

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z00126)

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. These applications are 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 March 12, 2026
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) & Virtual/Electronic using "ZOOM"

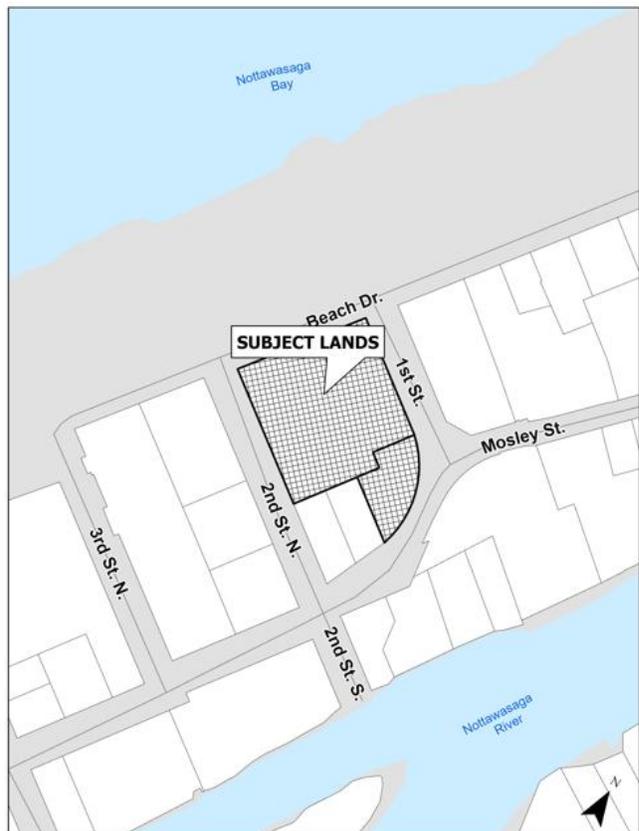
THE SUBJECT LANDS municipally addressed as: 10 1st Street and 68 and 84 Mosley Street, and are legally described as:

Lot 85 S/S Wasaga Av, Plan 525 Sunnidale; Lot 86 S/S Wasaga Av, Plan 525 Sunnidale; Lot 87 S/S Wasaga Av Plan 525 Sunnidale; Lot 88 S/S Wasaga Av, Plan 525 Sunnidale; Part of Georgina Ave Plan 525 Sunnidale Closed by By-law 54 as in R0754891; designated as Part 2 on Plan 51R-45111; Town of Wasaga Beach

Part of Fifth Street, Plan 525, Sunnidale being Fifth Street North, by By-law 76-26 as in R0559127, aka Second Street; designated as Part 7 on Plan 51R-45111; Town of Wasaga Beach

THE PROPOSED ZONING BY-LAW AMENDMENT is requesting relief from the provisions of the Section 26 titled "Downtown Wasaga Beach" of Zoning By-law 2003-60, as amended, to reflect in part, the tenure and dwelling types of the proposed

KEY MAP



development. The specific relief sought from the currently applicable provisions of the Beach Mixed Use Holding (B1H) Zone, would include such matters as reductions to lot frontage and area, interior side yards, rear yards, lot depth and landscaped open space, increased height and recognition of an open space area.

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

A total of 26 residential units and 5 commercial units, in a common element condominium tenure, as follows:

- Building 1: 5 commercial units (ground floor) and 10 residential units (above)
- Building 2: 8 back-to-back townhouse dwelling units
- Building 3: 8 townhouse (rear lane access) dwelling units

OTHER APPLICATIONS: The lands subject to these applications are currently the subject of Site Plan application (Town File # SP00325) under the *Planning Act*.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following links, or in person at the Municipal Planning Office, Town of Wasaga Beach, 120 Glenwood Drive, Wasaga Beach, Ontario during regular business hours.

Applicant's Submission Materials:

Town File # Z00126 - 1st Submission Materials: [Z00126 - 1st Submission](#)

For more information about this matter, including information about appeal rights, contact the Planning Department directly at (705) 429-3844 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 you wish to be notified of the decision of the Council of the Town of Wasaga Beach on the proposed Zoning By-law Amendment, you must make written request to the

Development Services Business Unit, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1, via email at: deputyclerk@wasagabeach.com

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 and is encouraged to submit a written submission that will be circulated to Town Council and will become public record. Written submissions and virtual participation requests must be received by 4:00 p.m. on March 11, 2026, 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 18th day of February, 2026.