

AMENDMENT NO. 62
TO THE OFFICIAL PLAN
FOR THE TOWN OF WASAGA BEACH

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2025-11

A By-law to adopt Amendment No. 62 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', constituting Amendment No. 62 to the Official Plan for the Town of Wasaga Beach shall be and is hereby 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. 62 to the Official Plan for the Town of Wasaga Beach.
- 3. **THAT** this By-law shall come into full force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10th DAY OF APRIL, 2025.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Mayor

Clerk

THE CONSTITUTIONAL STATEMENT

- PART A - THE PREAMBLE Does not constitute a formal part of the Amendment.

- PART B - THE AMENDMENT Consisting of the text and Schedule 'A', constitutes Amendment No. 62 of the Town of Wasaga Beach Official Plan

- PART C- THE APPENDICES Which does not constitute part of this Amendment. This appendix contains the Planning Justification Report and Public Meeting Minutes.

AMENDMENT NO. 62

TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN

PART A - THE PREAMBLE

1. PURPOSE

The purpose of this Official Plan Amendment is to re-designate approximately 14.61 hectares of land from the Residential and District Commercial designation to the High Density Residential designation, Natural Hazards designation and Open Space designation. The Amendment will permit the development of the property for a Plan of Subdivision that will consist of townhouse dwelling units, open space areas, stormwater management areas. A total of 317 units are proposed. Town File Nos. OP01/22, Z01/22 and PS01/22.

2. LOCATION

The subject site is located within the settlement boundary of the Town of Wasaga Beach, and adjacent to the built boundary, with multiple frontages along Mosley Street, 71st Street and Lyons Court. The lands are current known as 31 Lyons Court, Town of Wasaga Beach, County of Simcoe.

The site is an irregular shape with approximately 397 metres of frontage along Mosley Street and approximately 33 metres along Lyons Court with an average depth of 248 metres. The total site area is approximately 14.61 hectares (36.1 acres). There have been no previous uses on the subject lands and the site currently remains vacant.

3. BASIS

The re-designation and rezoning of the subject lands will allow for a vacant parcel of land to be developed for High Density Residential uses in the form of townhouse units. The proposed policy change on the subject lands represents a logical addition of residential uses consisting of a medium density housing type, but at a high density threshold, that will be serviced by municipal water and sewer.

The intent of the Official Plan Amendment is to facilitate the proposed uses on the site and identify areas for Natural Hazards. Section 5.2.5, Medium Density Residential, identifies linked and street townhouses as permitted medium density uses. Section 5.2.5 (b) notes that medium density lands can develop to a maximum density of 37 units per net residential hectare.

Specifically, the west side of the Plan will develop at a density of 40 units per net residential hectare, and the east side of the Plan will develop at a density of 38 units per net residential hectare. However, when taking as a whole, the overall density of the Plan will be approximately 39 units per net residential hectare. Given this proposed density is slightly

above that of Medium Density Residential (37 units per net hectare) the recommended designation is proposed to be High Density Residential which also permits multiple dwellings (e.g. linked and street townhouses). Section 5.2.6.3 notes High Density Residential uses may only be permitted in areas provided with a municipal sanitary sewer and water system. The lands will be serviced with municipal services.

The lands identified as having natural heritage features and functions, along with the stormwater management pond, are to be designated as Natural Hazards in the Official Plan which is reflected in the Amendment. Lastly, the amenity space areas will be designated as Open Space areas.

PART B - THE AMENDMENT

1. INTRODUCTION

All of this part of the document entitled Part B - The Amendment consisting of the following text and Schedule 'A' shown in Section 2 below, constitutes Amendment Number 62 to the Town of Wasaga Beach Official Plan.

2. DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

2.1 That Schedule "A-1", Land Use Plan, of the Official Plan for the Town of Wasaga Beach is hereby amended by re-designating the Lands known as 31 Lyons Court, Registrar's Compiled Plan 1698, Part of Lot 96, Town of Wasaga Beach, from the "Residential" and "District Commercial" designations to the "High Density Residential", "Natural Hazards" and "Open Space" designations.

2.2 That Section 5.6.14 is added, as follows:

"5.6.14.31 31 Lyons Court

The lands designated "High Density Residential" located at 31 Lyons Court, Registrar's Compiled Plan 1698, Part of Lot 96, Town of Wasaga Beach, and shown on Schedule 'A' shall be subject to the following policies:

5.6.14.1 Notwithstanding the policies of Section 5.2.6.4 of the Town's Official Plan, access to the high-density residential uses located at 31 Lyons Court shall be limited to four properly maintained driveways onto collector or arterial streets.

5.6.14.2 That a maximum density of 39 units per net residential hectare shall be permitted on the whole of the subject lands.

3. IMPLEMENTATION AND INTERPRETATION

The provisions of the Town of Wasaga Beach Official Plan as amended with respect to the implementation and interpretation of this Plan, shall also apply to this Official Plan Amendment.

PART C - THE APPENDICES

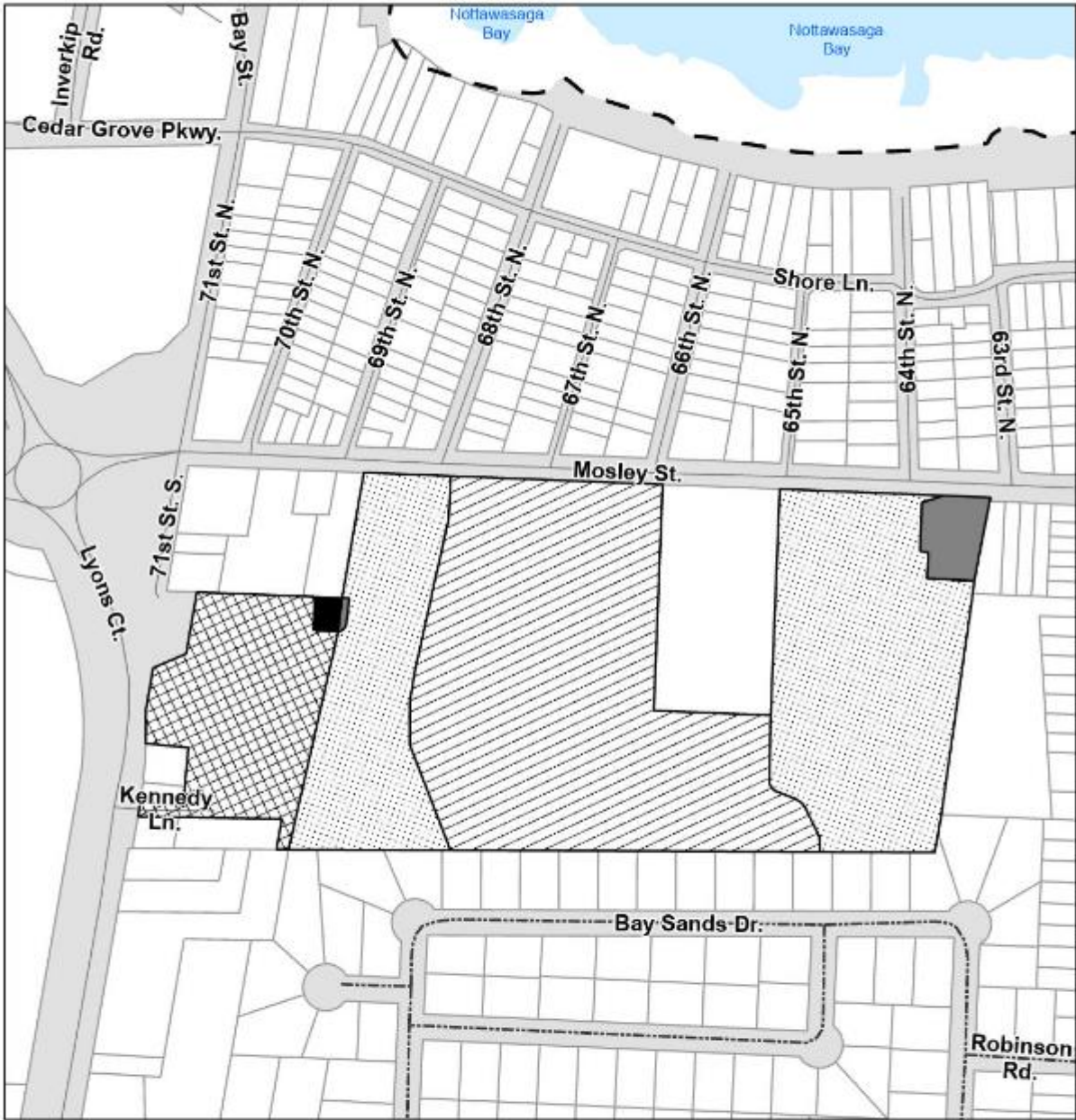
The following appendices do not constitute part of Amendment No. 62 but are included as information supporting the Amendment.

- Planning Justification Report, prepared by the Jones Consulting Group Ltd., dated January 2022; Letter of Addendum to the Planning Justification Report, prepared by the Jones Consulting Group Ltd., revised March 6, 2025.
- Public Meeting Minutes (31 Lyons Court), dated March 30, 2023.



Town of Wasaga Beach

Schedule 'A' - Proposed Official Plan Amendment



-  Lands Designated from District Commercial to High Density Residential
-  Lands Designated from District Commercial to Open Space
-  Lands Designated from Residential to High Density Residential
-  Lands Designated from Residential to Natural Hazards
-  Lands Designated from Residential to Open Space

