



TOWN OF WASAGA BEACH
NOTICE OF ADOPTION OF AMENDMENT NO. 55 TO THE OFFICIAL PLAN AND
NOTICE OF PASSING CONCERNING AN AMENDMENT TO COMPREHENSIVE
ZONING BY-LAW 2003-60, AS AMENDED

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law 2020-46 to adopt Official Plan Amendment No. 55 on the 30th day of April, 2020, pursuant to Sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. On April 30th, 2020, the Council of the Corporation of the Town of Wasaga Beach also passed By-law 2020-47 to amend the Town's Comprehensive Zoning By-law, for the lands described below.

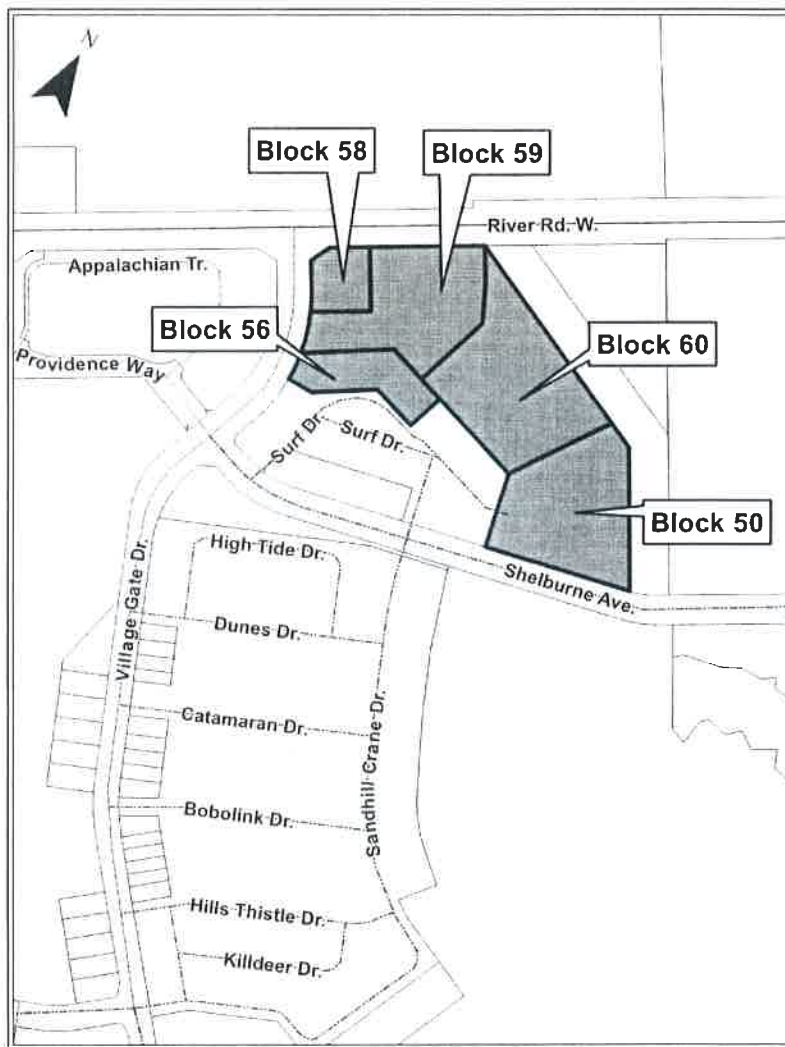
THE LANDS SUBJECT TO Official Plan Amendment No. 55 and to the aforementioned Zoning By-law Amendment are all located within the New England Village Plan of Subdivision, and are known as Blocks 50, 56 and 58-60 in Plan 51M-1158, as shown in the key map provided with this notice.

A KEY MAP showing the location of the affected lands is provided in this notice. The subject lands are identified therein.

The purpose and effect of Official Plan Amendment No. 55 is to amend the designations of respective portions of the subject lands from the "District Commercial", "Tourism Accommodation", "Tourism Commercial" and "Open Space" designations to the "Residential" designation and the "Service Commercial" designation, with site-specific policies. In particular, the site-specific "Service Commercial" designation policies

include permissions for such uses as local retail, personal service, restaurants, office uses, tourism accommodation, institutional uses and accessory residential units, while excluding permissions for such uses as warehousing, light manufacturing, inside storage, automotive, marine and trailer sales supply and service and similar uses.

The purpose and effect of the Zoning By-law Amendment is to implement the modifications to the Official Plan through Amendment No. 55, identified above, by rezoning lands to the "Residential Type 3 Holding Exception" (R3H-39) Zone with site-specific



performance standards (e.g., minimum lot area, lot frontage, setbacks), and to the “Service Commercial Exception Holding” (CSH-5) Zone with site-specific use permissions and site-specific performance standards (e.g., minimum setbacks, landscaped open space and off-street parking requirements).

Written and Oral Submissions: Regard has been had for all written and oral submissions received before the decision was made in relation to this/these planning matter(s), as considered in the report on applications OP01/19 and Z09/19, presented to Council on April 30, 2020.

RELATED APPLICATIONS: The lands subject to Official Plan Amendment No. 55 (i.e., By-law 2020-46) and the Zoning By-law Amendment (i.e., By-law 2020-47) are also the subject of application for Draft Plan of Subdivision PS01/19 and Exemption to Draft Plan of Condominium PC01/19.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 55. The Town is forwarding Official Plan Amendment No. 55 to the County of Simcoe for approval. Take notice that any person or public body will be entitled to receive notice of the decision of the approval authority for Official Plan Amendment No. 55 if a written request to be notified of the decision is made to County Clerk, County of Simcoe Administration Centre, 1110 Highway 26, Midhurst, Ontario L9X 1N6 or by emailing your request to planning.notices@simcoe.ca.

IN ORDER TO APPEAL the Zoning By-Law Amendment, notice of the appeal(s) must be filed with the Clerk of the Town no later than **Wednesday, June 3, 2020** and must set out reasons for the appeal of the zoning by-law amendment. The appeal must be accompanied by the fee(s) required by the Local Planning Appeal 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 Local Planning Appeal Tribunal website at <https://elto.gov.on.ca/tribunals/lpat/forms/>.

ONLY INDIVIDUALS, CORPORATIONS OR PUBLIC BODIES may appeal a decision or a by-law of the municipality to the Local Planning Appeal 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 plan was adopted for Official Plan Amendment No. 55 or before the by-law was passed for Zoning By-law Amendment By-law 2020-47, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Copies of Official Plan Amendment No. 55 (i.e., By-law 2020-46) and By-law 2020-47 are available from the Planning Department and can be provided upon request by email, at planning@wasagabeach.com, or upon request by phone at (705) 429-3847, extension 2281, or by mail to the Town of Wasaga Beach, Planning Department at the Municipal Building, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

DATED at the Town of Wasaga Beach this 14th day of May, 2020.

CLERK, TOWN OF WASAGA BEACH