

# NOTICE OF DECISION

Town of Wasaga Beach Council:

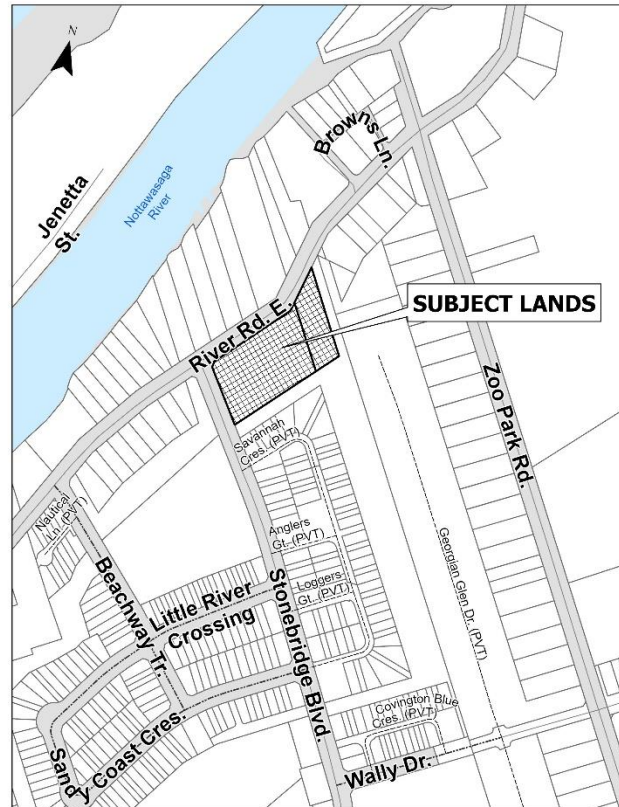
**PASSED** an Amendment to Comprehensive Zoning By-law 2003-60, as amended

**TAKE NOTICE** that the Council of the Corporation of the Town of Wasaga Beach passed By-law No. 2024-61 to amend the Town's Zoning By-law (File No. Z00324) on the 29<sup>th</sup> day of July 2024, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

**THE SUBJECT LANDS** are municipally addressed as 265 & 271 River Road East (no municipal address assigned to Block 29), and are legally described as PLAN 51M923 BLK 26 & BLK 29, 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 ZONING BY-LAW AMENDMENT 2024-61** is to facilitate the development of 35 townhouse dwellings, with vehicular access from a common element condominium road. The Zoning By-law Amendment amends/modifies the existing "Residential Type 3 Exception 13 Holding" (R3-13H) Zone to the "Residential Type 3 Exception 13" (R3-13) Zone and adds and/or replaces identified site-specific provisions, as follows:



- For the purpose of this by-law, a private street shall be deemed a public street and for Unit 15 the side lot line abutting the private right-of-way shall be considered an interior side yard.

### Street Townhouse Dwelling Unit

- Lot Area (minimum) shall be 160 sq. m;
- Lot Frontage (minimum) shall be 5.45 metres;
- Landscape Open Space (minimum) shall be 20%;
- Lot Coverage (maximum) shall be 62%;
- No play area shall be required;

- Steps and/or accessibility ramps may encroach into any required front yard a maximum distance of 3.8 metres provided that such uses are not below grade or not more than 1.2 metres above grade within the required yard;
- Non-abutting driveways may be established with a 0 metre setback along an interior lot line; and,
- Abutting driveways may be established along an interior side lot line provided the abutting driveways do not exceed a combined width of 11 metres

**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 application Z00324 presented to members of Council on July 29, 2024.

#### **WHEN AND HOW TO FILE AN APPEAL**

The last date for filing a notice of appeal for the Zoning By-law Amendment, is **Tuesday, August 27, 2024**, 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.

**DATED** at the Town of Wasaga Beach this 7<sup>th</sup> day of August, 2024.

**CLERK, TOWN OF WASAGA BEACH**