

Applicant: Sunray Beach Drive Inc.
File No.: Z00426
Municipality: Town of Wasaga Beach
Subject Lands: 31, 41, 47 and 59 Beach Drive, 40 Mosley Street,
and portions of 20, 24, 28 and 32 Main Street

Date of Decision: June 11, 2026
Date of Notice: June 15, 2026
Last Date of Appeal: July 6, 2026

NOTICE OF DECISION

Town of Wasaga Beach Council:

PASSED an Amendment to Comprehensive Zoning By-law 2003-60, as amended, Z00426

The Council of the Corporation of the Town of Wasaga Beach (the “Town”) passed By-Law 2026-48 (File No. Z00426) to amend the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60 at the Regular Council meeting held on the 11th day of June, 2026, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended, for the lands described and shown below.

THE SUBJECT LANDS are addressed as: 31, 41, 47 and 59 Beach Drive, 40 Mosley Street, and portions of 20, 24, 28 and 32 Main Street (commonly referred to as 40 Beach Drive), 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 ZONING BY-LAW AMENDMENT

purpose and effect is to facilitate a mixed-use development, including a hotel (phase 1a), and future phases will include a mixed-use building (residential and commercial uses), and parking structure (including ground floor commercial).

Written and Oral Submissions: Regard has been had for any written submissions relating to the Zoning By-law Amendment that were made to the Council before its decision, and any oral submissions relating to the Zoning By-law Amendment that were made at the public meeting, as considered in the report on application Z00426 presented to members of Council on June 11th, 2026.



The subject lands to this application are not currently the subject of any other applications 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 **Monday, July 6, 2026**, the notice of appeal:

- 1) must be filed with the Clerk of the Municipality,

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- 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/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 15th day of June, 2026.

CLERK, TOWN OF WASAGA BEACH