

NOTICE OF PASSING

Town of Wasaga Beach Council:

PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-law No. 2025-35 (File No. Z00424) to amend the Town of Wasaga Beach Comprehensive Zoning By-law at the Regular Council meeting held on the 14th day of August 2025, pursuant to Sections 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, for the lands described and shown below.

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.

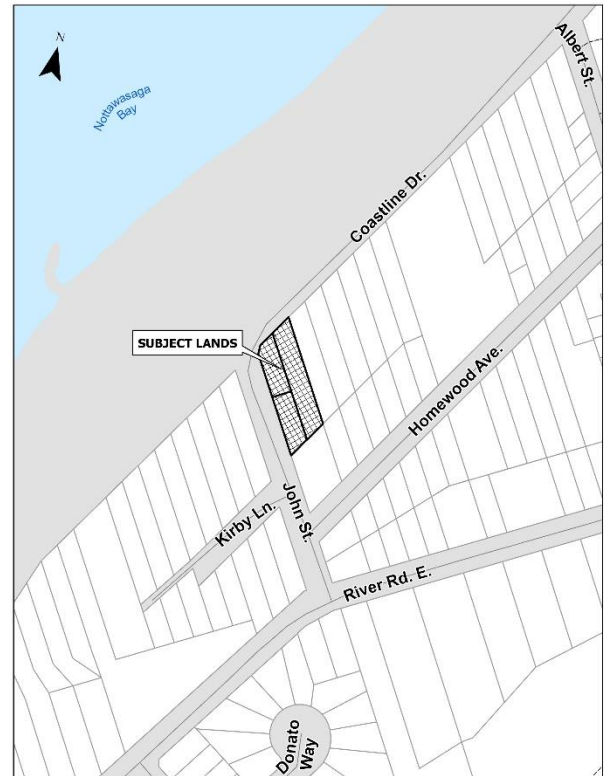
THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2025-35 is to:

- Rezone the subject lands, from the Residential Type 1 (R1) Zone to the Residential Type 2 Exception - 26 (R2-26) Zone.

The Residential Type 2 Exception - 26 (R2-26) Zone is proposed to enable the development of 10 semi-detached dwelling units in 5 buildings; within the R2-26 Zone, the following provisions are proposed:

Semi-Detached Dwelling Unit

- Minimum Lot Frontage per lot/unit shall be 7.7 metres;
- Minimum Front Yard Depth shall be 5.40 metres;
- Minimum Front Yard Depth shall be 4.65 metres, when measured from the daylight triangle;
- Minimum Lot Area per lot/unit shall be 240 square metres;
- Minimum Exterior Side Yard Width shall be 3.3 metres;



- Minimum Interior Side Yard Width (exposed side wall to lot line) shall be 1.4 metres;
- Maximum Height of Building shall be 12.3 metres (inclusive of the Mechanical Penthouse);
- Maximum Number of Storeys shall be three;
- The Mechanical Penthouse component has a total height of 2.87 metres and shall include the elevator and stair overruns;
- Notwithstanding the Yard Encroachment requirements outlined under Sections 3.3.4, 3.3.5 & 3.3.6 of the Town's Zoning By-Law Porches, Balconies and Steps and Accessibility Ramps may project a maximum distance of 2.50 metres into the required front yard setback

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 on application Z00424 presented to members of Council on August 14, 2025.

OTHER APPLICATIONS: The lands subject to this application are also the subject of Official Plan Amendment (File No. OP002/24) under the *Planning Act*.

WHEN AND HOW TO FILE AN APPEAL

The last date for filing a notice of appeal for the Zoning By-law Amendment, is **Monday, September 8th, 2025**, the notice of appeal:

- 1) Must be filed with the Clerk of the Municipality,
- 2) Must set out the reasons for the appeal; and
- 3) Must be accompanied by the fee required by the Tribunal.

<https://olt.gov.on.ca/fee-chart/>

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting The Town of Wasaga Beach as the Approval Authority or by mail to the Town of Wasaga Beach, Secretary-Treasurer, Committee of Adjustment, 30 Lewis Street, Wasaga Beach ON L9Z 1A1, no later than 4:30 p.m. on Sept. 8th, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 (confirm amount as per <https://olt.gov.on.ca/fee-chart/>) can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal

to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to deputyclerk@wasagabeach.com.

Additional information relating to the application is available on the Town of Wasaga Beach website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact the Planning Department at planning@wasagabeach.com.

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

CLERK, TOWN OF WASAGA BEACH