

NOTICE

TOWN OF WASAGA BEACH NOTICE OF DEVELOPMENT AND COMPLETE APPLICATION FOR PROPOSED PLAN OF SUBDIVISION (FILE NO. PS00424)

The Town of Wasaga Beach has received an application for a proposed Plan of Subdivision pursuant to the provisions of the *Planning Act, R.S.O. 1990, c. P.13, as amended*. This application is deemed complete for the purpose of the *Planning Act*.

KEY MAP

THE SUBJECT LANDS, as shown in the Key Map provided with this notice are municipally addressed as: **400 45th Street South** (legally addressed as CON 14 S PT LOTS 1 & 2.)

THE PURPOSE AND EFFECT of the proposed Draft Plan of Subdivision and related applications is to facilitate a 711 dwelling unit residential development consisting of:

- 365 Single Detached Dwellings
- 148 Street Townhouse Dwelling Units
- 198 Back to Back Townhouse Dwelling Units
- 2 Public Park Blocks
- 2 Open Space Blocks
- 1 Stormwater Management Block
- 1 Environmental Protection Block
- 2 Blocks for Road Widening /0.3 metres Reserve
- 12 Blocks for Future Roads



OTHER APPLICATIONS: The subject lands are also subject to an Official Plan Amendment Application (Town File No. OP00524) and Zoning By-law Amendment Application (Town File No. Z00824) under the *Planning Act*.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/40045th> or in person at the Municipal Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario during regular business hours. 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 in respect of the proposed Plan of Subdivision, you must make written request to:

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:

If a person or public body would otherwise have the ability to appeal the decision of the Town of Wasaga Beach but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Wasaga Beach in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Wasaga Beach to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Wasaga Beach in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

Please note that the rights of third parties to appeal plans of subdivisions to the Ontario Land Tribunal have been restricted under the *Planning Act*.

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 or in person and is encouraged to submit a written submission that will be circulated to Town Council and will become public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Deputy Clerk. Written submissions and virtual participation requests must be received by 4:00 p.m. on July 26, 2024, 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 14th day of June, 2024.