

**TOWN OF WASAGA BEACH
NOTICE OF PUBLIC MEETING AND COMPLETE APPLICATIONS FOR
PROPOSED OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
(FILE NO. OP00125 & Z00325)**

KEY MAP

DATE AND LOCATION OF PUBLIC MEETING

The map illustrates the following features:

- Streets:** Zoo Park Rd. (vertical), River Rd. E. (top left), Wally Dr. (horizontal), and Theme Park Dr. (bottom).
- Subject Lands:** A rectangular parcel outlined in black and filled with a cross-hatch pattern, located south of Zoo Park Rd. and east of a meadow.
- Other Landmarks:**
 - Meadow Ln. (PVT) - multiple locations
 - Clover Blossom Cres. (PVT)
 - Chickadee Ln. (PVT)
 - Madisonville Tr. (PVT)
 - Tower St. (PVT)
 - Hammerhead Ct. (PVT)
 - Colton Cres. (PVT)
 - Ivy Chase (PVT)
- Orientation:** A north arrow points towards the top right of the page.

THE PROPOSED OFFICIAL PLAN AMENDMENT would re-designate the subject lands from the “Tourism Commercial” and “Natural Heritage System Category 1” designations to the “High Density Residential Exception”, “Open Space” and “Natural Heritage System Category 1” designations. Further, the Official Plan Amendment would establish a new maximum density of 96 units per net residential hectare within the high density residential designation.

THE PROPOSED ZONING BYLAW AMENDMENT would rezone the subject lands from the “Environmental Protection” (EP) Zone to the “Residential Type 4 Exception” (R4-X) Zone, “Open Space Exception” (OS-X) Zone and the “Environmental Protection” (EP) Zone. The proposed “Residential Type 4 Exception” Zone includes site-specific minimum parking requirements for residential apartment uses. Further, the proposed “Open Space Exception” (OS-X) Zone includes stormwater management facilities as a permitted use.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment and Zoning By-law Amendment is to facilitate a residential development consisting of six (6) four (4) storey rental apartment buildings with a total of 335 units, along with a parkette and a stormwater management pond.

OTHER APPLICATIONS: The subject lands to these applications are also the subject of Plan of Subdivision Application (File No. PS00325) 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/46sTDOy> or in person at the Municipal Planning Office, Town of Wasaga Beach, 120 Glenwood Drive, 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) 429-3844 ext. 2281 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 County Clerk, County of Simcoe, 1110 Highway 26, Administration Centre, Midhurst, Ontario L9X 1N6, via email at: Clerks@simcoe.ca

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 body 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 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://www.wasagabeach.com/en/town-and-government/agendas-and-minutes.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 August 13, 2025, 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 9th day of July, 2025.