



**NOTICE OF ADOPTION  
AMENDMENT NO. 46 TO THE OFFICIAL PLAN OF THE  
TOWN OF WASAGA BEACH AND  
NOTICE OF PASSING OF AN AMENDMENT  
TO COMPREHENSIVE ZONING BY-LAW 2003-60**

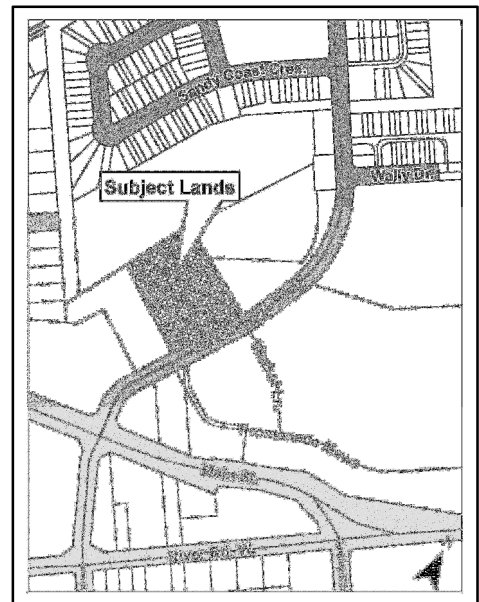
**TAKE NOTICE** that the Council of the Corporation of the Town of Wasaga Beach passed By-Law 2016-163 to adopt Official Plan Amendment No. 46 and By-Law No. 2016-164 to amend the Town's Zoning By-law, on the 22<sup>nd</sup> day of November, 2016, pursuant to Sections 17, 21 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

**THE LANDS SUBJECT TO** Official Plan Amendment No. 46 and Zoning By-Law Amendment No. 2016-164 are located on the north side of Stonebridge Boulevard, between Main Street and Wally Drive. The subject lands are legally described as Block 7, Plan 51M-923, in the Town of Wasaga Beach.

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

**OFFICIAL PLAN AMENDMENT NO. 46** permits a mixed use building, consisting of both commercial and residential uses. The amendment establishes objectives and policies for mixed use designations including the permitted uses, community and built form policies including a maximum height of 21 metres, parking and loading policies, and parkland dedication policies.

**ZONING BY-LAW AMENDMENT 2016-164** re-zones the subject lands from the Accommodation Commercial (CAH-7) zone to the District Commercial Holding (CDH-11) zone. The site specific CDH-11 zone permits townhouse dwellings, apartment dwellings and specific commercial uses. Further, the site specific zone permits a reduced front yard setback of 3.0 metres, a maximum building height of 21 metres, a minimum dwelling unit area, and reduced parking standards.



**THE EFFECT** of Official Plan Amendment 46 and Zoning By-Law Amendment 2016-164 permits the development of a 5 storey mixed use building consisting of 48 apartment units, 8 townhomes and approximately 604 m<sup>2</sup> of commercial floor space on the subject lands. **The By-law will take effect upon the final approval of the Official Plan Amendment No. 46 by the County of Simcoe.**

**THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY** for Official Plan Amendment No. 46. The Town is forwarding Official Plan Amendment No. 46 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. 46 if a written request to be notified of the decision is made to County Clerk, County of Simcoe Administration Centre, 1110 Highway 26, Midhurst, Ontario L9X 1N6.

**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 **January 3, 2017** 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](http://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. 46 and Zoning By-Law Amendment No. 2016-164 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 6<sup>th</sup> day of December, 2016.

**CLERK, TOWN OF WASAGA BEACH**