



**TOWN OF WASAGA BEACH
NOTICE OF COMPLETE APPLICATION AND
NOTICE OF PUBLIC MEETING FOR
PROPOSED DRAFT PLAN OF SUBDIVISION, PROPOSED DRAFT PLAN OF
COMMON ELEMENTS CONDOMINIUM AND
PROPOSED ZONING BY-LAW AMENDMENT**

The Town of Wasaga Beach has received a complete application submitted by Wasaga Heights Inc. for proposed Zoning By-Law Amendment Z01/19.

Council of the Town of Wasaga Beach will hold a Public Meeting to consider the proposed Draft Plan of Subdivision PS04/18, proposed Draft Plan of Common Elements Condominium PC01/18 and Zoning By-law Amendment Z01/19 submitted by Wasaga Heights Inc., pursuant to the provisions of *the Planning Act*, R.S.O. 1990, c.P. 13, as amended.

Council has not yet taken a position on the applications and notice is being circulated in order to obtain public and agency input.

Date: Tuesday, February 19, 2019
Time: 7:00 p.m.
Location: Council Chambers, Town of
Wasaga Beach Municipal
Office, 30 Lewis Street,
Wasaga Beach

THE SUBJECT LANDS do not yet have a municipal address and are legally described Concession 15, Part of Lot 1; RP 51R-30556, Part 3; RP 51R-35181, Part 10, Town of Wasaga Beach.

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

THE PURPOSE AND EFFECT of the proposed Draft Plan of Subdivision is to create a series of Blocks intended for development with townhouses, commercial uses and common elements as part of a condominium, or to serve as undisturbed open space and buffer space. The purpose and effect of the proposed Draft Plan of Common Elements Condominium is to establish the common elements to which the proposed townhouse blocks would be attached (as "parcels of tied land"), for such purposes as vehicular and pedestrian access, servicing and amenity space.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to amend the provisions of the site-specific Residential Type 3 Hold Exception 35 (R3H-35) zone. The additional provisions would permit a minimum lot area of 170 square metres, a maximum lot coverage of 50%, and provide that a driveway may be established not less than 0.3 metres from a side lot line. The effect of the proposed Zoning By-law Amendment would address the zoning compliance issues identified through the review of Site Plan Approval (SP03/18) to permit 103 townhouse dwellings on the subject lands.

RELATED APPLICATIONS: The subject lands are also the subject of an application for Zoning By-law Amendment for the lifting of the Holding (H) Symbol, also referenced under file Z07/18.



INFORMATION AVAILABLE: Additional information and material relating to the proposal is available for review during business hours, in the Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario. For more information about this matter, including information about appeal rights, please contact the Municipal Planning Department, at (705) 429-3847, during normal business hours, or by e-mail at planning@wasagabeach.com.

ORAL AND WRITTEN SUBMISSIONS – APPEAL:

If a person or public body does not make oral submissions at the public meeting or make written submissions to The Corporation of the Town of Wasaga Beach in respect of the **Proposed Plan of Subdivision and Draft Plan of Common Elements Condominium** before the approval authority gives or refuses to give approval to the **Draft Plan of Subdivision and Draft Plan of Common Elements Condominium**, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Wasaga Beach to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to The Corporation of the Town of Wasaga Beach in respect of the **Proposed Plan of Subdivision and Draft Plan of Common Elements Condominium** before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision and Draft Plan of Common Elements Condominium or, in respect of the proposed **Zoning By-law Amendment**, before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of The Corporation of the Town of Wasaga Beach to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the by-law is passed in respect of the proposed **Zoning By-law Amendment**, the person or public body is not entitled to appeal the decision.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation of the Town of Wasaga Beach in respect of the proposed **Draft Plan of Subdivision and Draft Plan of Common Elements Condominium** and/or the proposed **Zoning By-law Amendment**, you must make a written request to: Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1.

Dated at the Town of Wasaga Beach this 31st day of January, 2019.