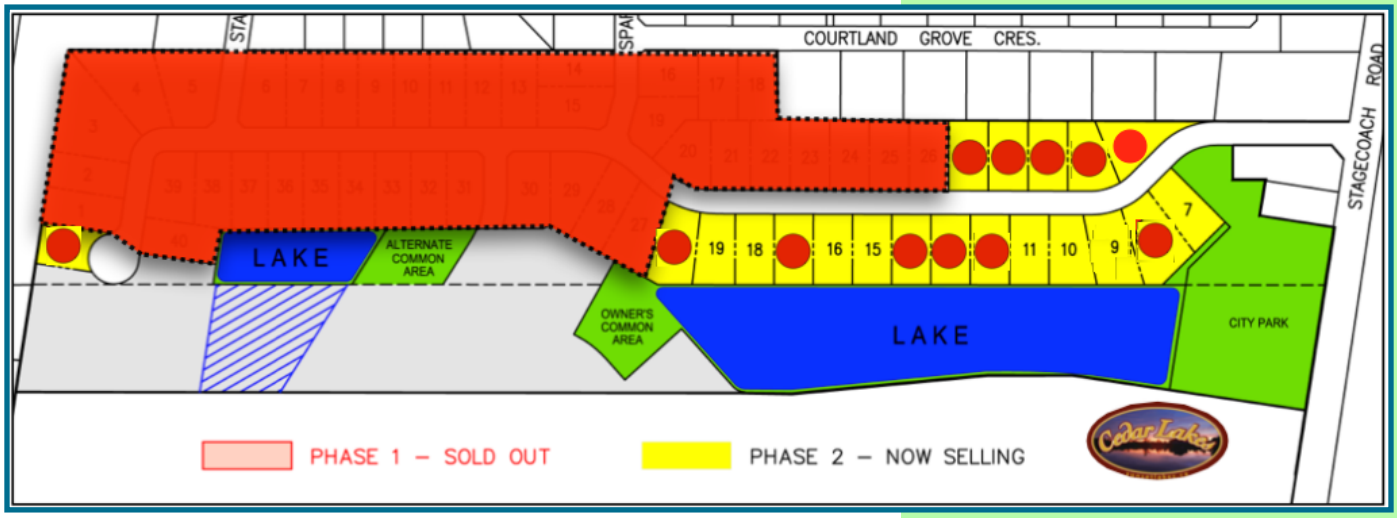
We wish everyone a happy holiday season and a wonderful 2016!

Things may look a little quiet these days - but we can assure you that some exciting plans are underway and we hope to have some great news in 2016!

Cedar Lakes Phase 2 -
Registration Pending

Good news is just around the corner for the purchasers of lots in Phase 2 of our Cedar Lakes subdivision, as well as those waiting for registration of this phase prior to purchasing.

The Performance Report on the operation of wells and septic systems constructed to date in Phase 1 has been submitted and approved by the City. We are currently finalizing the administrative components so the plan of subdivision can be registered.



We anticipate that without any unexpected delays, closing could begin early in the New Year - just in time for spring construction!

There are still some great lots available, so don't miss out!

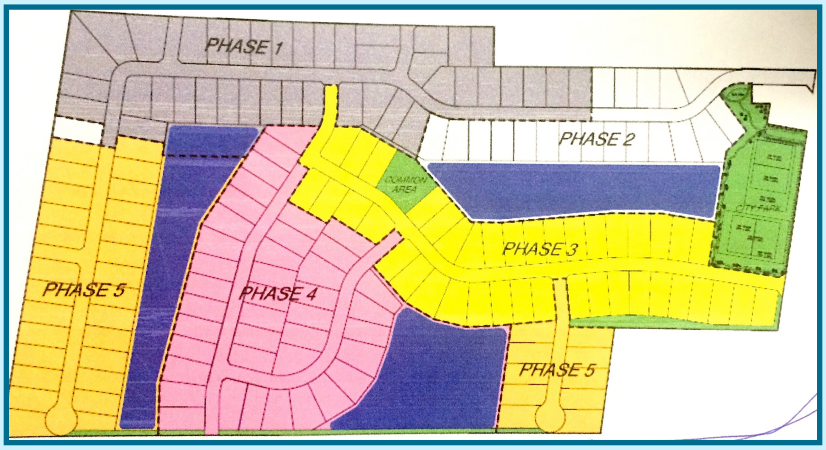
Cedar Lakes Phases 3-5 -
Decision pending by Ontario Municipal Board

Sunset Lakes Developments participated in a 5 day Ontario Municipal Board hearing in October. This hearing was a little more intense than those of the past due to the fact that two main issues were before the Board, the rounding out of the Greely village boundary and minimum lot size.

For those of you who are not aware, the City of Ottawa adopted Official Plan Amendment 150 which requires the minimum lot size on private services to be one acre rather than the existing 1/2 acre which has been the practice in the majority of subdivisions in Greely. OPA 150 is currently under appeal.

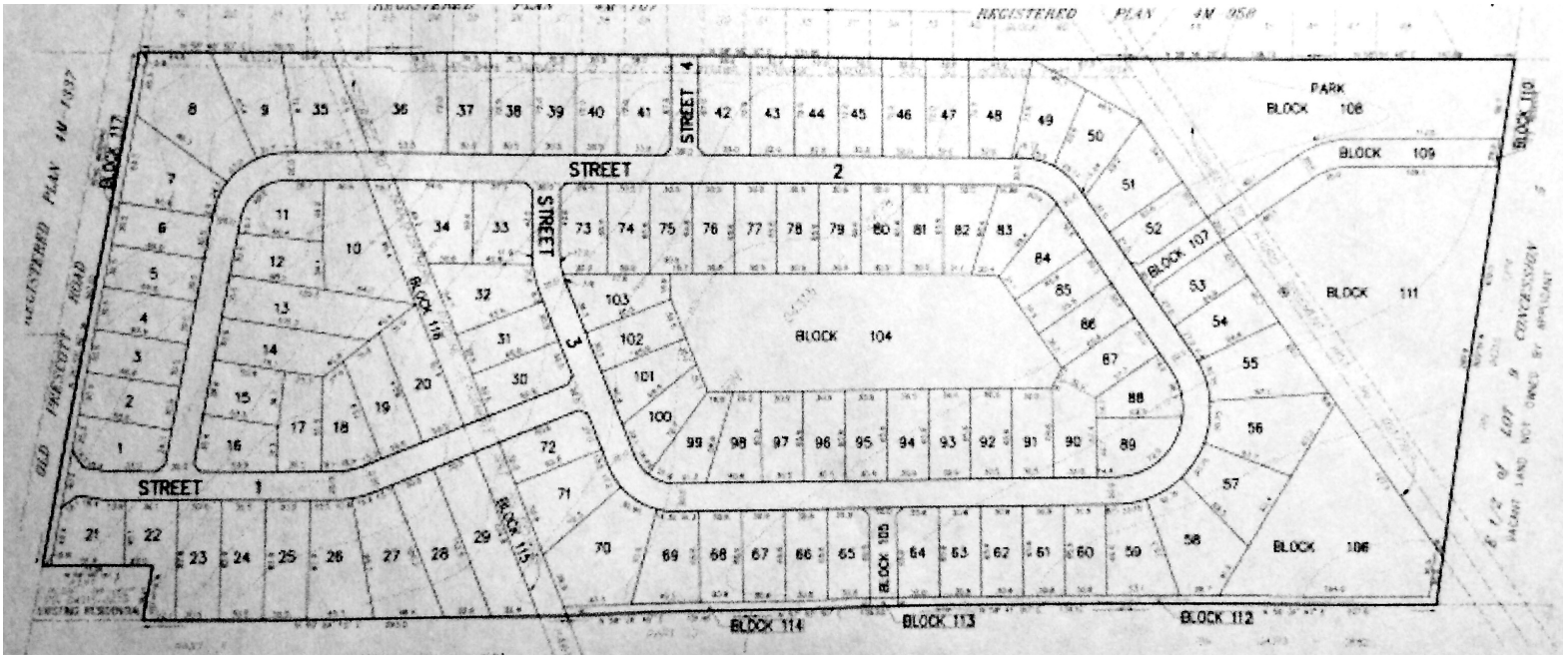
The Board heard the evidence by both parties and we are expecting a decision in the new year.

We are hopeful that 2016 will be a very good year for the continued development of this beautiful subdivision!



Concept Plan: Cedar Lakes Phases 3-5

NEW: Proposed Plan of Subdivision - *1709 Old Prescott Road*



Sunset Lakes Developments entered into an exciting new venture this year with the purchase of approximately 99 acres of land just a few kilometres south of Parkway Road on the east side of Old Prescott Road, known as *the Stanley property.*

Development applications are now awaiting a hearing date at the Ontario Municipal Board. If successful, this plan of subdivision will consist of 103 residential lots, parkland, two stormwater ponds, and trails, all in the Sunset Lakes tradition that you have come to expect.

We are anticipating an eventful year ahead and will provide you with updates as they occur!

Wishing everyone a safe and happy holiday season!

If you have any questions, please contact us at *sunsetlakes@rogers.ca or 613-860-1100.*

sunsetlakes@rogers.com • (613)-860-1100 • www.sunsetlakes.ca

Sunset Lakes Developments
6598 Pebble Trail Way
Greely, ON, K4P 086