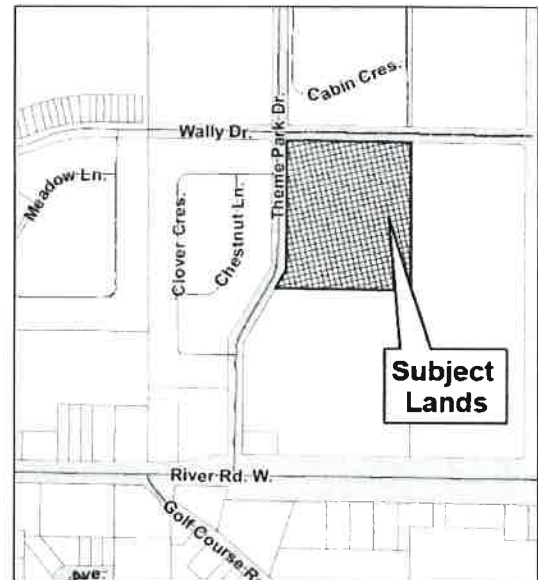




NOTICE OF ADOPTION
AMENDMENT NO. 51 TO THE OFFICIAL PLAN OF THE
TOWN OF WASAGA BEACH AND
NOTICE OF PASSING OF AN AMENDMENT
TO COMPREHENSIVE ZONING BY-LAW 2003-60

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law 2018-49 to adopt Official Plan Amendment No. 51 and By-law No. 2018-50 to amend the Town's Zoning By-law, on the 26th day of June, 2018, 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. 51 and Zoning By-law Amendment No. 2018-50 are known as 91 Theme Park Drive, legally described as Concession 9, Part of the South Half of Lot in the Town of Wasaga Beach. The lands have an area of 3.10 hectares (7.66 acres), with approximate frontages of 194.15 meters on Theme Park Drive, 160.14 of frontage along Wally Drive, 124.46 meters along the east property limits and 174.32 meters along the south property limits.



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

OFFICIAL PLAN AMENDMENT NO. 51 permits the re-designation of the subject land from the "Tourism Commercial" designation to the "Residential" designation. The Amendment re-designates the lands to permit medium density residential development in the form of 66 townhouses and two private lanes that provide access to the units.

ZONING BY-LAW AMENDMENT 2018-50 rezones the subject lands from the "Campground Commercial Hold 4 (CCH-4) Zone" to "Residential Type 3 Holding (R3H) Zone" to permit the development of residential townhouse units.

THE EFFECT of Official Plan Amendment 51 and Zoning By-Law Amendment 2018-50 permits the development of 66 townhouse units. **The By-law will take effect upon the final approval of the Official Plan Amendment No. 51 by the County of Simcoe.**

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 51. The Town is forwarding Official Plan Amendment No. 51 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. 51 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 **July 23, 2018** and shall

set out specific part of the proposed zoning by-law amendment to which the appeal applies. The appeal should explain how the part of the decision to which the notice of appeal relates is inconsistent with a policy statement, fails to conform with or conflicts with a provincial plan or, fails to conform to the town's official plan. The appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal in the form of a certified check and a completed **Appellant Form (A1)**. Appellant forms may be obtained from the Municipal Office or by visiting the Local Appeal Tribunal website at (<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>).

ONLY INDIVIDUALS, CORPORATIONS OR PUBLIC BODIES may appeal a decision of the municipality or planning board 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 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Copies of Official Plan Amendment No. 51 and Zoning By-Law Amendment No. 2018-50 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 3rd day of July, 2018.

CLERK, TOWN OF WASAGA BEACH