
NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the *Planning Act*

A decision was made by the County of Simcoe Council on June 23, 2026 to approve an Official Plan for the Town of Wasaga Beach, as adopted by Town of Wasaga Beach By-law No. 2025-62, and modified as per Schedule 3 to Item CCW 2026-098, save and except for the following non-decision noted below.

Non-Decision:

That a Non-Decision, referred to as “ELM Lands Non-Decision”, be placed on specific lands designated as Neighbourhood and Greenlands – Parks & Open Space within the Town’s Adopted Official Plan, as well as within the Special Policy Area 3b (New England Village), subject to Official Plan Policy 7.3.2 and on Schedule B1. This property was originally approved for development by the Ontario Municipal Board (OMB) in 2011. The Lands are owned by ELM Wasaga Beach (2016) Inc. and /or ELM Wasaga Inc. (collectively known as “ELM”). The area of Non-Decision applies to both the policy and the schedule mapping.

Location:

Area 1: Block 64, Plan 51M-1158
Area 2: Part of Block 68, Plan 51M-1158
Area 3: Block 83, Plan 51M-1158

Purpose and Effect of the Official Plan

It is a legislative requirement under Section 26 (1) of the *Planning Act*, for the council of a municipality to revise their official plan as required every 10 years to ensure that it: conforms with provincial plans or does not conflict with them, has regard to the matters of provincial interest, and is consistent with policy statements issued under Section 3 (1) of the *Planning Act*. This constitutes the provincial plan conformity exercise identified in Section 26 (2.1) of the *Planning Act*. As such, the County of Simcoe is the approval authority for local municipal official plans as per Section 17 of the *Planning Act*.

This decision is consistent with policy statements issued under the *Planning Act* and conforms and is consistent with Provincial and County plans. To digitally view Item CCW 2026-098, visit [CCW 2026-098 – Wasaga Beach OP Approval.pdf \(civicweb.net\)](#). A hardcopy of Item CCW 2026-098 will be made available for viewing upon request to the Clerk’s Department (contact information noted below). In the event that you wish to view the full report online and cannot access the above link, please visit:

<https://simcoe.ca/services/planning/local-official-plans/>

Public Input in the form of oral and written submissions were received from the public and agencies and were incorporated into the adopted version of the Official Plan as appropriate. The effect of any further comments and associated modifications to the Official Plan since adoption are included in Schedule 3 to Item CCW 2026-098. The County is satisfied that these comments were considered and/or addressed to the greatest extent possible prior to approval of the Town’s new Official Plan.

When and How to File an Appeal

If you wish to appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT), you may do so within 20 days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service> by selecting [Simcoe (County of)] as the Approval Authority or in person or by mail to the County Clerk – County of Simcoe, no later than **4:30 p.m.** on or before last date of appeal as shown above (July 22, 2026).

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to: clerks@simcoe.ca.

Please refer to the Tribunal website for more information on filing an appeal <https://olt.gov.on.ca> or call 1-866-448-2248.

The Notice of Appeal must include:

- (1) set out the reasons for the appeal;
- (2) a completed Tribunal Appellant Form (A1) if submitted in person or by mail; and
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount specified of \$1,100.00 or as specified on the Tribunal website payable by certified cheque to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart>

Who Can File an Appeal

Pursuant to Section 17 (36) of the *Planning Act, R.S.O. 1990, c.P.13*, a Notice of Appeal may be filed to the OLT by the following parties:

- A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- A public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions;
- The Minister;
- In the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, 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.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day of appeal noted above.

Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
clerks@simcoe.ca
(705) 726-9300