

**AMENDMENT NO. 66
TO THE OFFICIAL PLAN FOR THE
TOWN OF WASAGA BEACH**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2025-61

A By-law to adopt Amendment No. 66 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. 66 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. 66 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 27th day of November, 2025.

Brian Smith, Mayor

Nicole Rubli, Clerk

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE - does not constitute part of this Amendment.

PART B – THE AMENDMENT - consisting of the following text and Schedule “A” constitutes Amendment No. 66 of the Town of Wasaga Beach Official Plan.

PART C – THE APPENDICES - does not constitute part of this Amendment.

**AMENDMENT NO. 66
TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN**

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this amendment is to re-designate a portion of the subject lands from the Tourism Commercial designation to the Residential Medium Density, Residential High Density, and Open Space designation(s). The purpose and effect of this amendment is to permit the development of 643 freehold residential units, consisting of single detached dwellings, street townhouses, rear lane townhouses and back-to-back townhouses. The amendment also intends to designate portions of the subject lands to the Open Space designation.

2.0 LOCATION

The lands affected by this Amendment are legally described as CON 9 S PT LOT 24 51R 14993 PART 1, CON 9 PT LOT 24 RP 51R9065 PART 1, CON 9 PT LOT 24 RP 51R30900 PART 3, CON 9 PT LOT 24 RP 51R30900 PART 5, CON 9 PT LOT 24 RP 51R30900 PART 1, CON 9 S PT LOT 24 RP 51R14993 PART 2, CON 9 PT LOT 24 RP 51R30900 PART 7, and municipally known and generally addressed where available as 486 River Road West, 485 River Road West, 396 River Road West in the Town of Wasaga Beach, County of Simcoe. The lands are generally in the east half of the Wasaga Beach. The lands have access to River Road West and Wally Drive. The subject lands have a lot area of 48.30 hectares. The property is currently vacant, but were previously occupied by a commercial paintball operation. The lands contain provincially significant wetlands, dune features, and significant woodlands. The Wasaga Stars arena is located west of the property; the proposed K-12 Catholic School will abut the property to the west.

3.0 BASIS

The intent of the Corporation of the Town of Wasaga Beach Official Plan is to guide planning decisions within the Municipality by providing policies to help direct economic, environmental and community building decisions that affect land use. The Official Plan Amendment and Zoning By-law Amendment applications would permit the establishment of 643 residential units on the subject lands.

The property is designated Tourism Commercial, District Commercial and Natural Heritage System Category 1 in the Town of Wasaga Beach Official Plan. An Official Plan Amendment is required to re-designate the lands from the Tourism Commercial designation to the Medium Density Residential and High Density Residential designation to permit the development of 643 freehold residential units, consisting of single detached dwellings, street townhouse dwellings, rear lane townhouse dwellings and back-to-back

townhouse dwellings, and would also recognize four blocks subject to the Open Space designation.

The proposal includes 11 blocks for public roads; a 23 metre wide public collector road is proposed to be accessed from River Road West and Wally Drive. A stormwater management block is provided central to the site and on the eastern portion of the site; two large open space blocks will be provided north of the residential development.

The site design has been informed by the natural heritage features generated by provincially significant wetlands and hazards generated from wetlands deemed not to be provincially significant. Through an Environmental Impact Study, the setbacks have been established. Portions of the lands will remain in the Natural Heritage System Category 1 designation to maintain the ecological integrity of the heritage lands and ensure public health and safety. Environmental reporting established a natural protection area as well as an open space component.

The development is an appropriate land use for the area and at an appropriate density, being adjacent to future residential developments to the east, located along a collector road and serviced by municipal water and sewer. The proposed applications will permit the subject lands to develop in an efficient and compact form, contributing to the housing needs of the Town of Wasaga Beach. The site design is sensitive to the surrounding land uses and has been designed in such a way.

The following documents were provided by the Proponent in support of the application:

1. Planning Justification Report
2. Draft Plan of Subdivision
3. Geotechnical Report
4. Hydrogeological Assessment
5. Environmental Impact Study
6. Tree Preservation Plan and Tree Inventory
7. Groundwater and Wetland Monitoring
8. Functional Servicing Report
9. Stormwater Management Report
10. Feature Based Water Balance Report
11. Archaeological Study (Stage 1 & 2)
12. Traffic Study

PART B – THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled “Part B – The Amendment” and consisting of the following text and Schedule “A”, constitutes Amendment No. 66 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:

(a) Schedule ‘A-7’ to the Official Plan, as amended is hereby further amended by re-designating a portion of the lands known as South-half of Lot 24, Concession 9, Town of Wasaga Beach from the Tourism Commercial designation to the Residential Medium Density, Residential High Density and Open Space Designation shown on Schedule “A” attached hereto and forming part of this Amendment.

(b) Section 11.6.7 is added as follows:

“11.6.7 Farsight Development

That those lands located in South-half of Lot 24, Concession 9, Town of Wasaga Beach designated Open Space and shown on Schedule “A-2” are, in addition to the policies of Section 11 of the Official Plan subject to the policies of this section:

11.6.7.1 Land Uses/Permitted Uses

In addition to those uses permitted within Section 11.2, stormwater management facilities and emergency access are also permitted.”

3.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of that Plan shall also apply to this Official Plan Amendment.

PART C – THE APPENDIX

The following Appendix does not constitute part of Amendment No. 66 but is included as information supporting the Amendment.

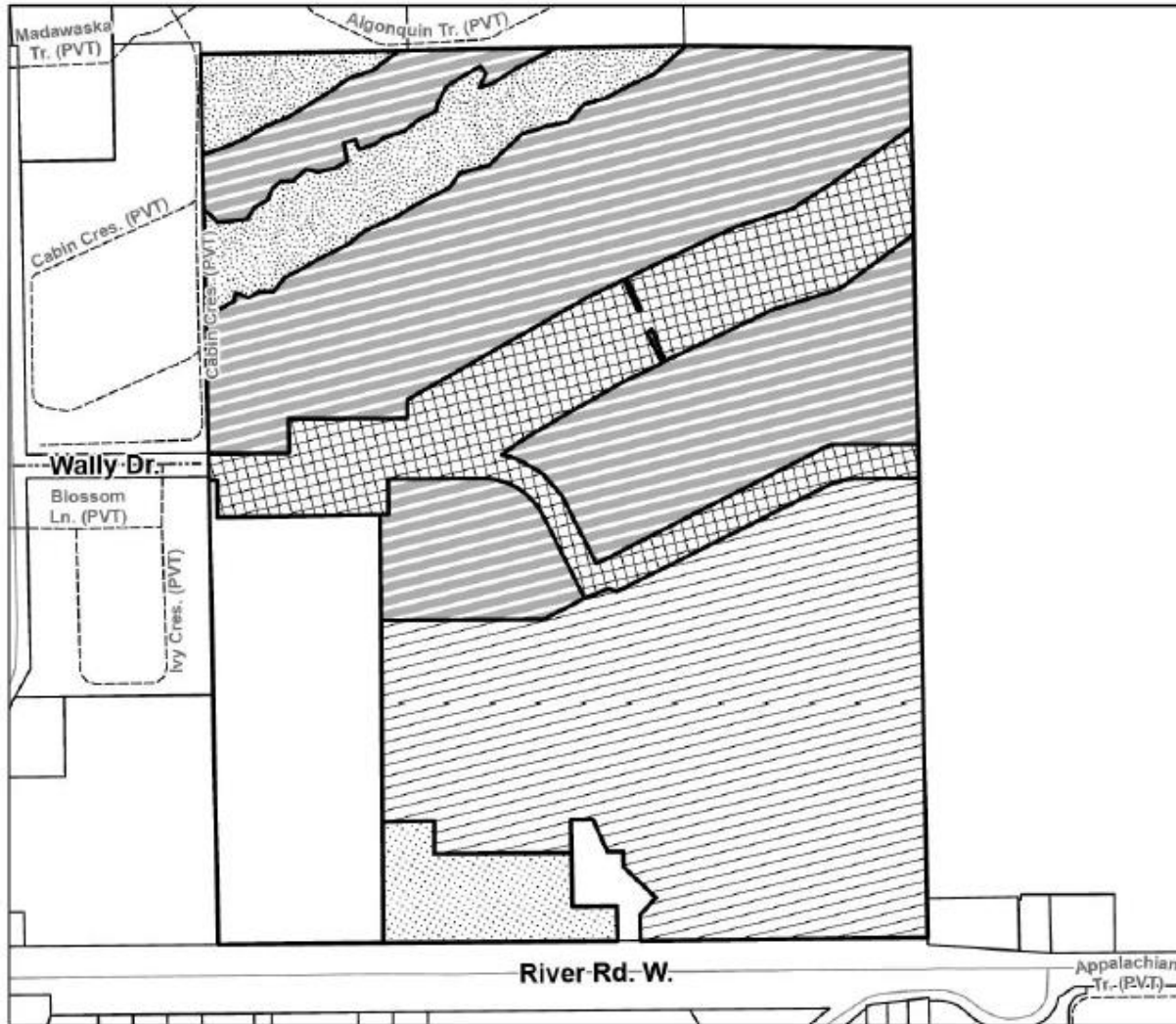
Technical Reports Submitted-

- Planning Justification Report
- Geotechnical Report
- Hydrogeological Assessment
- Environmental Impact Study
- Tree Preservation Plan and Tree Inventory
- Groundwater and Wetland Monitoring
- Functional Servicing Report
- Stormwater Management Report
- Feature Based Water Balance Report
- Archaeological Study (Stage 1 & 2)
- Traffic Study



Town of Wasaga Beach

Schedule 'A' - Proposed Official Plan Amendment



-  Lands to be re-designated to Commercial
-  Lands to be re-designated to High Density Residential
-  Lands to be re-designated to Medium Density Residential
-  Lands to be re-designated to Natural Heritage System Category 1
-  Lands to be re-designated to Open Space
-  Lands to be Owned by the Town

This is Schedule A to
Official Plan Amendment No. 64
to the Official Plan of the
Town of Wasaga Beach

