

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z00224)

The Town of Wasaga Beach has received a complete 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 is deemed complete for the purpose of the *Planning Act*.

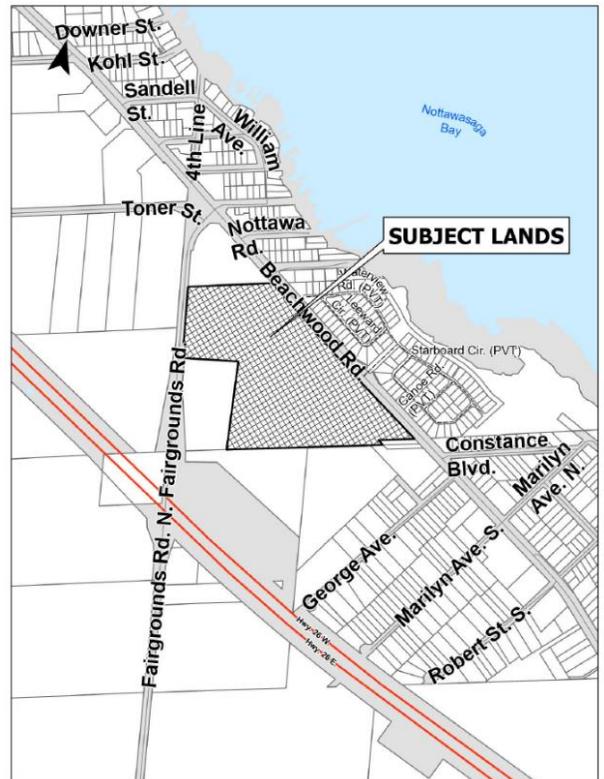
Council has not yet taken a position on the applications and notice is being circulated in order to obtain public and agency input.

DATE AND LOCATION OF PUBLIC MEETING

**Date: Thursday April 11, 2024
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) &
Virtual/Electronic using “ZOOM”**

THE SUBJECT LANDS are legally described as PART OF LOT 36, CONCESSION 4 (Fairgrounds Road. No municipal address assigned)

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to facilitate the development of 4 apartment buildings (5 storeys in height - 40 dwelling units per building, for a total of 160 dwelling units) with 1 of the apartment buildings containing commercial space on the ground floor. Condominium townhouses and condominium stacked townhouses are also proposed for a total of 299 units. Additionally, there are proposed communal amenity buildings, open space, park and a stormwater management pond. A total of 459 dwelling units are proposed. The subject lands will be subject to future applications for Site Plan Control and Plan of Condominium.



The Zoning By-law Amendment proposes to amend the existing “Recreational Commercial (CR) Zone” and “Residential Type One (R1) Zone” to a “Residential Type 3 Exception XX (R3-XX) Zone”, “Residential Type 4 Exception YY (R4-YY) Zone”, and “Open Space Exception ZZ (OS-ZZ) Zone”, to permit the proposed development, including the following site-specific zoning provisions for the subject lands:

- Rezone a portion of the subject lands to the “Residential Type 3 Exception XX (R3-XX) Zone” to facilitate the proposed townhouse dwellings (regular and stacked), communal amenity buildings and park;
- Rezone a portion of the subject lands to the “Residential Type 4 Exception YY (R4-YY) Zone” to facilitate the proposed apartment dwellings and commercial uses;
- Rezone a portion of the subject lands to an “Open Space Exception ZZ (OS-ZZ) Zone”, to recognize the Environmental Protection block; and
- Establish site-specific development standards for the proposed standard condominium tenure; whereas, the standard provisions of the Town’s Zoning By-law are structured to apply to freehold lots.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/3PmGo8O> 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 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: clerk@wasagabeach.com and/or (705) 429-3844 ext. 2223).

ORAL AND WRITTEN SUBMISSIONS:

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.

To participate VIRTUALLY during this public meeting, you must register in advance by 4:00pm on Wednesday, April 10th, 2024.

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 telephone 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 4:00pm on Wednesday April 10th, 2024, by mail to the Clerk or by email to clerk@wasagabeach.com.

Dated at the Town of Wasaga Beach this 21st day of March, 2024.