

**5 John Street, 274 Coastline Drive, and Tax Roll# 436401001040207 Official Plan  
Amendment OP00224**

**AMENDMENT NO.63  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF  
WASAGA BEACH**

**5 John Street, 274 Coastline Drive, and Tax Roll# 436401001040207 Official Plan  
Amendment OP00224**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**BY-LAW NO. 2025-36**

A By-law to adopt Amendment No.63 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. 63 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. 63 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 A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 14<sup>TH</sup> DAY  
OF AUGUST, 2025.**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

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Brian Smith, Mayor

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Nicole Rubli, 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. 63 to the Corporation of the Town of Wasaga Beach Official Plan.

**5 John Street, 274 Coastline Drive, and Tax Roll# 436401001040207 Official Plan  
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**PART A – THE PREAMBLE**

**PURPOSE**

The purpose of this Official Plan Amendment is to redesignate approximately 0.25 hectares of land from the *Residential* land use designation to the *Medium Density Residential* land use designation.

The Official Plan Amendment will permit the development of the lands with a total of 10 dwelling units (5 semi-detached units). The Official Amendment will further permit site-specific policy exceptions to increase the maximum density on the subject lands to a total of 40 units per net residential hectare and permit the proposed medium density residential development (semi-detached dwellings) to be located east of John Street.

**LOCATION**

The subject lands are located within the built boundary of the Town of Wasaga Beach, with frontage along John Street and Coastline Drive. The lands are located at 5 John Street, 274 Coastline Drive, and the property with the Tax Assessment Roll # 436401001040207 (municipal address not available), Town of Wasaga Beach, County of Simcoe.

The subject lands are generally rectangular in shape with approximately 33.87 metres of frontage along Coastline Drive and approximately 84.25 metres along John Street with an average depth of 84.25 metres. The total site area is approximately 0.25 hectares (0.63 acres). The subject lands are currently occupied by two (2) single detached residential dwellings and two detached accessory buildings (garages).

**BASIS**

The proposed Official Plan Amendment will allow for the parcels of land to be developed and intensified for medium density residential use in the form of 5 semi-detached units, for a total of 10 dwelling units.

The intent of the Official Plan Amendment is to facilitate the proposed use and increased density on the lands, by redesignating the lands to the *Medium Density Residential* land use category. Section 5.2.5 (b) notes that the *Medium Density Residential* land use category shall generally not exceed a maximum density of 37 units per net residential hectare. The proposal will develop at a density of approximately 40 units per net residential hectare, slightly above the maximum residential density policy requirement.

The proposed Official Plan Amendment will further permit the proposed medium density residential development (semi-detached dwellings) to be located east of John Street, whereas Section 5.2.5.5 b) ii) of the Official Plan discourages medium density residential development along outlying east area of Town, more specifically east of John Street with the exception of the redevelopment of tourist establishments.

The development will be serviced by municipal water and sewer. The development proposal is further subject to site plan control/approval, which will require a detailed design submission from the applicant to the satisfaction of the town, covering topics including but not limited to: applicable engineering standards and enhanced landscape features and vegetative screening.

## **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”, constitutes Amendment Number 63 to the Official Plan for the Town of Wasaga Beach.

### **2.0 DETAILS OF THE AMENDMENT**

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

1. Schedule “A-8”, Land Use Plan, of the Official Plan for the Town of Wasaga Beach is hereby amended by redesignating the area, as shown on the attached Schedule “A-1”, from the “Residential” designation to the “Medium Density Residential” designation.
2. Section 5.6.14 added as follows:
  - a. Section 5.6.14

### **5 John Street, and 274 Coastline Drive, and Tax Roll # 436401001040207**

In addition to the other applicable policies of this Official Plan, the following site specific policies shall apply to those lands designated Medium Density Residential in PLAN 740 LOT 18, PLAN 740 PT LOT 19 RP;51R37561 PART 2 & PLAN 740 PT LOT 19 RP;51R37561 PART 1, Town of Wasaga Beach. The maximum number of dwelling units permitted on the subject lands shall be 10 dwelling units. Development on the subject lands shall not exceed a density of 40 units per net residential hectare.

Notwithstanding the policies of Section 5.2.5.5(b) of the Official Plan, Medium Density Residential development shall be permitted on the lands.

Notwithstanding the permitted uses of Section 5.2.5(a) of the Official Plan, only semi-detached dwellings shall be permitted on the lands.

### **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.

**PART C – THE APPENDICES**

Appendix A – Applicant’s Planning Justification Report Submission



# Town of Wasaga Beach

Schedule 'A-1' - Proposed Official Plan Amendment



To be Redesignated from Residential to Medium Density Residential.

This is Schedule A-1 to Official Plan Amendment No. 63 to the Official Plan of the Town of Wasaga Beach

