

## NOTICE

### **TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION(S) AND NOTICE OF PUBLIC MEETING FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. ZB04/22)**

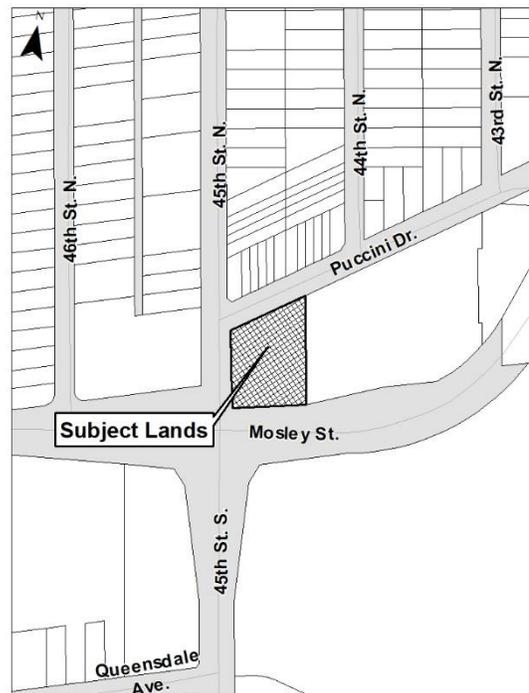
The Town of Wasaga Beach has received an application for a proposed Zoning By-law Amendment pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended. This application has been deemed complete for the purpose of the *Planning Act*.

***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 legally described as: CON 15 PT LOT 1. The assigned municipal address is municipally known as 1926 Mosley Street.

#### **DATE, TIME AND LOCATION OF PUBLIC MEETING**

**Date:** Thursday, March 16, 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** would enable the re-development of the subject lands with an exception to the minimum parking requirement for mixed use development, and would enable the construction of a new three (3) storey mixed-use (commercial/residential) building on the northern property boundary, consisting of four (4) ground floor commercial retail units, while the second and third floor will each have five (5) residential units, for a total of ten (10) residential units total.

1. Within the “CD-XX” Zone, the following zoning provisions are proposed.
  - To permit up to ten (10) dwelling unit(s) in a non-residential building, provided that the dwelling unit(s) are contained above the first storey, whereas currently, the Zone provisions would permit a maximum of one (1) dwelling

unit in a non-residential building provided the unit is contained above the first storey.

- Notwithstanding General Provision 3.38.9, Minimum Parking Requirements, a total of fifty-six (56) parking spaces shall be provided, whereas a total of fifty-eight (58) parking spaces are required.

The application(s) would facilitate the development of a new one (1) storey building on the eastern property boundary, an automatic car wash station on the eastern property boundary, and a new three (3) storey mixed-use (commercial/ residential) building on the northern property boundary. The proposed mixed-use building will consist of four (4) ground floor commercial retail units, while the second and third floor will each have five (5) residential units, for a total of ten (10) residential units total. Of the five (5) units on each floor, three (3) units will be two bedroom, and two (2) units will be three bedroom, for a total of six (6) 2 bedroom residential units and four (4) 3 bedroom residential units.

The lands are also subject to an application for Site Plan Control (Town File No. SP01/23).

**INFORMATION AVAILABLE:** Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/1926MosleyStreet> 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](mailto:planning@wasagabeach.com) for further inquiries.

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 **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 **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 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](mailto: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 no later than 4:00 p.m. on Wednesday March 15, 2023, by mail to the Clerk or by email to [clerk@wasagabeach.com](mailto:clerk@wasagabeach.com).**

Dated at the Town of Wasaga Beach this 23<sup>rd</sup> day of February, 2023.