



**TOWN OF WASAGA BEACH  
NOTICE OF PASSING CONCERNING AN AMENDMENT  
TO COMPREHENSIVE ZONING BY-LAW 2003-60, AND  
NOTICE OF DECISION TO APPROVE REVISION OF DRAFT PLAN OF  
SUBDIVISION PS02/07**

The Council of the Corporation of the Town of Wasaga Beach (the "Town") passed By-Law 2019-18 to amend the Town's comprehensive zoning by-law (File No. Z05/18) and granted approval to Revisions to Draft Plan of Subdivision PS02/07 on the 28<sup>th</sup> day of February, 2019, under Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

**THE SUBJECT LANDS** are municipally known or legally described as 775 and 801 Sunnidale Road South; Part of Lot 4, Concession 13; and North Part of Lot 7, Concession 13.

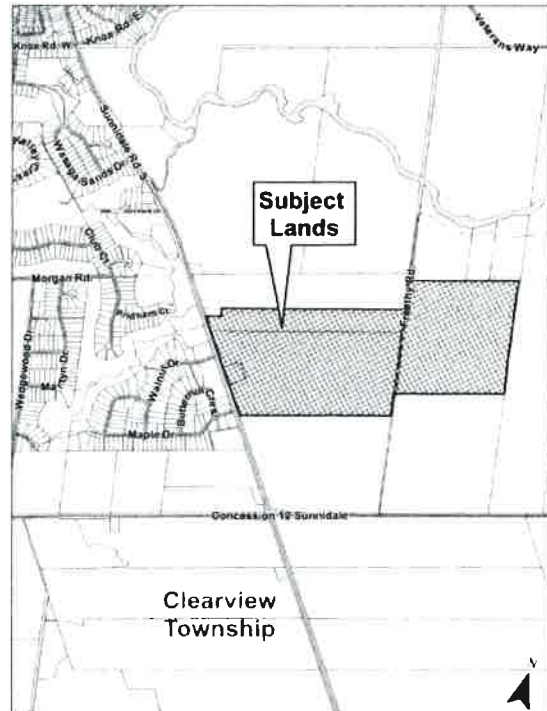
**A KEY MAP** showing the location of the subject property is provided with this notice.

**THE ZONING BY-LAW AMENDMENT** incorporates such changes to zoning and zone standards within the development of the subject lands as providing site-specific performance standards for a proposed apartment block, providing site-specific performance standards for the proposed elementary school block, establishing dual-zoning (i.e., institutional and residential) for select blocks in the event that they are not required for institutional use, modifying the definition for "School" to include permission for a "community partner", and incorporating revisions to residential zone boundaries and categories previously established.

**THE REDLINE REVISION TO DRAFT PLAN OF SUBDIVISION PS02/07** incorporates such changes to the previously approved Draft Plan of Subdivision as introducing an "Elementary School" block, increasing the number of residential units from 556 to 604, enlarge the area devoted to stormwater management and carry out minor revisions to road alignments and connections.

**Written and Oral Submissions:** Regard has been had for all written and oral submissions received before the decision was made in relation to this/these planning matter(s), as considered in the report on applications PS02/07 and Z05/18 presented to the Development Services Section of Coordinated Committee on February 7, 2019.

**RELATED APPLICATIONS:** The lands subject to applications for Redline Revision to Draft Plan of Subdivision PS02/07 and Zoning By-law Amendment Z05/18 are also affected by applications for Amendment to the Town's Official Plan OP04/18 and OP05/18.



**IN ORDER TO APPEAL** the Zoning By-Law Amendment and/or Approval of Revision to Draft Plan of Subdivision, notice of the appeal(s) must be filed with the Clerk of the Town no later than **April 3, 2019** and must set out reasons for the appeal of the zoning by-law amendment and/or approval of revision to draft plan of subdivision. The appeal must be accompanied by the fee(s) required by the Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

**ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES** may appeal a by-law and/or decisions in respect of a proposed plan of subdivision to the Local Planning Appeal Tribunal. 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 by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**YOU WILL BE ENTITLED TO RECEIVE NOTICE** of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

**AT ANY TIME BEFORE APPROVAL OF THE FINAL PLAN OF SUBDIVISION**, the applicant, any public body that made oral submissions at the public meeting or written submissions to the approval authority, or the Minister may appeal any of the conditions imposed by the Town to the Tribunal by filing a notice of appeal with the Town.

**NO PERSON OR PUBLIC BODY** shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval, or of the decision of the approval authority, including the lapsing provisions of the conditions (as applicable), unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

**Copies of the Zoning By-law Amendment and revised Draft Plan of Subdivision** are available for inspection between 8:30 a.m. and 4:30 p.m. in the Planning Department offices, located 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

In conformity with sections 34(18) and 51(38) of the Planning Act, public comments/submissions and responses to same are set out in the report dated February 7, 2019 regarding the aforementioned files, which is available for viewing on the municipal website at <https://bit.ly/2VUDE4v> or by contacting the Planning Department at [planning@wasagabeach.com](mailto:planning@wasagabeach.com).

**DATED** at the Town of Wasaga Beach this 14<sup>th</sup> day of March, 2019.

**CLERK, TOWN OF WASAGA BEACH**