

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATIONS FOR PROPOSED OFFICIAL PLAN AMENDMENT (FILE NO. OP02/22) PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z02/22)

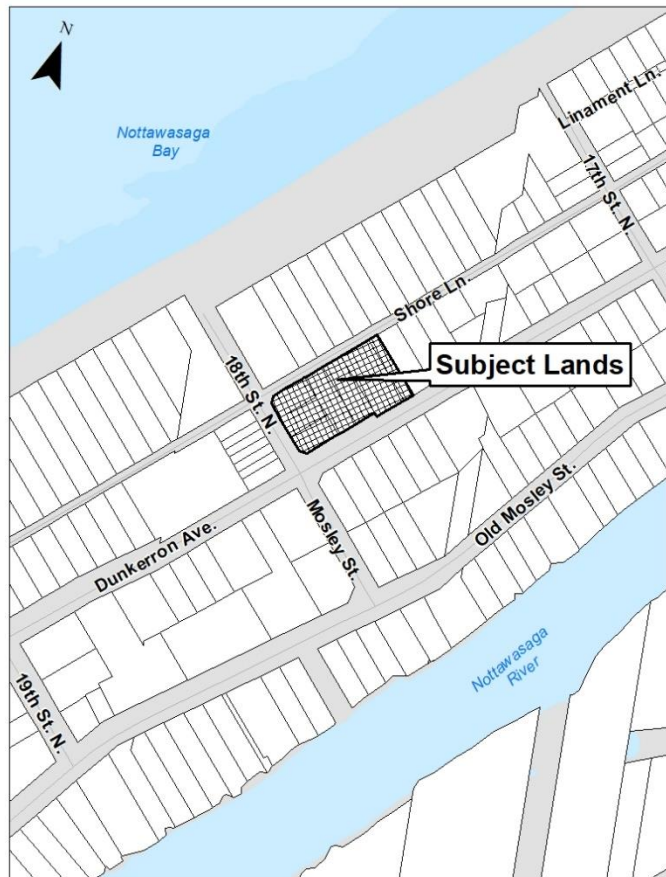
The Town of Wasaga Beach has received complete applications submitted by Hamount Investments Ltd. Owner of the subject lands for proposed Official Plan Amendment OP02/22 and proposed Zoning By-law Amendment Z02/22 pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

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

THE SUBJECT LANDS are legally described as PLAN 674 PT LOTS 21 AND 22; RP 51R38176 PART 1, PART 2 and PART 3, PLAN 674 LOT 25 W PT LOT 26, PLAN 674 PT LOT 24 RP;51R38199 PART 2, PLAN 674 PT LOT 23 RP;51R38199 PART 1 and PLAN 674 E PT LOT 26. The subject lands are municipally addressed as 15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane and 722 Mosley Street.

A KEY MAP showing the location of the subject site is provided with this notice.

THE PURPOSE AND EFFECT of the proposed Official Plan Amendment and Zoning By-law Amendment is to facilitate the development of five (5) new townhouse buildings to accommodate 21 Townhouse units.



Proposed Official Plan Amendment

The proposed Official Plan Amendment is to re-designate the lands from “Residential” to “High Density Residential” and to create a site-specific exception. The site specific exception would permit a maximum density of 48 units/hectare, and would permit high

density development on the subject lands notwithstanding Policy 5.2.6.4 of the Official Plan, which limits access to high density residential uses to one or two properly maintained driveways emptying onto collector or arterial streets.

If you wish to be notified of the decision of The Town of Wasaga Beach on the proposed official plan amendment, you must make a written request to: Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Wasaga Beach to the Local Planning Appeal Tribunal but the 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 proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a 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 proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The subject lands are also the subject of an application for Zoning By-law Amendment under the *Planning Act*, file number Z02/22.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment is to re-zone the subject lands from the "Residential Type 1" (R1) zone to the "Residential Type 3 Exception XX" zone (R3-XX). The proposed site-specific zoning would include the following amendments to the "Residential Type 3" (R3) Zone:

- Permit a minimum lot area of 150 square metres
- Permit a minimum lot frontage of 6 metres
- Permit a minimum front yard setback of 4 metres to the dwelling and 6 metres to the garage
- Permit a minimum exterior side yard setback of 3 metres
- Permit a minimum daylight triangle setback of 2.65 metres and 1.65 metres from a porch
- Permit a minimum interior side yard setback to an end or side wall to be 1.5 metres

- Permit a minimum interior side yard for any portion of the dwelling having a vertical common wall which transitions into an access corridor to be 0.0 metres provided that there are no windows adjacent to the common lot line
- Permit a minimum rear yard setback of 6 metres
- Permit a maximum lot coverage of 51%
- Permit a minimum width per unit of 6 metres
- Permit a maximum density of 53 units per residential hectare
- Notwithstanding Section 3.3.4, the maximum porch/veranda/balcony projection into any required front or rear yard shall be 1.6 metres and shall not exceed an area of 5.4 square metres.
- Notwithstanding Section 3.18, no person shall erect any building or structure, or use and lot in any Zone unless access for vehicular traffic, in the form of an unobstructed driveway or passageway at least 2.9 metres in width, is provided from such lot to a street that abuts the said lot.
- Notwithstanding Section 3.38.2.2, the minimum width of the access to required parking spaces and parking areas by means of an unobstructed driveway or passageway shall be 2.9 metres. In addition to Section 3.38.2.2, the maximum driveway and garage widths shall be 5.3 metres.
- Notwithstanding Section 3.38.2.10, no driveway shall be established closer than 1.0 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 10.5 metres.

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 a written request to: Clerk, Town of Wasaga Beach, Clerk's Department, 30 Lewis Street, Wasaga Beach, Ontario L9Z 1A1.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Wasaga Beach to the Local Planning Appeal Tribunal but the 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 person or public body is not entitled to appeal the decision.

If a 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 person or public body may not be added as a party to the hearing of an appeal before the

Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The subject lands are also the subject of an application for Official Plan Amendment under the *Planning Act*, file number OP02/22.

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://bit.ly/3WL64ya> 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.

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.

Dated at the Town of Wasaga Beach this 9th day of November, 2022.