

NOTICE OF ADOPTION

Town of Wasaga Beach Council: **ADOPTED** Official Plan Amendment 63 (Town File # OP00224)

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law No. 2025-36 to adopt Official Plan Amendment No. 63 (Town File No. OP00224) on the 14th day of August 2025, pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

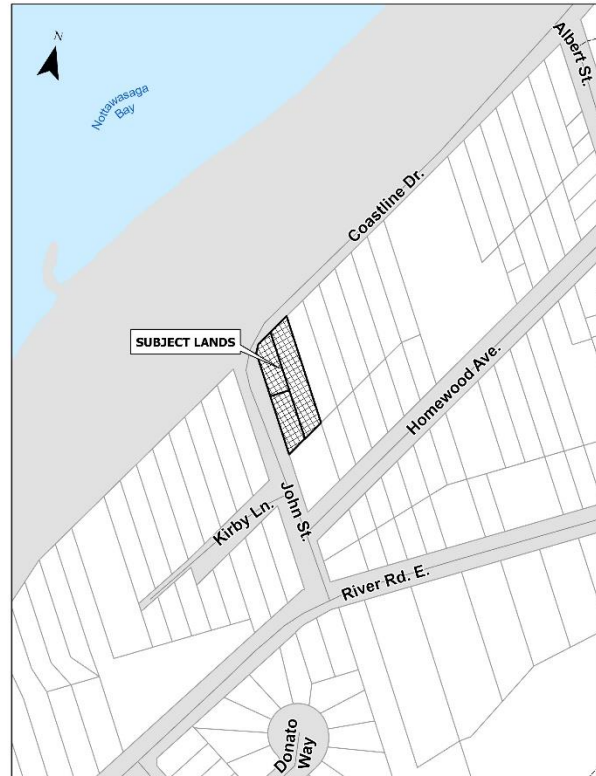
THE SUBJECT LANDS consist of three separately conveyable parcels, known as:

-5 John Street (Legally described as *PLAN 740 PT LOT 19 RP;51R37561 PART 2*)

-Roll# 436401001040207 (Municipal Address Not Available) (Legally described as *PLAN 740 PT LOT 19 RP;51R37561 PART 1*)

-274 Coastline Drive (Legally described as *PLAN 740 LOT 18*)

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



THE PURPOSE AND EFFECT OF OFFICIAL PLAN

AMENDMENT No. 63 is to re-designate the lands from the "Residential" designation to the "Medium Density Residential" designation. Official Plan Amendment No. 63 further creates site-specific exceptions for the lands designated "Medium Density Residential", subject to the following policies:

- The maximum number of dwelling units permitted on the subject lands shall be 10 dwelling units. Development on the subject lands shall not exceed a density of 40 units per net residential hectare.
- Notwithstanding the policies of Section 5.2.5.5(b) of the Official Plan, Medium Density Residential development shall be permitted on the lands.

- Notwithstanding the permitted uses of Section 5.2.5(a) of the Official Plan, only semi-detached dwellings shall be permitted on the lands.

The effect of the Official Plan Amendment No. 63 is to permit a residential development consisting of 10 semi-detached dwelling units (5 buildings).

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written and oral submissions received before the decision was made in relation to this planning matter, as considered in the report for application OP00224 presented to members of Council on August 14th, 2025.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 63. The Town is forwarding Official Plan Amendment No. 63 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. 63 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 (Clerks@simcoe.ca).

HOW TO VIEW MATERIALS

Copies of the Official Plan Amendment are available for inspection by requesting a copy via email at planning@wasagabeach.com or, by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 2K5.

Public comments/ submissions and responses regarding the aforementioned file, which is available for viewing online by contacting the Planning Department at planning@wasagabeach.com or by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 2K5.

RELATED APPLICATIONS

The subject lands are also the subject of application(s) for Zoning By-law Amendment (File No. Z00424) under the *Planning Act*.

DATED at the Town of Wasaga Beach this 20th day of August, 2025.

CLERK, TOWN OF WASAGA BEACH