



NOTICE OF ADOPTION OF AMENDMENT NO. 53 TO THE OFFICIAL PLAN OF THE TOWN OF WASAGA BEACH

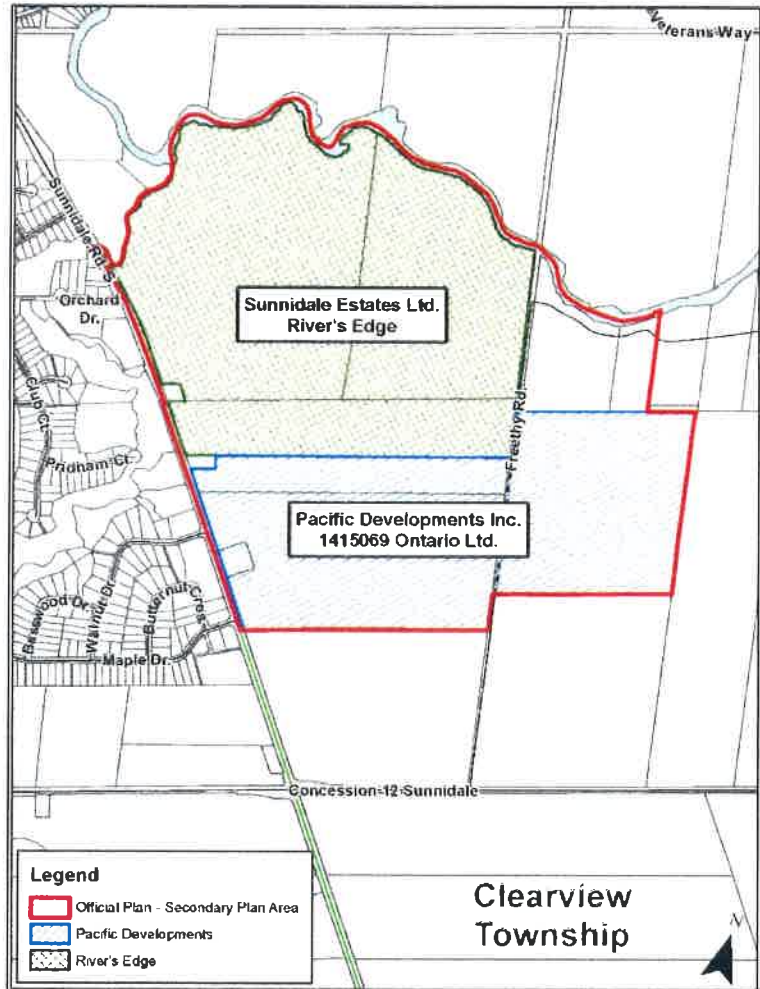
TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law 2019-17 to adopt Official Plan Amendment No. 53 on the 28th day of February, 2019, pursuant to Sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

THE LANDS SUBJECT TO Official Plan Amendment No. 53 are all those located within the Sunnidale Trails Secondary Plan Area, as shown in the key map provided with this notice.

A KEY MAP showing the location of the affected lands is provided in this notice (i.e., lands outlined in red). The respective lands owned by the applicants are identified therein.

The purpose of Official Plan Amendment No. 53 is to amend the Sunnidale Trails Secondary Plan Area policies and a land use designation title.

The effects of Official Plan Amendment No. 53 include: reducing the number of categories of residential development from four (4) to three (3) while also reducing the minimum lot frontage and area requirements, revising the population projections and unit estimates for the secondary plan area, introducing permission for “apartment buildings” and increasing the maximum height from three (3) to six (6) storeys, increasing density thresholds for the categories of residential uses, introducing permission for the development of designated school sites with low or medium residential uses if not developed with schools, and replacing the “Medium Density Residential” designation with a “Medium/High Density Residential” designation.



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 OP04/18 and OP05/18 presented to the Development Services Section of Coordinated Committee on February 7, 2019.

RELATED APPLICATIONS: Select lands within the lands affected by Amendment No. 53 to the Official Plan are also the subject of other applications under the Planning Act. Lands owned by Pacific Developments Inc. and 1415069 Ontario Ltd. are also the subject of application for Redline Revision to Draft Plan of Subdivision PS02/07 and application for Zoning By-law Amendment Z05/18. Lands owned by Sunnidale Estates Ltd. are also the subject of other applications including for Redline Revision to Draft Plan of Subdivision PS02/10 and for Zoning By-law Amendment Z08/18.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 53. The Town is forwarding Official Plan Amendment No. 53 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. 53 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.

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. 53 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 14th day of March, 2019.

CLERK, TOWN OF WASAGA BEACH