

## NOTICE

### **TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATIONS PROPOSED DRAFT PLAN OF SUBDIVISION (FILE NO. PS02/22) PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z07/22)**

The Town of Wasaga Beach has received complete applications submitted by Jones Consulting Group Ltd. on behalf of Sterling Homes for a proposed Draft Plan of Subdivision and a 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. A Notice of Public Meeting will be issued when a date for a Public Meeting has been scheduled.***

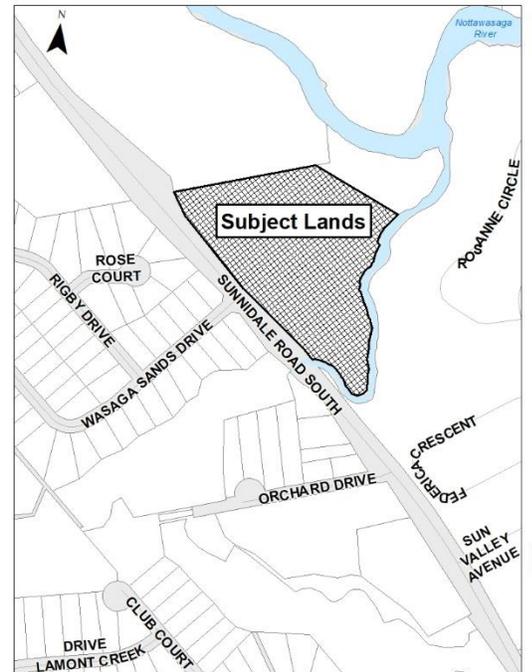
**THE SUBJECT LANDS** are municipally known as 529 Sunnidale Road South (see key map).

**THE PURPOSE AND EFFECT** of the proposed Draft Plan of Subdivision is to develop the lands for a total of forty (40) townhouse dwelling units on an internal private condominium road and to establish an environmental protection block.

The submitted Zoning By-law Amendment proposes to establish the following site-specific zone provisions for the proposed townhouse dwelling units:

- To permit the proposed dwelling units to be constructed with frontage onto a private condominium road;
- To permit a minimum required Front Yard depth of 4.0m;
- To permit a minimum required Exterior Side Yard width of 3.0m;
- To permit a minimum required Interior Side Yard width of 1.5m;
- To permit a minimum required Rear Yard Depth of 7.2m;
- To permit a maximum Lot Coverage of 45%; and
- That no play area shall be required.

**INFORMATION AVAILABLE:** Additional information and materials relating to the proposal are available for review on-line (link: <https://tinyurl.com/5n8z3f4w>) 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).

**IF YOU WISH TO BE NOTIFIED** of the decision of The Corporation of the Town of Wasaga Beach on the **proposed Draft Plan of Subdivision** and/or 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.

#### **ORAL AND WRITTEN SUBMISSIONS:**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to The Corporation of the Town of Wasaga Beach in respect of the **proposed Draft Plan of Subdivision** before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Wasaga Beach to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the public meeting, if one is held, or make written submissions to The Corporation of the Town of Wasaga Beach in respect of the **proposed Draft Plan of Subdivision** before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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** 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 Corporation of the Town of Wasaga Beach before **the proposed Zoning 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.

Dated at the Town of Wasaga Beach this 7<sup>th</sup> day of December, 2022.