

NOTICE

TOWN OF WASAGA BEACH NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING FOR PROPOSED ZONING BY-LAW AMENDMENT (FILE NO. Z05/23)

The Town of Wasaga Beach has received an applications for a proposed Zoning By-law Amendment for the lands shown in the Key Map below, 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 application and notice is being circulated in order to obtain public and agency input.

THE SUBJECT LANDS are municipally known as 1413 Mosley Street.

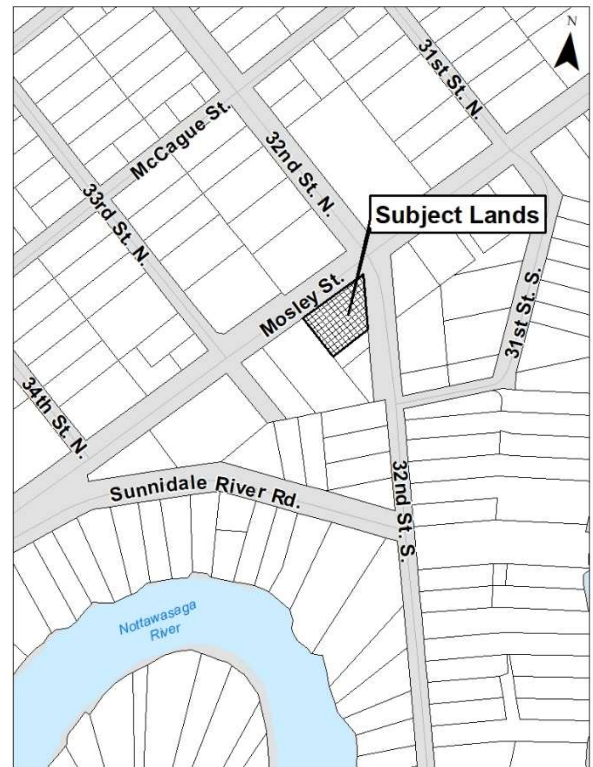
DATE AND LOCATION OF PUBLIC MEETING

Date: Thursday, May 25, 2023
Time: 10:00 a.m.
Location: Council Chambers, Town of Wasaga Beach Municipal Office,
30 Lewis Street, Wasaga Beach.

Virtual/Electronic Meeting using software “ZOOM”

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to establish a new *District Commercial Exception (CD-XX)* zone, in order to permit the following site-specific zone provisions for the lands:

1. A minimum front yard depth of 3.0m, whereas a minimum of 6.0m is permitted;
2. A minimum exterior side yard depth of 0.0m, whereas a minimum of 6.0m is permitted;
3. A minimum planting strip depth of 1.0m abutting a Residential zone, whereas a minimum of 3.0m is permitted;
4. A minimum parking ratio of 1 space per 25.0 sq.m of building Gross Floor Area, whereas a ratio of 1 space per 18 sq.m. is permitted;



5. A minimum area for each standard parking space of 15 sq.m, whereas a minimum of 16.7 sq.m is permitted;
6. Permit a minimum sight triangle of 4m x 4m, whereas a minimum of 9m x 9m is permitted.

The proposed amendment would facilitate the construction of a proposed veterinarian clinic, with a Gross Floor Area of 470 sq.m, including nineteen (19) on-site parking spaces and associated landscape open space areas. The lands are also subject to an application for Site Plan Approval (Town File No. SP03/23).-

INFORMATION AVAILABLE: Additional information and materials relating to the proposal are available for review online using the following link: <https://tinyurl.com/c38rzz8> 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 a person or public body would otherwise have an ability to appeal the decision of The Corporation 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 Corporation of the Town of Wasaga Beach before the proposed **the Zoning By-law Amendment by-law is passed**, the person or public body is not entitled to appeal to the decision.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to The Corporation of the Town of Wasaga Beach before **the Zoning By-law Amendment 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 properties that contain seven (7) or more residential units, the landowner is requested to post this Notice in a location that is visible to all residents.

IF YOU WISH TO BE NOTIFIED of the decision of The Corporation 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 (email: clerk@wasagabeach.com and/or (705) 429-3844 ext. 2223).

If you are unable to attend the public meeting and you wish to make written submissions in advance, please provide written comments no later than 4:00 p.m.

on Wednesday May 24, 2023, by mail to the Clerk or by email to clerk@wasagabeach.com.

Dated at the Town of Wasaga Beach this 28th day of April, 2023.