



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

**NOTICE OF ADOPTION
AMENDMENT NO. 38 TO THE OFFICIAL PLAN OF THE
TOWN OF WASAGA BEACH AND**

**NOTICE OF PASSING OF AN AMENDMENT
TO COMPREHENSIVE ZONING BY-LAW 2003-60**

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law 2014-91 to adopt Official Plan Amendment No. 38 and By-Law No. 2014-92 to amend the Town's Zoning By-Law, on the 14th day of October 2014, pursuant to Sections 17 and 22, and Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

THE LANDS SUBJECT TO Official Plan Amendment No. 38 and Zoning By-Law Amendment No. 2014-92 include approximately 15 hectares (37 acres) of land situated between Beach Drive and the Nottawasaga River, and between Spruce Street and 6th Street North in the Town of Wasaga Beach.

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

The purpose of **OFFICIAL PLAN AMENDMENT NO. 38** and Zoning By-law Amendment 2014-92 is to include land use planning permissions and standards to implement the Town's Vision for the revitalization of Beach Areas One and Two, including an enhanced public realm. These Amendments are intended to streamline the consideration of applications for development and redevelopment and position the lands for economic development opportunities.

The effect of **OFFICIAL PLAN AMENDMENT NO. 38** is to amend the site specific Beach Areas One and Two Land Use Policies, and amend Schedule 'A-7' Land Use Plan to implement the Town's Strategic Vision for Beach Areas One and Two. The amendment does the following:

1. Identify a new area called Festival/Playland Square on a portion of lands south of the Main Street Pedestrian Mall and create a policy recognizing its role and planned function and establishing its priority in the implementation of the Town's initiative to revitalize this area.
2. Permit permanent residential development in multiple unit built form:
 - a. On lands designated as **Tourism Commercial** and **Tourism Accommodation** as part of a mixed use building or mixed use development with street level commercial; and
 - b. As condominium/time share units on lands designated **Tourism Commercial** or **Tourism Accommodation** to a maximum of 40% of the units or total gross floor area as part of a Hotel.
3. Delete the requirement for an Official Plan Amendment for any development or redevelopment of the subject lands, or prior to the sale of lands owned by the Town.
4. Provide for the Town's authority to include a Holding provision for the subject lands.
5. Permits "bonusing" through Section 37 of the Planning Act to permit additional building height in exchange for the provision of community benefits that are outlined in the Official Plan and the Beach Areas One and Two Community Improvement Plan.



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6. Redesignate approximately 0.4 ha (1acre) of land owned by the Town from **Natural Hazards** to **Tourism Commercial** to correspond with its Tourist Commercial (CT) zoning and correct an error at the time of drafting Schedule 'A-7' Land Use Plan of the Official Plan.
7. Redesignate small portions of land to the **Natural Hazards** designation to implement a Natural Hazards Study completed for the subject lands.

The purpose of **ZONING BY-LAW AMENDMENT 2014-92** is to implement Official Plan Amendment No. 38 by rezoning the majority of the subject lands to the Beach Areas One and Two Special Exception Eighteen Holding (CTH-18) Zone. The new CTH-18 Zone achieves the following:

1. Permits additional commercial uses including a "Tourist Establishment, Hotel – Beach Areas One and Two", Amusement Park, Arena, Art Gallery, Auditorium, Banquet Hall, Commercial School, Library, Museum, Stadium, and Theatre. Prohibits a Veterinary Clinic and an Adult Entertainment Establishment.
2. Permits permanent residential development in multiple unit form built as:
 - a. Part of a mixed use building or mixed use development on a single or multi-parcel lot assembly, subject to the construction of commercial floor space at street level; and,
 - b. Part of a "Tourist Establishment, Hotel – Beach Areas One and Two" provided that condominium and/or time share units do not exceed 40 percent of the units or total gross floor area.
3. Permits additional building height up to a maximum of 24 metres for a "Tourist Establishment, Hotel – Beach Areas One and Two" and up to a maximum of 18 metres for other buildings, in return for the provision of community benefits as identified in the By-law, for the purposes of bonusing under section 37 of the Planning Act.
4. Requires a minimum building set back of 3 metres where a front yard or side yard abuts an opened municipal right of way.
5. Require a minimum setback of 5 metres for any portion of a building above 9 metres.

The Zoning By-law Amendment also achieves the following:

6. Deletes the following Zone Exceptions, thereby requiring the minimum 3 metre setback referred to above, for the following properties;
 - a. CT – 2 for 40 Mosley Street,
 - b. CT – 6 for 31 Beach Drive,
 - c. CT – 7 for 10 Main Street,
 - d. CT – 8 for 118 Mosley Street, and
 - e. CT – 12 for 115 Beach Drive.
7. Rezone properties known municipally as 77, 79, 87, 93, 180 and 188 Mosley Street from Residential Type One (R1) to Beach Areas One and Two Special Exception Eighteen (CT-18) Zone.
8. Rezone lands known municipally as 176 Mosley Street from the Local Commercial (CL) Zone to the Beach Areas One and Two Special Exception Eighteen (CT-18) Zone.
9. Adds a definition for a "Tourist Establishment, Hotel – Beach Areas One and Two", which may permit up to 40% of the units to be condominium occupancy



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10. Rezone the majority of the subject lands to include a Holding ``H`` provision, requiring that an agreement be entered into with the Town as a condition of approval of development and/or redevelopment.

THE EFFECT of the Zoning By-Law Amendment is to set the stage for the future redevelopment and revitalization of Beach Areas One and Two and to implement the Town's Vision for the area.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 38. The Town is forwarding Official Plan Amendment No. 38 to the County of Simcoe for approval. Take notice that any person or public body will be entitled to receive notice of the decision of the approval authority for Official Plan Amendment No. 38 if a written request to be notified of the decision is made to Clerk, County of Simcoe, Administration Centre, Midhurst, Ontario, L0L 1X0.

IN ORDER TO APPEAL the Zoning By-Law Amendment, notice of the appeal must be filed with the Clerk of the Town of Wasaga Beach no later than **Tuesday, November 18, 2014** and shall set out reasons for the appeal of the amendment. The appeal must be accompanied by the fee required by the Ontario Municipal Board in the form of a certified check and a completed ***Appellant Form***. Appellant forms may be obtained from the Municipal Office or by visiting the Ontario Municipal Board website at www.omb.gov.on.ca.

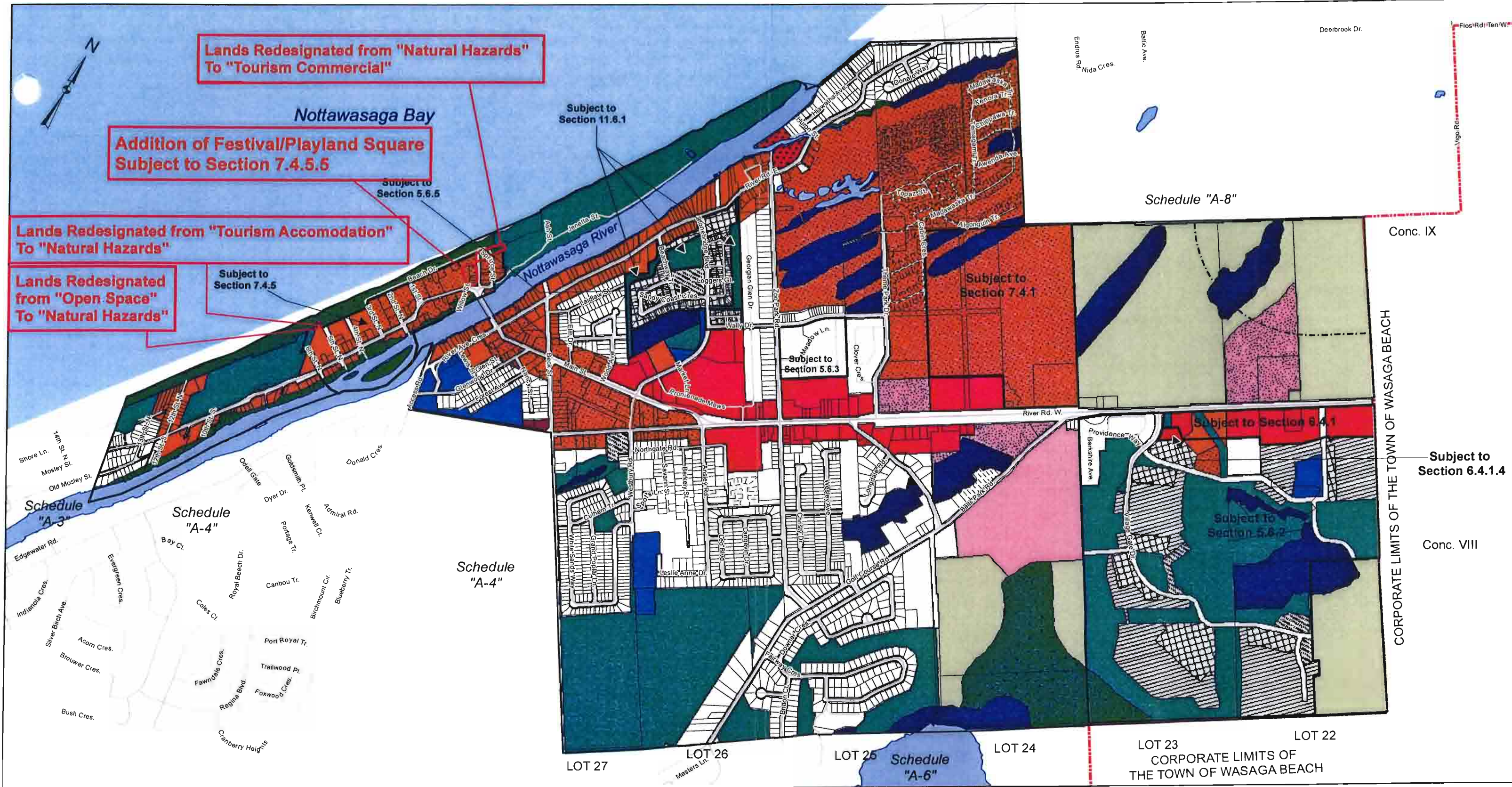
ONLY INDIVIDUALS, CORPORATIONS OR PUBLIC BODIES may appeal a decision of the municipality or planning board to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member 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 plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Copies of Official Plan Amendment No. 38 and Zoning By-Law Amendment No. 2014-92 are available for inspection between 8:30 a.m. and 4:30 p.m. in the Town of Wasaga Beach, Planning Department at the Municipal Building, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

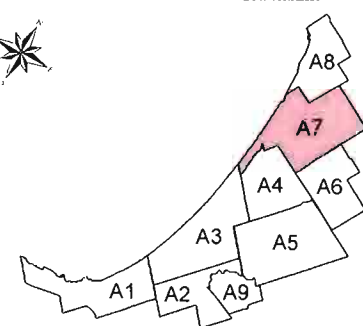
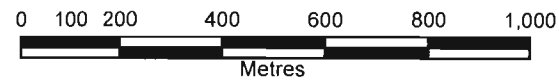
DATED at the Town of Wasaga Beach this 30th day of October, 2014

CLERK, TOWN OF WASAGA BEACH



**This is Schedule 'A' to
Official Plan Amendment No. 38
to the Official Plan of the
Town of Wasaga Beach**

NOTE: The lot lines depicted on this map are for reference only and may not reflect accurately property boundaries in all instances.

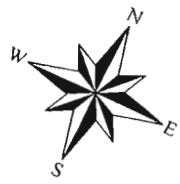


Waste Assessment Area	Local Commercial
Residential	Tourism Accommodation
Low Density Residential	Tourism Commercial
Medium Density Residential	Institutional
High Density Residential	Open Space
Country Club Community	Natural Hazards
Campground Commercial	Natural Heritage System Category 1
Recreational Commercial	Rural
Service Commercial	Waste Disposal
District Commercial	



Schedule 'A-7' Land Use Plan

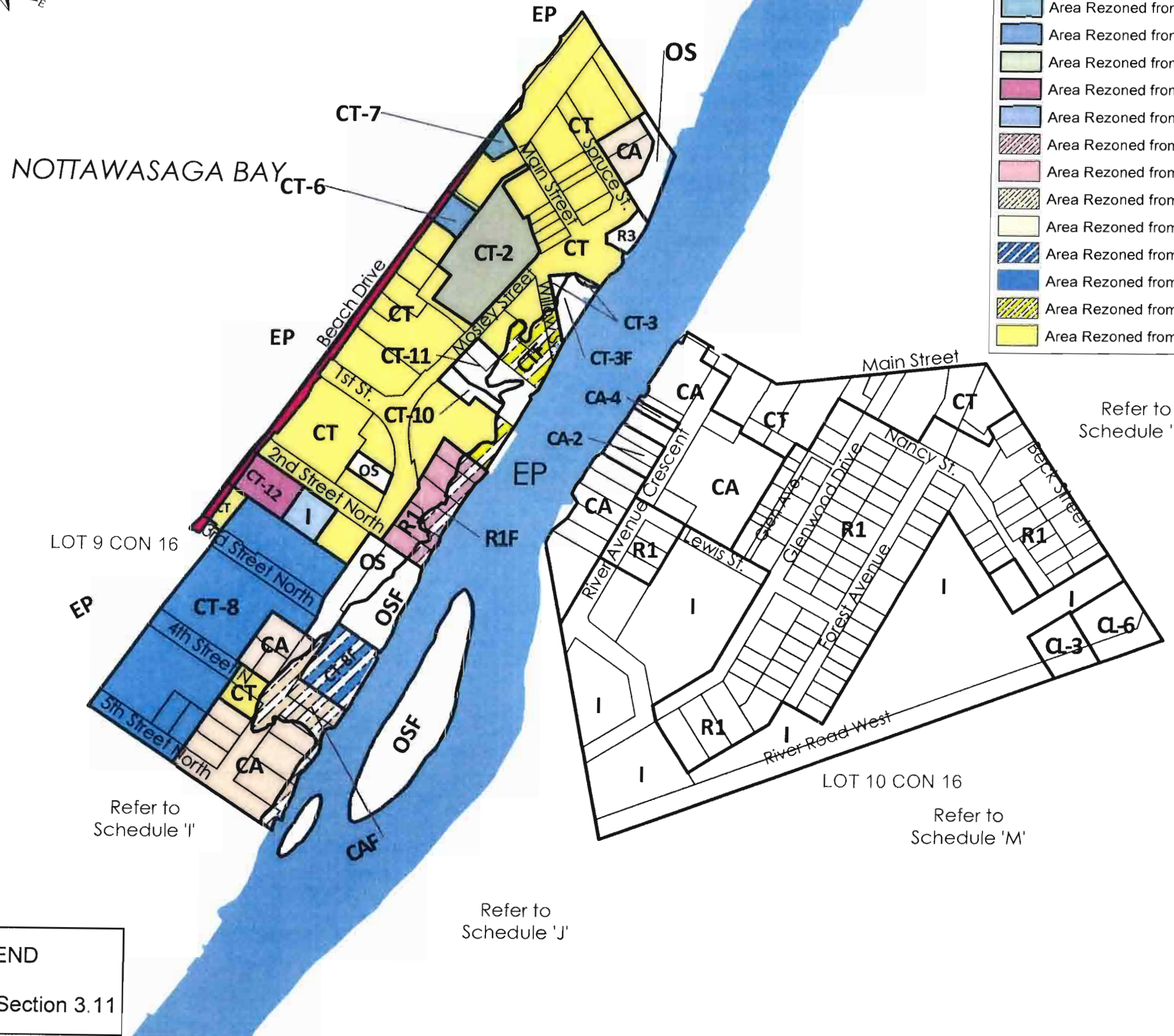
Official Plan of the Town of Wasaga Beach



NOTTAWASAGA BAY

Legend

- Area Rezoned to CTFH-18
- Area Rezoned from CT-7 to CTH-18
- Area Rezoned from CT-6 to CTH-18
- Area Rezoned from CT-2 to CTH-18
- Area Rezoned from CT-12 to CTH-18
- Area Rezoned from I to CTH-18
- Area Rezoned from R1F to CTFH-18
- Area Rezoned from R1 to CTH-18
- Area Rezoned from CAF to CTFH-18
- Area Rezoned from CA to CTH-18
- Area Rezoned from CT-8F to CTFH-18
- Area Rezoned from CT-8 to CTH-18
- Area Rezoned from CTF to CTFH-18
- Area Rezoned from CT to CTH-18



Refer to Schedule 'I'

Refer to Schedule 'O'

Refer to Schedule 'M'

Refer to Schedule 'J'

LEGEND
F Zone
Refer to Section 3.11

SCHEDULE 'A'

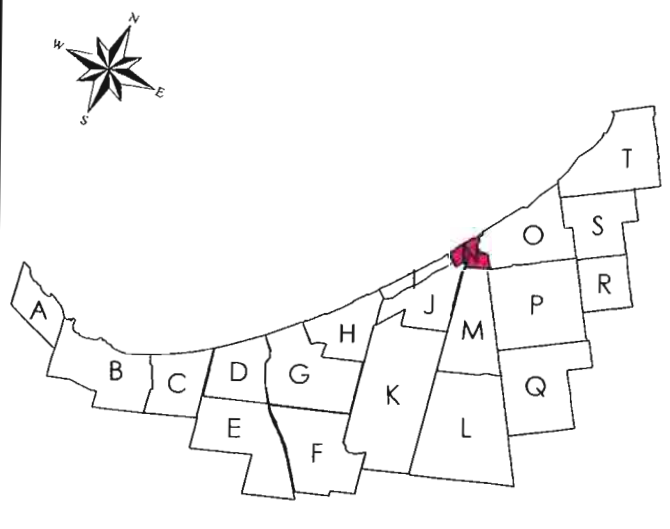
To Zoning By-law Amendment

No. 2014- 92

MAYOR *Colt Patterson*

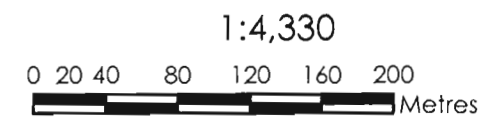
CLERK *Judy Campbell*

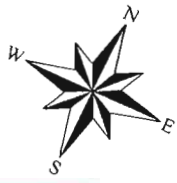
TOWN OF WASAGA BEACH
The Beach is Just the Beginning...
WASAGA
Beach












OFFICE CONSOLIDATION AUGUST 2013

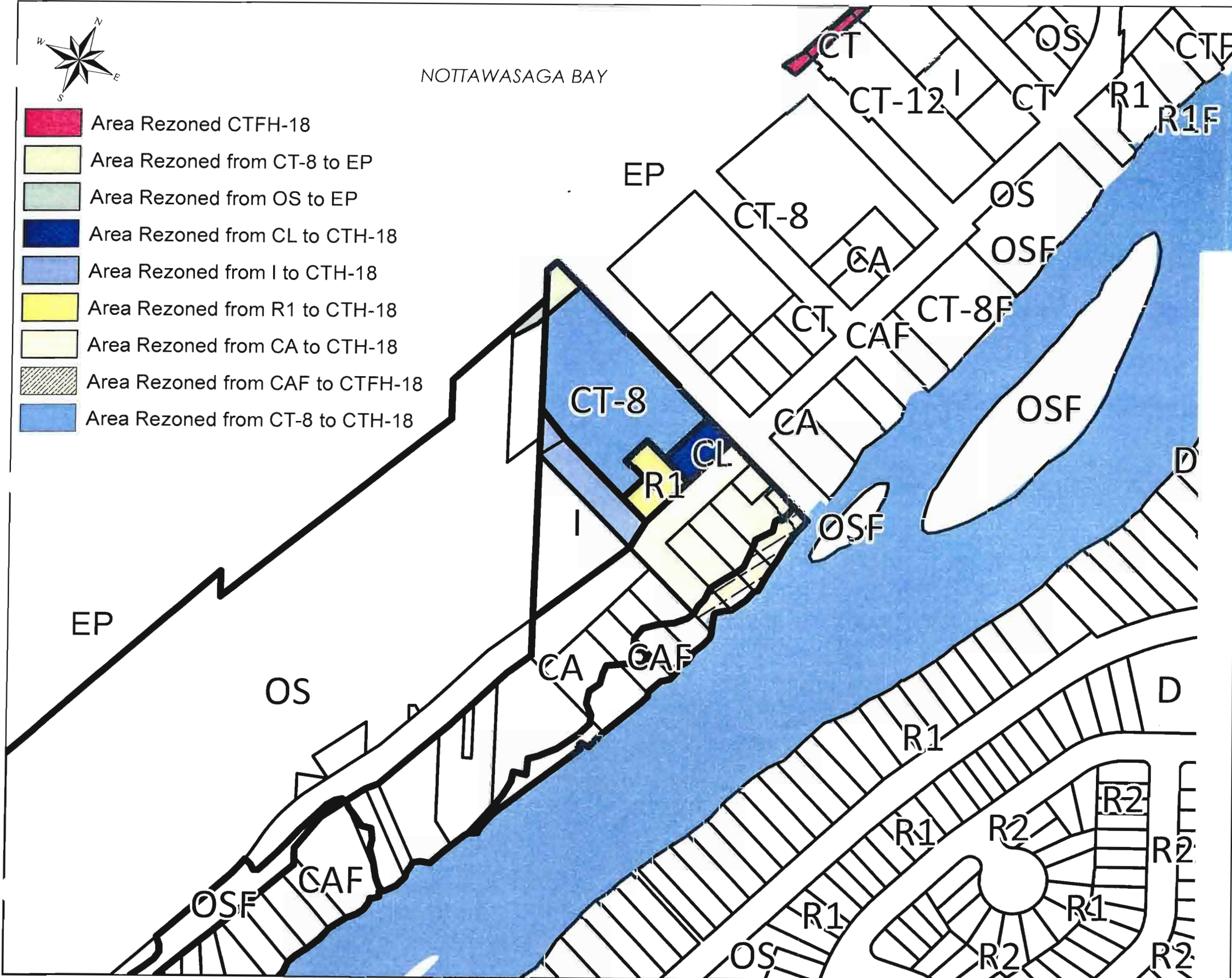
NOTE: The lot lines depicted on this map are for reference purposes only and may not reflect accurately property boundaries in all instances





NOTTAWASAGA BAY

-  Area Rezoned CTFH-18
-  Area Rezoned from CT-8 to EP
-  Area Rezoned from OS to EP
-  Area Rezoned from CL to CTH-18
-  Area Rezoned from I to CTH-18
-  Area Rezoned from R1 to CTH-18
-  Area Rezoned from CA to CTH-18
-  Area Rezoned from CAF to CTFH-18
-  Area Rezoned from CT-8 to CTH-18



SCHEDULE 'B'

To Zoning By-law Amendment

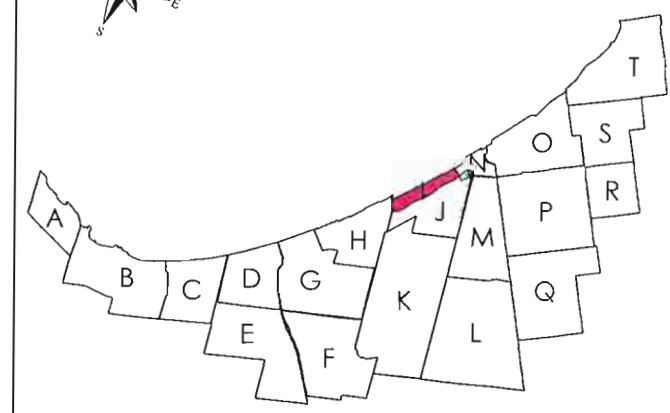
No. 2014- 92

MAYOR *Carl Fallick*

CLERK *Tracy Leberich*

TOWN OF WASAGA BEACH

The Beach is Just the Beginning...



**OFFICE CONSOLIDATION
AUGUST 2013**

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