



**NOTICE OF ADOPTION  
AMENDMENT NO. 43 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 2016-146 to adopt Official Plan Amendment No. 43 and By-Law No. 2016-147 to amend the Town's Zoning By-law, on the 30<sup>th</sup> day of August, 2016, 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. 43 and Zoning By-Law Amendment No. 2016-147 are located on the east side of Sunnidale Road South. The subject lands are legally described as Part of Lot 4, Part of Lot 3, Concession 14, East of Sunnidale Road, and municipally addressed as 529 Sunnidale Road South 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. 43** permits a medium density residential development consisting of approximately 42 townhouse units. The "Residential" designation permits a maximum of 42 townhouse units and site specific Species at Risk protection measures. The "Open Space" designation permits conservation uses only. Schedule "D" Natural Heritage System is also amended designating a portion of the site as "Natural Heritage System Category 1 and 2".

**ZONING BY-LAW AMENDMENT 2016-147** re-zones the subject lands from Rural (RU) Zone and (EP) Environmental Protection Zone to the Residential Type 3 Holding (R3H-32) Zone and Environmental Protection (EP-7) Zone. The only permitted uses with the EP-7 Zone shall be conservation uses.

**THE EFFECT** of Official Plan Amendment 43 and Zoning By-Law Amendment 2016-147 permits the development of approximately 42 townhouse units. **The By-law will take effect upon the final approval of the Official Plan Amendment No. 43 by the County of Simcoe.**

**THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY** for Official Plan Amendment No. 43. The Town is forwarding Official Plan Amendment No. 43 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. 43 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 **October 6<sup>th</sup>, 2016** 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](http://www.omb.gov.on.ca).

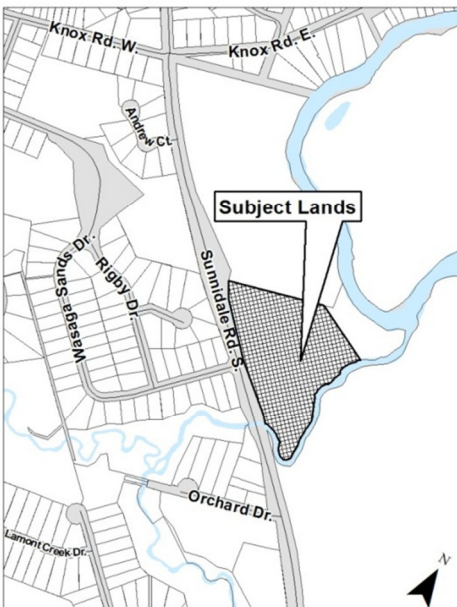
**ONLY INDIVIDUALS, CORPORATIONS OR PUBLIC BODIES** may appeal a decision of the municipality or planning board to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a 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. 43 and Zoning By-Law Amendment No. 2016-85 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 16<sup>th</sup> day of September, 2016.

**CLERK, TOWN OF WASAGA BEACH**



**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**BY-LAW NO. 2016-146**

**A BY-LAW TO ADOPT AN AMENDMENT TO THE  
TOWN OF WASAGA BEACH OFFICIAL PLAN**

WHEREAS Section 21 of the *Planning Act, R.S.O. 1990, c.P.13.*, as amended provides that Council may amend its Official Plan;

AND WHEREAS the policies of the Official Plan of the Town of Wasaga Beach are approved and in force and effect at this time;

AND WHEREAS the Council has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach deems it necessary and desirable to adopt an amendment to the Official Plan of the Town of Wasaga Beach;

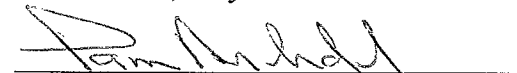
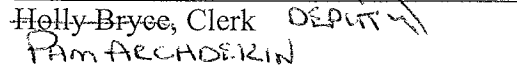
NOW THEREFORE, the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT the attached explanatory text, policies and schedules attached hereto and forming part of this By-law constitute Amendment No. 43 to the Official Plan of the Town of Wasaga Beach is adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 43 to the Official Plan of The Corporation of the Town of Wasaga Beach.
3. THAT this By-Law shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 30th DAY OF AUGUST, 2016.



Brian Smith, Mayor

Holly Bryce, Clerk DEPUTY

PAM ARCHDEKIN

**CERTIFICATION**

Certified that the above is a true copy of By-law No. 2016- 146 as enacted and passed by the Council of The Corporation of the Town of Wasaga Beach on the 30th day of August, 2016.