

REVISED NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION FOR PROPOSED OFFICIAL PLAN, ZONING BY-LAW AMENDMENTS and PLAN OF SUBDIVISION

The Town of Wasaga Beach has received complete applications submitted by T.P.C at Marlwood Inc., for a proposed Official Plan Amendment (File No. OP02/17), Zoning By-Law Amendment (File No. Z11/17) and Plan of Subdivision (File No. PS01/17)

Council has not yet taken a position on the applications and notice is being circulated in order to obtain public and agency input.

THE SUBJECT LANDS are legally described as Part of Lots 25 and 26 Concession 7, and municipally addressed as 31 Marlwood Avenue in the Town of Wasaga Beach.

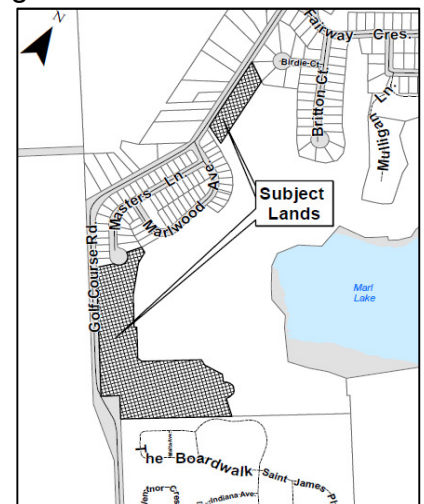
A KEY MAP showing the location of the subject site is provided with this notice.

THE PROPOSED OFFICIAL PLAN AMENDMENT will involve the re-designation of the subject land from “Open Space” to “Residential”. The “Residential” designation would permit low density residential uses on the subject land.

THE PROPOSED ZONING BY-LAW AMENDMENT would re-zone the subject lands from “Open Space (OP)” to a “Residential Type One Zone”. The proposed R1- Zone would permit “single detached dwelling” use.

THE EFFECT of the proposed Official Plan and Zoning By-Law Amendments would permit the development of 65 residential single detached residential lots. 10 residential lots would be created along the existing Golf Course Road right-of-way and the remaining 55 would be built along a proposed extension of Masters Lane. Each lot would be created through a Plan of Subdivision.

INFORMATION AVAILABLE: Additional information and material relating to the proposal is available for review during business hours, in the Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario. For further information, you may also contact the Planning Department at (705) 429-3847, during normal business hours or by e-mail at planning@wasagabeach.com.



ORAL AND WRITTEN SUBMISSIONS – APPEAL:

Please note that the County of Simcoe is the Approval Authority for Official Plan Amendments in Wasaga Beach.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the proposed **Official Plan Amendment** is adopted the person or public body is not entitled to appeal the decision of The Corporation of the County of Simcoe to the Ontario Municipal Board; and, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the **Zoning By-law Amendment** is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Wasaga Beach to the Ontario Municipal Board; and, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Wasaga Beach before the **Draft Plan of Subdivision** is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Wasaga Beach to the Ontario Municipal Board; and, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed **Official Plan Amendment**, or of the refusal of a request to amend the Official Plan, or the decision of The Corporation of the County of Simcoe, you must make a written request to: Clerk, County of Simcoe, Administration Centre, 1110 Highway 26, Midhurst, Ontario L9X 1N6.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation of the Town of Wasaga Beach in respect of the proposed **Zoning By-law Amendment** and **Draft Plan of Subdivision** you must make a written request to: Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1.

Dated at the Town of Wasaga Beach this 3rd day of January 2018.