

NOTICE

TOWN OF WASAGA BEACH NOTICE OF PUBLIC MEETING AND COMPLETE APPLICATION FOR ZONING BY-LAW AMENDMENT (FILE NO. Z005/25)

The Town of Wasaga Beach has received an application for a proposed Zoning By-law Amendment 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*.

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 Sept. 25th, 2025
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) & Virtual/Electronic using “ZOOM”

THE SUBJECT LANDS are municipally addressed as 98 29th Street North, and legally described as *PLAN 1033 LOT 78*.

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

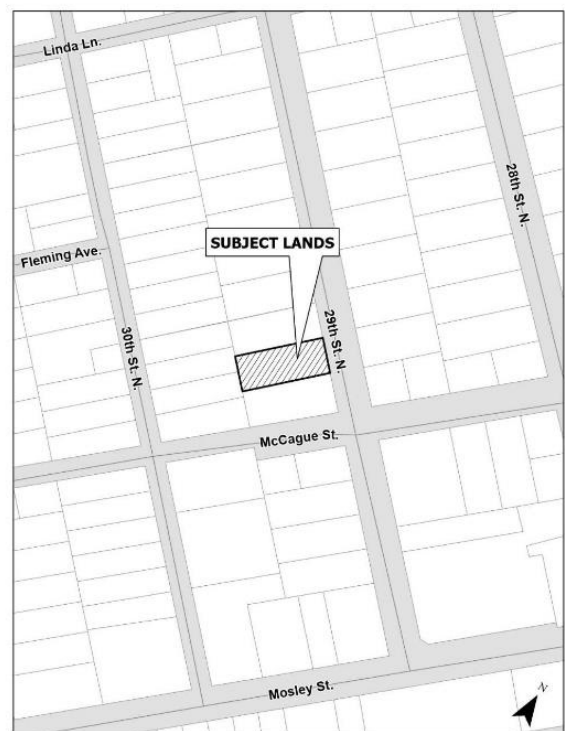
The Residential Type Two – Exception (R2-XX) zone would include a site-specific requirement/provision that would propose:

- Lot Coverage (Max.) 42%

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

- 2 semi-detached dwelling units (1 building)

KEY MAP



OTHER APPLICATIONS: The lands subject to the proposed Zoning By-Law Amendment application are currently the subject of application for Consent (Severance) Town File # B01225.

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/EqvPmcM2iM1Pn3Cy-7FCX4oBi2PEj7TXc6HWX4rMBNcTPA?e=gnjwbj 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 Zoning By-law Amendment, you must make written request to:

Deputy 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 Zoning By-law Amendment.

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 may 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 Sept 24th, 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 22nd day of August, 2025.