

- Rezone a portion of the subject lands to an “Open Space Exception ZZ (OS-ZZ) Zone” to facilitate infrastructure improvements, including but not limited to additional stormwater management facilities, associated systems and structures; and sanitary pumping stations; and
- Rezone a portion of the subject lands to an “Environmental Protection (EP) Zone”

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment, Zoning By-law Amendment is to facilitate a residential development consisting of:

- 364 single detached dwellings with lot frontages ranging from approximately 10.2 metres to 24.7 metres;
- 95 units of which will be divided between 2 common element condominiums, which will provide shared access through private streets;
- 6 internal public streets and a series of private streets (condominiums);
- 3 emergency access blocks;
- 2 stormwater management blocks;
- 2 park blocks; and
- 4 open space blocks

OTHER APPLICATIONS: The subject lands to these applications are also the subject of Plan of Subdivision Application (File No. PS001/24) and Plan of Condominium Applications (File Nos. PC001/24 and PC002/24) under the *Planning Act*.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/3TUHFGE> 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.

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

Clerk, Town of Wasaga Beach, Clerk’s Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1 (email: deputyclerk@wasagabeach.com and/or (705) 429-3844 ext. 2224).

ORAL AND WRITTEN SUBMISSIONS:

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment.

If you wish to be notified of the decision of the County of Simcoe on the proposed Official Plan Amendment, you must make a written request to John Daly, Clerk, County of Simcoe, 1110 Highway 26, Administration Centre, Midhurst, Ontario L9X 1N6, via email at: john.daly@simcoe.ca

If a person or public body would otherwise have an ability to appeal the decision of the County of Simcoe to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Town of Wasaga Beach before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public does not make oral submissions at a public meeting or make written submissions to the Town of Wasaga Beach before the proposed Official Plan Amendment is adopted, 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 ground to add the person or public body as a party.

If you wish to be notified of the decision of the Council of the Town of Wasaga Beach on the proposed Zoning By-law Amendment, you must make written request to the Development Services Business Unit, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1, via email at: deputyclerk@wasagabeach.com

If a person or public body would otherwise have an ability to appeal the decision 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 Town of Wasaga Beach before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to 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 any land that contains seven (7) or more residential units, the landowner is requested to post this Notice in a location that is visible to all of the residents.

MEETING DETAILS: The Public Meeting will be live streamed and may be viewed at the following link: <https://wasagabeach.civicweb.net/Portal/Video.aspx>
Please note you do not have to register to view the live stream.

Anyone wishing to participate in the meeting can attend virtually or in person and is encouraged to submit a written submission that will be circulated to Town Council and will become public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Deputy Clerk. Written submissions and virtual participation requests

must be received by 4:00 p.m. on May 29, 2024, by emailing deputyclerk@wasagabeach.com or calling 705-429-3844 x 2224.

To register in advance, please 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.

Dated at the Town of Wasaga Beach this 3rd day of April, 2024.