

NOTICE OF DECISION / ADOPTION / PASSING

Town of Wasaga Beach Council:

APPROVED a Draft Plan of Subdivision with Conditions

ADOPTED an Official Plan Amendment, and

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

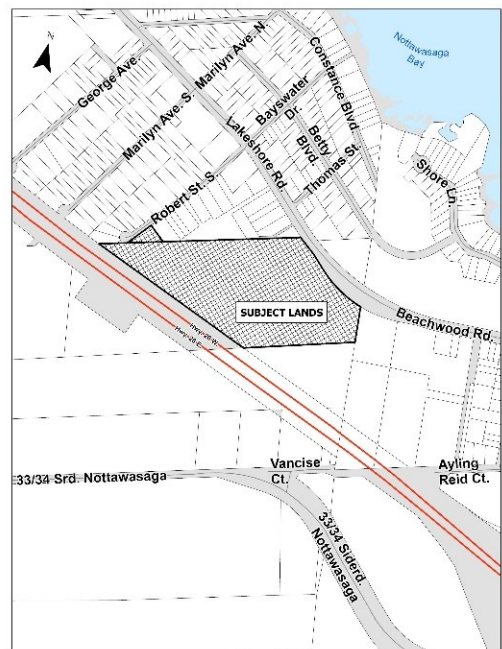
TAKE NOTICE that the Council of the Corporation of the Town of Wasaga Beach approved Draft Plan of Subdivision PS00224, passed By-Law No. 2025-58 to adopt Official Plan Amendment No. 65 (File No. OP00324) and passed By-law No. 2025-59 to amend the Town's Zoning By-law (File No. Z00524) on the 27th day of November, 2025, pursuant to Sections 17, 21, 34 and 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

THE SUBJECT LANDS are municipally addressed as 8859 Beachwood Road and 65 Robert Street South, and are legally described as CON 4 N PT LOT 34 and PLAN 1391 LOT 21, 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 PURPOSE AND EFFECT OF DRAFT PLAN OF SUBDIVISION PS00224

is to facilitate the development of 474 units in the form of semi-detached dwellings, street townhouses, back-to-back townhouses and two six storey mixed-use buildings with commercial retail space at grade. The proposed development includes a park block with an area of approximately 4,900 square metres (0.49 hectares), as well as planned infrastructure in the form of the Regional Flood Channel along the southern and eastern borders of the subject lands. The development is proposed to be accessed from Beachwood Road, and an emergency access is proposed from Robert Street South. Elements of the subdivision will include the following:



- 36 semi-detached dwelling units (Blocks 6-15, 27-28 and 49-54)
- 314 street townhouse/back-to-back townhouse dwelling units (Blocks 1-5, 16-26 and 29-48)
- 124 residential units within the mixed-use residential buildings (Block 55)
- One Common Element Area – Park (Block 56a)
- One Common Element Area – Private road, visitor parking and snow storage areas (Block 56b)
- One Stormwater Management pond (Block 57)
- One Stormwater Management Channel (Block 58)

- Two Maintenance Accesses (Blocks 59-60)
- Two Future Residential blocks (Blocks 61-62)

THE PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT No. 65 is to re-designate the subject lands from the “Residential” and “Natural Heritage System Category 1” designations to the “Residential”, “Medium Density Residential”, “High Density Residential”, “Open Space” and “Natural Hazards” designations. Official Plan Amendment No. 65 further amends Schedule “D” of the Official Plan by removing the “Natural Heritage System Category 1 and 2 Lands” overlay from the subject lands.

Additionally, Official Plan Amendment No. 65 amends Section 5.6 ‘Exceptions’ of the Official Plan by adding the following sections:

- Notwithstanding the policies of Section 5.2.5.5 b) vii) medium density residential development may be permitted on the subject lands, west of 71st street where medium density residential is discouraged.
- That a maximum density of 135 units per net residential hectare shall be permitted for the proposed High Density Residential lands.
- In addition to those uses permitted within Section 5.2.6 a), commercial retail is also permitted with a maximum gross floor area of 500 square metres.

Further to the above, Official Plan Amendment No. 65 amends Section 11.6 ‘Exceptions’ of the Official Plan by adding the following section:

- In addition to those uses permitted within Section 11.2, a private park and stormwater management facilities are also permitted.

THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT 2025-59 is as follows:

- To re-zone the subject lands from the Development (D) Zone to the Residential Type 1 (R1) Zone, Residential Type 2 Exception 28 (R2-28) Zone, Residential Type 3 Exception 54 (R3-54) Zone, Residential Type 3 Exception 55 (R3-55) Zone, Residential Type 4 Exception 10 Hold (R4-10H) Zone, Open Space Exception 8 (OS-8) Zone, Open Space Exception 9 (OS-9) Zone, Open Space Exception 10 (OS-10) Zone and the Environmental Protection (EP) Zone.
- The “Residential Type 2 Exception 28” (R2-28) Zone is proposed to enable Semi-detached Dwelling Units with site-specific provisions.
- The “Residential Type 3 Exception 54” (R3-54) Zone is proposed to enable Back-to-Back Townhouse Dwelling Units with site-specific provisions.
- The “Residential Type 3 Exception 55” (R3-55) Zone is proposed to enable Street Townhouse Dwelling Units with site-specific provisions.
- The “Residential Type 4 Exception 10” (R4-10) Zone is proposed to enable two Mixed-Use Buildings with site-specific provisions.

- The “Residential Type 4 Exception 10” (R4-10) Zone is subject to a Hold “H”, until such time as a Site Plan Agreement has been executed and registered.
- The “Open Space Exception 8” (OS-8) Zone is proposed to permit Stormwater management facilities as an additional permitted use.
- The “Open Space Exception 9” (OS-9) Zone is proposed to permit a reduced lot area for a lot not served by a public water system and public sanitary sewer system.
- The “Open Space Exception 10” (OS-10) Zone is proposed to permit no minimum lot frontage and no minimum lot area.

WRITTEN AND ORAL SUBMISSIONS: Regard has been had for all written and oral submissions received before the decision was made in relation to this planning matter, as considered in the report on applications PS00224, OP00324 & Z00524 presented to members of Council on November 27, 2025.

DRAFT PLAN OF SUBDIVISION **WHEN AND HOW TO FILE AN APPEAL**

The last date for filing a notice of appeal for the Draft Plan of Subdivision, is **Tuesday, December 23, 2025**, the notice of appeal:

- 1) must be filed with the approval authority,
- 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/>

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority:

- i. the applicant,
- ii. any public body that, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority,
- iii. the Minister,
- iv. the municipality in which the subject land is located, or the planning board in whose planning area it is located,
- v. if the subject land is not located in a municipality or planning area, any public body

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

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. 65. The Town is forwarding Official Plan Amendment No. 65 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 **Tuesday, December 23, 2025**, 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 Draft Plan Approval and/or 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 December 23, 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 (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 3rd day of December, 2025.

CLERK, TOWN OF WASAGA BEACH