

**AMENDMENT NO. 65**  
**TO THE OFFICIAL PLAN**  
**FOR THE TOWN OF WASAGA BEACH**

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

**BY-LAW NO. 2025-58**

A By-law to adopt Amendment No. 65 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 schedules 'A' and 'B', constituting Amendment No. 65 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. 65 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 27<sup>th</sup> DAY OF NOVEMBER, 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 formal part of the Amendment.
  
- PART B - THE AMENDMENT    Consisting of the text and Schedules 'A' and 'B', constitutes Amendment No. 65 of the Town of Wasaga Beach Official Plan.
  
- PART C- THE APPENDICES    Which does not constitute part of this Amendment. This appendix contains the Public Meeting Minutes

## **AMENDMENT NO. 65**

### **TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN**

#### **PART A - THE PREAMBLE**

##### **1. PURPOSE**

This Official Plan Amendment applies to lands municipally known as 8859 Beachwood Road, described legally as Part of Lot 34, Concession 4 Nottawasaga, in the Town of Wasaga Beach. The purpose of this Amendment is to amend the Town of Wasaga Beach Official Plan to permit development on the property consisting of 474 residential dwelling units, in the form of semi-detached dwellings, street townhouse dwelling units, back-to-back townhouse dwelling units, and condominium apartments, plus approximately 472 square metres of commercial retail space, along with supporting infrastructure and amenities.

This Amendment will amend Schedule 'A-1' Land Use Plan, of the Town of Wasaga Beach Official Plan to re-designate the property from 'Residential' and 'Natural Heritage System Category 1' to 'Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Natural Hazards' designations, as shown on Schedule 'A' attached hereto.

The Amendment will also amend Schedule 'D' Natural Heritage System, of the Town of Wasaga Beach Official Plan to remove the 'Natural Heritage System Category 1 and 2 Lands' overlay from the subject lands, as shown on Schedule 'B' attached hereto.

Further, the Amendment will establish medium density residential in the form of semi-detached dwellings, street townhouse dwelling units and back-to-back townhouse dwelling units, and high density residential mixed use in the form of condominium apartments and at grade commercial retail space.

The Amendment will further set a site-specific maximum density for the mixed-use buildings, and will create a site-specific exception to permit a private park and stormwater management facilities within lands proposed to be designated Open Space.

##### **2. LOCATION**

The lands subject to this Amendment are municipality known as 8859 Beachwood Road, legally described as Part of Lot 34, Concession 4 Nottawasaga, Roll No. 436402000152251, in the Town of Wasaga Beach. Located in the west end of Wasaga Beach, the property is roughly equidistant to Fairgrounds Road and Mosley Street. The property is adjacent to the delineated built boundary, and is bound by Highway 26 to the south and by Beachwood Road to the north.

Considered greenfield lands, the subject lands are currently vacant but vegetated, possessing a total area of 12.24 hectares, with approximately 240 m of frontage on Beachwood Road, approximately 465 m of frontage on Highway 26, and approximately 40 m of frontage on Robert Street South.

##### **3. BASIS**

### **3.1 Development Proposal**

This Official Plan Amendment supports a proposed 474-unit residential development on the property consisting of 124 condominium apartment units, 114 back-to-back townhomes, 200 street townhomes, 36 semi-detached dwellings, 472 square metres of commercial retail space, a private internal street network, a private/public park, common amenity areas, a regional flood channel and stormwater management pond. While the development is intended to function as a common element condominium, it will be served by municipal water, sanitary and storm services and amenity spaces will possess municipal easements for access. This Official Plan Amendment will align the property's land use designations with the proposed Plan of Subdivision and further supports an associated application for Zoning By-law Amendment.

### **3.2 Existing Conditions**

The subject lands are designated 'Settlements' within the County of Simcoe Official Plan. Within the Town of Wasaga Beach Official Plan, the majority of the property is designated 'Residential' while a smaller portion is designated 'Natural Heritage System Category 1'. Approximately one third of the subject lands features a 'Natural Heritage System Category 1 & 2 Lands' overlay with underlying 'Residential' and 'Natural Heritage System Category 1' designations. These current natural heritage designations and the natural heritage overlay shown on the property do not reflect the environmental conditions found on the property after comprehensive assessment.

Currently vacant of buildings or structures, the subject lands are largely comprised of woodlot. As a result of Bayshore Creek's lack of a defined stream channel, they also contain ephemeral wetland features which dry out each summer. The subject lands have been comprehensively assessed by ecologists, the outcome of which has determined the woodlot present is neither environmentally unique nor ecologically diverse. The wetland has a low ecological service value, and a desktop Ontario Wetland Evaluation System (OWES) review confirmed the wetland, if it underwent a full field evaluation, would not meet the provincially significant threshold.

As the property is located within the Nottawasaga Valley Conservation Authority (NVCA) watershed and is NVCA regulated. The applicant retained professional engineers to complete a floodplain analysis to determine the extents of the existing regulatory floodplain within the site. It is understood flooding concerns will be addressed through the construction of the drainage channel and confirmation from the NVCA.

### **3.3 Proposed Conditions**

The Proposal presents a rare opportunity for the applicant, the Town, the NVCA and other private landowners to work together to improve drainage and eliminate existing flooding within the study area. As a critical part of the proposed residential development, the applicant proposes construction of a new regional flood channel within the southern and eastern limits of the property to convey existing flows including to a stormwater management detention pond proposed in the east of the property.

### **3.4 Balance of Considerations**

The proposed drainage channel will consist nearly entirely of pervious vegetated land and will be restored and naturalized in the post-development condition with use of native plantings. Similarly, the proposed stormwater retention pond will be conscientiously constructed and landscaped to provide substantial ecological net gains in natural features and their functions in

contrast to what is currently a property of low ecological quality.

Further, the proposed stormwater channel will include a maintenance road providing opportunity to serve dual purposes as a multi-use trail, supporting recreational use and active transportation. The development concept also includes a private park, and various common amenity areas offering passive outdoor recreation, active programming and additional landscape planting possibilities. A comprehensive pedestrian pathway system within the proposed development will link these open spaces and the vegetated stormwater channel and pond and provide connections to the broader neighbourhood. These design attributes contribute to both environmental sustainability and healthy and active living for both current and future residents.

At the same time, the proposed residential development offers a substantial supply of 474 new housing units to relieve market pressures felt throughout Wasaga Beach, the County of Simcoe, and the province. A wide and diverse product range of semi-detached dwellings, street townhouse dwelling units, back-to-back townhouse dwelling units and condominium apartments are proposed, increasing housing options for the community. These medium and high-density housing types provide much-needed alternatives to single-detached dwellings which currently dominate the area, offering more attainable price points and allowing more Ontarians to enter what is for many a cost-prohibitive housing market.

Furthermore, commercial retail space is proposed at grade of the mixed-use buildings fronting Beachwood Road to assist in animating the street. This is in line with the Town's request to the MTO to download the ownership and responsibility of Beachwood Road.

The compact nature of the development represents an efficient use of greenfield land, energy, and municipal servicing infrastructure, is transit-supportive and brings new residents. Urban development will be directed to a location which can support it and away from Ontario's finite agricultural land. A growing population in turn supports local businesses, contributing positively to the local economy and the financial health of the municipality.

The following Official Plan Amendment and the development it supports will assist in making Wasaga Beach a stronger, more resilient, more vibrant and more complete community. Aligned with provincial interests, the Amendment intends to strike a balance between the environment and the safety of people and property, the needs of a growing population, and Ontario's mandate to increase housing supply.

Conformity with the general intent of the Planning Act, Provincial Planning Statement, County of Simcoe Official Plan, and Town of Wasaga Official Plan has been demonstrated through the planning analysis which accompanied the application. For these reasons, the Amendment is deemed to represent good planning and is in the public interest.

### **3.5 Intent of the Amendment**

The following Amendment to the Town of Wasaga Beach Official Plan will replace current and provide new land use permissions on the subject lands. The Amendment is required to accommodate the proposed development, provide a large and diverse supply of much-needed housing, and critically, the stormwater infrastructure required to improve existing conditions and relieve the surrounding area of flooding risk.

Specifically, the Official Plan Amendment application will:

- Amend Land Use Plan Schedule 'A-1' of the Town's Official Plan to re-designate the subject lands from 'Residential' and 'Natural Heritage System Category 1' to 'Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Natural Hazards', subject to special provisions.
- Amend Natural Heritage System Schedule 'D' of the Town's Official Plan to remove the 'Natural Heritage System Category 1 and 2 Lands' overlay from the subject lands.
- Permit medium density residential uses in the form of semi-detached dwellings, street townhouse dwelling units, and back-to-back townhouse dwelling units to develop on the subject lands.
- Permit residential and commercial retail uses in the form of high density mixed-use buildings to develop on the subject lands in accordance with Section 5.2.6.2, and establish new maximum densities.

The actual Amendment can be read in the following section below.

## **PART B - THE AMENDMENT**

### **1. INTRODUCTION**

All of this part of the document entitled Part B - The Amendment consisting of the following text and Schedules 'A' and 'B' shown in Section 2 below, constitutes Amendment Number 65 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 8859 Beachwood Road, CON 4 N PT LOT 34, Town of Wasaga Beach, from the "Residential" and "Natural Heritage System Category 1" designations to the "Residential", "Medium Density Residential", "High Density Residential", "Open Space" and "Natural Hazards" designations.

2.2 That Schedule 'D', Natural Heritage System, of the Official Plan for the Town of Wasaga Beach is hereby amended by removing the "Natural Heritage System Category 1 and 2 Lands" overlay from the subject lands.

2.3 That Section 5.6.16 is added, as follows:

**"5.6.16 8859 Beachwood Road**

The lands designated "Medium Density Residential" located at 8859 Beachwood Road, CON 4 N PT LOT 34, Town of Wasaga Beach, and shown on Schedule 'A' shall be subject to the following policies:

5.6.16.1 Notwithstanding the policies of Section 5.2.5.5 b) vii) medium density residential development may be permitted on the subject lands, west of 71<sup>st</sup> street where medium density residential is discouraged.

The lands designated "High Density Residential" located at 8859 Beachwood Road, CON 4 N PT LOT 34, Town of Wasaga Beach, and shown on Schedule 'A' shall be subject to the following policies:

5.6.16.2 That a maximum density of 135 units per net residential hectare shall be permitted for the proposed High Density Residential lands.

5.6.16.3 In addition to those uses permitted within Section 5.2.6 a), commercial retail is also permitted with a maximum gross floor area of 500 square metres."

2.4 That Section 11.6.6 is added, as follows:

**"11.6.6 8859 Beachwood Road**

The lands designated “Open Space” located at 8859 Beachwood Road, CON 4 N PT LOT 34, Town of Wasaga Beach, and shown on Schedule ‘A’ shall be subject to the following policies:

- 11.6.6.1 In addition to those uses permitted within Section 11.2, a private park and stormwater management facilities are also permitted.”

### **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**

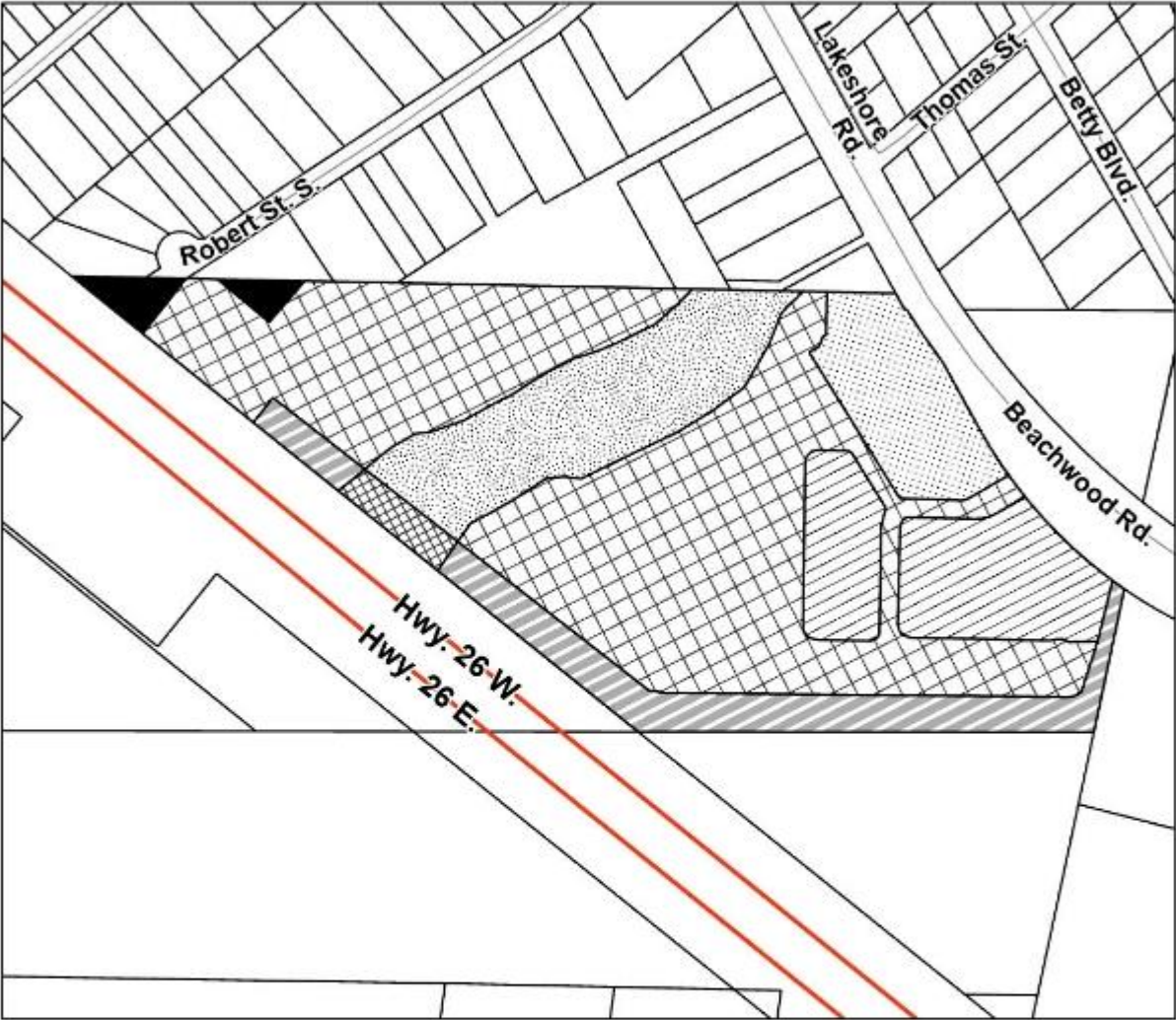
The following appendices do not constitute part of Amendment No. 65 but are included as information supporting the Amendment.

- Public Meeting Minutes (8859 Beachwood Road), dated July 29, 2024



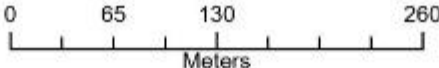
# Town of Wasaga Beach

## Schedule 'A' - Proposed Official Plan Amendment



- Lands to be re-designated from 'Natural Heritage System Category 1' to 'Medium Density Residential'
- Lands to be re-designated from 'Natural Heritage System Category 1' to 'Natural Hazards'
- Lands to be re-designated from 'Residential' to 'High Density Residential'
- Lands to be re-designated from 'Residential' to 'Medium Density Residential'
- Lands to be re-designated from 'Residential' to 'Natural Hazards'
- Lands to be re-designated from 'Residential' to 'Open Space'
- Lands to remain 'Residential'

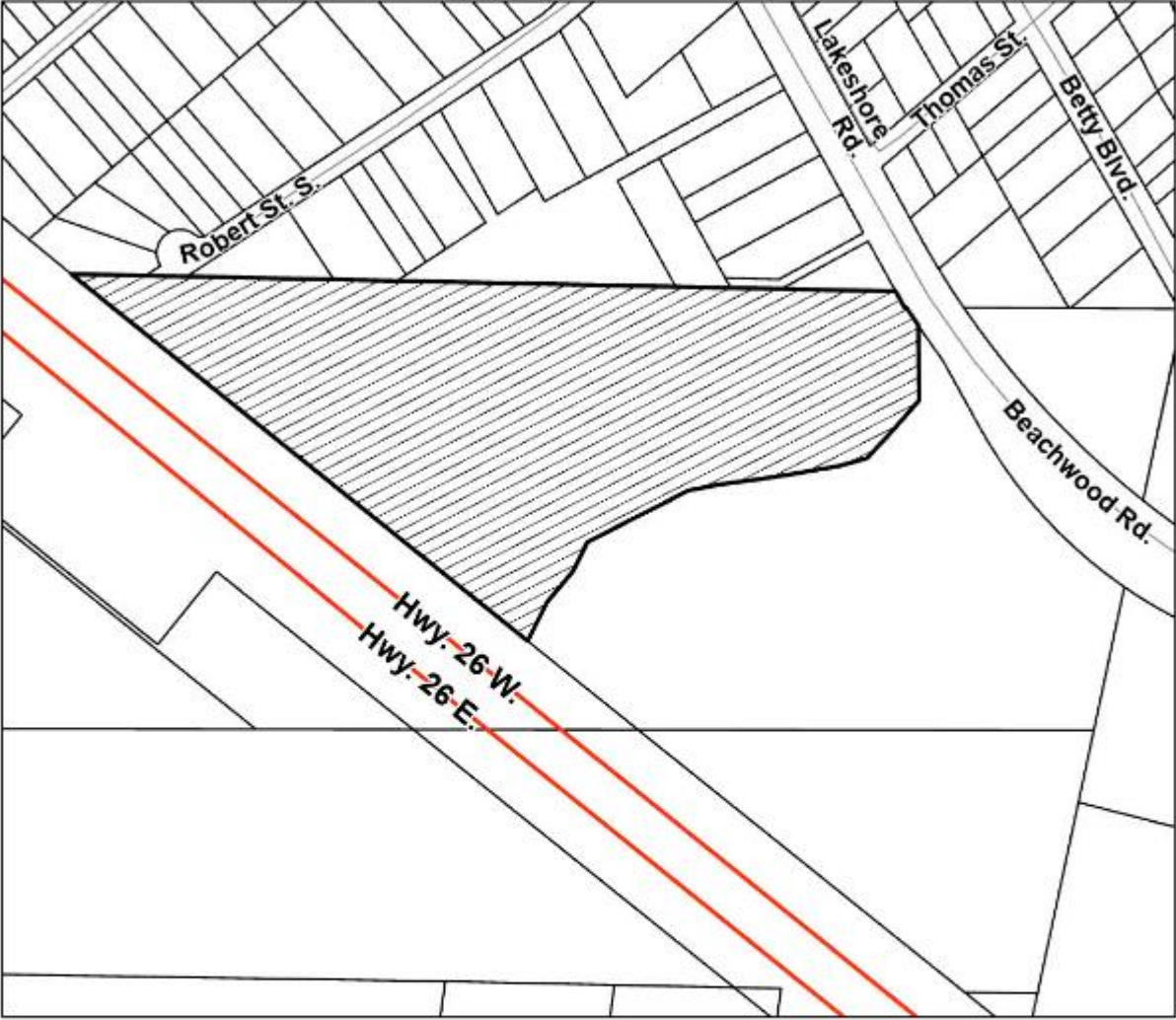
This is Schedule A to  
Official Plan Amendment No. 65  
to the Official Plan of the  
Town of Wasaga Beach






# Town of Wasaga Beach

Schedule 'B' - Proposed Official Plan Amendment



 "Natural Heritage System Category 1 and 2 Lands" overlay to be removed

This is Schedule B to  
Official Plan Amendment No. 65  
to the Official Plan of the  
Town of Wasaga Beach

