

NOTICE

TOWN OF WASAGA BEACH NOTICE OF PUBLIC MEETING AND COMPLETE APPLICATION FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z00225)

The Town of Wasaga Beach has received an 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 applications and notice is being circulated in order to obtain public and agency input.

DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday Nov. 13th, 2025
Time: 10:00 a.m.
Location: Town Hall (30 Lewis St.) & Virtual/Electronic using “ZOOM”

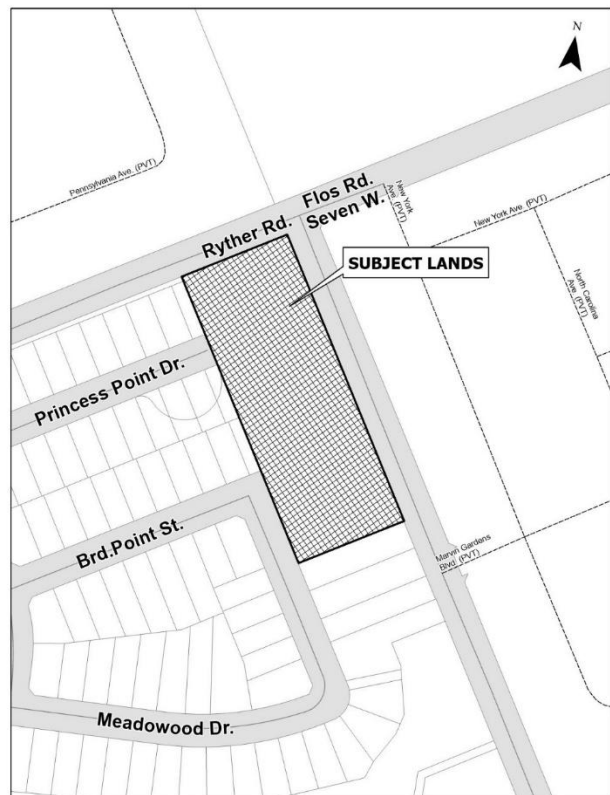
THE SUBJECT LANDS are municipally addressed as: 14 Ryther Road and legally described as CON 6 PT LOT 26 RP 51R21893;PART 2.

THE PROPOSED ZONING BYLAW AMENDMENT would rezone the existing “Rural (RU) Zone” to a “Residential Type Two Exception (R2-XX) Zone” to permit the proposed single-detached dwellings and semi-detached dwellings and to establish site-specific zone provisions in conjunction with Plan of Subdivision application (Town File No. PS00225).

The Residential Type Two – Exception (R2-XX) zone would include site-specific requirements/provisions that propose:

- Reduced Lot Area
- Reduced Lot Frontage
- Reduced Exterior Side Yard Width/Setback

KEY MAP



THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to facilitate a residential development consisting of:

- 24 dwelling units (4 single-detached dwellings and 20 semi-detached dwellings) on 21 lots and 3 part lots located on a proposed municipal roadway extension. The development also proposes one road widening block.

OTHER APPLICATIONS: The lands subject to this application is also the subject of Draft Plan of Subdivision Application (File No. PS00225) 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/cameron_watt/EtAqwQE0GcII3qzshVP_-MBcwai0Ms_dl62nSRfv8R0Pg?e=dToOv4 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 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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 may 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 Nov. 12th, 2025, 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 21st day of October, 2025.