

**AMENDMENT NO. 64 TO
THE OFFICIAL PLAN
FOR THE TOWN OF WASAGA BEACH**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2025-44

A By-law to adopt Amendment No. 64 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 25th DAY OF SEPTEMBER, 2025.**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, 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. 64 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. 64

TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN

PART A – PREAMBLE

1.0 Purpose

The purpose of this Official Plan Amendment is to redesignate 20.89 hectares from the Rural and Natural Heritage System Category 1 designation to the Residential, Open Space and Open Space Exception designation.

The Amendment will permit the development of the property for a Plan of Subdivision that will consist of single detached and townhouse dwelling units, open space areas, parkland and a stormwater management pond.

2.0 Location

The subject site is located within the settlement boundary of the Town of Wasaga Beach, and adjacent to the built boundary, with frontage along River Road West Street. The lands are legally described as Part of Lot 23, Concession 9, Geographic Township of Flos, in the Town of Wasaga Beach, County of Simcoe.

The site is an irregular shape with approximately 457 metres of frontage along River Road West. The total land holdings are 69.66 hectares, whereas the total site area for the Phase 1 lands is approximately 20.90 hectares (51.65 acres). There have been no previous uses on the subject lands and the site currently remains vacant.

3.0 Basis

The redesignation and rezoning of the subject lands will allow for an underutilized parcel of land to be developed and intensified for residential uses in the form of single dwelling units and various types of townhouse units. The proposed policy change on the subject lands represents a logical addition of residential uses in this area of the Municipality.

The intent of the Official Plan Amendment is to implement the uses of the proposed Plan of Subdivision by recognizing the areas where the residential uses will occur and identifying the areas of Open Space lands. The Plan of Subdivision will facilitate the development of 35 single detached dwelling units with proposed frontages of 12.2 metres or larger, 73 single detached dwelling units with proposed frontages of 11.0 metres, 151 street townhouse units, and 219 medium density units within two blocks of stacked townhouses and rear laneway

townhouses. This is a total of 478 units with an overall density of 41.1 units per net residential hectare. In addition to the areas identified within the Plan for residential purposes, there will be a Park Block located central to the site, a stormwater management block in the southeast area of the lands, a walkway provided in the north of the development to connect into a future trail system, a walkway on the west side of the municipal drain, and recognition of the existing municipal drain and associated buffer traversing through the east side of the lands running north to south. The entire land holdings have an area of approximately 69.66 hectares. The lands subject to the Amendment, Phase 1, is a total of 20.89 hectares. The lands will be serviced with municipal services.

The lands identified as Open Space Exception represent the erosion setback allowance lands adjacent to the dune feature to the north.

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”, constitutes Amendment Number_ to the Official Plan for the Town of Wasaga Beach.

2.0 Details of the Amendment

The Official Plan is amended as follows:

1. Schedule “A-1”, 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”, from the “Rural” and “Natural Heritage System Category 1” designation to the “Residential”, “Open Space” and “Open Space Exception” designations.
2. Section 11.6 of the Official Plan for the Town of Wasaga Beach is amended as follows:
 - a. 11.6.XX – OPA XX – Ambria (Wasaga) Ltd.
Notwithstanding the policies of Section 11, development shall not be permitted on the lands legally known as Part of Lot 23, Concession 9, as the Open Space designation in this area represents the erosion setback allowance from the dune system to the north.

3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

4.0 Interpretation

The provisions of the Official Plan for the Town of Wasaga Beach, as amended from time to time, shall apply to this Amendment.

PART C – APPENDICES

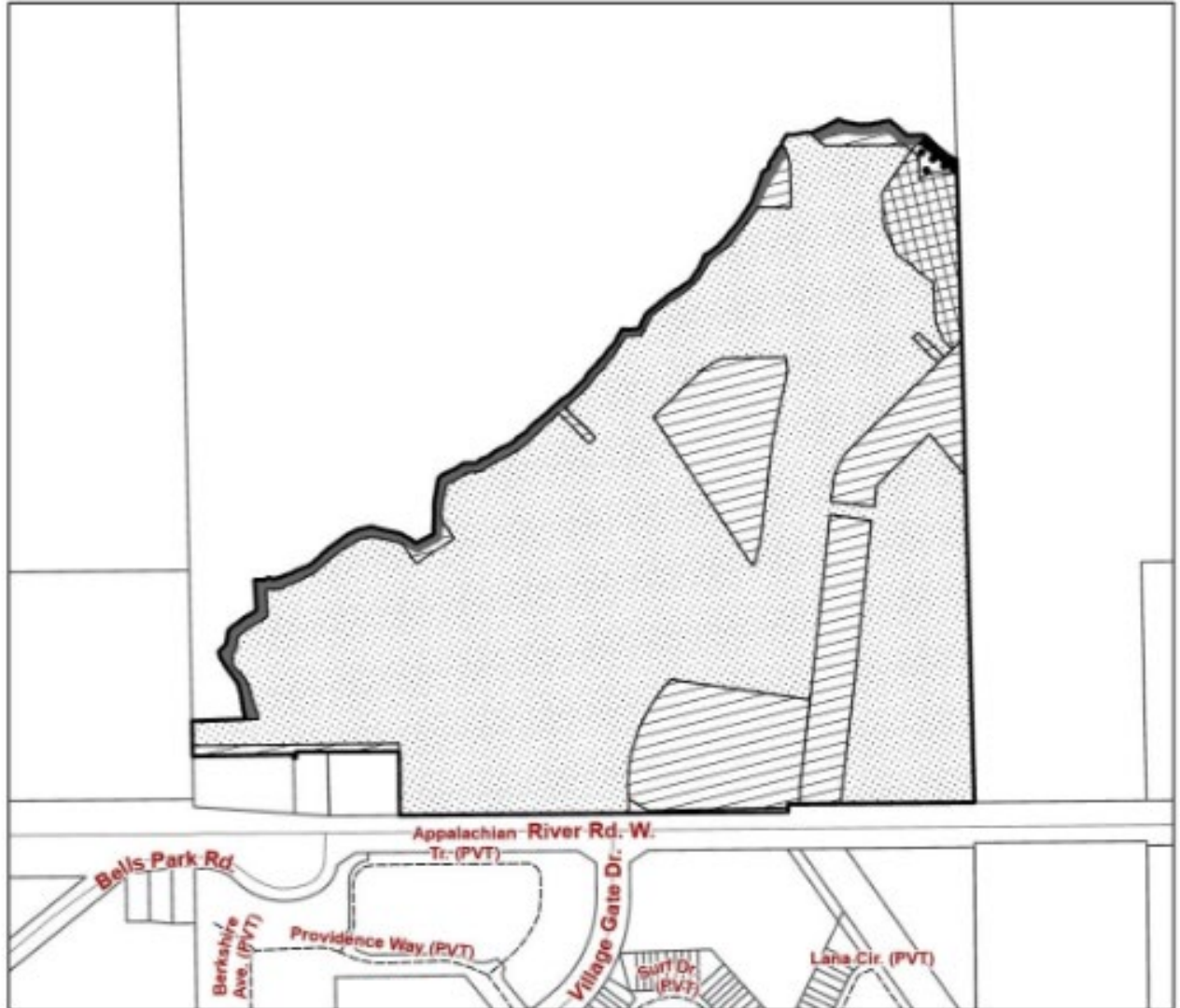
The following appendices do not constitute part of Amendment No.64 but are included as information supporting the Amendment.

- Planning Justification Report, prepared by the Jones Consulting Group Ltd., dated June 2023; Letter of Addendum to the Planning Justification Report, prepared by the Jones Consulting Group Ltd., dated November 22nd, 2024; Letter of Addendum to the Planning Justification Report, prepared by the Jones Consulting Group Ltd., dated July 9th, 2025.
- Public Meeting Minutes (Ambria- Part Lot 23, Concession 9), dated September 14th, 2023.



Town of Wasaga Beach

Schedule 'A' - Proposed Official Plan Amendment



-  Lands to be Designated from Natural Heritage System Category 1 to Open Space
-  Lands to be Designated from Natural Heritage System Category 1 to Open Space Exception
-  Lands to be Designated from Natural Heritage System Category 1 to Residential
-  Lands to be Designated from Rural to Open Space
-  Lands to be Designated from Rural to Open Space Exception
-  Lands to be Designated from Rural to Residential

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

