

NOTICE

TOWN OF WASAGA BEACH NOTICE OF PUBLIC MEETING FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z07/22)

The Town of Wasaga Beach has received an application for a proposed Zoning By-law Amendment 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 applications and notice is being circulated in order to obtain public and agency input.

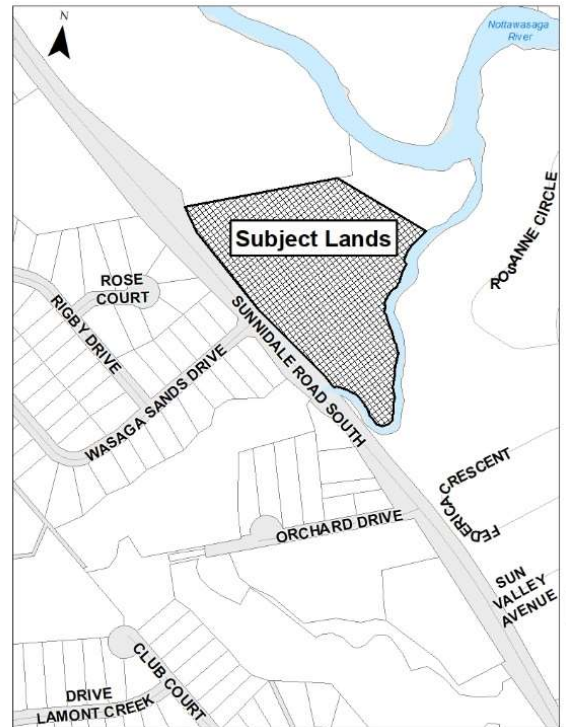
THE SUBJECT LANDS are municipally known as **529 Sunnidale Road South** (see key map).

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, March 16, 2023
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) AND
Virtual/Electronic using software
"ZOOM"

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to modify the existing *Residential Type 3 Exception (R3-36)* zone to permit the following site-specific zone provisions for the lands:

1. The minimum required Front Yard depth shall be 4.0m;
2. The minimum required Exterior Side Yard width shall be 3.0m;
3. The minimum Interior Side Yard width shall be 1.5m;
4. The minimum required Rear Yard Depth shall be 7.2m;
5. Maximum Lot Coverage shall be 45%;
6. No play area shall be required; and
7. For the purpose of the R3-36 zone, A Private Street shall be deemed to be a 'Street', as defined by the Zoning By-law.



The proposed amendment would facilitate the development of the subject lands for a total of forty (40) townhouse dwelling units on an internal privately owned and maintained condominium road. No changes are proposed to the existing *Open Space, Environmental*

Protection, or Natural Hazard zones currently applied to the lands. The lands are also subject to an application for Draft Plan of Subdivision (Town File No. PS02/22).

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://tinyurl.com/28cbsd9r> 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.

ORAL AND WRITTEN SUBMISSIONS:

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 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 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 decision of The Corporation of the Town of Wasaga Beach on the **proposed 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.

To participate VIRTUALLY during this public meeting, you must register in advance by 4:00 p.m. on Wednesday, March 15, 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 submissions no later than 4:00 p.m. on Wednesday, March 15, 2023, by mail to the Clerk or by email to clerk@wasagabeach.com.

Dated at the Town of Wasaga Beach this 23rd day of February, 2023.