

# NOTICE OF DECISION AND ADOPTION

**Town of Wasaga Beach Council:**

**ADOPTED Official Plan Amendment 64 OP02/23**

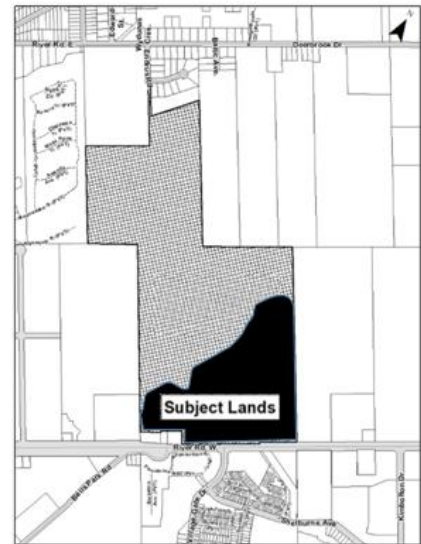
**PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended,  
Z08/23**

**TAKE NOTICE** that the Council of the Corporation of the Town of Wasaga Beach passed By-Law No. 2025-44 to adopt Official Plan Amendment No. 64 (File No. OP02/23) and By-law No. 2025-43 to amend the Town's Zoning By-law (File No. Z08/23) on the 25<sup>th</sup> day of September 2025, pursuant to Sections 17, 21, and 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

**THE SUBJECT LANDS** THE SUBJECT LANDS are legally described as PART of LOT 23, CONCESSION 9, geographic Township of Flos, in the Town of Wasaga Beach, County of Simcoe. No municipal address(es) have been assigned to the subject lands at this time.

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

**THE PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT No. 64** is to re-designate the southerly portion of the subject lands shown in black in the key map provide with this notice from the Rural and Natural Heritage System Category 1 designation to the Residential, Open Space and Open Space Exception designations to permit:



- The development of 478 total residential townhouse dwelling units (108 single detached units and 370 medium density units comprised of a mix that includes rear laneway-based townhome dwelling units and stacked townhome dwelling units as open space uses and supporting infrastructure.

**THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2025-43** is as follows:

- To re-zone the southerly portion of the subject lands from the “Rural” (RU), and Environmental Protection (EP) Zones to the “Residential Type 2 Holding – Exception 27” (R2H-27), “Residential Type 3 Holding-Exception 51” (R3H-51), “Residential Type 3 Holding Exception 52” (R3H-52), “Residential Type 3 Holding Exception 53” (R3H-53) and “Open Space” (OS) Zones. The proposed Zoning Bylaw Amendment also includes an “Environmental Protection” (EP) Zone adjacent to the northerly-most limit of the proposed “Residential Type 2 Holding-Exception” (R2H-27) and “Open Space” (OS) Zones, and the proposed southerly-most limit of the existing Rural (RU) Zone.

- The requested Residential Exception (R2H-27, R3H-51, R3H-52, and R3H-53) Zones reflect permissions for single detached, street townhouse, stacked townhouse and rear land townhouse dwelling units respectively and site-specific provisions addressing such matters as lot area, frontage, coverage and setbacks. The Holding (“H”) provision as part of the requested R2H-27, R3H-51, R3H-53 and R3H-53) Zones will remain until such time the Town considers appropriate in accordance with Policy 22.5.3 of the Town of Wasaga Beach Official Plan.
- The requested Open Space (OS) Zone reflects permissions for communal amenity areas, stormwater management facilities and multi-use trails and the requested Environmental Protection (EP) Zone reflects a required erosion setback from the base of parabolic dune on adjacent lands to the north and west.

**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 OP02/23 and Z08/23 presented to members of Council on September 25, 2025.

**OTHER APPLICATIONS:** The lands subject to this application are also the subject of a proposed Draft Plan of Subdivision (File No. PS04/23) under the *Planning Act*.

**THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY** for Official Plan Amendment No. 64. The Town is forwarding Official Plan Amendment No. 64 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. 64 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.

## **WHEN AND HOW TO FILE AN APPEAL-ZONING BYLAW AMENDMENT**

In order to appeal the Zoning By-Law Amendment, notice of the appeal must be filed with the Clerk of the Town of Wasaga Beach no later than **Thursday, October 23, 2025**, and must:

- 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/fee-chart/>

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.

*Take notice that an appeal to the Ontario Land Tribunal may be made by filing a notice of appeal with the Town Clerk either via the Ontario Land Tribunal e-file service (first-time*

*users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting The Town of Wasaga Beach as the Approval Authority or by mail to the Town of Wasaga Beach, Secretary-Treasurer, Committee of Adjustment, 30 Lewis Street, Wasaga Beach ON L9Z 1A1, no later than 4:30 p.m. on October 23rd, 2025. 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. The appeal fee of \$1,100 (confirm amount as per <https://olt.gov.on.ca/fee-chart/>) can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [deputyclerk@wasagabeach.com](mailto:deputyclerk@wasagabeach.com).*

## **HOW TO VIEW MATERIALS**

Copies of the Official Plan Amendment, and Zoning By-law Amendment are available for inspection by requesting a copy via email at [planning@wasagabeach.com](mailto:planning@wasagabeach.com) or, by written request to the Planning Department, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

Public comments/ submissions and responses regarding the aforementioned files, which is available for viewing online by contacting the Planning Department at [planning@wasagabeach.com](mailto:planning@wasagabeach.com) or by written request to the Planning Department, 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

**DATED** at the Town of Wasaga Beach this 3<sup>rd</sup> day of October 2025.

**CLERK, TOWN OF WASAGA BEACH**