

NOTICE OF DECISION AND ADOPTION

Town of Wasaga Beach Council:

ADOPTED Official Plan Amendment 66 OP021/23

PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended, Z01/23, and **APPROVED** Draft Plan of Subdivision with Conditions PS01/23

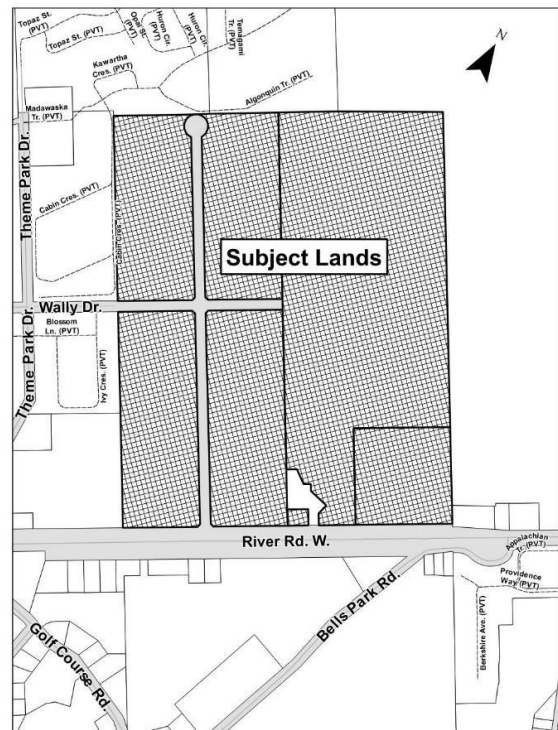
TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach passed By-Law No. 2025-61 to adopt Official Plan Amendment No. 66 (File No. OP01/23) and By-law No. 2025-60 to amend the Town's Zoning By-law (File No. Z01/23) on the 27th day of November 2025, pursuant to Sections 17, 21, 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The Council of Corporation of the Town of Wasaga Beach also approved Draft Plan of Subdivision (Town File PS01/23) on the 27th day of November 2025, pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS THE SUBJECT LANDS are legally described as CON 9 PT LOT 24 RP 51R30900 PART 1, CON 9 PT LOT 24 RP 51R30900 PART 7, CON 9 PT LOT 24 RP 51R30900 PART 3, CON 9 PT LOT 24 RP 51R30900 PART 5, CON 9 S PT LOT 24 RP 51R14993 PART 2, CON 9 S PT LOT 24 RP 51R14993 PART 1, and CON 9 PT LOT 24 RP 51R9065 PART 1, in the Town of Wasaga Beach, County of Simcoe. The parcels that have been assigned municipal addresses are municipally known as 396 River Road West, 485 River Road West and 486 River Road West.

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

THE PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT No. 66 is to re-designate a portion of the subject lands to the "Medium Density Residential", "High Density Residential" and "Open Space" designations. The purpose and effect of the application for Official Plan Amendment is to redesignate the lands for a residential Plan of Subdivision.

THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2025-60 is to establish specific zone provisions that would be applicable to the proposed built form and associated uses of the development. More specifically, the application proposes to re-zone the lands currently zoned as "Recreation Commercial" (CR), "District Commercial



Holding” (CD-H), “Development” (D) and “Environmental Protection” (EP), to the following zones:

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- Residential Type 2 Exception 29 Holding (R2-29H),
- Residential Type 3 Exception 56 Holding (R3-56H),
- Residential Type 3 Exception 57 Holding (R3-57H),
- Residential Type 3 Exception 58 Holding (R3-58H),
- Residential Type 3 Exception 59 Holding (R3-59H),
- Residential Type 3 Exception 60 Holding (R3-60H),
- Residential Type 3 Exception 61 Holding (R3-61H),
- Residential Type 3 Exception 62 Holding (R3-62H),
- Residential Type 3 Exception 63 Holding (R3-63H),
- Residential Type 3 Exception 64 Holding (R3-64H),
- District Commercial Exception 14 Holding (CD-14H),
- Open Space Exception 11 (OS-11), and
- Environmental Protection (EP).

THE PURPOSE AND EFFECT OF DRAFT PLAN OF SUBDIVISION PS01/23 is to permit the development of 103 residential lots for detached dwellings, and 540 residential lots for attached townhouse dwellings (street townhouses, back-to-back townhouses and rear lane townhouses). Elements of the subdivision will include the following:

- 103 single detached dwellings
- 201 three storey townhouses
- 276 three storey back-to-back townhouses
- 63 three storey rear lane townhouses
- 11 Public Roads
- 2 Stormwater Management Blocks
- 3 Open Space Blocks
- 5 Future Development Blocks
- 2 Future Road Extension Blocks
- 1 Commercial Block
- 1 Block to transfer to the Town
- 1 Block to Wasaga Distribution (Hydro)
- 1 Block to transfer to Simcoe Muskoka Catholic District School Board

The lapsing date is three (3) years from the date of Council’s decision, **November 27, 2028.**

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written and oral submissions received before the decision was made in relation to the Official Plan Amendment and Zoning By-law Amendment matter(s), as considered in the report on applications OP01/23 and Z01/23 presented to members of Council on November 27, 2025.

OTHER APPLICATIONS: The lands subject to these application(s) are not subject to other applications under the *Planning Act*.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 66. The Town is forwarding Official Plan Amendment No. 66 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. 66 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, December 22, 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. If the e-file portal is down, you can submit your appeal to 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 or, by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 1A5.

Public comments/ submissions and responses regarding the aforementioned files, 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 1A5.

DATED at the Town of Wasaga Beach this 2nd day of December 2025.

CLERK, TOWN OF WASAGA BEACH