

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z00926)

The Town of Wasaga Beach has received a complete application for a proposed Zoning By-law Amendment pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. This application is deemed complete for the purpose of the *Planning Act*.

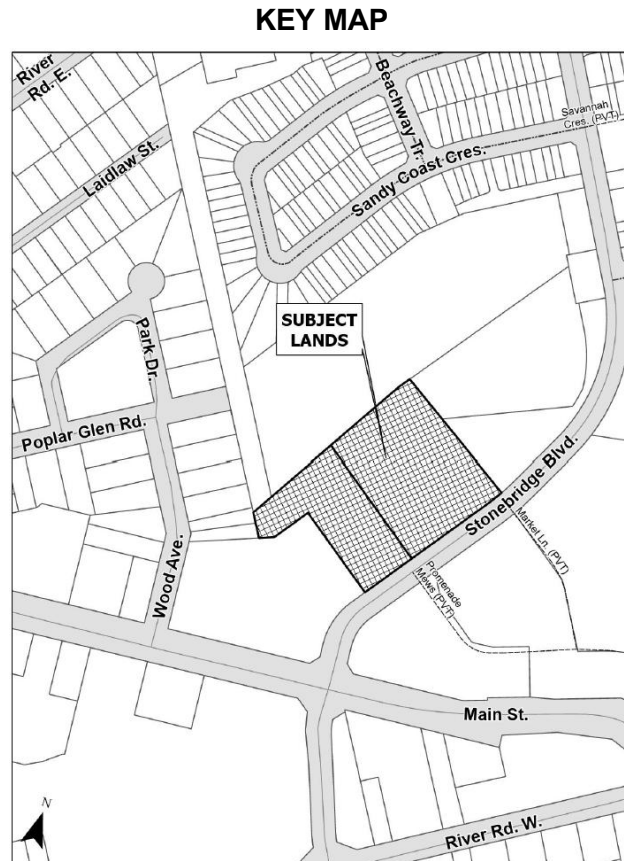
Council has not yet taken a position on the application and notice is being circulated in order to obtain public and agency input.

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday August 13, 2026
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) & Virtual/Electronic using “ZOOM”

THE SUBJECT LANDS consist of two parcels:

- Parcel 1: legally described as PLAN 51M923 BLK 6 (no municipal address assigned)
- Parcel 2: legal described as PLAN 51M923 BLK 7 (75 Stonebridge Boulevard).



THE PROPOSED ZONING BY-LAW AMENDMENT is proposing to re-zone a portion of Parcel 1 from the “Downtown Core 2 Holding” (DC2H) Zone, and the entirety of Parcel 2 from the “District Commercial Exception 11 Holding” (CD-11H) Zone, to the “Downtown Core 2 Exception” (DC2-XX) Zone with site specific provisions including the removal of the Holding “H” symbol. The proposed Zoning By-law Amendment is also seeking to re-zone a portion of Parcel 1 from the “Downtown Core 2 Holding” (DC2H) Zone to the “Downtown Core 1 Holding” (DC1H) Zone.

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to facilitate the construction of a 5-storey long term care home (rest home) consisting of 230 rooms with a total of 288 beds, and a gross floor area of 15,713 square metres (169,133 sq. ft.). A total of 42 bicycle parking spaces are proposed, and a total of 160 vehicular parking

spaces are proposed, of which 9 are barrier free. The Zoning By-law Amendment would also facilitate the future construction of a 6 storey retirement home/seniors apartment containing 100 units.

OTHER APPLICATIONS: The subject lands to this application are also the subject of an application for Site Plan Control (File No. SP00326) under the *Planning Act*.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: https://wasagabeach-my.sharepoint.com/:f:/p/joel_vines/lgA3kVkX-p1aRJTX0zolCof9AZ-VVX2al6dEaNHbuMqS5EE?e=8bdVIW or in person at the Municipal Planning Office, Town of Wasaga Beach, 30 Lewis Street, Wasaga Beach, Ontario during regular business hours. For more information about this matter, including information about appeal rights, contact the Planning Department directly at (705) 429-3847 or by e-mail at planning@wasagabeach.com for further inquiries.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of Wasaga Beach on the proposed Zoning By-law Amendment, you must make written request to:

Deputy Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1 (email: deputyclerk@wasagabeach.com and/or (705) 429-3844 ext. 2224).

ORAL AND WRITTEN SUBMISSIONS:

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

If a specified person or public body would otherwise have an ability to appeal the decision of the Town of Wasaga Beach to the Ontario Land Tribunal, but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Wasaga Beach before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Wasaga Beach before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that specified persons as defined in the *Planning Act* does not include members of the general public.

NOTICE TO LANDLORDS AND CONDOMINIUM CORPORATIONS: for any land that contains seven (7) or more residential units, the landowner is requested to post this Notice in a location that is visible to all of the residents.

MEETING DETAILS: The Public Meeting will be live streamed and may be viewed at the following link: <https://wasagabeach.civicweb.net/Portal/Video.aspx>
Please note you do not have to register to view the live stream.

Anyone wishing to participate in the meeting can attend virtually or in person and is encouraged to submit a written submission that will be circulated to Town Council and will become public record. If anyone wishes to orally participate in the meeting, they must pre-register with the Deputy Clerk. Written submissions and virtual participation requests must be received by 4:00 p.m. on August 7, 2026, by emailing deputyclerk@wasagabeach.com or calling (705) 429-3844 x 2224.

To register in advance, please provide the following information:

- First and Last Name
- Municipal Address
- Phone Number
- Email Address
- The File/Application Number

Town staff will contact you with further information regarding the virtual/electronic public meeting once you have registered.

Dated at the Town of Wasaga Beach this 22nd day of July, 2026.