

Applicant: Stonebridge Building Group
File No.: Z00126
Municipality: Town of Wasaga Beach
Subject Lands: 14 1st Street, 87 & 93 Beach Drive, and 68 Mosley Street

Date of Decision: March 26, 2026
Date of Notice: March 31, 2026
Last Date of Appeal: April 20, 2026

NOTICE OF DECISION

Town of Wasaga Beach Council:

PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended, Z00126

The Council of the Corporation of the Town of Wasaga Beach (the “Town”) passed By-Law 2026-25 (File No. Z00126) to amend the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60 at the Regular Council meeting held on the 26th day of March, 2026, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS are generally addressed as 14 1st Street, 87 & 93 Beach Drive, and 68 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 51R45111; Town of Wasaga Beach & PIN 58328-0039(LT) 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, in the Town of Wasaga Beach, County of Simcoe;

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

THE ZONING BY-LAW AMENDMENT purpose and effect 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

Written and Oral Submissions: Regard has been had for any written submissions relating to the Zoning By-law Amendment that were made to the Council before its decision, and any oral submissions relating to the Zoning By-law Amendment that were made at the public meeting, as considered in the report on application Z00126 presented to members of Council, March 26, 2026.



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The subject lands to this application are not currently the subject of any other applications under the *Planning Act*.

When and How to File an Appeal

The last date for filing a notice of appeal for the Zoning By-law Amendment, is **Monday, April 20, 2026**, the notice of appeal:

- 1) must be filed with the Clerk of the Municipality,
- 2) must set out the reasons for the appeal, and
- 3) must be accompanied by the fee required by the Tribunal. <https://olt.gov.on.ca/appeals-process/fee-chart/>

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.

DATED at the Town of Wasaga Beach this 31st day of March, 2026.

CLERK, TOWN OF WASAGA BEACH