

NOTICE OF DECISION

Town of Wasaga Beach Council:
APPROVED Draft Plan of Subdivision and
PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended

TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach approved Draft Plan of Subdivision PS01/22 and passed By-law No. 2025-26 to amend the Town's Zoning By-law (File No. Z01/22) on the 17th day of July, 2025, pursuant to Sections 34 and 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

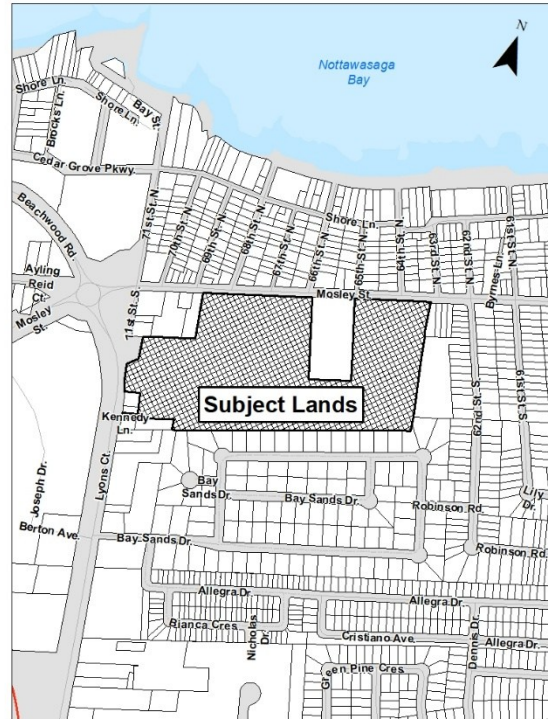
THE SUBJECT LANDS are municipally addressed as 31 Lyons Court, and are legally described as REG COMP PLAN 1698 LOT 96, in the Town of Wasaga Beach, County of Simcoe;

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

THE PURPOSE AND EFFECT OF DRAFT PLAN OF SUBDIVISION PS01/22 is to

facilitate the development of 317 residential units, in the form of street townhouses and back-to-back townhouses. The development is split with an East Phase and a West Phase each with two access points and private amenity space. The proposed east and west phases are separated by lands proposed to be re-designated as Natural Hazard lands, and rezoned as "Environmental Protection" (EP) and "Environmental Protection Exception 9" (EP-9). The West Phase will include planned infrastructure in the form of the Bay Sands external drainage channel. Elements of the subdivision will include the following:

- 157 Traditional Townhomes (Blocks 5-7, 10-28 & 33-35)
- 160 Back-to-Back Townhomes (Blocks 1-4, 8 & 9, & 29-32)
- Common Areas – General (Blocks 36 & 37)
- Common Areas – Amenity (Blocks 38 & 39)
- One Environmental Protection Block (Block 40)
- One Stormwater Management Pond Block (Block 41)
- One Drainage Channel Block (Block 42)
- 3.0m Road Widening & 0.3m Reserves (Blocks 43-48)



THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2025-26 is as follows:

- To re-zone the subject lands from the District Commercial Hold (CDH) Zone and Development (D) Zone to the Residential Type 3 Exception 49 (R3-49) Zone, Residential Type 3 Exception 50 (R3-50) Zone, Open Space Exception 6 (OS-6) Zone, Open Space Exception 7 (OS-7) Zone, Environmental Protection (EP) Zone and Environmental Protection Exception 9 (EP-9) Zone.
- The “Residential Type 3 Exception 49” (R3-49) Zone is proposed to enable the development of Street Townhouse Dwelling Units with site-specific provisions.
- The “Residential Type 3 Exception 50” (R3-50) Zone is proposed to enable the development of Back-to-Back Townhouse Dwelling Units with site-specific provisions.
 - The “Residential Type 3 Exception 50T” (R3-50T) Zone is a temporary zone, and the permissions granted within this zone are for a time period of 3 years from November 14, 2024, after which time these permissions shall be deemed to expire if an extension is not subsequently granted, and the provisions of the R3-50 Zone will apply. This temporary use provision is in order to permit a temporary sales centre building.
- The “Open Space Exception 6” (OS-6) Zone is proposed to permit a reduced lot area and lot frontage for a lot not served by a public water system and public sanitary sewer system.
- The “Open Space Exception 7” (OS-7) Zone is proposed to permit a reduced lot area for a lot not served by a public water system and public sanitary sewer system.
- The “Environmental Protection Exception 9” (EP-9) Zone is proposed to permit Stormwater management facilities as an additional permitted use.

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 reports on applications PS01/22 and Z01/22 presented to members of Council on June 25, 2025 and July 17, 2025.

WHEN AND HOW TO FILE AN APPEAL – ZONING BY-LAW AMENDMENT

The last date for filing a notice of appeal for the Zoning By-law Amendment, is **Wednesday, August 13, 2025**, 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/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.

WHEN AND HOW TO FILE AN APPEAL – DRAFT PLAN OF SUBDIVISION

The last date for filing a notice of appeal for the Draft Plan of Subdivision, is **Wednesday, August 13, 2025**, the notice of appeal:

- 1) must be filed with the approval authority,
- 2) must set out the reasons for the appeal, and
- 3) must be accompanied by the fee required by the Tribunal.

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority:

- i. the applicant,
- ii. any public body that, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority,
- iii. the Minister,
- iv. the municipality in which the subject land is located, or the planning board in whose planning area it is located,
- v. if the subject land is not located in a municipality or planning area, any public body.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

The subject land is also the subject of an application for Official Plan Amendment under the Act, file number OP01/22.

DATED at the Town of Wasaga Beach this 24th day of July, 2025.

CLERK, TOWN OF WASAGA BEACH