



**NOTICE OF ADOPTION
AMENDMENT NO. 48 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 2017- 92 to adopt Official Plan Amendment No. 48 and By-Law No. 2017-93 to amend the Town's Zoning By-law, on the 19th day of December, 2017, 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. 48 and Zoning By-Law Amendment No. 2017-93 are located on the east side of Zoo Park Road, north of Wally Drive. The legal description is Part of Lot 25, Concession 9. The municipal address is 175 Zoo Park Road 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. 48 permits the re-designation of the subject land from "Tourism Commercial" to "High Density Residential". The "High Density Residential" allows for density of up to 74 units per hectare, however the proposal will result in a density of 56 units per net residential hectare. The remaining north half of the subject land will remain designated "Natural Heritage System Category 1" and "Tourism Commercial".

ZONING BY-LAW AMENDMENT 2017-93 rezones the subject lands from the "Development (D) Zone" and "Environmental Protection (EP) Zone" to a "Residential Type Four (R4) Exception Zone". The R4-5 Zone permits "apartment dwelling" use. The zoning amendment consists of three exceptions including an increase in the maximum height from 12 metres to 13.5 metres, reduction of the required privacy yard from 6 metres to 0 metres and a reduction to the required parking standard from 1.75 parking space per dwelling unit to 0.95 parking space per dwelling unit.

THE EFFECT of Official Plan Amendment 48 and Zoning By-Law Amendment 2017-93 permits the development of a 4 storey residential building with 99 apartment units. **The**

By-law will take effect upon the final approval of the Official Plan Amendment No. 48 by the County of Simcoe.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 48. The Town is forwarding Official Plan Amendment No. 48 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. 48 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 12, 2018 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. 48 and Zoning By-Law Amendment No. 2017-93 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 20th day of December, 2017.

CLERK, TOWN OF WASAGA BEACH