

NOTICE OF DECISION AND ADOPTION

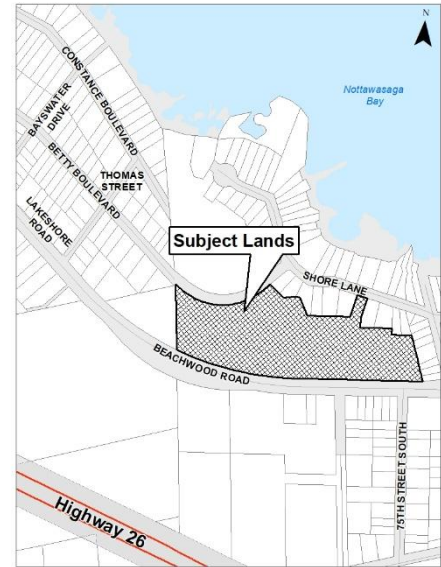
Town of Wasaga Beach Council

ADOPTED Official Plan Amendment No. 67

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. 2026-65 to adopt Official Plan Amendment No. 67 (File No. OP02/21) and By-law No. 2026-66 to amend the Town's Zoning By-law (File No. Z01/21) on the 24th day of September 2026, pursuant to Sections 17, 21, 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

THE SUBJECT LANDS are legally described as PART of LOTS 34 AND 35, CONCESSION 3, 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. 67 is to re-designate the subject lands from the Residential designation to the Residential- High Density and Open Space designations to permit:

- The development of 214 total residential dwelling units (134 apartment dwelling units within two six-storey apartment/condominium buildings and 80 townhouse dwelling units), open space uses and supporting infrastructure.

THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2026-66 is as follows:

- To re-zone the southerly portion of the subject lands from the “Residential Type 1” (R1) Zone to the “Residential Type 3 Holding-Exception 56” (R3H-56), “Residential Type 4 Holding Exception 11” (R4H-11) and “Open Space-Exception 12” (OS-12) Zones.
- The requested Residential Type 3 Holding Exception 56 (R3H-56) and Residential Type 4 Holding Exception 11 (R4H-11) Zones reflect permissions for the proposed townhouse and apartment/condominium buildings, respectively.

- The Holding (“H”) provision as part of the R3-56 and R4-11 Zones will remain in place until the drainage channel on the lands zoned OS-12 is completed to the satisfaction of the Town, in consultation with NVCA, and registration of a Development Agreement.
- The OS-12 zone is to permit stormwater management facilities, specifically a drainage channel and stormwater management pond, 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/these planning matter(s), as considered in the staff report presented to members of Council on September 24, 2026.

OTHER APPLICATIONS: The lands subject to this application are also the subject of a proposed Draft Plan of Vacant Land of Condominium (File No. PS01/21) under the *Planning Act*. No decision on the Draft Plan of Vacant Land of Condominium has been made.

OFFICIAL PLAN AMENDMENT

HOW TO VIEW MATERIALS

Copies of the Official Plan 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 2K5.

Public comments / submissions and responses regarding the aforementioned file, are available for viewing online by contacting the Planning Department via email at planning@wasagabeach.com or, by written request to the Planning Department, 120 Glenwood Drive, Wasaga Beach, Ontario, L9Z 2K5.

THE COUNTY OF SIMCOE IS THE APPROVAL AUTHORITY for Official Plan Amendment No. 67. The Town will forward Official Plan Amendment No. 67 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 if a written request to be notified of the decision (including the person’s or public body’s address, fax number or email address) is made to the County Clerk, County of Simcoe Administration Centre, 1110 Highway 26, Midhurst, Ontario L9X 1N6 (Clerks@simcoe.ca).

ZONING BY-LAW AMENDMENT

WHEN AND HOW TO FILE AN APPEAL

The last date for filing a notice of appeal for the Zoning By-law Amendment is **Thursday October 22, 2026**, 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.

APPEAL FILING PROCEDURE

Take notice that an appeal to the Ontario Land Tribunal in respect to this Zoning By-law Amendment 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, Town Clerk, 30 Lewis Street, Wasaga Beach ON L9Z 1A1, no later than 4:30 p.m. on **October 22, 2026**. 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 (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.

DATED at the Town of Wasaga Beach this 2nd day of October, 2026.

CLERK, TOWN OF WASAGA BEACH