

NOTICE OF ADOPTION

Town of Wasaga Beach Council: ADOPTED Official Plan Amendment 62 OP01/22

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law No. 2025-11 to adopt Official Plan Amendment No. 62 (File No. OP01/22) on the 10th day of April 2025, pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

THE SUBJECT LANDS are municipally addressed as 31 Lyons Court, and are legally described as REG COMP PLAN 1698 LOT 96, in the Town of Wasaga Beach, County of Simcoe;

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

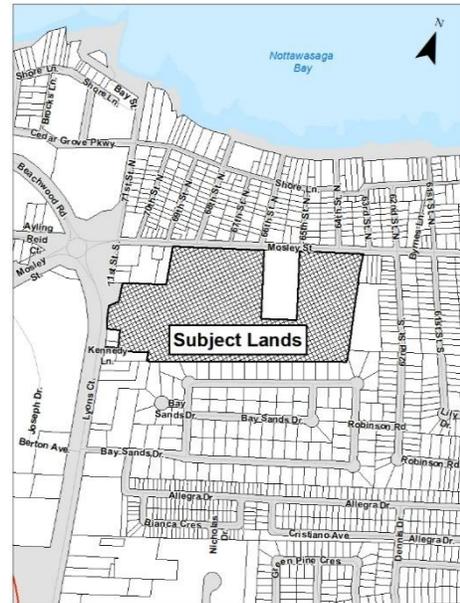
THE PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT No. 62 is to re-designate the lands from the “Residential” and “District Commercial” designations to the “High Density Residential”, “Natural Hazards” and “Open Space” designations. Official Plan Amendment No. 62 further creates a site-specific exception for the lands designated “High Density Residential”, subject to the following policies:

- Notwithstanding the policies of Section 5.2.6.4 of the Town’s Official Plan, access to the high-density residential uses located at 31 Lyons Court shall be limited to four properly maintained driveways onto collector or arterial streets.
- That a maximum density of 39 units per net residential hectare shall be permitted on the whole of the subject lands.

The effect of the Official Plan Amendment No. 62 is to permit a 317 unit townhouse and back-to-back townhouse residential development.

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written and oral submissions received before the decision was made in relation to this planning matter, as considered in the report on application OP01/22 presented to members of Council on April 10, 2025.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 62. The Town is forwarding Official Plan Amendment No. 62 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. 62 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
(Clerks@simcoe.ca).

HOW TO VIEW MATERIALS

Copies of the Official Plan Amendment are available for inspection by requesting a copy via email at planning@wasagabeach.com or, by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 2K5.

Public comments/ submissions and responses regarding the aforementioned file, which is available for viewing online by contacting the Planning Department at planning@wasagabeach.com or by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 2K5.

RELATED APPLICATIONS

The subject land is also the subject of application(s) for Zoning By-law Amendment (File No. Z01/22) and Plan of Subdivision (File No. PS01/22) under the *Planning Act*.

DATED at the Town of Wasaga Beach this 23rd day of April, 2025.

CLERK, TOWN OF WASAGA BEACH