



**TOWN OF WASAGA BEACH
NOTICE OF COMPLETE APPLICATION
AND PUBLIC MEETING FOR
PROPOSED OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

The Town of Wasaga Beach has received complete applications submitted by ADA Custom Homes Ltd, for a proposed Official Plan Amendment (File No. OP04/17), Zoning By-Law Amendment (File No. Z15/17) and Draft Plan of Subdivision (File No. PS02/17)

Council of the Town of Wasaga Beach will hold a Public Meeting to consider the proposed Official Plan and Zoning By-Law Amendments pursuant to the provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

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: March 27, 2018
Time: 7:00 p.m.
Location: Council Chambers, Town of Wasaga Beach Municipal Office,
30 Lewis Street, Wasaga Beach

THE SUBJECT LANDS are legally described as Lots 37, 38 and 49 Part of Lot 48, and Registered Plan No 674. The municipal address is 760 Mosley Street & 3 Dunkerron Avenue, Wasaga Beach.

A KEY MAP showing the location of the subject site is provided with this notice.

THE PROPOSED OFFICIAL PLAN AMENDMENT will change the designation of the subject property from Tourism Commercial to Residential designation. The density of the subject site will be 52 units/hectare.

THE PROPOSED ZONING BY-LAW AMENDMENT will rezone the lands from the Tourist Commercial (CT) zone to Residential Type 3 Exception (R3-XX) zone. The exceptions include the following; smaller lot area, smaller lot frontage, smaller front yard depth, smaller minimum exterior side yard setback, reduced open landscaped area, reduced minimum width per dwelling unit, reduced parking space length and reduced driveway side yard setback.



THE PROPOSED DRAFT PLAN OF SUBDIVISION is necessary in order to create the Block Plan that will be further divided through a Part-Lot-Control process.

THE EFFECT of the proposed Official Plan and Zoning By-Law Amendments and Draft Plan of Subdivision will permit the development of 14 condominium townhouse units fronting onto 18th St. N.

INFORMATION AVAILABLE: Additional information and material relating to the proposal is available for review during business hours, in the Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario. For further information, you may also contact the Planning Department at (705) 429-3847, during normal business hours or by e-mail at planning@wasagabeach.com.

ORAL AND WRITTEN SUBMISSIONS – APPEAL:

Please note that the County of Simcoe is the Approval Authority for Official Plan Amendments in Wasaga Beach.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of 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 of The Corporation of the County of Simcoe to the Ontario Municipal Board; and, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the **Zoning By-law Amendment of draft Plan of Subdivision** is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Wasaga Beach to the Ontario Municipal Board; and, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed **Official Plan Amendment**, or of the refusal of a request to amend the Official Plan, or the decision of The Corporation of the County of Simcoe, you must make a written request to: Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario L9X 1N6.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation of the Town of Wasaga Beach in respect of the proposed **Zoning By-law Amendment or Draft Plan of Subdivision**, you must make a written request to: Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1.

Dated at the Town of Wasaga Beach this 1st day of March 2018.