
NOTICE OF DECISION

Town of Wasaga Beach Council:
PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended,
Z07/22

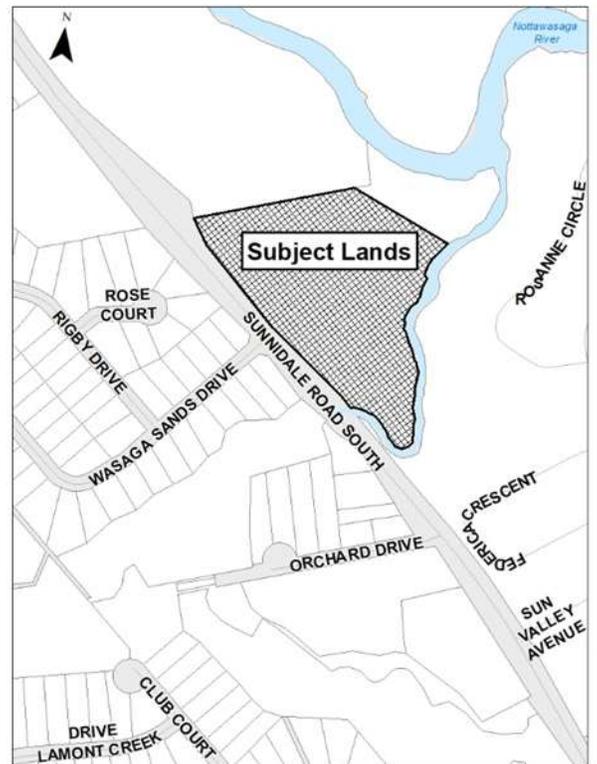
The Council of the Corporation of the Town of Wasaga Beach (the “Town”) passed By-Law 2023-100 (File No. Z07/22) to amend the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60 at the Regular Council meeting held on the 28th day of September, 2023, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS are municipally addressed as 529 Sunnidale Road South, and are legally described as CON 14 PART LOTS 3 & 4, in the Town of Wasaga Beach, County of Simcoe;

A KEY MAP showing the location of the subject property is provided with this notice.

THE ZONING BY-LAW AMENDMENT is to facilitate the development of townhouse dwelling units. The Zoning By-law Amendment amends the existing “Residential Type 3 Exception 36 Holding” (R3-36H) Zone as follows:

- The minimum Lot Area for a Townhouse dwelling shall be 185 square metres/unit.
- The minimum Lot Frontage for a Townhouse dwelling shall be 6.0 metres.
- The minimum Front Yard Depth for a Townhouse dwelling shall be 4.0 metres.
- The minimum Exterior Side Yard setback shall be 3.0 metres.
- The minimum Interior Side Yard setback for a Townhouse dwelling with an exposed end or side wall shall be 1.5 metres.
- The minimum Rear Yard Depth shall be 7.2 metres.
- The maximum Lot Coverage shall be as follows:



Block	Maximum Lot Coverage
A	60%
B	42%

Applicant: Sterling Homes
File No.: Z07/22
Municipality: Town of Wasaga Beach
Subject Lands: 529 Sunnidale Road South (CON 14 PART LOTS 3 & 4)

Date of Decision: September 28, 2023
Date of Notice: October 6, 2023
Last Date of Appeal: October 26, 2023

C	44%
D	49%
E	53%
F	38%

- The minimum width of each Townhouse unit shall be 6.0 metres.
- A Play Area shall be provided that will be no larger than 500 square metres.
- Notwithstanding Section 3.18 Street Requirement of the Zoning By- law, buildings and structures may be erected on lands that do not front onto a municipal street and a private street shall be deemed to be a public street.

Written and Oral Submissions: Regard has been had for any written submissions relating to the Zoning By-law Amendment that were made to the Council before its decision, and any oral submissions relating to the Zoning By-law Amendment that were made at the public meeting, as considered in the report on application Z07/22 presented to members of Council, September 28, 2023.

The lands are also subject to an application for Draft Plan of Subdivision (Town File No. PS02/22).

When and How to File an Appeal

The last date for filing a notice of appeal for the Zoning By-law Amendment, is **Monday, October 30, 2023**, the notice of appeal:

- 1) must be filed with the Clerk of the Municipality,
- 2) must set out the reasons for the appeal, and
- 3) must be accompanied by the fee required by the Tribunal. <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Wasaga Beach this 10th day of October, 2023.

CLERK, TOWN OF WASAGA BEACH