

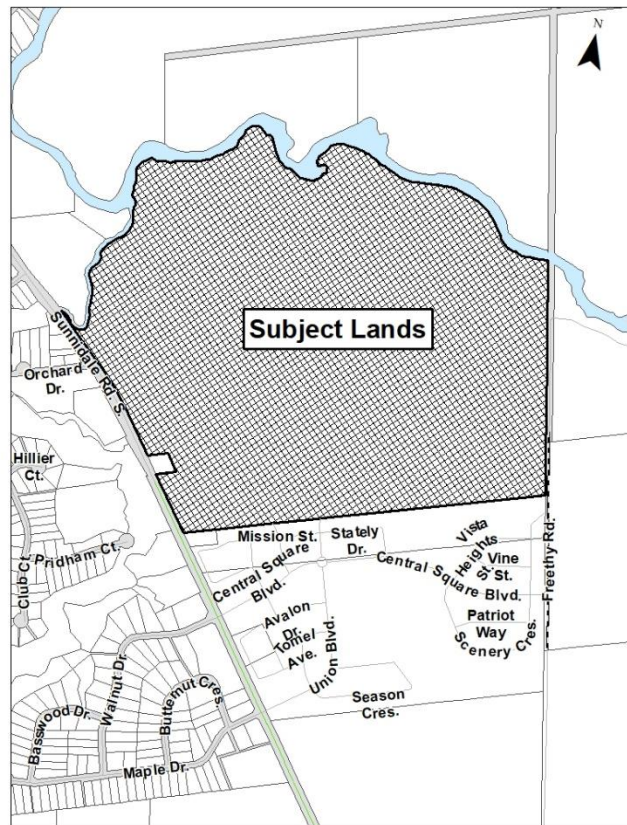
**TOWN OF WASAGA BEACH  
NOTICE OF PASSING CONCERNING AN AMENDMENT  
TO COMPREHENSIVE ZONING BY-LAW 2003-60**

The Council of the Corporation of the Town of Wasaga Beach (the "Town") passed By-Law 2021-111 to amend the Town's Comprehensive Zoning By-law on the 21<sup>st</sup> day of December 2021, under Section 34 of the Planning Act, R.S.O. 1990, as amended, for the lands shown below.

**THE SUBJECT LANDS** are legally described as SUNNIDALE CON 13 ESR PT LOT; 4 CON 14 PT LOTS 4 TO 6 RP; 51R34465 PART 1 RP 51R34466; PART 1 RP 51R34467 PART 1, and municipally known as 725 Sunnidale Road South, Town of Wasaga Beach.

**THE PURPOSE AND EFFECT OF THE ZONING BY-LAW AMENDMENT** is as follows:

- To amend the Zoning By-law to create seven (7) new exception zones within the subdivision.
- To rezone select blocks within the subdivision to permit link dwelling units, while also carrying forward the existing by-law exemptions that were previously approved for the Residential Type 2 Exception 18 Hold 1 Zone (R2H1-18). The Zoning By-law Amendment further permits a reduction to the interior side yard setback for linked dwelling units to 0.48 metres, whereas 1.2 metres is required, and will also have the effect of permitting a reduced building separation of 0.96 metres, whereas 1.2 metres is required.
- To rezone select corner blocks to permit link dwelling units with the provisions noted above, as well as a reduced driveway setback of 7.5 metres.
- To rezone select corner blocks to permit link dwelling units with the provisions noted above, as well as a reduced driveway setback of 6 metres.
- To rezone select lots/blocks within the subdivision to permit reduced driveway setbacks of 6 metres for specific corner lots, whereas 9 metres is required, while also carrying forward the existing by-law exemptions that were previously approved for the Residential Type 2 Exception 18 Hold 1 Zone (R2H1-18) and the Residential Type 3 Exception 39 Hold 1 Zone (R3H1-39) as applicable.



- To rezone select lots/blocks within the subdivision to permit reduced driveway setbacks of 7.5 metres for specific corner lots, whereas 9 metres is required, while also carrying forward the existing by-law exemptions that were previously approved for the Residential Type 2 Exception 18 Hold 1 Zone (R2H1-18) and the Residential Type 3 Exception 39 Hold 1 Zone (R3H1-39) as applicable.

**RELATED APPLICATIONS:** The subject lands are currently subject to an application for Draft Plan of Subdivision (PS02/15).

**IN ORDER TO APPEAL** the Zoning By-Law Amendment, notice of the appeal must be filed with the Clerk of the Town of Wasaga Beach no later than **January 10, 2022** and must set out the reasons for the appeal of the Zoning By-law Amendment. The appeal must be accompanied by the fee(s) required by the Ontario Land Tribunal in the form of a certified check and a completed **Appellant Form**. Appellant forms may be obtained from the Municipal Office or by visiting the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/>.

**ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES** may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

**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.

**Copies of the Zoning By-law Amendment is** available for inspection between 8:30 a.m. and 4:30 p.m. in the Planning Department offices, located 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

In conformity with sections 34(18) of the Planning Act, public comments/ submissions and responses to same are set out in the report dated December 21, 2021 regarding the aforementioned file, which is available for viewing on the municipal website at <https://bit.ly/30MPbuC> or by contacting the Planning Department at [planning@wasagabeach.com](mailto:planning@wasagabeach.com).

**Dated** at the Town of Wasaga Beach this 30<sup>th</sup> day of December, 2021.

**CLERK, TOWN OF WASAGA BEACH**

# Town of Wasaga Beach Schedule 'A'

-  Lands Rezoned from R2H1-18 to R2H1-19
-  Lands Rezoned from R2H1-18 to R2H1-20
-  Lands Rezoned from R2H1-18 to R2H1-21
-  Lands Rezoned from R2H1-18 to R2H1-22
-  Lands Rezoned from R2H1-18 to R2H1-23
-  Lands Rezoned from R3H1-39 to R3H1-41
-  Lands Rezoned from R3H1-39 to R2H1-19
-  Lands Rezoned from R3H1-39 to R2H1-21
-  Lands Rezoned from R3H1-39 to R3H1-40

