



---

**NOTICE OF ADOPTION  
AMENDMENT NO. 50 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 2018-44 to adopt Official Plan Amendment No. 50 and By-law No. 2018-45 to amend the Town's Zoning By-law, on the 29<sup>th</sup> day of May, 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. 50 and Zoning By-law Amendment No. 2018-45 are known as 760 Mosley Street / 3 Dunkerron Avenue, legally described as Lots 37, 38 and 49, and Part of Lot 48, RP No. 674 in the Town of Wasaga Beach. The lands have an area of 0.247 hectares (0.61 acres), with approximate frontages of 80 metres (262 feet) on 18th Street, 20 metres (66 feet) on Mosley Street and 24.1 metres (79 feet) on Dunkerron Avenue.



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

**OFFICIAL PLAN AMENDMENT NO. 50** permits the re-designation of the subject land from the "Tourism Commercial" designation to the "Residential" designation, and to recognize the development as high density. The Amendment re-designates the lands to permit residential development in the form of a 14-unit townhouse condominium development with a private driveway.

**ZONING BY-LAW AMENDMENT 2018-45** rezones the subject lands from the "Tourist Commercial (CT) Zone" to "Residential Type 3 Exception (R3-38) Zone". The Zoning By-law Amendment permits stand alone residential townhouse units, in addition to facilitating variances to other zone provisions. The zoning amendment consists of ten exceptions including the following:

- Minimum Lot Area shall be 121 square metres/unit;
- Minimum Lot Frontage shall be 5.5 metres;
- Minimum Front Yard Depth shall be 3.5 metres;
- Minimum Exterior Side Yard shall be 2.4 metres (Mosley Street) and 2.6 metres (Dunkerron Avenue);
- Minimum Interior Side Yard Width shall be 1.2 metres;
- Minimum Rear Yard Depth shall be 6.0 metres;
- Minimum Landscaped Open Space shall be 13.5 %;
- Maximum Lot Coverage shall be 60%;

- Minimum Width per Unit shall be 5.5 metres; and
- Minimum and Maximum Encroachment for Porch/Veranda shall be 1.2 metres (front yard) and 2.2 metres (rear yard).

**THE EFFECT** of Official Plan Amendment 50 and Zoning By-Law Amendment 2018-45 permits the development of 14 common element condominium townhouse units. **The By-law will take effect upon the final approval of the Official Plan Amendment No. 50 by the County of Simcoe.**

**THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY** for Official Plan Amendment No. 50. The Town is forwarding Official Plan Amendment No. 50 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. 50 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 **June 26, 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. 50 and Zoning By-Law Amendment No. 2018-45 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 June, 2018.

**CLERK, TOWN OF WASAGA BEACH**