

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION(S) AND NOTICE OF PUBLIC MEETING FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z01/23) PROPOSED OFFICIAL PLAN AMENDMENT (FILE NO. OP01/23)

The Town of Wasaga Beach has received applications for a proposed Official Plan Amendment and Zoning By-law Amendment for the lands shown in the Key Map below, pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Council has not yet taken a position on the application and notice is being circulated in order to obtain public and agency input.

THE SUBJECT LANDS are comprised of seven (7) parcels, legally described as: CON 9 PT LOT 24 RP 51R30900 PART 1, CON 9 PT LOT 24 RP 51R30900 PART 7, CON 9 PT LOT 24 RP 51R30900 PART 3, CON 9 PT LOT 24 RP 51R30900 PART 5, CON 9 S PT LOT 24 RP 51R14993 PART 2, CON 9 S PT LOT 24 RP 51R 14993 PART 1, and CON 9 PT LOT 24 RP 51R9065 PART 1. The parcels that have been assigned municipal addresses are municipally known as 396 River Road West, 485 River Road West and 486 River Road West.

DATE, TIME AND LOCATION OF PUBLIC MEETING

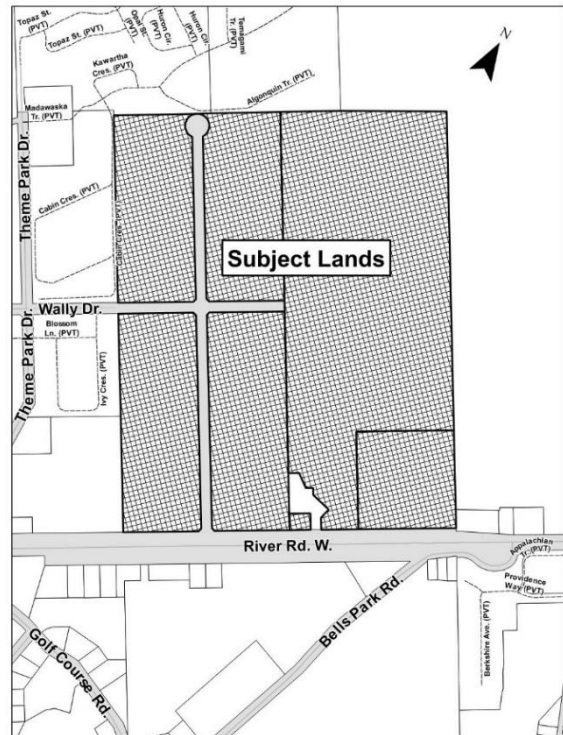
Date: Friday, March 10, 2023

Time: 10:00 a.m.

**Location: Council Chambers, Town of Wasaga Beach Municipal Office,
30 Lewis Street, Wasaga Beach.**

Virtual/Electronic Meeting using software “ZOOM”

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment would redesignate a portion of the subject lands from the Tourist Commercial designation to the Residential designation. The proposed Zoning By-law Amendment would re-zone the subject land from the “Commercial Recreation” (CR), “District Commercial Holding”



(CDH), “Development” (D), and “Environmental Protection” (EP) Zones, to the “Residential Type 2 Exception Hold” (R2A-H), “Residential Type 2 Exception B Hold” (R2B-H), “Residential Type 2 Exception C Hold” (R2C-H), “Residential Type 3 Exception D Hold” (R3D-H), “District Commercial” (CD-H), “Open Space” (OS), and “Environmental Protection” (EP) Zones. Site-specific zone provisions proposed for the R2 Exception Zone(s) include modified specific performance standards for single detached dwellings; Site-specific zone provisions proposed for the R3 Exception Zone(s) include modified specific performance standards for traditional townhouse dwelling units. The proposed Zoning By-law Amendment modifications would permit:

1. Within the “R2A-H” Zone, the following zoning provisions for single detached dwellings:
 - A minimum Exterior Side Yard Setback of 3.0 metres, whereas a minimum Exterior Side Yard Setback of 4.5 metres is required;
 - A minimum Rear yard Setback of 6.0 metres, whereas a minimum Rear yard Setback of 7.6 metres is required.
 - A minimum Interior Side Yard Setback of 1.2 metres and 0.6 metres, whereas a minimum Interior Side Yard Setback of 1.5 metres is required.
 - A maximum Overall Lot Coverage of 55% (not including decks and balconies), whereas the maximum Overall Lot Coverage is 40%.
2. Within the “R2B-H” Zone, the following zoning provisions for single detached dwellings:
 - A minimum Exterior Side Yard Setback of 3.0 metres, whereas a minimum Exterior Side Yard Setback of 4.5 metres is required;
 - A minimum Rear yard Setback of 6.0 metres, whereas a minimum Rear yard Setback of 7.6 metres is required.
 - A minimum Interior Side Yard Setback of 1.2 metres and 0.6 metres, whereas a minimum Interior Side Yard Setback of 1.5 metres is required.
 - A maximum Overall Lot Coverage of 55% (not including decks and balconies), whereas the maximum Overall Lot Coverage is 40%.
3. Within the “R2C-H” Zone, the following zoning provisions for single detached dwellings:
 - A minimum Overall Lot Area of 320 square metres, whereas a minimum Overall Lot Area of 370 square metres is required.
 - A minimum Lot Frontage of 11 metres, whereas a minimum Lot Frontage of 12 metres is required.
 - A minimum Exterior Side Yard Setback of 3.0 metres, whereas a minimum Exterior Side Yard Setback of 4.5 metres is required;
 - A minimum Rear yard Setback of 6.0 metres, whereas a minimum Rear yard Setback of 7.6 metres is required.

- A minimum Interior Side Yard Setback of 1.2 metres and 0.6 metres, whereas a minimum Interior Side Yard Setback of 1.5 metres is required.
 - A maximum Overall Lot Coverage of 55% (not including decks and balconies), whereas the maximum Overall Lot Coverage is 40%.
4. Within the “R3D-H” Zone, the following zoning provisions for townhouse dwellings:
- A minimum Overall Lot Area of 170 square metres, whereas a minimum Overall Lot Area of 210 square metres is required.
 - A minimum Lot Frontage of 6.0 metres, whereas a minimum Lot Frontage of 7.0 metres is required.
 - A minimum Exterior Side Yard Setback of 4.0 metres, whereas the minimum Exterior Side Yard Setback is 5.0 metres.
 - A minimum Rear Yard Setback of 6.0 metres, whereas the minimum Rear Yard Setback is 7.6 metres.
 - A maximum Overall Lot Coverage of 60% (not including decks and balconies), whereas the maximum Overall Lot Coverage is 45%.

The applications would enable the subject property to be subdivided into 310 residential lots for individual development with detached dwellings, and 108 residential lots for attach townhouse dwelling units. The lands are also subject to an application for Draft Plan of Subdivision (Town File No. PS01/23).

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/FarsightPublic> or in person at the Municipal Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario during regular business hours. For more information about this matter, including information about appeal rights, contact the Planning Department directly at (705) 429-3847 or by e-mail at planning@wasagabeach.com for further inquiries.

PLEASE NOTE THAT THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY FOR OFFICIAL PLAN AMENDMENTS IN WASAGA BEACH.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the Town of Wasaga Beach to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the proposed **Official Plan Amendment is adopted, or the Zoning By-law Amendment by-law is passed**, the person or public body is not entitled to appeal to the decision.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to The Corporation of the Town of Wasaga Beach before the **proposed Official Plan Amendment is adopted or Zoning By-law Amendment by-law** is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE TO LANDLORDS AND CONDOMINIUM CORPORATIONS: For properties that contain seven (7) or more residential units, the landowner is requested to post this Notice in a location that is visible to all residents.

IF YOU WISH TO BE NOTIFIED of the adoption and/or decision of The Corporation of the Town of Wasaga Beach on the **proposed Official Plan Amendment or Zoning By-law Amendment**, you must make a written request to:

Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1 (email: clerk@wasagabeach.com and/or (705) 429-3844 ext. 2223).

IF YOU WISH TO BE NOTIFIED of the approval of The County of Simcoe on the **proposed Official Plan Amendment**, you must make a written request to:

Clerk, County of Simcoe, Clerk's Department, 1110 Highway 26, Midhurst, Ontario L9X 1N6 (email: clerks@simcoe.ca and/or (705) 726-9300).

To participate VIRTUALLY during this public meeting, you must register in advance by 4:00 p.m. on Thursday, March 9, 2023.

To register in advance, please contact the Clerk and provide the following information:

- First and Last Name
- Municipal Address
- Phone Number
- Email Address
- The File/Application Number

Town staff will contact you with further information regarding the virtual/electronic public meeting once you have registered. You may participate in the public meeting by audio and/or video means, i.e. by receiving a hyperlink by email or a teleconference number.

If you are unable to attend the public meeting and you wish to make written submissions in advance, please provide written no later than 4:00 p.m. on Wednesday March 9, 2023, by mail to the Clerk or by email to clerk@wasagabeach.com.

Dated at the Town of Wasaga Beach this 16th day of February, 2023.