

NOTICE

TOWN OF WASAGA BEACH NOTICE OF PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT (FILE NO. OP01/22) PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z01/22)

The Town of Wasaga Beach has received applications for a proposed Official Plan Amendment and Zoning By-law Amendment for the lands municipally described as 31 Lyons Court, 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 **31 Lyons Court** (see key map).

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, March 30, 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 Official Plan Amendment is to re-designate the lands to permit high-density residential uses. A portion of the lands is also proposed to be re-designated *Environmental Protection*.

The proposed Zoning By-law Amendment proposes to re-zone portions of the subject lands from the *District Commercial (CD)* and *Development (D)* zones into the *Residential Type 3 Exception (R3-X)* zone and *Environmental Protection (EP)* zone. Site-specific zone provisions proposed for the R3 Exception zone include modified general provisions and specific performance standards for traditional townhouse dwelling units and back-to-back townhouse dwelling units, to permit:



1. Air conditioning and heat exchange units to be located in an interior side yard. For dwellings that do not have an interior side yard, air conditioning and heat exchange units may be located in a front yard or exterior side yard. In addition, such units are permitted to encroach up to 0.6m into any required yard;

2. An attached accessory building or structure to be erected in front of, or beside, the main building provided it is a minimum of 5.5 metres from the front lot line and is constructed of the same type of material as the main building and is of similar design;
3. Bay windows and boxed windows to project into any required a maximum distance of 1.0 metres with a width of up to 4.0 metres;
4. Porches/verandas in exterior side yard and front yard and to encroach up to 60% of the required exterior side yard, but at no time shall be closer than 1.0 metres to the property line, and may encroach up to 60% of the required front yard, but at no time shall be closer than 2.0 metres to the property line provided that they are not more than 1.2m metres above finished grade and shall not exceed an area of 4.5m;
5. Balconies to project into any required front or rear yard a maximum distance of 2.5 metres and into any required exterior yard a maximum distance of 2.0 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports;
6. Steps to project into any required front yard a maximum distance of 2.4 metres provided that such uses are not below grade or not more than 1.0 metres above grade within the required yard;
7. The following zoning provisions for townhouse dwelling units:
 - A minimum Lot Area of 160 square metres, whereas a minimum of 210 square metres is required;
 - A minimum Lot Frontage of 6.4m per unit, whereas a minimum of 7.0m is required;
 - A minimum Front Yard Depth of 3.0m, whereas a minimum of 6.0m is required;
 - A minimum Exterior Side Yard Width of 2.4m, whereas a minimum of 5.0m is required;
 - An Interior Side Yard Width of 1.2m, whereas a minimum of 3.0m is required;
 - A Rear Yard Depth of 6.0m, whereas a minimum of 7.6m is required;
 - A minimum of 0% Landscape Open Space, whereas a minimum of 30% is required;
 - To remove the requirement for permitted Maximum Lot Coverage;
 - A maximum Building Height of 13m, whereas a maximum of 12m is permitted;
 - A minimum width per unit of 6.4m, whereas a minimum of 7.0m is permitted; and
 - A maximum of 16 units per structure, whereas a maximum of 8 units is permitted.
8. The following zoning provisions for back-to-back townhouse dwelling units:
 - A minimum Lot Area of 102 square metres, whereas a minimum or 201 square metres is permitted;
 - A minimum Lot Frontage of 6.0m, whereas a minimum of 7.0m is required;

- A minimum Front Yard Depth of 3.0m, whereas a minimum of 6.0m is required;
- A minimum Exterior Side Yard Width of 2.4m, whereas a minimum of 5.0m is required;
- A minimum Interior Side Yard Width of 1.2m, whereas a minimum of 3.0m is required;
- A minimum Rear Yard Depth of 0.0m, whereas a minimum of 7.6m is required;
- A minimum Landscaped Open Space of 0%, whereas a minimum of 30% is required;
- A maximum Building Height of 13m, whereas a maximum of 12m is permitted;
- A minimum of 6.4m Width per Unit, whereas a minimum of 7.0m is required; and
- A maximum of 16 Units per structure, whereas maximum of 8 is permitted.

The applications would facilitate the development of the subject lands for a total of 306 townhouse dwelling units. The overall density is proposed to be 38 units per net residential hectare. The lands are also subject to an application for Draft Plan of Subdivision (Town File No. PS01/22).

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://tinyurl.com/4s8s8sep> 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:

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 decision 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 Wednesday, March 29, 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 comments no later than 4:00 p.m. on Wednesday March 29, 2022, by mail to the Clerk or by email to clerk@wasagabeach.com.

Dated at the Town of Wasaga Beach this 9th day of March, 2023.