

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING FOR PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT (FILE NO. OP00225 & Z00925)

The Town of Wasaga Beach has received an application for a proposed Official Plan Amendment and a proposed Zoning By-law Amendment pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. These applications are deemed complete for the purpose of the *Planning Act*.

KEY MAP

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

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday Jan. 29th, 2026
Time: 10:00 a.m.
Location: Virtual/Electronic only, using “ZOOM”

***Please note that there will not be an in-person component to this council meeting.**

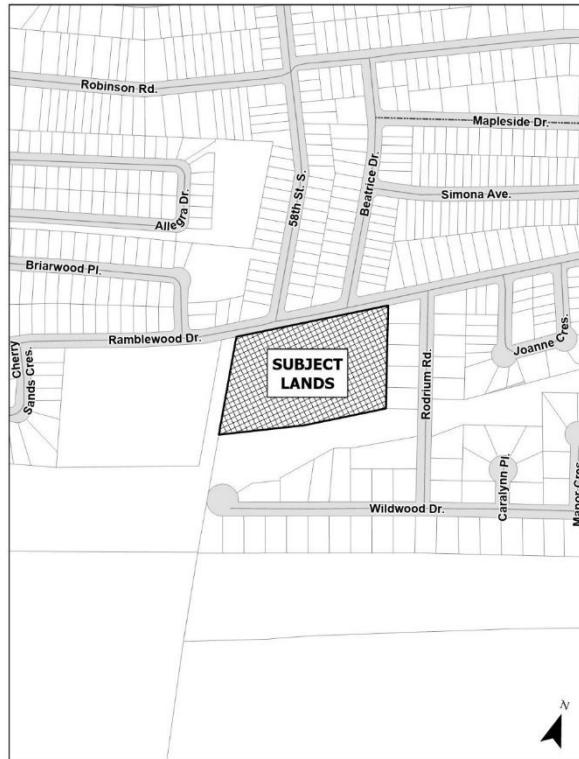
THE SUBJECT LANDS are legally described as: *RCP 1700 PT LOTS 28 AND 59; RP 51R39653 PART 1.*

THE PROPOSED OFFICIAL PLAN

AMENDMENT would re-designate the subject lands from the “Residential” and “Natural Hazards” designation to the “High Density Residential” and “Open Space” designations.

THE PROPOSED ZONING BYLAW AMENDMENT THE PROPOSED ZONING BYLAW AMENDMENT would rezone the existing Development (D) Zone and Environmental Protection (EP) Zone to a number of site-specific Residential Type Three (R3) exception zones (R3-VV Zone, R3-WW Zone, R3-XX Zone, R3-YY Zone, & R3-ZZ Zone) and Open Space (OS) exception zones (OS-XX Zone & OS-YY Zone), to permit the proposed 163 dwelling unit townhouse development.

The R3 exception zones seek zoning amendments for such matters as: reduced lot frontage, reduced lot area, reduced front yard setback, reduced exterior side yard



setback, reduced interior side yard setback, reduced rear yard setback, reduced minimum dwelling unit area, reduced landscape open space, increased lot coverage maximum, increased building height maximum, reduced minimum width per townhouse dwelling unit and increased number of dwelling units per structure.

The OS exception zones seek zoning amendments for: reduced lot frontage and lot area, and to permit a stormwater management facility use.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment and Official Plan Amendment is to facilitate a residential development consisting of:

-163 Dwelling Units within 17 Townhouse Blocks, which consist of:

- 34 Street Townhouse Dwelling Units
- 12 Rear Lane Townhouse Dwelling Units
- 45 Stacked Townhouse Dwelling Units
- 60 Back to Back Townhouse Dwelling Units
- 12 Back to Back Wide Townhouse Dwelling Units

-1 Common Area Block (Private Condo Roads 'A', 'B' & 'C')

-1 Common Area Amenity/Storm Water Management Facility Block

-4 Common Area Open Space Blocks

-3 Reserve Blocks

OTHER APPLICATIONS: The lands subject to these applications are currently the subject of Plan of Subdivision application (Town File # PS00725) under the Planning Act.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following links, or in person at the Municipal Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario during regular business hours.

Applicant's Submission Materials:

Town File # Z00925 - 1st Submission Materials: [Z00925 - 1st Submission Materials](#)

Town File # OP00225 - 1st Submission Materials: [OP00225 - 1st Submission Materials](#)

For more information about this matter, including information about appeal rights, contact the Planning Department directly at (705) 429-3847 or by e-mail at planning@wasagabeach.com for further inquiries.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of Wasaga Beach on the proposed Official Plan Amendment and Zoning By-law Amendment, you must make written request to:

Deputy Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1 (email: deputyclerk@wasagabeach.com and/or (705) 429-3844 ext. 2224).

ORAL AND WRITTEN SUBMISSIONS:

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and/or Zoning By-law Amendment.

If you wish to be notified of the decision of the County of Simcoe on the proposed Official Plan Amendment, you must make a written request to Clerks Department, County of Simcoe, 1110 Highway 26, Administration Centre, Midhurst, Ontario L9X 1N6

If a person or public body would otherwise have an ability to appeal the decision of the County of Simcoe to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Town of Wasaga Beach before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public does not make oral submissions at a public meeting or make written submissions to the Town of Wasaga Beach before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable ground to add the person or public body as a party.

If you wish to be notified of the decision of the Council of the Town of Wasaga Beach on the proposed Zoning By-law Amendment, you must make written request to the Development Services Business Unit, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1, via email at: deputyclerk@wasagabeach.com

If a person or public body would otherwise have an ability to appeal the decision of the Town of Wasaga Beach to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Wasaga Beach before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Wasaga Beach 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

NOTICE TO LANDLORDS AND CONDOMINIUM CORPORATIONS: for any land that contains seven (7) or more residential units, the landowner is requested to post this Notice in a location that is visible to all of the residents.

MEETING DETAILS: The Public Meeting will be live streamed and may be viewed at the following link: <https://wasagabeach.civicweb.net/Portal/Video.aspx>

Please note you do not have to register to view the live stream.

Anyone wishing to participate in the meeting can attend virtually and is encouraged to submit a written submission that will be circulated to Town Council and will become public record. Written submissions and virtual participation requests must be received by 4:00 p.m. on Jan. 28th, 2026, by emailing deputyclerk@wasagabeach.com or calling 705-429-3844 x 2224.

To register in advance, please provide the following information:

- First and Last Name
- Municipal Address
- Phone Number
- Email Address
- The File/Application Number

Town staff will contact you with further information regarding the virtual/electronic public meeting once you have registered.

Dated at the Town of Wasaga Beach this 17th day of December, 2025.