

**15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane and 722 Mosley Street (Hamount)
Official Plan Amendment**

**AMENDMENT NO. 61
TO THE OFFICIAL PLAN FOR THE
TOWN OF WASAGA BEACH**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2024-17

A By-law to adopt Amendment No. 61 to the Official Plan for the Town of Wasaga Beach.

WHEREAS the Council of the Corporation of the Town of Wasaga Beach, in accordance with the provisions of the *Planning Act R.S.O. 1990*, as amended, HEREBY ENACTS AS FOLLOWS:

1. THAT the attached explanatory text, policies and Schedule "A-1", constituting Amendment No. 61 to the Official Plan of the Town of Wasaga Beach, be adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 61 to the Official Plan of the Town of Wasaga Beach.
3. THAT this By-law shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

Read three times and finally passed in open Council this 29th day of February, 2024.

Brian Smith, Mayor

Nicole Rubli, Director, Legislative Services & Clerk

THE CONSTITUTIONAL STATEMENT

PART A – The Preamble does not constitute a part of this Amendment.

PART B – The Amendment consisting of the following text and Schedule “A-1” constitutes Amendment No. 61 to the Corporation of the Town of Wasaga Beach Official Plan.

**AMENDMENT NO. 61
TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN**

PART A – THE PREAMBLE

PURPOSE

The purpose of the Official Plan Amendment is to permit a high density residential development on the subject lands in the form of a 22-unit townhouse development with an overall density of 51 units per net residential hectares.

LOCATION

The lands affected by this Amendment are municipally known as 15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane, and 722 Mosley Street, legally described as PLAN 674 PT LOTS 21 AND 22; RP 51R38176 PART 1, PART 2 and PART 3; PLAN 674 PT LOT 23 RP; 51R38199 PART 1; PLAN 674 PT LOT 24 RP; 51R38199 PART 2; PLAN 674 LOT 25 W PT LOT 26; and PLAN 674 E PT LOT 26, in the Town of Wasaga Beach. The lands subject to this application have an area of 0.434 ha (1.07 acre), with frontages of approximately 91 metres (299 feet) on Mosley Street and Shore Lane, and approximately 47 metres (154.2 feet) on 18th Street North.

BASIS

The purpose of this Official Plan Amendment is to facilitate a 22-unit residential development on the subject lands in the form of townhouse dwellings.

The development consists of six buildings, including four - four-unit townhouse dwellings and two - three-unit townhouse dwellings. A total of 22 units are proposed. The townhouse dwellings will front onto Shore Lane and Mosley Street. Each unit will have a front yard setback of approximately 2.8 metres. Vehicular access is provided to each unit from a private rear lane with access onto 18th Street North. Each unit will have two parking spaces and a garage setback from the private rear lane of approximately 6 metres. The dwellings are approximately 9.5 metres in height to offer an appropriate human scale relationship to the public streets and pedestrians walking in the public realm; and to provide a suitable built form transition to existing surrounding residential developments.

The subject lands are located within a built-up area; is within a proposed Strategic Growth Area (Old Mosely Village) of the Town; and will result in residential intensification along a Collector road (Mosley Street) and two Local streets (18th Street North and Shore Lane). The subject lands are serviced by public transit (Mosley Street) and in proximity to complementary recreational, commercial, and institutional uses. The development will add to the diversity of the local housing market, assisting the Town with achieving their residential forecasts, and providing a desirable housing form that contributes to a complete and vibrant community.

Moreover, sewer and water infrastructure are readily available along 18th Street North, Shore Lane, and Mosley Street to service the development. The development is planned to include low impact development measures (i.e., permeable pavers) as well as efficient building practices to address the impacts of a changing climate.

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Based on the above, the development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019, as amended), and the County of Simcoe Official Plan. The development also conforms to the general intent of the Town of Wasaga Beach Official Plan, thereby representing good planning that is in the public interest.

PART B – THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled “Part B – The Amendment” consisting of the following text and Schedule A-1 shown in Section 2.0 below, constitutes Amendment No. 61 to the Town of Wasaga Beach Official Plan.

2.0 DETAILS OF THE AMENDMENT

The Official Plan of the Town of Wasaga Beach is amended as follows:

- 2.1 That Section 5.6 Exceptions of the Official Plan is hereby further amended by the addition of the following sections:

“5.6.13 15-19 18th Street North/ 305-315 Shore Lane / 722 Mosley Street

The lands located at 15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane, and 722 Mosley Street, PLAN 674 PT LOTS 21 AND 22; RP 51R38176 PART 1, PART 2 and PART 3; PLAN 674 PT LOT 23 RP; 51R38199 PART 1; PLAN 674 PT LOT 24 RP; 51R38199 PART 2; PLAN 674 LOT 25 W PT LOT 26; and PLAN 674 E PT LOT 26, Town of Wasaga Beach, and shown on Schedule ‘A-3’ shall be subject to the following policy:

5.6.13.1 Notwithstanding Policy 5.2.6 b) of the Official Plan, a maximum density of 51 units per net residential hectare is permitted for lands municipally known as 15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane, and 722 Mosley Street.

- 2.2 Schedule ‘A-3’ to the Official Plan, as amended, is hereby further amended by re-designating the lands known as 15, 17 and 19 18th Street North, 305, 313 and 315 Shore Lane, and 722 Mosley Street, PLAN 674 PT LOTS 21 AND 22; RP 51R38176 PART 1, PART 2 and PART 3; PLAN 674 PT LOT 23 RP; 51R38199 PART 1; PLAN 674 PT LOT 24 RP; 51R38199 PART 2; PLAN 674 LOT 25 W PT LOT 26; and PLAN 674 E PT LOT 26, Town of Wasaga Beach, from “Residential” to “High Density Residential” as shown on Schedule “A-1” attached hereto and forming part of this Amendment.

3.0 IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Town of Wasaga Beach Official Plan as contained in Section 19 thereof.

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PART C – THE APPENDICES

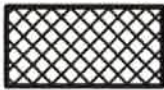
The following Appendices do not constitute part of Amendment No. 61 but are included as information supporting the Amendment.

nil



Town of Wasaga Beach

Schedule 'A-1'



To be Redesignated from Residential to High Density Residential.

This is Schedule A-1 to
Official Plan Amendment No. 61
to the Official Plan of the
Town of Wasaga Beach

