

# Public Meeting – July 29th, 2024

Applicant: William Barnes and Patricia Jago

Agent: Michael Benner (Benner and Company Inc.)

Proposed Zoning By-law Amendment  
(Town File No: Z007/24)



# Overview

- Purpose of the Public Meeting
- Planning Application Process
- Introduce the Applications
- Present the Subject Lands and Proposed Development



# Purpose of Public Meeting

- A Public Meeting is required under the *Planning Act* for a Zoning By-Law Amendment application
- Town Planning staff are introducing the applicant's proposal to Council and the general public
- The purpose of the Public Meeting is to provide the public with an opportunity to share written comments and make oral submissions to Council



# Planning Application Process

We are  
Here →

- Application Received
- Application Deemed Complete
- Notice of Complete Application and Public Meeting Circulated
- Public Meeting
- Staff and Agency Review
- Staff Recommendation to Council
- Council Decision
- Appeal Period



# Proposal Overview

- The proposed Zoning By-law Amendment application submission is intended to facilitate a Campground Commercial development consisting of:
    - A Trailer and Tent park use (with 40 individual Tent and Trailer sites)
- \*Further details to follow in the applicant's presentation
- The applicant has indicated that they are intending to submit an application for Site Plan Control, at a later date



# Site Location and Statistics

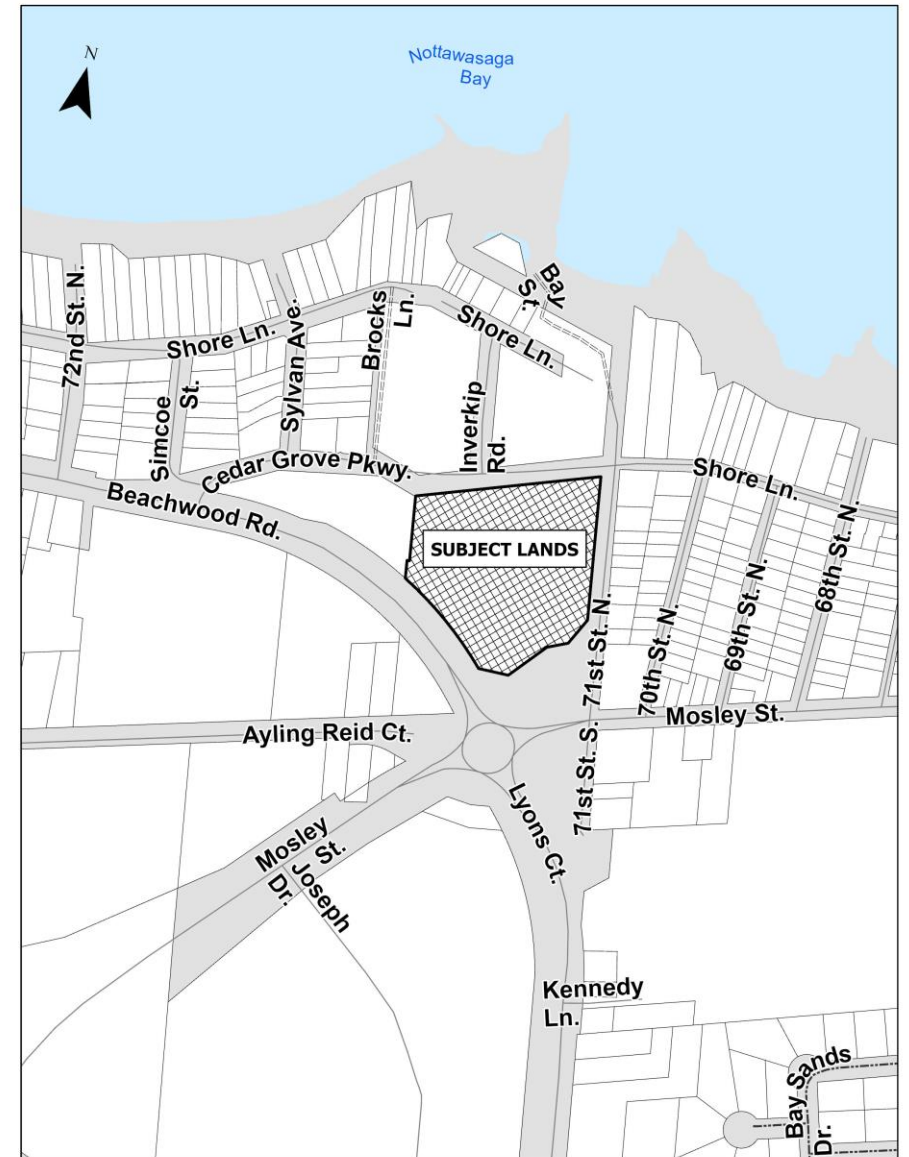
The subject lands are municipally addressed as: **101 Cedar Grove Parkway**

Lot Area: Total lot area of approximately 29,623 square metres

Lot Frontage: Lot frontage of approximately 85 metres along Cedar Grove Parkway

Surrounding Uses:

- To north: Campground Commercial
- To south: District Commercial
- To east: Residential
- To west: Vacant (Abutting Lot) and Residential



# Existing Official Plan Designation

- The lands are designated “Settlement”, as per the County of Simcoe Official Plan
- Existing Town of Wasaga Beach Official Plan Land Use Designation: “Campground Commercial”
- Surrounding Town of Wasaga Beach Official Plan Land Use Designations:
  - “Residential”
  - “Campground Commercial”
  - “District Commercial”
  - “Local Commercial”



# Existing Zoning

Zoning of the subject lands:

- Residential Modular Home (RM) Zone

Permitted Uses, include but are not limited to:

- Modular/Mobile Home Park

Surrounding Zone(s):

- Residential Type One (R1) Zone
- Campground Commercial (CC) Zone
- Development (D) Zone
- District Commercial (CD) Zone
- Local Commercial (CL) Zone





# Proposed Zoning By-law Amendment

- The proposed Zoning By-Law Amendment would rezone the existing Residential Modular Home (RM) Zone to a Campground Commercial Exception XX (CC-XX) Zone
  - The Campground Commercial Exception XX (CC-XX) Zone would establish site-specific zone provisions to facilitate the development of the proposed Trailer and Tent park use
- \*Further details to follow in the applicant's presentation



# Concluding Remarks

- This Public Meeting is required by the *Planning Act*
- Town Planning Staff are presenting the **applicant's proposal**
- A detailed review of the application is ongoing, but **not yet completed**
- Staff will forward all comments received to Council
- Staff will provide a recommendation report to Council, at a later date



# THANK YOU

To request additional information on this application, please send an email to:

[planning@wasagabeach.com](mailto:planning@wasagabeach.com)

The webpage below contains all supporting materials pertaining to the proposed application(s):

[https://wasagabeach-my.sharepoint.com/:f:/p/cameron\\_watt/Ek3qaFnngPZEnEi6G47z-jcBilbQUkx-CtzNMeY368bIDw?e=3gdnzA](https://wasagabeach-my.sharepoint.com/:f:/p/cameron_watt/Ek3qaFnngPZEnEi6G47z-jcBilbQUkx-CtzNMeY368bIDw?e=3gdnzA)

