

NOTICE OF DECISION

Town of Wasaga Beach Council:

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

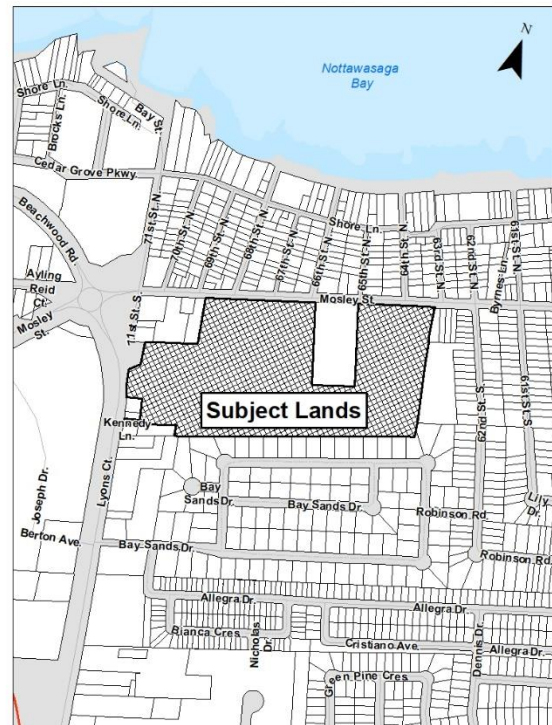
TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-law No. 2024-87 (File No. Z00924) to amend the Town of Wasaga Beach Comprehensive Zoning By-law at the Regular Council meeting held on the 14th day of November 2024, pursuant to Sections 34 & 39 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, for the lands described and shown below.

THE SUBJECT LANDS are municipally addressed as 31 Lyons Court, 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 ZONING BY-LAW AMENDMENT (TEMPORARY USE BY-LAW) 2024-87 is to temporarily amend the provisions of the “Development” (D) Zone, to permit the construction and use of a sales centre and associated parking area for the period of three (3) years, after which, additional extensions may be required.

The Zoning By-law Amendment as proposed seeks the following:



- Rezone a portion of the subject lands from the Development (D) Zone to the Development Exception 2 Zone (D-2) Zone.
- The Development Exception 2 Zone is proposed to enable the development of a sales centre; within the D-2 Zone, the following provisions are proposed:
 - The minimum lot area requirement for the area subject to the temporary use shall be 0.11 hectares;
 - The minimum lot frontage requirement for the area subject to the temporary use shall be 29.09 metres;
 - The minimum front yard setback, as measured from the front lot line post road widening, shall be 6 metres;
 - The minimum interior side yard setback shall be 3.2 metres;
 - A total of 6 parking stalls will be provided;

- The front deck may project a maximum distance of 2.4 metres into any required front yard provided it is not more than 1 metre above finished grade;
- Notwithstanding Section 3.3.6, Steps and Accessibility Ramps, an accessibility ramp may project into any required front yard a maximum distance of 2 metres provided that such uses are not below grade or not more than 1 metre above grade within the required yard; and
- The Sales Centre building shall not exceed an area of 66 square metres.

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 Z00924 presented to members of Council on November 14, 2024.

OTHER APPLICATIONS: The subject lands to this application are also the subject of applications for Site Plan Control (File No. SP00324), Draft Plan of Subdivision (File No. PS0122), Official Plan Amendment (File No. OP0122) and Zoning By-law Amendment (File No. Z0122) 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 **Thursday, December 12, 2024**, 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.

DATED at the Town of Wasaga Beach this 22nd day of November, 2024.

CLERK, TOWN OF WASAGA BEACH