



**TOWN OF WASAGA BEACH  
NOTICE OF PUBLIC MEETING  
FOR REVISION TO DRAFT PLAN OF SUBDIVISION AND  
ZONING BY-LAW AMENDMENT**

The Town of Wasaga Beach has received complete applications submitted by Zancor (Wasaga) Ltd., for a proposed revision to a Draft Plan of Subdivision (File no. PS02/16) and Zoning By-law Amendment (File no. Z02/18).

The Coordinated Committee of the Town of Wasaga Beach will hold a Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment pursuant to the provisions of the Planning Act, R.S.O., 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.***

**DATE AND LOCATION OF PUBLIC MEETING**

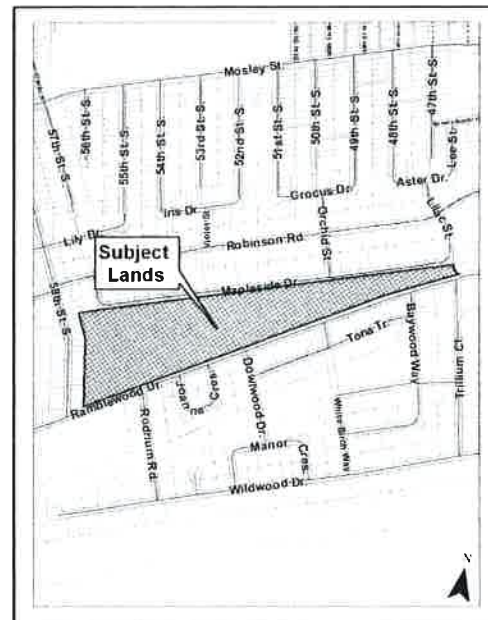
**Date: June 14, 2018**

**Time: 11:00 a.m.**

**Location: Classroom, Town of Wasaga Beach Municipal Office, 30 Lewis Street, Wasaga Beach**

**THE SUBJECT LANDS** are located north of Ramblewood Drive between 45<sup>th</sup> St. S. and 58<sup>th</sup> St. S.

**THE DRAFT PLAN OF SUBDIVISION** proposes to amend the currently approved draft plan of subdivision which comprises 139 single detached lots and 79 townhome units for a total of 218 units, and instead proposes 177 single detached residential lots. The proposal also includes a 1-hectare open space block in the centre of the development. The proposed road layout will remain the same.



**THE PROPOSED ZONING BY-LAW AMENDMENT** will re-zone lands currently designated “Residential Type 3 Holding” (R3H) to “Residential Type 2 Holding” (R2H) to allow for the construction of single detached dwellings instead of townhomes. The applicant also seeks 2 exceptions to the standard R2 provisions:

- A reduction of the minimum interior side yard setback from 1.5m to 1.2m
- An increase in the maximum permitted lot coverage from 40% to 45%

**THE EFFECT** of the revision to the Draft Plan of Subdivision and Zoning By-law Amendment would be to reduce the total number of planned units for the subject lands from 218 to 177, replacing 79 planned townhomes with 38 additional single detached dwellings.

**ADDITIONAL INFORMATION:** Additional information and material relating to the proposal is available for public review during business hours, in the Planning Office, Wasaga Beach, Ontario. For further information, you may also contact the Planning Department at (705) 429-3847, during normal business hours or by e-mail at [planning@wasagabeach.com](mailto:planning@wasagabeach.com), or by viewing the Town's website at [www.wasagabeach.com](http://www.wasagabeach.com).

**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.

**ORAL AND WRITTEN SUBMISSIONS AND APPEALS TO THE LOCAL PLANNING APPEAL TRIBUNAL:**

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 Amendment is adopted and Plan of Subdivision is approved, the person or public body is not entitled to appeal the decision of Town of Wasaga Beach to the Local Planning Appeal Tribunal (LPAT); and, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**IF YOU WISH TO BE NOTIFIED** of the decision of The Corporation of the Town of Wasaga Beach in respect of the proposed revised Draft Plan of Subdivision and 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.

Dated at the Town of Wasaga Beach this 24<sup>th</sup> day of May 2018.