

NOTICE

TOWN OF WASAGA BEACH NOTICE OF PUBLIC MEETING AND COMPLETE APPLICATIONS FOR PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT (FILE NO. OP002/24 & Z004/24)

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*.

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 May 16th, 2024
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) & Virtual/Electronic using “ZOOM”

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*)

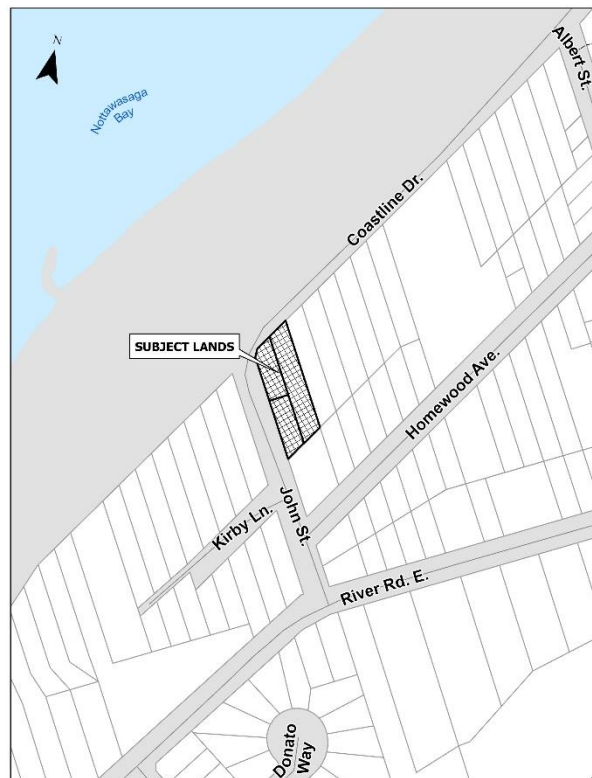
-Roll# 436401001040207 (Municipal Address Not Available) (Legally described as *PLAN 740 PT LOT 19 RP;51R37561 PART 1*)

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

THE PROPOSED OFFICIAL PLAN AMENDMENT would re-designate the subject lands from the “Residential” designation to the “Medium Density Residential” designation, and would create site-specific policy exceptions.

THE PROPOSED ZONING BYLAW AMENDMENT would rezone the existing Residential Type One (R1) zone to a Residential Type 2 Exception XX (R2-XX) zone, to establish site-specific zone provisions.

KEY MAP



The Residential Type Two – Exception (R2-XX) zone would include site-specific requirements/provisions that propose:

- Reduced Lot Frontage
- Reduced Lot Area
- Reduced Exterior Side Yard Width/Setback
- Reduced Interior Side Yard Width/Setback (for a exposed side wall to lot line)
- Increased Maximum Building Height and Maximum Number of Building Storeys
- Changes to porch/veranda and balcony projection requirements

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

- 10 semi-detached dwelling units in 5 buildings

OTHER APPLICATIONS: The lands subject to these applications are currently not the subject of other applications under the *Planning Act*.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: https://wasagabeach-my.sharepoint.com/:f:/p/cameron_watt/Ev0sT3RwZIBOo9d8ZFji49oBXIG3XkjOai8WNW-nLKpJPQ?e=Wh8zGg 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 on the proposed Official Plan Amendment and Zoning By-law Amendment, 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:

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 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 May 15, 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 19th day of April, 2024.