WASAGA BEACH™

The longest freshwater beach in the world.



Official Plan

Guiding how the town will grow and change over the next 30 years

Draft | November 28, 2025

The Town of Wasaga Beach acknowledges it is located upon the traditional territory of the Anishnaabe people of the Three Fires Confederacy.

We also acknowledge that the people of the Wyandot Nation also inhabited these lands.

We acknowledge that these nations were sovereign nations existing before the arrival of settlers.

We respect the spiritual interconnection among these nations to the land and to the water.

We also acknowledge that waterways near us have a long history predating European arrival.

Since time immemorial, waterways were the lifeblood of the Indigenous people by trade and hunting routes.

We are dedicated to inclusivity of First Nations, Inuit and Métis people in our future stewardship of the land and the longest freshwater beach in the world.

In the spirit of reconciliation, we welcome the opportunity of learning to be sustainable caretakers of the land and waterways for all future generations.



Land Acknowledgment Statement

The Town's Land Acknowledgment Statement recognizes the traditional territory of the Indigenous Peoples who once lived here and who in many instances still do. The revised statement was adopted by Council on June 13, 2024, as a more meaningful replacement to the Town's previous Land Acknowledgment. The revised statement is read at the start of all Council meetings, committee meetings, and advisory committee meetings.

The revised Land Acknowledgment Statement was written by Vanessa Kennedy, a local Anishinaabe woman from Hillsdale, Ontario, and the owner of Red Quills, a business that delivers cultural sharing and provides services to non-Indigenous sectors in order to build relationships with the Indigenous population. The statement incorporates oral history and written history, brings in Indigenous Spirituality, and holds meaningfulness.

The Land Acknowledgment Statement was edited by Muckpaloo Ipeelie, an Inuk who is a local Blue Mountains resident and the founder and CEO of the Urban Inuit Identity Project, whose purpose is to provide culturally relevant educational materials for health care workers and community builders who are involved in the circle of care of Inuit. Muckpaloo researched historical land usage for the Land Acknowledgment Statement and presented Council with an educational session on the Indigenous groups that have occupied the region during the June 13, 2024, meeting at which the revised Land Acknowledgment Statement was adopted.

The revised Land Acknowledgment Statement emphasizes inclusivity and sustainable stewardship, and better reflects the spirit of truth and reconciliation than did the previous Land Acknowledgment. The revised statement embodies a more accurate and meaningful recognition of the Town's commitment to recognizing and working in partnership with First Nations, Inuit, and Métis people.

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This **Official Plan** was adopted by the Council of the Corporation of the Town of Wasaga Beach through the passing of By-law No. 2025-## on [adoption date]. This Official Plan was approved by the County of Simcoe on [approval date].

Prepared for:

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Note:

Some of the pages in this document have been intentionally left blank in order to facilitate two-sided printing.

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Section
1

Why we plan for Wasaga Beach

1.1 Our Home in Wasaga Beach

Wasaga Beach is a place that is becoming home to more and more people each year. One of the fastest growing municipalities in Canada, the Town of Wasaga Beach stretches more than 18 kilometres from the Township of Tiny to the Town of Collingwood along the curve of Nottawasaga Bay at the southern end of Georgian Bay. The Town's historical pattern of linear, east-to-west development reflects the importance of the beach — the longest freshwater beach in the world — and the significant role that tourism has played in the local economy and in the growth of a community that welcomes visitors from around the world.

The area now known as Wasaga Beach was once home to the Tionontati people (a name that means "People of the Hills"), who up until 1650 were part of a larger group of Wyandot people. The Wyandot lands, which they called "Wendake," spanned from Midland to Creemore and from Barrie to Craigleith. The Tionontati themselves lived on and around the mountains in the

western part of these lands, and were known as excellent beaver hunters. Contact with Jesuit missionaries around 1650 brought disease to the Wyandot Nation, as well as clashes between the patriarchal Jesuits and the matriarchal Tionontati society, resulting in political, cultural, and spiritual stresses.

These factors eventually weakened the Wyandot Nation against the attacks of the Haudenosaunee (Five Nations) from the New York area, who sought to secure the rich fur-trapping lands of Wendake in order to profit from the high demand for fur from Europeans. Many of the Wyandot fled the area for what is now the United States, while a smaller number were absorbed into groups of Haudenosaunee and Anishinaabeg, who around this time were also living and moving throughout Upper and Lower Canada.

What is now the Town of Wasaga Beach sits upon the traditional territory of the Anishinaabeg people of the Three Fires Confederacy, who like the Wyandot existed as a sovereign nation before the arrival of European settlers. These lands were signed over to the British Crown by local Anishinaabeg chiefs through the signing of Treaty 18 (the Lake Simcoe–Nottawasaga Purchase) in 1818, in exchange for annual payments of £1,200. These yearly payments have not increased with inflation.

The first documented European settlers in the area arrived around 1869 and lived in the Van Vlack settlement near the mouth of the Nottawasaga River. The name "Wasaga Beach" came into use near the end of the 19th century, and by the early decades of the 20th century the area had already become a popular destination for tourists. The Village of Wasaga Beach was incorporated in 1949, originally spanning from Beck Street to 18th Street. In 1966, the boundary was extended to 45th Street through the annexation of Oakview Beach from Sunnidale Township. By the time it officially became a Town in 1974, Wasaga Beach was home to 4,034 permanent residents. The population grew to around 12,000 people by the turn of the 21st century, and today over 25,000 people call Wasaga Beach home.

1.2 Our Growing Community

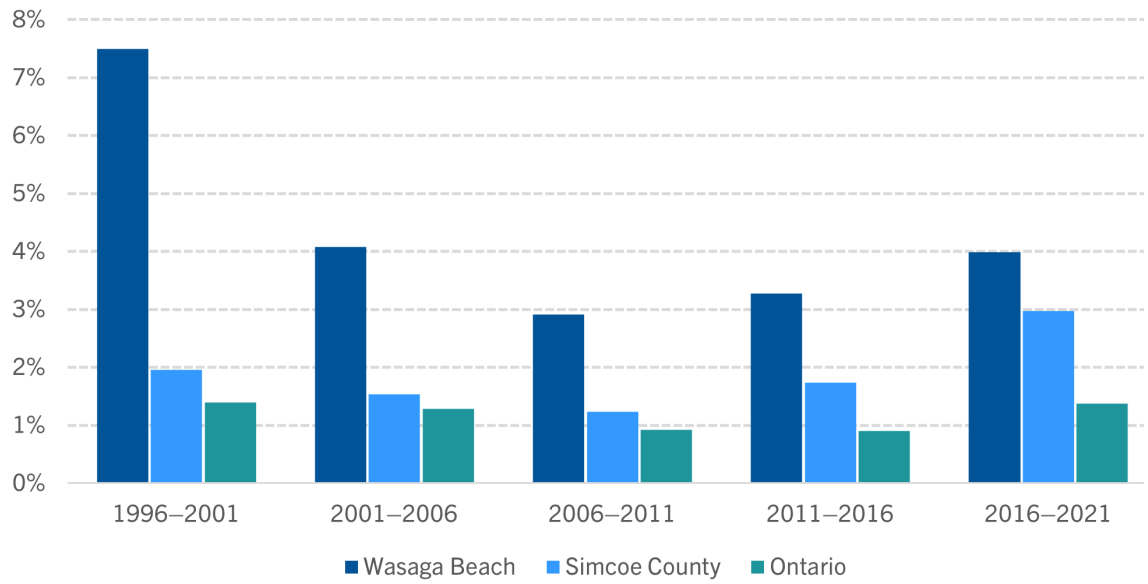
To say that the Town has grown significantly in recent decades would be an understatement: from 1991 to 2021, the Town's population almost quadrupled, from about 6,600 people to over 25,000. To some extent, this growth reflects a broader trend in Simcoe County, whose population increased by almost 135,000 people between 1996 and 2021 (from about 226,760 people to 361,670 people, an average annual growth rate of approximately 1.57%).[1] That

1 These population figures are for Simcoe County as an upper-tier municipality, and therefore do not include the populations of the single-tier municipalities of Barrie and Orillia or the populations of three

being said, the growth rate in Wasaga Beach over this twenty-five-year period was higher than anywhere else in Simcoe County — the Town's population grew at an average annual rate of 3.60%, a full percentage point higher than the next-highest average growth rate of 2.57% per year, in the Town of Bradford-West Gwillimbury. The steady increase in the Town's population has consistently outpaced growth in Simcoe County and in the Province of Ontario overall (see **Figure 0.1**).

Looking at growth more locally, in 1991 the Town had a lower population than each of its four municipal neighbours (the Town of Collingwood, the Township of Clearview, the Township of Springwater, and the Township of Tiny), whereas by 2021 it had grown to be the largest of the five, with a population of 25,692 people, slightly higher than the population of 25,639 in Collingwood. This astonishing rate of growth is clearly illustrated in **Figure 0.2**. In terms of raw

Figure 0.1 – Average annual growth rates over five-year periods, 1996–2021

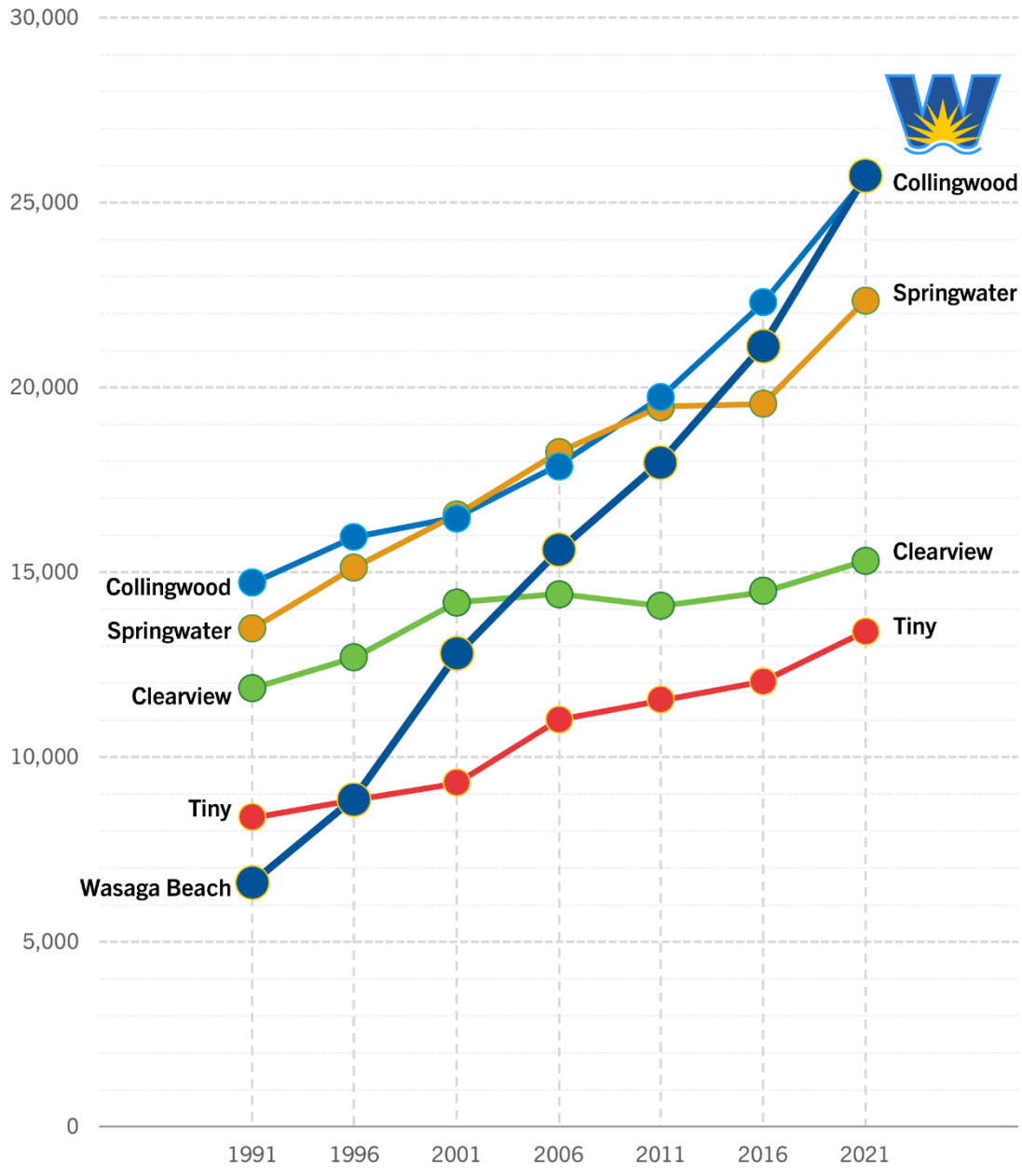


Note: Growth rate for Simcoe County has been calculated using population numbers for constituent lower-tier municipalities. Population numbers used to calculate average growth rates have been adjusted to account for net undercoverage.

Source: Statistics Canada, Census of Population (1996–2021).

First Nations communities included as part of the Simcoe County Census Division in the Census of Population. Population numbers have been adjusted for net undercoverage: the 1996 Census has been used as the starting point for this comparison because estimated net undercoverage rates for the 1991 Census are not available.

Figure 0.2 – Population growth, 1991–2021



Note: Population numbers have been adjusted using estimated net undercoverage rates reported in the *Census Technical Report: Coverage* for each Census (with the exception of 1991, for which the rates reported for 1996 have been used, as the coverage report for the 1991 Census is unavailable). The Township of Springwater was part of the Barrie Census Metropolitan Area ("CMA") from 2006 onward, and its population has therefore been adjusted using the estimated net undercoverage rate for the Barrie CMA for 2006–2021. All other population numbers have been adjusted using the estimated rates for areas outside CMAs.

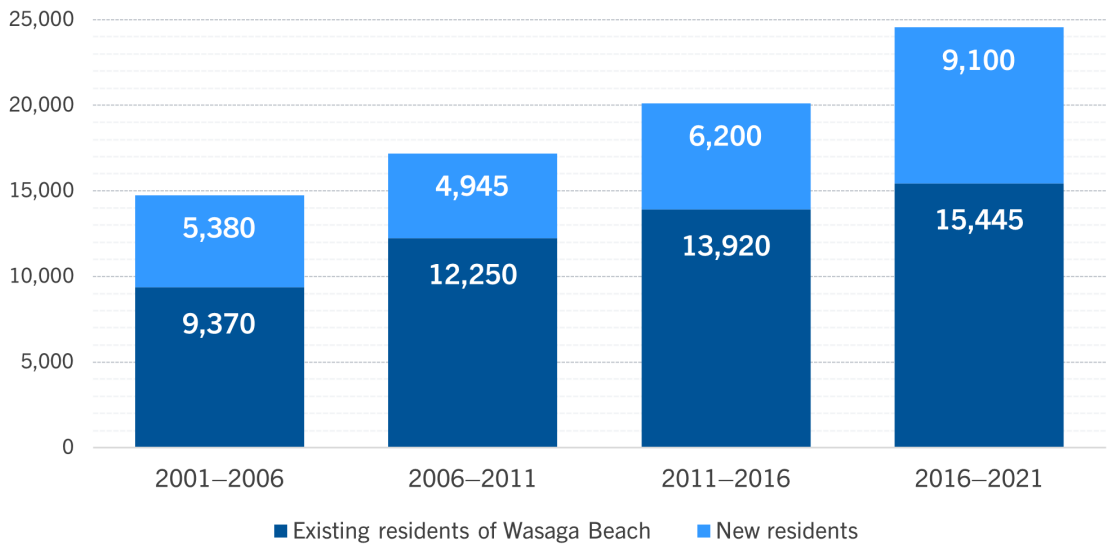
Source: Statistics Canada, Census of Population (1991–2021).

numbers, the populations of the Town's four municipal neighbours combined grew by approximately 24,090 people from 1996 to 2021, whereas the Town's population alone grew by approximately 16,797 people over that same period, representing over 40% of all population growth across these five municipalities.

Recent growth in Simcoe County has been influenced by many factors, among them the rising cost of housing in southern Ontario and a trend towards greater commuting distances within the Greater Golden Horseshoe area. On top of this, Wasaga Beach's unique appeal and mixture of amenities has attracted an influx of new residents from other communities in Ontario, from across Canada, and from around the world. In the 2021 Census of Population, over one-third of residents in Wasaga Beach reported that they had moved to the Town from somewhere else in the past five years. This reflects a growing trend since 2001, with people who have recently moved accounting for a significant proportion of the population (see **Figure 0.3**).

Another factor in the growth in Wasaga Beach's population is a significant decrease in the percentage of dwellings that are seasonal dwellings. (Using Census terminology, what we are calling a "seasonal dwelling" is a private dwelling that is not occupied by a "usual resident" of the Town, as opposed to a "permanent dwelling," which is. The Census term "usual resident"

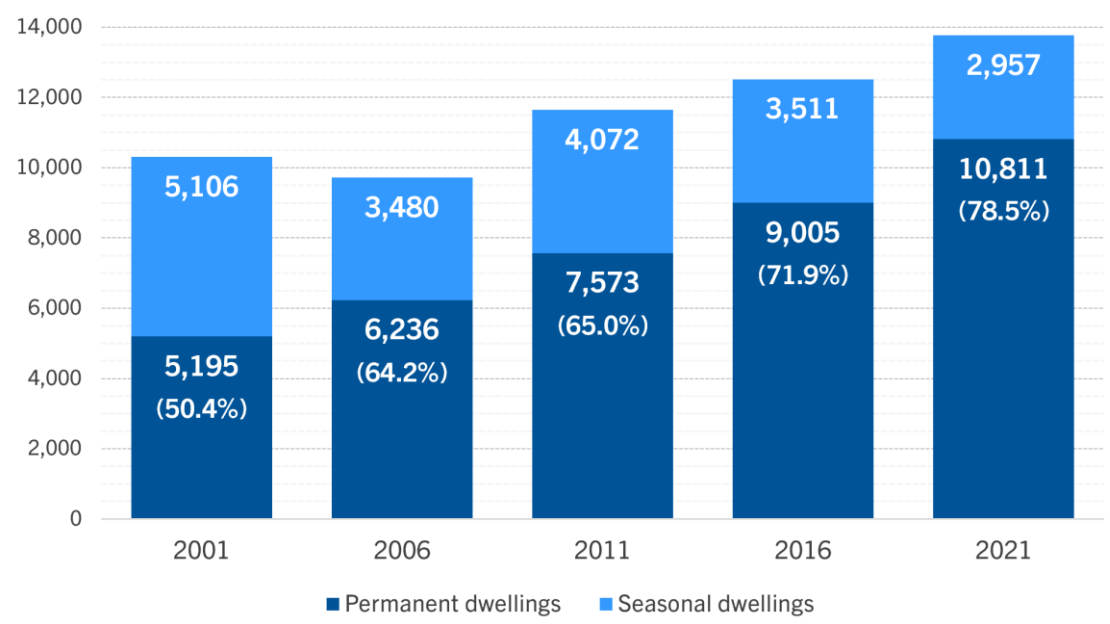
Figure 0.3 – Existing and new residents in Wasaga Beach, 2006–2021



Note: "New residents" refers to people who changed their place of primary residence to Wasaga Beach from a different municipality over the five-year period indicated. "Existing residents" includes those who changed their place of residence within the Town of Wasaga Beach.

Source: Statistics Canada, Census of Population (2006–2021).

Figure 0.4 – Permanent and seasonal dwellings in Wasaga Beach, 2001–2021



Note: "Permanent dwellings" are private dwellings that are occupied by usual residents. "Seasonal dwellings" are private dwellings not occupied by usual residents.

Source: Statistics Canada, Census of Population (2001–2021).

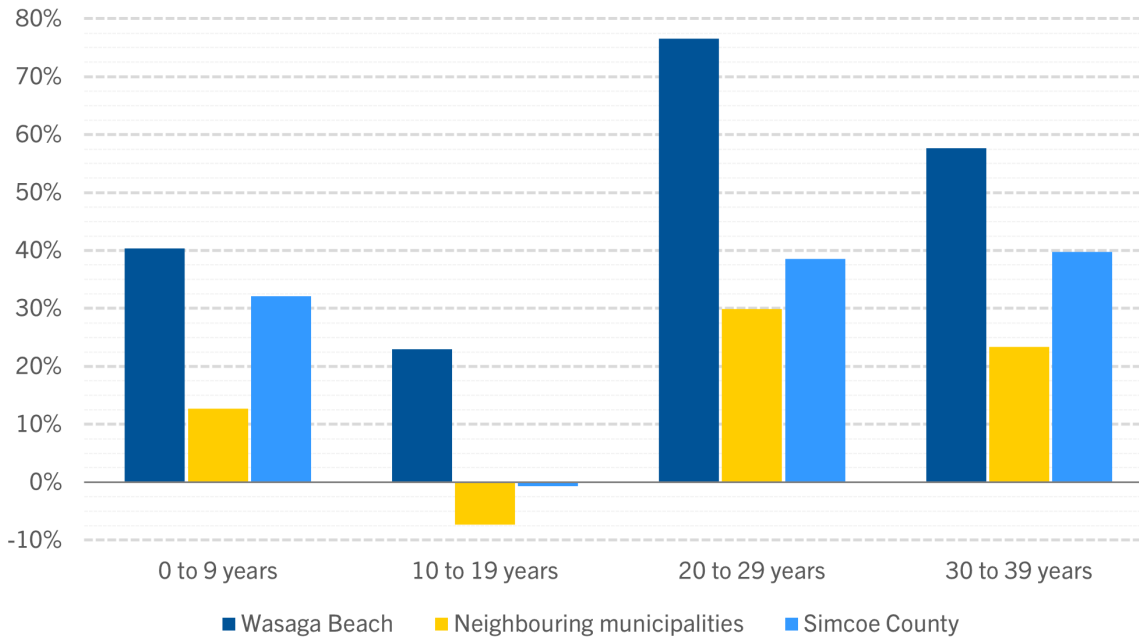
is someone who lives in the dwelling in question "most of the time." Statistics Canada uses the concept to help ensure that residents of Canada are counted "once and only once.") In 2001, there was a relatively even split between permanent and seasonal dwellings, as illustrated in **Figure 0.4**, with permanent residents occupying just over half (50.4%) of the private dwellings in the Town.[2] By 2021, this percentage had increased to over three-quarters (78.5%) of all private dwellings being occupied by permanent residents. This increase means that a significant number of formerly seasonal dwellings (such as cottages and summer homes) have been converted into year-round residences, an increase in population that is not necessarily reflected in the amount of development occurring in the Town.

2 The Census of Population considers two dwelling types: private dwellings and collective dwellings. The term "private dwelling" refers to "a separate set of living quarters with a private entrance" either from outside the building or from a common area that doesn't require passing through someone else's living quarters. The term "collective dwelling" refers to "a dwelling of a commercial, institutional, or communal nature," such as a long-term care facility, correctional facility, or dormitory.

Like many communities in Ontario and across Canada, Wasaga Beach has an aging demographic profile with a third of residents being 65 years of age or older in the 2021 Census. The median age has risen from 45.7 years in the 2001 Census to 56.4 years in 2021. At the same time, however, the Town has seen growth in younger age cohorts, especially in recent years. From 2016 to 2021, the number of people under the age of 40 living in the Town grew by 25.2% (as compared to total population growth of 21.6% over the same period). Recent growth has been particularly strong in the 20-to-29 and 30-to-39 age cohorts, which combined grew by over 1,300 people, from about 3,455 people in 2016 to about 4,600 people in 2021, an increase that accounts for just over one-quarter of the Town's total population growth over that same timeframe.[3]

As is the case with overall population growth, Wasaga Beach experienced a greater increase in its under-40 population than other municipalities in Simcoe County: the number of people under the age of 40 living in Wasaga Beach grew by about 47.5% from 2006 to 2021, as compared to an increase of 12.7% in the combined under-40 population of the Town's four

Figure 0.5 – Change in population under 40 by ten-year cohorts, 2006–2021



3 Age cohort population numbers have been adjusted using the estimated net undercoverage rates for different age groups reported in Statistics Canada's *Coverage Technical Report* for each Census (2006–2021). Numbers have been rounded to the nearest multiple of five.

Source: Statistics Canada, Census of Population (2006–2021).

municipal neighbours and an increase of 25.7% across Simcoe County over the same period. Over that fifteen-year period, growth in the Town's under-40 population across all ten-year age cohorts has outpaced that in neighbouring municipalities and in Simcoe County overall: see **Figure 0.5**.[4]

All of this means that new residents, young and old alike, are being drawn by the amenities and appeal of Wasaga Beach, and that each year the Town welcomes more and more residents across all age groups. The trends witnessed over the past couple decades suggest that the Town can expect to see continuing sustained growth in population and employment opportunities over the years to come.

1.3 What We Envision for Wasaga Beach+

Over the past several decades the Town of Wasaga Beach has been transforming from a place that is primarily focused on tourism to a more complete community that offers an ever-growing number of residents, business owners and visitors a high quality of life, diverse mix of land uses, amenities and opportunities. The magnitude of growth that the community will experience over the coming decades will create challenges, and the Town will need to provide expanded infrastructure and services, increase options for affordable and attainable housing, and ensure that development protects public health and the natural environment.

> The term **complete community** is used to describe a mixed-use neighbourhood or another area within a city, town, or settlement area that offers convenient and equitable access to most of what residents need to support day-to-day living. Complete communities are inclusive, supporting people of all ages and all abilities, and typically include a full range of housing, retail and service commercial options, an appropriate mix of jobs, transportation alternatives, and public service facilities. Complete communities take on many different shapes and forms, depending on what is appropriate to the context and the needs of the local population.

4 As was the case earlier in this section, references to Simcoe County in this paragraph and in Figure 0.5 refer to the upper-tier municipality, including the Town of Wasaga Beach and its four neighbouring municipalities but not including single-tier municipalities or First Nations communities located geographically in Simcoe County.

That is where the Town's new Official Plan— comes in. This Official Plan is an overarching, forward-looking policy document that will help the Town navigate and manage change based on the community's long-term needs and vision for growth, development, and improvement. It will help us direct growth to the areas best suited to support it while being deliberate about areas where significant amounts of growth are not desirable and areas which should be protected outright.

The Town's previous Official Plan was adopted by Council in September 2003 and approved by the County of Simcoe in June 2004. The process of preparing a new Official Plan was initiated in 2017. The early stages of that process involved background research, document review, and community consultation, which included consultation with the Huron-Wendat Nation; meetings with Town Staff, with the County of Simcoe, and with provincial agencies; focus group discussions with various stakeholders; a public meeting; and a drop-in public information session and visioning workshop. The community engagement process continued with the circulation of draft versions of this Official Plan, the holding of an open house and an additional public meeting, and additional opportunities for feedback and consultation.

1.3.1 Vision & Purpose

The principal purpose of this Official Plan is to establish goals, objectives, and policies for managing and directing physical change in Wasaga Beach and the effects of that change on the Town's social, economic, natural, and built environment. This Official Plan also includes policies describing the measures and procedures to be used for informing and obtaining the views of the public regarding development proposals such as amendments to this Official Plan, Zoning By-law amendments, plans of subdivision and consents, (such as severances), and variances.

The policies of this Official Plan are ultimately directed towards helping the Town achieve its aspirations and realize the community's vision. The community's vision and aspirations are encapsulated in the Vision Statement below, which is one important outcome of the consultation process.

VISION STATEMENT

For more than one hundred years, the Town of Wasaga Beach has been Ontario's summer playground — a place where people come to make memories that last a lifetime. Today, we are building on that legacy with a bold vision to become a leader in sustainability, creativity, innovation and fun— a vibrant, four-season community with thriving businesses and safe, inclusive neighbourhoods that celebrate our rich history, cultural diversity, and natural beauty including the Nottawasaga River, Georgian Bay, and the longest freshwater beach in the world.

1.3.2 Goals & Objectives

Notwithstanding the visionary nature of this Official Plan, it is also a practical document that will help guide all future decision-making, with the intent of turning our community's long-term vision into a reality.

Planning Context of a Complete Community (planning context)

The technical definition of a complete community, as per the Provincial Planning Statement, 2024 is provided in the explanatory note in Section 1.3. Generally speaking, A **complete community** is a place where people can **live, work, shop, learn, and play** in close proximity — without needing to rely heavily on cars. It offers a mix of **housing options, jobs, services, public spaces, and transportation choices**, all designed to support a high quality of life for residents of all ages, incomes and abilities.

A complete community typically includes:

- 🏘️ **A mix of housing types** (single-family, apartments, affordable housing, etc.)
- 👩‍⚕️ **Access to services** like schools, healthcare, shops, and recreation
- 🚶 **Walkable and connected neighbourhoods** with safe pedestrian and cycling options
- 🚗 **Efficient transportation choices**, including public transit
- 🌳 **Parks and open spaces** that promote recreation and community connection
- 💼 **Local employment opportunities** so people can live and work in the same area
- 🌱 **Sustainable infrastructure** and design that minimizes environmental impact

With that in mind, the policies of this Official Plan are directed towards achieving the following overall goals and objectives:

A leader in sustainability, creativity, innovation, and fun

(1) Guide growth in a way that's sustainable for both the environment and the Town's finances, using land efficiently and cost-effectively to make the most of our infrastructure, public services, and to build a more complete community.

(2) Direct most of the higher-density, mixed-use growth and intensification to Strategic Growth Areas in order to promote these areas as the social, economic, and cultural heart and lungs of the community.

(3) Encourage the evolution of a strong and diverse economy where local job creation, labour force development, entrepreneurship, and innovation are supported through connectivity and opportunities for collaboration, particularly within the Town's Strategic Growth Areas.

(4) Encourage the use of sustainable building technologies and approaches to development, including drainage and stormwater management facilities that maintain water quality and control runoff while promoting Low-Impact Development standards.

The term **sustainable** is generally used to describe development and practices that are capable of meeting the needs of the present without compromising the ability of future generations to meet their own needs. This definition was originally formulated by the United Nations World Commission on Environment and Development (also known as the "Brundtland Commission," after its chairperson, Gro Harlem Brundtland) in its 1987 report, *Our Common Future*. As noted in that report, the concept of sustainable development implies "not absolute limits but limitations imposed by the present state of technology and social organization on environmental resources and by the ability of the biosphere to absorb the effects of human activities."

(5) Implement phasing for new infrastructure, transportation, public service facilities, and municipal services in a financially responsible, technologically advanced, and environmentally sustainable manner.

(6) Promote healthy, active lifestyles by supporting opportunities for active mobility and a wide range of recreational activities, including walking, cycling, skiing, and water sports.

(7) Ensure that current and future members of the community are provided with public service facilities and other forms of "soft" infrastructure, including cultural services and recreation facilities.

A place with thriving businesses and safe, inclusive, and complete communities

(8) Support the creation of complete communities that accommodate a diverse range of land uses with an abundant variety of housing options, employment opportunities, commercial and public services, facilities, and amenities for all residents.

(9) Foster the creation of inclusive and accessible neighbourhoods that provide a full range and mix of housing types and tenures, including affordable residential units and supportive housing, to address local needs and accommodate people of all ages.

(10) Promote economic development by providing for commercial, tourism commercial, and business employment land uses, with particular emphasis on diversifying the Town's economy and creating high-quality employment opportunities.

(11) Promote land use and development patterns that will accommodate expected growth while generally balancing the preservation of the character of the Town's existing low-density residential neighbourhoods with opportunities for compatible infill and intensification in these areas.

(12) Ensure that development is protected from natural and human-made hazards by avoiding locations that pose a threat to human health and safety or that pose a risk of damage to property and infrastructure and by considering the potential impacts of climate change that could increase those risks.

(13) Provide for the optimal use of existing infrastructure and services, and protect existing and planned transportation and utility corridors from encroachment by incompatible uses.

(14) Ensure that any future changes to land use patterns and transportation systems provide for the efficient and safe movement of people and goods while offering choice and convenience to meet the needs of current and future residents.

(15) Keep the public informed about decisions that will affect future land use and development in the Town while promoting opportunities for community members to provide input and be involved in the decision-making process.

A place where we celebrate our rich history, diversity of cultures, and natural beauty

(16) Foster a sense of local identity and sense of place by encouraging development and land uses that recognize the history and unique character of the area, respect the cultural history of Indigenous Peoples and communities, and support the identification and conservation of cultural heritage resources and archaeological resources.

(17) Encourage new development and redevelopment to incorporate high-quality urban design elements, and provide well-designed public spaces that reflect the cultural diversity of the community.

(18) Promote the evolution of an eclectic and green urban character that protects and cherishes the Town's natural heritage features.

(19) Ensure that development preserves, and where warranted and otherwise restores or enhances ecological functions .

(20) Protect and enhance the quality and function of Wasaga Beach's waterfront, parks, and conservation areas while promoting opportunities for compatible public access and for year-round recreation and tourism.

A place where people come to create memories that will last a lifetime

(21) Welcome new residents and accommodate Provincial and County projected population and employment growth while encouraging the provision of a range of housing opportunities, including affordable and attainable housing.

(22) Promote a mix of land uses and amenities that will help residents and visitors enjoy memorable year-round experiences throughout Wasaga Beach.

(23) Provide public spaces and a public realm that will foster a sense of community identity and civic pride.

(24) Ensure that the Town's multimodal transportation network allows people to enjoy the experience of the journey, not just the destination itself.

(25) Encourage the creation of complete communities that will accommodate and support people of all ages and all abilities as they live, work, and enjoy all aspects of life.

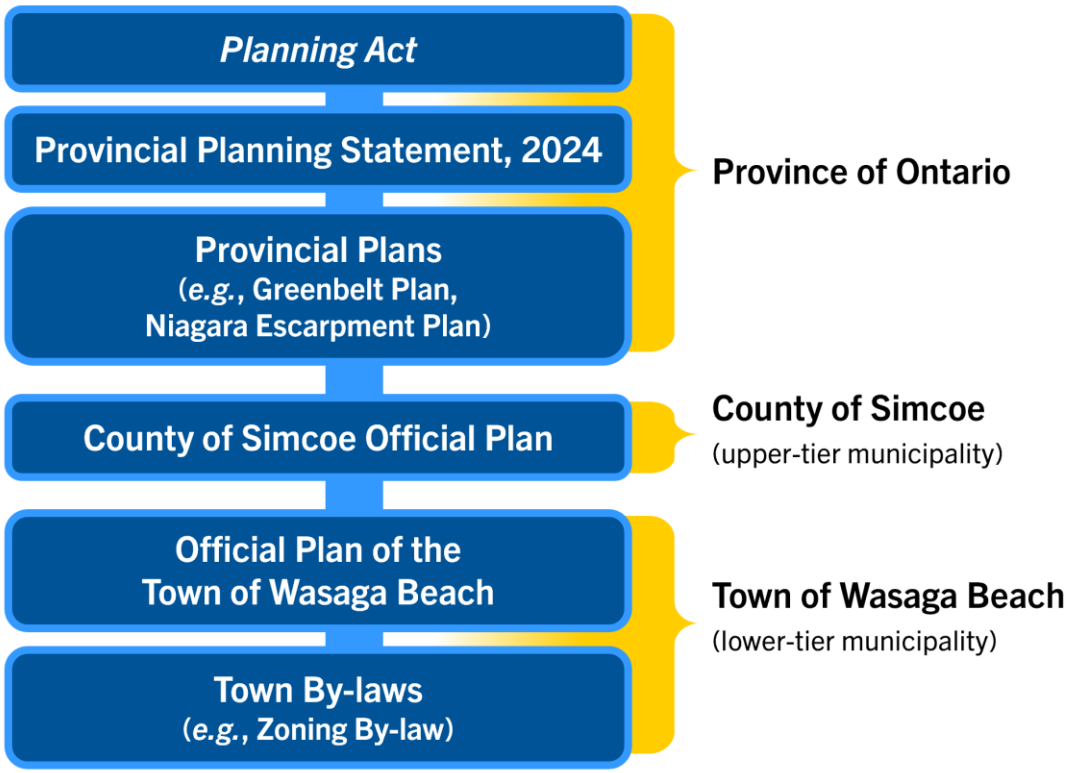
1.4 Legislative Basis of the Official Plan

This Official Plan is a legal document established upon the legislative basis provided by the *Planning Act* (R.S.O. 1990, c. P.13). The purposes of the *Planning Act*, according to Section 1.1

of that Act, include ensuring that matters of provincial interest are integrated into municipal planning decisions, encouraging co-operation and co-ordination among various interests during the planning process, and providing for a land use planning system led by provincial policy. Land use planning in Ontario takes place within a multi-tiered hierarchy, illustrated in **Figure 0.6**, that comprises plans and policies at the provincial, regional (*i.e.*, County), and local municipal levels.

Ontario's ***Planning Act*** provides the foundation for the hierarchy shown in Figure 0.6. All planning-related decisions must have regard to the matters of provincial interest identified in Section 2 of the Act, which include the orderly development of safe and healthy

Figure 0.6 – Hierarchy of planning policy in Ontario



communities; the adequate provision of a full range of housing, including affordable housing, and employment opportunities; the protection of ecological systems; the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest; the promotion of sustainable, transit-supportive, and pedestrian-oriented development; the mitigation of greenhouse gas emissions and adaptation to a changing climate; and the promotion of built form that is well-designed, encourages a sense of place, and provides for safe, accessible, and high-quality public spaces.

Provincial Policy Statements are issued by the Minister of Municipal Affairs and Housing under Section 3 of the *Planning Act*. The most recent such statement — the **Provincial Planning Statement, 2024** ("**PPS 2024**") — came into effect on October 20, 2024. The PPS 2024 provides more detailed policy direction regarding the matters of provincial interest identified in the *Planning Act*, and all planning-related decisions must be consistent with the PPS 2024.

Provincial Plans (such as the Greenbelt Plan and the Niagara Escarpment Plan) are plans issued by the Province of Ontario, authorized under various provincial statutes, that establish policies for specific defined areas within Ontario. Under the *Planning Act*, all planning-related decisions must conform with (or not conflict with, as the case may be) the provincial plans that are in effect on the date the decision is made. At the time this Official Plan was adopted, there were no provincial plans in effect that applied within the Town.

The Official Plan of the County of Simcoe was adopted on November 25, 2008, and was approved in phases by the Ontario Municipal Board (now the Ontario Land Tribunal) between April 19, 2013, and December 29, 2016 (with the exception of some land use designations that remain subject to site-specific appeals). The County's Official Plan, which will be referred to herein as the "Simcoe County Official Plan" or "SCOP", applies to the sixteen local ("lower-tier") municipalities in Simcoe County (one of them being the Town of Wasaga Beach). The SCOP provides policy direction for the County's lower-tier municipalities on matters such as settlement areas, rural and agricultural lands, natural heritage features, infrastructure, and the County's transportation system. The SCOP also directs the growth management strategies of the lower-tier municipalities by establishing population and employment growth forecasts and distributing that growth among local municipalities. The *Planning Act* requires that this Official Plan conform with the Simcoe County Official Plan.

The Official Plan of the Town of Wasaga Beach — *i.e.*, this Official Plan — applies to the entire municipal territory of the Town and sets out the goals, objectives, and policies that will manage and direct physical change in Wasaga Beach and the effects of that change on the Town's social, economic, natural, and built environment. This Official Plan will provide guidance for Council, public administrators, the development community, and members of the public to ensure that all decisions regarding planning matters have due regard for matters of provincial interest, are consistent with the PPS 2024, and conform with the Simcoe County Official Plan. Under Section 24 of the *Planning Act*, all public works undertaken in the Town and all Town by-laws must conform with this Official Plan once it has come into effect.

1.5 How to Read & Understand the Official Plan

This document shall be formally known as "The Official Plan of the Town of Wasaga Beach", and references in this document to "this Official Plan" should be understood as referring to the full formal title. This Official Plan applies to the entire municipal territory of the Town of Wasaga Beach.

This Official Plan must be read in its entirety, and the text and policies of this Official Plan must be read alongside the information shown on the schedules, in order for its meaning and intent to be fully understood and correctly interpreted.

1.5.1 Contents & Organization of this Official Plan

The Official Plan of the Town of Wasaga Beach consists of nine sections: Sections 1 through 8 contain the text and policies of this Official Plan, while Section 9 contains the map schedules, organized under nine subject headings (identified by the letters "A"–"I"). Although the schedules appear at the end of this document, some readers might find it helpful to refer to the schedules first — for instance, as an aid in identifying the policies that apply to a specific property or area based on its land use designation.

Some of the schedules in Section 9 are made up of multiple sub-schedules, which have been identified by adding a number after the schedule letter: for example, Schedule "B" comprises three sub-schedules (Schedules "B1", "B2", and "B3"), while Schedule "C" comprises six sub-schedules (Schedules "C1" through "C6"). Any reference in this Official Plan to a schedule by its letter alone should therefore be understood as referring collectively to any numbered sub-schedules there might be under the schedule in question.

The schedules constitute part of this Official Plan, and any amendment to one of the schedules shall be construed as, and subject to the same statutory requirements as, an amendment to this Official Plan.

The list below provides an overview of the contents of each section of this Official Plan (including this introductory section). Once again, it should be noted that the text and policies should be read alongside the information shown on the schedules, and that this Official Plan must be read in its entirety in order to be fully understood and correctly interpreted.

Section 1: Why We Plan for Wasaga Beach introduces this Official Plan by providing background information on the Town's history and recent growth; by establishing the vision, goals, and objectives that guide this Official Plan; by explaining the policy framework within which this Official Plan operates; and by explaining how this Official Plan has been organized and how its policies should be interpreted.

Section 2: Error! Reference source not found. sets out the strategy for managing the Town's population growth, with general policies that apply across the entire Town along with more specific policies that apply within Strategic Growth Areas and for individual land use designations.

Section 3: How Wasaga Beach Will Grow contains policies regarding the supply and mix of housing, the phasing of development, the provision of municipal infrastructure and services, and the Town's transportation network, all of which are important considerations in planning for growth and development.

Section 4: How We Will Protect Wasaga Beach's Natural & Cultural Heritage provides guidance to help ensure that Council's decisions promote environmental sustainability, protect natural heritage features, maintain public health and safety, and conserve features with cultural heritage value.

Section 5: How Development Will Be Designed outlines the key design considerations for different types of development that the Town will use in promoting well-designed built form that encourages a sense of place and in providing high-quality, safe, accessible, attractive, and vibrant public spaces.

Section 6: How the Official Plan Will Be Implemented sets out the tools and methods to be used in implementing this Official Plan's policies, and contains enabling provisions for these various implementation tools. This section also describes the ways in which the implementation of this Official Plan's policies, and the achievement of its goals and objectives, will be monitored.

Section 7: How We Plan for Specific Areas provides more specific policy direction for defined areas within the Town, as established through comprehensive secondary plans and other amendments to the Official Plan. Where an area-specific policy in Section 7 conflicts with

a more general policy appearing elsewhere in the Official Plan, the more specific policy prevails to the extent of the conflict.

Section 8: How to Interpret the Official Plan explains how this Official Plan uses specific terms and how the maps and schedules to the Official Plan are to be understood.

Section 9: Official Plan Schedules contains the schedules to this Official Plan, organized under nine subject headings from "A" to "I".

Appendices provide additional information that does not form part of this Official Plan but that complements or expands upon the information provided in the Official Plan itself. Information and material presented in the appendices may be revised without requiring a formal amendment to this Official Plan.

1.5.2 How to Interpret Policy Language

The policies of this Official Plan are presented in numbered lists, with each number appearing inside parentheses (as is the case under "Goals & Objectives" in Section 1.3.2 above). Parentheses have been used to maintain a clear distinction between section numbers and policy numbers — that is, so that it is clear from a glance that "3.3.2.1" refers to a section, whereas "3.3.2.(1)" refers to a policy. References to individual policies in this Official Plan are made by identifying the section in which the policy appears, followed by a period (to provide space between the section and policy numbers), followed by the policy number in parentheses.

Some policies contain multiple sub-items, which are referred to as "clauses" and identified using lowercase letters, also in parentheses: "(a)", "(b)", "(c)", *etc*. Where necessary, a clause might itself contain multiple sub-clauses, identified using lowercase Roman numerals: "(i)", "(ii)", "(iii)", *etc*. Where the text of this Official Plan refers to a policy by number, that reference should be understood as including any clauses or sub-clauses as might appear under the policy in question.

As a general rule, each numbered policy in this Official Plan consists of a single grammatical sentence structured around what is called a **modal verb**, which is the technical term for a verb that states something in a way that is not a statement of simple fact (such as statements expressing possibility, necessity, or contingency). The main exceptions to this general rule are definitions and policies that provide clarification, for example by explaining the circumstances under which another policy applies.

The most frequently used modal verbs in this Official Plan are **may** and **shall**, which are used to indicate permission and obligation, respectively. This differs from the more common everyday usage of these verbs, which is why policy language sometimes sounds odd to the casual reader.

The use of the verb **may** grants someone permission to do something without imposing any sort of obligation — in other words, giving someone permission to do something means that they still have the option of not doing it, if they so choose. For this reason, policies that use the verb "may" are often referred to as **discretionary** policies. Thus, for example, the statement "The Town may prepare a Community Improvement Plan" means that the Town has the authority to prepare a Community Improvement Plan, but is not required to do so if it chooses not to. In everyday conversation, "may" usually indicates a sense of probability or uncertainty, as in, "We may be there tomorrow, or we may not, we're not sure yet." For the purposes of clarity, this Official Plan avoids using "may" in this sense and instead uses the verb **might** to convey this sense of uncertainty.

In some cases, the verb "may" is used to identify conditional circumstances, that is, criteria that must be fulfilled before something is permitted: for example, "Commercial uses may be permitted if the following criteria are met. . . ." This use of the verb "may" still carries the permission-without-obligation sense of the verb, in that the fulfillment of the specified criteria does not automatically grant permission, although their fulfillment is certainly a prerequisite for that permission to be granted.

The use of the verb **shall**, by contrast, places an obligation on someone to do something, transforming something discretionary into something **mandatory**: in other words, the verb "shall" removes the option of not doing whatever that something might be. (Nowadays, we would generally express this using the modal verb **must**.)[5] The verb "shall" is also sometimes used to introduce criteria that must be fulfilled, such as in lists introduced by the phrase "Council shall be satisfied. . .". This use of the verb "shall" retains the obligatory sense of the verb, in that the fulfillment of the criteria is a requirement.

The verb **will** is best understood as expressing intent: that is, a statement like "The Town will prepare a Community Improvement Plan" is best understood as meaning that the Town has every intention of preparing such a plan, although there is no legal obligation for the Town to do so (as would be the case with the verb "shall"). In other words, the verb "will" is used

5 In policy and legal language, the verb **must** is called a "deontic declarative" verb, meaning that it describes a situation in which some sort of obligation exists, whereas **shall** is a "performative" verb, meaning that its use is what creates the obligation. Thus, for example, subs. 3 (5) of the *Planning Act*, which states that any decision of Council regarding "the exercise of any authority that affects a planning matter . . . *shall* be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision" (emphasis added), creates the obligation so expressed. When we describe the situation created by subs. 3 (5), we say that planning-related decisions *must* be consistent with any policy statements that are in effect — as in, "Under the *Planning Act*, this Official Plan must be consistent with the PPS 2024."

to make a promise in good faith, while leaving some room for extraordinary unforeseen circumstances that might prevent that promise from being fulfilled.

The verb **should** is best understood as meaning something along the lines of "shall, to the fullest feasible or practical extent," or "shall, wherever possible." To put it another way, a statement using "should" is stronger than a simple recommendation, but not quite as strong as an obligation (which, of course, would use the verb "shall" instead). So, for example, the statement "New development in this area should incorporate pedestrian-oriented elements" means that, while new development isn't absolutely required to incorporate such elements, it will be expected to do so unless there are extraordinary circumstances that prevent this from being the case.

In addition to the modal verbs discussed in the foregoing paragraphs, certain words and phrases are used in a specific sense throughout this Official Plan. These words and phrases are not underlined to identify them as defined terms (regarding which see Section 1.5.3 below), but must nonetheless be interpreted according to the following meanings:

The word **any**, when used to introduce a list, should be interpreted as meaning "one or more" with reference to the items listed (provided that "or more" is not precluded by the context). In other words, "any" refers to any set whose elements are taken from the items listed, up to and including the set of all items listed.

The use of the word **include**, **includes**, or **including** to introduce a list implies the existence of some larger set from which the items listed have been taken (or at the very least leaves open the possibility that such a set exists). In other words, the list presented is not an exhaustive one, and the use of include / includes / including must be interpreted as meaning "include, but are not limited to" / "includes, but is not limited to" / "including, but not limited to," as the case may be. An exhaustive list (*i.e.*, one that encompasses all possible options) will be introduced using the word **comprise**, **comprises**, or **comprising**. The difference is illustrated in the following two sentences (with emphasis added):

> The County of Simcoe's lower-tier municipalities **include** the Town of Wasaga Beach.
>
> The County of Simcoe **comprises** sixteen lower-tier municipalities.

The phrase **such as** should be considered as equivalent to include / includes / including (*i.e.*, as introducing a list of items taken from some larger set).

The pronouns **they** / **them** / **their** may be used with a singular or a plural antecedent, as dictated by the context. This includes the use of they / them / their as a gender-neutral singular pronoun or as a singular pronoun with indefinite gender (such as in cases where the antecedent is itself indefinite, as in the first sentence in the paragraph explaining the verb

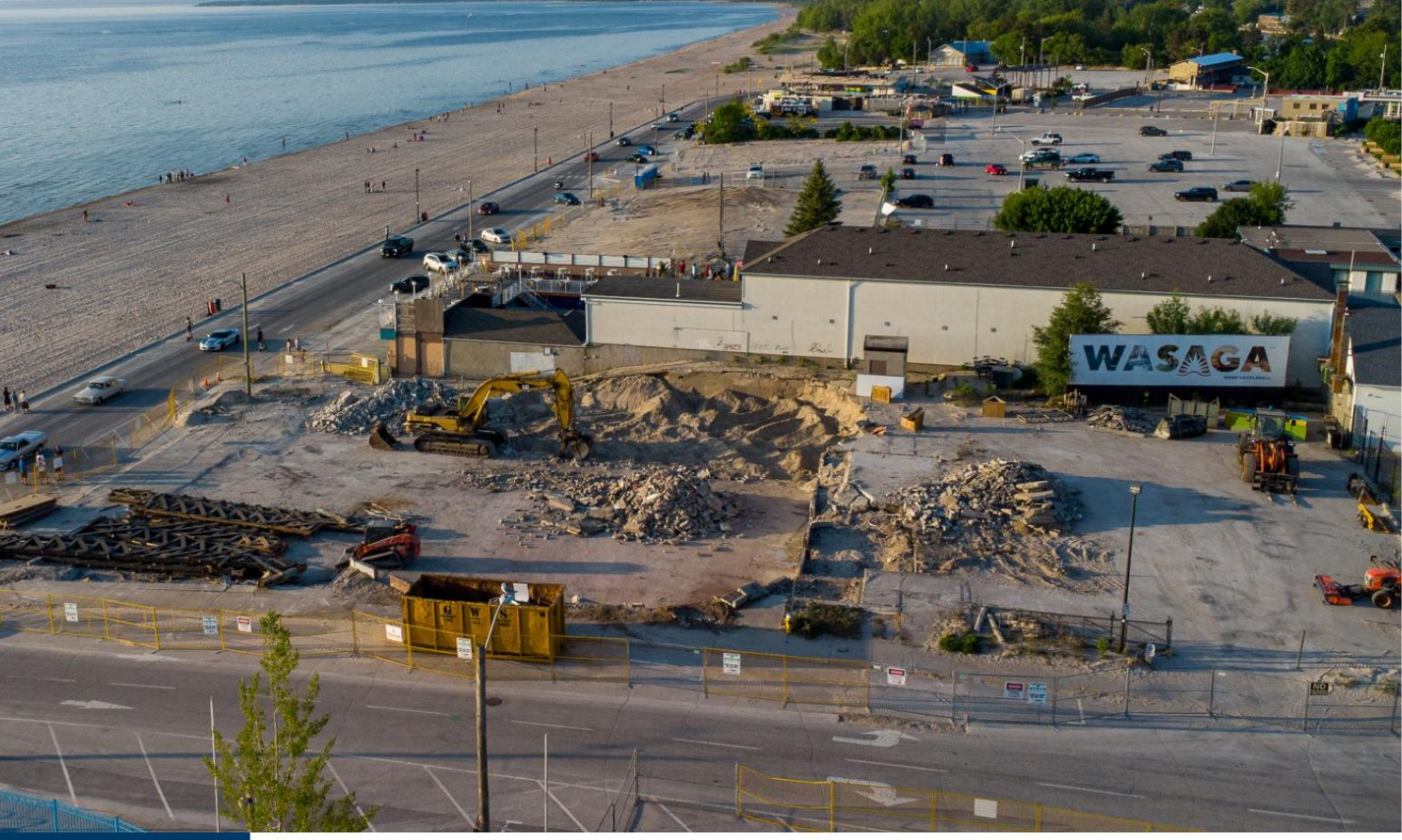
"may" above). This usage reflects well-established common usage, both contemporary and historical, of these pronouns in English.

1.5.3 Defined Terms

This document frequently uses terms that need to be understood according to a specific meaning, often a definition established in another policy document, such as the PPS. When this is the case, the term in question will appear underlined in blue (like this). The blue underlining indicates that the term being used must be interpreted using the definitions set out in Section 8.5 (Definitions) of this Official Plan. If a word or term is used without blue underlining, it should be interpreted according to its usual dictionary meaning.

The terms defined in Section 8.5 include the names of various provincial ministries, such as the Ministry of the Environment ("MOE") or the Ministry of Natural Resources ("MNR"). This is because the names of provincial ministries can change from time to time — for instance, the Ministry of the Environment has changed names multiple times since the late 1990s, having been simply the "Ministry of the Environment" from 1997 to April 2002, the "Ministry of the Environment and Energy" from April 2002 to August 2002, the "Ministry of the Environment" again from August 2002 to 2014, the "Ministry of the Environment and Climate Change" from 2014 to 2018, and the "Ministry of the Environment, Conservation and Parks" from 2018 to the time this Official Plan was adopted. Despite all these name changes, however, the Ministry of the Environment is defined in provincial statute as the ministry that is presided over and in the charge of the Minister pursuant to Subsection 2 (2) of the *Ministry of the Environment Act* (R.S.O. 1990, c. M.24).

The use of statutory definitions for the names of provincial ministries avoids the need for an amendment to this Official Plan every time a ministry changes its name, and has the added benefit of brevity, as for example in the case of the Ministry of Natural Resources, which for a brief period of time during 2021 was known as the "Ministry of Northern Development, Mines, Natural Resources and Forestry" (or "MNDMNRF").



Section 2

Where Wasaga Beach will grow

2.1 Our Growing Population & Employment Opportunities

As noted in Section 1, the Town of Wasaga Beach has grown considerably over the past thirty years, and it is anticipated that similar growth will continue for the term of this Official Plan (intended to be 25 years). Accordingly, this section of the Official Plan sets out policies for identifying and managing future growth, including establishing and monitoring population and employment forecasts and determining where in the community development and redevelopment should be directed and prioritized.

As mentioned in Section 1.4 above, the Simcoe County Official Plan ("SCOP") provides population and employment growth forecasts for the County's lower-tier municipalities (including the Town) and directs those municipalities to adopt growth management strategies and policies based on those forecasts.

At the time of adoption of this Official Plan, the SCOP population and employment forecasts in effect for Wasaga Beach were for the 2031 planning horizon, and are referenced in Table 2.1 below to ensure conformity with the SCOP as required by the *Planning Act*

Table 2.1 – Population and employment forecasts

Forecast	2031
Population	27,500 people
Employment	3,500 jobs

The County is however in the process of revising population, housing and employment forecasts to a 2051 planning horizon and adopted Amendment No. 7 to the SCOP (or "SCOPA 7) on August 9, 2022 to implement the proposed changes. At the time of adoption for this Official Plan, the Ministry of Municipal Affairs and Housing (MMAH), the approval authority for the amendment, had not yet made a decision on the matter, meaning that the 2031 growth projections for Wasaga Beach continue to be applicable.

Given the work undertaken to generate more up to date and useful long term forecasts, the Town has chosen to include the SCOPA 7 projections to 2051 as the actual basis for growth management in this Official Plan, in anticipation of MMAH issuing a decision regarding SCOPA 7. Thus, the County's 2051 projections for the Town are identified in Section 2.1.1 ("Transitional Policies Related to SCOPA 7") and direction is given as to how the projections will be implemented notwithstanding the uncertainty around the approval of SCOPA 7 (i.e., even in the absence of a decision). Accordingly, the 2051 projections forecast a population of 38,090 and employment of 8,510 and form the basis for planning for infrastructure, public service facilities, Strategic Growth Areas, and Employment Areas in the Town. Additionally, the Town may plan beyond the 2051 horizon for those elements, where necessary, to avoid potential shortfalls in capacity (as is consistent with Policy No. 2.1.3 of the PPS 2024).

The Town will monitor population and employment growth in Wasaga Beach and report back to the County annually. Monitoring could include tracking the issuance of building permits, occupancy permits, building starts and completions, intensification projects in the delineated built-up area, development activity in the designated growth area and reviewing information regarding the Town's land budget and servicing allocation. Given the recent increases to the community's population, monitoring will be essential to ensuring that the Official Plan appropriately forecasts and manages growth. Recent evidence suggests that Wasaga Beach could in fact be on track to reach a population of 50,000 by 2051.

2.1.1 Transitional Policies Related to SCOPA 7

(1) For the purposes of this section of the Official Plan:

(a) the term "SCOPA 7" shall refer to Amendment No. 7 to the Simcoe County Official Plan, adopted by the County on August 9, 2022, through the passing of By-law No. 6977;

(b) the term "MMAH decision" shall refer to the decision issued by MMAH in respect of SCOPA 7 (whatever that decision might be); and

(c) the term "Official Plan Review" shall mean the process of reviewing and amending this Official Plan initiated by the Town in response to the issuance of the MMAH decision.

Without limiting the matters that may be addressed or considered through such a process, the principal purposes of an Official Plan Review will be:

(d) to update the population and employment forecasts used throughout this Official Plan to ensure they are consistent with the MMAH decision;

(e) to update the intensification and density targets in Section 2.2.2 and the housing density targets in Section 3.1.1 to conform with those established through the MMAH decision;

(f) to ensure that the Community Structure Areas and land use designations shown on the schedules to this Official Plan are consistent with the MMAH decision; and

(g) to make any other amendments to this Official Plan as might be necessitated by the MMAH decision.

(2) In the event that the MMAH decision is to approve SCOPA 7 without any modifications that affect the population and employment forecasts as adopted by the County, it is anticipated that the amendment made through the Official Plan Review process will:

(a) replace **Error! Reference source not found.** with Table 2.2 below, which contains the updated forecasts from SCOPA 7 (as adopted); and

(b) revise the introductory text to Section 2.1 above as necessary to reflect the approval of SCOPA 7 and the updated forecasts.

(3) Nothing in this section of the Official Plan shall prevent the Town from initiating the process of amending this Official Plan prior to the issuance of the MMAH decision.

Table 2.2 – Population and employment forecasts [NOT IN EFFECT]

Forecast	2031	2041	2051
Population	30,820 people	34,170 people	38,090 people
Employment	6,140 jobs	7,080 jobs	8,510 jobs

Source: Hemson Consulting, *Growth Forecasts and Land Needs Assessment*, Appendix D (p. 142).

2.2 Growth Management Strategy

The growth management strategy articulated in this section of the Official Plan is meant to ensure that the population and employment growth projected in the Town to the planning horizon can be accommodated in a manner that is sustainable, efficient, and sensitive to the needs of existing residents. Overall, this generally means: directing and prioritizing intensification and a higher-density mix of land uses in Strategic Growth Areas that are capable of supporting this scale of development; providing more modest intensification opportunities in lower density Neighbourhood Areas in a way that maintains compatibility with existing established neighbourhoods; providing a range of employment opportunities and Business & Commerce uses in Employment Areas; recognizing existing uses in Future Urban Areas; and designating Greenland Areas to help preserve the Town's natural heritage system and to avoid development in areas subject to natural hazards.

The growth management strategy further promotes the efficient use of land and infrastructure by implementing the intensification target for the Town's delineated built-up area — meaning the area of existing development identified on Schedule "A" to this Official Plan — and the density target for new development in the Town's designated growth area (which comprises Strategic Growth Areas as well as Neighbourhood Areas and Employment Areas located outside the delineated built-up area).

The Town shares borders with four other municipalities — from west to east: the Town of Collingwood, the Township of Clearview, the Township of Springwater, and the Township of Tiny — and future development along or near these borders could have impacts on development activity and infrastructure in the Town's municipal neighbours. Therefore, as part of its growth management strategy, the Town will continue to foster cooperative relationships with neighbouring municipalities and adopt a collaborative approach to regional planning matters, including the form, magnitude, and timing of development in areas near the Town's borders; the planning, design, and implementation of transportation systems; the preservation of

natural heritage features and protection of development from natural hazards; and the promotion of intermunicipal economic development opportunities.

2.2.1 Community Structure

The growth management policies in this Official Plan are based on the **Community Structure Plan** shown on Schedule "A", which is intended to strategically direct future growth in the Town to appropriate areas. The overall goal is to accommodate residential, commercial, and employment growth in a way that will promote compact and efficient land use and development patterns while protecting natural heritage features.

The Community Structure Plan on Schedule "A" identifies the following key areas:

Strategic Growth Areas represent areas where commercial activity in the Town has historically been concentrated, generally near the intersections of Arterial Roads and along main corridors. These areas, which include the Downtown, will be the focus of intensification and mixed-use growth, as well as commercial and office-based employment. Policies that apply to the Town's Strategic Growth Areas, along with policies that apply to specific Strategic Growth Areas, are set out in Section 2.3 below.

Neighbourhood Areas contain most of the Town's existing residential development, whose built form predominantly consists of single detached dwellings and other ground-related forms of housing; these areas also feature pockets of existing commercial uses. It is the intent of this Official Plan that development in Neighbourhood Areas, including redevelopment and infilling on vacant or underutilized lots, will generally maintain consistency and compatibility with the built form and densities of established residential areas. Certain areas have been designated for the introduction of medium- and high-density residential development, which will generally be required to be sensitive to, and compatible with, existing lower-density uses. Policies for Neighbourhood Areas are set out in Section 2.4.

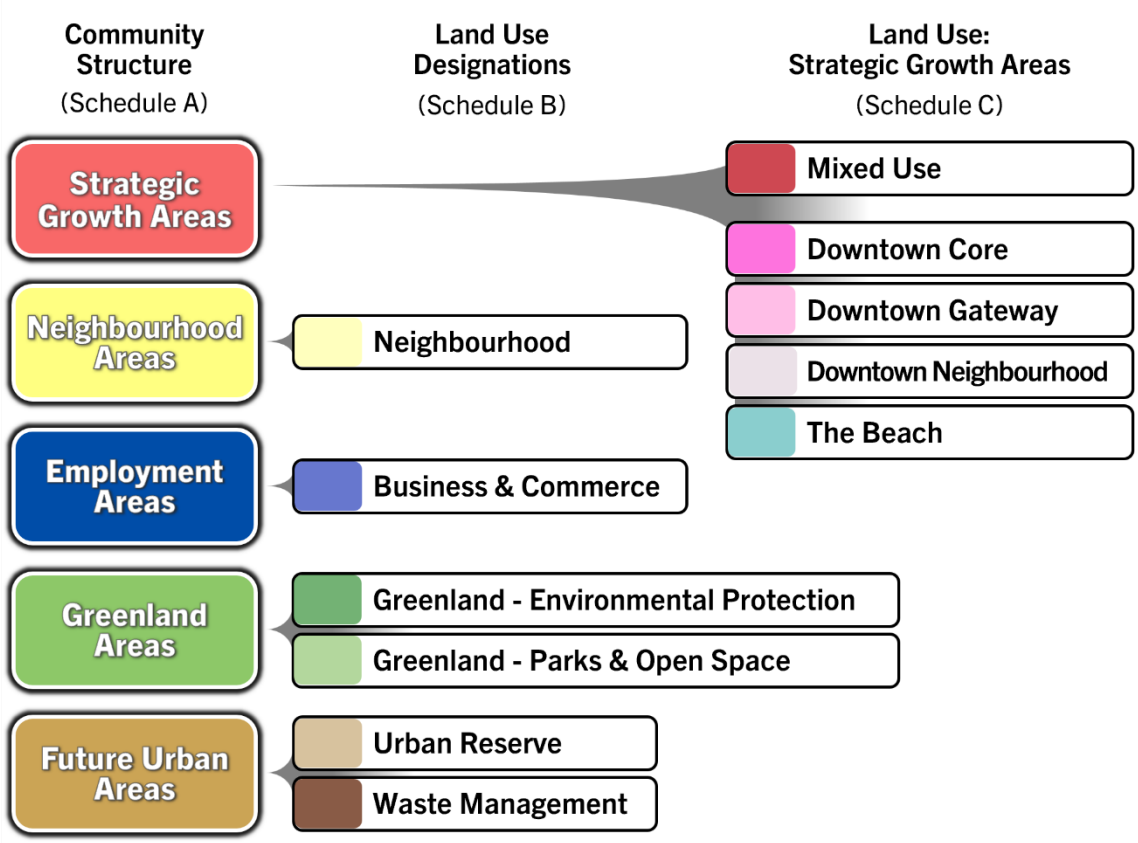
Employment Areas are intended to provide opportunities for a broader range of employment uses, including industrial and office-based employment, to support the diversification of the local economy. At the same time, it is anticipated that population-related employment (meaning jobs in the commercial, service, education, health care, or similar sectors) will continue to be the dominant form of employment in the Town, as has historically been the case. Section 2.5 contains policies for the Town's Employment Areas.

Future Urban Areas are generally located towards the Town's periphery and, for the most part, feature existing agricultural and rural land uses. These areas are considered "lower priority" in terms of development, being less likely to see development in the near future (although

this does not necessarily preclude development in these areas). Policies for Future Urban Areas are found in Section 2.6.

Greenland Areas contain features and areas that contribute to the natural beauty of Wasaga Beach, which is invaluable to the community. Greenland Areas are meant to protect, preserve, and (where possible) enhance the Town's natural heritage features, as well as to ensure that development avoids areas that are subject to natural hazards. Where appropriate, these areas also provide various recreational opportunities for residents and for visitors. Policies for the Town's Greenland Areas are found in Section 2.7. (Additional policies regarding natural heritage features Town-wide can be found in Section 4.1.)

Figure 2.1 – Community Structure Areas & Land Use Designations



Schedule "A" also shows parts of the Town that are located within the "**Wasaga Beach Provincial Park**" overlay, meaning that they are subject to additional policies set out in Section

4.3.7. The area covered by the "Wasaga Beach Provincial Park" overlay is predominantly Greenland Area, and is intended to play a similar role in the Town's Community Structure.

Each area identified on the Community Structure Plan on Schedule "A" comprises one or more land use designations, which are shown on **Schedule "B"** and on **Schedule "C"** (for Strategic Growth Areas). **Figure 2.1** illustrates the general relationship between the Community Structure areas identified on Schedule "A" and the designations shown on Schedules "B" and "C". It should be noted, however, that the relationships illustrated in Figure 2.1 are not necessarily exclusive (for example, the two "Greenland" land use designations appear in areas that are not shown as "Greenland Areas" on Schedule "A"). Policies that apply to each land use designation are found in the section below that corresponds to the associated area in Figure 2.1 — so, for example, policies for the "Business & Commerce" designation are found in Section 2.5: Employment Areas.

The general policies below are intended to support the implementation of this Official Plan's growth management strategy across the entire Town:

(1) Economic, environmental, and financial sustainability in the Town shall be supported through the implementation of efficient land use and development patterns, in accordance with the policies set out in Section **Error! Reference source not found.** of this Official Plan.

(2) All forms of growth and development in the Town shall take place in accordance with the Community Structure Plan shown on Schedule "A" to this Official Plan.

(3) Applications proposing to amend this Official Plan for the purpose of changing one or more of the areas identified on Schedule "A" will be strongly discouraged.

(4) This Official Plan may be amended for the purpose of changing one or more of the land use designations shown on Schedule "B", provided that such an amendment maintains the overall intent of this Official Plan, including the intent of the Community Structure shown on Schedule "A".

(5) Applications proposing to amend this Official Plan for the purpose of changing one or more of the land use designations in a Strategic Growth Area, as shown on Schedule "C", will be strongly discouraged.

(6) Further to Nos. 2.2.1.(3)–(5) above, applications proposing the conversion of a Employment Area or the conversion of an area designated "Business & Commerce" to an area or designation that permits non-employment uses will only be considered in circumstances where the proposed conversion complies with the policies in Section 2.5 of this Official Plan.

(7) All new development and redevelopment will be planned to incorporate elements that support the creation of complete communities, including elements that enhance existing and future connectivity within and between neighbourhoods.

(8) The Town will track and monitor all residential and employment development to assess whether the growth targets and projections set out in this section of the Official Plan are being achieved.

(9) The Town shall align its asset management planning with the policies for the direction, management, and phasing of growth and development established in this Official Plan.

2.2.2 Intensification & Density Targets

The **density** of an area can be expressed in a number of different ways. For the purposes of this Official Plan, the most frequently used density expressions are **population density** (expressed as the number of people per hectare of land), **residential density** (expressed as the number of dwelling units per hectare of land), and **employment density** (expressed as the number of jobs per hectare of land). With direction from the Province, the Simcoe County Official Plan establishes density targets for new development in its local municipalities, as well as intensification targets for areas of existing development.

Intensification targets apply within the **delineated built-up area**, meaning the area of existing urban development located within the "built boundary" identified on Schedule "A". Intensification targets are meant to encourage redevelopment and infilling, especially in areas that are already provided with municipal services using existing infrastructure. **Density targets** apply to new development in the **designated growth area**, which for the purposes of this Official Plan refers collectively to the six Strategic Growth Areas as well as Neighbourhood Areas and Employment Areas located outside the delineated built-up area (but within the **settlement area boundary**, which for the Town of Wasaga Beach is the same as the Town's municipal boundary.) Separate density targets may be established for the Town's different Strategic Growth Areas.

Intensification & Density Targets

(1) The Town will ensure that a minimum intensification target of 50 percent is achieved, meaning that each year at least 50 percent of all residential development in the Town will take place in the delineated built-up area.

(2) The Town will ensure that new development in the designated growth area achieves an overall minimum density target of 55 people and jobs combined per hectare.

Intensification is the process of increasing the density of an area of existing development. This might be achieved through the redevelopment of a site to accommodate more dwelling units, which increases density by increasing the number of units occupying the same area of land, or to provide more commercial space on a property, which increases the number of jobs occupying the same area. Another, milder form of intensification is **infill development**, sometimes simply referred to as **infilling**, which involves development on vacant or underutilized lots in an already developed area, usually in a way that maintains consistency or compatibility with the existing built form, lot fabric, and density in the area.

Achieving the Intensification Target in the Delineated Built-Up Area

(3) The intensification target in No. 2.2.2.(1) above shall be applied Town-wide and shall not be used as the sole basis for a decision made in respect of a site-specific development application.

(4) Further to No. 2.2.2.(3), the achievement of the intensification target will be assessed according to the total number of residential building permits issued annually across the entire Town, including any permits issued for the creation of additional residential units.

(5) The creation of additional residential units shall be encouraged as part of the strategy for achieving the intensification target, as well as to assist in providing affordable residential units.

(6) Intensification and infill development shall take place in accordance with the applicable policies of this Official Plan, including those that apply to the land use designation in which the subject property is located and the servicing policies in Section 3.3.

(7) Before approving a development application that proposes intensification, Council shall be satisfied that the proposed type and form of development is appropriate for the area in which it will be located and will contribute to the creation of a complete community by providing or contributing to an appropriate mix of land uses.

(8) Further to No. 2.2.2.(7), development applications proposing intensification should only be approved where:

- (a) there is sufficient existing infrastructure and servicing capacity available, or sufficient capacity is planned and will be available, to accommodate the proposed development;
- (b) the transportation network can accommodate any anticipated increase in vehicular traffic, or will be able to accommodate such an increase through planned or proposed upgrades, while providing appropriate connections for active transportation; and
- (c) the proposed development will be compatible with lawfully existing development in the area and will occur in a manner that respects, or is sensitive to, the existing density, scale of buildings, lot fabric, and lot sizes in the vicinity of the property that is the subject of the proposal.

(9) The majority of medium- and high-density residential development, and the majority of mixed-use development, proposed within the delineated built-up area should be directed to the Strategic Growth Areas identified on Schedule “A” to this Official Plan.

(10) Any intensification or redevelopment taking place in a Neighbourhood Area shall be compatible with the existing character and built form of the surrounding neighbourhood.

(11) The Town may promote well-designed built form for intensification, infilling, and redevelopment:

(a) by using the Zoning By-law, wherever a change in use is proposed, to regulate the type of construction and the height, bulk, location, size, floor area, spacing, character, and use of buildings and structures; the minimum elevation of doors, windows, or other openings; or any other matters that the *Planning Act* provides may be regulated through the Zoning By-law;

(b) where authorized under the *Planning Act*, by using Site Plan Control to review and approve the locations of buildings, structures, and any associated facilities or works; the massing and conceptual design of proposed buildings; the relationship of proposed buildings to adjacent buildings, streets, and publicly accessible exterior areas; or any other matters that may be addressed through Site Plan Control; and

(c) by preparing guidelines or other explanatory documents to assist applicants in understanding the regulations and requirements referred to in Clauses (11)(a) and (11)(b) above.

Achieving the Density Target in the Designated Growth Area

(12) The achievement of the minimum density target established in No. 2.2.2.(2) above shall be assessed by measuring density, expressed in terms of people and jobs combined per hectare, across the entire designated growth area.

(13) To clarify, for the purposes of calculating the density of proposed development:

(a) where new development is proposed in the designated growth area, potential additional residential units (meaning units that could theoretically exist at some point in the future but that are not part of the development being proposed) shall not be included for the purposes of calculating residential density; and

(b) home occupations may be included for the purposes of calculating employment density.

(14) New development in the designated growth area shall be planned and developed:

(a) to provide for an appropriate mix of land uses and associated amenities to support the creation of a complete community;

(b) to achieve compact development and the efficient use of land; and

(c) to contribute to the provision of a mix of housing types and a full range of residential densities to support current and future housing needs.

(15) Applications proposing development in the designated growth area should only be approved where:

(a) the proposed development will fulfill the criteria listed in No. 2.2.2.(14) above;

(b) there is sufficient existing infrastructure and servicing capacity available, or sufficient capacity is planned or proposed and will be available, to accommodate the proposed development;

(c) the transportation network can accommodate any anticipated increase in vehicular traffic, or will be able to accommodate such an increase through planned or proposed upgrades, while providing appropriate connections for active transportation; and

(d) the proposed development will be compatible with lawfully existing land uses in the area.

(16) The creation of additional residential units and other forms of infilling shall be encouraged in the designated growth area to support the achievement of the density target and to assist in providing affordable residential units.

(17) The Town will endeavor to ensure that the capacity of all municipal infrastructure and public service facilities can accommodate forecasted growth and, to that end, may plan for infrastructure and public service facilities beyond the horizon of this Official Plan.

2.3 Strategic Growth Areas

The Strategic Growth Areas delineated on Schedule "A" provide concentrations of non-residential uses, distinguishing them from Neighbourhood Areas (which predominantly feature residential uses). Strategic Growth Areas are structurally organized around **nodes** and **corridors** (see below), providing access to a variety of commercial, institutional, and employment land uses (including Business & Commerce uses), which are expected to serve community and neighbourhood needs. Strategic Growth Areas are also meant to support opportunities for medium- and high-density residential development, as well as for intensification and redevelopment, much of which can be supported using existing infrastructure. Compact, multi-storey buildings that can accommodate a mix of uses will be encouraged in these areas.

Nodes are community focal points that accommodate a variety of land uses, usually featuring clusters of denser development with high levels of activity. These areas have emerged over time around primary intersections in the Town. The core of each Strategic Growth Area represents a node.

Corridors are linear arrangements of mixed-use development located along public roads, serving as links that connect different nodes. Corridors are generally located along major roads or transportation routes.

Land use designations in Strategic Growth Areas are shown on the maps under Schedule "C" to this Official Plan. The predominant land use designation in these areas is the "**Mixed Use**" designation, policies for which are set out in Section 2.3.2 below. General policies that apply to all of the Town's Strategic Growth Areas are also found in Section 2.3.2, followed by more specific policies that apply to individual Strategic Growth Areas (Sections 2.3.3–2.3.8), which are meant to differentiate these areas, to refine the range of permitted uses, and to reflect the unique qualities and characteristics of each area.

Additionally, it is the intention of this Official Plan that more detailed policy guidance and information may be formulated for each of the SGAs identified below in order to assist with the achievement of goals and objectives. It is anticipated that these individual SGA plans will supplement the policies contained in this section and may address such matters as deemed appropriate. SGA plans may take the form of Secondary Plans as detailed in Section 6.3.3 and other applicable policies of this Official Plan.

Sunrise District – The Sunrise District SGA is located immediately east of the Downtown SGA, stretching from Zoo Park Road to the intersection of River Road West with Bells Park Road. The Sunrise District serves as the eastern gateway to the Town, welcoming visitors travelling west along County Road 92. The Sunrise District is shown on Schedule "C1" to this Official Plan and is subject to the policies set out in Section 2.3.3.

Downtown – The Downtown SGA, shown on Schedule "C2", is a roughly triangular area bounded by River Road West to the south, Zoo Park Road to the east, and Nottawasaga Bay to the northwest. The central "spine" of the Downtown SGA follows Main Street from River Road West to the crossing of the Nottawasaga River, from there following Mosley Street along the Beach from the river to 6th Street North. Along the waterfront, the boundaries of the Downtown SGA extend from the mouth of the Nottawasaga River to 12th Street North. As shown on Schedule "C2", the Downtown SGA has its own unique set of land use designations, which reflect the detailed work that has already been completed through the

process of preparing the Downtown Development Master Plan. Policies for those designations and other policies for the Downtown SGA are set out in Section 2.3.4.

Old Mosley Village – The Old Mosley Village SGA is centred along Mosley Street and Dunkerron Avenue, roughly between 18th Street North and 22nd Street North, with a small piece extending along the north side of Mosley Street to 23rd Street North, as shown on Schedule "C3". Policies for the Old Mosley Village SGA are found in Section 2.3.5.

Schoonertown – The Schoonertown SGA is located just to the west of Old Mosley Village, extending along Mosley Street from the intersection with 24th Street North (just north of where River Road West crosses the Nottawasaga River) to the intersection with 39th Street North. The name "Schoonertown" comes from the fort constructed in this location, about six kilometres from the mouth of the Nottawasaga River, by the Royal (British) Navy in 1815. The Schoonertown SGA is shown on Schedule "C4", with policies for this area being set out in Section 2.3.6.

Springhurst Junction – Springhurst Junction is located at the intersection of Mosley Street and 45th Street North/South. The SGA bearing the same name, shown on Schedule "C5", extends from Puccini Drive north of that intersection along 45th Street South to Knox Road West / Ramblewood Drive. Policies for the Springhurst Junction SGA are set out in Section 2.3.7.

Sunset District – The Sunset District SGA is an emerging node located at the west end of the Town of Wasaga Beach, with its central focus being located at the roundabout intersection of Mosley Street, Lyons Court, and Beachwood Road. The Sunset District SGA,is delineated on Schedule "A" and shown in greater detail on Schedule "C6". Policies for the Sunset District SGA are set out in Section 2.3.8 below

2.3.1 Vision & Objectives

Strategic Growth Areas are envisioned as vibrant places for people to live and are meant to serve as active destinations for people to work, explore, and create memorable experiences. These areas will continue to support the needs of both residents and visitors to the community, as has been their historical role in the Town. As the Strategic Growth Areas continue to develop, their built form is expected to change, becoming more compact, with some areas supporting taller buildings to promote greater density while maintaining compatibility with lawfully existing uses and neighbouring areas.

Strategic Growth Areas will be focal points for intensification, which might include the addition of residential units or spaces for Business & Commerce uses. Intensification could also involve development on vacant or underutilized land or the redevelopment of an underutilized

property. Intensification that incorporates a mix of uses will be encouraged. As these areas are redeveloped and intensified, appropriate transitions in scale to areas with lawfully existing lower-density uses will be required.

The policies of this Official Plan are directed towards achieving the following objectives for all Strategic Growth Areas:

(1) Encourage the creation of complete communities by promoting a mix of compatible land uses, including retail and other commercial uses, office uses, public service facilities, tourism commercial uses, tourism accommodation, entertainment uses, recreation uses, and residential uses.

(2) Promote Strategic Growth Areas as the primary locations for commercial development and for multi-unit residential and mixed-use development, subject to the requirements and criteria specified in the policies of this Official Plan.

(3) Encourage intensification through vertically integrated mixed-use development, as well as horizontal mixed-use development along higher-order road corridors within Strategic Growth Area boundaries.

(4) Promote the establishment of recreational uses, community uses, and public service facilities, and provide safe active transportation connections to these uses from surrounding residential and commercial areas.

(5) Provide for high-quality, attractive, and vibrant public spaces, particularly when development is proposed adjacent to public spaces, parks, and gateways, along view corridors, or at the termini of significant vistas.

(6) Promote well-designed built form that supports the creation of complete streets by providing mobility options, including active transportation and public transit, and that enhances connectivity with the Town's trails network.

(7) Encourage the provision of connector streets and paths as part of large developments to improve vehicular, public transit, and active transportation connectivity and to create appropriately sized development parcels.

(8) Support the provision of parking facilities that are convenient and that contribute to a high-quality pedestrian realm through strategic orientation, design, and landscaping.

(9) Ensure that site design prioritizes the safe movement of active transportation users and other vulnerable road users and provides clear linkages to sidewalks and trails.

(10) Continue to promote the emergence and refinement of a unique sense of place and attractions for each Strategic Growth Area.

2.3.2 General Policies for Strategic Growth Areas

As shown on the maps in Schedule "C" to this Official Plan, the predominant land use designation in most SGAs is "Mixed Use". The "Mixed Use" designation is intended to assist SGAs in fulfilling their role as focal points for intensification and infilling. Lot consolidation, where appropriate, will also be encouraged to promote intensification in SGAs.

Development in the "Mixed Use" designation could involve the development of stand-alone buildings that support different uses in proximity to one another (such as commercial buildings, multiple-unit residential buildings, and Business & Commerce uses), as well as the development of mixed-use buildings. This Official Plan envisions mixed-use buildings as predominantly including a combination of residential or office uses with commercial uses occupying the ground floor.

The subsections below establish general policies regarding land use and development in all SGAs, regardless of designation (Section 2.3.2.1), as well as permitted uses for the "Mixed Use" designation (Section 2.3.2.2). This Official Plan also sets out more specific, refined policies for each individual SGA, which are presented in Sections 2.3.3 through 2.3.8 below. These more refined policies, which reflect the unique objectives for and characteristics of each SGA, are meant to be considered and applied in conjunction with the general policies set out in this section of the Official Plan.

2.3.2.1 General Policies

(1) Development and redevelopment in Strategic Growth Areas ("SGAs") shall be encouraged in order to help achieve the intensification target established in Section 2.2.2 above and this Official Plan's other objectives related to intensification.

(2) Where applicable, development and redevelopment in SGAs shall provide for appropriate transitions in built form (including building height, massing, and setbacks) to existing lower-density Neighbourhood Areas.

(3) The design of the public realm in SGAs will incorporate urban squares and parkettes, transit hubs, transit stations and stops, and associated outdoor furniture, lighting, weather shelters, and other supportive features.

(4) The Town will promote and encourage the development and redevelopment of water-oriented uses, such as marinas, in SGAs, as well as the development and

redevelopment of land uses that encourage year-round tourism opportunities, particularly those that will support the growth of winter tourism.

(5) Wherever possible, residential uses in SGAs should be located within reasonable walking distance (approx. 800–1,200 metres) of other land uses or elements (such as parks, schools, retail commercial uses, or existing or planned transit facilities) that support the creation of a complete community.

(6) All development in SGAs shall have regard to the phasing requirements set out in Section 3.2 of this Official Plan.

(7) The Town shall support the appropriate expansion and development of transportation, parking, and telecommunications infrastructure to increase the locational advantage of existing and proposed employment uses (including Business & Commerce uses) in SGAs.

(8) The Town may utilize Community Improvement Plans in SGAs to proactively stimulate the rehabilitation and revitalization of areas in need of improvement.

(9) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require such reports and studies as it considers necessary to assess the possible impacts of proposed development or redevelopment and the appropriateness of its proposed location within an SGA.

2.3.2.2 "Mixed Use" Designation

(1) Subject to the policies that apply in specific Strategic Growth Areas, as set out in Sections 2.3.3 to 2.3.8 below, any of the following uses may be permitted in the "Mixed Use" designation:

(a) commercial uses, including retail stores, offices, service commercial uses, and commercial recreation establishments (such as arenas, athletic fields, curling rinks, tennis courts, driving ranges, games parlours and arcades, billiards or bowling establishments, and water-oriented uses);

(b) residential uses (generally of a higher density than adjacent lower density neighbourhoods);

(c) supportive housing, subject to the criteria in Section 3.1.4;

(d) short-term accommodations, subject to the policies in Section 3.5.3.3;

(e) commercial accommodation uses (including hotels, motels, cabin courts, lodges, and any other type of structural accommodation directed towards and designed for tourists), subject to the policies in Section 3.5.3.4;

(f) public service facilities (including community facilities, institutional uses, and parks and open space uses); and

(g) mixed-use buildings that combine a permitted commercial use with a permitted non-commercial use, or that combine a public service facility with another compatible permitted residential or commercial use.

(2) Subject to the policies that apply in specific Strategic Growth Areas, any use that is normally accessory to one of the uses identified in No. 2.3.2.2.(1) above may be permitted in association with that use in the "Mixed Use" designation.

(3) A home occupation shall be permitted in a dwelling unit in the "Mixed Use" designation, provided that the principal dwelling unit is a permitted residential use, and subject to the regulations of the Zoning By-law.

(4) The creation of an additional residential unit in association with a permitted single detached dwelling, semi-detached dwelling, or townhouse dwelling in the "Mixed Use" designation shall be permitted, subject to the regulations of the Zoning By-law.

(5) Development and redevelopment in the "Mixed Use" designation should be designed:

(a) to feature distinctive, street-oriented building façades that contribute towards creating a unique character for the area;

(b) the provide appropriate screening or buffering, where necessary, between commercial uses and adjacent lawfully existing sensitive uses;

(c) to avoid creating undue distractions, such as from glaring lights or over-scaled features;

(d) to incorporate design elements that maintain or enhance existing views to Nottawasaga Bay or the Nottawasaga River, where possible; and

(e) to incorporate or provide facilities that support boating or other water-oriented activities, where possible and appropriate.

(6) Streetscapes in areas designated "Mixed Use" should contribute to creating a comfortable, human-scaled, and pedestrian-oriented environment using elements such as wider boulevards, street trees, on-street parking, traffic-calming measures, outdoor seating areas, or specific standards for signage.

2.3.3 Sunrise District Strategic Growth Area

The Sunrise District SGA, delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C1" , functions as the principal eastern gateway into the Town, providing a transition along the River Road West corridor into the Downtown SGA. It includes a number of destinations with a mix of recreation, retail commercial, and service commercial land uses at lower densities. With the recent opening of the new Wasaga Stars Arena and Wasaga Beach Public Library, the Sunrise District is also expected to become an important recreation and community hub in the Town.

At present, most existing development in the Sunrise District SGA has occurred towards its west end, closer to the Downtown, with only limited amounts of development to the east beyond Theme Park Drive. Over time, the Sunrise District is intended to accommodate a broader mix of land uses, including opportunities for residential development.

2.3.3.1 Objectives

This Official Plan's policies are directed towards achieving the following objectives for the Sunrise District SGA:

(1) Foster the continued emergence and development of a mixed-use corridor along River Road West to function as the eastern gateway to the Town.

(2) Encourage streetscape design along River Road West that reflects the principles of Complete Streets.

(3) Permit and support the establishment of medium- and high-density residential uses and associated built form, where compatible with surrounding land uses.

(4) Encourage the development of commercial land uses at a scale and intensity that is compatible with adjacent recreation and residential land uses.

(5) Encourage the development of land uses and built form that will support existing transit service in the area and create opportunities for future transit service.

2.3.3.2 Land Use & Development Policies

In addition to the general policies in Section 2.3.2 above and all other applicable policies of this Official Plan, development and redevelopment in the Sunrise District SGA is subject to the following policies:

(1) In addition to those land uses permitted in the "Mixed Use" designation under Policy No. 2.3.2.2.(1) above, any of the following uses may be permitted in the Sunrise District SGA:

(a) automobile-related commercial uses (such as gas stations or automobile service establishments), but not automobile sales establishments;

(b) lawfully existing single detached dwellings; and

(c) townhouses and other multiple-unit residential buildings.

(2) The maximum building height permitted in the Sunrise District SGA shall be six storeys.

(3) The Town may undertake the preparation of an urban design and streetscape study for the purpose of promoting well-designed built form in the Sunrise District SGA and improving the safety of active transportation users, and may implement the findings and recommendations of such a study through any means authorized under the *Planning Act* or another provincial statute.

2.3.3.3 Exceptions

396–486 River Road West

(1) In addition to the policies in this section that apply to the Sunrise District Strategic Growth Area and all other applicable policies in this Official Plan, the following site-specific policies shall apply to those lands located on part of the South Half of Lot 24, Concession 9 (formerly in the Township of Flos and now in the Town of Wasaga Beach), comprising the parcels known by the municipal addresses of Nos. 396 and 486 River Road West and the parcels to which have been assign Assessment Roll Nos. 4364-010-011-36725 and 4364-010-011-36800 (the "subject lands"), being those lands identified on Schedule "C1" as being subject to this policy:

(a) The development of single detached dwellings shall be permitted on the subject lands within the Sunrise District Strategic Growth Area, to a maximum of 31 single detached dwellings.

2.3.4 Downtown Strategic Growth Area

The Downtown SGA, delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C2", is considered the primary intensification node and principal SGA in the Town. As such, Downtown Wasaga Beach will be the focus for intensification efforts, accommodating higher-density mixed uses in a compact built form. Intensification will

primarily be directed to occur along Main Street to promote the development of a complete community, giving residents and visitors ample opportunities and spaces to live, work, learn, and play. Most of the policies for this SGA were formulated through the process of preparing the Downtown Development Master Plan ("DDMP"), which was incorporated into the previous Official Plan as the "Downtown Wasaga Beach Secondary Plan".

As shown on Schedule "C2", the Downtown SGA has its own unique set of land use designations — "Downtown Core", "Downtown Gateway", "Downtown Neighbourhood", and "The Beach" — policies for which are set out in this section of the Official Plan. (Other land use designations in the Downtown SGA, such as "Greenland - Environmental Protection", are subject to the policies in this Official Plan that normally apply to the designation in question.) The land use designations in the Downtown SGA are meant to represent distinct districts, each with its own unique characteristics. The sections below articulate goals, objectives, and policies regarding land use and built form in each of these districts.

2.3.4.1 Objectives

The policies set out for the Downtown SGA in this section are directed towards the following objectives:

(1) Encourage the achievement of a complete community in Downtown Wasaga Beach, with a compact, walkable core that contributes to the unique identity and prominence of the Downtown SGA within the Town's overall community structure.

(2) Encourage the development of a vibrant downtown with a collection of unique character districts.

(3) Support and encourage the intensification of land uses in the Downtown SGA as the primary intensification node in the Town's community structure.

(4) Encourage and foster development and activities in the Downtown SGA that will:

(a) provide vertically integrated mixed-use development throughout the Downtown SGA, with active commercial uses on the ground floors of buildings, and with particular attention given to pedestrian access and amenities;

(b) provide horizontal mixed-use development along individual streets throughout the Downtown SGA;

(c) promote the achievement of transit-supportive development patterns that will facilitate the provision of efficient transit services and position the Downtown SGA as the prominent transit hub in Wasaga Beach;

(d) enhance the Downtown SGA as a destination for residents and tourists, thereby expanding tourism opportunities both in the Downtown SGA and in the broader region;

(e) provide a variety of entertainment activities that will contribute to activity both day and night throughout the year; and

(f) maintain the prominence of the Downtown SGA as a significant commercial and employment centre.

(5) Promote a high standard and quality of design in the built environment that will position Wasaga Beach as a unique beach community by:

(a) reinforcing and expanding the role of the Downtown SGA as the focus of Town-wide cultural, community, and civic activities;

(b) highlighting and complementing significant public spaces, such as the Town Square and Festival Square;

(c) enhancing the aesthetic appeal of development at significant gateways, along view corridors, and at the termini of significant vistas; and

(d) providing appropriate transitions in built form from the Downtown SGA to adjacent existing low-density residential areas.

(6) Provide a finer-grained fabric of streets and blocks to improve connectivity and to create appropriately sized development parcels.

(7) Promote a high standard of streetscape design, with a comprehensive and logical system of public and private streets, pathways, and open spaces that will:

(a) facilitate pleasant and safe movement for active transportation users throughout the Downtown SGA;

(b) provide access to and from the beach, the Nottawasaga River, and core natural heritage features, including the Provincial Park dunes reserve area;

(c) emphasize important public spaces, in particular the Town Square and Festival Square;

(d) complement adjacent commercial, office, civic, residential, tourism, and other uses and facilities;

(e) provide opportunities for passive outdoor recreation in the Downtown SGA; and

(f) incorporate public art that reflects Wasaga Beach's unique identity and enhances the quality of public spaces.

(8) Provide parking facilities that are not only convenient but that also contribute to a high-quality pedestrian realm, and discourage the creation of parking facilities (such as surface parking lots, above-grade structures, and access points) that detract from the quality of the pedestrian experience.

(9) Ensure that the Downtown SGA is accessible for everyone.

(10) Encourage the protection and enhancement of natural heritage features and functions, and ensure that development is located in a manner that protects it from natural hazards associated with flooding, erosion, and shoreline hazards.

2.3.4.2 General Policies

The policies below apply in all land use designations throughout the Downtown SGA.

Land Use & Development

(1) Permitted uses in the Downtown SGA shall be in accordance with the policies that apply in the designations shown on Schedules "B" and "C" to this Official Plan.

(2) The Town recognizes the importance of tourism-related uses in the Downtown Core, Downtown Gateway, and Beach districts for encouraging year-round visitation and supports the establishment and continuation of such uses in those districts, so long as they do not detract from the principal functions of those areas, as articulated in this Official Plan.

(3) Within the Downtown Core, Downtown Gateway, and Beach districts, tourism-related uses shall be appropriately scaled and located in a manner that supports the creation of a year-round tourism destination.

(4) The ground floors of buildings in the Downtown SGA should provide uses that enliven sidewalks and create safe conditions for pedestrians.

(5) Development in the Downtown SGA, including infill development, should consider the preservation of existing vegetation to enhance the liveability of the space.

(6) Development abutting the street in the Downtown SGA should encourage a high level of street activity by incorporating ground-floor retail uses, with residential and office uses on upper floors.

(7) Ground-floor uses in the Downtown SGA should be closely related to, easily accessed from, and integrated with the public sidewalk, so as to focus activity on the street and provide a sense of spatial enclosure for the street.

(8) Development with frontage onto Main Street, Beach Drive, or Mosley Street between Spruce Street and 6th Street North should be designed in accordance with the following:

(a) Commercial frontages should be broken up into smaller retail units, and should feature frequent doorways to provide direct access to individual units from the public sidewalk.

(b) Building frontages should incorporate features to protect pedestrians from the elements, such as canopies or inset arcades.

(c) Periodic building indentations should be provided as relief to long building walls and to provide opportunities for pedestrian-oriented spaces.

(d) Blank street-facing walls should be avoided in favour of fenestration.

(e) Storefront signage should respect the area's overall pedestrian scale and the architectural character of surrounding development.

(f) No parking areas or spaces should be located between the building and the street line.

(g) Service, loading, and garbage storage areas should be accessed from rear lanes or from abutting side streets.

Complete Streets & Active Transportation

(9) The safety and comfort of pedestrian travel shall be a priority for transportation planning in the Downtown SGA.

(10) The Town shall promote the provision of wide sidewalks in the Downtown SGA to accommodate outdoor patios, transit stops, street furniture, and opportunities for streetscape animation.

(11) Development along Main Street and Beach Drive shall support the function of those corridors as focal areas for the Downtown SGA, as both provide a strong sense of place and possess well-defined main-street characters.

(12) Further to No. 2.3.4.2.(11), street frontages along Main Street and Beach Drive should feature active mixed-use building frontages, provide for a highly pedestrianized environment, and reinforce a distinctive, high-quality image with built form, landscaping, and related pedestrian amenities that reflect a high standard of design.

(13) Sidewalks along Main Street should be designed to provide pedestrians with adequate sunlight during all seasons (generally at least five hours daily during the spring, summer, and fall).

(14) Mid-block connections will be encouraged at appropriate locations in the Downtown SGA.

(15) The design of street furniture, street lighting, and signage shall be coordinated to encourage a sense of place, reinforce the Downtown SGA's role as a destination, and promote the Town's unique cultural heritage.

(16) The design of public boulevards will be encouraged to incorporate the following features in order to reduce the perceived visual width of the street and to improve the level of pedestrian comfort, safety, and convenience:

(a) common and coordinated paving materials and patterns;

(b) road crossings defined by special paving;

(c) intersections designed to moderate the speed of turning traffic in favour of pedestrian movements (for instance, designs that do not include designated right-turn lanes separated by traffic islands);

(d) setbacks from intersection corners for bus lay-by lanes, to allow for sidewalk projections;

(e) on-street parking;

(f) street furniture and signage; and

(g) street trees, feature lighting, and related pedestrian amenities.

(17) Boulevards along Main Street shall be of an appropriate width, and additional space may be required, at the Town's discretion, to support street trees, additional pedestrian flows, furniture, and patios, where appropriate.

(18) Development on private lands that abut the sidewalk should be designed to closely coordinate with the public boulevard to create an integrated character at the pedestrian level and to reinforce the area's main-street character, and the provision of entry forecourts and plazas will be encouraged in order to create a varied streetscape.

2.3.4.3 "Downtown Core" Designation

The area designated "Downtown Core" is envisioned as the primary activity centre for the Town's year-round residential population, serving as the community's social gathering place — a place to live, work, learn, and play. The Downtown Core is characterized by a concentration of employment uses, retail spaces, and residential units in a compact mixed-use form that supports the critical mass of people and uses needed to create a vibrant and successful core. The Downtown Core is walkable in scale, an area where the majority of daily trips can be

undertaken on foot or by other active modes, while also serving as a hub for multimodal transportation.

The following policies apply to the area designated "Downtown Core" on Schedule "C2" to this Official Plan:

Permitted Uses

(1) The following uses shall be permitted in the "Downtown Core" designation:

- (a) medium-density and high-density residential uses (including triplex and fourplex dwellings, stacked townhouse and back-to-back townhouse dwellings, small-scale apartments, apartment buildings, multiple-attached dwellings, and other similar medium- and high-profile residential buildings), subject to Nos. 2.3.4.3.(6)–(11) below;
- (b) a full range of commercial and retail establishments that are intended to serve the needs of the Town's residents and of individuals travelling into the Town (including multi-storey hotels, food service establishments, animal hospitals, medical clinics and offices, commercial recreation uses, private clubs, funeral homes, child-care centres, grocery stores, drug stores, hardware stores, specialty retail stores, financial institutions, personal service shops and other service commercial uses, and business and professional offices), subject to No. 2.3.4.3.(12) and No. 2.3.4.3.(13);
- (c) federal uses, provincial uses, community service uses, and other public service facilities (including courthouses, post offices, municipal offices and other civic buildings, police stations, and fire stations); and
- (d) tourism, entertainment, and recreational uses (including museums, theatres for the performing arts, arts and cultural centres, libraries, and science centres).

(2) In addition to those uses listed in No. 2.3.4.3.(1) above, any of the following uses may be permitted in the "Downtown Core" designation:

- (a) supportive housing, subject to the policies in Section 3.1.4;
- (b) home occupations, subject to No. 2.3.4.3.(14) and the policies in Section 3.5.2;
- (c) bed-and-breakfast establishments, subject to No. 2.3.4.3.(15) and the policies in Section 3.5.3.2;
- (d) short-term accommodations, subject to No. 2.3.4.3.(15) and the policies in Section 3.5.3.3;

(e) places of worship, community hubs, community centres, and cultural centres;

(f) elementary schools, secondary schools, post-secondary institutions, and child-care centres; and

(g) urban squares, town squares, parkettes, and pocket parks, subject to No. 2.3.4.3.(16).

(3) Single detached dwellings and semi-detached dwellings that lawfully existed on the day the Downtown Wasaga Beach Secondary Plan was adopted shall be permitted as lawfully existing uses in the "Downtown Core" designation.

(4) Land uses that are meant to attract large numbers of people (such as urban squares, community hubs, municipal buildings, and event spaces) will be directed to strategic locations in the Downtown Core district, as may be identified on Schedule "C2".

(5) The Town will explore the possibility of creating a pocket park on Town-owned lands where Main Street crosses the Nottawasaga River.

Development Criteria

(6) No dwelling units shall be permitted on the ground floor of any building with frontage onto Main Street in the Downtown Core, but dwelling units may be permitted on any floor located above the ground floor of such a building.

(7) Residential uses may be permitted on the ground floor of a building with frontage onto a side street, as defined in No. 2.3.4.3.(29) below, provided that:

(a) the building is designed so that it is possible to convert the ground-floor residential units (as individual units or in groupings of adjacent units, according to the circumstances) to accommodate commercial uses if necessary;

(b) the proposed ground-floor residential uses will not detract from the overall commercial character of the area; and

(c) the density and built form of the proposed development are (or will be) compatible with adjacent uses.

(8) All residential development in the Downtown Core shall be adequately serviced by public parks and school facilities.

(9) New development will be strongly encouraged to contribute towards increasing the number of affordable residential units (both rental and ownership) in the Town.

(10) Where feasible, the development of market rental housing units will be encouraged so as to provide a broad range of housing opportunities in the Downtown Core and to recognize the overall need for different forms of tenure in the Town.

(11) Proponents of development that incorporates apartments, townhouse dwellings, or similar medium- and high-density residential uses may be required to provide on-site recreational facilities or amenities (such as private open space or playground equipment), and no such development shall have direct frontage onto Main Street unless that frontage incorporates ground-floor commercial uses.

(12) The ground floors of all buildings with frontage onto Main Street in the Downtown Core should be occupied by retail commercial or other commercial uses.

(13) Office commercial uses may be permitted on any floor located above the ground floor of a building with frontage onto Main Street.

(14) Home occupations may be permitted in the Downtown Core, but only if:

(a) the home occupation is operated as an accessory use to a permitted residential use that is the primary residence of the person or persons who operate the home occupation use; and

(b) the home occupation use does not detract from the residential character of the dwelling or the neighbourhood in which it is located.

(15) A bed-and-breakfast establishment or short-term accommodation use in the Downtown Core shall only be permitted if the establishment or use in question is located in a lawfully existing single detached dwelling and shall be subject to any further requirements as may be set out in the Comprehensive Zoning By-law.

(16) The development of a new parkette or pocket park in the Downtown Core shall be subject to approval by the Town, either through Site Plan Control or through another appropriate approval process.

Form & Design of Development

(17) The Town shall ensure that all decisions regarding development in the Downtown Core have regard to the promotion of well-designed built form that encourages a sense of place.

(18) New buildings in the Downtown Core should align with the traditional build-to lines, where possible, unless the Town considers it desirable to have the placement of new buildings provide for a wider boulevard.

(19) New development in the Downtown Core shall be designed to maintain proper building frontages, in accordance with the policies of this Official Plan and the regulations of the Comprehensive Zoning By-law, and to ensure that new land uses do not negatively impact the planned function of the Downtown Core area.

(20) The height, massing, orientation, and layout of buildings in the Downtown Core shall promote the creation of a pedestrian-scaled environment and, where a building has frontage onto Main Street, shall reinforce the pedestrian-friendly character of Main Street.

(21) Where necessary, the height and massing of new buildings shall have regard to the height and massing of lawfully existing buildings on adjacent properties and may be subject to additional requirements or restrictions regarding elements such as setbacks, height, or landscaping to provide an appropriate transition.

(22) The design of new development in the Downtown Core shall be sensitive to lawfully existing lower-density development in the vicinity, and the height, density, and massing of new development shall be compatible with any adjacent low-density residential uses by providing appropriate transitions (using methods such as lower building heights, additional setbacks and buffers, building treatments, the location of parking areas, or landscaping).

(23) The design of new development (including the height and positioning of new buildings) should have regard to the impacts on year-round sunlight conditions for adjacent properties and streets.

(24) Further to No. 2.3.4.3.(23), in its review of development applications, the Town will endeavour to optimize year-round sunlight conditions for adjacent land uses and properties (including public parks, open space areas, private amenity areas, and public streets) in order to facilitate energy conservation and to avoid adverse impacts, and to that end may, where authorized under the *Planning Act*, require appropriate reports and studies to determine and assess the potential impacts of proposed development.

(25) Any application proposing the development of a building more than six storeys in height, or that otherwise exceeds the maximum height permitted in the Comprehensive Zoning By-law, in the Downtown Core shall require a site-specific amendment to this Official Plan and to the Zoning By-law, and shall be required to satisfy the conditions set out in No. 2.3.4.3.(26) below to ensure the proposed building height will be compatible with neighbouring land uses and that the proposed development will provide a suitable transition to adjacent supporting neighbourhoods.

(26) The following are the conditions referred to in No. 2.3.4.3.(25):

(a) The proposed building will be required to incorporate signature architecture (such as through enhanced building articulation or the use of distinctive architectural elements), to the fullest extent authorized under the *Planning Act*, to ensure a high level of architectural treatment and design.

(b) The proposed building must incorporate step-backs defined by an angular plane extending from the opposite street line upwards at a forty-five-degree (45°) angle towards the building in question, beyond which no part of the building may project.

(27) Nothing in No. 2.3.4.3.(26) shall prevent the Town from establishing any other criteria, or imposing any other conditions, as are considered appropriate and desirable in respect of an application described in No. 2.3.4.3.(25), subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

(28) Once Council has enacted a Community Benefits Charges By-law pursuant to Section 37 of the *Planning Act*, a community benefits charge may be imposed on the proposed development of a building that is five storeys or greater in height in the Downtown Core, provided that the proposed height exceeds the maximum permitted in the Zoning By-law, the payment of which shall be a condition of development approval.

Main Street & Side Streets

(29) For the purposes of No. 2.3.4.3.(7) above and for the remainder of Section 2.3.4.3, "side street" shall refer to the portion of any street intersecting Main Street in the Downtown Core that is within 30 metres of that intersection (see **Figure 2.2**).

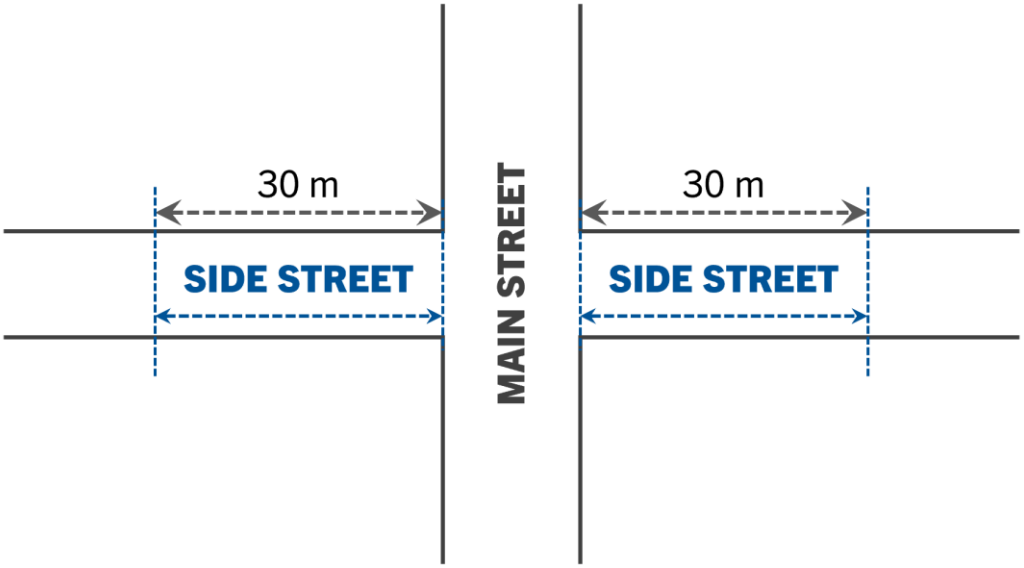
(30) Within the Downtown Core, Main Street should be preserved and maintained as the primary spine of the community.

(31) Main Street will be designed to reflect the principles of Complete Streets.

(32) Further to No. 2.3.4.3.(31), where authorized under the *Planning Act*, the Town will use Site Plan Control to ensure that development along Main Street provides appropriate sustainable design elements along the adjoining street (including plantings or other ground cover, street furniture, and bicycle parking facilities), as provided for under Subparagraph 2 (3) of Subsection 41 (4) of that Act.

(33) Development along Main Street shall reinforce linkages to the waterfront and shall preserve, and where possible enhance, views of the waterfront and the river.

Figure 2.2 – Definition of "side street"



(34) The Town may require (and in most cases will require), as a condition for the approval of proposed development or redevelopment along Main Street, the conveyance of lands along the road edge, for the purpose of accommodating pedestrian walkways, linear parks, trails, or other facilities or infrastructure that the Town considers reasonable to enhance public access and connections to the trail system and active transportation network (with the exact nature and configuration of such conveyances to be determined on a site-specific basis).

(35) The Zoning By-law shall include provisions to ensure that all new development along Main Street is designed to maintain an uninterrupted façade (or "street wall").

(36) Subject to No. 2.3.4.3.(37) and No. 2.3.4.3.(38) below, buildings in the Downtown Core should occupy 100% of their lot frontage along Main Street with no interruptions for vehicular access to off-street parking, servicing, or loading areas.

(37) For the portion of Main Street between the Nottawasaga River and Wood Avenue:

(a) development with frontage onto Main Street should provide a continuous and uninterrupted façade across 100% of the building frontage, with the building edge located directly at the front lot line; and

(b) development with frontage onto a side street, including the westerly side of Wood Avenue, should provide a continuous and uninterrupted façade across 100% of the building frontage.

(38) For the portion of Main Street between Wood Avenue and Stonebridge Boulevard:

(a) development with frontage onto Main Street should provide a continuous and uninterrupted façade across at least 75% of the building frontage, with the building edge located directly at the front lot line; and

(b) development with frontage onto a side street, including the easterly side of Wood Avenue and the westerly side of Stonebridge Boulevard, should provide a continuous and uninterrupted façade across at least 75% of the building frontage.

(39) Any new building constructed in the Downtown Core on a lot with frontage onto the portion of Main Street between the Nottawasaga River and Wood Avenue:

(a) shall be no less than three storeys in height; and

(b) shall be no greater than six storeys in height, subject to No. 2.3.4.3.(25) above.

(40) Any new building constructed in the Downtown Core on a lot with frontage onto the portion of Main Street between Wood Avenue and River Road West:

(a) should be no less than three storeys in height; and

(b) shall be no greater than six storeys in height, subject to No. 2.3.4.3.(25) above.

(41) Notwithstanding No. 2.3.4.3.(39)(a) and No. 2.3.4.3.(40)(a), the Comprehensive Zoning By-law may permit buildings in the Downtown Core containing civic uses, public uses, or gaming, recreational, and entertainment uses to be less than three storeys in height.

(42) The ground floor of any building with frontage onto Main Street or onto a side street should incorporate well-designed built form at street level that contributes to a sense of place, including clearly visible and accessible entrances and extensive window openings to accommodate the display of goods or products.

(43) New development on a lot with frontage onto Main Street or onto a side street shall be subject to a minimum ground-floor height requirement, which, in circumstances where the proposed development will include ground-floor residential uses, shall be no less than 4.5 metres in order to provide for the potential future conversion of ground-floor residential uses to accommodate commercial uses.

(44) The Town will consider the installation of a new roundabout at the intersection of Main Street and Beck Street.

(45) The Town will explore opportunities to install a new roundabout at the intersection of Main Street and River Road East / River Avenue Crescent.

(46) The Main Street bridge across the Nottawasaga River will be designed to improve safety and connectivity and to enhance the aesthetic character of the Downtown Core area.

Other Streets, Traffic & Parking

(47) Selected new streets will be added to improve connectivity and access to different parts of the Downtown Core.

(48) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, any application proposing development that has the potential to impact traffic patterns in the subject area shall be required to include a traffic impact study that assesses the adequacy of the road network to accommodate the expected traffic flows.

(49) The Comprehensive Zoning By-law will establish appropriate parking standards for the Downtown Core.

(50) All required parking shall be provided on-site or in a shared facility with adequate capacity located within 150 metres of the property on which the use requiring the parking is located.

(51) If adequate parking cannot feasibly be provided, the Town will consider accepting a payment of cash in lieu of required parking.

(52) All on-site parking facilities shall be located at the rear of the building or be otherwise sufficiently screened from view.

(53) Driveway access and pedestrian passageways to parking areas shall be provided from Local Roads wherever such access can be practically provided.

2.3.4.4 "Downtown Gateway" Designation

The "Downtown Gateway" area is meant to provide a transition from the more suburban built form found along River Road West and at Stonebridge Boulevard to the pedestrian-friendly, mixed-use Downtown Core. Mixed-use development is encouraged in the Downtown Gateway area, although ground-floor retail and commercial uses will be permitted to occupy larger floor

areas than would be permitted in the Downtown Core. Additionally, ground-floor uses in the Downtown Gateway may be more service-oriented and not as focused on experiential retail uses as those in the Downtown Core.

The following policies apply to the area designated "Downtown Gateway" on Schedule "C2" to this Official Plan:

Permitted Uses

(1) The land uses identified in No. 2.3.4.3.(1) above as uses permitted in the "Downtown Core" designation shall also be permitted in the "Downtown Gateway" designation, subject to Nos. 2.3.4.4.(7)–(14) below as they apply to the use in question.

(2) The land uses identified in No. 2.3.4.3.(2) above as uses that may be permitted in the Downtown Core may also be permitted in the "Downtown Gateway" designation, subject to Nos. 2.3.4.4.(15)–(17) below as they apply to the use in question.

(3) Single detached dwellings and semi-detached dwellings that lawfully existed on the day the Downtown Wasaga Beach Secondary Plan was adopted shall be permitted as lawfully existing uses in the "Downtown Gateway" designation.

(4) Land uses that are meant to attract large numbers of people will be directed away from the Downtown Gateway district to strategic locations in the Downtown Core, as may be identified on Schedule "C2" to this Official Plan.

(5) Notwithstanding Nos. 2.3.4.4.(1) and 2.3.4.4.(2) above, no new auto-oriented use, including a new drive-through facility, shall be permitted on any property in the "Downtown Gateway" designation that has frontage onto Main Street.

(6) The key gateway site identified as Specific Policy Area 1a on Schedule "C2", located at the northwest corner of the intersection of Main Street and River Road West / Ansley Road, shall be subject to the policies set out in Section 7.1.1 of this Official Plan.

Development Criteria

(7) Commercial uses are the preferred uses for the ground floor of any building with frontage onto Main Street in the Downtown Gateway district, and residential units will be discouraged from being located on the ground floor of any such building.

(8) Residential uses may be permitted on the ground floor of a building with frontage onto a side street in the Downtown Gateway district, as defined in No. 2.3.4.4.(21) below, provided that the criteria set out in No. 2.3.4.3.(7) above are satisfied.

(9) All residential development in the Downtown Gateway district shall be adequately serviced by public parks and school facilities.

(10) New development will be strongly encouraged to contribute towards increasing the number of affordable residential units (both rental and ownership) in the Town.

(11) Where feasible, the development of market rental housing units will be encouraged so as to provide a broad range of housing opportunities in the Downtown Gateway district and to recognize the overall need for different forms of tenure in the Town.

(12) Proponents of development that incorporates apartments, townhouse dwellings, or similar residential uses may be required to provide on-site recreational facilities or amenities (such as private open space or playground equipment), and no such development shall have direct frontage onto Main Street unless that frontage incorporates ground-floor commercial uses.

(13) Any application proposing the establishment of a new large-format retail use or retail shopping centre use, or the expansion of a lawfully existing such use, shall require a site-specific amendment to the Zoning By-law, in support of which the following shall be required (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act):

(a) a Planning Justification Report that assesses the impacts of the proposed use on the planned function of the Downtown Gateway district and the impacts of the proposed development on adjacent uses;

(b) a retail market impact study that demonstrates that the proposed new or expanded use (as the case may be) will not detract from or compete with any uses in the Downtown Strategic Growth Area;

(c) a traffic impact study, completed in accordance with the specific requirements of the Town;

(d) a servicing and stormwater management plan, completed in accordance with the specific requirements of the Town;

(e) an Urban Design Strategy that, in addition to fulfilling all other requirements established in this Official Plan, demonstrates how any and all portions of the proposed development with exposure to an Arterial Road or a Collector Road will incorporate a high level and quality of design that presents a positive image for the Town; and

(f) a comprehensive Development Master Plan that:

(i) identifies and addresses the total gross floor area, building locations, parking areas, landscaping, pedestrian amenities, and other site elements; and,

(ii) in cases where the proposed development comprises multiple buildings (regardless of the proposed sizes or uses of those buildings), identifies and addresses how the proposed development will be phased.

(14) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, nothing in No. 2.3.4.4.(13) shall prevent the Town from requiring any other information or material as it considers necessary to reach a determination on an application described in that policy, whether as part of the items identified in Clauses 2.3.4.4.(13)(a)–(f) or as separate items.

(15) Home occupations may be permitted in the "Downtown Gateway" designation, but only if:

(a) the home occupation is operated as an accessory use to a permitted residential use that is the primary residence of the person or persons who operate the home occupation use;

(b) the home occupation use does not detract from the residential character of the dwelling or the neighbourhood in which it is located; and

(c) the home occupation use complies with such other requirements or restrictions as may be established in the Zoning By-law.

(16) A bed-and-breakfast establishment or short-term accommodation use shall only be permitted in the "Downtown Gateway" designation if the establishment or use in question is located in a lawfully existing single detached dwelling and shall be subject to such other requirements or restrictions as may be set out in the Zoning By-law.

(17) The development of a new parkette, pocket park, or gateway site in the "Downtown Gateway" designation shall be subject to approval by the Town, either through Site Plan Control or through another appropriate approval process.

Form & Design of Development

(18) The Town shall ensure that all decisions regarding development in the "Downtown Gateway" designation have regard to the promotion of well-designed built form that encourages a sense of place.

(19) The design of new development in the "Downtown Gateway" designation should incorporate pocket parks and parkettes, where possible.

(20) The following policies that apply to the form and design of development in the Downtown Core shall also apply, with necessary modifications, to development in the "Downtown Gateway" designation:

(a) Policy No. 2.3.4.3.(18) & No. 2.3.4.3.(19), regarding build-to lines and building frontages;

(b) Policy Nos. 2.3.4.3.(20)–(22), regarding the height, massing, orientation, and layout of buildings and their relationship to existing development;

(c) Policy No. 2.3.4.3.(23) & No. 2.3.4.3.(24), regarding the consideration of impacts on year-round sunlight conditions;

(d) Policy Nos. 2.3.4.3.(25)–(27), regarding the proposed development of buildings that exceed the maximum permitted height; and

(e) Policy No. 2.3.4.3.(28), regarding the imposition of community benefit charges.

Main Street & Side Streets

(21) For the purposes of No. 2.3.4.4.(8) above and for the remainder of Section 2.3.4.4, "side street" shall refer to the portion of any street intersecting Main Street in the Downtown Gateway area that is within 30 metres of that intersection (see Figure 2.2 on p. 53 above).

(22) Within the Downtown Gateway area, Main Street will be preserved and maintained as the primary spine of the community.

(23) The following policies that apply in the Downtown Core shall also apply, with necessary modifications, to development along Main Street and along side streets in the Downtown Gateway area:

(a) Policy No. 2.3.4.3.(31) & No. 2.3.4.3.(31), regarding streetscape design using the principles of Complete Streets;

(b) Policy No. 2.3.4.3.(33), regarding linkages to, and views of, the waterfront;

(c) Policy No. 2.3.4.3.(34), regarding the conveyance of lands along the road edge;

(d) Policy No. 2.3.4.3.(34), regarding uninterrupted building façades; and

(e) Policy No. 2.3.4.3.(42) & No. 2.3.4.3.(43), regarding the ground floors of buildings and minimum height requirements therefor.

(24) Buildings in the "Downtown Gateway" designation should occupy the majority of their lot frontage along Main Street with minimal interruptions for vehicular access to off-street parking, servicing, or loading areas.

(25) For the portion of Main Street between Stonebridge Boulevard and River Road West:

(a) development with frontage onto Main Street shall provide a continuous and uninterrupted façade across at least 50% of the building frontage, with the building edge located directly at the front lot line; and

(b) development with frontage onto a side street, including the easterly side of Stonebridge Boulevard and the northerly side of River Road West, shall provide a continuous and uninterrupted façade across at least 50% of the building frontage.

(26) Any new building constructed in the "Downtown Gateway" designation on a lot with frontage onto Main Street:

(a) shall be no less than three storeys in height; and

(b) shall be no greater than six storeys in height, subject to No. 2.3.4.3.(25) (modified as necessary).

(27) Notwithstanding No. 2.3.4.4.(26)(a), the Comprehensive Zoning By-law may permit buildings in the "Downtown Gateway" designation containing civic uses, public uses, or gaming, recreational, and entertainment uses to be less than three storeys in height.

(28) The Town will consider the installation of a new roundabout at the intersection of Main Street and River Road West.

Other Streets, Traffic & Parking

(29) Selected new streets will be added to improve connectivity and access to different parts of the Downtown Gateway area.

(30) The following policies that apply to the Downtown Core shall also apply, with necessary modifications, to the "Downtown Gateway" designation:

(a) Policy No. 2.3.4.3.(48), regarding the preparation of traffic impact studies; and

(b) Policy No. 2.3.4.3.(49), No. 2.3.4.3.(50), No. 2.3.4.3.(52), and No. 2.3.4.3.(53), regarding parking standards and parking facilities.

2.3.4.5 "Downtown Neighbourhood" Designation

The "Downtown Neighbourhood" designation shown on Schedule "C2" is intended to accommodate retail and commercial uses along Main Street and in the Beach District (see Section 2.3.4.6), as well as surrounding residential uses. At present, Downtown Neighbourhoods predominantly feature lower-density residential uses, but over time are envisioned as incorporating some compatible forms of medium-density residential development. Downtown Neighbourhoods fall into one of two categories (although these categories are not formally distinguished on Schedule "C2"):

Interior Neighbourhoods, comprising lands along Local Roads that are expected to remain stable over time without seeing significant redevelopment; and

Exterior Neighbourhoods, comprising lands along Collector Roads and Arterial Roads that do have the potential to accommodate intensification and redevelopment.

Development in Interior Neighbourhoods will continue to feature mostly low-density forms of housing. Interior Neighbourhoods are not expected to see significant amounts of development, although infilling on lawfully existing lots of record and for the purpose of rounding out existing development will be encouraged, so long as the overall low-density character of the area is maintained.

Development in Exterior Neighbourhoods is anticipated to account for the majority of new medium-density residential development occurring in Downtown Neighbourhood areas. Medium-density development will feature a mix of housing types and built forms, including rowhouses, different forms of townhouse dwellings, duplexes, triplexes, fourplexes, small apartment buildings, and other medium-density multi-unit buildings. These forms of development will be directed to Exterior Neighbourhoods in order to take advantage of access to higher-order roads and other transportation options.

The area designated "Downtown Neighbourhood" also includes the River Road East Corridor, a transitional area that currently features a mix of residential and tourism accommodation uses. The River Road East Corridor is expected to transition to residential uses over time, which is why it has been included in the "Downtown Neighbourhoods" designation. The River Road East Corridor also contains a key gateway area surrounding the marina at the north end of Zoo Park Road, which is identified as a "Future Study Area" on Schedule "C2" and is subject to the policies set out in Section 7.1.3 of this Official Plan.

The following policies apply to the area designated "Downtown Neighbourhood" on Schedule "C2" to this Official Plan:

Permitted Uses

(1) Any of the following uses may be permitted in the "Downtown Neighbourhood" designation:

- (a) low-density residential uses;
- (b) medium-density residential uses (including triplex dwellings, fourplex dwellings, townhouse dwellings, converted dwellings containing more than three dwelling units, and low-rise apartment buildings), subject to Nos. 2.3.4.5.(5)–(7);
- (c) supportive housing, subject to the policies in Section 3.1.4;
- (d) home occupations, subject to No. 2.3.4.5.(8) and to the policies in Section 3.5.2;
- (e) bed-and-breakfast establishments, subject to No. 2.3.4.5.(9) and to the policies in Section 3.5.3.2;
- (f) Neighbourhood Commercial uses (such as convenience stores, personal service establishments, and similar commercial uses that serve the day-to-day needs of neighbourhood residents), subject to No. 2.3.4.5.(10) and No. 2.3.4.5.(11);
- (g) public parks and open spaces; and
- (h) elementary schools, child-care centres, places of worship, neighbourhood community centres, cultural centres, and other similarly scaled public service facilities, subject to No. 2.3.4.5.(13).

(2) Any use that is normally accessory to one of the uses identified in No. 2.3.4.5.(1) may also be permitted in association with that use in the "Downtown Neighborhood" designation.

(3) Within the "Downtown Neighbourhood" designation, the creation of an additional residential unit in a single detached dwelling, a semi-detached dwelling, or a townhouse dwelling, or in a building ancillary to a dwelling of one of the aforementioned types, shall be permitted if:

- (a) the Zoning By-law identifies at least one residential use as a permitted primary use on the property on which the additional residential unit will be created;
- (b) the additional residential unit will be provided with municipal water services and municipal wastewater services; and

(c) there will, following the creation of the additional residential unit, be:

(i) no more than a total of three dwelling units on the property; and

(ii) no more than one dwelling unit in all buildings and structures ancillary to the single detached dwelling, semi-detached dwelling, or townhouse dwelling (as the case may be).

(4) The conversion of a lawfully existing single detached dwelling to accommodate a multi-residential use or a commercial use may be permitted, provided that the conversion does not substantially alter the built form or external character of the building.

Development Criteria

(5) The proposed development of a medium-density residential use in the "Downtown Neighbourhood" designation may be approved if the Town is satisfied that the following criteria have been met:

(a) the proposed development will have frontage onto, or will otherwise have direct access to, an Arterial Road or a Collector Road;

(b) the road network and transportation system are capable of accommodating expected traffic flows;

(c) existing infrastructure and municipal services are capable of accommodating the proposed development, or the proponent has committed to upgrading infrastructure and services as necessary and at no cost to the Town;

(d) the proposed development will be adequately serviced by parks and school facilities;

(e) all required parking will be provided on-site, without any provision for the payment of cash in lieu of required parking; and

(f) the proposed development will be designed in accordance with the applicable policies in this section of the Official Plan.

(6) Nothing in No. 2.3.4.5.(5) above shall prevent the Town from establishing additional criteria that must be fulfilled before it will approve an application proposing medium-density residential development in a Downtown Neighbourhood area, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

(7) Proposed medium-density residential development that incorporates small-scale apartments, block townhouse dwellings, or similar medium-profile residential buildings

may be required to provide on-site recreational facilities or amenities (such as private open spaces or playground equipment).

(8) Home occupations may be permitted in Downtown Neighbourhood areas, but only if:

(a) the home occupation is operated as an accessory use to a permitted residential use that is the primary residence of the person or persons who operate the home occupation use;

(b) the home occupation use does not detract from the residential character of the dwelling or the neighbourhood in which it is located; and

(c) the home occupation use does not draw additional traffic into the residential area.

(9) A bed-and-breakfast establishment in a Downtown Neighbourhood area shall only be permitted if it is located in a lawfully existing single detached dwelling and shall be subject to any further requirements as may be set out in the Comprehensive Zoning By-law.

(10) The proposed development of a Neighbourhood Commercial use in the "Downtown Neighbourhood" designation shall require an amendment to the Zoning By-law, which shall not be approved unless the following criteria have been met:

(a) the proposed commercial use will have frontage onto an Arterial Road or a Collector Road, and will not be located mid-block in a residential area;

(b) the proposed commercial use will be limited to the ground floor of the building in which it is located, with any above-ground storeys being occupied solely by residential uses (with the maximum permitted building height being based on what is compatible with surrounding residential uses);

(c) adequate and appropriate screening will be provided for adjacent residential uses;

(d) all required parking facilities will be provided on-site, with no provision being made for the payment of cash in lieu of required parking; and

(e) all access driveways will be provided to the satisfaction of, and at the approval of, the Town.

(11) As a general rule, no commercial use in the "Downtown Neighbourhood" designation should exceed a gross floor area of 500 square metres, subject to the provisions of the Comprehensive Zoning By-law.

(12) The development of an elementary school or a secondary school, along with uses that are ancillary to such a school (including a child-care facility located in the school), shall be permitted in the "Downtown Neighbourhood" designation, provided that:

(a) the Zoning By-law identifies at least one residential use as a permitted primary use of land on the subject property; and

(b) the proposed development will be provided with municipal water services and municipal wastewater services.

(13) The proposed development of a public service facility that is not described in No. 2.3.4.5.(12) above in the "Downtown Neighbourhood" designation may be approved if the Town is satisfied that the following criteria have been met:

(a) the area occupied by the proposed development will not exceed 2 hectares;

(b) the proposed development will have direct access to an Arterial Road or a Collector Road;

(c) the transportation system is capable of accommodating the increased traffic generated by the proposed development;

(d) existing infrastructure and municipal services are capable of accommodating the proposed development, or the proponent has committed to upgrading infrastructure and services as necessary and at no cost to the Town;

(e) all required parking will be provided on-site, with no provision being made for the payment of cash-in lieu of required parking; and

(f) the proposed development will be designed in accordance with the applicable policies in this section of the Official Plan.

(14) The relocation or replacement of land uses that are not compatible with this Official Plan's overall intent for Downtown Neighbourhood areas shall be encouraged.

Form & Design of Development

(15) The Town shall ensure that all decisions regarding development in the "Downtown Neighbourhood" designation have regard to the promotion of well-designed built form that encourages a sense of place.

(16) The form and design of new development in Downtown Neighbourhood areas shall complement any significant natural features that form part of, or that are located adjacent to, the proposed site.

(17) The Town will ensure, to the fullest extent authorized under provincial statute, that new development in Downtown Neighbourhood areas is designed:

(a) to minimize energy and water consumption and, where feasible, to provide for the conservation of building materials through re-use, recycling, and renovation;

(b) to incorporate waste handling, composting, and recycling facilities in order to promote waste reduction;

(c) to minimize the obstruction of views of natural features and landmarks, to the fullest feasible extent;

(d) to minimize the loss of privacy for adjacent residential properties; and

(e) to minimize or, where possible, to avoid impacts on year-round sunlight conditions for adjacent land uses and properties (including public parks, open space areas, private amenity areas, and public streets).

(18) The Town will promote and encourage a coordinated approach to the planning and design of streetscape improvements, including building façades, signage, sidewalks, lighting, parking areas and landscaping.

(19) Further to No. 2.3.4.5.(18), new development in areas intended for pedestrian traffic should include street-oriented features that provide for the enhancement of a pedestrian-friendly environment, such as canopies, awnings, landscaped setbacks, and sitting areas.

(20) Where development in the "Downtown Neighbourhood" designation is proposed adjacent to a property that has a distinctive visual identity or that is recognized as being of cultural heritage value or interest, the massing and conceptual design of the proposed new development shall be required to demonstrate sensitivity to, and compatibility with, the physical character of the adjacent property.

(21) Where a proposed development in the "Downtown Neighbourhood" designation includes a new group of buildings, all new buildings shall be positioned in such a way as to define functional and secure parks and open space areas on the site and to afford a reasonable measure of privacy for individual dwelling units.

(22) Where existing or proposed residential development in Downtown Neighbourhood areas could be affected by adverse noise impacts, the use of urban design features such as building orientation, the location of outdoor open space relative to sources of noise, and noise attenuation measures shall be encouraged.

(23) The proposed development of a medium-density residential use or of a non-residential use in the "Downtown Neighbourhood" designation may be (and in most cases will be) subject to Site Plan Control, through which process the Town will ensure that the following criteria are satisfied:

(a) the density and character of the proposed development will be compatible with adjacent uses;

(b) the height and massing of all buildings at the edges of the proposed development will have regard to the height and massing of the buildings in adjacent residential areas; and

(c) the proposed development will be designed to ensure that adverse visual impacts on adjacent uses will be minimized (such as through landscaping, buffering, or screening, as appropriate).

(24) Further to No. 2.3.4.5.(23), development proposed adjacent to a lawfully existing residential area in the "Downtown Neighbourhood" designation may be subject to additional regulations or requirements regarding elements such as setbacks, height, or landscaping in order to provide appropriate transitions.

(25) New buildings in Downtown Neighbourhood areas shall be designed to be accessible for everyone.

(26) New buildings along the River Road East Corridor should be located close to the street line, and the preferred location of on-site parking will be to the rear of such buildings.

(27) Existing trees of desirable species shall, to the fullest feasible extent, be retained and incorporated into the landscaping plans for new development.

(28) Landscaping shall be designed to contribute to energy and water conservation, to enhance the appearance of required yard areas, to support the blending of new and existing development, and to screen off-street parking, loading, waste collection, and service facilities from adjacent properties and from streets.

(29) Off-street parking and loading facilities and driveways shall be located and designed to facilitate on-site maneuverability, to provide linkages to adjacent sites (where appropriate), and to reduce undue disruptions to the flow of traffic resulting from vehicles turning onto and off of the property.

2.3.4.6 "The Beach" Designation

The Beach District is meant to serve as the entertainment activity centre of Wasaga Beach. Taking a cue from its cultural heritage and historical role in the Town, the vision for the Beach District is to bring back family outdoor and indoor entertainment and thus diversifying the activities offered, providing viable options in inclement weather and through the off-season, and contributing to making Wasaga Beach an attractive year-round destination. Strengthening the Beach's position as a destination will reinforce the synergy between the waterfront and the Downtown Core and create a cohesive and sustainable downtown that balances the needs of local residents with those of tourists and visitors.

The following policies apply to the area designated "The Beach" on Schedule "C2" to this Official Plan:

Permitted Uses

(1) The following uses shall be permitted in "The Beach" designation:

- (a) medium-density and high-density residential uses (including apartment buildings, multiple-attached dwellings, and other similar medium- and high-density residential buildings), subject to Nos. 2.3.4.6.(8)–(11);
- (b) commercial and retail establishments that are destination-oriented, tourism-oriented, or otherwise intended to serve the travelling public (including commercial accommodations, gaming facilities, entertainment attractions and facilities, dinner theatres, restaurants, and commercial recreation uses);
- (c) other commercial uses (such as business and professional offices, food stores, drug stores, personal service establishments, retail stores, and clustered retail uses);
- (d) mixed-use buildings that combine ground-floor commercial uses with dwelling units on above-ground floors, subject to No. 2.3.4.6.(12) and No. 2.3.4.6.(13);
- (e) places of worship, neighbourhood community centres, cultural centres, and other public service facilities of a similar scale, subject to No. 2.3.4.6.(14); and
- (f) urban squares, parkettes, and other public open spaces.

(2) Mixed-use buildings, as described in No. 2.3.4.6.(1)(d) above, shall be the preferred form for new residential development in the Beach District.

(3) Any use that is normally accessory to one of the uses identified in No. 2.3.4.6.(1) shall also be permitted in association with that use in "The Beach" designation.

(4) Notwithstanding anything to the contrary in this Official Plan, short-term accommodations within a permitted residential use may be permitted in “The Beach” designation.

(5) A Festival Square may be developed in the vicinity of the Main Street Pedestrian Mall, located between Mosley Street and Beach Drive in the area identified as Specific Policy Area 1b on Schedule “C2”, the development of which shall be undertaken in accordance with the policies set out in Section 7.1.2 below.

(6) The area bounded by Main Street, Beach Drive, 3rd Street North, and Mosley Street has been (informally) identified as an Entertainment Area, whose purpose is to broaden the Town’s appeal to tourists, and within which the Town will encourage the establishment of a new multi-functional performance venue, as well as tourism-oriented retail, indoor entertainment, and food and beverage uses.

(7) The relocation or replacement of land uses that are not compatible with this Official Plan’s overall intent for the Beach District shall be encouraged.

Development Criteria

(8) No dwelling unit shall be permitted on the ground floor of any building with frontage onto:

- (a) the Festival Square referred to in No. 2.3.4.6.(5) above;
- (b) the portion of Beach Drive between Spruce Street and 1st Street; or
- (c) the portion of Mosley Street between Spruce Street and 2nd Street North.

(9) Where a building that contains one or more dwelling units is located on a lot with frontage onto any of the following, vehicular access to the site shall be provided from the rear by way of an internal road:

- (a) any portion of 1st Street;
- (b) any portion of 3rd Street North;
- (c) the portion of Beach Drive between 1st Street and 3rd Street North; or
- (d) the portion of Mosley Street between 2nd Street North and 3rd Street North.

(10) One or more dwelling units may be permitted on the ground floor of a building in the Beach District that does not have frontage onto any of the streets identified in No. 2.3.4.6.(8) above, including the ground floor of a building of a lot described in No. 2.3.4.6.(9), provided that the criteria set out in No. 2.3.4.3.(7) above are satisfied.

(11) Any residential development permitted in "The Beach" designation shall provide, or shall be located in proximity to, an appropriately sized outdoor children's play area that can be safely accessed from all dwelling units in the proposed development.

(12) Proposed mixed-use development in "The Beach" designation may be approved if the Town is satisfied that the following criteria have been met:

- (a) the proposed development will have direct access to an Arterial Road or a Collector Road, where possible and appropriate;
- (b) the road network and transportation system are capable of accommodating expected traffic flows;
- (c) existing infrastructure and municipal services are capable of accommodating the proposed development, or the proponent has committed to upgrading infrastructure and services as necessary and at no cost to the Town;
- (d) the proposed development will be adequately serviced by public parks and school facilities;
- (e) all required parking will be provided on-site, unless the Town has agreed to accept a payment of cash in lieu of required parking, in circumstances where facilities for required parking cannot be feasibly provided on-site; and
- (f) the proposed development will be designed in accordance with the applicable policies in this section of the Official Plan.

(13) Proposed mixed-use development that incorporates small-scale apartments or similar medium-profile residential buildings may be required to provide on-site recreational facilities or amenities (such as private open spaces or playground equipment).

(14) The proposed development of a use described in No. 2.3.4.6.(1)(e) in the Beach District may be approved, provided that the area occupied by the proposed use will not exceed 2 hectares.

(15) Nothing in No. 2.3.4.6.(14) shall prevent the proposed development of an elementary school or a secondary school, along with uses that are ancillary to such a school (including a child-care facility located in the school), on a parcel of land in the Beach District, regardless of the size of that parcel, provided that:

- (a) the Zoning By-law identifies at least one residential use as a permitted primary use of the parcel in question; and
- (b) the proposed development will be provided with municipal water services and municipal wastewater services.

Form & Design of Development

(16) The height, massing, orientation, and layout of buildings in the Beach District shall be designed to promote the creation of a pedestrian-scaled environment and reinforce the predominantly commercial character of adjacent streets.

(17) The form and design of new development in the Beach District should complement any significant features (such as the waterfront, public squares, or parks) that form part of, or that are located adjacent to, the proposed site.

(18) New development should respect the significance of cultural heritage resources in the Beach District, including the Nancy Island Historic Site and Beck Square, by incorporating sensitive urban design elements.

(19) New buildings and development in the Beach District should frame views to Nottawasaga Bay.

(20) Buildings that frame Festival Square are considered significant buildings and will be encouraged to have enhanced architectural treatments and features.

(21) The Town will ensure, to the fullest extent authorized under provincial statute, that new development in the Beach District is designed:

- (a) to minimize energy and water consumption and, where feasible, to provide for the conservation of building materials through re-use, recycling, and renovation;
- (b) to incorporate waste-handling, recycling, and, where feasible, composting facilities in order to promote waste reduction;
- (c) to minimize the obstruction of views of natural features and landmarks, to the fullest feasible extent;
- (d) to minimize the loss of privacy for adjacent residential properties; and
- (e) to minimize or, where possible, to avoid impacts on year-round sunlight conditions for adjacent land uses and properties (including public parks, open space areas, private amenity areas, and public streets).

(22) The Town will promote and encourage a coordinated approach to the planning and design of streetscape improvements in commercial areas, including upgrades to building façades, signage, sidewalks, lighting, parking areas, and landscaping.

(23) Further to No. 2.3.4.6.(22), new development in areas intended for high volumes of pedestrian traffic should include street-oriented features that provide for the

enhancement of a pedestrian-friendly environment, such as canopies, awnings, landscaped setbacks, and sitting areas.

(24) Where a proposed development in the Beach District includes a new group of buildings, or involves the erection of one or more new buildings within an existing group, all new buildings shall be positioned in such a way as to define functional and secure pedestrian spaces and to be oriented to adjacent streets.

(25) Where existing or proposed residential development in the Beach District could be affected by adverse noise impacts, the Town will encourage the incorporation of site design elements such as building orientation, the location of outdoor open space relative to sources of noise, and similar noise attenuation measures.

(26) New mixed-use development in the Beach District may be (and in most cases will be) subject to Site Plan Control, through which process the Town will ensure that the following criteria are satisfied:

(a) the density and character of the proposed development will be compatible with adjacent uses;

(b) the height and massing of all buildings at the edges of the proposed development will have regard to the height and massing of the buildings on adjacent properties; and

(c) the proposed development will be designed to ensure that adverse visual impacts on adjacent uses will be minimized (such as through landscaping, buffering, or screening, as appropriate).

(27) Further to No. 2.3.4.6.(26), mixed-use development may be subject to additional regulations or requirements regarding elements such as setbacks, height, or landscaping in order to provide appropriate transitions to lawfully existing uses on adjacent properties.

(28) Existing trees of desirable species shall, to the fullest feasible extent, be retained and incorporated into the landscaping plans for new development.

(29) Landscaping shall be designed to contribute to energy and water conservation, to enhance the appearance of required yard areas, to support the blending of new and existing development, and to screen off-street parking, loading, waste collection, and service facilities from adjacent properties and from streets.

(30) Off-street parking and loading facilities and driveways shall be located and designed to facilitate on-site maneuverability, to provide linkages to adjacent sites (where

appropriate), and to reduce undue disruptions to the flow of traffic resulting from vehicles turning onto and off of the property.

Beach Drive, Other Streets & Circulation

(31) It is the intent of this Official Plan that Beach Drive will be redesigned, in accordance with an approved Environmental Assessment ("EA") under the *Environmental Assessment Act* (R.S.O. 1990, c. E.18), to become a pedestrian-focused flush street that can be closed to vehicular traffic during peak visitation, for special events, or during specific times of the day, at the discretion of Council.

(32) The Town encourages the creation of a new boardwalk and entertainment area along Beach Drive, as articulated in the Downtown Development Master Plan.

(33) The Town may require (and in most cases will require), as a condition for the approval of proposed development or redevelopment along Beach Drive, the conveyance of lands along the road edge, for the purpose of accommodating pedestrian walkways, linear parks, trails, or other facilities or infrastructure that the Town considers reasonable to enhance public access and connections to the trail system and active transportation network (with the exact nature and configuration of such conveyances to be determined on a site-specific basis).

(34) Council may consider closing 1st Street North and 2nd Street North to vehicular traffic should land assembly occur in this area, and, should those roads be closed to vehicular traffic, pedestrian access shall be maintained in locations similar to the existing locations of 1st Street North and 2nd Street North through a development agreement or through the granting of an easement to the Town.

(35) The Town will explore the opportunity to create a new pedestrian overpass across the Nottawasaga River connecting 2nd Street North with Access Road / River Avenue Crescent, thereby providing a direct link to the Beach Area.

(36) Circulation patterns in the Beach District will be refined to prioritize pedestrians.

(37) Parks, urban squares, open spaces, and cultural heritage resources, including the Nancy Island Historic Site and Beck Square, are to be connected through high-quality pedestrian linkages.

(38) The Town will investigate the opportunity to install a new roundabout at the intersection of Mosley Street and Spruce Street.

(39) Further to No. 2.3.4.6.(38), the Town will consider the installation of new roundabouts at other intersections in order to make them more efficient for vehicles and safer for pedestrians by reducing the speed of vehicular traffic.

2.3.4.7 Exceptions

(1) Notwithstanding the policies that apply to the "Downtown Core" designation, and notwithstanding anything to the contrary in this Official Plan, on the parcel that is identified as being subject to this policy on Schedule "C2" to this Official Plan (being the parcel to which Assessment Roll No. 4364-010-008-79700 has been assigned, described as Parts 1–5 of Plan 648), development to a maximum residential density of 78 dwelling units per hectare shall be permitted.

(2) Notwithstanding the policies that apply to the "Downtown Neighbourhood" designation, and notwithstanding anything to the contrary elsewhere in this Official Plan, on those parcels that are identified as being subject to this policy on Schedule "C2" to this Official Plan:

(a) any development or redevelopment shall be required to achieve a minimum residential density of 55 dwelling units per hectare; and

(b) the maximum building height permitted shall be six storeys.

2.3.5 Old Mosley Village Strategic Growth Area

Situated between the Nottawasaga River and Nottawasaga Bay, about three to four kilometres west of Downtown Wasaga Beach, Old Mosley Village has developed a mix of residential, tourism accommodation, retail, office, service commercial, and restaurant uses. The Old Mosley Village SGA , delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C3", has thus been identified as one of the most appropriate areas in the Town for mixed-use development as well as the development of tourism accommodation and small-scale commercial uses.

The Old Mosley Village SGA is intended to retain its beach village character, centered around a unique variety of small-scale commercial establishments, such as boutiques, specialty gift shops and services, arts and crafts studios, antique shops, cafés, and restaurants. Along with the Downtown SGA, Old Mosley Village will continue to support the tourism industry in Wasaga Beach and will become a destination for day-visitors and vacationing tourists. Residential development may also be permitted in this Strategic Growth Area, but such development should respect the height and scale of the district's existing built form.

2.3.5.1 Objectives

The policies in this section of the Official Plan are directed towards achieving the following objectives for the Old Mosley Village SGA:

(1) Encourage the development of small-scale commercial uses, retail shops, cafés, restaurants, small-scale office commercial uses, and service commercial uses that will support Old Mosley Village as a distinct destination within Wasaga Beach.

(2) Foster development that is compatible in design and scale with the historically established village character in the area, with streetscapes that are consistent with the principles of complete streets.

(3) Promote an enhanced sense of place and high-quality design along Mosley Street and Dunkerron Avenue, and strengthen Mosley Street's position as an attractive, well-designed corridor.

(4) Focus the development of commercial, multiple-unit residential, institutional, and tourist accommodation uses along Mosley Street as the primary spine of the Old Mosley Village SGA.

(5) Provide for the development of tourist accommodation uses, as well as infill development of low-density residential uses, along Dunkerron Avenue in a way that maintains the established beach village character.

(6) Encourage the establishment of at-grade commercial uses in appropriate areas and, where feasible, a vertical mix of uses within individual developments.

(7) Allow for multiple-unit residential development with site designs that use setbacks, street-facing orientation, and landscaping to contribute to well-designed built form.

(8) Permit the establishment of institutional and government uses at a scale and design that is supportive of the established village character.

(9) Encourage the development of appropriate land uses and built form that will support and facilitate the provision of existing and future transit services to the area.

2.3.5.2 Land Use & Development Policies

Development and redevelopment in the Old Mosley Village SGA is subject to the following policies, in addition to the general policies in Section 2.3.2 above and all other applicable policies of this Official Plan.

(1) In addition to those land uses permitted in the "Mixed Use" designation under Policy No. 2.3.2.2.(1) above, any of the following uses may be permitted within the "Mixed Use" designation in the Old Mosley Village SGA:

(a) single detached dwellings, semi-detached dwellings, and duplex dwellings as infill development on lawfully existing lots of record; and

(b) townhouse dwellings and other multiple-unit residential buildings.

(2) The maximum building height permitted in the Old Mosley Village SGA shall be six storeys.

(3) Notwithstanding the land uses permitted under Policy No. 2.3.2.2.(1), the size and scale of commercial establishments, including tourist accommodation establishments, within the "Mixed Use" designation in the Old Mosley Village SGA shall be limited, and the Zoning By-law will establish appropriate regulations to ensure that such uses are small to moderately scaled.

(4) To complement the established beach village character of the area, new development and redevelopment should be designed:

(a) to provide human-scale structures, spaces, and streetscapes that support active transportation and increased connectivity;

(b) to situate buildings close to the street;

(c) to activate street frontages using pedestrian-friendly features and street furniture; and

(d) to locate parking areas and driveways, as much as possible, behind buildings and in rear yards.

(5) Further to No. 2.3.5.2.(4), any building whose front faces Mosley Street or Dunkerron Avenue should be designed so that the primary entrance for all uses in the building is located at the front of the building, with only secondary entrances at the side or rear of the building.

(6) Development, redevelopment, and public spaces should be designed to prioritize and facilitate pedestrian activity and the safety of active transportation users wherever possible, such as through the provision of maintained sidewalks, barrier-free access to buildings, lighting, street furniture, vegetation, and other elements that contribute to creating a comfortable and appealing environment.

(7) The Town will encourage the creation or enhancement of active transportation linkages between areas of existing development and the waterfront.

(8) The provision of open space uses for the enjoyment of residents, employees, and visitors will be encouraged in the Old Mosley Village SGA, and, in recognition of the importance of such uses to the area, the development of a village square or village green (which might include a gazebo, fountain, gardens or similar features) should be considered as part of the overall design scheme for the area.

(9) Council may exempt development or redevelopment from the requirement to provide on-site parking, where Council is satisfied that adequate parking facilities already exist, particularly in circumstances where such an exemption would encourage development or redevelopment that might otherwise not be possible or practical.

(10) In making an exemption under Policy No. 2.3.5.2.(9) above, Council may enter into an agreement with the proponent of the development or redevelopment in question that provides for the payment of cash in lieu of parking.

(11) Municipal parking facilities, whether in the form of on-street parking or off-street parking lots:

(a) should be located in such a way as to offer appropriate parking facilities that support commercial activity in the vicinity; and

(b) may be provided in conjunction with an ongoing plan for the acquisition of land to be used for the purpose of providing parking facilities.

(12) The Town may undertake the preparation of an urban design and streetscape study for the purpose of promoting well-designed built form and identifying improvements to the street network to support accessibility, facilitate traffic movement, and provide for the separation of active transportation users from vehicular traffic, and may implement the findings and recommendations of such a study through any means authorized under the *Planning Act* or another provincial statute.

(13) The Town may explore opportunities for, and assist in the implementation of, cooperative schemes to improve the general attractiveness and visual appeal of public and private properties in the Old Mosley Village SGA, including Community Improvement Plans, which may include schemes or programs that:

(a) relate to the creation of a village "theme" recognizing the importance of the SGA in the Town;

(b) support efforts to integrate new buildings architecturally and aesthetically with lawfully existing development in the area;

(c) promote or incentivize improvements to the design or condition of building façades; or

(d) promote or incentivize the improvement or rehabilitation of buildings in order to enhance access or visual appeal from adjacent streets.

2.3.5.3 Exceptions

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(1) In addition to the policies in this section that apply to the Old Mosley Village Strategic Growth Area and all other applicable policies in this Official Plan, the following shall apply to those lands described legally as Lots 74, 75, 76, 77, and 82, Plan 837 (Part Lot 6, Concession 16) and known by the municipal addresses of Nos. 2–16 Bremont Way (the "subject lands"), being those lands identified on Schedule "C3" as being subject to this policy:

(a) The development of street townhouse dwellings shall be permitted on the subject lands, to a maximum of 15 townhouse dwelling units.

(b) All permitted street townhouse units shall be identified in a declaration and description of condominium by a common elements condominium corporation.

Dunkerron Avenue

(2) Notwithstanding the policies in this section that apply to the Old Mosley Village Strategic Growth Area, on those lands described legally as Lots 19–20, Plan 674, being those lands identified on Schedule "C3" as being subject to this policy, the development of street townhouse dwellings shall be permitted, to a maximum of seven (7) townhouse dwelling units.

760 Mosley Street & 3 Dunkerron Avenue

(3) In addition to the policies in this section that apply to the to the Old Mosley Village Strategic Growth Area and all other applicable policies in this Official Plan, on those lands described legally as Lots 37, 38, and 49 and Part of Lot 48, Registered Plan No. 647 and known by the municipal addresses of 760 Mosley Street and 3 Dunkerron Avenue, being those lands identified on Schedule "C3" as being subject to this policy, residential development to a maximum density of 57 dwelling units per hectare shall be permitted.

2.3.6 Schoonertown Strategic Growth Area

"Schoonertown" was the name given to an early 19th-century British naval establishment, constructed about six kilometres up-river from the mouth of the Nottawasaga, that was used for trade and the movement of goods. The Schoonertown SGA, delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C4" plays a similar role today, serving as a centralized hub of commercial uses to meet the day-to-day needs of the residents of Wasaga Beach, providing access to a variety of commercial establishments, office uses, and restaurants. The eastern end of the Schoonertown SGA is anchored by a node of large-format retail and strip-mall-type buildings situated at the point where River Road West crosses the Nottawasaga River. From there, the Strategic Growth Area extends westward approximately 1.5 kilometres along the Mosley Street corridor. The Schoonertown SGA is envisioned as continuing to function as a primarily commercial node into the future.

2.3.6.1 Objectives

The policies of this Official Plan are intended to support the achievement of the following objectives for Schoonertown:

(1) Encourage the establishment of commercial, institutional, and community uses that will support the needs of the Town's residents.

(2) Provide for the development of multiple-unit residential and mixed-use buildings at scales compatible with surrounding commercial uses and lawfully existing residential areas.

(3) Enhance transportation infrastructure along Mosley Street in a way that facilitates the development of complete streets and that improves the safety of pedestrians, cyclists, and other active transportation users.

(4) Encourage the development of land uses and built form that will support and facilitate the provision of existing and future transit services in this area.

(5) Encourage development and redevelopment that will create or enhance views of the Nottawasaga River and that will provide for public access to the riverfront, where possible.

2.3.6.2 Land Use & Development Policies

The policies below apply to all development and redevelopment in the Schoonertown SGA, in addition to the general policies in Section 2.3.2 above and all other applicable policies of this Official Plan.

(1) In addition to those land uses permitted in the "Mixed Use" designation under Policy No. 2.3.2.2.(1) above, any of the following uses may be permitted within the "Mixed Use" designation in the Schoonertown SGA:

  (a) residential uses, including single detached dwellings and semi-detached dwellings, through infilling on lawfully existing vacant lots of record, subject to No. 2.3.6.2.(2) below; and

  (b) townhouse dwellings and other multiple-unit residential buildings.

(2) The establishment of a residential use through infilling under No. 2.3.6.2.(1)(a) shall only be permitted if:

  (a) the proposed development does not involve the creation of a new building lot; and

  (b) the lot on which the proposed use will be located does not abut Mosley Street.

(3) The maximum building height permitted in the Schoonertown SGA shall be six storeys.

(4) Development and redevelopment in the Schoonertown SGA should be designed:

  (a) to preserve or enhance views of the river;

  (b) to reinforce linkages to the riverfront, wherever possible; and

  (c) to contribute to pedestrian activity and the creation of an animated street-front at the ground floor level of buildings.

2.3.6.3 Exceptions

1578–1590 Mosley Street

(1) In addition to all other applicable policies in this Official Plan, the following shall apply to those lands described legally as Lots 1 and 2, Registered Plan 835, and Lots 1, 2, and 3, Registered Plan 1293 (formerly in the Township of Sunnidale and now in the Town of Wasaga Beach) and known by the municipal addresses of 1578, 1584, and 1590 Mosley Avenue (the "subject lands"), being those lands identified on Schedule "C4" as being subject to this policy:

(a) Notwithstanding anything to the contrary in this Official Plan, any of the following may be permitted on the subject lands, subject to Clauses 2.3.6.3.(1)(b)–(d) below:

(i) an apartment building; or

(ii) a mixed-use building that includes dwelling units.

(b) Development on the subject lands shall not exceed a total of 44 dwelling units.

(c) The maximum building height permitted on the subject lands shall be six storeys.

(d) A natural treed buffer shall be maintained along the northerly and easterly boundaries of the subject lands.

2.3.7 Springhurst Junction Strategic Growth Area

Established as the historical community of Springhurst Beach, the Springhurst Junction SGA, delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C5" serves an important role by accommodating commercial and service uses that help meet the day-to-day needs of local residents. Many of the retail commercial uses in this area are large-format retail establishments, although there remain some smaller parcels that could support future development. This Strategic Growth Area, which extends south along 45th Street South to Knox Road West / Ramblewood Drive, has also become a transit hub for the west end of Wasaga Beach, as the area is provided with regional bus service. The intent of this Official Plan is for the area to continue functioning and growing as an important centre for commercial activity, with streetscapes being designed and improved over time to reflect the principles of Complete Streets.

2.3.7.1 Objectives

This Official Plan's policies are directed towards achieving the following objectives for the Springhurst Junction SGA:

(1) Intensify the built form in this area through commercial and office infill development, primarily at a small-to-medium scale, while exploring the potential for lawfully existing large-format commercial uses to redevelop into new, similarly scaled uses.

(2) Allow for a limited amount of medium-density residential development, with priority being given to proposals that feature mixed-use buildings with residential uses located above retail, office, or service commercial uses.

(3) Improve the area's visual character and aesthetic appeal by promoting enhanced, high-quality urban design and landscaping and supporting the creation of attractive and activated streetscapes.

(4) Recognize existing transit service in the area and create an opportunity to establish a formal transit stop integrated with safe and convenient active transportation connections.

2.3.7.2 Land Use & Development Policies

In addition to the general policies in Section 2.3.2 above and all other applicable policies of this Official Plan, the policies below apply to all development and redevelopment in the Springhurst Junction SGA.

(1) In addition to those land uses permitted in the "Mixed Use" designation under Policy No. 2.3.2.2.(1) above, any of the following uses may be permitted in the Springhurst Junction SGA:

(a) a full range of commercial uses, including large-format retail and service commercial uses;

(b) lawfully existing single detached dwellings; and

(c) townhouse dwellings and other multiple-unit residential buildings.

(2) The maximum building height permitted in the Springhurst Junction SGA shall be six storeys.

(3) Development and redevelopment in the Springhurst Junction SGA should be designed:

(a) to integrate safe and convenient access for pedestrians, cyclists, and other active transportation users;

(b) to create or improve linkages between and within individual properties and, where possible, with nearby residential areas, trails, and sidewalks; and

(c) to provide amenities and features that support the movement and safety of active transportation users (such as benches, bike racks, and landscaping elements).

(4) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, any development application that proposes to add a new residential use to a building or property containing one or more lawfully existing commercial uses shall be required:

(a) to provide adequate information about potential adverse impacts, if any, on the proposed residential use from factors such as noise, odour, or lighting;

(b) to demonstrate that potential adverse impacts will be appropriately avoided or satisfactorily mitigated, and that the proposed residential use will be compatible with any lawfully existing commercial uses;

(c) to ensure that sufficient parking is provided to meet the needs of future residents and their visitors;

(d) to provide safe access for pedestrians, cyclists, and other active transportation users;

(e) to provide appropriate landscaping and amenity spaces for residents; and

(f) to provide for the installation of appropriate signage to help site users identify building entrances and differentiate between public and private spaces.

2.3.7.3 Exceptions

[None at present.]

2.3.8 Sunset District Strategic Growth Area

The Sunset District SGA is an emerging node at the west end of Wasaga Beach that currently features a number of undeveloped or underutilized commercial and residential parcels, as well as vacant employment lands alongside existing campgrounds and residential neighbourhoods. The Sunset District SGA delineated on Schedule "A" to this Official Plan and shown in greater detail on Schedule "C6" is intended to support intensification of undeveloped/under-utilized commercial and residential parcels, vacant business/commerce lands alongside existing campgrounds and residential neighbourhoods. Objectives

The policies set out for the Sunset District SGA in this section are directed towards the following objectives:

(1) Provide for the continuation of land uses that lawfully existed on the day that this Official Plan came into effect, and permit development and redevelopment that conforms with this Official Plan.

(2) Ensure that any development or redevelopment that occurs in the Sunset District SGA will be compatible with the long-term vision for the district as a compact mixed-use node that functions as a complete community and provides a range and mix of housing options and dwelling unit types.

(3) Improve the district's aesthetic character and enhance public enjoyment of the area by encouraging high-quality urban design and landscaping.

(4) Promote the use of multiple modes of transportation by adopting a complete streets approach to the district's road network, by improving public transportation facilities and service, and by extending and enhancing safe sidewalk and trail connections.

(5) Protect, preserve, and, where possible, restore or enhance the district's natural heritage features and their ecological functions.

2.3.8.1 General Land Use & Development Policies

Development and redevelopment in the Sunset District SGA is subject to the following policies, in addition to the general policies in Section 2.3.2 above and all other applicable policies of this Official Plan.

(1) That overlay lands identified within the Sunset District boundary and adjacent to the Mixed Use land use designation as shown on Schedule C6 of this Official Plan would permit more intense forms of pedestrian-friendly mixed-use development than those lands adjacent to the Neighbourhood or Business and Commerce land uses within and outside the Sunset District Boundary.

(2) That development in the 'Mixed Use' designation will include a variety of buildings that support different uses, including large format retail uses, a combination of residential or office uses with commercial uses occupying the ground floor as well as a range and mix of housing options in close proximity to the roundabout intersection of Mosley Street, Lyons Court, and Beachwood Road.

(3) That urban design approaches in Sunset District support the provision of a range of mobility options, including walking, cycling, and public transit, and that enhances connectivity with the Town's trails network, Greenlands areas, and Highway 26;

(4) That urban design approaches in Sunset District implement Low-Impact Development standards, including landscaping elements that enhance the character of the area.To address the Town's long-term economic growth, areas within the Sunset District that have been identified for Business and Commerce uses are located primarily along Highway 26, Fairgrounds Road, the south side of Ayling Reid Court, and along Ramblewood Drive, shall be protected existing business and commerce uses;

(5) That no application proposing that land in Sunset District will be re-designated from "Business & Commerce" to another land use designation shall be considered until or unless:

(a) The need for employment land in the area has been assessed and is fully understood; and

(b) The proposed re-designation will proceed in full accordance with the policies in Section 2.5 of the Official Plan that apply to such a re-designation.

(6) In accordance with the municipal Infrastructure & Utilities policies set forth in section 3.3 of the Official Plan, the Town shall maximize existing capacity by prioritizing investment in infrastructure within the Sunset District to support intensification and higher-density development in appropriate locations in Neighbourhood Areas, as regulated through the provisions of the implementing Comprehensive Zoning By-law.

(7) Preferred sites for an elementary school have been identified as such on Schedule "B".

(8) The policies of this Official Plan regarding permitted uses and development within different land use designations shall apply to the land use designations in the Sunset District SGA shown on Schedule "C6".

(a) the proposed re-designation will proceed in full accordance with the policies in Section 2.5 of this Official Plan that apply to such a re-designation.

2.3.8.2 2.3.8.3 "Mixed Use" Designation

The Mixed-Use designation is predominantly located within the Sunset District Strategic Growth Area with focus along key Roads within the West Wasaga Beach Secondary Plan Area.

The policies in this section apply to all land use, development and redevelopment in the "Mixed Use" designation, as shown on Schedule "B" to this Official Plan, in addition to the general policies set out in Section 2.3.8 above, the urban design policies in Section 5, and all other applicable policies of this Official Plan.

2.3.8.3 Exceptions

[None at present.]

2.4 Neighbourhood Areas

Neighbourhood Areas, as shown on the Community Structure Plan on Schedule "A", are woven into the land use fabric across the Town. These areas provide housing for residents and are predominantly composed of existing single detached dwellings, alongside community facilities and businesses that serve the local area.

This Official Plan envisions Neighbourhood Areas as continuing to accommodate most of the Town's lower-density residential uses, with the majority of higher-density residential development and non-residential development being directed to the Strategic Growth Areas identified in Section 2.3. Nonetheless, there are locations where medium-density and even high-density forms of housing might be appropriate within Neighbourhood Areas, such as locations that are close to nodes and corridors or that have existing site-specific policies to permit such uses. It is the intent of this Official Plan that any higher-density development taking place within or adjacent to a Neighbourhood Area will be sensitive to and compatible with established lawfully existing uses in the area while contributing to well-designed built form that encourages a sense of place.

As suggested by Figure 2.1 above, Neighbourhood Areas are predominantly composed of the "Neighbourhood" land use designation, policies for which are set out in Section 2.4.3 below. Overall, the "Neighbourhood" designation is meant primarily to permit land uses that are similar to lawfully existing uses, with opportunities for redevelopment or infilling generally being limited to those uses that fit within the context of the existing neighbourhood and whose scale, density, and built form will respect and complement the established physical character of the area. At the same time, the creation of additional residential units in Neighbourhood Areas will be encouraged to help meet the need for housing in the community, subject to the applicable policies of this Official Plan.

2.4.1 Objectives

This Official Plan's policies for Neighbourhood Areas in the Town of Wasaga Beach are directed towards achieving the following objectives:

(1) Provide for a Town-wide structure that fosters a sense of community and enables convenient access to local-scale commercial uses and public service facilities, including schools, parklands, and open spaces, in order to create complete communities.

(2) Encourage the provision of more attainable housing opportunities by supporting a range and mix of housing types, sizes, and tenures, including a variety of single

detached, semi-detached, duplex, and townhouse dwelling units and contextually appropriate forms of intensification.

(3) Ensure that new development preserves or enhances the character of lawfully existing residential areas and contributes to well-designed built form, which will include elements of sustainable and energy-efficient design.

(4) Provie for the continuation of viable lawfully existing tourism-related uses, while emphasizing the Strategic Growth Areas as focal points for new commercial uses.

(5) Allow for the redevelopment of existing tourism-oriented areas, and help these areas transition over time to accommodate residential and other appropriate uses.

(6) Ensure safe, convenient, and accessible movement between and within neighbourhoods by providing appropriate and well-connected transportation options, including roads, bike lanes, pedestrian paths, trails, and other active transportation facilities.

(7) Promote, encourage, and where necessary require the protection of the natural environment, and maintain public health and safety by directing development away from natural hazards.

2.4.2 General Policies for Neighbourhood Areas

This section of the Official Plan sets out policies that are meant to apply generally to all Neighbourhood Areas in the Town, as identified on Schedule "A". The policies for the "Neighbourhood" designation in Section 2.4.3, as well as any area-specific policies established for Specific Policy Areas in Neighbourhood Areas, are meant to apply in addition to the general policies presented here. Where any conflict arises between one of the general policies below and a more specific policy located elsewhere in this Official Plan, the more specific policy applies to the extent of the conflict.

(1) It is the intent of this Official Plan that Neighbourhood Areas will:

- (a) provide most of the Town's stock of low-density and low-rise housing, which will include single detached, semi-detached, duplex, and townhouse dwellings;
- (b) support the creation of complete communities by accommodating appropriately scaled commercial uses that serve the immediate neighbourhood;
- (c) accommodate new development that complements the established neighbourhood character in terms of lot size, scale, and building type; and

(d) support intensification through the creation of additional residential units and, where appropriate, through the creation of lots for infill development.

(2) New development and redevelopment in Neighbourhood Areas shall be located, designed, and constructed in a manner that maintains compatibility with lawfully existing land uses and that complements the scale, form, and design of lawfully existing development, in accordance with the policies in Section 5 of this Official Plan.

(3) All development in Neighbourhood Areas shall have regard to, and generally proceed in accordance with, the phasing policies in Section 3.2.

(4) No development, whether by plan of subdivision or otherwise, shall be permitted in a Neighbourhood Area if such development:

(a) would require the undue extension of municipal services; or

(b) could interfere with or prevent orderly and compact long-term growth by establishing an inefficient or otherwise undesirable pattern of development.

(5) The Town will support the appropriate construction or expansion of public service facilities and open spaces in Neighbourhood Areas in order to promote recreational opportunities and the location of community uses close to where people live.

(6) The Town will encourage facilities, infrastructure, and urban design that support the use of active transportation and public transit throughout Neighbourhood Areas.

2.4.3 "Neighbourhood" Designation

The "Neighbourhood" land use designation predominantly comprises areas of existing development in established neighbourhoods, and as such is primarily intended to accommodate similar lower-density residential uses. Certain complementary land uses may also be permitted, and this section of the Official Plan therefore sets out policies and criteria for the development of "Neighbourhood Commercial" uses (meaning small-scale commercial uses that serve the day-to-day needs of nearby residents) and institutional uses, as well as medium-density and high-density residential uses in appropriate locations, in the "Neighbourhood" designation. Any development or redevelopment occurring in this designation, regardless of use, will be expected to be sensitive to and compatible with the existing neighbourhood character.

The policies in this section apply to all land use, development, and redevelopment in the "Neighbourhood" designation, as shown on Schedule "B", in addition to the general policies set out in Section 2.4.2 above and all other applicable policies of this Official Plan.

2.4.3.1 Land Use & Development Policies

(1) Any of the following uses may be permitted in the "Neighbourhood" designation:

(a) low-density residential uses, which for the purposes of this section of the Official Plan shall mean single detached dwellings, semi-detached dwellings, and duplex dwellings;

(b) medium-density or high-density residential uses, as defined in, and subject to, Nos. 2.4.3.1.(13)–(21) below;

(c) Neighbourhood Commercial uses, subject to Nos. 2.4.3.1.(22)–(31);

(d) institutional uses, subject to Nos. 2.4.3.1.(33)–(40);

(e) supportive housing, subject to the policies in Section 3.1.4 of this Official Plan;

(f) additional residential units, subject to the policies in Section 3.1.5;

(g) home occupations, subject to the policies in Section 3.5.2;

(h) bed-and-breakfast establishments, subject to the applicable policies in Section 3.5.3; or

(i) parks and open space uses.

(2) Any use that is accessory or normally ancillary to a permitted use listed in Policy No. 2.4.3.1.(1) above may be permitted in association with that use in the "Neighbourhood" designation, subject to the applicable policies of this Official Plan and to the provisions of the Zoning By-law.

(3) As a general rule, residential development in the "Neighbourhood" designation shall be limited to a maximum density of 30 dwelling units per hectare and to a maximum building height of three storeys, except where a specific policy of this Official Plan permits a different density or height.

(4) To clarify, the maximum height and density specified in Policy No. 2.4.3.1.(3) should not be interpreted as absolute limits, and those maximum values may, at the Town's discretion, be exceeded to a very minor extent, without requiring an amendment to this Official Plan, in circumstances where the Town is satisfied that the form of the proposed development is appropriate for the area.

(5) Notwithstanding No. 2.4.3.1.(3), the Zoning By-law may further restrict the maximum permitted density of development, which restriction may be made in respect of a specific property, of an area within the Town, or of all lands in the "Neighbourhood" designation.

(6) Subject to No. 2.4.3.1.(7) below, the built form in the "Neighbourhood" designation shall be limited to single detached dwellings, semi-detached dwellings, duplex dwellings, and townhouse dwellings, except where a specific policy in this Official Plan and the provisions of the Zoning By-law permit otherwise.

(7) Policy No. 2.4.3.1.(6) shall not apply to supportive housing, provided that such housing contributes to well-designed built form by having regard to the policies in Section 5.4 of this Official Plan.

(8) Intensification in the "Neighbourhood" designation shall be limited to residential uses and may proceed in one of the following manners:

- (a) through the establishment of a new residential use on an underutilized or vacant lot of appropriate size;
- (b) through redevelopment to replace an existing use with a residential use that will be compatible with neighbouring lawfully existing uses; or
- (c) through the creation of an additional residential unit, subject to the policies in Section 3.1.5 of this Official Plan.

(9) Where intensification in the "Neighbourhood" designation proceeds as described in Clause 2.4.3.1.(8)(a), a consent may be given to create one new lot, subject to Policy No. 2.4.3.1.(12) below.

(10) The approval of new plans of subdivision in the "Neighbourhood" designation shall be subject to the policies in Section 6.9 of this Official Plan, including Policy No. 6.9.(7) regarding the provision of full municipal services.

(11) Notwithstanding Policy No. 6.9.(7), development on a lawfully existing lot of record that is not provided with full municipal services may be permitted, provided that:

- (a) it has been determined that municipal services are not likely to be extended to the area in which the subject property is located in the near future; and
- (b) the Town is satisfied that appropriate water and wastewater services can be provided.

(12) No consent shall be given to create a new lot in the "Neighbourhood" designation that will not be provided with full municipal services unless the Town is fully satisfied that:

- (a) the lot created will be provided with water and wastewater services that are appropriate for the proposed development, and such services will be provided according to the requirements (if any) of the appropriate agency or agencies;

(b) the proposed method of providing water and wastewater services is appropriate with respect to the timing of any planned or anticipated extension of municipal water services or municipal wastewater services to the area in which the subject property is located; and

(c) the proposed development will not hinder, preclude, or interfere with the orderly and efficient development of the area at such time in the future where the area has been provided with full municipal services.

Medium-Density & High-Density Residential Uses

(13) For the purposes of this section of the Official Plan:

(a) "medium-density" shall refer to residential development with a density greater than 30 units per hectare, up to a maximum of 65 units per hectare; and

(b) "high-density" shall refer to residential development with a density greater than 65 units per hectare.

(14) Subject to No. 2.4.3.1.(13) above, the following will be considered medium-density residential uses for the purposes of this section of the Official Plan:

(a) triplex and fourplex dwellings;

(b) rowhouses and townhouse dwellings (including street townhouses, block townhouses, stacked townhouses, and back-to-back townhouses);

(c) converted dwellings containing more than three dwelling units; and

(d) apartment buildings with a height of four storeys or less.

(15) Notwithstanding Nos. 2.4.3.1.(13) and 2.4.3.1.(14), any residential building with a height that exceeds four storeys shall be considered "high-density" for the purposes of this section of the Official Plan.

(16) As a general rule, no higher density residential building in the "Neighbourhood" designation shall have a height that exceeds six storeys.

(17) Within the "Neighbourhood" designation, the development of a medium-density or a high-density residential use may be permitted where:

(a) the proposed use will be compatible with the lawfully existing land uses and built form on all adjacent properties;

(b) the proposed development will be provided with municipal water services and municipal wastewater services;

(c) adequate and appropriate public service facilities are available within a reasonable distance of the proposed site;

(d) the proposed site is located within a reasonable distance of non-residential uses that can address the day-to-day needs of residents (particularly retail and service commercial uses); and

(e) the proposed site will provide for adequate traffic circulation and vehicle parking, and surrounding transportation infrastructure, including transit and active transportation facilities, is appropriate for the proposed use.

(18) Further to No 2.4.3.1.(16), within the "Neighbourhood" designation:

(a) medium-density residential uses shall be located on properties that abut, or that are reasonably close to, a Collector Road or an Arterial Road, as shown on Schedule "F" to this Official Plan; and

(b) high-density residential uses in the shall be located on properties that abut a Collector Road or an Arterial Road, as shown on Schedule "F".

(19) The Zoning By-law will have regard for the locational considerations set out in Nos. 2.4.3.1.(16) and 2.4.3.1.(18) above when establishing zones in which medium-density and high-density residential uses may be permitted.

(20) When considering a development application that proposes a medium-density or high-density residential use, the Town shall have regard for:

(a) the desirability and fit of the proposed use in the context of the community structure, including any anticipated impacts (positive or negative) on the role and function of the Town's Strategic Growth Areas;

(b) the location of the proposed development with respect to other lawfully existing or approved medium-density and high-density residential uses;

(c) the physical relationship between the proposed use and adjacent land uses, with particular emphasis on avoiding or reducing impacts on adjacent low-density residential uses;

(d) the ability of land uses in the vicinity of the proposed development to address the day-to-day needs of future residents; and

(e) the proposed treatment of existing vegetation on the site.

(21) The proposed development or redevelopment of a medium-density or high-density residential use in the "Neighbourhood" designation, including the expansion of a lawfully existing such use that would result in a significant increase in usable floor area,

may be subject to Site Plan Control, in accordance with the policies in Section 6.12 of this Official Plan and subject to Section 41 of the *Planning Act*, during which process the proponent will be required to address, among other things:

(a) measures to avoid or mitigate potential impacts on lawfully existing residential uses on abutting properties;

(b) massing, conceptual design, and physical features that will help the proposed development exist in harmony with the surrounding area; and

(c) the provision of sufficient on-site parking, adequate on-site amenity areas, and appropriate landscaping, signage, lighting, and other such elements.

Neighbourhood Commercial Uses

(22) The Comprehensive Zoning By-law may be amended to permit any of the following as a Neighbourhood Commercial use in the "Neighbourhood" designation:

(a) convenience stores and similar small-scale retail uses;

(b) personal service establishments;

(c) food service establishments that feature minimal facilities for dine-in customers (preferably those that do not include a dine-in component); or

(d) other small-scale commercial uses that help address the day-to-day needs of residents in the immediate surrounding neighbourhood.

(23) Notwithstanding No. 2.4.3.1.(22)(22)(a) above, retail stores that sell vaping products or related items will be strongly discouraged as Neighbourhood Commercial uses.

(24) The preferred location for a Neighbourhood Commercial use in the "Neighbourhood" designation is on a lot that has frontage on an Arterial Road or a Collector Road and that is located at or near the corner of the block.

(25) Accessory structures may be permitted in association with a Neighbourhood Commercial use, provided that any such structure is secondary and ancillary to the Neighbourhood Commercial use, and subject to the provisions of the Comprehensive Zoning By-law.

(26) Any outdoor storage permitted in association with a Neighbourhood Commercial use shall be strictly limited in accordance with the provisions of the Comprehensive Zoning By-law.

(27) As a general rule, the gross floor area of a Neighbourhood Commercial use should not exceed 250 square metres.

(28) The building in which a Neighbourhood Commercial use is located should generally be limited in height to one storey, subject to No. 2.4.3.1.(29) below.

(29) A Neighbourhood Commercial use may be permitted in a building with a height of more than one storey, provided that:

(a) the Neighbourhood Commercial use is limited to the ground floor of the building;

(b) any above-ground floors of the building are occupied by residential uses, office commercial uses, or similar compatible uses; and

(c) the height of the building is compatible with surrounding residential uses.

(30) Neighbourhood Commercial uses should be located and designed in a way that contributes to a pedestrian-friendly streetscape.

(31) The establishment of a Neighbourhood Commercial use in the "Neighbourhood" designation may be subject to Site Plan Control to ensure that the proposed development will be designed in a way that is compatible with, and that limits potential impacts on, lawfully existing uses in the surrounding area.

Institutional Uses

(32) The development of an elementary school or a secondary school, along with uses that are ancillary to such a school (including a child-care facility located in the school), shall be permitted in the "Neighbourhood" designation, provided that:

(a) the Zoning By-law identifies at least one residential use as a permitted primary use of land on the subject property; and

(b) the proposed development will be provided with municipal water services and municipal wastewater services.

(33) Subject to the provisions of the Comprehensive Zoning By-law, any of the following may be permitted as an institutional use in the "Neighbourhood" designation:

(a) nursery schools and child-care centres;

(b) places of worship;

(c) neighbourhood community and cultural centres;

(d) facilities for service clubs or for non-profit organizations; or

(e) other institutional uses similar to those listed above.

(34) New major recreation facilities and other larger-scale institutional uses intended to serve the whole Town (and possibly neighbouring municipalities) will be directed to locate in one of the Town's Strategic Growth Areas as a more suitable location.

(35) Any new institutional use in the "Neighbourhood" designation shall be provided with full municipal water services and municipal wastewater services.

(36) Within the "Neighbourhood" designation, new institutional uses will be encouraged to locate on sites that have frontage on an Arterial Road or a Collector Road, or that otherwise have frontage on a suitable road that provides for a high degree of visibility and access.

(37) New institutional uses should be located as close as is feasibly possible to complementary facilities and land uses, such as Parks and Open Space areas.

(38) Vehicle access points for institutional uses shall be designed in a manner that poses minimal risk for pedestrian traffic in the immediate area.

(39) Institutional uses shall be designed to support and accommodate existing and planned active transportation facilities and connections in the surrounding area.

(40) The establishment of a new institutional use in the "Neighbourhood" designation may be subject to Site Plan Control to ensure that site access, parking facilities, lighting, signage, buffering, and other elements of the proposed development will be compatible with, and will limit potential impacts on, lawfully existing uses in the surrounding area.

2.4.3.2 Tourism Commercial Conversion

This Official Plan intends for the Town's SGAs to serve as focal points for major service commercial and tourism commercial uses. Existing tourism commercial uses that are not located in one of the SGAs have been designated on Schedule "B" in a manner that appropriately reflects the degree to which those uses are provided with municipal water and wastewater services (as shown on Schedule "D"). Within the "Neighbourhood" designation, these existing tourism commercial uses are viewed as being incompatible with surrounding residential uses and inconsistent with this Official Plan's goals and objectives for the "Neighbourhood" designation.

The policies below provide for the eventual conversion and redevelopment of these existing tourism commercial uses into land uses that are consistent with the objectives for the "Neighbourhood" designation and compatible with development in that designation. Lawfully existing tourism commercial uses (and accessory uses associated therewith) may continue as

legal non-conforming uses, in accordance with the policies in Section 6.4.2 of this Official Plan, but over the long term the intent is that such uses will relocate or otherwise cease.

(1) For the purposes of Section 2.4.3.2 of this Official Plan:

(a) the term "low-density" shall refer to residential development with a density no greater than 30 units per hectare;

(b) the terms "medium-density" and "high-density" shall have the same meanings as they do in Section 2.4.3.1 above, as defined in Nos. 2.4.3.1.(13)–(15);

(c) the term "tourism accommodation use" shall refer to any commercial use in the "Neighbourhood" designation that provides overnight accommodation on a temporary basis (such as hotels, motels, cottage courts, and campgrounds); and

(d) the term "tourism commercial use" shall refer to any commercial use in the "Neighbourhood" designation that is not a tourism accommodation use and that is not a Neighbourhood Commercial use, according to the criteria established in Nos. 2.4.3.1.(22)–(31).

(2) The Comprehensive Zoning By-law will establish one or more zones for existing tourism accommodation and tourism commercial uses in the "Neighbourhood" designation with provisions that:

(a) permit the conversion or redevelopment of existing tourism accommodation uses into low-density residential uses or other residential uses, subject to Nos. 2.4.3.2.(3)–(6) below;

(b) permit the conversion or redevelopment of existing tourism commercial uses into Neighbourhood Commercial or institutional uses, subject to the applicable policies in Section 2.4.3.1 above; and

(c) provide for the continuation of lawfully existing uses, subject to the policies in Section 6.4.2 and all other applicable policies of this Official Plan.

(3) The conversion or redevelopment of an existing tourism accommodation use into a medium-density residential use may be permitted through an amendment to the Zoning By-law, provided that:

(a) the property on which the proposed use will be located is adjacent to the boundary of an SGA, as identified on the schedules to this Official Plan; and

(b) the proposed use will meet the criteria in No. 2.4.3.1.(16) and No. 2.4.3.1.(18)(a).

(4) The proposed conversion or redevelopment of an existing tourism accommodation use into a medium-density use that does not meet the criteria in No. 2.4.3.2.(3) may be permitted but shall require a site-specific amendment to this Official Plan.

(5) The conversion or redevelopment of an existing tourism accommodation use into a high-density residential use may be permitted through an amendment to the Zoning By-law, provided that:

(a) the proposed development will comply with the height restriction established in Policy No. 2.4.3.1.(16);

(b) the property on which the proposed use will be located is adjacent to the boundary of an SGA, as identified on the schedules to this Official Plan; and

(c) the proposed use will meet the criteria in No. 2.4.3.1.(16) and No. 2.4.3.1.(18)(b).

(6) The conversion or redevelopment of an existing tourism accommodation use into a high-density residential use that does not meet the criteria in No. 2.4.3.2.(5) is strongly discouraged, and proposals for such will generally not be supported.

(7) The conversion or redevelopment of an existing tourism commercial use, as provided for under No. 2.4.3.2.(2)(b) above, may be permitted, provided that the Town is satisfied that the proposed method of providing the use with water and wastewater services is appropriate and acceptable.

2.4.3.3 Exceptions

[None at present.]

2.5 Employment Areas

Given Wasaga Beach's unique character as a tourism-centred market, about 80% of the Town's employment base is considered to be in "population-related employment," a term used to describe jobs in the commercial, service, education, health-care, and similar sectors, which provide services for and address the day-to-day needs of residents and visitors. The other 20% is associated with what are generally referred to as "employment uses", such as jobs in the manufacturing sector and other occupations in what we usually think of as "industrial" employment. These jobs tend to be located on land specifically designated for such uses, because of the nature of the operations and activities associated with these uses. It is expected

that the Town will continue to experience strong growth in populated-related employment, including tourism-related service employment, with moderate growth in more typically "industrial" sectors.

This Official Plan anticipates that population-related employment in the Town will continue to be primarily located in the Strategic Growth Areas, predominantly in occupations that relate to various commercial sectors. The Employment Areas shown on the Community Structure Plan on Schedule "A" are intended to accommodate different sorts of industrial employment and related uses. These areas have generally been identified to acknowledge land uses that had already been established at the time this Official Plan was adopted.

2.5.1 General Policies for Employment Areas

Most of the Town's Employment Areas are located in the area identified as the West Wasaga Secondary Plan Area on Schedule "A" to this Official Plan. It is expected that the permitted land uses and criteria for development in this area will be refined through the adoption of the WWSP at a future date. The adoption of the WWSP will also amend the policies for the "Business & Commerce" designation presented in Section 2.5.2 below, which at present are intended to provide for the continued application of the policies in the Town's previous Official Plan to lands in this designation.

(1) Except as provided for by No. 2.5.2.2.(5) below, all areas identified as Employment Areas on Schedule "A" to this Official Plan, including those located outside the WWSP Area, shall be considered employment areas, as that term is defined and used in the PPS 2024.

(2) The process of preparing the WWSP, as it relates to Employment Areas within the WWSP Area identified on Schedule "A", is intended to assess and update the areas so identified to ensure that their designation is appropriate to the planned function of the area, as described in Policy No. 2.8.2.4 of the PPS 2024.

2.5.2 "Business & Commerce" Designation

The lands within the Employment Areas identified on Schedule "A" principally comprise the "Business & Commerce" land use designation, as shown on the land use plans in Schedule "B" and on Schedule "C6". This designation is meant to provide some flexibility, permitting typical employment land uses along with commercial and related uses associated with those employment uses.

As mentioned above, until such time as the WWSP has been adopted and approved, the policies in Section 2.5.2.2 below are primarily intended to provide for the continued application

of the policies in the Town's previous Official Plan to lands in the "Business & Commerce" designation.

2.5.2.1 Objectives

Until such time as the WWSP has been adopted and approved, the principal objective of the policies in this section of the Official Plan is to provide for the continuation of those land uses in the "Business & Commerce" designation that lawfully existed on the day that this Official Plan came into effect. The following are the long-term objectives for the "Business & Commerce" designation:

(1) Provide for and maintain an adequate supply of developable lands for employment uses in the Town.

(2) Encourage a variety of employment land uses that will provide a diversified economic base to support a healthy, stable economy and enhance local employment opportunities for the Town's residents.

(3) Establish supportive and flexible policies that will permit a wide range of employment and employment-related uses in appropriate locations in the "Business & Commerce" designation, including land uses that will support the overall employment area.

(4) Protect existing and future development in the "Business & Commerce" designation, including the expansion of permitted uses, by carefully managing the location of incompatible land uses and by minimizing potential conflicts between employment uses and sensitive land uses (such as residential uses).

(5) Ensure that new development in the "Business & Commerce" designation occurs in an orderly manner and that the necessary services and infrastructure, including municipal services and transit connections, are available to support current and projected needs.

(6) Facilitate alternatives to commuting by private automobile by providing well-connected active transportation networks and by promoting transit-supportive built form in new development and in redevelopment.

2.5.2.2 Land Use & Development Policies

The policies below apply to all land uses, development, and redevelopment in the "Business & Commerce" designation, as shown on Schedules "B" and "C", in addition to all other applicable policies of this Official Plan.

Definitions

(1) For the purposes of this section of the Official Plan, the term "previous Official Plan" shall refer to the Official Plan that was adopted by Council as the Official Plan of the Town of Wasaga Beach on September 9, 2003, and approved by the County of Simcoe on June 22, 2004, as amended, as it read on the day before the day this Official Plan came into effect.

(2) For the purposes of this section of the Official Plan, the term "former 'District Commercial' lands" shall refer to those lands that were designated "District Commercial" on Schedule "A-1" to the previous Official Plan and that are located:

(a) on part of Lot 33, Concession No. 2 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being:

(i) those parcels known municipally as Nos. 14 and 20 Bay Sands Drive; No. 71 Kennedy Lane; and Nos. 43, 55, 67, 79, 93, 113, and 149 Lyons Court; and

(ii) that portion of the parcel known municipally as 31 Lyons Court that is located to the west of the line created by extending the easterly lot line of the parcel known municipally as 3363 Mosley Street at an approximate bearing of South, 10 degrees East;

(b) on part of Lot 33, Concession No. 3 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being:

(i) those parcels known municipally as Nos. 19, 25, and 29 Ayling Reid Court; Nos. 15 and 88 Joseph Drive; No. 176 Lyons Court; and No. 3500 Mosley Street; and

(ii) those parcels to which have been assigned Assessment Roll Nos. 4364-010-016-58605, 4364-010-016-58803, and 4364-010-016-58810; and

(c) on part of Lot 34, Concession No. 3 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being:

(i) those parcels known municipally as Nos. 20 and 26 Ayling Reid Court and No. 8635 Beachwood Road; and

(ii) the parcel to which has been assigned Assessment Roll No. 4364-010-016-58100.

(3) For the purposes of this section of the Official Plan, the term "former 'Service Commercial' lands" shall refer to those lands that were designated "Service Commercial" on Schedule "A-1" to the previous Official Plan and that are located:

(a) on part of Lot 32, Concession No. 2 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being:

(i) those parcels known municipally as Nos. 265, 289, 305, 307, 317, 319, 343, 351, 371, and 465 Lyons Court; and

(ii) those parcels to which have been assigned Assessment Roll Nos. 4364-010-015-07302, 4364-010-015-62145, 4364-010-015-62300, 4364-010-015-63200, and 4364-010-015-63800;

(b) on part of Lot 32, Concession No. 3 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being:

(i) those parcels known municipally as Nos. 232 and 252 Lyons Court; and

(ii) the parcel to which has been assigned Assessment Roll No. 4364-020-001-50018;

(c) on part of Lot 33, Concession No. 2 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being the parcel known municipally as No. 189 Lyons Court;

(d) on part of Lot 33, Concession No. 3 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being those parcels to which have been assigned Assessment Roll Nos. 4364-010-016-58900, 4364-010-016-58902, and 4364-010-016-58903;

(e) on part of Lot 35, Concession No. 4 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being those parcels known municipally as Nos. 8951, 8975, 8984, and 8985 Beachwood Road; and

(f) on part of Lot 36, Concession No. 4 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being the parcel known municipally as No. 2315 Fairgrounds Road.

(4) For the purposes of this section of the Official Plan:

(a) the term "other 'Business & Commerce' lands in the Sunset District" shall refer to any lands designated "Business & Commerce" on Schedule "C6" to this Official Plan that are not specifically identified in No. 2.5.2.2.(2) or No. 2.5.2.2.(3) above; and

(b) the term "'Business & Commerce' lands outside the Sunset District" shall refer to any lands designated "Business & Commerce" on any schedule to this Official Plan that is not Schedule "C6".

Permitted Uses

(5) Notwithstanding their location in the "Business & Commerce" designation, the lands identified above as former "District Commercial" lands and former "Service Commercial" lands shall not be considered employment areas, as that term is defined and used in the PPS 2024.

(6) In addition to lawfully existing land uses, any of the following uses may be permitted on former "District Commercial" lands:

(a) retail commercial uses;

(b) professional services or other office uses;

(c) automotive-related uses;

(d) personal service uses; and

(e) tourism accommodation uses, subject to the applicable policies in Section 3.5.3 of this Official Plan.

(7) In addition to lawfully existing land uses, any of the following uses may be permitted on former "Service Commercial" lands:

(a) light manufacturing or custom workshops;

(b) printing and publishing shops;

(c) warehousing or indoor storage;

(d) sales, supplies, or servicing of automobiles, marine vehicles, or trailers;

(e) merchandise servicing shops;

(f) motels;

(g) commercial schools;

(h) nurseries or garden centres;

(i) business offices; or

(j) light industrial uses similar to those listed above.

(8) Until such time as the WWSP has been adopted and approved, the land uses permitted on other "Business & Commercial" lands in the Sunset District shall be limited to those uses that lawfully existed on the day this Official Plan came into effect.

(9) Any of the following uses may be permitted on "Business & Commerce" lands outside the Sunset District:

(a) uses related to the assemblage or storage of goods, substances, or raw materials;

(b) uses related to the processing or manufacturing of goods, substances, or raw materials; or

(c) uses related to the packaging or shipping of goods, materials, or finished products.

(10) Other uses that are accessory, complementary, or ancillary to a use described in No. 2.5.2.2.(9) may be permitted in association with that use on "Business & Commerce" lands outside the Sunset District.

(11) No use shall be permitted in the "Business & Commerce" designation that, by its nature or due to the materials used or wastes produced by the use, poses a hazard to public health and safety, is noxious, or is otherwise determined by Council to be a public nuisance, as that term is used in the *Municipal Act, 2001* (S.O. 2001, c. 25).

(12) Any development that takes place on lands within 300 metres of the "Business & Commerce" designation shall avoid potential impacts on the long-term viability of the employment area or, where avoidance is not possible, shall minimize and mitigate such potential impacts, in accordance with provincial guidelines.

Development Criteria

(13) Notwithstanding anything to the contrary in this section of the Official Plan, in areas where municipal water services and municipal wastewater services are not available, only those land uses that require minimal amounts of water and that generate little to no waste due to processes associated with the use shall be permitted in the "Business & Commerce" designation.

(14) Development or redevelopment in the "Business & Commerce" designation within the WWSP Area should be designed:

(a) to be compact and make efficient use of available land;

(b) to maintain attractive and functional streetscapes;

(c) to avoid creating undue distractions, such as from glaring lights or over-scaled features;

(d) to incorporate mutual access points and internal road connections, where possible; and

(e) to accommodate the use of active transportation modes by employees and by visitors.

(15) Development or redevelopment on "Business & Commerce" lands outside the Sunset District shall be designed to ensure there are no adverse effects on surrounding uses due to factors such as noise, odour, dust, vibration, or any other emission.

(16) Development or redevelopment on "Business & Commerce" lands outside the Sunset District should be designed:

(a) to minimize any averse visual impacts on the surrounding area; and

(b) to locate permitted uses so that they are grouped together and can be individually accessed by an internal road network, wherever possible.

2.5.2.3 Exceptions

North Half of Lot 22, Concession No. 9 (Flos)

(1) In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on part of the North Half of Lot 22, Concession No. 9 (formerly in the Township of Flos and now in the Town of Wasaga Beach), being those lands identified on Schedule "B1" as being subject to this policy (herein referred to as the "subject lands"):

(a) The primary use of the subject lands shall be for a stormwater management facility.

(b) The stormwater management facility permitted under Clause 2.5.2.3.(1)(a) above shall include a buffer area providing separation from the adjacent outdoor storage use.

(c) Prior to the establishment of any use on the subject lands, and prior to any development or site alteration on the subject lands:

(i) a stormwater management plan shall be submitted that demonstrates, to the satisfaction of the Town, that the proposed use will have no negative impacts on the ecological functions of the adjacent wetland; and

(ii) a site plan for the proposed development or site alteration shall be submitted and approved by the Town pursuant to Section 41 of the *Planning Act*, which among other things shall ensure that adequate buffering for the adjacent wetland is provided.

(d) The Town may apply a holding symbol ("H") to the subject lands (or to any portion or portions thereof), with provisions requiring that the matters identified

in Clause 2.5.2.3.(1)(c) above be satisfactorily addressed before the holding symbol may be removed.

Lot 36, Concession No. 4 (Nottawasaga)

(2) In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on part of Lot 36, Concession No. 4 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), known by the municipal address of 2315 Fairgrounds Road, being those lands identified on Schedule "C6" as being subject to this policy (herein referred to as the "subject lands"):

(a) Notwithstanding anything to the contrary in Section 2.5.2.2 above, the uses permitted on the subject lands shall be limited to public storage.

Lot 32, Concession No. 2 & Lot 33, Concession No. 3 (Nottawasaga)

(3) In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on Lot 32, Concession No. 2, and Lot 33, Concession No. 3 (both formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), being those lands identified on Schedule "C6" as being subject to this policy (herein referred to as the "subject lands"):

(a) It is the intent of this Official Plan to broaden the land use opportunities for the subject lands in support of future development, and, to that end, in addition to those uses permitted under No. 2.5.2.2.(7) above, those uses described in No. 2.5.2.2.(9) and No. 2.5.2.2.(10) shall be permitted on the subject lands.

(b) Development on the subject lands will generally be subject to Site Plan Control to ensure that any mixing of land uses on the subject lands will be designed in a way that encourages compatibility between uses and reduces any perceived negative impacts that uses might have upon one another.

Lot 21, Concession No. 9 (Flos)

(4) In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on Lot 21, Concession No. 9 (formerly in the Township of Flos and now in the Town of Wasaga Beach), being those lands identified on Schedule "B1" as being subject to this policy (herein referred to as the "subject lands"):

(a) In addition to those uses permitted on "Business & Commerce" lands outside the Sunset District under No. 2.5.2.2.(9) and No. 2.5.2.2.(10) above, a

paintball facility and similar commercial recreation uses shall be permitted on the subject lands.

2.6 Future Urban Areas

As shown on the Community Structure Plan on Schedule "A" to this Official Plan, Future Urban Areas tend to be located towards the peripheries of the community. These areas are considered to be lower in priority in terms of development (although this does not necessarily preclude development in these areas), and in the near term are envisioned primarily as continuing to accommodate lawfully existing land uses.

Future Urban Areas comprise two land use designations: the "Urban Reserve" designation, policies for which are set out in Section 2.6.1; and the "Waste Management" designation, policies for which are found in Section 2.6.2. (Further policies regarding waste management in the Town can be found in Section 3.3.5.)

2.6.1 "Urban Reserve" Designation

Over the near term, the areas designated "Urban Reserve" on Schedule "B" to this Official Plan are expected to continue accommodating lawfully existing land uses, the majority of which relate to agriculture or to the rural landscape in some way (such as recreational uses or the management of natural resources). In the longer term, it is anticipated that these areas will eventually be developed and incorporated into the Town's overall urban fabric.

2.6.1.1 Objectives

The policies in this Official Plan are directed towards the following objectives for the "Urban Reserve" designation:

(1) Plan for and manage "Urban Reserve" areas in a manner that supports the near-term preservation of their rural and agricultural functions and natural amenities.

(2) Ensure that any development or redevelopment that occurs in "Urban Reserve" areas is consistent with the long-term goal of efficiently incorporating these areas into the Town's overall fabric of urban development.

(3) Promote conditions that will foster and support efficient and economically viable operations for existing agricultural uses in the "Urban Reserve" designation.

(4) Promote sustainable farming practices that will reduce the impact of agricultural runoff on land and waterways and that will have regard to best management practices and applicable Source Protection Plans.

(5) Encourage recreational uses on "Urban Reserve" lands that are not capable of supporting viable agricultural operations.

2.6.1.2 Land Use & Development Policies

(1) Subject to No. 2.6.1.2.(2) below, any of the following land uses may be permitted in the "Urban Reserve" designation:

(a) agricultural uses (meaning the growing of crops; the raising of livestock; the raising of other animals for food, fur, or fibre; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures);

(b) agriculture-related uses (meaning farm-related commercial or industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being close to farm operations, and provide direct products or services to farm operations as a primary activity);

(c) a single detached dwelling on a lawfully existing lot of record, subject to No. 2.6.1.2.(8) below;

(d) forestry or other uses related to the management of natural resources;

(e) recreational uses, including resource-based recreation uses (such as nature trails or ski runs), subject to No. 2.6.1.2.(10);

(f) institutional uses;

(g) new commercial sand or mineral aggregate extraction operations, subject to No. 2.6.1.2.(11); or

(h) any other lawfully existing land use.

(2) Notwithstanding No. 2.6.1.2.(1), only those land uses that can be sustained over the long term by rural service levels, in accordance with the servicing policies of this Official Plan, shall be permitted in the "Urban Reserve" designation.

(3) A dwelling that is accessory to one of the uses permitted under No. 2.6.1.2.(1) above may also be permitted in the "Urban Reserve" designation.

(4) A home occupation may be permitted in the "Urban Reserve" designation, provided that the use takes place within a lawfully existing dwelling.

(5) A home industry may be permitted in the "Urban Reserve" designation, provided that:

(a) the use is located on the same property as a lawfully existing dwelling; and

(b) any outdoor operations or activities associated with the use comply with all Town by-laws and do not create a nuisance for neighbouring properties.

(6) An on-farm diversified use, meaning a secondary use that supports the primary agricultural use of the property (generally by providing an additional source of income), may be permitted in the "Urban Reserve" designation, provided that:

(a) the on-farm diversified use is located on the same property as, and is clearly secondary to, an agricultural use that is the primary use of that property;

(b) the on-farm diversified use is, or will be made, compatible with lawfully existing uses on neighbouring properties; and

(c) the on-farm diversified use will be limited in area in accordance with such standards and regulations as may be established in the implementing Zoning By-law.

(7) The establishment of an additional residential unit may be permitted in the "Urban Reserve" designation, provided that:

(a) the additional residential unit is located within, or in a building that is ancillary to, a lawfully existing single detached dwelling; and

(b) there will, following the establishment of the additional residential unit, be no more than a total of two dwelling units on the property.

(8) A new single detached dwelling may be permitted on a lawfully existing vacant lot of record in the "Urban Reserve" designation, provided that:

(a) the lot in question has frontage onto an existing public road that is maintained on a year-round basis in accordance with municipal standards; and

(b) the proposed dwelling will be provided with water and wastewater services in a manner that is acceptable to the Town and, where the use of individual on-site water services and individual on-site wastewater services is proposed, that has been approved by the Town or by any other agency having jurisdiction.

(9) No urban residential development (meaning the development of residential uses that are not detached dwellings), and no rural estate-type development (meaning the development of multiple detached dwellings on large individual lots, generally those that are 0.2 hectares or greater in area), shall be permitted in the "Urban Reserve" designation.

(10) Uses that promote recreational or tourism opportunities and that are consistent with the list of permitted uses in No. 2.6.1.2.(1) above will be encouraged in the "Urban Reserve" designation, provided that such uses are located at a suitable distance to avoid potential impacts on lawfully existing sensitive land uses.

(11) The establishment of a new commercial sand or mineral aggregate extraction operation in the "Urban Reserve" designation shall only be permitted through an amendment to this Official Plan.

(12) The expansion of a lawfully existing mobile home park or a lawfully existing campground in the "Urban Reserve" designation, which may be subject to Site Plan Control, may be permitted within the lawfully existing boundaries of the property on which the use in question is located, but the expansion of such a use beyond the lawfully existing property boundaries shall not be permitted.

(13) All development and redevelopment in the "Urban Reserve" designation shall be compatible with the existing physical character and built form of the surrounding area.

(14) The development of any land use not permitted under No. 2.6.1.2.(1) above shall require an amendment to this Official Plan, which shall only be approved if the following criteria have been met, to the satisfaction of the Town:

- (a) The area proposed for development is contiguous with existing developed lands, and the proposed use or uses will be compatible with lawfully existing uses on those lands.
- (b) The proposed development will be provided with municipal water services and municipal wastewater services, and such services will be provided without requiring the unnecessary or unplanned expansion of existing infrastructure into areas not contemplated by the phasing of services shown on the schedules to this Official Plan (unless such an expansion has been justified to the Town's satisfaction).
- (c) Transportation infrastructure is capable of supporting the proposed use or uses, and the proposed development will provide connections to existing road, trail, and transit networks that are deemed to be adequate and acceptable by the Town and, where applicable, by the County of Simcoe.
- (d) The proposed development will avoid any negative impacts on natural heritage features and avoids all areas that are susceptible to natural hazards, as required by the policies in Section 4.1 and Section 4.2 of this Official Plan.

(e) The Town is satisfied that the proposed development will contribute to well-designed built form in a manner that is appropriate to area and the type of development being proposed.

2.6.1.3 Exceptions

Deerbrook Drive: North Half of Lot 22, Concession No. 9 (Flos)

(1) In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on the North Half of Lot 22, Concession No. 9 (formerly in the Township of Flos and now in the Town of Wasaga Beach), being those lands identified on Schedule "B1" as being subject to this policy (herein referred to as the "subject lands"):

(a) Notwithstanding anything to the contrary in Section 2.6.1.2 above, the uses permitted on the subject lands shall be limited to:

(i) forestry uses, conservation uses, and wildlife sanctuaries;

(ii) parks and passive outdoor recreation uses;

(iii) public uses; and

(iv) transmission facilities.

(b) No development or site alteration shall be permitted on the subject lands until and unless an Environmental Impact Study, undertaken in accordance with the policies in Section 4.1 of this Official Plan, has been submitted to, and approved by, the appropriate authorities.

2.6.2 "Waste Management" Designation

The "Waste Management" land use designation shown on Schedule "B" identifies the locations of three waste management sites in the Town. This section of the Official Plan pertains specifically to permitted uses and criteria for development in this designation. Section 3.3.5 contains further policies regarding waste management in the Town, including policies that apply in D-4 Assessment Areas.

2.6.2.1 Objectives

The policies for the "Waste Management" designation in this section of the Official Plan are intended to help achieve the following objectives:

(1) Ensure that the Town is fully involved in any proposed establishment of a new waste management site and any proposed expansion of an existing waste management site.

(2) Discourage the establishment of new waste management sites in the Town, and ensure that the development of such sites is only permitted where impacts on the surrounding area will be minimal.

(3) Protect public health and safety by restricting, and where necessary by prohibiting, residential development on or near land that is, or has been, used for waste management.

(4) Ensure that any and all development that might take place in association with an existing or proposed waste management site occurs in full compliance with all applicable legislation and regulations.

2.6.2.2 Land Use & Development Policies

(1) The predominant use of land in the "Waste Management" designation shall be as a waste management site.

(2) Further to No. 2.6.2.2.(1), no waste management site or portion thereof shall be permitted on any land that is not designated "Waste Management".

(3) No use shall be permitted on land in the "Waste Management" designation that has been used as a waste management site and that has ceased being so used, and no site alteration shall be permitted on such land, except with the approval of the appropriate government agency.

(4) No residential use shall be permitted on any land that is, or has been, used as a waste management site.

(5) The establishment of a new waste management site, or the expansion of an existing waste management site, will be discouraged, and shall only be permitted through an amendment to this Official Plan and a corresponding amendment to the Zoning By-law.

(6) When assessing an application that proposes the establishment or expansion of a waste management site, the Town shall consider the following factors:

- (a) the proximity of the proposed site to existing or planned built-up areas;
- (b) the lawfully existing uses of the lands surrounding the proposed site and the character of the area, and the potential for the proposed waste management use to be compatible with those uses and that character;
- (c) the quality of the soil and the agricultural potential of the land proposed to be used as a waste management site;

(d) potential negative impacts on natural heritage features or their ecological functions, including impacts on groundwater, surface water, soils, and air, along with the adequacy of proposed methods to control and mitigate such impacts;

(e) the adequacy of access to the proposed site from roads of suitable construction and the nature of those roads relative to the type and volume of traffic anticipated;

(f) the degree to which the proposed site is exposed to public view and the ability to provide adequate buffering and screening to preserve the scenic quality of the area; and

(g) any potential effects that the proposed waste management site might have on other relevant objectives of this Official Plan.

(7) As part of the process of considering an application that proposes the establishment or expansion of a waste management site, the Town:

(a) shall notify all owners of land within 800 metres of the boundary of the proposed site regarding the application;

(b) shall make any information and material related to the application, and any proposed agreements, available for public review and comment; and

(c) may consult with the County of Simcoe, the NVCA, provincial ministries, or any other agency having jurisdiction in the matter to ensure that both on-site and off-site operations associated with the proposed site will, if permitted, be carried out in compliance with provincial legislation and with all applicable regulations.

(8) The Zoning By-law will, among other things:

(a) establish an appropriate zone or zones for the "Waste Management" designation;

(b) prohibit waste management sites in all zones other than that or those established under Clause 2.6.2.2.(8)(a) above; and

(c) require appropriate minimum setbacks from all property boundaries for all buildings and structures located on a waste management site.

(9) Any development or redevelopment proposed on an existing or proposed waste management site may be subject to Site Plan Control, to regulate matters such as the locations of buildings, site access, parking facilities, landscaping, fencing, or lighting, the overall purpose of which being to provide the Town with a basis for requesting that such matters be adequately addressed through the provisions of an Environmental

Compliance Approval ("ECA") approved under the *Environmental Protection Act* (R.S.O. 1990, c. E.19).

(10) No building permit shall be issued for any proposed building or structure on a waste management site until all required approvals have been received from the appropriate provincial ministry and any other agency having jurisdiction in the matter.

(11) Any development proposed in the D-4 Assessment Area associated with a waste management site shall be subject to the policies in Section 3.3.5.3 of this Official Plan.

2.7 Greenland Areas

The Greenland Areas shown on Schedule "A" to this Official Plan accommodate features and areas that make up the Town's natural heritage system, along with other outdoor green spaces that comprise the Town's parkland and open space network. The two land use designations in these areas — "Greenland - Parks & Open Space" and "Greenland - Environmental Protection" — provide for these two important and complementary functions, helping to maintain the Town's natural beauty while providing year-round opportunities for both active and passive recreation.

The policies in this section of the Official Plan focus on permitted uses and criteria for development in the two "Greenland" designations (shown on Schedule "B" and Schedule "C"). Further policies regarding various aspects of the Town's natural heritage system and its network of parklands and open spaces, regardless of designation, are found in Section 4.

2.7.1 "Greenland - Parks & Open Space" Designation

The "Greenland - Parks & Open Space" designation encompasses a wide range of spaces meant to accommodate a variety of outdoor activities and pursuits. This designation includes active spaces (such as community parks, neighbourhood parks, parkettes, and urban plazas) which can serve as venues for community events, festivals, and organized recreational activities, as well as green spaces that focus more on conservation and passive recreation (such as walking, cycling, nature appreciation, and environmental education) or that simply provide opportunities for rest, respite, relaxation, and access to the outdoors.

Additional policies that address the Town's system of parks and open spaces are found in Section 4.3, including details about the classification of parks and open spaces, parkland dedication, and the acquisition of land by the Town for public recreation purposes.

2.7.1.1 Objectives

The following represent this Official Plan's objectives for the "Greenland - Parks & Open Space" designation:

(1) Provide venues for a diverse range of structured and unstructured leisure activities and for a variety of active and passive recreational pursuits.

(2) Support, nurture, and enhance residents' physical and mental health by offering venues for the pursuit of activities that support physical fitness and for the pursuit of reflective, meditative, and stress-reducing activities.

(3) Promote the social well-being of community members by providing venues that offer opportunities for play, volunteering, meeting others, and simply having fun.

(4) Create and maintain outdoor spaces that enhance the Town's aesthetic appeal, support improved quality of life, and provide plentiful opportunities for residents and visitors alike to create memorable year-round experiences.

2.7.1.2 Land Use & Development Policies

The policies below apply to all lands in the "Greenland - Parks & Open Space" designation, as shown on Schedule "B" and Schedule "C", in addition to all other applicable policies of this Official Plan (including those in Section 4.3 below).

(1) It is the intent of this Official Plan that land in the "Greenland - Parks & Open Space" designation will be predominantly used for parks and other public recreation purposes, and, to that end, a full range of active and passive recreation uses may be permitted in this designation.

(2) In addition to those uses referred to in No. 2.7.1.2.(1) above, the following uses shall also be permitted in the "Greenland - Parks & Open Space" designation, and will be identified as permitted uses accordingly in the Comprehensive Zoning By-law:

  (a) agricultural uses;

  (b) nursery gardening and community gardens;

  (c) forestry uses; and

  (d) cemeteries.

(3) Lawfully existing golf courses may be permitted in the "Greenland- Parks & Open Space" designation, and may be recognized accordingly in the Zoning By-law, but the

establishment of a new golf course shall only be permitted through an amendment to this Official Plan and to the Zoning By-law.

(4) Lands in the "Greenland - Parks & Open Space" designation that are under private ownership may be used for any use permitted under No. 2.7.1.2.(1), subject to the provisions of the Zoning By-law.

(5) No building or structure shall be permitted in the "Greenland - Parks & Open Space" designation, except for those that are incidental or ancillary to a permitted use.

(6) The application of the "Greenland - Parks & Open Space" designation to land under private ownership shall not be construed as implying any intent to acquire such lands on the part of the Town or by any other public body, nor shall it be construed as implying that such lands are available for public use or access.

(7) Where land in the "Greenland - Parks & Open Space" designation abuts an existing or planned residential area, the Town may require that appropriate measures be taken to minimize potential adverse effects associated with the use of such land, such as those generated by recreational activities or associated facilities (such as parking areas).

(8) Lands in the "Greenland - Parks & Open Space" designation will be integrated among the many other land uses in the Town to contribute to a more livable, healthy, functional, and sustainable urban form.

(9) Land uses in the "Greenland - Parks & Open Space" designation (including public parks, urban squares, and open spaces) should be designed:

- (a) to contribute to the greening and beautification of the Town using both natural and planted materials;
- (b) to provide access to the waterfront and trail connections to natural heritage areas and cultural heritage venues, wherever possible;
- (c) to create unique focal points for community identity; and
- (d) to generate benefits for the local economy by attracting visitors through sport tourism and special events and by taking advantage of other opportunities that might present themselves.

(10) Land uses and development in and around the "Greenland - Parks & Open Space" designation shall be designed to provide physical access and clear lines of sight to parks and other open spaces, to the satisfaction of the Town.

2.7.2 "Greenland - Environmental Protection" Designation

The "Greenland - Environmental Protection" designation comprises all known features and areas that are part of the Town's natural heritage system, including significant wetlands, significant woodlands, significant valleylands, shoreline areas (including the Beach & Dune Conservation Area and parabolic dunes outside that area), significant wildlife habitat, and linkage areas. Where significant natural heritage features or areas are discovered on lands that are not shown as being designated "Greenland - Environmental Protection" on Schedule "B" or on Schedule "C", it is the intent of this Official Plan that such features or areas be protected by applying the policies that apply in the "Greenland - Environmental Protection" designation, regardless of the designations shown on Schedule "B" and Schedule "C".

2.7.2.1 Objectives

The policies for the "Greenland - Environmental Protection" designation are directed towards achieving the following objectives:

(1) Identify the features and areas that compose the Town's natural heritage system, and protect those features and areas from the impacts of development.

(2) Provide for the long-term health and viability of the natural heritage system and promote biodiversity throughout the ecosystem by limiting permitted land uses to those that have been demonstrated to be compatible with natural features and their ecological functions.

(3) Encourage and promote a variety of planning, engineering, and resource management approaches and techniques to realize the hydrological, biological, and socio-economic benefits associated with the long-term conservation and stewardship of the natural heritage system.

(4) Direct development away from lands and areas that are subject to natural hazards.

2.7.2.2 Land Use & Development Policies

In general, the intent of this Official Plan is for any land designated "Greenland - Environmental Protection" to be maintained and preserved in a natural state and protected from development or site alteration.

(1) No land use, development, or site alteration shall be permitted in the "Greenland - Environmental Protection" designation except in accordance with the policies in Section 4.1 and, where applicable, in Section 4.2 of this Official Plan.

(2) Subject to the policies in Section 4.1 and, where applicable, in Section 4.2 of this Official Plan, any of the following uses may be permitted in the "Greenland - Environmental Protection" designation:

(a) existing agricultural uses;

(b) forestry management;

(c) passive outdoor recreation;

(d) public works or public uses;

(e) scientific research or education; or

(f) wildlife management that is compatible with the conservation and preservation of natural flora and fauna.

(3) Subject to the policies in Section 4.1 and, where applicable, in Section 4.2 of this Official Plan, no development or site alteration shall be permitted in the "Greenland - Environmental Protection" designation, except where such development or site alteration is associated with one of the following:

(a) public works;

(b) public uses (including those associated with Wasaga Beach Provincial Park); or

(c) structures or other works necessary for flood or erosion control.

(4) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, any application proposing development or site alteration on or adjacent to land in the "Greenland - Environmental Protection" designation shall be required to include an Environmental Impact Study, prepared by a qualified professional in the field of environmental sciences and completed to the satisfaction of the Town and any other approval agency, as part of a complete application.





Section
3

How Wasaga Beach will grow

Wasaga Beach is well positioned to maintain strong annual growth rates and accommodate a healthy share of the forecasted population growth in Simcoe County to meet the anticipated demand for housing and employment. It is anticipated that the majority of new residential growth will take place in Strategic Growth Areas, with some contextually appropriate infilling and intensification occurring in Neighbourhood Areas, as described in the previous section of this Official Plan and in accordance with the provisions of the Comprehensive Zoning By-law. Strategic Growth Areas and Employment Areas are expected to accommodate most of the employment growth in the Town.

This Official Plan encourages and promotes the development of compact, walkable urban spaces that provide an array of services, housing types, and employment opportunities. This section is intended to supplement this Official Plan's policies for land use designations by providing policies regarding matters that include housing, economic development, transportation, and municipal services.

3.1 Housing

Historically, the pattern of residential development in the Town has resulted in high rates of owner-occupied dwellings, with roughly 90% of that stock taking the form of single detached dwellings. One goal of this Official Plan is to foster promote the diversification of housing options — both in terms of form (detached dwellings, semi-detached dwellings, townhouses, multiple-unit residential buildings, and mixed-use development) and in terms of tenure (rental, land lease, and full ownership) — to meet the needs of current and future residents of Wasaga Beach. Accordingly, the policies in this Official Plan promote opportunities to introduce medium-density and high-density residential development in appropriate areas where such forms have traditionally been absent, to be regulated by the provisions of the Comprehensive Zoning By-law, and to create additional residential units to further enhance the variety of housing options available.

To assist in the achievement of complete communities, the location of residential growth in the Town will be considered strategically in conjunction with the location of public service facilities, Employment Areas, parks and recreational amenities, and natural heritage lands, all in accordance with the Community Structure Plan shown on Schedule "A".

3.1.1 Mix of Housing Types & Densities

(1) The Town will promote, encourage, and support the provision of attainable housing options for all residents of Wasaga Beach:

- (a) by encouraging a range and mix of housing types (including laneway housing, additional residential units, garden suites, and other types as appropriate);
- (b) by encouraging a range and mix of dwelling unit sizes to accommodate all household sizes;
- (c) by promoting and encouraging a range and variety of tenure types, particularly purpose-built market and affordable rental units;
- (d) by implementing the intensification and density targets established in Section 2.2.2 of this Official Plan;
- (e) by permitting medium-density and high-density residential uses in Strategic Growth Areas, as provided for in Section 2.3;
- (f) by providing for appropriate forms of intensification and infilling in Neighbourhood Areas, in accordance with the policies in Section 2.4;

(g) by implementing the policies for affordable residential units set out in Section 3.1.3 below;

(h) by encouraging the provision of supportive housing options as well as shared accommodation models, land-lease and life-lease housing models, and a full range of housing tenure options, as described in Section 3.1.4;

(i) by providing for the optimal use of the existing housing stock to provide more opportunities and options by permitting additional residential units, as set out in Section 3.1.5;

(j) by reducing competition between short-term accommodations and rental housing opportunities by implementing the policies set out in Section 3.5.3.3; and

(k) by prioritizing investments in infrastructure to support development that provides a mix of dwelling unit types and housing options.

(2) The Town has established the following targets for the mix of densities among all new dwelling units to be achieved by 2031:

(a) 55% of housing will be provided as low-density residential development, meaning development at a density of 20 dwelling units per hectare or less;

(b) 30% of housing will be provided as medium-density residential development, meaning development at a density greater than 20 and less than 50 dwelling units per hectare; and

(c) 15% of housing will be provided as high-density residential development, meaning development at a density of 50 dwelling units per hectare or more.

(3) Town Staff will report annually to Council on the density and type of residential development that has occurred over the past year, broken down by unit type and tenure, and with reference to the density targets established in No. 3.1.1.(2).

(4) The Town will regularly review the targets set out in No. 3.1.1.(2) at least every five years.

(5) While this Official Plan does not necessarily intend for the targets in No. 3.1.1.(2) to be achieved on a project-by-project basis, proposals for residential development shall be required to provide appropriate planning justification to demonstrate that the proposed development will contribute to, or will not hinder, the overall achievement of those targets.

(6) The Town shall encourage all forms of housing needed to meet the physical and social health and well-being of current and future residents, including those who require supportive housing.

(7) The Town will work in coordination with Simcoe County, landowners, and development proponents to ensure that a diverse range and mix of housing types and densities is provided in Strategic Growth Areas and in Neighbourhood Areas (as appropriate) to serve households of all incomes, sizes, and ages.

(8) Council will consider using all available tools to ensure that new housing is attainable, including:

- (a) housing support and incentive programs provided by the County of Simcoe;
- (b) the preparation and adoption of Community Improvement Plans to support the provision of a broader range of housing options, especially in Strategic Growth Areas;
- (c) updates to the Town's Development Charges By-law; and
- (d) the preparation of a Community Benefits Charge Strategy and associated by-law for appropriate areas in the Town.

(9) The Town will investigate and encourage the provision of incentives, funding, and other forms of financial assistance available through senior government programs to promote the rehabilitation of housing.

3.1.2 Housing Supply & Location

The supply and location of housing are critical components to the achievement of complete communities. With an adequate supply of housing types, both in terms of tenure and in terms of built form, the Town can ensure its current and future residents have a full range of housing options. By promoting the strategic location of residential development, the Town can support the emergence of dense residential nodes that have greater access to convenient and well-connected multimodal transportation systems and to commercial uses, recreation options, and public service facilities that will adequately serve the daily needs of residents.

The policies in this Official Plan provide a framework to help in creating such opportunities while maintaining the range of options already available in existing neighbourhoods.

(1) The Town will strive to ensure sufficient housing is available in suitable locations by:

- (a) maintaining the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment, and, if necessary,

development on lands which are designated and available for residential development; and

(b) maintaining land with servicing capacity sufficient to provide at least a three-year supply of residential units in draft approved and registered plans of subdivision, including lands appropriately zoned in the Comprehensive Zoning By-law to accommodate residential intensification and redevelopment within the delineated built-up area.

(2) The Town will promote the conservation and rehabilitation of its existing housing stock to provide sufficient housing capacity and to maintain the stability and character of existing neighbourhoods.

(3) The Town will seek to diversify the stock of housing in the Downtown SGA, subject to the applicable policies in Section 2.3.4 above, by encouraging and supporting:

(a) higher-density residential development along Main Street, particularly above ground-level commercial uses; and

(b) a greater share of townhouse dwelling units in Downtown Neighbourhoods.

(4) New housing shall be located and developed in accordance with the land use designations and policies in Section **Error! Reference source not found.** of this Official Plan and in accordance with the phasing and infrastructure policies set out in Section 3.2 and Section 3.3, respectively.

(5) The creation of gated communities and similar forms of residential development shall be prohibited as forms of development that are contrary to this Official Plan's objectives, particularly those regarding providing a range and mix of housing, the creation of inclusive and complete communities, and the provision of a well-connected transportation network.

(6) The majority of medium-density and high-density residential development in the Town will be directed to Strategic Growth Areas to support efficient public and private investment, while infilling and appropriate redevelopment may be permitted in Neighbourhood Areas, subject to the policies in Section 2.4 above and to the provisions of the Comprehensive Zoning By-law.

(7) The Town will strive to monitor the supply and availability of rental housing, including the number of proposals to convert existing rental housing to condominium or other forms of ownership, in order to ensure an adequate supply of rental housing.

3.1.3 Housing Affordability

Housing affordability is about making housing opportunities available that are attainable for members of the community at all income levels and all stages of life. Developing and maintaining opportunities for affordable housing is an important factor in ensuring the health and vitality of the Town and its residents, and creating new affordable residential units is therefore a priority. The policies in this Official Plan promote opportunities to meet the community's needs by improving the quality of housing and by providing for the efficient delivery of affordable housing options.

(1) The Town will strive, using the tools at its disposal and to the fullest extent of its legislated authority, to ensure that a minimum target of ten percent (10%) of all new dwelling units created each year are affordable residential units.

(2) In pursuit of the target set out in No. 3.1.3.(1) above, the Town will promote and encourage the provision of affordable housing in appropriate locations:

- (a) by permitting the creation of additional residential units, subject to the applicable policies of this Official Plan;
- (b) by considering opportunities for the creation of affordable residential units when appropriate surplus municipal lands become available or when the opportunity to acquire suitable lands presents itself;
- (c) by considering various grants and incentives, such as relief from development charges, building permit charges, or planning fees, or the provision of cash in lieu of parkland dedication or cash in lieu of required parking, for proposals that include affordable residential units;
- (d) by discouraging the conversion of rental housing to short-term accommodation uses;
- (e) by considering the preparation of a Community Benefit Charges Strategy and corresponding by-law to encourage the creation and maintaining of affordable residential units; and
- (f) by negotiating agreements with the public and private sectors to address the provision of affordable residential units through the development approval process (such as by arranging for a certain percentage of new units in a plan of subdivision to be of a higher-density built form that could accommodate affordable rental units).

(3) The Town will continue to work with the County of Simcoe to reduce unmet housing need and to reduce housing inequality.

(4) The conversion of rental housing to condominium ownership will be discouraged and may only be permitted where:

(a) the rental vacancy rate for comparable units in the Town, as reported by the Canadian Mortgage and Housing Corporation, has been at or above 3% for the preceding three years;

(b) the conversion will result in the creation of affordable residential units through home ownership; or

(c) the conversion will rectify existing health and safety issues through the completion of building renovations or retrofits, the cost of which would necessitate an increase in rent levels above the threshold for what is considered an affordable residential unit.

(5) The conversion of rental housing as described in Clause 3.1.3.(4)(c) above shall only be permitted if the proponent has submitted a detailed inspection report on the physical condition of the property completed by a qualified professional to the satisfaction of the Town.

(6) The approval of a conversion proposed under No. 3.1.3.(4) may be made subject to such conditions as the Town considers appropriate and feasible, which may include the requirement that an equal number of rental residential units be created on another property.

3.1.4 Supportive Housing

Supportive housing refers generally to facilities used by individuals with special needs, which can include needs related to functions needed to support daily life. This form of housing is typically seen in the form of long-term care homes, adaptable and accessible housing, housing for persons with disabilities, and assisted living facilities. Supportive housing is an integral component to the range of housing options provided in the Town, and the policies below are meant to help provide appropriate and attainable housing solutions for all residents:

(1) It is the intent of this Official Plan to permit the establishment of a variety of housing types in various land use designations to meet the need for supportive housing in the community.

(2) The Town will encourage the creation of age-friendly, accessible communities through the provision of a diverse range of housing options, the provision of housing close to community services and public service facilities, and the application of universal design and Crime Prevention Through Environmental Design (“CPTED”) principles to support various levels of need.

(3) The Town will work with other agencies, service providers, and local groups to assess the extent of the need for supportive housing in the community and to assist in identifying lands that are available and suitable for the provision of supportive housing.

(4) In the public realm, the Town will provide a barrier-free environment by ensuring that all municipal buildings and facilities meet provincial accessibility standards, and will encourage new development on private lands to create barrier-free spaces that meet the requirements of the Ontario Building Code and the *Accessibility for Ontarians with Disabilities Act, 2005* (S.O. 2005, c. 11) ("AODA").

(5) The Zoning By-law will provide for the integration of supportive housing into existing established neighbourhoods and into developing neighbourhoods by identifying zones in which supportive housing is a permitted use.

3.1.5 Additional Residential Units

The creation of additional residential units presents an opportunity for appropriate small-scale intensification in existing neighbourhoods. In light of the demand for housing and the growing need for a variety of housing options, this Official Plan envisions additional residential units as a way to provide more rental housing opportunities — in other words, these units are not intended for use as short-term accommodations.

(1) The creation of an attached additional residential unit shall be permitted in the "Neighbourhood" designation or in a Strategic Growth Area, provided that:

(a) the additional residential unit will be located in a single detached dwelling, a semi-detached dwelling, a duplex dwelling, or a townhouse dwelling;

(b) the Zoning By-law identifies the type of dwelling in which the additional residential unit will be located as a permitted use on the property;

(c) the property is provided with municipal water services and municipal wastewater services; and

(d) there will, following the creation of the additional residential unit, be no more than a total of three dwelling units on the property.

(2) The creation of a detached additional residential unit shall be permitted in the "Neighbourhood" designation or in a Strategic Growth Area, provided that:

(a) the additional residential unit will be located in a building or structure that is ancillary to a single detached dwelling, a semi-detached dwelling, a duplex dwelling, or a townhouse dwelling;

(b) the Zoning By-law identifies the principal dwelling on the property as a permitted use;

(c) the property is provided with municipal water services and municipal wastewater services; and

(d) there will, following the creation of the additional residential unit:

(i) be no more than a total of three dwelling units on the property; and

(ii) be no more than one dwelling unit in all buildings or structures that are ancillary to the principal dwelling on the property.

(3) The creation of an additional residential unit using any form of servicing other than full municipal water services and municipal wastewater services shall only be permitted where the proposed services will be capable of accommodating the additional residential unit in accordance with the requirements established by the relevant approval authority.

(4) No additional residential unit shall be permitted:

(a) in any building or structure located on hazardous lands (such as lands prone to flooding or erosion);

(b) in a mobile home, recreational vehicle, or modular home; or

(c) in association with any use that could pose a risk to public health or safety or could generate adverse effects that would impact the additional residential unit, including potential impacts from contaminants, noise, vibrations, odour, particulate matter, light, or other emissions.

(5) Any additional residential unit should be clearly secondary to the principal dwelling on the property, and any exterior alterations or additions should not significantly alter the physical character of the main dwelling unit.

(6) Additional residential units should be designed in a manner that contributes to well-designed built form.

(7) No additional residential unit shall be used for a short-term accommodation use.

(8) The creation of a new lot for an additional residential unit shall not be permitted.

(9) Additional residential units shall not be included in any density calculation whose purpose is to determine whether a proposed development or existing residential area conforms with any maximum density requirement established in this Official Plan.

(10) The Zoning By-law may establish further regulations or requirements for additional residential units.

(11) The Town may establish guidelines or requirements for the licensing or registration of additional residential units.

3.2 Development Phasing

In certain cases, it is necessary or desirable for proposed development to take place in phases: for instance, to ensure that all of the services and infrastructure needed to support that development can be provided in a timely and financially responsible manner.

3.2.1 Policies

(1) Development may be phased, at the discretion of Council, in order to accommodate growth forecasts and achieve this Official Plan's intensification and density targets in a manner that is fiscally responsible and environmentally sustainable.

(2) When an EA under the *Environmental Assessment Act* is required in support of development, final approvals for that development will only be given after the EA process has been completed, in order to ensure that adequate water and wastewater servicing capacity is available or that appropriate agreements are in place for the necessary extension of such services.

(3) Infrastructure required to service development, including roads, sanitary sewers, water supply, and facilities for generating, transmitting, and distributing electric power, should be extended sequentially in an orderly and logical progression.

(4) When considering the approval of a new phase of development, the Town shall have regard to the following factors:

- (a) the location of proposed development, with the preferred location being contiguous to existing development to promote a compact built form;
- (b) the availability and capacity of existing municipal services and public service facilities, along with the capital and operating costs of providing new services and facilities;
- (c) in the case of residential development, the number of dwelling units anticipated in registered and draft approved lots and blocks;
- (d) the existing supply of vacant designated land in the same land use category; and

(e) the need for additional phases of development, based on the absorption rate of new construction in previous phases.

(5) The Town may require any of the following to control residential growth:

(a) the satisfaction of conditions imposed through the application of holding provisions to development or any phase thereof for the purpose of ensuring that adequate municipal services will be available for the proposed development or to confirm that the proposed development is justified;

(b) the entering into of development agreements that include phasing provisions, as determined by the Town in accordance with the policies in this section of the Official Plan; or

(c) the completion of external works, including roads, stormwater management facilities, sanitary sewer systems, piped water facilities, and other utilities necessary to service the proposed development, before draft approval will be granted for a residential plan of subdivision (unless draft approval is subject to conditions that ensure such external works will be in place prior to final approval).

(6) Approval for a draft plan of subdivision shall lapse at the expiration of period of three years, pursuant to Subsection 51 (32) of the *Planning Act*, if development remains dormant, though the Town may, at its discretion, extend the approval one or more times under Subsection 51 (33) of the *Planning Act*.

(7) Any reference to plans of subdivision in this section of the Official Plan should be understood as also referring to descriptions of condominium, in accordance with Subsection 9 (2) of the *Condominium Act, 1998* (S.O. 1998, c. 19).

3.3 Municipal Infrastructure & Utilities

As defined in the PPS 2024, the term “infrastructure” encompasses the “physical structures (facilities and corridors) that form the foundation for development,” including water and wastewater systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution system, communications and telecommunications systems, transportation corridors and facilities (including active transportation systems), and oil and gas pipelines. The term “utilities” has a similar meaning, with the *Municipal Act, 2001* defining a “public utility” as a system used to provide water, sewage, fuel, energy, heating and cooling, or telephone services for the public

(or as referring to the service itself). In ordinary, everyday usage, we tend to use the term "utility" to refer to the actual service and "infrastructure" to refer to the physical systems that provide that service.

Municipal infrastructure and utilities are critical to the day-to-day life of the community. Infrastructure planning needs to combine land use considerations, investment strategies, and environmental protection to support the community and enhance its quality of life and economic competitiveness. This includes providing adequate water and wastewater services to support community needs and ensuring development incorporates appropriate stormwater management facilities to control runoff and reduce or avoid negative impacts. Meanwhile, energy systems and telecommunications (including broadband) provide necessary services to help the community function and stay connected.

Green infrastructure and Low-Impact Development ("LID") should be incorporated where appropriate, in keeping with the Climate Resilience & Adaptation policies set out in Section 4.5 of this Official Plan. The appropriate phasing of services is an important consideration that helps to ensure future extensions are made efficiently and in a cost-effective manner. Decisions regarding the extension of municipal services will be based on assessments of long-term needs and supported by relevant land use, environmental, and financial planning principles, so that growth and development occur in accordance with the targets and vision articulated in this Official Plan.

Green infrastructure is a general term that refers to any combination of natural and human-made elements that perform ecological and hydrological functions and processes. These elements can include natural heritage features, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. One strategy for providing green infrastructure is **Low-Impact Development ("LID")**, an approach to stormwater management that seeks to mitigate the impacts of increased runoff and stormwater pollution by managing rain and other precipitation as close as possible to where it falls. LID typically involves implementing a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and stormwater detention.

3.3.1 Objectives

This Official Plan's policies regarding municipal infrastructure, services, and utilities are directed towards achieving the following objectives:

(1) Provide adequate municipal services and utilities to meet current and projected needs in a cost-effective and efficient manner.

(2) Avoid the undue expansion of municipal services and utilities, and maximize existing capacity by prioritizing investment in infrastructure that will support intensification and higher-density development in Strategic Growth Areas and in appropriate locations in Neighbourhood Areas, as regulated through the provisions of the Zoning By-law.

(3) Prepare for the effects of climate change by assessing vulnerabilities and risks to infrastructure and determining appropriate actions and investment strategies to prepare for or adapt to that change.

(4) Protect drinking water from contamination and promote the development of water and wastewater services that protect the quality and quantity of groundwater and surface water.

(5) Ensure that sustainable approaches to servicing are identified, explored, and implemented wherever feasible.

3.3.2 Water & Wastewater Services

Schedule "D" to this Official Plan shows the extent of systems providing municipal water services and municipal wastewater services (sometimes referred to as "piped services") in the Town. The alignment of piped services often coincides with the road network, although the existence of piped services does not necessarily indicate the presence of a road. (The Town's road network is shown on Schedule "F1": see Section 3.4.4 below.) Schedule "D" also identifies areas that are subject to varying levels of servicing constraints, as well as certain areas not currently designated for urban uses (many of which are identified as "Future Urban" Areas on Schedule "A").

(1) Planning for the provision of water and wastewater services in the Town, including decisions regarding the construction or extension of municipal systems to provide such services, will:

(a) prioritize the provision of municipal water services and municipal wastewater services within the delineated built-up area and in other areas of existing

development, to help achieve this Official Plan's intensification and density targets and related objectives;

(b) prioritize development and redevelopment that optimize the use of existing municipal systems and infrastructure, as supported by water demand management and similar conservation strategies;

(c) ensure that most of the area in which municipal services are already available (identified as "1a" on Schedule "D") has been developed before undertaking the extension of services for proposed development in areas without municipal services or with only partial services; and

(d) ensure that sustainable approaches to providing municipal services have been considered and implemented through the development process, as well as sustainable approaches to water and energy conservation.

(2) Further to No. 3.3.2.(1), development and redevelopment will generally be limited to those parts of the Town in which both municipal water services and municipal wastewater services are already available, with only limited infilling or development on existing lots of record being permitted in areas not provided with full municipal water and wastewater services.

(3) No development or redevelopment shall be permitted unless the Town is fully satisfied:

(a) that the proposed method of providing water and wastewater services will be appropriate and adequate for the proposed development or redevelopment and is acceptable to the Town;

(b) that existing infrastructure, including water systems, wastewater systems, and roads, is capable of accommodating the proposed development or redevelopment, or that the proponent has committed to improving or upgrading existing infrastructure in a manner acceptable to the Town and at the proponent's sole expense; and

(c) that sufficient water supply and sewage capacity is available to be allocated to the proposed development or redevelopment.

(4) For the purposes of Clause 3.3.2.(3)(c), water supply and sewage capacity will be evaluated and allocated on a site-specific, case-by-case basis, as determined based on the design or planned capacity in water and wastewater treatment facilities that, at the time the determination is made, has not yet been committed to existing or approved development.

(5) Council may adopt a policy providing for the allocation of water supply and sewage capacity by passing a by-law pursuant to Section 86.1 of the *Municipal Act, 2001*.

(6) Council will schedule and control the construction of municipal services and utilities through the implementation of the Town's four-year and ten-year capital works programs, revised on an annual basis.

(7) The proponent of development in an area that is not provided with both municipal water services and municipal wastewater services, and to which the extension of municipal services is not planned, may include the extension of such services, at the proponent's sole expense, as part of the proposed development, subject to the Town's review of available servicing capacity and to the phasing policies in Section 3.2 above.

(8) Where proposed improvements to infrastructure will benefit more than one proponent of development or more than one owner of land, the Town may require that such proponents or owners enter into one or more agreements regarding the sharing of the costs of those improvements (regardless of whether or not a Community Improvement Plan that addresses such agreements is in effect).

(9) Where development or redevelopment is proposed in an area where neither municipal water services nor municipal wastewater services are available:

- (a) the Town may, at its discretion, permit the use of private communal water services and private communal wastewater services, but only in circumstances where the Town considers such services acceptable and feasible; and
- (b) the use of individual on-site water services and individual on-site wastewater services may be permitted for the expansion of a lawfully existing building, the creation of an additional residential unit, or the limited creation of new lots, subject to all applicable policies in this Official Plan.

(10) For the purposes of No. 3.3.2.(9)(a), the use of private communal water services and private communal wastewater services may, and generally will, be considered not acceptable or not feasible if the Town is of the opinion that the provision of such services:

- (a) would hinder, preclude, or interfere with the future improvement, construction, or expansion of municipal water or wastewater systems;
- (b) would have a negative impact on natural heritage features or the natural environment;
- (c) cannot be constructed or extended, as the case may be, without having an undue adverse effect on the Town or its residents; or

(d) could impose a financial burden on, or create a liability for, the Town.

(11) The use of partial services shall only be permitted:

(a) where the use of such services is necessary to address failed individual on-site water services or individual on-site wastewater services in existing development; or

(b) to allow for infilling and minor rounding out of existing development on partial services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

(12) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require that the proponent of development or redevelopment provide, as part of a complete application, a report demonstrating, to the Town's satisfaction, the adequacy of water and wastewater services for the proposed uses on the site.

3.3.3 Stormwater Management

(1) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, a Stormwater Management ("SWM") Report shall be required as part of a complete application in association with any of the following:

(a) a proposed secondary plan or block plan;

(b) a proposed draft plan of subdivision or description of condominium for a vacant land condominium corporation; and

(c) any application proposing major commercial, industrial, or institutional development.

(2) Where authorized under the *Planning Act*, the Town may require a SWM Report as part of a complete application in association with any development application not described in No. 3.3.3.(1) above.

(3) A SWM Report must be prepared by a qualified professional, to the satisfaction of the Town and any other applicable approval authority (such as the NVCA), and, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, shall include the following:

(a) a stormwater management system that adheres to the most appropriate practices for minimizing stormwater flows and using LID strategies and green infrastructure to reduce reliance on stormwater ponds;

(b) a stormwater quality system that meets the appropriate level of protection using design and construction practices that minimize the extent of impervious surface areas, the removal of existing vegetation, and the amount of grading, soil compaction, and sediment erosion;

(c) a stormwater quantity system that ensures post-development runoff rates will not be greater than pre-development runoff rates; and

(d) a stormwater management scheme that:

(i) identifies and minimizes the impacts of development on watershed flow regimes, including impacts on the relationship between groundwater, infiltration, discharge, and interflow;

(ii) promotes the use of centralized stormwater management facilities; and

(iii) identifies the placement of facilities, such as detention ponds, and ensures that all facilities will be directed away from stream corridors and hazardous lands, such as steep slopes and lands susceptible to flooding.

(4) The Town shall employ best management practices in its approach to stormwater management, which shall be directed towards the following objectives:

(a) Ensure that development does not create new flood or erosion problems or aggravate existing flood or erosion problems.

(b) Minimize alterations to natural drainage boundaries.

(c) Ensure there is no net reduction in aquifer recharge and discharge.

(d) Minimize changes to base flow quality and quantity in receiving watercourses.

(e) Minimize the potential for the contamination of groundwater and surface water.

(f) Minimize pollutant loadings to watercourses, including phosphorus loads, in accordance with water quality targets as may be established from time to time.

(g) Enhance natural vegetation along stream corridors, wherever possible.

(h) Produce a net gain of fish habitat.

(i) Incorporate enhanced stormwater management design, including LID measures.

(5) Stormwater management facilities shall be designed:

(a) to manage stormwater quality and quantity at appropriate levels, in accordance with the Province's most recent Stormwater Management Planning and Design Manual and to the satisfaction of the relevant approval authority;

(b) to take potential climate change impacts into account so as to minimize damage to property and infrastructure (with the preferred approaches being those that promote stewardship and the preservation of natural and naturalized areas, green spaces, and water resources); and

(c) to use, where possible, naturalized or LID options to store and retain water on site, in accordance with the policies in Section 4.5 of this Official Plan.

(6) No new development, and no new works on existing lots, shall have a negative impact on the drainage characteristics of adjacent lands or the public realm.

(7) The integration of natural vegetative features within and adjacent to new stormwater management facilities will be encouraged where appropriate, as will the naturalization of the peripheries of existing stormwater management facilities.

(8) The Town will support, and may give priority to, development applications that incorporate innovative or proven alternative technologies into their approach to stormwater management.

3.3.4 Utilities & Telecommunications

The continuing growth and development of the Town will necessitate the eventual extension of existing public or private utility systems, as well as the construction of new systems. Therefore, the Town will require that utilities be designed to accommodate the land use patterns and population growth anticipated in this Official Plan, in accordance with the following policies:

(1) It shall be a continuing policy of the Town to require the underground installation of electrical, telephone, and other cabled services during an appropriate early stage of development whenever new development occurs, or, in the case of redevelopment, to require the same, where feasible, when major street or drainage works are undertaken.

(2) In order to minimize disruptions and provide utilities in a more efficient and cost-effective manner, the Town shall promote the planning and installation of all utilities and telecommunications on a coordinated and integrated basis, including the installation of utilities in initial common trenches, wherever possible, to ensure coordinated digging and minimal disruptions to municipal rights-of-way.

(3) The Town shall ensure that all large, above-ground utility infrastructure (including telecommunication towers) is located and designed to be compatible with its surroundings in a manner that is consistent with the Town's tower protocols (where applicable) and that contributes to well-designed built form that encourages a sense of place and provides for attractive, high-quality public spaces.

(4) Wherever possible, utility buildings and structures should be designed, built, and landscaped so as to blend in with adjacent properties and the surrounding area.

(5) Where appropriate, small lots may be created and used for the siting of utilities, and the Comprehensive Zoning By-law may set out appropriate provisions to recognize and regulate such uses.

(6) The Town recognizes the importance of fast, reliable, and affordable high-speed internet access for all residents and businesses, and shall work with service providers to improve the accessibility of fiberoptic cable conduits in all public rights-of-way, when new development, redevelopment, or road works occur.

(7) The Town shall endeavour to ensure that all new development and redevelopment is designed to provide infrastructure that will support the delivery of current or future leading-edge information and communications technologies to and throughout buildings.

3.3.5 Waste Management

The County of Simcoe has assumed responsibility for waste collection and waste management across the entire County, including the Town, and owns one waste management site in the Town. That site, known as County Site #15, is now closed but is still subject to an Environmental Compliance Approval ("ECA") issued and amended from time to time by the MOE. There are also two closed private waste management sites located in the Town. Waste management sites and their associated D-4 Assessment Areas (including Scoped D-4 Assessment Areas associated with the two closed private sites) are shown on **Schedule "E"** to this Official Plan.

3.3.5.1 Objectives

The waste management policies presented in this section are directed towards achieving the following objectives:

(1) Ensure that the development, operation, monitoring, mitigation, and final use of waste management sites is properly managed and regulated by the appropriate authorities, with emphasis placed on protecting the natural environment and the health and safety of residents.

(2) Ensure that the Town will be fully involved in the proposed establishment of new waste management sites or the enlargement of existing waste management sites by providing for the Town's full participation in the Simcoe County Waste Management Master Plan process and in any processes undertaken pursuant to the *Environmental Protection Act*.

(3) Protect potentially sensitive land uses and future development from any potential impacts from closed waste management sites by establishing policies to require appropriate studies for proposed development in D-4 Assessment Areas, including Scoped D-4 Assessment Areas, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

3.3.5.2 Waste Management Sites

(1) No land use, development, or site alteration shall be permitted in the "Waste Management" designation except in accordance with the policies in Section 2.6.2 of this Official Plan.

(2) The establishment or expansion of a waste management site in the Town shall only be permitted in accordance with the policies in Section 2.6.2.

(3) Any proposed expansion to the limits of the fill area of County Site #15, and any changes to the limits of contours within that site, as shown on the ECA, will proceed through consultation between the Town and the County as part of the ECA process provided for under the *Environmental Protection Act*, and the Town may seek an opportunity to comment on any proposed amendments to that ECA.

(4) It is intended and anticipated that County Site #15 will remain under public ownership.

3.3.5.3 D-4 Assessment Areas

The delineation of a D-4 Assessment Area allows for the application of special policies to the lands around a waste management site in accordance with the MOE's Guideline D-4: Land Use On or Near Landfills and Dumps. The purpose of identifying a D-4 Assessment Area is to recognize the presence and potential impacts of existing and former waste management sites and to ensure that any future development in the area will occur in a manner that accounts for any existing or potential effects from the site on public health or safety. The delineation of a D-4 Assessment Area does not necessarily mean that any existing or potential effects have been positively and conclusively identified.

Because the MOE considers the area within 500 metres of the perimeter of the fill area as being most likely to experience significant adverse environmental effects, D-4 Assessment Areas are generally delineated based on that 500-metre distance, although the actual area may vary based on the further assessment of risks to, and potential impacts on, surrounding land uses. The D-4 Assessment Area surrounding County Site #15 shown on Schedule "E" has been delineated using this "default" 500-metre distance, while the two Scoped D-4 Assessment Areas have been delineated using a 150-metre distance.

Any development or redevelopment proposed in a D-4 Assessment Area that is consistent with the policies that apply to the underlying land use designation may be permitted without requiring an amendment to this Official Plan, so long as the proposed development or redevelopment proceeds in accordance with all applicable policies, including those set out in this section.

New information regarding methane gas or leachate migration, or regarding the hydrogeological characteristics of a given area, could result in alterations or revisions to the delineated boundaries of a D-4 Assessment Area. Where this is the case, such alterations or revisions will be incorporated through an Official Plan Amendment or as part of the regular review of this Official Plan pursuant to Section 26 of the *Planning Act*.

(1) For the purposes of this section of the Official Plan, the term "D-4 approval authority" shall refer to:

  (a) the County of Simcoe, in respect of any County-owned or County-operated waste management site that has a fill area; or

  (b) the Town of Wasaga Beach, in respect of any privately owned or operated waste management site and any waste management site owned or operated by the Town (should the Town own or operate any such sites in the future).

(2) Unless amended pursuant to No. 3.3.5.3.(4), the Zoning By-law shall restrict the land uses permitted within a D-4 Assessment Area to lawfully existing uses, subject to No. 3.3.5.3.(3) below.

(3) The Zoning By-law may permit additional uses (*i.e.*, beyond lawfully existing uses), but any such additional uses shall be made subject to such holding provisions as the Town considers necessary or appropriate to ensure that any development or redevelopment associated with the use will occur in a manner consistent with the policies in this section of the Official Plan.

(4) Except as provided for under No. 3.3.5.3.(9) below, no development or redevelopment shall be permitted in a D-4 Assessment Area unless:

  (a) the appropriate studies, which shall include a D-4 Study, have been completed to the full satisfaction of the D-4 approval authority (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act); and,

  (b) following the approval by the D-4 approval authority of the studies required under Clause 3.3.5.3.(4)(a), the Zoning By-law has been amended to permit the proposed development or redevelopment.

(5) Subject to No. 3.3.5.3.(6), and subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, any and all D-4 Studies required under No. 3.3.5.3.(4) shall:

(a) determine and assess the presence and impact of any adverse effects on, or risks to, the health, safety, or welfare of residents in the area associated with the identified or suspected waste management site;

(b) address matters that include the migration of methane gas and leachate, hydrogeology, litter, odour, noise, traffic, and land use compatibility;

(c) identify any planning or environmental constraints that could affect the proposed development or redevelopment; and

(d) identify all remedial measures necessary for the proposed development or redevelopment to comply with the MOE's Guideline D-4.

(6) Where development, redevelopment, or site alteration is proposed in a Scoped D-4 Assessment Area, the studies required under No. 3.3.5.3.(4) may be scoped (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), as determined through consultation with the Town, County, and MOE, and depending on the specific nature of the proposal.

(7) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, any undertaking proposed in a Scoped D-4 Assessment Area that would involve water-taking in excess of 50,000 litres per day shall be required to submit a hydrogeological study prepared by a qualified professional in accordance with the *Ontario Water Resources Act* (R.S.O. 1990, c. O.40).

(8) The D-4 approval authority may retain a qualified professional to conduct a peer review of any D-4 Study submitted in support of a development application, at the sole expense of the applicant.

(9) Notwithstanding No. 3.3.5.3.(2) above, any of the following undertakings may be permitted in a D-4 Assessment Area without requiring an amendment to the Zoning By-law and without requiring the completion of a D-4 Study:

(a) renovations to, or the replacement of, a lawfully existing building or structure, provided that no changes are made to the existing footprint;

(b) the construction of an accessory building or the erection of a new structure not intended for human habitation, provided that the design of such buildings and structures provides for adequate ventilation;

(c) interior or exterior alterations to a lawfully existing building or structure, provided that such alterations do not prevent or interfere with the provision of adequate ventilation;

(d) minor additions to a lawfully existing residential dwelling, provided that the addition does not increase the existing building footprint by more than 50% and is built as a slab-on-grade or above-grade construction; or

(e) the erection of any structure that does not require a building permit.

(10) Based on the results of any studies undertaken in support of an application proposing development or redevelopment in a D-4 Assessment Area or the nature of any mitigation measures proposed, the Town, in consultation with the MOE and any other government agency having jurisdiction in the matter, may approve, request revisions to, or refuse to approve the proposed development or redevelopment.

(11) The approval of any development or redevelopment proposed under No. 3.3.5.3.(4) may be made subject to such conditions as the D-4 approval authority or the Town (where the Town is not the D-4 approval authority) considers advisable or appropriate.

3.4 Connectivity & Mobility

Efficient and safe travel by multiple modes of transportation is a critical factor in creating a functioning, prosperous, and healthy community. A fully multimodal transportation network, with infrastructure to support active transportation, public transit, automobile and truck traffic, and intermunicipal transit, provides a diverse range of transportation options that support day-to-day movement of people and goods to, from, and within the community. Active forms of transportation (such as walking, cycling, canoeing, and cross-country skiing) are a vital component of active and healthy lifestyles, and opportunities for people of all ages and abilities to partake in active transportation should be encouraged and promoted.

The Town's transportation network, which includes both existing and planned future facilities and corridors, is shown on **Schedule "F"** to this Official Plan.

3.4.1 Objectives

This Official Plan's policies for connectivity and mobility are intended to support the achievement of the following objectives:

(1) Facilitate the safe and efficient movement of people and goods within the Town and between the Town and adjacent municipalities.

(2) Establish an integrated transportation system that safely and efficiently accommodates a variety of transportation options for residents to access a full range of destinations, including housing, recreation, employment, and shopping.

(3) Promote public transit, cycling, walking, and other forms of active transportation as energy-efficient, affordable, accessible, and healthy forms of travel.

(4) Protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses.

(5) Ensure that new roads are designed for the safety of all road users and in a manner that helps to distribute traffic to appropriate areas.

(6) Promote forms of development that encourage energy conservation and public transit, that support the use of zero- and low-emission vehicles, and that incorporate paths and trails for active transportation users.

(7) Ensure that appropriate right-of-way widths are established to support mobility and connectivity throughout the Town.

(8) Ensure that all public works give consideration to the Town's active transportation network by exploring opportunities to enhance routes and facilities.

(9) Create identifiable and attractive gateways on both public and private property along major roads and routes that serve as vehicular and pedestrian entryways to the Town.

(10) Cooperate with neighbouring municipalities and Simcoe County in the creation of safe and well-integrated multimodal transportation systems and facilities.

3.4.2 Complete Streets

"Complete Streets" refers to an approach to planning, designing, and developing transportation facilities to ensure that rights-of-way balance the needs of everyone who uses the transportation network, regardless of travel mode. With a full range of transportation options, Complete Streets provide opportunities for people of all ages and all abilities to conveniently access most of the necessities for daily life, including an appropriate mix of jobs, local stores and services, housing, and public service facilities.

(1) The Town will adopt a "Complete Streets" approach to the construction of new roads, the reconstruction of existing roads, and the incorporation of transportation infrastructure and facilities into new development projects.

(2) All streets shall be designed and developed as Complete Streets, in accordance with the following principles:

(a) Design streets to accommodate multiple modes of transportation, with priority given to active transportation, public transit, and the movement of goods over single-occupant vehicles.

(b) Where feasible, reduce the number or width of lanes devoted to motorized vehicles and expand infrastructure to accommodate cycling, public transit, pedestrians, and other active transportation users.

(c) Design sidewalks to promote a safe pedestrian experience and to enhance connectivity and accessibility throughout the Town.

(d) Implement traffic-calming measures (such as special pavers or stamped / coloured asphalt at crosswalks, bump-outs to reduce lane widths at intersections, raised intersections, speed bumps / humps, speed tables, speed displays, or roundabouts), where warranted in accordance with the Town's Traffic Calming Policy.

(e) Incorporate streetscape elements that reinforce and promote the unique character of the Town, particularly in Strategic Growth Areas.

(3) Roadway and engineering standards will be updated to reflect "Complete Streets" principles, to promote a pedestrian-scale built environment, and to provide comfort and safety for pedestrians, cyclists, and other active transportation users.

(4) The incorporation of street trees will be encouraged in the design of all streetscapes to contribute to a high quality of landscaping and promote pedestrian comfort.

(5) Mixed-use, commercial, and office buildings will be encouraged to accommodate ground-floor uses that enliven sidewalks and create safe conditions for pedestrian travel.

(6) Street furniture (such as benches and bike racks), street lighting, signage, and public art, particularly along Main Street in the Downtown SGA, shall be designed and located to enhance the pedestrian experience.

(7) Decisions regarding investments in transportation will be made according to the following priorities:

(a) making major investments in infrastructure and opportunities for improved public transit, in accordance with Section 3.4.6, as the highest priority;

(b) supporting increased transit capacity in Strategic Growth Areas and in other areas that have, or that are planned to support, higher-density residential uses or Business & Commerce uses, to improve the level and efficiency of transit service;

(c) improving transportation linkages with neighbouring communities; and

(d) contributing towards the reduction of greenhouse gas emissions.

3.4.3 Active Transportation

Active transportation options help residents and visitors of Wasaga Beach travel independently of a personal vehicle, which can reduce greenhouse gas emissions and improve personal health and well-being. Active transportation options also support residents and visitors who are unable to operate a motorized vehicle or who do not have access to one. Promoting active transportation increases overall connectivity within the community and can help reduce the need for automobile parking. In general, this Official Plan envisions an active transportation network with routes providing continuous connections between the north, south, east, and west ends of the Town, as well as with active transportation networks in neighbouring municipalities.

(1) The following are the principal components of the Town's active transportation network, which is shown on Schedule "F3" to this Official Plan (although this should not be interpreted as an exhaustive list):

(a) **Multi-Use Trails** are off-road trails intended to support multiple user groups (including cyclists, pedestrians, runners, inline skaters, wheelchair users, baby carriages and strollers, and so on), providing access to various parts of the Town and the Provincial Park in a way that minimizes conflicts with motor vehicle traffic.

(b) **Community Trails** are off-road pathways that provide access to Multi-Use Trails while also connecting various neighbourhoods and the Provincial Park.

(c) **Pedestrian Bridges** provide places for people to cross the Nottawasaga River or its identified tributaries (Lamont Creek, McIntyre Creek, Sturgeon Creek, and Trillium Creek) and serve to connect the north and south parts of the Town.

(d) **Bicycle Lanes** are on-road lanes dedicated to bicycle traffic that function to further support and enhance the Multi-Use Trail and Community Trail systems, as well as providing access to other components of the active transportation network.

(e) **Bicycle Routes** are roads with signage specifically identifying them as Bicycle Routes, and are intended as places where higher amounts of bicycle traffic can safely mix with vehicular traffic.

(f) **Sidewalks** are hard-surfaced pathways located within municipal rights-of-way intended to further connect major destinations in the Town with existing and proposed neighbourhoods.

(2) The planned and future locations of the features identified in No. 3.4.3.(1) above shown on Schedule "F3" should be interpreted as approximations, with the exact alignments to be confirmed through the completion of municipal studies or through the consideration of development applications, and the development of any feature in a location that varies slightly from what is shown on Schedule "F3" may be permitted without requiring an amendment to this Official Plan, provided that the location and function of the feature in question generally conform with the intent of this Official Plan.

(3) The Town shall work towards providing safe and barrier-free active transportation routes, including paths that are separated from motorized traffic, on existing and proposed roads, and within parks, squares, and open spaces, as appropriate and where right-of-way widths permit.

(4) The Town will promote the provision of accessible and convenient active transportation routes, both through the creation of new routes and the enhancement of existing ones, that:

(a) provide opportunities for public access to the waterfront;

(b) support the development of a continuous waterfront trail system linking destinations and open spaces along the Nottawasaga Bay shoreline;

(c) provide connections to parks within the Town;

(d) improve connectivity across and along the Nottawasaga River and its tributaries;

(e) achieve seamless transitions between public and private facilities and trail systems; and

(f) establish or enhance connections with active transportation networks in neighbouring municipalities.

(5) The Town shall consider adapting roads to provide safer travel for bicycles by introducing dedicated bicycle lanes on roadways, where feasible and appropriate.

(6) The Town shall promote the development and maintenance of aesthetically pleasing trail systems, especially for those primarily intended for recreational use, and with particular attention being given to systems associated with natural assets, including the waterfront and parklands.

(7) The Town shall ensure that active transportation routes are designed to provide adequate places to sit and incorporate diverse paving, high-quality landscaping materials, and pedestrian-scaled directional lighting, where feasible.

(8) Active transportation routes should provide adequate wayfinding features to help guide and orient users.

(9) The Town will support opportunities to enhance access to the Nottawasaga River through the establishment or improvement of canoe launches, particularly upstream of the Schoonertown bridge.

(10) The Town will work with the appropriate provincial ministries or agencies, the County of Simcoe, and adjacent municipalities to ensure, as much as possible, the integration of the Town's active transportation network with existing or planned facilities on lands in other jurisdictions.

(11) The Town will support the provision of facilities that encourage travel by bicycle, such as protected bicycle storage areas at places of employment and at major community, institutional, educational, cultural, and shopping locations, where appropriate.

(12) The Town will consider the provision of safe and convenient active transportation routes in the review of all development applications.

(13) The Town will ensure that consideration is given to active transportation modes when determining the land requirements for roads, as set out in Section 6.14.3 of this Official Plan.

3.4.4 Roads

The location and classification of future transportation facilities shall be guided by the policies in this section and by the location and alignment of facilities shown on Schedule "F1" to this Official Plan. The eventual location and classification of future roads, and requirements regarding right-of-way widths, are subject to further study, and will generally depend on projected traffic volumes, the presence of natural heritage features, and the nature of existing and proposed land uses.

The Town recognizes that, in some existing areas, the reconstruction of roads to the standards required by the policies in this Official Plan might be economically or physically infeasible due to various constraints, and, in order to secure needed road improvements in such cases, it might be necessary to find a suitable balance between meeting accepted engineering standards and minimizing disruptions to lawfully existing development.

3.4.4.1 General Policies

(1) Roads in the Town, as shown on Schedule "F1", shall be classified and maintained on the basis of their function and design, according to the following hierarchy:

- (a) Provincial Highways;
- (b) Arterial Roads;
- (c) Collector Roads;
- (d) Local Roads; and
- (e) Future Road Linkages.

(2) In general, new development and redevelopment should have access to and from Local Roads wherever possible, and access to and from Collector Roads, Arterial Roads, or Provincial Highways will only be permitted where necessary and where the required access permits can be obtained from the appropriate authority.

(3) In the interests of maintaining a satisfactory road system, the Town may:

- (a) explore ways to reduce trip distances and times and to increase the modal share of alternatives to the personal automobile;
- (b) pursue a program of improving road alignments, surfaces, pavement widths, and intersection design, including opportunities to install roundabouts, and of establishing adequate allowances for new roads as future development occurs;
- (c) establish adequate setbacks for all new development in the Zoning By-law, having regard for the width and function of abutting roads while maintaining the intent of this Official Plan's urban design policies (which aim to locate buildings closer to the street and thereby create more pedestrian-friendly environments); and
- (d) encourage the use of traffic-calming techniques where warranted to reduce impacts from traffic on existing neighbourhoods, which might include reduced pavement widths or the use of textured pavements, speed humps, traffic circles, on-street parking, or other techniques, as determined in consideration

of the Town's Traffic Calming Policy and depending on the characteristics of the road and the degree of traffic flow impedance required.

(4) Future road improvements and linkages shall be subject to Council's approval, based on long-term capital works forecasts and traffic projections.

(5) There shall be close coordination between the Town and all other relevant agencies regarding the planning of roads and other transportation facilities that are located in the Town but are not under the Town's jurisdiction.

(6) The design of roads shall incorporate civic design features as appropriate and determined by applicable Town of Wasaga Beach Engineering Standards, including tree plantings, landscaping, crosswalks, bicycle paths, median strips, and boulevards.

(7) The Town may consider alternative development standards, including reduced pavement widths and the use of roundabouts in appropriate places, to accommodate active transportation infrastructure.

(8) Where additional land is required for road widenings or road extensions, such land shall be acquired through dedications, wherever possible, through the development approval process, without requiring an amendment to this Official Plan, taking into account the following considerations:

- (a) the extent of the right-of-way that may be required, as established in this Official Plan;
- (b) the provision of bicycle lanes, dedicated transit lanes and transit stops, medians, dedicated vehicle turning lanes, traffic signals, or other traffic control devices;
- (c) the provision of sight triangles at intersections, where applicable, and the specific characteristics of the intersection, which shall be used to determine the extent of the widening needed in accordance with accepted traffic engineering design criteria; and
- (d) any other traffic or road engineering consideration or other requirements as may be established by the Town.

(9) Road widenings will generally be taken equally from both sides of the centre-line of the existing road, although unequal widenings may be required where factors such as topography, grade separation, channelization, the locations of lawfully existing buildings or structures, or other unique conditions make the dedication of equal widenings infeasible or impractical.

(10) Any proposal to widen, extend, realign, or improve a road shall consider any natural heritage features or cultural heritage resources that might be affected by the proposal, including potential visual impacts, and the Town may require a landscape assessment prior to approving or endorsing any such proposals.

(11) No development or redevelopment proposed in proximity to an intersection that is scheduled for improvement shall be approved until the improvement has been sufficiently designed to determine the land that will be required to accommodate that improvement.

(12) Where new roads or improvements to existing roads are required as a result of development or redevelopment, such works shall be undertaken in accordance with municipal engineering and design standards.

(13) All roads in major new development or redevelopment shall provide paved streets, curbs, gutters, and sidewalks, to the satisfaction of the Town in accordance with approved municipal engineering and design standards.

(14) The Town will require the conveyance of sufficient day-lighting triangles at all intersections to provide clear lines of sight for motorists, with the dimensions of such triangles to be established in the Comprehensive Zoning By-law in accordance with municipal engineering and design standards.

(15) New development should be designed so that roads intersect at right angles (or as close as possible thereto).

(16) The design of new development and redevelopment will be strongly discouraged from incorporating cul-de-sacs into the proposed road network, and the incorporation of cul-de-sacs will generally not be approved unless they are proposed as temporary features or to facilitate infilling on a limited basis, or where a through-road connection is not possible due to the presence of natural features or topographical constraints.

(17) In its review of development applications, the Town may determine that vehicular access to a property should be restricted in certain locations in order to ensure the safe movement of traffic, and may therefore, as a condition of approval, require the dedication of 0.3-metre (one-foot) reserves to the Town, the County of Simcoe, or MTO (as the case may be) for the purpose of limiting access to locations where it is appropriate.

(18) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town will require a traffic impact study where proposed new development or the proposed expansion of existing development is expected to

generate more than 50 vehicle trips during the peak hour of the adjacent roadway system (which corresponds, for example, to the traffic generated by 50 dwelling units or by an office complex of approximately 1,850 m^2), for the purpose of assessing the expected impact of the proposed development on the existing transportation system and identifying improvements that might be required as a result.

(19) The Town will consult with neighbouring municipalities in situations where proposed development or redevelopment could have an impact on those municipalities' transportation networks.

3.4.4.2 Provincial Highways

The Provincial Highway designation applies to roadways that fall under the jurisdiction of the Ministry of Transportation of Ontario (MTO), which currently consists of the Highway 26 realignment (completed in 2012) from the terminus of Lyons Court to the municipal boundary with the Town of Collingwood at Fairgrounds Road (and beyond). Beachwood Road and Lyons Court, which comprise the former Highway 26 (before the realignment) remain under MTO jurisdiction. The segment of Mosley Street between the roundabout with Beachwood Road / Lyons Court and the roundabout with Highway 26 also falls under MTO jurisdiction.

(1) The right-of-way width for Highway 26 shall be 90 metres or as otherwise determined by MTO, with controlled access provided by the roundabout with Mosley Street / Nottawasaga Sideroad 33/34.

(2) The right-of-way width for Beachwood Road, Lyons Court, and the segment of Mosley Street under MTO jurisdiction (between Beachwood Road / Lyons Court and Highway 26) shall be 40 metres or as otherwise determined by MTO.

(3) Any proposed development or redevelopment that abuts a road under the jurisdiction of MTO shall be subject to MTO approval and any additional requirements such approval might entail.

(4) The Town intends to cooperate and engage in dialogue with MTO regarding the future use, access, and design of roads under MTO jurisdiction.

3.4.4.3 Arterial Roads

(1) Arterial Roads should be designed and maintained to primarily serve a traffic-carrying function and to facilitate the movement of traffic between major land use activity areas in the Town.

(2) Arterial Roads shall be wide enough to facilitate the future provision of public transportation and the full channelization of arterial intersections, and shall be provided with right-of-way widths between 26 metres and 36 metres.

(3) Frontages and land uses along Arterial Roads and access from Arterial Roads to abutting properties (and vice versa) shall be controlled.

(4) Remedial approaches to minimize the number of intersections of other roads with Arterial Roads shall be investigated in existing built-up areas.

3.4.4.4 Collector Roads

(1) Collector Roads shall be designed primarily to facilitate circulation within and between community areas, as well as the movement of traffic between the Arterial Roads system and trip origins and destinations.

(2) Collector Roads shall be reasonably continuous, although continuity over long distances should generally be avoided to discourage through-traffic.

(3) Collector Roads shall be designed to be easily distinguishable from Arterial Roads and from Local Roads, using such methods as different pavement widths, boulevard design, and designated bicycle lanes, where feasible.

(4) Access from Collector Roads to abutting properties (and vice versa) shall be subject to appropriate controls.

(5) Collector Roads shall have right-of-way widths between 20 metres and 26 metres.

3.4.4.5 Local Roads

(1) Local Roads shall be designed for the primary purpose of providing access to abutting properties and accommodating the circulation of non-motorized traffic.

(2) Local Roads should be located and designed to discourage through-traffic.

(3) Local Roads should be designed to be easily distinguishable from Collector Roads, using such methods as different pavement widths and boulevard design.

(4) Traffic speeds on Local Roads shall be minimized by incorporating such devices as rumble strips, different pavement widths, curves, and stop signs.

(5) Local Roads shall have right-of-way widths of 20 metres.

3.4.4.6 Downtown Strategic Growth Area & Mosley Street

The right-of-way widths specified in this section are intended to provide sufficient space to accommodate future improvements to roads in the Downtown SGA, with the eventual design of roads, including their widths, to be determined by specific processes during an EA under the *Environmental Assessment Act*.

(1) The minimum right-of-way width for Main Street between River Road West and Jenetta Street shall be 30 metres.

(2) The minimum right-of-way width for Beach Drive in the Downtown SGA shall be 20 metres.

(3) The minimum right-of-way width for Spruce Street in the Downtown SGA shall be 20 metres.

(4) The minimum right-of-way width for Mosley Street in the Downtown SGA (from Main Street / Jenetta Street west to 6th Street North) shall be 23 metres.

(5) Outside of the Downtown SGA, the minimum right-of-way width for Mosley Street shall be:

(a) 20 metres, from 6th Street North to River Road West; and

(b) 26 metres, from River Road West to Beachwood Road / Lyons Court, or as otherwise recommended in the Town of Wasaga Beach Transportation Study Update, as amended.

3.4.5 Parking

Parking spaces will generally be required in association with all forms of development to provide for convenient vehicular site access. Public parking areas will also be provided in strategic locations in the Town to provide access to key areas, such as the Beach. These areas provide a necessary service to residents and visitors alike, supporting destinations across the Town.

(1) Except in certain circumstances in the Downtown SGA, all new development and redevelopment, including a change in use of an existing building, shall be required to provide sufficient off-street parking and loading spaces in accordance with the standards established in the Comprehensive Zoning By-law.

(2) Unless explicitly permitted otherwise by the Town, all required parking shall be provided on the same site as the use requiring it or in a shared facility having adequate capacity located within 150 metres of the use in question.

(3) Barrier-free parking shall be provided in accordance with what is required under the AODA.

(4) Municipal and commercial parking facilities should be located and designed to respond to the needs of nearby uses and to minimize conflicts with adjacent land uses and street activity.

(5) The number of access points to all off-street parking and loading areas shall be limited, and access points shall be designed to minimize hazards to vehicular (both motorized and non-motorized) and pedestrian traffic.

(6) The Town will assess parking needs in the Downtown SGA in order to ensure the provision of adequate on-street and off-street parking, and may accommodate the demand for off-street parking through the development of a covered municipal parking facility or structure.

(7) All new development and redevelopment in the Downtown SGA shall be encouraged to provide sufficient parking on-site to accommodate the proposed use.

(8) Where sufficient on-site parking cannot be provided in the Downtown SGA, the Town may, at its sole discretion, request the payment of cash in lieu of required parking, pursuant to Section 40 of the *Planning Act*, to be used for the provision of public parking spaces in an appropriately defined area.

(9) The payment of cash in lieu of parking shall not be used to fully exempt a residential use in the Downtown SGA from the requirement to provide and maintain parking (but may still be used to provide partial exemptions from such requirements, where appropriate).

(10) In considering the acceptance of a payment of cash in lieu of parking, the Town shall look at existing occupancy rates in the area to determine where and how parking should be provided elsewhere in that area.

(11) Subject to No. 3.4.5.(2) above, shared parking between residential and non-residential uses will be encouraged to provide for a more efficient use of fewer parking spaces.

(12) The Town will promote efficient site design practices that emphasize compact and accessible development to minimize the land area consumed by surface parking.

(13) The use of cycling, walking, and transit shall be promoted to reduce the demand for parking.

(14) Parking lots for new office, commercial, institutional, and high-density residential buildings and for buildings converted to accommodate such uses will be encouraged to include Electric Vehicle (EV) charging stations, in accordance with the policies of Section 4.5.3 of this Official Plan.

3.4.6 Transit

Existing transit options in the Town include two east–west bus routes and one "on-demand" route, while intermunicipal options include connections to Collingwood and Stayner, as well as other connections provided through Simcoe County's LINX Service. Opportunities to expand the existing transit system will further improve alternative transportation options for more of the Town's residents.

(1) The Town will promote and support Main Street, Mosley Street, and River Road West as mixed-use transit-supportive corridors as appropriate and in consideration of the role of SGAs.

(2) Public transit may include local bus services, intermunicipal bus services, and shuttle services.

(3) The Town will facilitate the provision of public transit by identifying and protecting appropriate rights-of-way.

(4) The planning and design of road networks in new development shall include elements to provide for future public transit, which may include:

- (a) allocations for bus lay-by lanes in public rights-of-way so as not to unduly hinder the movement of traffic;
- (b) choosing appropriate bus stop locations with the potential to connect with existing or planned active transportation routes;
- (c) planning and designing Arterial Roads and Collector Roads to accommodate transit services, to the extent feasible;
- (d) designing and locating development to maximize the number of people within reasonable walking distance of transit;
- (e) allocating land for the purpose of establishing a transit hub in the Downtown SGA to provide for the efficient transfer of passengers between routes;
- (f) providing for the potential establishment of a transit hub in the Sunset District SGA, in accordance with the findings of the WWSP or a future update to the Transit Master Plan (as the case may be); and

(g) any other approaches to planning and designing for the future provision of public transit as may be appropriate under the specific circumstances (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act).

(5) The Town shall promote public transit connections to major community destinations, with particular emphasis on destinations in Strategic Growth Areas.

(6) The Town shall promote higher levels of transit use by supporting service improvements, convenient access, and well-designed built form, including the following:

(a) minimizing walking distances to planned and existing transit stops, by such measures as providing walkways, sidewalks, and more direct street patterns;

(b) connecting transit stops in the Downtown SGA and other Strategic Growth Areas directly to sidewalks and adjacent buildings;

(c) providing bus lay-by lanes, bus loops, and transit shelters with sufficient lighting, and ensuring that transit facilities are designed according to CPTED principles;

(d) directing medium- and high-density urban development to transit corridors;

(e) supporting the creation of parking and drop-off facilities for commuters;

(f) using Site Plan Control to prioritize access to transit for active transportation users by providing connections to transit facilities, on-site cycling facilities, and on-street and off-road active transportation routes; and

(g) requiring that development applications demonstrate the proposal's approach to improving mobility and transit options (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act).

(7) The Town shall coordinate with Simcoe County and with neighbouring municipalities to provide viable intraregional transit service with connection points in the Downtown SGA and other Strategic Growth Areas, as may be indicated on Schedule "F2" to this Official Plan, to the fullest feasible extent.

3.5 Economic Development

It is the intent of this Official Plan to support and enhance the Town's economic competitiveness by bolstering the tourism sector while providing a basis for economic diversification. The goal is to transition Wasaga Beach into a sustainable, year-round economy that attracts a variety of businesses, young professionals, and families. Accordingly, this section of the Official Plan includes policies that relate generally to economic development in the Town, as well as policies that specifically address tourism-oriented land uses, in particular various forms of tourism and commercial accommodation.

3.5.1 General Policies

(1) In order to encourage, support, and enhance economic development opportunities in Wasaga Beach, the Town shall do the following:

(a) Provide adequate infrastructure to service the needs of lawfully existing and potential new businesses in areas where such uses are promoted, including in Strategic Growth Areas.

(b) Promote the appropriate expansion and development of transportation, parking, and telecommunications infrastructure to increase the locational advantage of lawfully existing and proposed Business & Commerce uses.

(c) Facilitate the efficient and effective movement of people and goods throughout the Town by prioritizing transportation options that provide increased mobility and enhanced connectivity.

(d) Work with high-speed internet service providers to improve access to conduits for fiberoptic cable in public rights-of-way in conjunction with new development, redevelopment, and road works.

(e) Provide for a range, mix, and diversity of housing options, as described in Section 3.1 of this Official Plan.

(f) Support the growth of small businesses by encouraging the establishment of home occupations in lawfully existing dwellings, in accordance with the policies in Section 3.5.2 of this Official Plan.

(g) Promote high-quality, well-designed built form that encourages a sense of place, particularly in Strategic Growth Areas, to enhance the Town's aesthetic appeal, to support the retention and growth of existing businesses, and to attract new businesses, residents, and visitors.

(h) Prepare and implement Community Improvement Plans to proactively stimulate the rehabilitation and revitalization of areas throughout the Town in need of improvement.

(i) Develop programs to attract and retain skilled workers, young professionals, and entrepreneurs, including mentorship programs, networking opportunities, and incentives for relocating or starting a business in the Town.

(j) Encourage investment in cultural and creative industries, including arts and entertainment, to diversify the tourism sector and create year-round attractions that appeal to residents and visitors alike.

(k) Foster collaboration between the private sector, local government, neighbouring municipalities, and non-profit organizations to support shared economic goals, promote joint marketing efforts, and leverage regional assets to attract investment.

(2) The Town shall protect lands in the "Business & Commerce" designation to ensure that a sufficient supply of designated land is available to provide opportunities for new employment growth in the community.

(3) Further to No. 3.5.1.(2), and subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act no application requesting an amendment to this Official Plan made in respect of any land or lands designated "Business & Commerce" shall be considered unless appropriate justification has been provided, to the Town's satisfaction, through a Planning Justification Report required under No. 6.15.2.(2)(d)(iv), a Market Impact Analysis required under No. 6.15.2.(2)(i)(v), and/or another item required under Policy No. 6.15.2.(2) of this Official Plan.

(4) The Town will support the diversification of the local labor force and enhance the viability of the Town's four-season economy by targeting opportunities to attract other industries and sectors, including professional, scientific, and technical services; information and cultural industries; craft and small-scale manufacturing; and health and wellness.

(5) The Town shall support the development and promotion of scenic, recreational, and educational parkways that celebrate the community's cultural and built heritage resources with interesting attractions (including well-designed, highly visible signage) along the waterfront and throughout the Town.

3.5.2 Home Occupations

Home occupations are typically small-scale businesses, often related to personal service or professional office-related uses, established by the owner or occupant of a dwelling unit. Home occupations could be located within the principal dwelling or in a separate structure or additional residential unit on the same property, as long as the home occupation is secondary to the primary residential use of the property. It is the intent of this Official Plan to establish reasonably flexible policies and provisions for home occupations in order to support small businesses, start-ups, and work-from-home situations that could foster further business opportunities and economic development in the Town.

To clarify, bed-and-breakfast establishments, which also satisfy the criteria for being considered home occupations, are subject to the policies in Section 3.5.3.2 below, and not to the policies in this section.

(1) Home occupations shall be permitted in any land use designation that permits residential uses, provided that the home occupation:

- (a) is clearly secondary to a permitted residential use;
- (b) does not alter the lawfully existing character of the residential area;
- (c) is compatible with adjacent residential land uses;
- (d) does not generate adverse impacts for adjacent properties, such as impacts from noise, vibrations, odours, or other emissions;
- (e) does not attract unmanageable amounts of vehicular traffic into the residential area; and
- (f) complies with the provisions of the Comprehensive Zoning By-law.

(2) The Zoning By-law may define what is considered a “home occupation” and may permit different home occupation uses in different zones.

(3) Any signage that may be permitted in association with a home occupation shall conform with the Town’s Sign By-law.

(4) Any outdoor storage that may be permitted in association with a home occupation will generally be limited and shall be subject to the provisions of the Comprehensive Zoning By-law.

3.5.3 Tourism-Oriented Uses

Tourism and tourism-related land uses remain important fixtures in the Town's overall economic landscape, even as Wasaga Beach's economy continues to diversify as the Town continues to grow.

Like all other land uses, tourism-related uses are subject to all applicable policies in the other sections of this Official Plan, including those in Section 4.2 regarding natural hazards.

3.5.3.1 Main Street & Strategic Growth Areas

The Town has identified Main Street as a vital corridor connecting Wasaga Beach's historical economic engine — the beachfront tourist area — with the population-serving commercial area located at Stonebridge Boulevard (part of the Sunrise District SGA).

(1) Mixed-use development and redevelopment, including residential, service commercial, retail, and office uses, shall be encouraged along Main Street to strengthen it as the Town's principal economic corridor.

(2) The Town will encourage the development of appropriately scaled tourism-related uses in the Downtown SGA and in other SGAs, as appropriate, in a manner that will support the evolution of such areas into four-season tourism destinations that attract and accommodate year-round visitors.

(3) Further to No. 3.5.3.1.(2), the Town will encourage:

(a) the establishment or continuation of recreational tourism and water-based activities associated with the waterfront and the Nottawasaga River;

(b) the establishment or continuation of tourism-related attractions, such as craft markets, artisan markets, farmers' markets, or summer theatre and outdoor festivals, particularly if such uses are designed as a campus or cluster of activities and are located to encourage interaction with surrounding uses;

(c) the establishment of additional tourism-oriented uses in Strategic Growth Areas, in the form of overnight accommodation facilities, appropriate entertainment uses, and recreational attractions;

(d) the maintenance and improvement of lawfully existing tourism and tourist destination-oriented uses;

(e) the provision of well-connected multi-use trail systems and pedestrian bridges in parts of the Town with natural or cultural amenities; and

(f) the installation of signage and public art that promote the Town's unique cultural heritage resources.

3.5.3.2 Bed-and-Breakfast Establishments

Bed-and-breakfast establishments involve the short-term rental of one or more guest rooms within a lawfully existing dwelling, which serves as the principal residence of the owner or operator of the establishment. The owner or operator of the bed-and-breakfast remains on-site during the occupancy period.

Bed-and-breakfast establishments in the Town are subject to the following policies:

(1) A bed-and-breakfast establishment may be permitted in a dwelling located in a Strategic Growth Area or in the "Neighbourhood" designation, provided that:

(a) the Comprehensive Zoning By-law identifies the bed-and-breakfast establishment as a permitted use in the zone in which it is located;

(b) the establishment complies with the requirements of the Town's Business Licensing By-law; and

(c) the use does not significantly alter the primarily residential character of the dwelling in which the use takes place or the property on which it is located.

(2) A bed-and-breakfast establishment shall not be permitted in an additional residential unit (whether attached or detached).

(3) The Comprehensive Zoning By-law may set out specific regulations or requirements that apply to bed-and-breakfast establishments, regarding matters such as location, maximum floor area, whether kitchen facilities are permitted in guest rooms, servicing requirements, parking facilities, signage, outdoor storage areas, buffering, or any other matters that Council considers necessary or appropriate to protect adjacent uses from adverse impacts associated with the bed-and-breakfast use.

(4) The regulations and requirements referred to in No. 3.5.3.2.(3) above may be in respect of one or more individual bed-and-breakfast uses, of such uses in one or more particular areas in the Town, or of such uses across the entire Town.

3.5.3.3 Short-Term Accommodation Uses

Short-term accommodations ("STAs") involve the rental of an entire dwelling (in exchange for the payment of a rental or service fee) for a period that does not exceed 31 consecutive days. Generally, the owner of the dwelling is not present on the property during the rental period. This type of accommodation can support a variety of tourism experiences and often serves as a supplement to other forms of tourism accommodation in the community. The policies presented here are intended to facilitate reasonable and appropriate restrictions on STAs in order to maintain a healthy rental market, to support the provision of a diverse range of housing options, and to protect lawfully existing residential uses from adverse impacts.

STA uses in the Town are subject to the following policies:

(1) A short-term accommodation ("STA") use may be permitted in a dwelling unit, provided that:

- (a) the dwelling unit in question is located on a property in a Strategic Growth Area;
- (b) the Comprehensive Zoning By-law identifies the STA as a permitted use in the zone in which it is located;
- (c) the STA use complies with the requirements of the Town's Business Licensing By-law; and
- (d) the use, and any activities associated with the use, does not substantially alter the residential character of the dwelling in which the use takes place or the property on which it is located.

(2) Any type of dwelling unit may be used as an STA, provided that the use complies with all applicable policies and regulations.

(3) The establishment of an STA use shall not be permitted on a property where there is an existing additional residential unit (whether attached or detached).

(4) The Comprehensive Zoning By-law may further restrict STA uses and may establish specific regulations or requirements regarding matters such as location, maximum floor area, parking facilities, signage, buffering, or any other matter that Council considers necessary or appropriate to protect adjacent uses from adverse impacts associated with the STA use.

(5) The restrictions, regulations, and requirements referred to in No. 3.5.3.3.(4) above may be in respect of one or more individual STA uses, of such uses in one or more particular areas in the Town, or of such uses across the entire Town.

3.5.3.4 Commercial Accommodation Uses

Commercial accommodation uses include hotels, motels, condominium hotels, or any other type of structural accommodation that has been designed to serve the travelling public. Commercial accommodations in the Town are subject to the policies below (in addition to all other applicable policies of this Official Plan).

(1) Commercial accommodation uses may be permitted in any Strategic Growth Area, subject to the provisions of the Comprehensive Zoning By-law.

(2) Secondary uses that support the primary commercial accommodation use of the property (such as restaurants, retail stores, or establishments for the sale or rental of recreational supplies) may be permitted as accessory uses, subject to the provisions of the Comprehensive Zoning By-law.

(3) The Comprehensive Zoning By-law may set out specific regulations or requirements for commercial accommodation uses regarding such matters as location, building height, maximum floor area, whether accessory dwelling units are permitted, parking facilities, outdoor storage, signage, buffering, or any other matter that Council considers necessary or appropriate to protect adjacent uses from adverse impacts.

(4) The regulations and requirements referred to in No. 3.5.3.4.(3) above may be in respect of one or more individual commercial accommodation uses, of such uses in one or more particular areas in the Town, or of such uses across the entire Town.

3.5.3.5 Campground Accommodation Uses

Campground accommodations provide an alternative to other, more traditional forms of accommodation, which tend to be more structured and permanent in nature. The Town contains several existing campgrounds that have provided camping services to residents and visitors alike for a number of years. This Official Plan does not anticipate the establishment of any new campgrounds outside of Wasaga Beach Provincial Park, although it does contemplate the possible expansion of lawfully existing campgrounds in appropriate locations.

(1) A campground may be permitted in the “Urban Reserve” designation, provided that the campground in question lawfully existed on the day this Official Plan came into effect.

(2) Secondary uses that support the primary campground use of the property (such as restaurants, retail stores, or establishments for the sale or rental of recreational supplies) may be identified as permitted accessory uses in the Comprehensive Zoning By-law.

(3) No permanent residential use (including an accessory dwelling) shall be permitted in association with a campground.

(4) The expansion of a lawfully existing campground may be permitted through an amendment to the Zoning By-law, provided that the proposed expansion will satisfy the criteria set out in No. 3.5.3.5.(6) below.

(5) The establishment of a new campground shall only be permitted through an amendment to this Official Plan, which shall only be approved if the criteria set out in No. 3.5.3.5.(6) below are satisfied.

(6) The expansion of a lawfully existing campground or the establishment of a new campground shall only be permitted if the following criteria are satisfied:

(a) The proposed campground will not be established in, or expanded within or into, a Strategic Growth Area.

(b) Adequate water and wastewater servicing is available to service the proposed campground or proposed expansion, as well as any proposed secondary uses, in accordance with the policies in Section 3.3 above.

(c) The proposed campground or proposed expansion will not be located in any natural heritage feature or in any buffer area required in association with a natural heritage feature.

(d) The roads providing access to the site can accommodate the amount of traffic that the proposed campground or proposed expansion is expected to generate.

(e) The proposed campground or proposed expansion will be adequately buffered and screened from view, particularly from adjacent residential areas or other tourism accommodation uses, to reduce any potential impacts or compatibility issues.

(f) The subject site is, or will be, appropriately zoned to accommodate the proposed use or proposed expansion, and all requirements of the Comprehensive Zoning By-law regarding matters such as on-site facilities and amenities, landscaping, and parking facilities can be met.

(7) The expansion of an existing campground or the establishment of a new campground may be subject to Site Plan Control.

(8) In order to ensure that sufficient land in Strategic Growth Areas and in Neighbourhood Areas will remain available to accommodate future development and meet anticipated land needs, the preferred location for any proposed new campground is in the “Urban Reserve” designation, and the proponent of any campground not located in that

designation shall be required to demonstrate that there are no feasible alternative locations in the "Urban Reserve" designation that could accommodate the proposed use.

(9) To clarify, for the purposes of No. 3.5.3.5.(8), financial considerations regarding the cost of lands located in the "Urban Reserve" designation do not render such lands infeasible as the location for a proposed new campground.

(10) Because park-model trailers are designed and intended for long-term use and site occupancy, and because sufficient campground sites should be kept available for more short-term users and visitors, park-model trailers should not occupy more than 40% of the available sites in any single campground.

(11) The Comprehensive Zoning By-law may establish further specific regulations or requirements for campgrounds regarding matters such as the area occupied by any buildings or permanent structures, parking facilities, storage, signage, buffering, or any other matter that Council considers necessary or appropriate to protect adjacent uses from adverse impacts.

(12) The regulations and requirements referred to in No. 3.5.3.5.(11) above may be in respect of one or more individual campground uses, of such uses in one or more particular areas in the Town, or of such uses across the entire Town.

3.5.3.6 Tourism Accommodation Conversions

In the past, various commercial properties in the Town (such as hotels, motels, and cottage courts) that were converted into residential accommodation uses through a process referred to as "Tourism Accommodation Conversion" (or "TAC"). These conversions took place in accordance with licences issued by the Town (most of them between 2010–2014, with some being issued beyond that period), despite the fact that the zoning of these properties did not permit the residential accommodation use. The TAC program was initiated to recognize that some residents were in circumstances in which they had no other viable living arrangements available.

This Official Plan intends for TAC licensing to be discontinued and, over the long term, for the residential use of these converted properties to cease and the properties used according to what is permitted in the Zoning By-law, or redeveloped to accommodate lawfully permitted uses.

(1) For the purposes of this section of the Official Plan:

  (a) the term "TAC use" shall refer to the use of commercial accommodations for primarily residential purposes; and

  (b) "TAC property" shall mean a property on which a TAC use is located.

(2) The Town will require that any TAC use cease, where the use does not conform with the land use designations shown on Schedules "B" and "C" and with the policies that apply in those designations.

(3) The Zoning By-law will place TAC properties in one or more zones that permit the development of residential uses at a density that is appropriate to the location and consistent with the land use designations and policies of this Official Plan.

(4) The proposed conversion of a TAC property in the "Neighbourhood" designation shall be subject to the applicable policies in Section 2.4.3.2 of this Official Plan.





Section

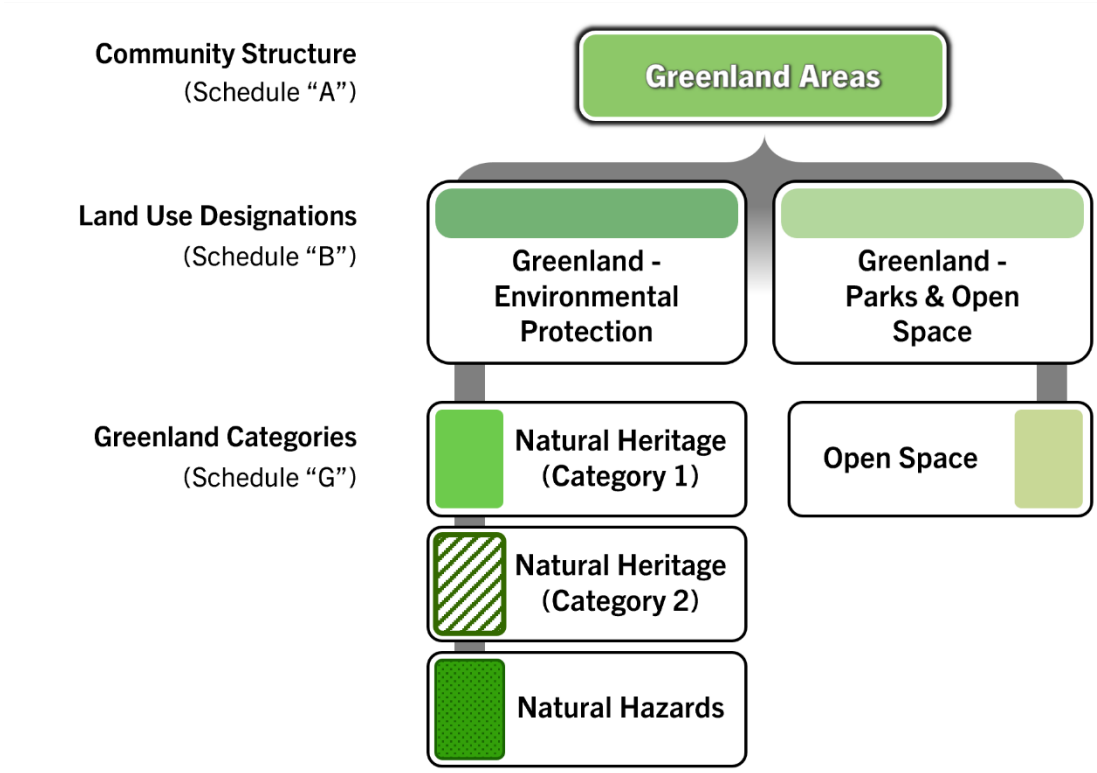
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How we will protect our natural & cultural heritage

Wasaga Beach is fortunate to have an array of significant environmental features, including sand dunes, wetland systems, river valleys, and a variety of other natural heritage landscapes. These areas and features serve numerous functions: they protect endangered species and their habitat, enhance air and water quality, support the conservation of biodiversity and natural systems, provide buffers that protect people and property, and offer areas for active and passive recreational activities.

The Community Structure Plan (Schedule “A” to this Official Plan: see Section 2.2.1 above) identifies the Town’s natural heritage system as “Greenland Areas”, which in turn comprise two land use designations, shown on Schedule “B” and Schedule “C”: “Greenland - Parks & Open Space” and “Greenland - Environmental Protection” (see Section 2.7). The policies for those two designations are meant to work in conjunction with the policies in this section of the Official Plan to preserve and protect the Town’s natural heritage system.

Figure 4.1 – Greenland Categories & Designations



Schedule "G" to this Official Plan shows the natural heritage system in greater detail and identifies different components of that system using the following classifications:

- "Natural Heritage (Category 1)", addressed in Section 4.1.3;
- "Natural Heritage (Category 2)", addressed in Section 4.1.4;
- "Natural Hazards", addressed in Section 4.2; and
- "Open Space", addressed in Section 4.3.

The relationships between the classifications on Schedule "G" and the land use designations on Schedule "B" are illustrated in **Figure 4.1** above. In cases where categories overlap on Schedule "G", the more restrictive policies shall apply.

Section 4.4 contains policies regarding the protection of the Town's vital water resources, in accordance with the Source Protection Plan for the South Georgian Bay–Lake Simcoe Source Protection Region. Vulnerable areas in the Town's water resource system are identified on **Schedule "H"** to this Official Plan.

4.1 Preserving Our Natural Heritage

The Town of Wasaga Beach has a diverse and complex natural heritage system made up of natural heritage features, areas, and linkages that are vital to supporting and maintaining natural processes, biological diversity, ecological and hydrological functions, viable populations of native flora and fauna, and healthy ecosystems.

This section of the Official Plan establishes objectives and general policies for the Town's natural heritage system, followed by policies for the areas identified as "Natural Heritage (Category 1)" or "Natural Heritage (Category 2)" on Schedule "G". Section 4.1.5 sets out area-specific policies for the Beach & Dune Conservation Area, also shown on Schedule "G".

The following have been identified as critical components of the Town's natural heritage system:

Core Areas are contiguous natural areas that contain a variety of terrain and habitat areas or provide interior forest habitat. Core areas represent the foundation of the natural heritage system, and include the Nottawasaga River and its tributaries, Wasaga Beach Provincial Park, provincially and regionally significant Areas of Natural or Scientific Interest ("ANSIs"), and wetland complexes, including the Wasaga Beach Wetland Complex, the Marl Lake Wetland, and the Jack's Lake Wetland Complex.

Linkages (sometimes referred to as "corridors" or "movement corridors") are areas that function as natural pathways for the movement of animal and plant species, and are important in supporting and maintaining the life-cycle processes of a variety of flora and fauna. The primary linkage area identified in the Town is the Jack's Lake Wetland Complex/Nottawasaga River biological corridor, which connects Wasaga Beach Provincial Park and Georgian Bay with the Minesing Wetlands. Secondary linkages include the corridor connecting the Jack's Lake Wetland Complex/Nottawasaga River with the provincially significant Marl Lake Wetland Complex and the linkage area along Sturgeon Creek between the Nottawasaga River and the Wasaga Beach Wetland Complex.

Wetlands are areas that are seasonally or permanently covered in shallow water or areas where the water table is close to (or at) the surface. In either case, the abundant presence of water has caused the formation of hydric soils and favoured the dominance of hydrophytic or water-tolerant plants. Wetlands include coastal wetlands, a term that refers to any wetland located on one of the Great Lakes or their connecting channels, or that is located on a tributary of a Great Lake or connecting channel within a prescribed distance downstream of the body of water to which the tributary is connected. The significance of a wetland is

assessed based on criteria and scoring set out in the Ontario Wetland Evaluation System, as updated from time to time.

Surface Water Features, as the name suggests, are water-related features located on the surface of the Earth. They include inland lakes, headwaters, rivers, stream channels, springs, seepage areas, wetlands, recharge / discharge areas, and associated riparian lands that can be defined by soil moisture, soil type, vegetation, or topographic characteristics.

Rare Vegetation Communities & Specialized Wildlife Habitats are generally areas with high biodiversity, which often provide specialized habitat that supports the preservation of rare species or uncommon plant and animal communities. In many instances, these areas coincide with other identified features of the natural heritage system and are thus already protected.

Valleylands are natural areas featuring a landform depression that contains flowing or standing water for at least part of the year. Valleylands form an integral part of the natural heritage system, as they establish linkages and migration corridors between natural features and areas. They often contain seepage areas and springs, river wetlands, and floodplains; provide fish habitat and riparian habitat; and function as short-term storage reservoirs for stormwater and melt-waters.

Wasaga Beach is located in the Nottawasaga River watershed, and those areas in the Town identified as valleylands occur wholly within the regulated areas of the Nottawasaga Valley Conservation Authority ("NVCA"), meaning they are subject to the natural hazard policies in Section 4.2 below. Those policies provide additional guidance regarding erosion hazards and other natural hazards that could impact development and site alteration opportunities in valleylands.

Shorelines host important natural heritage features and areas, such as fish habitat or wetlands. The shoreline areas of lakes, rivers, creeks, and other watercourses can be subject to flooding hazards, erosion hazards, or dynamic beach hazards (or combinations of the three). It is therefore the intent of this Official Plan to restrict development in shoreline areas in accordance with the natural hazard policies set out in Section 4.2.

Woodlands include tree stands, woodlots, and forested areas, all of which provide a range of environmental, social, and economic benefits both to private landowners and to the general public. These benefits include clean air and long-term carbon sequestration; ecological functions, such as erosion prevention, water retention, and hydrological and nutrient cycling; the provision of wildlife habitat and linkage areas; opportunities for outdoor recreation and social interaction; and a wide range of wood products that can be sustainably harvested.

Headwater Areas are areas at the top of a drainage system that contain first-order streams, and can also contain seepage areas and springs or areas of groundwater recharge or discharge. Fish habitat in headwater areas is generally highly sensitive to site alteration and development, as these areas provide spawning and nursery areas for some species. As they are generally located in steeper upland areas, headwater areas tend to produce comparatively higher volumes of runoff; they also function as important aquifer recharge areas, as they typically consist of permeable surface materials. Because of their environmental sensitivity, headwater areas need to be identified and evaluated in order to understand and realize their groundwater recharge potential and their contributions to maintaining stream baseflows.

4.1.1 Objectives & Planning Approaches

This Official Plan's natural heritage policies are directed towards achieving the following objectives:

(1) Preserve, maintain, and enhance the quality and integrity of the Town's natural heritage system, its features, and their ecological functions, including air, water, land, and living resources, for the benefit of future generations.

(2) Maintain, restore, and where possible improve the diversity and connectivity of natural features and the long-term ecological functions of natural heritage systems, recognizing linkages and interconnections between and among natural heritage features and areas, surface water features, and groundwater features.

(3) Protect significant wetlands, significant valleylands, watercourses, significant landform features, and the habitat of endangered species and threatened species in the Town.

(4) Promote biodiversity throughout the ecosystem and provide for the long-term viability of the natural heritage system by only approving land uses that are demonstrably compatible with natural features and functions.

(5) Encourage and promote the use of a variety of planning, engineering, and resource management approaches and techniques to realize the hydrological, biological, and socio-economic benefits associated with the long-term conservation and stewardship of the natural heritage system.

(6) Support and encourage the preparation and implementation of management plans for Core Areas of the natural heritage system.

(7) Encourage the identification and evaluation of areas containing rare vegetation communities or specialized wildlife habitat areas in order to provide for their protection and preservation.

(8) Ensure that recreational activities and public access to shoreline areas are maintained at sustainable levels that respect and preserve existing natural features and vegetation, as well as the aesthetic and scenic qualities for which the area is known.

(9) Encourage the preservation of smaller woodlands (less than 2.0 hectares) in order to provide buffering between land uses, support recreational uses, prevent erosion, maintain aesthetic quality, and preserve their contribution to the broader landscape.

(10) Examine headwater areas on a tributary-by-tributary basis, as part of any Master Watershed or Sub-watershed Planning exercise, to determine the necessity and feasibility of protecting these areas, and ensure that management guidelines developed for these areas generally seek to maintain groundwater infiltration rates and vegetative cover while minimizing disturbances from site alteration and development.

(11) Consult with neighbouring municipalities in situations where proposed development, redevelopment, or site alteration could have an impact on significant natural heritage features in those municipalities.

4.1.1.1 Environmental Impact Studies

Proposals for development, redevelopment, or site alteration that could potentially have an impact on a natural heritage feature or its ecological or hydrological functions will generally be required to provide an Environmental Impact Study ("EIS") as part of a complete application (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act). It is the intent of this Official Plan that any EIS required should generally only be as complex as it needs to be: the environmental review process shall be adaptable and flexible in order to take into account the size, scale, scope, and complexity of the proposal being assessed. Town staff, in coordination with a consulting peer reviewer or other agencies (where authorized under the *Planning Act*), and in accordance with all applicable law, will determine the level of EIS needed in respect of specific development applications. Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, an EIS may be required to address detailed objectives set out in a Terms of Reference established with input from the relevant approval authority, Town staff, a consulting peer reviewer (where authorized under the *Planning Act*), or other agencies. Where development, redevelopment, or site alteration is proposed within an NVCA-regulated area or feature, the NVCA will determine the scope of the environmental studies required.

There are two basic levels of EIS:

Comprehensive EIS — A Comprehensive EIS may be required to assess the impacts of proposed development over a large area (such as a secondary plan area or large plan of subdivision). A Comprehensive EIS is typically broad in scope and provides sufficient analysis to form the basis for decisions regarding land use designations, Greenland classifications, and more broadly applicable policies.

Site EIS — A Site EIS is meant to assess the potential impacts of a specific development proposal on the natural heritage features or functions on a particular site and, if necessary, on lands adjacent to the subject site. Depending upon the complexity and scale of the proposal, a **Scoped Site EIS** or a **Full Site EIS** may be required to adequately assess the anticipated impacts of the proposed development. An **Issues/Summary Review** may also be required as a preliminary step to more closely defining the basis of study for a Site EIS.

Issues/Summary Review — An Issues/Summary Review ("ISR") identifies key natural heritage features and functions and briefly outlines the fundamental issues related to the potential impacts of a proposed development. An ISR will also recommend the scale and type of Site EIS the proponent will need to undertake in order to satisfactorily assess the anticipated impacts. Depending on the requirements established by the Town, in consultation with a peer reviewer (where authorized under the *Planning Act*), or other relevant agencies under applicable law, an ISR may be used to determine whether further studies are appropriate, necessary, or reasonable, given the nature, size, and scale of the development proposed and the sensitivity and size of the natural heritage feature or function that would be affected.

Full Site EIS — A Full Site EIS generally involves a number of detailed assessments of the various potential impacts from a proposed development. A Full Site EIS might be required to assess large-scale development proposals whose impacts are not fully understood or where appropriate mitigative measures may not be readily available or apparent.

Scoped Site EIS — A Scoped Site EIS consists of a focused review that assesses small-scale development whose impacts can reasonably be expected to generate minimal disruptions to natural heritage features or functions or where the expected impacts can be easily mitigated.

Any EIS provided as part of a complete application must be prepared by a qualified professional in the field of environmental sciences to be considered acceptable to the Town.

4.1.2 General Policies

The policies presented here establish a framework for the identification, preservation, and, where possible, enhancement of the Town's natural heritage features and areas and their ecological functions. All known features and areas in the Town's natural heritage system have been designated "Greenland - Environmental Protection" on Schedules "B" and "C" to this Official Plan, and are therefore subject to the policies set out in Section 2.7.2 above. Where any conflict arises between the policies set out in that section and the policies below, the more restrictive policy shall apply.

However, the policies in this section of the Official Plan shall apply to all natural heritage features and areas in the Town, regardless of how they are designated on Schedule "B" or Schedule "C" (as the case may be) or how they are classified on Schedule "G". This includes significant wildlife habitat, linkage areas through valleyland corridors or other connections between core areas, shoreline areas, parabolic dune areas, fish habitat, significant woodlands, and significant valleylands that have yet to be identified or delineated. This Official Plan anticipates that periodic revisions and updates to the delineation of the Town's natural heritage system will be necessary to take into account new information or any changes made to guidelines, criteria, or approaches.

(1) The Town's natural heritage system shall include the following key natural heritage features, key hydrologic features, and other natural heritage features and areas, wherever they might occur in the Town:

- (a) provincially significant wetlands, coastal wetlands, locally significant evaluated wetlands, all wetlands 2.0 hectares or larger in area, and smaller wetlands where they are located in other components of the natural heritage system or form important linkage areas;
- (b) significant woodlands;
- (c) significant valleylands;
- (d) significant wildlife habitat;
- (e) fish habitat;
- (f) provincially significant Areas of Natural and Scientific Interest ("ANSIs");
- (g) regionally significant ANSIs;
- (h) sensitive surface water features and sensitive groundwater features;
- (i) areas that serve an ecological linkage function between natural heritage features and areas (including lands identified by the Province, the County of Simcoe, or the Town, which identification may be made in consultation with the

NVCA) where the Town considers it desirable to restore lost or severed natural corridors through natural succession or supplementary planting; and

(j) public lands, as defined in the *Public Lands Act* (R.S.O. 1990, c. P.43).

(2) The component features and areas of the Town's natural heritage system and their adjacent lands are to be preserved, maintained, and where possible enhanced, and shall be protected from the impacts of incompatible development and inappropriate land uses or site alteration.

(3) Minor alterations or revisions to the boundaries of areas or features shown on Schedule "G" may be made without requiring an amendment to this Official Plan, provided that the Town is satisfied that such alterations or revisions are not significant and maintain the overall intent of the natural heritage policies of this Official Plan, and provided that all agencies with regulatory jurisdiction in the matter have confirmed their agreement to the alteration or revision.

(4) Alterations or revisions to the boundaries on Schedule "G" made without an amendment to this Official Plan:

(a) shall be implemented through an amendment to the Zoning By-law, which amendment shall be deemed to conform with this Official Plan; and

(b) will be tracked by the Town and incorporated into this Official Plan at the time of the next comprehensive update or review.

(5) Where the Town is of the opinion that proposed development, redevelopment, or site alteration could have an impact on a natural heritage feature or area, including a linkage area or corridor, the Town may require the submission of an EIS as part of a complete application, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act.

(6) Where authorized under the *Planning Act*, any development or redevelopment proposed on lands adjacent to lands classified as "Natural Heritage (Category 1)", "Natural Heritage (Category 2)", or "Natural Hazard" on Schedule "G" shall be subject to Site Plan Control, and in such cases the Town may require that the proponent enter into a site plan agreement before any development or site alteration on the subject lands may occur.

(7) For the purposes of No. 4.1.2.(6) above and the remainder of Section 4.1, the term "adjacent" shall refer to lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area, the extent of which may be recommended by the

Province or based on municipal approaches that achieve the same objectives, and which, unless specified otherwise in accordance with the recommendations of an appropriate study, shall be defined as:

(a) any lands located within 50 metres of a provincially significant or regionally significant ANSI (Earth Science) or within 50 metres of an area described in Clause 4.1.2.(1)(i); or

(b) any lands located within 120 metres of any other feature or area identified in No. 4.1.2.(1).

(8) Nothing in this Official Plan shall be construed as implying any intent on the part of the Town or of any other public body to purchase or otherwise acquire any lands identified as part of the natural heritage system that are currently under private ownership.

(9) Nothing in this Official Plan shall be construed as implying that any lands identified as part of the natural heritage system that are currently under private ownership are in any way free or open to the general public, or as implying that unlimited outdoor recreation activities will be permitted on such lands.

(10) Nothing in this Official Plan is intended to limit the ability of existing agricultural land uses to continue, even where such uses are located in the natural heritage system or on lands adjacent to it, provided that the existing use is consistent with the policies in this Official Plan and complies with the applicable provisions of the Zoning By-law.

(11) The Town, in consultation with the NVCA and other agencies, shall encourage the establishment of environmental monitoring programs to measure the effectiveness of this Official Plan's natural heritage policies.

4.1.3 "Natural Heritage (Category 1)" Classification

The "Natural Heritage (Category 1)" classification on Schedule "G" comprises lands and lands under water that have a high degree of inherent environmental quality, significance, or sensitivity, and that are therefore to be protected and preserved in a natural state. Features in these areas include provincially significant wetlands, sensitive surface water features, sensitive groundwater features, and the habitat of endangered species or threatened species, as well as provincially significant ANSIs that are part of Wasaga Beach Provincial Park and significant parabolic dunes located outside the Provincial Park. The environmental significance and sensitivity of natural heritage features and areas have been assessed and determined based on provincial guidelines, existing information, municipal criteria, and approaches used by other agencies.

(1) Any lands that have been determined to contain a significant natural heritage feature identified in Policy No. 4.1.2.(1) above shall be subject to the policies that apply to the "Natural Heritage (Category 1)" classification, regardless of how such lands are designated on Schedule "B" or Schedule "C" (as the case may be) or how they are classified on Schedule "G" to this Official Plan.

(2) The land uses permitted on any land classified as "Natural Heritage (Category 1)" shall be limited to those uses permitted in the "Greenland - Environmental Protection" designation under Policy No. 2.7.2.2.(2) above.

(3) Subject to any other, more restrictive policy in this Official Plan, no development or site alteration shall be permitted on "Natural Heritage (Category 1)" lands, except where such development or site alteration is associated with one of the following:

(a) public works and uses associated therewith;

(b) public uses (including those associated with Wasaga Beach Provincial Park); or

(c) structures or other works necessary for flood or erosion control.

(4) As a general rule, the Town will discourage any proposal to change the classification of "Natural Heritage (Category 1)" lands for the purpose of permitting development or site alteration other than that permitted under No. 4.1.3.(3) above, and, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, the proponent of such a reclassification shall be required to provide an EIS, completed by a qualified professional in the field of environmental sciences, to the satisfaction of the Town and any other approval agencies, in support of the proposal.

(5) Notwithstanding No. 4.1.3.(4), the Town may approve a change in classification of lands from "Natural Heritage (Category 1)" to "Natural Heritage (Category 2), where such a reclassification is supported by the findings of an approved EIS and conforms with the intent of Section 4.1 of this Official Plan.

(6) Any change in the classification of "Natural Heritage (Category 1)" lands shall be implemented through an amendment to this Official Plan that amends the classifications shown on Schedule "G".

4.1.3.1 Provincially Significant Wetlands

The following policies shall apply to protect all provincially significant wetlands in the Town:

(1) Notwithstanding No. 4.1.3.(3) above, no development or site alteration shall be permitted in a provincially significant wetland.

(2) Where the boundary of a provincially significant wetland is undefined or unclear, that boundary shall be determined and defined in consultation with the Town and applicable agencies.

(3) The Town will encourage the creation of appropriate management strategies through the preparation of management plans for wetlands and wetland complexes, in consultation with the applicable approval and commenting agencies.

(4) The Comprehensive Zoning By-law shall place all provincially significant wetlands in a zone that protects them in accordance with the policies set out above.

4.1.3.2 Sensitive Surface Water Features & Groundwater Features

It is the intent of this Official Plan that sensitive surface water features and sensitive groundwater features be protected from adverse effects resulting from development. Surface water features such as rivers and streams are often associated with significant valleylands, which are subject to the policies in Section 4.1.4.6 below. Development in these areas is also subject to the natural hazard policies in Section 4.2, while development and site alteration along the Nottawasaga Bay shoreline must further conform with the policies for the Beach & Dune Conservation Area in Section 4.1.5.

(1) No development or site alteration shall be permitted in or near a sensitive surface water feature or a sensitive groundwater feature unless it has been demonstrated, to the satisfaction of the Town and any other relevant authority, that such features and their hydrologic functions will be protected, restored, or improved.

(2) No development or site alteration shall be permitted in an area regulated by the NVCA unless a permit for the proposed development or site alteration has been issued by the NVCA.

(3) No site alteration, including dredging, filling, and clearing, shall be permitted in an area along the Nottawasaga Bay shoreline without written approval from the Town and from the applicable regulatory agency.

(4) The Comprehensive Zoning By-law may establish a minimum setback distance from the high-water mark of a surface water feature or from the top of bank of a valleyland associated with such a feature for all buildings and structures, septic systems, and swimming pools.

(5) To clarify, the definition of “setback distance” in Subsection 34 (1.7) of the *Planning Act* (which refers to the distance between a building or structure and the boundary of

the parcel on which it is located) does not apply to a minimum setback distance established under No. 4.1.3.2.(4).

(6) The Town may consider a reduction in a setback established under No. 4.1.3.2.(4) where the Town and the NVCA are satisfied that such a reduction is supported by a geotechnical investigation addressing slope stability completed by a qualified professional.

(7) Prior to rendering a decision regarding an application to reduce a setback established under No. 4.1.3.2.(4), the Town will solicit and consider written comments from the appropriate agencies, which will include the NVCA.

4.1.3.3 Habitat of Endangered Species & Threatened Species

The Eastern Hog-nosed Snake has been identified and designated a threatened species (both provincially and federally) that is present within the Town of Wasaga Beach. In partnership with the NVCA, the Town prepared and published a discussion paper on the Eastern Hog-nosed Snake in July 2005, which identified areas that are significant habitat for this species. In 2011, the MNR prepared a recovery strategy for this species, which provided guidance for the administration of the *Endangered Species Act, 2007* (S.O. 2007, c. 6) by the MOE.

Natural areas in the Town that have not been classified as "Natural Heritage (Category 1)" could nevertheless still provide habitat for an endangered species or a threatened species for all or part of its life-cycle.

(1) No development or site alteration shall be permitted in the habitat of an endangered species or threatened species, unless the Town and any other relevant approval authority is satisfied that the species in question will be protected to the full extent provided for under the *Endangered Species Act, 2007* or any successor thereto.

(2) In circumstances where proposed development or site alteration has the potential to cause a negative impact on the habitat of an endangered species or a threatened species, the Town:

(a) will ensure that established procedures and protocols for identifying significant portions of the habitat of endangered species or threatened species are followed to the extent provided for under applicable law;

(b) may, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, require that the proponent provide, as part of a complete application, an EIS that identifies and confirms the location, size, amount, configuration, and quality of the habitat requiring protection; and

(c) may, as a condition of development approval, require the implementation of appropriate protective or mitigation measures for the area that is the subject of the application, to the extent authorized under applicable law.

(3) As conditions change or as new information becomes available regarding the locations or extent of habitat of endangered species and threatened species, any area in the Town that has been demonstrated to contain the habitat of an endangered species or threatened species may be classified as "Natural Heritage (Category 1)" on Schedule "G" to this Official Plan and, where necessary, appropriately redesignated on Schedule "B" or Schedule "C" (as the case may be), and the Zoning By-law may place such areas in the appropriate zone to protect and preserve the area so identified in accordance with the policies in this section of the Official Plan.

4.1.3.4 Provincially Significant ANSIs

For the purposes of this Official Plan, an Area of Natural and Scientific Interest ("ANSI") is an area of land or water containing natural landforms or features that have been identified as having value to the life sciences or earth sciences, based on evaluation procedures established by the Province, as amended from time to time. ANSIs may be provincially or regionally significant, and generally possess valuable characteristics related to ecological functions, scientific study, education, or the appreciation of nature.

There are four provincially significant ANSIs in the Town: Wasaga Beach Provincial Park and Wasaga Backlands Park Reserve (Earth Science), Wasaga Dunes (Life Science), Marl Lake (Life Science), and Nottawasaga River Spit (Life Science). These areas, which are identified on Schedule "G", generally overlap with provincially significant wetland complexes or other natural heritage features, and thus form part of the Town's core natural heritage system.

(1) No development or site alteration shall be permitted in any portion of an ANSI that is classified as "Natural Heritage (Category 1)", except for development or site alteration associated with Wasaga Beach Provincial Park.

(2) Where the boundary of an ANSI is undefined or unclear, the precise boundary shall be delineated in consultation with the relevant commenting agencies and approval authorities.

(3) The Town will support and encourage the preparation of management plans for provincially significant ANSIs in consultation with the relevant approval authority and commenting agencies.

(4) The Comprehensive Zoning By-law will place each provincially significant ANSI in an appropriate zone, in accordance with the policies in this section of the Official Plan.

4.1.3.5 Significant Parabolic Dunes Outside Wasaga Beach Provincial Park

Wasaga Beach's parabolic dune system is an impressive landform feature, one that is unique within Ontario. Much of the dune system is located in Wasaga Beach Provincial Park and therefore already protected. However, there are six outliers forming part of the dune system that are located outside the Provincial Park. Based on evaluation criteria from the 2005 Dune Outlier Study, these six dune outliers are considered significant features in the Town's natural heritage system and are subject to the following policies:

(1) No development or site alteration shall be permitted in any of the six dune outliers, which have been classified as "Natural Heritage (Category 1)" on Schedule "G".

(2) Development may be permitted on lands adjacent to "Natural Heritage (Category 1)" lands that contain a dune outlier, provided that the appropriate studies (such as an EIS, slope stability assessment, geotechnical assessment, or any other item that the Town is authorized to require as part of a complete application), prepared to the satisfaction of the Town, the County of Simcoe, and any other appropriate agency, have demonstrated there will be no negative impacts on the dune outlier or its ecological functions.

(3) The Comprehensive Zoning By-law shall place the dune outliers in a zone that protects them in accordance with the policies in this section of the Official Plan.

4.1.4 "Natural Heritage (Category 2)" Classification

In addition to areas that are adjacent to provincially significant wetlands or other "Natural Heritage (Category 1)" lands, the areas classified as "Natural Heritage (Category 2)" on Schedule "G" generally contain features and areas such as regionally significant ANSIs, linkage areas or other connections between core areas of the natural heritage system, significant wildlife habitat, fish habitat, significant woodlands, significant valleylands, or locally significant or other wetlands. Much of the Nottawasaga Bay shoreline, including the Beach & Dune Conservation Area (which is further subject to the policies in Section 4.1.5 below), is classified as "Natural Heritage (Category 2)".

The natural heritage features and areas located in the "Natural Heritage (Category 2)" classification are generally considered to be less sensitive than those found in the "Natural Heritage (Category 1)" classification (although some the features and areas in the "Natural Heritage (Category 2)" classification might still be important or of high environmental quality). Furthermore, some of the areas classified as "Natural Heritage (Category 2)" have been previously altered, developed, or otherwise impacted, and thus might contain a variety and mix of existing land uses. For these reasons, lands classified as "Natural Heritage (Category 2)" on Schedule "G" are not necessarily designated "Greenland - Environmental Protection" on

Schedules "B" and "C", and development in accordance with the policies that apply in the underlying land use designation may be permitted, subject to the policies in this section of the Official Plan.

(1) Subject to No. 4.1.4.(5) below (and subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), no development or site alteration shall be permitted on lands classified as "Natural Heritage (Category 2)" or on lands adjacent to a "Natural Heritage (Category 2)" area unless an EIS has demonstrated, to the satisfaction of the Town, that the proposed development or site alteration will have no negative impacts on natural heritage features or their functions.

(2) Any EIS submitted in support of proposed development or site alteration will be reviewed by the Town in consultation with any other appropriate agencies or public bodies in accordance with provincial legislation.

(3) The Zoning By-law may recognize lawfully existing uses in "Natural Heritage (Category 2)" areas but will limit the permitted extent of any such existing use to an area sufficient to accommodate the siting of the use.

(4) Subject to No. 4.1.4.(5), no application proposing to change the classification of "Natural Heritage (Category 2)" lands for the purpose of permitting development or site alteration shall be approved unless the proposed reclassification is supported by an EIS prepared by a qualified professional in the field of environmental sciences, to the satisfaction of the Town and any other relevant agency, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act.

(5) Notwithstanding No. 4.1.4.(1) and No. 4.1.4.(4), the Town, in consultation with such other agencies or public bodies as may be appropriate, may exempt a development application from the requirement of providing an EIS where such an exemption is warranted by the scope and scale of the proposed development or the sensitivity of the feature in question.

4.1.4.1 Lands Adjacent to "Natural Heritage (Category 1)" Lands

Lands that are adjacent to "Natural Heritage (Category 1)" lands, according to the definition of "adjacent" in Policy No. 4.1.2.(7) above, have been classified as "Natural Heritage (Category 2)", since development or site alteration in these areas could have a negative impact on the natural heritage features or areas in the "Natural Heritage (Category 1)" classification.

(1) Development and site alteration may be permitted on lands located adjacent to lands classified as “Natural Heritage (Category 1)”, provided that an EIS has demonstrated, to the satisfaction of the Town and any other appropriate agency, that the proposed development or site alteration will have no negative impacts on the adjacent natural heritage features or their functions.

(2) Where an EIS has identified potential impacts from proposed development or site alteration on a natural heritage feature or its functions, the development or site alteration in question shall not be permitted unless the Town is satisfied that the measures recommended in the EIS (such as buffer areas or mitigation measures) will be implemented and will be effective in preventing or appropriately mitigating negative impacts.

4.1.4.2 Regionally Significant ANSIs

There are two regionally significant ANSIs in the Town: Jack's Lake (Life Science) and Langman's Farm (Earth Science). (A portion of the latter is located in the Township of Springwater.)

(1) No development or site alteration shall be permitted on any portion of a regionally significant ANSI that is classified as “Natural Heritage (Category 1)” except in accordance with the policies in Section 4.1.3 above.

(2) Development and site alteration may be permitted on lands classified as “Natural Heritage (Category 2)” that are adjacent to an ANSI, provided that an EIS has demonstrated, to the satisfaction of the Town and any other relevant agency, that the proposed development or site alteration will have no negative impacts on the natural heritage features or ecological functions that provide the basis for the area’s identification as an ANSI, or that any impacts on such features and functions will be sufficiently mitigated.

(3) Where the boundary of an ANSI is undefined or unclear, the precise boundary shall be delineated in consultation with the relevant commenting agencies and approval authorities.

(4) The Comprehensive Zoning By-law will place each regionally significant ANSI in an appropriate zone, in accordance with the policies in this section of the Official Plan.

4.1.4.3 Significant Habitat

The Town has areas that contain terrestrial and aquatic flora and fauna characteristic of the Great Lakes mixed forest region. It is the intent of this Official Plan to maintain the biodiversity and integrity of the natural heritage system through the wise conservation and management of significant habitat. Although the schedules to this Official Plan do not identify specific areas as significant habitat, it is likely that some or all such areas coincide with other features of the Town's natural heritage system (as shown on Schedule "G"). Nonetheless, the following policies shall apply to all significant habitat (as that term is defined in No. 4.1.4.3.(1) below) in the Town, even if the area has not been identified as part of the Town's natural heritage system.

(1) For the purposes of this section of the Official Plan, "significant habitat" means significant wildlife habitat that is not the habitat of an endangered species or threatened species and may include the following:

(a) linkage areas and animal movement corridors;

(b) rare vegetation communities (including oak–pine forest with tallgrass savannah habitat, shrub sand dune communities, and Great Lakes coastal meadow marshlands);

(c) the habitats of seasonal concentrations of animals and areas where species concentrate at vulnerable points in their annual cycles or their life-cycles (such as deer wintering yards, fish spawning and nursery areas, and waterfowl production and phasing areas); and

(d) the habitat of a species classified as a special concern species under the *Endangered Species Act, 2007* or any successor thereto.

(2) Development and site alteration may be permitted in significant habitat or on lands adjacent to significant habitat, provided that an EIS has demonstrated, to the satisfaction of the Town and any other relevant agency, that the proposed development or site alteration will have no negative impacts on the viability of the significant habitat or on the natural heritage features and functions in the area.

(3) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, an EIS submitted for the purposes of No. 4.1.4.3.(2) above must be based on available and reliable information and must include the following:

(a) an assessment of the extent and characteristics of the area of significant habitat that could be affected by the proposed development;

(b) an analysis of potential impacts from the proposed development on the viability of the significant habitat;

(c) a detailed description of the measures that will be implemented to ensure that the design, construction, and operation of the proposed development will maintain the ecological integrity of the significant habitat and preserve the viability of the affected area; and

(d) a detailed description of the methods to be used to replace or compensate for any portions of the significant habitat consumed or converted to other uses as the result of the proposed development, which must generally be equivalent to the ecological functions of the features and areas consumed by or converted to other uses as the result of development.

(4) Where sufficient reliable information on a significant habitat area is lacking or does not presently exist, the Town will encourage and co-operate with wildlife conservation groups, non-governmental organizations, and other interested agencies to promote the undertaking of inventories, habitat assessments, and other information-gathering activities, in accordance with best practices and accepted methodologies.

(5) It is the intent of this Official Plan to promote and encourage the continued study of the biological components of the Town's natural heritage system for the purpose of ensuring adequate protection for the system's biodiversity and viability and to further identify, understand, and evaluate the attributes of individual components within that system, with the potential topics of such study including the following issues and matters:

(a) the identification of species of provincial and local conservation concern and their corresponding habitat areas;

(b) the delineation of areas of rare or specialized habitat for wildlife with specialized needs;

(c) the examination of the local context of larger-scale animal movement corridors (for instance, North American flyways for migratory birds), of regional and local animal movement corridors, or of linkages between core areas of the natural heritage system and other areas; and

(d) the assessment of the present and historical ecological significance of habitat areas associated with seasonal concentrations of animal species.

(6) Where an area not identified as part of the natural heritage system on Schedule "G" has, upon evaluation, been determined to be significant habitat, the area in question

(including any lands under water) may be classified as "Natural Heritage (Category 2)" and shown as such on Schedule "G".

(7) The Zoning By-law may place areas of significant habitat in an appropriate zone, in accordance with the policies in this section of the Official Plan.

4.1.4.4 Fish Habitat

Fish habitat can be found in the vast majority of lakes, ponds, rivers, streams, wetlands, and seasonally flooded areas in Ontario, and healthy fish communities not only support aquatic biodiversity but also contribute to many economic and social pursuits. Development and site alteration can impact fish habitat by altering hydrological cycles or the quality of runoff (in terms of sedimentation, temperature, contaminants, or other factors).

Where detailed fish habitat mapping is unavailable, all water features should be considered fish habitat unless it has been demonstrated otherwise.

(1) It shall be a policy of the Town to ensure no net loss in the productive capacity of fish habitat, including significant spawning and nursery areas as well as feeding and migratory areas, and to use the principle of no net loss to balance unavoidable habitat loss with habitat replacement and rehabilitation.

(2) No development or site alteration shall be permitted in fish habitat or on lands or in waters adjacent to fish habitat except in accordance with all applicable provincial and federal guidelines and regulations.

(3) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, anyone proposing development or site alteration in or adjacent to fish habitat shall be required to provide, as part of a complete application, an EIS, completed to the satisfaction of the Town and any other appropriate agency, that includes the following information:

(a) an assessment of the potential impacts from the proposed development or site alteration on the quality and quantity of waters affecting fish habitat; and

(b) a detailed description of the methods that will be implemented in the design, construction, and operation of the proposed development or site alteration in order to maintain, restore, or improve the quality and quantity of waters affecting fish habitat.

(4) No development or site alteration shall be permitted in or adjacent to fish habitat where the proposed development or site alteration would result in the harmful alteration,

disruption, or destruction of fish habitat that cannot be compensated for due to the nature and sensitivity of the habitat involved.

(5) The Town will promote and encourage the study of areas containing fish habitat in the municipality, which may be conducted in co-operation with non-governmental organizations or other interested groups for the purposes of identifying, evaluating, and classifying areas of fish habitat in order to ensure the adequate protection of these areas.

(6) Where stream banks or watercourses have been identified as being in need of restoration or enhancement, the Town will encourage and may participate in rehabilitative efforts.

(7) Where fish habitat is associated with an open surface water feature, the Zoning By-law:

(a) may require that adjacent land uses provide a vegetative buffer; and

(b) may restrict the land uses permitted within that vegetative buffer to those uses that will maintain or enhance the quality of the natural feature.

(8) The Zoning By-law may place areas containing fish habitat in the Town in an appropriate zone, in accordance with the policies in this section of the Official Plan.

4.1.4.5 Significant Woodlands

The term "woodland" refers to any treed area, with an outer edge defined by the outermost dripline. Woodlands are considered to be contiguous even if they are interrupted by clearings (either natural clearings or clearings for agricultural uses, other rural land uses, or infrastructure), provided that the clearing does not measure more than 20 metres from edge to edge. In general terms, a woodland is considered "significant" if it is ecologically, functionally, or economically important.

Significant woodlands can be physically separate from, but still functionally related to, the core areas of the Town's natural heritage system, and can themselves contain other natural heritage features. Significant woodlands can provide interior forest habitat for wildlife and bird species (with "interior forest habitat" meaning any part of a woodland patch that is 100 metres or more from all patch edges), and it is the intent of this Official Plan that interior forest habitat located in the core areas of the natural heritage system be protected.

In some places, significant woodlands have been identified through site-specific review and study. Schedule "G" does not specifically identify significant woodlands as a separate category, and therefore individual site assessments will be required (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act) to determine the

significance and level of protection necessary for any woodland features that are present. The Town will encourage the continued study and inventory of woodlands in order to identify and classify them and prioritize their preservation according to their relative significance, taking into consideration any unique or higher-order ecological functions and attributes.

(1) The Town shall encourage the preservation and sustainable utilization of woodlands (significant or otherwise) in order to achieve the following objectives:

- (a) Control soil erosion, particularly along watercourses.
- (b) Protect woodland ecosystems, including old growth and rare tree species or forest community types.
- (c) Enhance the quality of air and water.
- (d) Preserve wildlife habitat and maintain biodiversity.
- (e) Foster an ethic of conservation and stewardship in the Town's residents.
- (f) Provide for appropriate passive and other non-intrusive uses.
- (g) Support the sustainable production and harvesting of wood and other forest products, in accordance with acceptable forest management practices.
- (h) Reduce the impact of flooding from snowmelt and heavy rain events through water retention.

(2) Any woodland greater than 2.0 hectares in size located outside the core areas of the Town's natural heritage system shall be assessed for its significance, based on the following factors:

- (a) spatial extent, amount of forest cover, and physical configuration or shape;
- (b) diversity of species composition;
- (c) the provision of interior habitat or potential habitat;
- (d) the provision of linkage areas or connections between other natural heritage features;
- (e) soil quality, slopes, and susceptibility of the area to erosion;
- (f) surface water and groundwater functions; and
- (g) social, cultural, or recreational value.

(3) Where no other significant natural heritage features are present, a woodland shall be considered significant if it has an area of 20 hectares or greater.

(4) Development and site alteration will generally be directed away from significant woodlands, but may be permitted in or adjacent to a significant woodland where an EIS

has demonstrated, to the satisfaction of the Town and any other relevant agency, that the proposed development or site alteration will have no negative impacts on natural heritage features associated with the woodland or on their ecological functions, or that any impacts on such features and functions will be sufficiently mitigated.

(5) The Town will encourage and support the securing of conservation easements and the dedication of lands containing woodlands to public ownership in order to preserve these features and maintain a healthy and diverse natural heritage system for current and future generations.

(6) The Town shall encourage the retention of trees on historical vacant residential lots, where possible, through the siting and grading of proposed dwelling units.

4.1.4.6 Significant Valleylands

Section 4.2 of this Official Plan provides additional guidance regarding significant valleylands as it relates to erosion hazards and other natural hazards that could impact potential development or site alteration. Development and site alteration proposed in the area regulated by NVCA must obtain a permit from the conservation authority and proceed in compliance with that permit.

(1) Valleylands located in the Town shall be evaluated for their significance based on specific criteria, including the following:

- (a) the size and prominence of the landform;
- (b) surface water and groundwater functions;
- (c) degree of naturalness;
- (d) diversity of species and communities;
- (e) the presence of unique or rare species or communities;
- (f) habitat value; and
- (g) linkage functions.

(2) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, no development or site alteration shall be permitted in significant valleylands unless an EIS has demonstrated, to the satisfaction of the Town, in consultation with the NVCA and any other relevant agency, that the proposed development or site alteration will have no negative impacts on the feature or its ecological functions.

4.1.4.7 Locally Significant & Other Wetlands

(1) Development and site alteration may be permitted in or within 120 metres of a locally significant wetland, provided that the Town and any other relevant agency is satisfied with the findings and recommendations of an EIS regarding the potential impacts of the proposed development or site alteration on the wetland and its functions.

(2) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, anyone proposing development or site alteration in or within 120 metres of an unevaluated wetland not shown on Schedule "G" may be required to provide an EIS, completed to the satisfaction of the Town and any other relevant agency, as part of a complete application.

(3) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require that an EIS required under No. 4.1.4.7.(2) include an evaluation of the wetland, undertaken in accordance with provincial guidelines and methodologies.

(4) The Zoning By-law may place locally significant wetlands in a protective zone, in accordance with the policies in this Official Plan.

4.1.5 The Beach & Dune Conservation Area

This Official Plan recognizes the importance of the Nottawasaga Bay shoreline both as a recreational amenity and as a natural heritage feature, and therefore seeks to achieve an appropriate balance between these two aspects. Sand accumulation dominates the landscape in this area, with natural processes of erosion and deposition resulting in the formation of sand dunes. The beach dunes and their associated vegetation protect the shoreline and sand reservoirs critical to the natural function of the dynamic beach area system from the action of waves, as well as protecting areas immediately inland from the shoreline from flooding and erosion.

This section contains area-specific policies for the Beach & Dune Conservation Area intended to protect these unique features and provide direction regarding development, redevelopment, and site alteration that could have a negative impact on the beach dune features, associated vegetation, and their ecological functions. The Beach & Dune Conservation Area is located along the Nottawasaga Bay shoreline from the mouth of the Nottawasaga River to approximately 71st Street; the policies below are meant to apply to all privately and publicly owned properties that abut the Wasaga Beach Provincial Park beach area. All proposed

development, redevelopment, and site alteration in the shoreline area is further subject to approval under the *Conservation Authorities Act* (R.S.O. 1990, c. C.27) and to the regulations under that Act.

(1) The Town, in cooperation with the NVCA, shall ensure that any works undertaken in the shoreline area are designed and completed in strict compliance with the requirements established by the approval authority having jurisdiction in the matter.

(2) Any development, redevelopment, or site alteration that occurs adjacent to the sand dunes shall have regard to the dynamic beach process, and the Town, the NVCA, or any other relevant approval authority may require that proposed development, redevelopment, or site alteration (as the case may be) incorporate adequate protective features and measures into its design.

(3) Anyone who undertakes development, redevelopment, or site alteration along the shoreline will be encouraged to enhance the Beach & Dune Conservation Area, in cooperation with the appropriate agencies, by incorporating native vegetation compatible with the beach environment (such as dune grass) and by restoring areas where vegetation has been removed or damaged.

(4) Any public or private construction works proposed in the Beach & Dune Conservation Area should promote the long-term stability of the beach area by incorporating appropriate management strategies and measures, such as vegetative plantings of sand-resistant species, dune enhancement, and the replacement of sand materials excavated from the beach environment, with low-maintenance management techniques being encouraged.

(5) Any site alteration in, or other disturbance to, the dunes will be discouraged, as the retention of dunes in their natural state provides the shoreline with long-term protection from erosion.

(6) Nothing in this section of the Official Plan should be interpreted as restricting or limiting the recreational use of the beach, so long as such use has no detrimental effects on the beach and dune system.

(7) The Comprehensive Zoning By-law will establish appropriate provisions to implement the policies in this section of the Official Plan, and affected landowners shall be notified of the regulations to which their property is subject.

4.2 Natural Hazards

Natural Hazard lands are areas where naturally occurring processes could pose a threat to the safety of people or to property. It is critical that these areas be identified so that potential risks can be avoided. Areas that have been classified as "Natural Hazard" are shown on Schedule "G" to this Official Plan.

In certain locations, areas classified as "Natural Hazard" overlap parts of the Town's parkland and open space system. Such areas are meant to provide opportunities for passive recreation, where appropriate, while restricting development in order to protect people and property from potential hazards.

4.2.1 Objectives

The following are the objectives for this Official Plan's policies regarding Natural Hazard areas:

(1) Prevent loss of life in the event of a flood, and protect people and property from naturally occurring hazards, including flooding, erosion, unstable soils, dynamic beaches, wave uprush, and ice jams.

(2) Minimize property damage and social disruption resulting from emergencies created by natural hazards and hazard-related events.

(3) Direct development away from lands where there is an unacceptable risk to public health or safety, or where there is a high likelihood of property damage.

(4) Reduce public and private expenditures related to emergency measures, operations, evacuations, and restorative works by proactively developing adaptive measures, including flood-proofing, slope stabilization, and fire prevention measures.

(5) Cooperate with neighbouring municipalities to ensure development is protected from natural hazards (regardless of the municipality in which that development is located).

4.2.2 General Policies

The "Natural Hazard" classification is primarily intended to protect people and property. Areas classified as "Natural Hazard" on Schedule "G" are to be managed in a manner that will complement adjacent land uses while protecting them from any physical hazards.

(1) The "Natural Hazard" classification has been used to identify lands and sites that are considered hazardous due to their location:

(a) within the regulatory floodplain of a river, stream, and small inland lake system (which can include the Nottawasaga River, Lamont Creek, McIntyre Creek, Sturgeon Creek, Trillium Creek, Jacks Lake, or Marl Lake);

(b) within the erosion hazard limit of a river, stream, and small inland lake system;

(c) at or below the high lake level, which is defined as an elevation of 178.0 metres according to the Canadian Geodetic Vertical Datum of 2013 ("CGVD2013"), along the shoreline of Nottawasaga Bay;

(d) within a defined landward setback (as established in the Zoning By-law) from the Nottawasaga Bay dynamic beach hazard limit or from an area susceptible to wave effects or other water-related hazards; or

(e) in an area with unstable soils (such as wetlands, parabolic dune areas, or areas with organic soils or unstable bedrock).

(2) Any lands that have been demonstrated or determined to be hazardous lands or a hazardous site shall be subject to the policies that apply to the "Natural Hazard" classification, regardless of how such lands may be designated or classified on the schedules to this Official Plan.

(3) No development or site alteration shall be permitted on any land classified as "Natural Hazard", except as may be permitted under the PPS 2024 or any successor thereto.

(4) Any of the following uses or activities may be permitted on land classified as "Natural Hazard", and will be identified as permitted uses in the corresponding zone in the Comprehensive Zoning By-law:

(a) passive and active recreation uses, such as golf courses and playing fields, but not buildings or structures associated with such uses;

(b) forest management, fish management, and wildlife management;

(c) flood control, erosion control, and conservation projects;

(d) open space uses and public and private parks, but not buildings or structures associated with such uses;

(e) infrastructure (as that term is defined in the PPS 2024), utilities, or transportation facilities, where necessary;

(f) a residential or commercial use on a lawfully existing vacant lot of record, subject to all other applicable policies of this Official Plan;

(g) the redevelopment of a lawfully existing dwelling or structure, an addition to a lawfully existing building, or the erection of a new accessory building or structure, subject to all policies, principles, standards, and procedures that apply at the local, watershed, and provincial levels; and

(h) existing agricultural uses and plant nursery uses.

(5) None of the following shall be permitted on land classified as "Natural Hazard":

(a) emergency services, including fire, police, and ambulance stations and electrical substations;

(b) institutional uses, including hospitals, nursing homes, long-term care homes, retirement homes, preschools, school nurseries, child-care centres, and schools;

(c) uses associated with the disposal, manufacture, treatment, or storage of hazardous substances (substances that are toxic, ignitable, corrosive, reactive, radioactive, or pathogenic);

(d) the placement or removal of fill of any kind, regardless of whether the fill originated on the same site; or

(e) development on any new lot in a plan of subdivision or a new lot created by consent that is wholly located within the "Natural Hazard" classification.

(6) The classification of privately owned lands as "Natural Hazard" shall in no way be interpreted as implying that such lands are free and open to the general public or as implying any intent on the part of the Town or any other public body to purchase or otherwise acquire such lands.

(7) The presence of an existing or potential hazard on lands shall confer no obligation to purchase such lands upon the Town or any other agency or public body.

(8) Where an area that is the subject of a development application includes lands classified as "Natural Hazard", the Town may decline to accept those "Natural Hazard" lands (or any portion thereof) as part of a required conveyance of land for park or other public recreation purposes under the *Planning Act*.

(9) The Comprehensive Zoning By-law will establish setbacks for buildings and structures from the edges of "Natural Hazard" areas, as appropriate to the extent or severity of the hazard.

(10) Further to No. 4.2.2.(9), the Zoning By-law may, in establishing a defined landward setback as described in Clause 4.2.2.(1)(d), include a freeboard distance for building openings.

(11) The Comprehensive Zoning By-law may recognize lawfully existing uses in "Natural Hazard" areas.

(12) In the absence of more detailed mapping, the boundaries for the areas classified as "Natural Hazard" on Schedule "G" shall be used as guides for implementing the policies in this section of the Official Plan.

(13) The NVCA will be consulted in respect of development applications to confirm the limits of natural hazards and to determine permitting requirements for any areas regulated under the *Conservation Authorities Act*.

(14) Where site-specific studies have demonstrated, to the satisfaction of the Town, in consultation with the NVCA, that the boundaries of a "Natural Hazard" area and of the corresponding zone in the Zoning By-law should be refined:

(a) the areas classified as "Natural Hazard" on Schedule "G" shall be interpreted as always having referred to the extent of the natural hazard as determined by the more precise information; and

(b) development, redevelopment, and site alteration may be permitted on any lands no longer classified as "Natural Hazard" without requiring a site-specific amendment to this Official Plan, subject to all other applicable policies.

4.2.3 Shoreline Hazards (Nottawasaga Bay)

It is the intent of this Official Plan that the precise extent of hazardous lands along the Nottawasaga Bay shoreline, based on the furthest landward extent of the flooding hazard, erosion hazard, and dynamic beach hazard limits, will be established, to the satisfaction of the Town, in consultation with the NVCA, during the process of considering specific development applications. Therefore, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, technical studies may be required as part of any development application to determine the precise shoreline hazard limit on the lands that are the subject of that application, with the cost of any such studies being borne by the proponent.

(1) For the purposes of this section of the Official Plan, the term "shoreline hazard limit" shall refer to the furthest landward extent of the flooding hazard limit, erosion hazard limit, or dynamic beach hazard limit, whichever is the greatest, with respect to the Nottawasaga Bay shoreline.

(2) The extent of the flooding hazard limit along the Nottawasaga Bay shoreline will be determined through the completion of technical studies associated with specific development applications, which (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act) shall consider:

(a) the 100-year flood level of 178.0 metres (CGVD2013);

(b) the flood allowance for wave effects; and

(c) the flood allowance for other water-related hazards.

(3) The extent of the erosion hazard limit along the shoreline will be determined through the completion of technical studies associated with specific development applications, which (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act) shall consider:

(a) stable slope allowances;

(b) average annual recession; and

(c) erosion allowances.

(4) The extent of the dynamic beach hazard limit along the shoreline will be determined through the completion of technical studies associated with specific development applications, which (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act) shall consider the flooding hazard limit and its associated allowance.

(5) In addition to the factors identified in Nos. 4.2.3.(2)–(4) above, the extent of the shoreline hazard limit shall be determined in accordance with technical guides provided by the Province.

(6) No building or structure shall be permitted on any land within the dynamic beach hazard limit.

(7) No lot creation, either by consent or through a plan of subdivision, shall be permitted that would result in the creation of a new building lot located wholly within the Nottawasaga Bay shoreline hazard limit.

(8) The erection of a new building or structure within the Nottawasaga Bay shoreline hazard limit shall only be permitted if:

(a) the proposed new building or structure will be located on a lawfully existing lot;

(b) no part of the proposed new building or structure will be located within the dynamic beach hazard limit;

(c) all works associated with the proposed erection will be carried out in accordance with principles, standards, and procedures established at the local, watershed, and provincial levels; and

(d) the proposal is supported by an engineering study (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), prepared by a qualified professional at the proponent's sole cost, that demonstrates, to the satisfaction of the Town, in consultation with the NVCA, that all shoreline hazards have been adequately addressed.

(9) Any development or site alteration proposed within the Nottawasaga Bay shoreline hazard limit shall require a permit from the NVCA issued under the *Conservation Authorities Act* and the regulations under that Act.

(10) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, anyone proposing development along the Nottawasaga Bay shoreline may be required to provide, as part of a complete application, one or more technical studies demonstrating that development will occur outside "Natural Hazard" areas and that safe access to and from the site will be available.

4.2.4 Erosion Hazards (River, Stream & Inland Lake Systems)

Areas that are susceptible to erosion hazards or slope instability have been designated as "Natural Hazards" on Schedule "G" to this Official Plan, although the precise boundaries of these hazardous areas will need to be established, to the satisfaction of the Town, in consultation with the NVCA, during the process of considering specific development applications. Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, technical evaluation and studies may also be required to determine the boundaries of erosion-prone areas not identified on Schedule "G", with the cost of such studies being borne by the proponent.

(1) The extent of the erosion hazard limit along river, stream, and inland lake systems will be determined through the completion of technical studies associated with specific development applications, which among other things (and subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act) will be based on a consideration of the following:

(a) the toe erosion allowance;

(b) the stable slope allowance;

(c) the erosion access allowance; and

(d) the flooding hazard limit or meander belt allowance.

(2) In addition to the factors identified in No. 4.2.4.(1) above, the extent of the erosion hazard limit along river, stream, and inland lake systems shall be determined in accordance with technical guides produced by the Province.

(3) No lot creation, either by consent or through a plan of subdivision, shall be permitted where it would result in the creation of a new building lot within the erosion hazard limit along a river, stream, and inland lake system.

(4) Development will generally be directed to locate outside of areas along river, stream, and inland lake systems that are subject to erosion hazards.

(5) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, anyone proposing development or site alteration within the erosion hazard limit along a river, stream, and inland lake system may be required to provide a Geotechnical Engineering Study as part of a complete application, prepared by a qualified professional and demonstrating to the satisfaction of the Town, in consultation with the NVCA, that the proposed development or site alteration will be carried out in accordance with the principles, standards, and procedures established at the local, watershed, and provincial levels.

(6) Any works undertaken to address erosion hazards shall require a permit issued by the NVCA.

4.2.5 Flooding Hazards (River, Stream & Inland Lake Systems)

The "Natural Hazard" classification on Schedule "G" includes areas in the Town that are prone or susceptible to flooding. The extent of the floodplain along river, stream, and inland lake systems (*i.e.*, not along the Nottawasaga Bay shoreline) is determined according to the regulatory flood standard, which is based on applicable flood event standards prescribed in the regulations under the *Conservation Authorities Act*.

Current floodplain mapping for the Nottawasaga River and Sturgeon Creek floodplains shows over 100 existing dwellings within these floodplain areas, particularly along the Nottawasaga River in the area of Oxbow Park Drive, 32nd Street South, and Knox Road East. The Town has received, and will continue to receive and consider, in consultation with the NVCA, building

permit applications for new dwellings (either through redevelopment or conversion from another use), additions to existing buildings, and accessory structures within these flood-prone areas. Development within the area regulated by the NVCA also requires a permit under the *Conservation Authorities Act*.

(1) The extent of the flooding hazard limit along river, stream, and inland lake systems will be determined through the completion of technical studies associated with specific development applications (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), based on the regulatory flood standard for the NVCA, as prescribed in the regulations under the *Conservation Authorities Act*.

(2) Where an application for a building permit has been received in respect of land in the floodplain, the process of considering that application will include the establishment of precise floodplain boundaries, to the satisfaction of the Town and the NVCA.

(3) Where the extent of the floodplain has not yet been determined, anyone proposing development or site alteration on land that might be located in the floodplain may be required to include technical floodplain studies (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), undertaken at the cost of the proponent, as part of a complete application.

(4) Development will generally be directed to locate outside of areas along river, stream, and inland lake systems that could be susceptible to flooding hazards.

(5) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, anyone proposing development, redevelopment, or site alteration in a flood-prone or potentially flood-prone area may be required to provide a Floodplain Analysis as part of a complete application, which shall be prepared by a qualified professional at the cost of the proponent.

(6) Where a Floodplain Analysis has been required under No. 4.2.5.(5) above, no development, redevelopment, or site alteration shall be approved in a flood-prone or potentially flood-prone area unless that Floodplain Analysis has demonstrated, to the satisfaction of the NVCA and the Town, that the proposed development, redevelopment, or site alteration:

- (a) will be adequately flood-proofed;
- (b) will be appropriately designed;
- (c) will not cause impacts on lands, property, or buildings located upstream or downstream from the site;

(d) will not have a negative impact on the hydraulics or hydrology of the floodplain;

(e) will be carried out in accordance with principles, standards, and procedures established at the local, watershed, and provincial levels for floodplain development; and

(f) will satisfy any other requirements considered relevant or appropriate by the Town or by the NVCA, as may be determined during pre-submission consultation.

(7) No development or site alteration shall be undertaken in a floodplain without a permit issued by the NVCA, which will address such matters as the required minimum opening elevation, grade alterations, flood-proofing measures, and special construction techniques as may be required.

(8) To ensure the safety of the Town's residents in the event of a flood or ice-jam, the Town, in association with other appropriate agencies, will prepare an Emergency Action Plan, which will address, among other matters, the means for evacuating people and moveable property from flood-susceptible areas in response to such an event.

(9) Where existing properties are located wholly or partially within the flooding hazard limit, particularly along the Nottawasaga River in the areas of Oxbow Park Drive, 32nd Street South, and Knox Road East, the Zoning By-law may recognize lawfully existing land uses and place them in an appropriate "Floodplain" or "Floodplain Holding" Zone.

(10) The erection of a non-habitable or accessory building or structure in a flood-prone area may be permitted, provided that:

(a) the building or structure is located in an area of acceptable risk;

(b) a minimum of fill is used during the construction;

(c) the building or structure is properly constructed and anchored to prevent floatation; and

(d) the building or structure can be wet floodproofed; and

(e) any electrical systems are installed to 0.3 metres above the regional flood level.

4.2.6 Hazardous Sites (Unstable Soils & Steep Slopes)

Sites that are considered hazardous due to factors such as unstable soils (*e.g.*, inorganic marl, sensitive marine clays, or organic soil deposits), unstable bedrock (*e.g.*, karst topography), or steep slopes have been classified as "Natural Hazard" or as "Natural Heritage (Category 1)"

(or as both, as is the case with wetlands and the dune outliers referred to in Section 4.1.3.5 above). Wetlands and hazardous sites have been identified based on information from the Province regarding provincially significant wetlands and soil conditions, while steep slope areas have been identified based on the 2005 Dune Outlier Study undertaken by the Town.

(1) The precise boundaries of areas with unstable soils, steep slopes, or other hazardous sites will be established, to the satisfaction of the Town, the NVCA, and the Province, during the process of considering development applications.

(2) Development will generally be directed to locate away from hazardous sites, in accordance with the natural hazard policies in this Official Plan and with the PPS 2024.

(3) No lot creation, either by consent or through a plan of subdivision, shall be permitted where it would result in the creation of a new building lot on a hazardous site.

(4) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, any application proposing development on a known or potential hazardous site, or any portion thereof, may (and generally will) be required to provide a Geotechnical Engineering Study (or another similar study or studies) as part of a complete application, which:

  (a) must be prepared by a qualified professional at the sole cost of the applicant; and

  (b) must demonstrate, to the satisfaction of the Town and the NVCA, that the proposed development will be carried out in accordance with principles, standards, and procedures established at the local, watershed, and provincial levels.

(5) Development shall be sufficiently set back from steep or unstable slopes in order to eliminate any risks to people or property, with the distance of the required setback to be determined on a site-specific basis by a qualified professional, taking into consideration the following factors, at a minimum:

  (a) slope configuration, including height and inclination;

  (b) soil type, layering, and groundwater patterns;

  (c) vegetation type and cover;

  (d) site surface and drainage; and

  (e) the nature of the proposed development.

4.3 Parkland & Open Space

Thanks to its unique qualities, Wasaga Beach offers many different spaces that support recreational activities and environmental appreciation, thereby contributing to a healthy and active community. These places are also key to attracting new residents, tourists, volunteers, and businesses to the Town. Maintaining opportunities for outdoor activity requires a well-designed, safe, connected, and functional network of parks and open spaces, which play a vital role in fostering a sense of community and belonging and in maintaining the social fabric of the Town.

The "Greenland - Parks & Open Space" designation (policies for which are set out in Section 2.7.1 of this Official Plan) encompasses all parkland and open space areas in the Town. Parks and open spaces are also identified on Schedule "G" using the "Open Space" classification. The policies presented here relate more generally to the Town's overall system of parks and open spaces, whose components are categorized as "Parkland" or as "Open Space". The "Parkland" category comprises Community Parks, Neighbourhood Parks, Parkettes, and Urban Plazas, while the "Open Space" category comprises Natural Areas and Open Space Corridors. The overall intent of this Official Plan is to preserve these natural resources for public enjoyment or conserve them for their natural heritage value, as appropriate.

Any land in the parks and open space system that is identified using one of the "Natural Heritage" categories or classified as "Natural Hazard" on Schedule "G" will be protected from undesirable or damaging forms of development and site alteration, in accordance with the policies in Sections 4.1 and 4.2 above, except as may be permitted by the appropriate agencies or public bodies having jurisdiction.

4.3.1 Objectives

This Official Plan's policies for Parklands and Open Space areas aim to achieve the following objectives:

(1) Provide venues for a diverse range of structured and unstructured activities and both active and passive leisure pursuits for all ages, abilities, and interests while preserving, and where possible enhancing, the Town's natural features.

(2) Maintain a municipal system of public parks, in conjunction and coordination with additional parklands provided by the Province.

(3) Maintain and extend a multi-level system of recreational trails to serve the interests of local and regional users.

(4) Maintain a variety of parkland options and a range of park classes to accommodate different opportunities and serve diverse recreational purposes and interests.

(5) Maintain and enhance the Town's scenic vistas.

(6) Maximize public access to the waterfront and support the development of complementary recreational uses along the beach and riverfront, in accordance with all applicable regulations and requirements.

(7) Support the protection and preservation of the Town's valuable and cherished natural resources and features that are vital to maintaining a healthy and sustainable natural environment.

(8) Provide opportunities to enhance residents' physical, mental, and social well-being and health by offering venues for the pursuit of activities that support fitness (such as sports fields and trails); social development through play, volunteering, and meeting fellow residents; and the pursuit of reflective, meditative, and stress-reducing activities.

4.3.2 Classification of Parklands & Open Spaces

The classification system for the Town's Parklands and Open Space lands is established in the Parks and Trails Master Plan (2020), which organizes these spaces according to their functions and the user experiences they provide. The following descriptions are meant to assist Council in its decisions regarding the allocation of financial and operational resources when opportunities for development or redevelopment arise, as well as to outline intended uses for each class of Parkland and Open Space.

4.3.2.1 Parklands

The Town's Parklands are categorized into four classes, listed below. **Table 4.1** shows the intended service area and target size for each park class.

Community Parks are generally larger areas that are meant to be used for community events, festivals, and active recreation pursuits by groups of residents and visitors. They might provide athletic amenities for organized recreation (such as sports fields, support buildings, and community-wide recreation amenities), as well as pathways, pavilions, or other unique elements that make the park a "destination." These parks generally require the provision of full municipal water, wastewater, and other services in order to function as intended. Wasaga Sports Park is an example of a Community Park.

Table 4.1 – Parkland Classifications

Park Class	Service Area	Target Park Size
Community Park	Town-wide and beyond	4.0 ha or greater
Neighbourhood Park	Surrounding neighbourhood (~800m radius)	0.5 ha to 4.0 ha
Parkette	Localized (~500m radius)	0.5 ha or less
Urban Plaza	Town-wide	0.5 ha or less

Neighbourhood Parks are primarily intended to support children's play activities and are often located within subdivisions to promote walkability. Neighbourhood Parks contain playgrounds, local-level play features, and passive open spaces meant to serve the immediate area. Unlike Community Parks, most Neighbourhood Parks do not provide off-street parking, though the provision of such facilities might be coordinated with adjacent school sites. Wasaga Village Park is an example of a Neighbourhood Park.

Parkettes are generally smaller and less developed than Neighbourhood Parks. Their primary purpose is to provide access to green space and respite for nearby residents and for travellers, offering seating areas, pathways, ornamental gardens, shade trees, or other similar features. Most Parkettes will not contain playground equipment, unless there are no suitable options nearby. Golfview Park is an example of a Parkette.

Urban Plazas are publicly owned lands in highly visible and conveniently accessed locations, typically in gateways or higher-density urban areas. They help support the Town's social and cultural fabric and create a sense of place, and might include elements of local historic or cultural significance. Urban Plazas are typically characterized by hardscaped areas for events and gatherings, public art, seating areas, and areas to accommodate related civic uses. Beck Square is an example of an Urban Plaza.

4.3.2.2 Open Spaces

The Town's Open Spaces have been categorized either as Natural Areas or as Open Space Corridors, as described below. Due to their more naturalized characteristics, Open Spaces do not have defined service areas or target sizes like Parklands do, although Open Space Corridors should preferably have a minimum width of 7.5 metres.

Natural Areas are municipally owned open spaces that are meant to support conservation uses and passive recreational pursuits (such as walking, nature appreciation, and environmental education), and are meant to remain largely undeveloped. These lands contain open space or natural heritage features such as woodlands, wetlands, and wildlife habitat. Pridham Park is an example of a Natural Area.

Open Space Corridors are typically comprised of trails or linear parks and are meant to provide connections between natural heritage features within the open space system (for flora and fauna) and between local points of interest (for active transportation users). Open Space Corridors consist largely of unimproved open space or trail infrastructure. They may be Town-owned or controlled (through easements or agreements, for instance) and may include waterfront access points. The Carly Patterson Memorial Trail is an example of an Open Space Corridor.

4.3.3 Provision of Public Parks & Open Spaces

(1) Public parks are to be provided at a standard of 3.0 hectares per 1,000 permanent residents, the calculation of which may include any public park operated by a public body other than the Town that is of an appropriate nature and location.

(2) To ensure the equitable provision of such spaces, the Town shall strive to provide parks and open spaces in populated areas that currently lack parks and open space facilities or that have gaps in the provision of such facilities.

(3) Public parks and open spaces, while encouraged within the "Greenland - Parks & Open Space" designation, shall be permitted in any land use designation shown on Schedule "B" or Schedule "C" to this Official Plan, provided that the location does not pose a threat to public health or safety.

(4) The preferred location for any new park is one that provides (or will be able to provide) a high degree of visibility, offers reasonably convenient access for the population the park is intended to serve, supports (or can support) integration with active transportation and transit facilities, and facilitates co-location or connectivity with other amenity areas and public service facilities.

(5) Further to No. 4.3.3.(4), where possible, the Town will seek to locate Neighbourhood and Community Parks adjacent to proposed school sites, with the co-location of parks with other appropriate public service facilities also being encouraged.

(6) Where Parklands or Open Space areas are located adjacent to an existing or planned residential area, appropriate measures may be implemented to minimize potential

adverse impacts from the public use of the park or open space, such as those generated by recreational activities or parking facilities.

(7) The retention and expansion of existing parks and open spaces is of a high priority for the Town and shall be encouraged as appropriate, based on the ownership and location of lands and on existing conditions.

(8) The Town shall seek opportunities to work with area school boards and other recreation service providers to maximize community access to quality outdoor parks and recreation amenities on non-municipal lands, where such access is considered necessary or appropriate to supplement the municipal park and open space system.

(9) The identification of any lands under private ownership as Parklands or as Open Space shall not be construed as implying any intent to acquire such lands on the part of the Town or by any other public body, nor shall it be construed as implying that such lands are available for public use.

4.3.4 Securing Additional Parklands & Open Space Lands

The policies below relate to the Town's acquisition of land for parks and open spaces. Further policies regarding such acquisition are found in Section 6.14.1 of this Official Plan, which also contains policies regarding the payment of cash in lieu of parkland dedication.

(1) It is recommended that the Town secure additional Parklands and Open Space areas, wherever possible:

- (a) to address existing gaps in the provision of such spaces and to meet growth-related needs, with a focus on equitable distribution and access;
- (b) to expand existing parks to accommodate additional recreational amenities, based on demonstrated needs;
- (c) to enhance public access to the waterfront and the river;
- (d) to establish urban parks within newly developing and intensifying communities, where required; and
- (e) to establish linear and trail connections that support the creation or enhancement of a comprehensive Town-wide active transportation network.

(2) Council should refer to the Town's Parks and Trails Master Plan (2020), or any successor thereto, when considering the acquisition or development of Parklands or Open Space areas.

(3) Parks, urban squares, and open spaces may be provided through the conveyance of land in accordance with the provisions of the *Planning Act* or through other actions undertaken by a public body, as described in Section 6.14.1 of this Official Plan.

(4) All lands conveyed to the Town for park or other public recreational purposes must be suitable for public recreational uses and acceptable to the Town in accordance with the policies and criteria in Section 6.14.1 of this Official Plan.

(5) Generally, the Town should avoid accepting or developing parcels smaller than 0.5 hectares as Neighbourhood Parks, unless it has been determined that doing so is the most appropriate or practical means to address an existing need or gap.

(6) The Town will work in consultation with proponents of development to identify lands to be conveyed for park or other public recreational purposes and to ensure that such lands are prepared in a manner that is appropriate for their intended future use.

4.3.5 Design of Parkland & Open Space Areas

Overall, the Town's Parklands and Open Space areas are meant to contribute to more liveable, healthy, functional, and sustainable urban forms through their integration with other land uses to foster the achievement of complete communities. Design of parkland and open space areas should proceed in accordance with the following and in consideration of the classification of such lands.

(1) Public parks, urban squares, and open spaces shall contribute to the greening and beautification of the Town using both natural and planted materials.

(2) Public parks, urban squares, and open spaces should be designed to create unique focal points for community identity and, where possible, should incorporate venues that recognize and conserve historical features and heritage resources that have contributed to the historical development of the community.

(3) The Town's Parklands and Open Spaces should be designed and managed to provide benefits to the local economy by attracting visitors and tourists through sport tourism and special events, by providing access to the waterfront and trail connections to natural and cultural heritage venues, and by taking advantage of other opportunities.

(4) The Town, other public bodies, and private individuals will be encouraged to develop Parklands and Open Space areas to support appropriate recreational uses, which should be compatible with adjacent areas and with any existing natural features.

(5) Parklands and Open Space areas shall be designed to provide acceptable means of both physical and visual access, to the satisfaction of the Town, with the Town preferring that parks have a minimum of 50% open frontage on abutting streets.

(6) The Town shall encourage universal accessibility, safety, and comfort for all users of the parks and trails system by ensuring compliance with the AODA and by implementing CPTED principles.

(7) Lands that are to be conveyed for park or other public recreational purposes should be designed in accordance with the policies in this Official Plan, with the Town's Parks and Trails Master Plan (2020), or any successor thereto, and with the following principles and best practices:

(a) Promote universal accessibility, such as wheelchair access and ramps to play structure areas, in all parks and open spaces.

(b) Provide playgrounds that offer both junior and senior play opportunities, using appropriate surfacing for play structures to a depth that is suitable for the fall-height of the equipment, and ensuring appropriate sightlines to play areas.

(c) Consider activities and programming for the growing older adult population, including increased daytime usage and emerging activities such as pickleball.

(d) Include unstructured space in parks to allow for a wide variety of active and passive recreational uses in all seasons.

(e) Locate shade structures and trees close to amenity areas and along trails to protect users from the harmful effects of the sun.

(f) Provide informal seating opportunities, and locate seating in shaded areas, along accessible routes, and in proximity to active amenity areas.

(g) Provide maintained pathways with a minimum width of 3.0 metres (unless a different minimum width is appropriate or necessary), with clearance along pathways to accommodate maintenance vehicles and with space for features such as benches, waste receptacles, and bicycle racks.

(h) Locate waste and recycling receptacles at or close to park entrances to facilitate maintenance.

4.3.6 Open Space Corridors & Trails

Due to its geographical location, its population profile, and its status as a significant four-season tourism centre, the Town requires the provision, maintenance, and improvement of a comprehensive recreational trails system. This system needs to not only serve local residents

but also provide and maintain regional linkages, which are necessary for the Town to retain its competitive position as an attractive tourism destination and the attendant economic benefits.

The Town's Recreational Trails System forms part of the larger active transportation network, shown on Schedule "F3" to this Official Plan, which identifies the general location of existing and future recreational trails in the Town. The locations and alignments of features shown on Schedule "F3" are not intended to be exactly precise, and therefore slight variations may be made without requiring a formal amendment to this Official Plan.

(1) The Town intends to develop a municipal Open Space system generally consisting of linear corridors along the beachfront and riverfront with connecting linkages to lands owned and managed by Ontario Parks.

(2) Open Space lands, both publicly and privately owned, will be integrated as part of a comprehensive active transportation network and trail system, subject to an overall community Open Space Master Plan, with appropriate public access provided through such means as permanent easements over private lands to ensure integrated connectivity.

(3) The Town's existing and anticipated future trail system includes the following categories:

  (a) **Greenways**, which are linear corridors located within or along important natural features (including Provincial Park lands, scenic areas, heritage points of interest, and other attractions, such as the beach, dunes, and the Nottawasaga River and its tributary creeks);

  (b) **Four-Season Trails**, which are multi-use trails located within or along Greenways capable of accommodating pedestrians, cyclists, and, in the winter, cross-country skiing, snowshoeing, and "fat-biking"; and

  (c) **Specialty Trails**, which are trails that have been developed with a specific use or purpose in mind (such as neighbourhood trails designed for cycling, walking, and other self-propelled non-motorized trail uses in and around areas where people live).

(4) The locations and alignments of recreational trails shown on Schedule "F3" are not intended to be absolutely precise, and slight variations in such locations and alignments may be made without requiring an amendment to this Official Plan, provided that such variations are consistent with the overall general intent of this Official Plan.

(5) In pursuit of a comprehensive recreational trails system, the Town will:

(a) encourage and facilitate the creation of trail connections to and between important destinations and attractions in the Town;

(b) seek to connect existing and future trails within Wasaga Beach to create a cohesive system of looping or circular routes;

(c) participate, to a reasonable and appropriate extent, in the development of a multi-level, multi-use recreational trails system in the Town; and

(d) encourage and facilitate the creation of linkages between the Town's trail network and neighbouring municipalities along regionally significant trail routes, as identified in the Simcoe County Trails Strategy.

(6) The Town should be prepared to actively cooperate with adjacent municipalities and other relevant authorities in coordinating and promoting regional trail systems, and should be prepared to expand the Town's existing trail system through the integration and interconnection of:

(a) natural heritage features in public ownership;

(b) abandoned linear corridors in public ownership;

(c) existing rights-of-way;

(d) established and proposed service and utility corridors;

(e) existing Parklands and Open Space lands;

(f) sidewalks, pathways, and improved connections through local neighbourhoods for pedestrian and bicycle travel; and

(g) linkages provided through the approval of draft plans of subdivision and of other development applications.

(7) The Town should be prepared to pursue the integration and interconnection of the various elements listed in Policy No. 4.3.6.(6) above through whatever appropriate means are at its disposal, including agreements with private landowners, the retention or securing of easements for public access, and the acquisition of lands.

(8) Trail systems should be designed to provide safe connections to the various natural features in the area, such as the beach, dunes, creeks, and waterways, and any road linkages or road crossings should be carefully considered with the goal of prioritizing the safety and well-being of trail users.

(9) Where roads are included as part of the trail system, every effort should be made to separate trail users from motorized traffic.

(10) Where possible, trails and other active transportation facilities in urban settings should be constructed in a manner that makes them accessible for all users and, to that end, should limit changes in grade, maximize width, and incorporate hard surfacing.

(11) In places where it is not possible to create a fully accessible trail, signage at the trail entrance and notices on published trail maps should identify the area as non-accessible, should specify the length and steepness of the trail section in question, and should identify the locations of the nearest accessible entrances and exits.

(12) The design and development or redevelopment of trails should apply Crime Prevention Through Environmental Design (CPTED) principles, such as natural access control, natural surveillance, and territorial reinforcement.

(13) The design and development of new trails should consider and carefully review accessibility, appropriate signage, interpretative information, bicycle racks, and other factors that make trail systems easier to use, especially at trailheads and at major commercial areas and other destinations.

(14) New development shall be required, where appropriate as per the policies of this Official Plan, to incorporate an integrated path and trail system, to provide extensions, loops, continuous off-road trails, and public access connections between residential neighbourhoods, commercial areas, schools, public buildings, and major recreation facilities.

4.3.7 "Wasaga Beach Provincial Park" Overlay

Wasaga Beach Provincial Park is a critical component of the system of parkland spaces in the Town. There are two distinct parts to the lands that comprise the Provincial Park: the beach area and inland park areas. The beach area represents a significant, provincially recognized recreation and tourism resource, and it is a goal of this Official Plan to balance the high level of public use with the appropriate management of this important resource, while acknowledging that the coordination of Town and provincial interests in protecting and promoting the beach area is a complex issue.

Inland park areas provide many additional opportunities for recreation, but generally feature complex and fragile environments. These include two provincially significant ANSIs and a selection of rare ecosystems, including significant sand dune features. The protection of these valuable areas in a way that will also allow for the establishment of a coherent active transportation network requires public education and cooperation with the Province. The primary issue to be addressed regarding the inland park areas is how to protect their unique ecosystems while providing for an appropriate and sustainable level of public use.

The "Wasaga Beach Provincial Park" overlay shown on Schedule "A" to this Official Plan encompasses various lands across the Town, most (though not all) of them located within the Greenland Areas (also shown on Schedule "A"). Any land within this overlay is subject to the following policies, regardless of the underlying land use designation shown on Schedule "B" or Schedule "C".

(1) Notwithstanding the policies that apply in the land use designations shown on Schedules "B" and "C", any land use, development, redevelopment, or site alteration proposed in the "Wasaga Beach Provincial Park" overlay shall be subject to the approval of the provincial ministry of the Minister responsible for administering the *Provincial Parks and Conservation Reserves Act, 2006* (S.O. 2006, c. 12).

(2) Subject to Policy No. 4.3.7.(1) above, any land use, development, redevelopment, or site alteration that may be permitted under the applicable policies for the land use designations shown on Schedules "B" and "C" may be permitted in the "Wasaga Beach Provincial Park" overlay.

(3) All activities on Provincial Park lands must comply with the *Provincial Parks and Conservation Reserves Act, 2006*, the policies of Ontario Parks, and the Province's Wasaga Beach Management Plan and Beach Management Secondary Plan.

4.4 Water Resources

The Town relies on underground water resources, in the form of aquifers, as its principal source for municipal drinking water, and protecting these resources is integral to ensuring the future health and well-being of residents and visitors alike.

The Source Protection Plan ("SPP") for the South Georgian Bay–Lake Simcoe Source Protection Region, which includes the Town of Wasaga Beach, came into effect on July 1, 2015. The SPP's objectives include identifying areas that are vulnerable to drinking water threats and ensuring that any activity that could pose a significant threat does not take place in vulnerable areas. Vulnerable areas in the Town are shown on **Schedule "H"** to this Official Plan.

The SPP identifies four categories of vulnerable area:

Wellhead Protection Areas ("WHPAs"), which are areas surrounding municipal wells, determined primarily based on the time it takes for water to travel underground to the well in question (see Section 4.4.3 below for further details);

Intake Protection Zones ("IPZs"), which are areas surrounding municipal surface water intakes;

Highly Vulnerable Aquifers ("HVAs"), which are natural underground reservoirs that are particularly susceptible to contamination; and

Significant Groundwater Recharge Areas ("SGRAs"), which are areas characterized by porous soils that help maintain water levels in aquifers.

There are two municipal wells in the Town and zero municipal surface water intakes (meaning there are no IPZs in the Town).

4.4.1 Vision & Objectives

The protection of vulnerable areas and sustainable use of groundwater and surface water resources will help ensure the provision of safe, clean drinking water to meet the current and future water consumption needs of the Town's residents.

(1) The policies in this section are directed towards the following objectives:

- (a) Ensure that long-term municipal drinking water supplies are suitably protected from contamination, thereby avoiding unexpected costs associated with the restoration of impacted water supplies.
- (b) Promote and support initiatives that encourage the conservation and sustainable management of water resources.

(2) As part of its efforts to protect groundwater resources, the Town will:

- (a) require appropriate studies and assessments (subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act), including Risk Assessments, hydrogeologic analyses, Environmental Impact Studies, site-screening assessments, and Master Environmental Servicing Plans in order to avoid locating proposed development and associated infrastructure in a vulnerable area where it could pose a significant risk to groundwater resources;
- (b) where necessary, use the Comprehensive Zoning By-law or other implementation tools to restrict the introduction of land uses that could pose a significant risk to groundwater resources;
- (c) avoid any public works that would impair the quality of groundwater resources;
- (d) encourage property owners to undertake voluntary measures to address risks associated with existing land uses;
- (e) support the implementation of a protection program as further hydrogeological information becomes available;

(f) develop an integrated information management system;

(g) collaborate with neighbouring municipalities to avoid impacts on intermunicipal water resources; and

(h) implement programs to promote community awareness and educate residents about potential sources of contamination and the risks associated with groundwater contamination.

4.4.2 General Policies

(1) The establishment of any of the following land uses, systems, or facilities in a vulnerable area where the activities associated with the use, system, or facility would pose a significant drinking water threat shall be prohibited:

(a) a waste disposal site, within the meaning of that term in Part V of the *Environmental Protection Act*, excluding the storage of wastes described in clauses (p), (q), (r), (s), (t), and (u) of the definition of "hazardous waste" in Subsection 1 (1) of R.R.O. 1990, Reg. 347, and excluding the storage of hazardous or liquid industrial waste;

(b) an on-site sewage system with a design flow of more than 10,000 litres per day;

(c) a facility for the storage of agricultural source materials ("ASM"), non-agricultural source materials ("NASM"), commercial fertilizer, pesticides, road salt, snow, fuel, dense non-aqueous phase liquids ("DNAPLs"), or organic solvents; or

(d) an outdoor confinement or farm animal yard.

(2) Any development application made in respect of any of the following uses or activities, with the exception of residential uses, in a vulnerable area where the use or activity would pose a significant drinking water threat, shall require the issuance by the Risk Management Official ("RMO") of a notice under Subsection 59 (2) of the *Clean Water Act, 2006* (S.O. 2006, c. 22):

(a) the establishment, operation, or maintenance of a waste disposal site within the meaning of that term in Part V of the *Environmental Protection Act* that does not require an approval under that Act;

(b) the application of ASM, NASM, commercial fertilizer, or pesticide to land;

(c) the handling and storage of ASM, NASM, commercial fertilizer, pesticides, road salt, fuel, DNAPLs, or organic solvents;

(d) the application of road salt;

(e) the storage of snow;

(f) the use of land as livestock grazing or pasturing land; or

(g) the use of land for an outdoor confinement area or yard for farm animals.

(3) Notwithstanding Policy No. 4.4.2.(2), the RMO may issue written directions specifying the circumstances under which a planning authority or building official may be permitted to make the determination that a site-specific land use is not designated for the purposes of Section 59 of the *Clean Water Act, 2006*, but the land use in question shall only be considered not-designated for the purposes of Section 59 if the planning authority or building official, as the case may be, is satisfied that:

(a) the application has complied with the circumstances specified in the written direction issued by the RMO; and

(b) the applicant has demonstrated that the application will not result in the engagement in, or will not otherwise affect, an activity designated under Section 57 or Section 58 of the *Clean Water Act, 2006*.

(4) Vulnerable areas where the application of road salt would pose a significant drinking water threat shall be subject to Site Plan Control to ensure that:

(a) the extent and location of impervious surfaces, such as parking lots, roadways, and sidewalks, are minimized;

(b) site grading and drainage is designed to reduce ponding; and

(c) runoff is directed either outside of vulnerable areas or to storm sewers.

(5) In vulnerable areas where the establishment of a small on-site wastewater system (meaning a system with a design flow of 10,000 litres per day or less) would pose a significant drinking water threat, new development using such a system shall only be permitted where the proposed lot size satisfies the MOE's most recent guidelines for individual on-site servicing, but this restriction does not apply to lots of record that existed on July 1, 2015.

(6) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require that any applications proposing development in a vulnerable area be accompanied by an Environmental Site-Screening Questionnaire, where required by the RMO, to assess potential risks associated with the proposed new use, to better understand the history of past land uses on the site, and to assist the Town in determining whether an Environmental Site Assessment ("ESA") will be required as part of a complete application.

(7) Where the lands that are the subject of a development application have been occupied by a previous use that could have caused soil or groundwater contamination, the application should be accompanied by an ESA or a Record of Site Condition (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act).

(8) The Town shall ensure that, wherever possible, all new wastewater system infrastructure (whether municipal or private) is located outside of vulnerable areas where such infrastructure would be a significant drinking water threat.

(9) The Town shall ensure that all new stormwater management facilities are designed to reduce the risk of drinking water contamination and, wherever possible, to direct stormwater discharge outside of and away from vulnerable areas.

(10) The Town will cooperate and collaborate with the Source Protection Authority in developing and implementing community awareness and education programs regarding development in vulnerable areas, water conservation, the sustainable management of aquifers, and best practices regarding water use and the protection of water resources.

4.4.3 Wellhead Protection Areas

Wellhead Protection Areas ("WHPAs") are areas surrounding a municipal well whose sizes are primarily determined based on the amount of time it takes (in years) for water to travel underground to the well (referred to as "time of travel"). WHPAs in the Town are shown on **Schedule "H1"**.

WHPAs are classified using the letters "A" through "E":

WHPA-A is defined by a fixed 100-metre radius measured from the municipal well at the centre. This distance allows only limited time for the natural remediation of any contaminants or for the municipality to respond to drinking water threats. Within this area, the Town should take all reasonable measures to address, correct, remove, or remediate any threats or risk factors (such as abandoned wells, leakage from buried items such as underground storage tanks or septic tanks, leakage from sewers, and similar sources of pollution).

WHPA-B is defined by a time of travel of two years or less. This represents a relatively short timeframe, within which contaminants such as petroleum hydrocarbons, industrial solvents, or similar material could potentially contaminate the municipal well.

WHPA-C is defined by a time of travel between two and five years. This amount of time provides some opportunity for potential contaminants (with the exception of DNAPLs) to be attenuated and diluted before reaching the municipal well. In circumstances where WHPAs were determined before April 30, 2005, a WHPA-C1 area, representing a time of travel of up to ten years, may be defined instead of a WHPA-C area.

WHPA-D is defined by a time of travel up to twenty-five years. This provides a longer period within which contaminants might be attenuated and diluted before reaching the municipal well. This timeframe can also provide the Town with enough time to secure a new water supply or to undertake remedial action before contamination at the wellhead occurs.

WHPA-E is a classification that applies to groundwater resources that are directly under the influence of surface water. There are no WHPA-E areas in the Town.

As these descriptions suggest, WHPA-A and WHPA-B are the most susceptible to potential contamination, and are most usually subject to the restrictions and prohibitions established in the previous subsection. (To clarify, however, the general policies in Section 4.4.2 above apply to anything identified as a significant drinking water threat in the Tables of Drinking Water Threats issued by the MOE.)

In some WHPAs, it may be necessary to restrict or even prohibit certain land uses due to their potential impacts on groundwater and drinking water. These policies shall be implemented through the Comprehensive Zoning By-law.

(1) The Zoning By-law shall impose appropriate restrictions on development in Wellhead Protection Areas ("WHPAs") to ensure the sustained integrity of the municipal drinking water supply and the Town's groundwater resources.

(2) For the purposes of Section 4.4.3, Section 4.4.4, and Section 4.4.5 of this Official Plan:

  (a) "high-risk land uses and activities" shall refer to those uses and activities that:

    (i) use or generate large volumes of potentially hazardous liquid or soluble chemicals, or have no effective engineering measures for managing chemical usage; and

    (ii) cannot reasonably implement hazard prevention measures, or cannot be reasonably relocated;

  (b) "medium-risk land uses and activities" shall refer to those uses and activities that:

(i) use or generate lesser volumes of potentially hazardous liquid or soluble chemicals, and have engineering measures for managing chemical usage (or could retroactively engineer such systems); and

(ii) can implement hazard prevention measures, or can possibly be relocated; and

(c) "low-risk land uses and activities" shall refer to those uses and activities that:

(i) use or generate small volumes (if any) of potentially hazardous liquid or soluble chemicals, and have engineering measures for managing chemical usage (or could retroactively engineer such systems); and

(ii) can implement hazard prevention measures, or can readily be relocated.

(3) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require a hydrogeological investigation or Risk Assessment to determine whether a proposed use or activity will pose a potential risk to groundwater in a WHPA and to determine the level of risk according to the criteria set out in No. 4.4.3.(2) above.

(4) Any Risk Assessment required under No. 4.4.3.(3) shall be prepared by a qualified professional in accordance with such terms of reference as have been established by the County of Simcoe or any other relevant authority.

(5) Further to No. 4.4.3.(4), a Risk Assessment must examine the relevant hydrologic pathways and qualitatively evaluate the level of risk associated with any proposed land use or activity that could pose a threat to the quantity or quality of water in the Town's drinking water supply, and should furthermore address:

(a) the disclosure of on-site activities;

(b) the implementation of mitigation measures;

(c) requirements regarding spills response, availability, and contaminant recovery; and

(d) the implementation of aquifer rehabilitation plans.

(6) High-risk land uses and activities shall be prohibited from locating in any WHPA (regardless of the WHPA's classification).

(7) Medium-risk land uses and activities shall be prohibited from locating in any WHPA-A or WHPA-B, but may be permitted in a WHPA-C or WHPA-D if the proponent has demonstrated, to the satisfaction of the Town, the RMO, and any other relevant agency, that the proposed use or activity will have no negative impact on groundwater resources.

(8) Low-risk land uses and activities may be permitted in a WHPA (regardless of classification) if the proponent has demonstrated, to the satisfaction of the Town, the RMO, and any other relevant agency, that the proposed use or activity will have no negative impact on groundwater resources.

(9) Where the Town, in consultation with the RMO and the relevant agencies, has determined that a land use or activity that could pose a significant drinking water threat may nonetheless be permitted in accordance with No. 4.4.3.(7) or No. 4.4.3.(8) above (as the case may be), the proponent shall be required to prepare a Risk Management Plan, to the satisfaction of the Town, the RMO, and any relevant agency, before any proposed use or activity may be established.

(10) Any Risk Management Plan required under No. 4.4.3.(9) shall be prepared by a qualified professional and shall:

(a) describe the results of the Risk Assessment prepared in respect of the proposed land use or activity;

(b) propose a plan for mitigating and managing the risks identified in that Risk Assessment; and

(c) outline an emergency response plan to be executed should one of the risk events occur.

(11) The expansion of a lawfully existing use within any WHPA-A shall be prohibited where that use, or activities associated with it, poses a significant drinking water threat, and the redevelopment of such a use to another use that does not pose a significant threat will be strongly encouraged, subject to the findings of a Risk Assessment and Risk Management Plan.

(12) The expansion of a lawfully existing use within any WHPA-B shall be prohibited where that use, or activities associated with it, poses a significant drinking water threat, but may be permitted if the proponent has completed a Risk Assessment and Risk Management Plan to the satisfaction of the Town, the RMO, and any other relevant agency.

(13) The Town will encourage, and may require as a condition of development approval, the identification and decommissioning of unused private water wells, the upgrading of existing private wells, the inspection and upgrading of septic systems, the implementation of runoff and erosion protection measures, and the use of best land use management practices to protect groundwater resources.

(14) Notwithstanding anything else in this Official Plan, no land use or activity shall be established or expanded if such establishment or expansion would contravene any provision of the *Clean Water Act, 2006*.

4.4.4 Highly Vulnerable Aquifers

The term "Highly Vulnerable Aquifer" ("HVA") refers to an aquifer — an underground area saturated with enough water that it can be drawn for human use — that is particularly susceptible to contamination, either because of its nearness to the surface or because of the type of materials found in the ground in the surrounding area. HVAs in the Town of Wasaga Beach are shown on **Schedule "H2"**.

(1) High-risk land uses and activities, as defined in Policy No. 4.4.3.(2) above, shall be prohibited from locating in any HVA.

(2) No development shall be approved in an HVA unless the Town is satisfied that the development in question will incorporate best management practices and be designed to:

  (a) minimize the reduction of groundwater recharge;

  (b) maintain groundwater quality to the highest degree possible; and

  (c) promote aquifer recharge by means of runoff retention or detention ponds.

(3) The expansion of a lawfully existing use within any HVA shall be prohibited where that use, or activities associated with it, poses a significant drinking water threat, but may be permitted if the proponent has completed a Risk Assessment and Risk Management Plan, prepared in accordance with the requirements in Section 4.4.3 above, to the satisfaction of the Town, the RMO, and any other relevant agency.

(4) Existing high-risk land uses and activities that are located (wholly or partially) in an HVA are encouraged to implement best management practices.

(5) The Town will encourage the undertaking of studies that investigate the nature and extent of aquifers, especially in existing unserviced areas of the community, through the compilation of existing information or the collection of new information.

4.4.5 Significant Groundwater Recharge Areas

Significant Groundwater Recharge Areas ("SGRAs") are natural features or parts of the landscape that help maintain the level of groundwater in an aquifer or help maintain a sensitive surface water feature. They typically consist of highland areas where infiltration to the shallow groundwater regime discharges into the headwaters of streams and rivers or into wetlands. It

is the intent of this Official Plan to provide a high level of protection for SGRAs in the Town, shown on **Schedule "H3"**, as development in these areas could pose a serious hazard to people and to property.

(1) Where an SGRA has been identified and delineated, the Town may, through an amendment to this Official Plan or an amendment to the Comprehensive Zoning By-law, apply a special designation to that area (or any part thereof) or place that area (or any part thereof) in a special zone, as the case may be, that requires any proponent of new development in the area to address the following concerns to the satisfaction of the Town:

(a) the impact of the proposed use on the area's groundwater recharge function and any associated ecological systems or environmentally sensitive areas;

(b) the general viability of locating the proposed use in a groundwater recharge area and the methods by which this constraint may be overcome according to established and accepted standard engineering practices; and

(c) the potential effects of the proposed use on the quality and quantity of drinking water in adjacent public and private wells.

(2) No development shall be approved in an SGRA unless the Town is satisfied that the development in question will incorporate best management practices and be designed to address the matters identified in Policy No. 4.4.4.(2) above.

4.5 Climate Resilience & Adaptation

The impacts of climate change pose a serious threat to the natural environment and to the health and safety of human beings, as well as to existing infrastructure and existing development in areas that are vulnerable to those impacts. Over the coming years, it will become increasingly important to evaluate risks and consider options for enhancing resilience through new development, redevelopment projects, and updates to infrastructure. This might include requirements regarding the incorporation of LID techniques, green infrastructure, and other design elements that help increase resiliency.

Both private and public development projects are encouraged to incorporate mitigation measures to reduce future greenhouse gas emissions. This can be achieved through high-level changes that promote the creation of complete communities, as well as through more site-specific actions to improve energy efficiency and promote sustainable development.

4.5.1 Objectives

The policies in this section of the Official Plan are meant to work in concert with other strategies and action plans developed by the Town, Simcoe County, and the provincial and federal governments towards achieving the following objectives:

(1) Ensure that new development makes positive contributions to the Town and does not introduce greater risks or add to potential vulnerabilities to the impacts of climate change.

(2) Promote reduced greenhouse gas emissions throughout the Town through sustainable design practices and energy efficiency.

(3) Encourage innovative ideas and practices that will increase the community's resilience to climate change impacts.

(4) Maintain and enhance existing tree canopy cover, and seek out opportunities to add more trees to increase carbon capture potential and reduce heat island effects.

4.5.2 Energy Efficiency

(1) The Town will foster and promote a culture of conservation among all public, private, and community groups and local citizens, and will aim to reduce energy consumption throughout the Town.

(2) The Town will promote and encourage alternative and sustainable energy features and designs, as appropriate, in development and redevelopment projects and in public works.

(3) The Town may pursue opportunities to engage, collaborate, and partner with local community groups and private businesses to identify and implement goals, programs, and initiatives related to energy conservation, energy efficiency, or other environmental issues of concern, which may involve the identification of goals, programs, and initiatives related to sustainability or the development and implementation of Town-wide programs related to air quality and climate change.

(4) The Town may support the increased availability of cleaner and more efficient energy sources, and may seek to stimulate economic growth by promoting renewable energy projects and the development of green industries.

(5) The Town may support district energy projects as an efficient method of heating and cooling buildings.

(6) The Town shall encourage design and development methods for buildings and neighbourhoods that promote energy conservation and efficiency.

(7) The Town may promote and encourage the participation of businesses and homeowners in programs that reward or incentivize investments in energy efficient technologies.

4.5.3 Sustainable Development Standards

(1) As part of a culture of conservation, the Town will encourage reduced greenhouse gas emissions and air pollution, reduced material consumption and waste production, and increased waste diversion and reuse in all sectors (including in multiple-unit residential development).

(2) The Town will encourage new residential subdivisions to incorporate the following sustainable characteristics into their design and development, in keeping with the LEED (Leadership in Energy and Environmental Design) Neighbourhood Development rating system and similar systems:

- (a) Housing and job opportunities are located close to one another.
- (b) Residents have convenient access to civic and public spaces and to recreation facilities.
- (c) Opportunities to use active transportation are promoted and the need for vehicular trips is minimized.
- (d) Streets are walkable and interconnected.
- (e) Access to transit is increased, where applicable.
- (f) Energy and water efficiency are achieved through the construction of green buildings.
- (g) Energy efficiency is achieved through the solar orientation of streets and buildings.
- (h) Landscaping is water-efficient, drought-resistant, and incorporates native species.
- (i) Light emissions are reduced, and directional, low-level lighting is used.

(3) The Town will encourage urban agriculture initiatives, such as community gardens, edible landscaping, and rooftop gardens, in all land use designations and zones.

(4) The Town will encourage new development proposals to include design elements that will stimulate innovation and market transformation, including:

- (a) urban agriculture and local food production;
- (b) community kitchens, food cooperatives, and community food centres;
- (c) innovative stormwater and wastewater management strategies and techniques;
- (d) on-site renewable energy generation;
- (e) district heating and cooling;
- (f) additional innovations and technologies related to sustainable infrastructure;
- (g) innovative green spaces to reduce the urban heat island effect; and
- (h) other innovative strategies, practices, and technologies.

(5) The Town will encourage the design and development of all new office, commercial, institutional, and higher-density residential buildings, and all renovations to such buildings, to be consistent with sustainable principles and practices by including features such as those listed in No. 4.5.3.(4) above and by incorporating the following characteristics into new and renovated buildings:

- (a) Site disturbance is minimized by reducing the development footprint and by preserving and restoring open spaces.
- (b) Buildings are designed and oriented to maximize daylight exposure and viewsheds.
- (c) Durable building materials that include recycled content, reused materials, or materials that have been extracted or manufactured locally are used.
- (d) Light emissions are reduced, and directional, low-level lighting is used.
- (e) Landscaping is water-efficient, drought-resistant, and incorporates native species.
- (f) Facilities for active transportation and access to public transportation, where available, are provided.
- (g) High-efficiency appliances and fixtures are used.
- (h) Low-emission materials (such as paints and coating, carpets, and adhesives) are used.

4.6 Preserving Our Cultural Heritage

Cultural heritage resources consist of built heritage resources, cultural heritage landscapes, and archaeological resources, all of which contribute to our understanding of the history of the land, the Indigenous Peoples who first inhabited the area, the settlement of the Town, and the historical events that have made the community what it is today. The **cultural heritage value or interest** of such resources is determined using criteria prescribed under the *Ontario Heritage Act* (R.S.O. 1990, c. O.18), which include **physical value** (such as uniqueness or high-quality design or construction), **historical or associative value** (due to its association with an important person, organization, event, activity, or theme), and **contextual value** (due to its contributions to the area's character or its relationship with its surroundings). Cultural heritage resources provide a significant link to the past and highlight the unique identity and history of the peoples who have inhabited and continue to inhabit the lands on which the Town is located.

The Town acknowledges that the incorporated municipality is located upon the traditional territory of the Anishinaabeg people of the Three Fires Confederacy, and that the people of the Wyandot Nation also inhabited these lands. The Town further acknowledges that these nations were sovereign nations existing before the arrival of European settlers. The Town is dedicated to including First Nations, Inuit, and Métis peoples in the future stewardship of the land and

Built heritage resources are buildings, structures, monuments, installations, or any manufactured or constructed parts or remnants that contribute to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural heritage landscapes are defined geographic areas identified as having cultural heritage value or interest by a community, including an Indigenous community, which may include features such as buildings, structures, spaces, views and vistas, archaeological sites, or natural elements that are valued together for their interrelationships, meaning, or association.

Archaeological resources include **artifacts** (any object, material, or substance that is made, modified, used, deposited, or affected by human action and that is of cultural heritage value or interest), **archaeological sites** (any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest), and **marine archaeological sites** (an archaeological site that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water).

waterways, and recognizes that this includes stewardship of archaeological resources and other cultural heritage resources that are of value or interest to Indigenous communities. The Town recognizes that, as part of this stewardship, it has a responsibility and duty to meaningfully consult with, and to respect and accommodate the rights, activities, and interests of, Indigenous Peoples and Indigenous communities.

4.6.1 Vision & Objectives

This Official Plan intends for cultural heritage resources in the Town to be conserved wherever possible, and for all development to occur in a manner that respects the cultural heritage of the Town's current and past residents and of the Indigenous Peoples who lived on these lands before the arrival of settlers.

The following are the objectives of the policies in this section of the Official Plan:

(1) Prevent the demolition, destruction, and inappropriate alteration or use of cultural heritage resources (including archaeological resources).

(2) Encourage development located adjacent to significant cultural heritage resources to be of an appropriate scale and character.

(3) Consult and engage with First Nations, Inuit, and Métis communities throughout the process of making decisions that affect cultural heritage resources that are of value or interest to those communities.

(4) Encourage and foster public awareness, participation, and involvement in the preservation, appreciation, improvement, and appropriate utilization of cultural heritage resources.

(5) Support the creation of a heritage resource information base that can be used in generating comprehensive heritage site inventories and in preparing Heritage Master Plans.

4.6.2 Archaeological Resources

The Town recognizes that there could be sites within its present-day municipal boundaries (including sites that are fully or partially under water) that contain artifacts or other physical evidence of prehistoric and early historic human habitation or activity, as well as areas of archaeological potential where such artifacts or other evidence might exist.

(1) No development or site alteration shall be permitted on or adjacent to lands that are known or suspected to contain archaeological resources, or that are located in an area

of archaeological potential, unless the archeological potential of the lands in question has been fully assessed and any resources have been conserved to the satisfaction of the Province, in consultation with the Town and any other relevant agency, community, or organization.

(2) The preservation of archaeological resources *in situ* (meaning in the position or place in which a resource was originally discovered) is the preferred method of preservation, but in some cases conservation may occur by removal and documentation by an archaeologist licensed under the *Ontario Heritage Act*, as determined in consultation with the Town and any other relevant agency or organization.

(3) Where archaeological resources are to be preserved *in situ*, no development or site alteration shall be permitted unless it maintains the archaeological and heritage integrity of the site.

(4) All archaeological assessments must be performed by an archaeologist licensed under the *Ontario Heritage Act* and undertaken in accordance with the County of Simcoe's Archaeological Management Plan.

(5) All archaeological assessment reports must comply with the provincial standards and guidelines in place at the time the report is being prepared.

(6) Where an archaeological assessment has been required in support of a development application, the applicant, or a licensed archaeological acting on the applicant's behalf, shall provide the Town and the County with a copy of the archaeological assessment report, along with a copy of the applicable ministry compliance letter, as part of a complete application.

(7) The Town will maintain copies of all ministry compliance letters it receives for record-keeping and information purposes.

(8) Where archaeological resources are found to be related to the activities of Indigenous Peoples or to be of interest to one or more First Nations, Métis, or Inuit communities, the Town shall ensure that any peoples or communities as might have an interest in such resources are consulted in a meaningful manner as early in the process as possible and throughout the process.

(9) Where archaeological resources are considered to be of interest to the general public, and where such resources can be appropriately exhibited *in situ* without detracting from their conservation, the Town may consider accepting lands containing such resources as part of a conveyance of land for park or other public recreation purposes.

(10) Where human remains or burial sites are discovered or identified during development, site alteration, or any other activity:

(a) the relevant provisions of the *Coroners Act* (R.S.O. 1990, c. C.37), the *Funeral, Burial and Cremation Services Act, 2002* (S.O. 2002, c. 33), and the *Ontario Heritage Act* shall apply; and

(b) the Ontario Provincial Police and the Registrar at the Ministry of Government Services, or the corresponding official at any other relevant provincial ministry, shall be notified immediately.

(11) Where an investigation is ordered following the discovery of human remains or burial sites, such investigation shall be carried out by a licensed archaeologist under O. Reg. 30/11 under the *Funeral, Burial and Cremation Services Act, 2002*.

(12) Where a burial site is determined to be Indigenous in origin or to pertain to the interests of a First Nations, Inuit, or Métis community:

(a) no decision shall be made regarding the site except in consultation with all communities that might have an interest in the site; and

(b) consultation with all communities that might have an interest in the site shall be initiated as early as possible in the decision-making process and undertaken throughout that process.

4.6.3 Cultural Heritage Resources

For the purposes of this section of the Official Plan, the term "significant" refers to any cultural heritage resource (including an archaeological resource) that has been determined to have cultural heritage value or interest according to the criteria prescribed under the *Ontario Heritage Act*.

(1) No development or site alteration shall be permitted unless it will be undertaken in a manner that is consistent with the cultural heritage policies of this Official Plan, the SCOP, and the PPS 2024 (or any successor thereto).

(2) All significant cultural heritage resources in the Town shall be conserved in accordance with the provisions of the *Ontario Heritage Act*.

(3) The Town shall maintain a Municipal Heritage Register of all property in the Town that is of cultural heritage value or interest, which shall contain, in respect of each property:

(a) a legal description of the property;

(b) the name and address of the property owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of its heritage attributes.

(4) The Town shall ensure that the information on the Municipal Heritage Register is publicly accessible through its website and, further, will make available to the public any relevant information that it keeps with respect to cultural heritage resources in the Town, provided that such information may be made publicly available as confirmed by the appropriate authority having jurisdiction.

(5) To ensure the conservation of cultural heritage resources, the Town may, in accordance with applicable legislation and with the policies of this Official Plan:

(a) pass by-laws pursuant to the *Ontario Heritage Act* for the purpose of designating property as being of cultural heritage value or interest, which may include designating a cemetery or burial site as having historical value or associative value;

(b) designate one or more areas as heritage conservation districts and adopt a heritage conservation district plan for each such district, according to the process set out in Part V of the *Ontario Heritage Act*;

(c) pass by-laws providing for the acquisition by purchase, lease, or other method of any property designated as being of cultural heritage value or interest;

(d) pass by-laws to secure heritage easements, apply restrictive covenants, or enter into development agreements, as appropriate, for the purpose of conserving cultural heritage resources;

(e) establish policies or guidelines for recognizing cultural heritage context and for the management and stewardship of cultural heritage resources;

(f) establish a protocol for consulting and engaging with First Nations;

(g) impose conditions of approval for proposed development that require the implementation of appropriate conservation, restoration, rehabilitation, or mitigation measures to ensure the preservation of any cultural heritage resources that might be affected by the proposed development;

(h) establish a procedure for demolition review to support the achievement of the objectives of the policies in this section of the Official Plan;

(i) identify scenic roads and associated features and provide for their preservation or enhancement; or

(j) exercise any of the powers granted by statute to encourage or, if necessary, require the preservation and enhancement of cultural heritage resources.

(6) The Town shall ensure that all processes and procedures required under the *Ontario Heritage Act*, including those for the giving of notice and consulting with the public, are followed as prescribed under that Act.

(7) The Zoning By-law may establish one or more zones that apply to properties containing significant cultural heritage resources for the purpose of ensuring the conservation of those resources.

(8) Any proposed development or redevelopment that could affect or impact a cultural heritage resource shall, wherever feasible, incorporate that resource into the planning and design of the development or redevelopment in question.

(9) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require a Heritage Impact Assessment, to be completed by a qualified professional, as part of a complete application, in circumstances where proposed development or redevelopment:

- (a) is located on or adjacent to a property that has been designated under the *Ontario Heritage Act*;
- (b) is located on or adjacent to lands that contain a known or potential cultural heritage resource, regardless of whether the lands have been designated under the *Ontario Heritage Act* or whether the cultural heritage resource has been included on the Town's Municipal Heritage Register;
- (c) is located on lands that are in or adjacent to a designated heritage conservation district; or
- (d) would entail the removal, alteration, relocation, or integration of a designated cultural heritage resource.

(10) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, any Heritage Impact Assessment required under No. 4.6.3.(9) shall:

- (a) identify and assess the significance of any cultural heritage resource that would be affected by the proposed development or redevelopment;
- (b) provide both a graphic and a written inventory of all cultural heritage resources that would be affected by the proposed development or redevelopment;
- (c) assessment the potential impacts of the proposed development or redevelopment on the cultural heritage resources identified;

(d) describe the methods that will be implemented to mitigate or prevent any harmful impacts to cultural heritage resources that the proposed development or redevelopment might cause;

(e) make recommendations as to whether the proposed development or redevelopment can proceed in a manner that ensures the adequate conservation of cultural heritage resources, with reference to any measures that will be required to prevent or mitigate harmful impacts on those resources;

(f) provide justification for the recommendations made; and

(g) include any additional information that is considered necessary or appropriate, based on the nature and location of the proposed development or redevelopment.

(11) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may develop further detailed guidelines or terms of reference for the preparation of Heritage Impact Assessments, in consultation with the Municipal Heritage Committee, to be adopted through a resolution of Council.

(12) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require a scoped Heritage Impact Assessment, or may waive the requirement for such an assessment, in circumstances where the scale or nature of proposed development or redevelopment does not warrant the preparation of a full Heritage Impact Assessment.

(13) The Town may undertake the preparation of a Heritage Master Plan to establish policies, programs, and strategies for the identification and conservation of significant cultural heritage resources.

(14) The Town may use available funding and assistance programs, from government and non-government sources, and may pass by-laws to provide for the making of grants or loans for the purpose of paying for the whole or any part of the cost of alterations to a cultural heritage resource, on such terms and conditions as the Town may prescribe, where such alterations will serve to conserve, protect, or enhance the cultural heritage characteristics of that resource.

(15) The provision of financial assistance under No. 4.6.3.(14) may be facilitated through the establishment of a heritage trust fund or through public or private donations.

(16) The Town may enter into one or more parking exemption agreements, as provided for under Section 40 of the *Planning Act*, to facilitate the conservation of cultural heritage resources, and may use any of the other means at its disposal through the provisions of

the *Planning Act* or any other Act to support, encourage, or incentivize the conservation of cultural heritage resources in the Town.

(17) Where permission has been granted to move, significantly alter, or demolish an identified cultural heritage resource, the Town shall ensure that the resource in question is appropriately documented for archival purposes before any such movement, alteration, or demolition may take place.

(18) The Town, in consultation with First Nations, Inuit, and Métis communities and with local historical organizations (such as the Friends of Nancy Island & Wasaga Beach Park), will take steps to ensure that cultural heritage resources, including archaeological resources, identified or discovered in the Town are retained locally in an appropriate manner that supports awareness, appreciation, and education.

(19) The Town shall have regard to the policies in this section of the Official Plan when making decisions about major public works or about significant heritage properties under municipal ownership or stewardship.

4.6.4 Municipal Heritage Committee

(1) Council may establish a Municipal Heritage Committee by passing a by-law under Section 28 of the *Ontario Heritage Act* for the purpose of advising and assisting Council on matters relating to Parts IV and V of that Act and on such other heritage matters as Council may specify by by-law.

(2) If Council has established a Municipal Heritage Committee as described in No. 4.6.4.(1), Council shall consult with that committee before doing any of the following:

- (a) adding a non-designated property to the Municipal Heritage Register;
- (b) removing a non-designated property from the Municipal Heritage Register, unless the situation is one in which consultation is not required under the *Ontario Heritage Act*;
- (c) giving notice of its intent to designate a property by passing a designating by-law under Section 29 of the *Ontario Heritage Act*;
- (d) giving notice of a proposed amendment to a designating by-law under Section 30.1 of the *Ontario Heritage Act*;
- (e) repealing a designating by-law under Section 31 of the *Ontario Heritage Act*;
- (f) making a decision regarding an application to repeal a designating by-law made under Section 32 of the *Ontario Heritage Act*;

(g) making a decision regarding an application to alter a designated property made under Section 33 of the *Ontario Heritage Act*;

(h) delegating its authority to consent to alterations to designated property by passing a by-law under Subsection 33 (15) of the *Ontario Heritage Act*;

(i) making a decision regarding an application to demolish or remove all or part of a designated property made under Section 34 of the *Ontario Heritage Act*;

(j) passing a by-law that provides for the entering into of an easement or covenant under Section 37 of the *Ontario Heritage Act*;

(k) taking any action with respect to an application regarding property in a designated heritage conservation district made under Paragraph 2, 3, or 4 of Subsection 42 (1) of the *Ontario Heritage Act*; or

(l) delegating its authority to grant permits for the alteration of property situated in a designated heritage conservation district by passing a by-law under Subsection 42 (16) of the *Ontario Heritage Act*.

(3) Further to No. 4.6.4.(2), if Council has established a Municipal Heritage Committee under No. 4.6.4.(1), Council shall consult with that committee:

(a) with respect to any study undertaken under Section 40 of the *Ontario Heritage Act* for the purpose of designating one or more heritage conservation districts; and

(b) with respect to any heritage conservation district plan proposed under Section 41.1 of the *Ontario Heritage Act*.





Section 5

How development will be designed

5.1 Why Urban Design Matters

Urban design encompasses everything that relates to the physical form of the built environment and how people experience it, including the size, shape, and positioning of individual buildings, the layout of the roads and the transportation network, and the form and function of parks and other public spaces. Decisions made today about the design of the built environment shape the spaces in which tomorrow's generations will live. Furthermore, the "matters of provincial interest" identified in Section 2 of the *Planning Act* include "the promotion of built form that (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant," meaning that all planning-related decisions need to give appropriate consideration to questions of design. As the Town grows, it is important that design-related decisions provide for a high-quality and sustainable urban environment while maintaining a sense of continuity with the

community's history and identity and retaining the small-town character and recreational atmosphere that local residents value and to which visitors are drawn throughout the year.

The policies presented in this section of the Official Plan provide a framework for assessing the design of proposed development and redevelopment to ensure that all decisions have regard to matters of provincial interest, including the promotion of sustainable, transit-supportive, and pedestrian-oriented development and the promotion of well-designed built form that encourages a sense of place.

This section begins with overarching policies to be applied to all forms of development (Section 5.2), then sets out specific policies for important gateways to the Town (Section 5.3), for different types of residential development (Section 5.4), for non-residential uses (Section 5.5), and for mixed-use development (Section 5.6). These policies will be implemented through the regulations of the Zoning By-law, through Subdivision, Site Plan Control, and through any other means authorized under the *Planning Act* or other provincial statutes.

Additionally, it is the intention of this Official Plan that more detailed urban design guidance will be formulated to assist with policy implementation, generally reflecting a need to provide greater certainty with more detailed standards as well as address area specific considerations, the unique characteristics of different forms of development and other applicable matters such as Town development standards and the Ontario Building Code.

Additionally, it is the intention of this Official Plan that more detailed urban design guidance will be formulated to assist with policy implementation, generally reflecting a need to provide greater certainty with more detailed standards as well as address area specific considerations, the unique characteristics of different forms of development and other applicable matters such as Town development standards and the Ontario Building Code.

The policies in this section of the Official Plan aim to fulfill the following objectives for urban design:

(1) Promote high-quality urban design that incorporates the principles of sustainable development.

(2) Create built environments that promote pedestrian activity and healthy lifestyles for residents and visitors.

(3) Promote attractive built form that will nurture the long-term health, vitality, and stability of the Town's commercial, tourism, and recreational areas.

(4) Maintain the Town's recreational and tourist-friendly character by promoting enhancements to the existing built environment and by encouraging compatible built forms in new development.

(5) Promote forms of new development, redevelopment, and intensification that are compatible with lawfully existing established neighbourhoods.

(6) Encourage the conservation, maintenance, and appropriate re-use of buildings that have historical significance, cultural value, or architectural merit or interest.

(7) Protect important view corridors and visual amenities, such as the waterfront, and create activated streetscapes that are both functional and attractive.

(8) Ensure that all publicly accessible spaces are barrier-free.

It is important to point out that the term "**compatible**" does not mean "exactly the same as," and that various forms of development (with any necessary and reasonable mitigation measures) can be compatible with one another without being identical. Instead, two forms of development (land uses, buildings, *etc.*) are said to be compatible when they are **capable of co-existing harmoniously** without creating adverse effects for one another.

5.2 General Urban Design Policies

The policies in this section address matters such as the massing and orientation of buildings, the design of transportation facilities, and the incorporation of landscaping elements. These policies apply generally across the entire Town, and their implementation (through the Zoning By-law, Site Plan Control, or other measures, as appropriate) is meant to support the achievement of the objectives set out in Section 5 above.

5.2.1 Sustainable Development

In addition to the policies below, all development and redevelopment in the Town is subject to the policies in Section 4.5 above (Climate Resilience & Adaptation).

(1) New development and redevelopment shall be designed to minimize energy and water consumption (which may include using building orientation and landscaping elements) and, where feasible, to promote the conservation of building materials through re-use, recycling, and renovation.

(2) The design of new development and redevelopment shall minimize the extent of impermeable surfaces, and, where hard surfaces are proposed, the use of permeable materials will be encouraged to manage stormwater runoff, promote groundwater recharge and infiltration, and reduce heat build-up.

(3) Development and redevelopment should be designed to maximize access to sunlight for adjacent properties, in order to facilitate energy conservation and efficiency (as well as to enhance the amenity value of private properties and public open space areas).

(4) Site design for new development shall incorporate waste handling, recycling, and, where feasible, composting facilities to encourage reduced waste generation and to promote re-use and recycling.

(5) Where authorized under the *Planning Act*, the Town may prepare and implement LID standards that, among other things, encourage the management of rainwater and snowmelt on-site through infiltration, evapotranspiration, and water re-use.

5.2.2 Massing, Orientation & Site Design

(1) Patterns of development and redevelopment shall contribute to a compact built form that minimizes the consumption of land and maximizes the use of existing infrastructure, services, and amenities.

(2) The massing and design of new development and of redevelopment shall provide for continuity and harmony with the built form of existing adjacent development.

(3) New development and redevelopment shall use building orientation and landscaping elements to enhance the area's aesthetic appeal and to contribute to the blending and integration of the new development or redevelopment with existing uses.

(4) New development and redevelopment should be designed:

(a) to avoid obstructing views of significant natural features and landmarks; and

(b) to maintain, and where possible enhance or create, vistas and views of other noteworthy natural features.

(5) Where proposed development or redevelopment contains a cluster or grouping of buildings, the buildings in that cluster or grouping shall be positioned in a way that:

(a) appropriately addresses any abutting streets;

(b) defines functional and secure pedestrian spaces and connections;

(c) provides safe and comfortable open space areas; and

(d) offers a reasonable degree of privacy for building occupants.

(6) Where non-residential development or redevelopment is proposed in or adjacent to an existing residential area, or where residential development or redevelopment is proposed in or adjacent to an existing residential area with a lower density, the proposed development or redevelopment shall be designed:

(a) to ensure appropriate integration into the existing area, with respect to factors such as the locations of buildings on lots, the form and general exterior design of buildings and structures, and the design of landscaping elements;

(b) to give appropriate and reasonable consideration to minimizing potential impacts on year-round sunlight conditions for, and on the privacy of, adjacent residential properties; and

(c) to incorporate any measures required to attenuate noise or odour impacts, such as through the orientation of buildings or through the location of outdoor open spaces, or through any other measures that are required to meet statutory or regulatory requirements, where lawfully existing residential uses could be adversely affected by noise or odour impacts.

(7) Buildings that contain dwelling units should be designed to promote informal surveillance by providing habitable rooms with windows that face streets, sidewalks, or public open spaces.

(8) Further to No. 5.2.2.(7), the design of the physical environment shall have regard to CPTED principles in order to promote personal and public safety.

(9) Features that promote accessibility, including those required to comply with the AODA or with the Ontario Building Code, shall be integrated into the function and design of sites.

5.2.3 Transportation & Connectivity

(1) Development and redevelopment shall be designed to support connectivity and accessibility between and within Neighbourhood Areas, which may be accomplished using pedestrian pathways, bicycle lanes, public transit options, and facilities to support general vehicular movement.

(2) All new development and redevelopment shall have adequate access to and from a public street, including emergency access, in accordance with the access policies in Section 3.4 of this Official Plan.

CPTED (Crime Prevention Through Environmental Design) is an approach that uses urban design, architecture, and the management of the physical environment to reduce crime. CPTED can involve reducing physical opportunities for crime and deterring offender decisions that precede criminal acts, as well as promoting social cohesion, positive social relations, and community culture. CPTED strategies can include casual surveillance ("eyes on the street"), the strategic location of safe activities, and enhanced connectivity.

(3) Continuous, barrier-free access shall be provided to buildings and on-site features from public sidewalks and from parking areas, and accessible features are to be integrated into the function and design of sites.

(4) Access driveways and on-site parking and loading facilities shall be located and designed to facilitate on-site maneuverability, to provide for safe movement between adjacent sites (where access to abutting sites is provided), and to reduce undue disruptions to the flow of traffic resulting from vehicles turning onto and off of the property.

(5) Areas intended for pedestrian circulation should be barrier-free and landscaped, with pedestrian-scale lighting and appropriate access to sunlight.

(6) Sidewalks should be designed to minimize the potential for pedestrian and vehicle conflicts.

(7) To enhance connectivity and support the creation of a cohesive transportation network, new development and redevelopment should provide safe and convenient active transportation linkages:

(a) to destinations within the development (including schools, parks, trails, transit services, and community facilities);

(b) to adjacent development, where possible; and

(c) between public spaces and public service facilities.

(8) Pedestrian routes that traverse changes in grade should be universally accessible and, at the very least, shall comply with the AODA.

5.2.4 Landscape Design & Tree Preservation

In addition to adhering to the policies below, all proposed development and redevelopment should have regard to the Parkland & Open Space policies in Section 4.3 of this Official Plan, in particular those regarding opportunities to support the Town's recreational trails system to serve both local and regional interests and those related to achieving integrated design.

(1) Development shall have regard to the natural topography of the land, and, where possible and practical, topographic features should be integrated into site design to minimize disturbances and alterations to natural contours.

(2) Natural tree and brush cover should be retained wherever possible, and the design of development or redevelopment shall take all reasonable steps to retain groupings of stable, mature trees, and where necessary to foster succession plantings.

(3) Where proposed development or redevelopment will result in the removal of one or more trees, including where such removals are due to factors such as tree health, the Town may require that the development or redevelopment in question incorporate the replanting of any trees removed or provide another appropriate form of compensation.

(4) Landscape design should predominantly incorporate plant species that are native to the area, with limited consideration of non-native species.

(5) All plantings shall be free of disease and shall comply with applicable Town development Standards (e.g. engineering and landscaping).

(6) The Town will encourage the incorporation of landscaping elements that complement the existing natural landscape and that promote the preservation of existing landscape features on private and public lands.

(7) The Town will encourage landscape design that blends with landscaping on adjacent properties and that enhances the character of the area.

(8) Any development or redevelopment that involves the creation of multiple dwelling units (including townhouse dwellings, small-scale apartment units, and mobile home parks) should provide on-site recreational facilities or amenities (such as private green spaces or open space areas, including playground equipment) in appropriate locations, and may be required to provide such facilities or amenities as a condition of development approval.

(9) Subject to No. 5.2.4.(10) below (and subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act), no application proposing development or redevelopment on land that contains one or more existing mature, healthy trees shall be deemed a complete application unless the applicant has submitted a Tree Identification & Preservation Plan that:

- (a) identifies the location of each tree on the land that is the subject of the application;
- (b) provides information regarding the size, species, and health of each tree identified;
- (c) explains how existing trees will, to the fullest feasible extent, be retained and incorporated into the landscape design of the proposed development or redevelopment; and
- (d) provides for the retention and protection of significant trees and vegetation communities.

(10) Notwithstanding No. 5.2.4.(9), the Town may, during pre-submission consultation or otherwise during the development application process:

- (a) determine that a Tree Identification & Preservation Plan is not required as part of a complete application, where the Town is satisfied that the preparation and submission of a Tree Identification & Preservation Plan is not needed to address the objectives of this Official Plan regarding the preservation and retention of trees; or,
- (b) subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, establish requirements or Terms of Reference for a Tree Identification & Preservation Plan that require information or content other than what is specified in No. 5.2.4.(9) above.

(11) Where proposed development or redevelopment requires or involves the removal of trees or vegetation, and where a Tree Identification & Preservation Plan has been required as part of a complete application, no removal shall take place unless:

(a) the Town has provided affirmative notice that it is satisfied with the Tree Identification & Preservation Plan submitted as part of the development application; and

(b) the removal in question proceeds in accordance with the approved Tree Identification & Preservation Plan.

(12) No tree removal shall take place except in compliance with the Town's Tree Cutting By-law, regardless of whether a Tree Identification & Preservation Plan has been required as part of a complete application.

(13) Where development, redevelopment, or any works associated therewith (such as grading, drainage, or servicing works) requires, involves, or results in damage to, or the removal of, trees or vegetation from an existing municipal right-of-way or from public or private property, the Town may require that the damage or removal be compensated through the replacement or replanting of trees or through another appropriate means of compensation.

(14) Requirements regarding the retention and preservation of trees, or regarding compensation for any damage to or removal of trees, may be implemented:

(a) through the approval process for plans of subdivision, descriptions of condominium, or consents;

(b) through the site plan approval process;

(c) through the entering into of development agreements;

(d) through the Town's Tree Cutting By-law or other Town by-laws; or

(e) through the Town's engineering standards, urban design guidelines, or other municipal policies, standards, or guidelines.

5.2.5 Implementation

All development, redevelopment, and building construction must comply with the Ontario Building Code, the AODA, and with all other applicable legislation, as well as with the Town's design and engineering standards. The Town has also prepared supplemental urban design guidelines, as well as design policies that apply to secondary plan areas, including the Downtown SGA, which, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, will continue to provide additional guidance for design-related decisions.

Additionally, it is the intention of this Official Plan that more detailed urban design guidance will be formulated to assist with policy implementation, generally reflecting a need to provide

greater certainty with more detailed standards as well as address area specific considerations, the unique characteristics of different forms of development and other applicable matters such as Town development standards and the Ontario Building Code.

(1) The Comprehensive Zoning By-law will establish appropriate standards and provisions to implement the urban design policies set out in this section of the Official Plan, to the extent provided for under the *Planning Act*.

(2) Further to No. 5.2.5.(1), the Zoning By-law may include regulations relating to such matters as minimum lot area and frontage, setbacks from lot lines, densities, minimum landscaped area requirements, separation distances between buildings, requirements for the provision of open spaces and other site amenities, and any other matters provided for under Subsection 34 (1) of the *Planning Act*.

(3) In accordance with the provisions of the *Planning Act*, the Town will use Subdivision and Site Plan approvals to review the design of proposed development or redevelopment, as set out in the policies in Section 6.12 of this Official Plan.

(4) Where authorized under the *Planning Act*, the Town may prepare Comprehensive Urban Design Guidelines to apply Town-wide, or guidelines that apply under specific circumstances (such as in specified geographic areas, for different land uses, or for different dwelling or building types), in order to:

- (a) establish criteria and processes for assessing the design of development and redevelopment;
- (b) provide guidelines for streetscape and building façade design; and
- (c) establish guidelines that address and build upon the urban design policies presented in this Official Plan.

(5) Where authorized under the *Planning Act*, anyone proposing development or redevelopment may be required to enter into one or more development agreements with the Town before any works related to the proposed development or redevelopment may take place, which (subject to any restrictions or limitations imposed by provincial statute) may include, among other things:

- (a) provisions regarding the layout of roads, the number and configuration of lots, and stormwater management facilities;
- (b) provisions relating to such matters as landscaping, streetlighting, garbage disposal, general maintenance, storage facilities, and open spaces and recreational areas; and

(c) provisions regarding any other matters related to construction, servicing, or site design that the Town considers necessary or appropriate to include.

(6) Off-street parking requirements, as established through the Comprehensive Zoning By-law, will be addressed alongside requirements for landscaping, buffering, and the provision of private open space through the approval process for plans of subdivision or descriptions of condominium and, where authorized under the *Planning Act*, through Site Plan Control.

(7) Where authorized under the *Planning Act*, and subject to any requirements, restrictions, or limitations imposed by that Act or the regulations under it, the Town may require, as part of a complete application, that the proponent of development or redevelopment submit design drawings (including drawings that show the massing and conceptual design of each proposed building and drawings showing plan, elevation, and cross-section views of each proposed building) or other information or material sufficient to demonstrate that the proposed development or redevelopment will promote well-designed built form that encourages a sense of place, in accordance with all applicable policies, regulations, and guidelines.

5.3 Gateway Areas

Gateways are entry points to the Town that are located along important transportation corridors, most notably Highway 26 and River Road West/County Road 92, as well as along secondary corridors (such as 45th Street South, Sunnidale Road South, or Klondike Park Road). Gateway Areas, which include the transportation corridors themselves as well as the private lands fronting onto those corridors, provide an important "first impression" for the Town, serving to enhance its aesthetic appeal and provide visitors with a sense of having arrived at a "destination."

5.3.1 Objectives

The policies in this section regarding urban design in Gateway Areas are directed towards the following objectives:

(1) Promote attractive development that recognizes and complements the Gateway Area's prominence and that provides a consistent, coherent identity for the Town.

(2) Provide entry points to the Town that welcome and draw in visitors and tourists.

(3) Encourage public and private investment in creating and maintaining attractive features in Gateway Areas.

(4) Maintain a natural feel for the Town by retaining natural vegetation and topography, wherever feasible.

(5) Encourage the consolidation of smaller parcels of land in Gateway Areas to promote cohesive, coordinated development.

(6) Encourage shared vehicle access points for abutting properties, where feasible, to minimize the number of driveway entrances onto major roads in Gateway Areas.

5.3.2 Design Policies

(1) For the purposes of this section of the Official Plan:

(a) the following entry points are considered primary or principal Gateway Areas:

(i) Highway 26, at both the municipal boundary with the Town of Collingwood and the boundary with the Township of Clearview, as well as at the roundabout interchange with Mosley Street; and

(ii) River Road West / County Road 92 (at the municipal boundary with the Township of Springwater);

(b) the following entry points are considered secondary Gateway Areas:

(i) Beachwood Road (at the municipal boundary with the Town of Collingwood);

(ii) 45th Street South / County Road 7 (along the municipal boundary with the Township of Clearview);

(iii) Sunnidale Road South / County Road 10 (along the municipal boundary with the Township of Clearview);

(iv) Klondike Park Road (at the municipal boundary with the Township of Clearview); and

(v) River Road East (at the municipal boundary with the Township of Tiny); and

(c) the following entry points are considered minor Gateway Areas:

(i) 33 / 34 Sideroad Nottawasaga (at the municipal boundary with the Township of Clearview);

(ii) Wedgewood Drive (along the municipal boundary with the Township of Clearview);

(iii) Freethy Road (along the municipal boundary with the Township of Clearview);

(iv) Ryther Road / Atkinson Road (at the municipal boundary with the Township of Springwater);

(v) Flos Road 6 West (along the municipal boundary with the Township of Springwater);

(vi) Flos Road 8 West (along the municipal boundary with the Township of Springwater);

(vii) Flos Road 10 West / Deerbrook Drive (along the municipal boundary with the Township of Springwater);

(viii) Flos Road 11 West / Eastdale Drive (at the municipal boundary with the Township of Springwater); and

(ix) Sunward Drive / Tripp Lane (at the municipal boundary with the Township of Tiny).

(2) The Town will encourage aesthetic improvements in all Gateway Areas, particularly in those identified as either principal or secondary Gateway Areas in No. 5.3.2.(1) above.

(3) The Town will promote enhanced landscaping, building design, and other features that will contribute to the creation of attractive principal and secondary Gateway Areas.

(4) Landscaping and signage designed to clearly identify and emphasize the area as an entry point to the Town and to assist with wayfinding:

(a) shall be provided in principal Gateway Areas;

(b) should be provided in secondary Gateway Areas; and

(c) will be encouraged in minor Gateway Areas.

(5) Where possible, the establishment of view corridors will be encouraged in Gateway Areas, particularly in principal and secondary Gateway Areas, to further promote the Town as a unique tourism destination.

(6) Principal and secondary Gateway Areas should include active transportation infrastructure and decorative streetlighting in order to provide safe and inviting connections to the Town's Strategic Growth Areas.

5.4 Residential Design Policies

The design policies for residential development presented in this section of the Official Plan have been organized based on the density of proposed development (or redevelopment). For the purposes of this section, the "density" of residential development is defined by the typical

built form for each density type. Hence, single detached, semi-detached, and duplex dwellings are considered to be "low-density" residential types, while "medium-density" development consists of different types of townhouse dwellings. "High-density" development generally consists of apartment buildings and other multiple-unit residential buildings. (Mixed-use buildings, however, are subject to the design policies in Section 5.6 below.)

5.4.1 Low-Density & Medium-Density Residential Design

In addition to the general design policies in Section 5.2 above, the policies below apply to low-density (*i.e.*, single detached dwellings, semi-detached dwellings, and duplex dwellings) and medium-density (*i.e.*, street townhouses and stacked townhouses) residential development. The general policies in Subsection 5.4.1.1 apply to both low-density and medium-density residential development, while those in Subsection 5.4.1.2 apply only to low-density residential development and those in Subsection 5.4.1.3 apply only to medium-density residential development.

5.4.1.1 General Policies

(1) The built form and physical character of new dwellings should be compatible with that of the surrounding residential area (generally meaning adjacent properties and those that have frontage onto the same segment of the street).

(2) Dwellings with back-to-front-facing relationships (meaning the rear of one dwelling faces the front of a separate adjacent dwelling) or whose rear yards abut a public street should be avoided wherever possible, or, where such configurations are unavoidable or warranted, the rear façades of dwellings should feature appropriate enhancements.

(3) All dwellings should provide adequate and appropriate direct access to the rear yards associated with individual units, preferably through the provision of appropriate side yards.

(4) Dwellings located on corner lots should be designed to address both abutting streets, with an exterior side elevation that includes windows and other details that are consistent with the front elevation and that maintain consistency along both street-facing façades.

(5) Front yard and exterior side yard setbacks should be consistent throughout the development, except where variations are needed to provide appropriate transitions to match lawfully existing setbacks on adjacent already developed sites or to otherwise create visual interest or avoid homogeny.

(6) The Comprehensive Zoning By-law will establish standards to ensure:

(a) that appropriate front yard setbacks are provided, with consideration given to the lawfully existing character and intended function of the area; and

(b) that any garages present (attached or detached) do not dominate the front of the building:

(i) by requiring that any attached or detached garage be set back further from the street than the front face of the dwelling; and

(ii) by prohibiting any garage (attached or detached) from occupying more than one half of the width of the front façade of the building.

(7) The principal entrances to dwellings should:

(a) be prominently located at the front of the building (except in the case of an attached additional residential unit);

(b) provide barrier-free access to the building; and

(c) incorporate a porch, veranda, or other form of weather protection that has some orientation toward the street.

(8) Front yard landscaping should include deciduous trees and drought-tolerant vegetative groundcover or shrub species to create a visual distinction between the public and private realms, and should avoid being dominated by non-vegetative groundcover (regardless of permeability).

(9) Appropriate screening should be used to avoid any negative impacts on streetscape aesthetics from elements such as utility boxes, hydro meters, waste storage areas, and parking areas.

5.4.1.2 Low-Density Residential Forms

(1) New development shall provide sidewalks wherever a lot containing a single detached dwelling, a semi-detached dwelling, or a duplex dwelling abuts a street.

(2) Façade design for single detached dwellings, semi-detached dwellings, and duplex dwellings should avoid duplication and repetition by incorporating appropriate variations in built form and physical character.

5.4.1.3 Medium-Density Residential Forms

(1) Townhouse blocks should be situated with adequate separation distances between blocks so as to provide for appropriately sized amenity areas, sightlines to the public

realm, a reasonable degree of privacy for individual units, and daylight access for main living areas.

(2) Development or redevelopment that proposes multiple townhouse buildings should use differences in building design and articulation, variations in building setbacks, separation distances between buildings, landscaping, or other design elements to enhance visual interest and appeal, to reduce the perception of density, and to provide a reasonable degree of privacy for amenity areas.

(3) Where development is proposed on a site that has a significant change in grade, any townhouse blocks included in the development should be stepped to maintain an appropriate relationship to grade across the site.

(4) No single block of townhouses shall contain more than eight (8) dwelling units.

(5) Where a townhouse block has frontage along an Arterial Road or a Collector Road, as identified on Schedule "F1", the development:

(a) shall provide a single access point in the form of a shared driveway providing access to parking and servicing areas, which should be located to the rears of the units; or

(b) shall provide a suitable alternative, such as access from a Local Road, from a private laneway with a shared access agreement or easement, or through interconnected properties.

(6) For the purposes of No. 5.4.1.3.(5) above, "suitable alternative" shall mean an access point, or a configuration of multiple access points, that is acceptable to, and approved by, the Town and any other relevant road authority.

(7) Front yard paths should provide direct access from the public sidewalk to each individual unit or to a common entrance.

(8) Townhouse blocks shall provide sufficient visitor parking in a central location that is accessible from sidewalks and pathways.

(9) Each individual townhouse unit should be provided with a private amenity area (such as a backyard, balcony, deck, or roof space) that provides a reasonable degree of privacy through fencing, screening, landscaping, or other appropriate elements, and the Comprehensive Zoning By-law will establish standards and regulations regarding the provision of appropriate amenity spaces with all townhouse dwelling units, either as private or as common shared spaces.

(10) Common shared amenity spaces for townhouse dwellings should be located in prominent or high-profile areas that are easily accessible for all units and that provide access to sunlight as well as shaded seating areas.

(11) The location or design of common shared amenity spaces may be permitted to leverage site-specific attributes or considerations, such as adjacency to other open space areas, adjacency to naturalized stormwater management facilities, or the presence of significant view corridors.

(12) Common shared amenity spaces and other private amenity areas should be located and designed to minimize potential impacts from noise sources and to eliminate any safety concerns, such as those associated with major roads.

(13) Where a development application proposes the placement of a townhouse block adjacent to a lawfully existing low-rise residential area, the proposed townhouse block should be designed to be compatible with the existing adjacent uses, especially in terms of height and massing:

(a) by incorporating gradations in building heights, setbacks, or other character-defining elements to provide an appropriate transition to adjacent low-rise or low-density residential uses;

(b) by modulating the design of portions of new buildings located adjacent to low-rise or low-density residential uses to provide an appropriate transition or otherwise enhance the new building's compatibility with adjacent lawfully existing uses;

(c) by using physical features to visually reduce the mass of new buildings adjacent to lawfully existing uses; and

(d) by maintaining existing grades at property lines, wherever possible, to avoid grade changes or the use of retaining walls that might interfere with drainage and connectivity.

5.4.2 High-Density Residential Design

In addition to the general policies in Section 5.2 of this Official Plan, high-density residential development in the Town shall be subject to the policies set out below. For the purposes of this section, "high-density" residential development refers primarily to apartment buildings and any other multiple-unit residential buildings that are not townhouses. (Mixed-use buildings that contain residential units are subject to the policies in Section 5.6 below, rather than the policies presented here.)

(1) New high-density residential development and redevelopment that includes high-density residential uses:

(a) shall be compatible with the lawfully existing character of the area in which it is located (including the scale of the lawfully existing built form, the traditional street pattern, and neighbourhood structure) and with adjacent lawfully existing uses; and

(b) shall be designed to minimize, to the fullest feasible extent, any loss of privacy for lawfully existing residential uses on adjacent lower-density properties.

(2) New high-density residential buildings should be situated and designed to minimize impacts on year-round sunlight conditions for surrounding properties and abutting streets, to the fullest practical extent.

(3) With respect to those parcels identified as being subject to this policy on Schedule "C2" to this Official Plan, the Comprehensive Zoning By-law shall:

(a) permit a maximum building height of six (6) storeys; and

(b) require a minimum density of 55 dwelling units per hectare for each separate parcel.

(4) Except as provided for by No. 5.4.2.(3), a residential building with a height greater than four storeys shall only be permitted if the lot on which the proposed building will be located is large enough to accommodate appropriate setbacks and upper-storey step-backs, so as to provide for an adequate transition to lower-rise uses on adjacent sites.

(5) The principal street frontages of high-density residential buildings shall be required to contribute towards promoting well-designed built form that provides for high-quality public spaces, which will include sustainable and pedestrian-supportive elements described in Subparagraph 2 (e) of Subsection 41 (4) of the *Planning Act*.

(6) High-density residential buildings should incorporate design elements that provide differentiation for the ground floor, that promote the activation of the streetscape, and that contribute to a human-scale pedestrian realm.

(7) High-density residential development may be permitted to have direct vehicular access to an Arterial Road or to a Collector Road (as identified on Schedule "F1"), where possible and appropriate, and subject to the approval of the relevant road authority.

(8) High-density residential development shall provide adequate parking and loading facilities, and such facilities shall be located and designed to facilitate on-site maneuverability, to provide for safe movement between adjacent sites (where

appropriate), and to reduce undue disruptions to the flow of traffic resulting from vehicles turning onto and off of the property.

(9) The Town will use the site plan approval process to ensure that high-density residential development provides appropriate and accessible indoor and outdoor community gathering spaces.

5.5 Non-Residential Design Policies

In addition to the general policies in Section 5.2 above, the policies in this section of the Official Plan apply to the design of non-residential development and redevelopment in the Town.

5.5.1 Building Design

(1) The Town will promote a high standard of design and the use of high-quality materials for new buildings and for redevelopment.

(2) New non-residential buildings and non-residential redevelopment shall be compatible with the character of lawfully existing development on adjacent sites and in the surrounding area.

(3) New non-residential development should be situated and designed to minimize impacts on year-round sunlight conditions for surrounding properties and abutting streets.

(4) Where a new non-residential use is proposed adjacent to a lawfully existing residential use, the proposed non-residential use shall be required to incorporate appropriate setbacks and buffers, as well as any noise attenuation measures that are required to meet statutory and regulatory requirements, to maintain compatibility between uses.

(5) Non-residential development and redevelopment shall avoid introducing unnecessary distractions, such as glaring lights, over-scaled features, or other elements that do not comply with applicable urban design standards.

(6) All signage, including illuminated signage, shall comply with the requirements of the Town's Sign By-law, and, in cases where a non-residential use is proposed adjacent to a lawfully existing residential use, the Town may impose addition restrictions through the Site Plan Control process in order to minimize impacts on the adjacent residential use.

(7) Non-residential buildings and building entrances should be located in a manner that promotes enhanced pedestrian connectivity throughout the site, particularly along principal street frontages.

(8) Within the Town's Strategic Growth Areas and Employment Areas, non-residential development and redevelopment will be encouraged to incorporate unique or noteworthy streetscape and façade design elements (such as decorative light standards, planters, street furniture, shade structures, or the use of similar materials, decorative elements, roof lines, or signage across multiple façades).

5.5.2 Landscaping

(1) The Town will promote a high standard of landscape design and the use of high-quality landscaping elements and materials in association with non-residential uses.

(2) The development or redevelopment of non-residential uses will be required to incorporate appropriate landscaped buffers to ensure appropriate transitions between the non-residential use and lawfully existing residential and other sensitive land uses.

(3) New non-residential development shall be appropriately screened from major roads through the retention of existing tree cover, planting of new vegetation, installation of appropriate berms or fencing, or a combination thereof.

(4) Where possible and practical, off-street parking facilities, loading areas, and outdoor storage areas shall be located and adequately screened so as not to be visible from public streets or adjoining properties while applying appropriate CPTED principles and techniques.

(5) The Comprehensive Zoning By-law will establish requirements for the appropriate buffering and screening of on-site parking, loading, waste collection, and outdoor storage areas from adjacent uses.

5.5.3 Transportation, Connectivity & Access

(1) The built form and site design of non-residential development should provide for convenient access by both vehicular and active transportation modes.

(2) Where possible, new non-residential development will be encouraged to have direct access to an Arterial Road or a Collector Road, subject to the approval of the relevant road authority, and direct primary access from Local Roads should be avoided.

(3) Where possible and appropriate, non-residential uses adjacent to one another should use shared access points to and from public roads and should incorporate internal road connections.

(4) The development of new non-residential uses will be required to provide sufficient parking, in accordance with the regulations of the Comprehensive Zoning By-law, but should prioritize the provision of bicycle parking facilities and active transportation connections to the site to encourage access using non-vehicular modes.

(5) Development in Employment Areas should:

(a) be integrated with public sidewalks and other active transportation facilities, where feasible, in order to provide employees with opportunities to use alternative modes of transportation for their journeys to work; and

(b) provide connections to existing and planned future trail systems, where possible, to provide additional connections to and from the Employment Area.

(6) Where the proposed development or redevelopment of a non-residential use consists of multiple buildings, or pertains to a cluster of existing buildings, any new buildings shall be sited and oriented in a manner that provides well-defined, functional, and safe pedestrian spaces, as well as providing for the efficient movement of trucks, other vehicular traffic, and active transportation users.

(7) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require that the proponent of development or redevelopment provide, as part of a complete application, a traffic impact study demonstrating, to the Town's satisfaction, the adequacy of the road network to accommodate traffic flows anticipated as a result of the proposed development or redevelopment.

5.6 Mixed-Use Development Design Policies

In addition to the general design policies in Section 5.2 above, the policies below apply to the design of all mixed-use development in the Town.

5.6.1 Siting & Orientation of Buildings

(1) Mixed-use development shall be designed to contribute towards promoting well-designed built form that encourages a sense of place and shall apply appropriate CPTED principles, strategies, and techniques.

(2) Further to No. 5.6.1.(1), mixed-use buildings should be situated close to the street and encourage activity along street frontages by providing easy access from public sidewalks to commercial units and primary building entrances.

(3) The design of mixed-use buildings should ensure that on-site parking, waste collection areas, and similar facilities are not located between the building and the street, to the fullest practical extent.

(4) Forms of development that would result in the front of one mixed-use building facing the rear of another or that would result in rear yards having frontage onto a public street should be avoided.

(5) The design of development abutting the public boulevard or other public spaces in mixed-use areas should be human-scaled and coordinated to create a sense of enclosure for such spaces and to provide for a well-integrated relationship between public and private spaces.

(6) In areas where existing buildings do not sufficiently address the public street, such as where existing building setbacks are disjointed or separated from the street by parking areas, new mixed-use development and redevelopment should be designed to enhance the overall streetscape, such as by locating buildings closer to the street edge in order to establish an appropriate precedent for future development and redevelopment.

(7) Primary entrances to mixed-use buildings should be accessible and well-lit and should provide features that offer pedestrians protection from the elements.

(8) Opportunities for buildings to incorporate entry forecourts or plazas should be considered where such features might provide appropriate variety and depth to the streetscape.

5.6.2 Building Height, Massing & Design

(1) Mixed-use buildings should incorporate design elements and physical features, including building articulation and varied roof lines, that create visual interest and maintain a human-scaled environment.

(2) The ground floors of mixed-use buildings shall be designed to incorporate elements and treatments that will contribute to a human-scaled and activated streetscape.

(3) The height and massing of mixed-use buildings should be appropriately proportioned to the street (public or private) onto which the building has frontage, in order to create and reinforce a human-scaled environment.

(4) Further to No. 5.6.2.(3), building heights should be scaled according to the width of the abutting street, generally with a ratio of right-of-way width to building height between 1-to-0.3 and 1-to-0.75 (as illustrated in **Figure 5.1**).

(5) The Town may consider a ROW width-to-building height ratio outside the range specified in No. 5.6.2.(4) above where it has been satisfactorily demonstrated that other design elements or architectural details will be used to appropriately address the building scale.

Figure 5.1 – ROW Width-to-Building Height Ratios

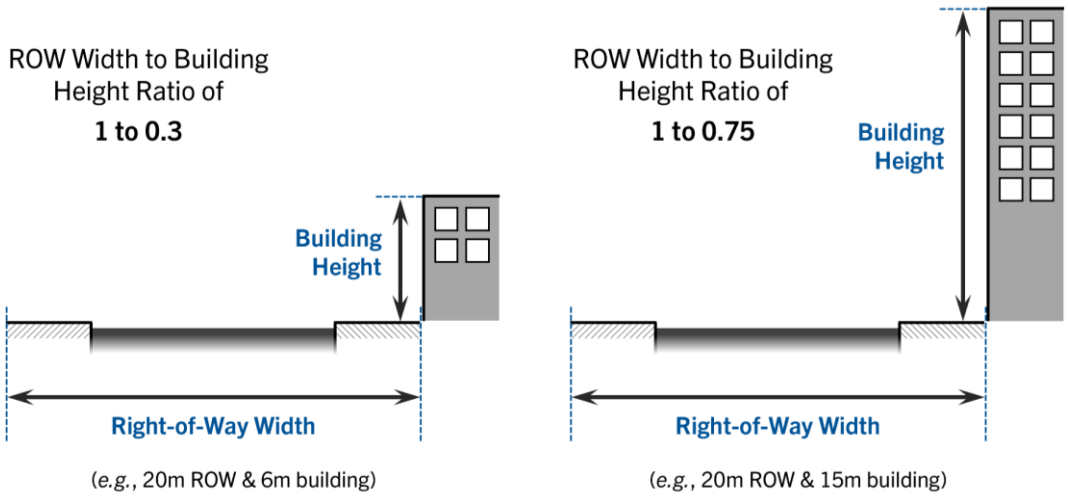
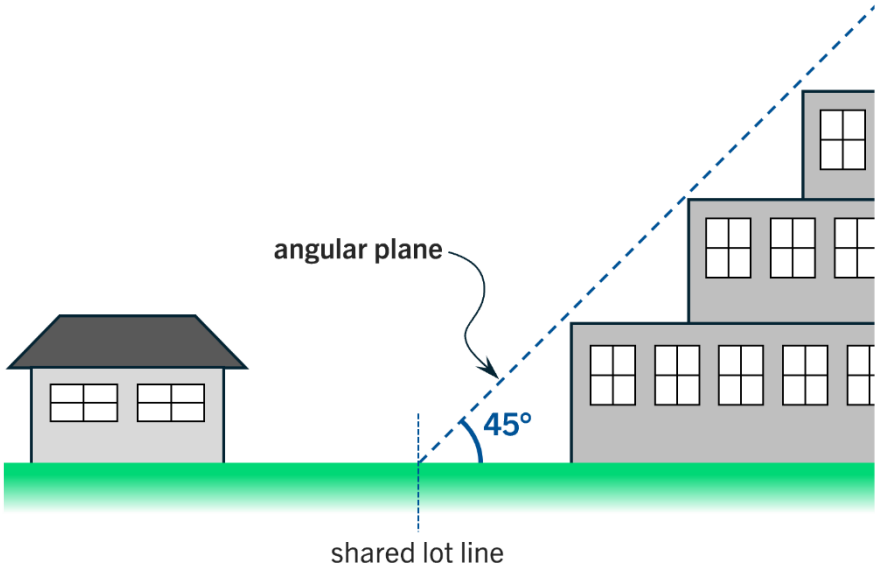


Figure 5.2 – Angular Plane



(6) New mixed-use buildings should be designed:

(a) to provide gradual transitions to lawfully existing buildings with different heights or setbacks in a manner that respects the scale and massing of those existing buildings; and

(b) to incorporate appropriate changes in height (by being stepped up or stepped down, as the case may be) to maintain compatibility with different building heights on abutting properties.

(7) Mixed-use buildings adjacent to low-rise residential areas should be designed to maximize compatibility with those areas by incorporating building setbacks, modulation, or reduced heights on portions of buildings abutting the low-rise area.

(8) Taller mixed-use buildings should be designed to minimize overlook onto any neighbouring low-rise residential properties by maintaining a maximum angular plane of 45 degrees, as measured from the shared property line (see **Figure 5.2**).

(9) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town will ensure that all mixed-use development and redevelopment is designed to avoid adverse impacts on year-round sunlight conditions for adjacent residential properties and public areas and to optimize access to sunlight.

5.6.3 Grading & Landscaping

(1) Development and redevelopment shall be designed to avoid the need for the installation of retaining walls along street frontages and in other public spaces, to the fullest practical extent.

(2) Mixed-use development and redevelopment shall incorporate appropriate landscaping to provide adequate amenity space and buffering, in accordance with such standards and requirements as may be established in the Comprehensive Zoning By-law.

(3) Mixed-use development shall provide, or contribute to the provision of, appropriate interior and exterior community gathering places.

(4) Mixed-use development and redevelopment should maintain existing grades at all property lines to avoid unnecessary grade changes or the need for retaining walls that might interfere with drainage or connectivity.

(5) Where the need to install retaining walls cannot be avoided in accordance with No. 5.6.3.(1) above, retaining walls should be set back and terraced to provide appropriate transitions between different grades.

(6) All development and redevelopment should retain and protect healthy mature trees, and trenching for services and foundations should ensure the survival of existing trees by avoiding the critical root zone (generally defined by the tree's dripline).

(7) Any proposed tree removal shall be subject to the policies in Section 5.2.4 above and to the Town's Tree Cutting By-law.

(8) Landscaping elements should be used to create visual barriers or introduce minor grade separation to differentiate between public and private amenity spaces in mixed-use development.

(9) Common shared amenity spaces should be located in prominent areas that are accessible to all dwelling units in the development and that provide exposure to sunlight as well as appropriately shaded seating areas.

(10) Where overlook occurs, a reasonable degree of privacy should be maintained, such as through the use of appropriate screening in the form of landscaping, decorative walls, or fencing.

5.6.4 Site Access, Connectivity & Circulation

(1) Off-street parking facilities (including underground and structured parking), loading areas, and other areas intended for vehicular or pedestrian circulation shall be designed to apply appropriate CPTED principles, strategies, and techniques.

(2) All mixed-use development and redevelopment shall be required to provide for adequate emergency vehicle access, as well as snow clearing and snow storage, to the Town's satisfaction.

(3) All waste collection and waste storage areas shall provide adequate space for truck turning movements, in accordance with the County of Simcoe's Multi-Residential & Private Road Waste Collection Policy, or shall provide for satisfactory alternative arrangements (such as waste collection performed by a private contractor).

(4) Mixed-use development and redevelopment should provide safe, comfortable, and easily accessible active transportation linkages to destinations by connecting routes between adjacent properties.

(5) Vehicular access to mixed-use development should be provided from a Local Road, although access from a Collector Road or an Arterial Road (as identified on Schedule "F1") may be permitted under circumstances where such access is necessary or appropriate, subject to the approval of the relevant road authority.

(6) The use of shared driveways between adjacent properties should be coordinated through the granting of appropriate easements, where possible, in order to improve traffic circulation and reduce the number of access points to and from Collector Roads and Arterial Roads.

(7) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, any application proposing mixed-use development or redevelopment will be required to provide a traffic impact study as part of a complete application to demonstrate the adequacy of the road network to accommodate anticipated traffic flows.

(8) Rear private laneways shall be designed in accordance with No. 5.6.4.(1) above and, furthermore, should be designed:

- (a) to connect with potential future laneways on adjoining properties;
- (b) to consider opportunities for shared access agreements and public easements; and

(c) to provide sufficient lighting while avoiding spillover onto abutting properties.

(9) Utility boxes and hydro meters should be consolidated for efficiency and located so as not to be visible from the street or otherwise screened from public view.

(10) Subject to No. 5.6.4.(1), off-street parking and loading facilities should be located and designed:

(a) to facilitate on-site maneuverability and circulation;

(b) to avoid creating undue disruptions to the flow of traffic or posing any danger to pedestrians resulting from vehicles turning onto or off of the property;

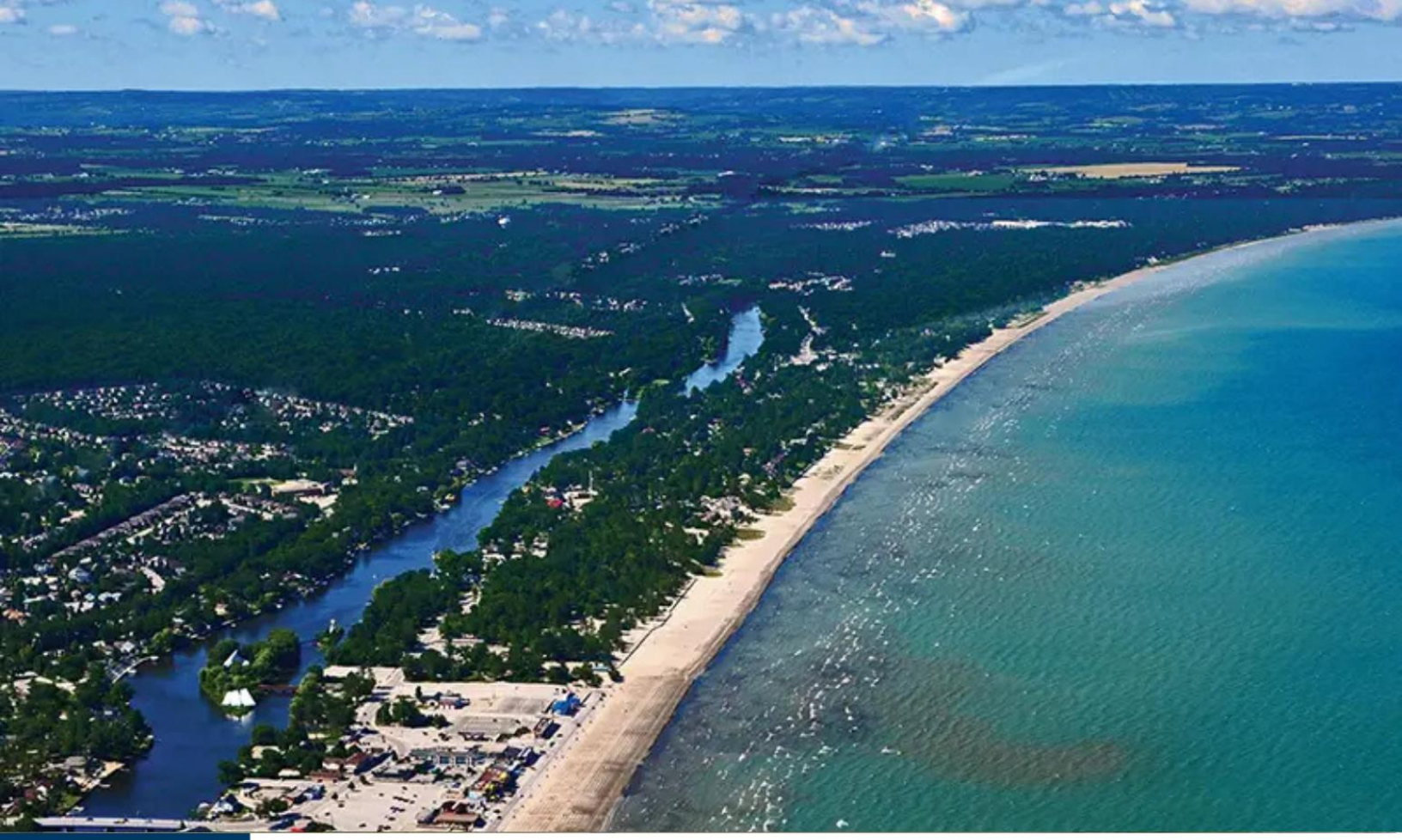
(c) to provide for appropriate screening from the street through the placement of buildings, landscaping features, fencing, and other site features; and

(d) to contribute towards, or not interfere with, the creation of an activated, human-scaled, and pedestrian-friendly streetscape.

(11) Sufficient visitor parking should be provided in a central location that is accessible from sidewalks and pathways.

(12) Underground parking areas should be integrated into the design of buildings and the overall site design and should be located to avoid having adverse impacts, including functional impacts, on neighbouring properties.

(13) Above-ground structured parking may be permitted in circumstances where underground parking is not feasible or not practical, provided that the ground-level street-fronting façade of the parking structure is occupied by active uses.



Section
6

How the Official Plan plan will be implemented

The Town will administer and implement the policies established in this Official Plan using the measures, procedures and guidance described in this section, which among other matters addresses various tools provided for under the *Planning Act* and other provincial statutes. It is recognized that additional implementation guidance is provided throughout the Official Plan and a fulsome consideration of the document may be necessary to have a full understanding of applicable matters.

6.1 Public Participation

Public consultation is a key component in the planning process, required in many instances through provisions under the *Planning Act*. In terms of Official Plan documents, it is noted that the *Planning Act* specifically requires that an Official Plan contain a description of the measures and procedures that will be used inform the public and secure their views regarding a range of development proposals (e.g., Official Plans and amendments or revisions, Zoning By-laws and

amendments, plans of subdivision, minor variances and consents). The *Planning Act* also provides that an Official Plan may contain measures for consulting the public on planning-related matters beyond those listed in the previous sentence.

The Town typically notifies the public about development applications it has received through online consultation platforms, such as the Town's webpage. Other methods may be used reflective of the scope, scale and complexity of matters, including the sending of emails, mail-outs or newsletters, the posting of public notice signs, and the use of social media. In general, the Town will encourage proponents of development or redevelopment to seek out opportunities to engage the public, beyond what is required under the *Planning Act*.

6.1.1 Public Meetings

(1) Council or its delegate, as the case may be, shall hold a public meeting:

(a) before adopting any proposed amendment to this Official Plan, whether proposed by the Town or requested by another person or public body;

(b) before passing a Zoning By-law or a by-law to amend the Zoning By-law; and

(c) before making a decision about an application for a consent or minor variance, if a regulation referred to in Clause (b) of Subsection 53 (5) of the *Planning Act* requires a public meeting.

(2) Council or its delegate, as the case may be, may hold a public meeting regarding any development application not referred to in No. 0.(1), where it is of the opinion that the proposed development or redevelopment is of such a scale, nature or complexity as to warrant the holding of a public meeting.

(3) Further to No. 0.(2), the Town may require the holding of a public meeting or neighbourhood meeting regarding a proposed subdivision for the purpose of conferring with such persons or public bodies as the Town considers may have an interest in the approval of the proposed subdivision, pursuant to Subsection 51 (23) of the *Planning Act*.

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Public Meetings

(4) All public meetings shall be held, and notice of all public meetings shall be given, in accordance with the provisions of the *Planning Act* and the regulations under that Act.

(5) The costs associated with the giving of notice in respect of a public meeting or neighbourhood meeting (such as postage or costs associated with signage) may be included as part of the required application fee.

(6) A person or public body may, prior to or at a public meeting, request an opportunity to make further written submissions to Council or its delegate (as the case may be) regarding a development application, and, where such a request is made and viewed as appropriate:

  (a) Council or its delegate (as the case may be) shall allow at least seven days for the receipt of such submissions; and

  (b) any submissions received during that period shall be duly considered before a decision is made in respect of the application in question.

(7) Where a change has been made to a development application after a public meeting required under No. 0.(1) has been held:

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Public Meetings

(a) Council or its delegate (as the case may be) shall determine whether any further notice or communication is to be given in respect of the application in question; and

(b) where the determination made is affirmative in respect of notice, another public meeting shall be held, and notice of that meeting shall be given as prescribed under the *Planning Act*.

(8) Where, for reasons beyond its control, Council or its delegate (as the case may be) has been required to cancel a public meeting for which notice has already been given:

(a) a public meeting regarding the same matter shall be held at a later date within a reasonable timeframe; and

(b) in accordance with the provision of the Plannng Act as may be applicable.

 will administer and implement the policies established in this Official Plan using the measures, procedures and guidance described in this section, which among other matters addresses various tools provided for under the *Planning Act* and other provincial statutes. It is recognized that additional implementation guidance is provided throughout the Official Plan and a fulsome consideration of the document may be necessary to have a full understanding of applicable matters.

Public Participation: Public Open Houses

6.1.2 Public Open Houses

(1) An open house shall be held, in accordance with all requirements under the *Planning Act* and the regulations under that Act, whenever any of the following are being considered:

(a) an update to this Official Plan proposed as part of its regular review under Section 26 of the *Planning Act*;

(b) an amendment to this Official Plan that proposes to implement a Community Planning Permit System;

(c) an amendment to the Zoning By-law resulting from the regular review of this Official Plan under Section 26 of the *Planning Act*; or

(d) an amendment to the Zoning By-law for the purpose of implementing a Community Planning Permit System.

(2) The Town may, at its discretion, require that an open house be held prior to a public meeting regarding any development application or other planning-related matter, in accordance with the provisions of the *Planning Act*.

6.2 Monitoring

(1) The Town will monitor and periodically review the performance of this Official Plan to determine whether the policies and underpinning assumptions remain valid and to assess whether its implementation policies are achieving its overall vision, goals, and objectives.

(2) Among other things, the Town will monitor the implementation of this Official Plan to determine whether its targets are being met and to ensure conformity with County growth management policies, which at a minimum shall involve monitoring the following:

(a) development activity within the delineated built-up area to assess progress towards achieving the intensification target set out in Section 2.2.2, to be calculated on an annual basis; and

(b) development activity within the designated growth area to assess performance relative to the minimum density target set out in Section 2.2.2.

(3) The Town will monitor and review amendments to current legislation (including the *Planning Act*, the *Municipal Act, 2001*, and all other relevant statutes and regulations) and to the SCOP, as well as proposed new legislation, policy statements, provincial plans, or County policies, to determine what amendments to this Official Plan, if any, might be required.

6.3 Official Plan Amendments

The policies in this section apply to the regular review and updating of this Official Plan, as required under Section 26 of the *Planning Act*, as well as to applications made under Section 22 of the *Planning Act* requesting an amendment to this Official Plan.

6.3.1 Town-Initiated Amendments

(1) Council may, at its discretion and at any time, initiate the process of amending this Official Plan to ensure it reflects the circumstances faced by the community or to otherwise address any matter related to physical change in the Town and its effects on the social, economic, built, or natural environment.

(2) When necessary, the Town shall review the Official Plan as a whole and amend it as needed to ensure it:

(a) fully complies with the provisions of the *Planning Act*, as may be amended from time to time;

(b) has regard to matters of provincial interest;

(c) is consistent with any and all policy statements issued under Section 3 of the *Planning Act*;

(d) conforms with, or does not conflict with (as the case may be), all provincial plans that are in effect; and

(e) conforms with the SCOP.

(3) The Town shall initiate a review of this Official Plan no later than ten years after it comes into effect as the new Official Plan of the Town of Wasaga Beach and every five years

thereafter, unless it has been replaced by a new Official Plan over the intervening five-year period.

(4) Wherever possible, the Town will endeavour to ensure that amendments to this Official Plan undertaken to address the matters identified in No. 6.3.1.(2) above are combined with amendments necessitated by the periodic review process referred to in No. 6.3.1.(3).

6.3.2 Requests for Amendments

Under Section 22 of the *Planning Act*, any person or public body may request that Council amend this Official Plan.

(1) All applications requesting an amendment to this Official Plan shall be subject to the requirements of the *Planning Act* (and to any restrictions or limitations imposed by that Act or the regulations under it) and to the policies of this Official Plan regarding pre-submission consultation, complete applications, and the giving of notice.

(2) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, all applications requesting an amendment to this Official Plan shall be required to include, as part of a complete application, any information or material that the Town considers necessary to demonstrate the following:

- (a) that there is a need or reasonable justification for the proposed amendment;
- (b) that the proposed amendment has regard to matters of provincial interest and is consistent with any and all policy statements issued under Section 3 of the *Planning Act*;
- (c) that the proposed amendment conforms with, or does not conflict with (as the case may be), any provincial plans that are in effect at the time the application is being made;
- (d) that the proposed amendment conforms with the SCOP; and
- (e) that the proposed amendment is consistent with the vision, goals, objectives, and overall intent of this Official Plan and its policies.

(3) To clarify, the Town may require, as part of a complete application, any information or material it considers necessary for Council to make a determination regarding an application, including information or material relating to matters not specifically identified in No. 6.3.2.(2) above, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

(4) Anyone who wishes to request an amendment to this Official Plan will be strongly encouraged to meet with the Town as part of pre-submission consultation prior to submitting the application making that request.

6.3.3 Secondary Plans

A secondary plan is a plan for a specific, defined, contiguous area that provides more detailed policies regarding land uses and development in that area. Any future secondary plans will be adopted and incorporated into this Official Plan through an Official Plan Amendment.

(1) Where anticipated or proposed development, redevelopment, or combination thereof in a given area is of such a nature or scale as to warrant a comprehensive, coordinated approach, the Town may undertake the preparation of a secondary plan for the area in question, or require that one or more proponents/affected parties prepare such a plan prior to, or as a condition of, development approval, in order to ensure that the future development of the area will proceed in an orderly and satisfactory manner.

(2) A secondary plan should include, at a minimum, policies relating to the following matters:

- (a) long-range estimated population forecasts for the secondary plan area;
- (b) the anticipated pattern of development and distribution of land uses, including:
  - (i) the distribution, variety, and densities of permitted housing types;
  - (ii) the provision of local and district commercial facilities; and
  - (iii) the establishment of neighbourhood focal points and public service facilities, including schools, parks, places of worship, and open space areas;
- (c) the staging and phasing of development;
- (d) road patterns and engineering standards for Arterial Roads, Collector Roads, Local Roads, pedestrian trail linkages, and active transportation facilities;
- (e) strategies for drainage, stormwater management, and the provision of utilities and municipal services; and
- (f) the preservation of natural heritage features and strategies for directing development away from any natural or human-made hazards that might be present.

(3) During the process of preparing a secondary plan, the Town will encourage the involvement of the appropriate education authority or authorities in the planning of

school facilities, and in the evaluation of existing education facilities and services, to serve new and existing development.

(4) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may undertake or require the preparation of such reports, studies, and plans as it considers necessary to inform the preparation of a secondary plan.

6.4 Zoning

The Town's Comprehensive Zoning By-law is the principal tool to be used in implementing the policies of this Official Plan, and Council will ensure, through an update to the current Zoning By-law, as well as through the passing of other amending by-laws, as needed, that adequate standards and requirements are established for all land uses and development in the Town.

For the purposes of this section, "current Zoning By-law" refers to the Comprehensive Zoning By-law that was in force and effect in the Town of Wasaga Beach on the day that this Official Plan was adopted by Council, and "implementing Zoning By-law" refers to the by-law, to be passed after this Official Plan has come into effect, that will either amend or replace the current Zoning By-law to implement the policies of this Official Plan.

6.4.1 Zoning By-law

(1) Council shall review the Town's current Zoning By-law and shall, no later than three years from the day that this Official Plan comes into effect, either amend or replace the current Zoning By-law to implement the policies of this Official Plan.

(2) The implementing Zoning By-law will zone lands in accordance with the policies set out in this Official Plan and shall make provisions for adequate development control while regulating the use of land and the character, location, functionality and use of buildings and structures.

(3) Until the Town's Zoning By-law has been amended or replaced to implement the policies of this Official Plan, the existing regulations in the current Zoning By-law will remain in effect, but no amendment to the current Zoning By-law shall be approved after this Official Plan has come into effect unless the amendment in question conforms with the policies of this Official Plan.

(4) The land uses, densities, and building heights permitted by the policies of this Official Plan shall be subject to any and all restrictions imposed by the implementing Zoning By-law.

(5) This Official Plan does not necessarily intend for all lands in the Town to immediately be zoned to permit the full range of uses permitted in the land use designations shown on Schedule "B" and Schedule "C", nor does it necessarily intend for all lands to be so zoned at the same time.

(6) Any application requesting an amendment to the Zoning By-law will be considered on an individual basis and evaluated based on how the proposed amendment will contribute to achieving the objectives of this Official Plan.

6.4.2 Legal Non-Conforming Uses

Land uses, buildings, and structures that do not conform with the policies of the Official Plan or with the regulations of the implementing Zoning By-law should generally, in the long run, either cease to exist or be altered in a manner that allows the land use, building, or structure in question to come into conformity or compliance (as the case may be) with this Official Plan and the implementing Zoning By-law. In certain instances, however, it may be desirable to permit the extension or enlargement of a legal non-conforming use if the reason for doing so is to avoid unnecessary hardship, provided that the proposed extension or enlargement conforms with the policies below in order to ensure the general welfare of the community.

(1) For the purposes of this section of the Official Plan:

(a) the term "legal non-conforming" shall refer to a lawfully existing land use, lot, building, or structure (as the case may be) that does not conform with the policies of this Official Plan or with the regulations of the Zoning By-law (as amended); and

(b) the term "legal non-conforming building or structure" shall include a building or structure (as the case may be) that is being used for a legal non-conforming use (even where the building or structure itself conforms with the policies of this Official Plan and with the regulations of the Zoning By-law).

(2) The implementing Zoning By-law may recognize lawfully existing land uses and may permit the continuation of such uses, even if such uses do not conform with the land use designations established in this Official Plan.

(3) The Zoning By-law may be amended to permit the extension or enlargement of a legal non-conforming use, lot, building, or structure without requiring an amendment to this

Official Plan, provided that the amending by-law conforms with the policies in this section of the Official Plan.

(4) Before amending the Zoning By-law as described in No. 6.4.2.(3) above:

(a) Council will consider the feasibility of acquiring the subject property, either at the time of its considering the application or at some future date, and of holding, selling, leasing, or redeveloping the subject property in accordance with the provisions of the *Planning Act*; and,

(b) in considering the feasibility of such an acquisition, Council will give special attention to opportunities to re-establish the legal non-conforming use in a different location, in accordance with the policies of this Official Plan.

(5) The Committee of Adjustment may permit:

(a) a change in the use of land, or in the use of a building or structure, from a legal non-conforming use to a use that is similar to that use or that is more compatible with the uses permitted under the Zoning By-law; or

(b) the expansion or enlargement of a legal non-conforming building or structure, including a building or structure being used for a lawfully existing use permitted under No. 6.4.2.(5)(a) above, provided that no permission is given to extend or enlarge the building or structure in question beyond the lawfully existing limits of the property on which it is situated.

(6) Where the Committee of Adjustment has refused to permit a change in use, expansion, or enlargement described in No. 6.4.2.(5), such a refusal shall not necessarily prevent Council from amending the Zoning By-law to permit the change in use, expansion, or enlargement in question.

(7) Before any final decision is made regarding any matter related to a legal non-conforming use, lot, building, or structure, the application will be referred to the appropriate municipal body or department for the purpose of advising Council or the Committee of Adjustment, as the case may be, regarding the matter.

(8) Before permitting the extension or enlargement of a legal non-conforming use, building, or structure, Council or the Committee of Adjustment, as the case may be, shall be satisfied that those of the following requirements that are relevant to the specific application have been, or will be, fulfilled in order to safeguard the wider interests of the general public:

(a) The proposed extension or enlargement will not unduly aggravate a situation caused by the existence of the legal non-conforming use (such as

circumstances related to compatibility, privacy, or nuisance factors), especially with regard to the policies in this Official Plan and the requirements of the implementing Zoning By-law as they apply to the area.

(b) The proposed extension and enlargement is appropriate in proportion to the size and scale of the legal non-conforming use, building, or structure and the lot on which it is situated.

(c) The characteristics of the existing legal non-conforming use and of the proposed extension or enlargement have been thoroughly considered, and the proposed extension or enlargement will generate no further anticipated adverse impacts from nuisance factors such as noise, vibrations, fumes, smoke, dust, odours, lighting, or traffic generation.

(d) Neighbouring conforming uses will be protected, where necessary, through such methods as the provision of new or augmented landscaping, buffering, or screening; the use of appropriate setbacks for buildings and structures; or the implementation of devices and measures to reduce nuisances and to alleviate any adverse effects caused by outside storage, lighting, advertising, signage, or other nuisance factors.

(e) Traffic and parking conditions in the vicinity will not be adversely affected by the proposed extension or enlargement, and traffic hazards will be kept to a minimum by the appropriate design of site access points and improvements to site conditions, especially in proximity to intersections.

(f) Adequate provisions have been, or will be, made for off-street parking, loading facilities, and lot grading and drainage.

(g) The proposed extension or enlargement has the approval for the provision of services by the relevant approval agency having jurisdiction.

(9) No amendment to the Zoning By-law shall be passed where, in the opinion of Council, one or more of the nuisance factors referred to in Clause 6.4.2.(8)(c) above would be created or aggravated so as to increase the incompatibility between a legal non-conforming use, building, or structure and conforming uses in the surrounding area.

(10) An amendment to the Zoning By-law that permits the extension or enlargement of a legal non-conforming use, building, or structure may include such provisions as are considered necessary to address matters such as those referred to in Clause 6.4.2.(8)(d) above, in order to improve the compatibility of the non-conforming use with conforming uses in the surrounding area.

(11) In all cases where an established legal non-conforming use seriously affects the amenity value of the surrounding area, consideration shall be given to the possibility of improving such conditions, especially when public health and welfare are directly affected.

6.4.3 Holding Provisions

Holding provisions allow for lands to be zoned for specific uses but prevent development associated with such uses from proceeding until the Town is satisfied that certain conditions regarding the use or development of the subject property have been satisfied. This allows Council to support a development in principle while identifying the need for additional actions before actual development takes place. The holding symbol ("H") may only be removed through the passing of the appropriate by-law if all of the specific requirements set out in the relevant holding provisions have been met.

The following policies outline how holding provisions are to be used:

(1) Holding provisions may be applied to any lands in the Town by appending a holding symbol ("H") to the alphanumeric symbol used in the Zoning By-law to represent the zone that applies to the subject lands.

(2) To clarify, the Zoning By-law may append a numeral or other symbol to any holding symbol (*e.g.*, "H1", "H2", *etc.*) for the purpose of distinguishing between zones to which different holding provisions apply.

(3) Where a holding symbol has been used, the implementing Zoning By-law shall include corresponding holding provisions that specify the requirements that must be satisfied before the applicable holding symbol may be removed.

(4) The provisions referred to in No. 6.4.3.(3) may be specific to an individual property or may apply to any combination of properties that are subject to the same holding symbol.

(5) The Zoning By-law shall specify the uses, if any, to which lands, buildings, or structures may be put while a holding symbol is in place, which may include temporary uses of the lands, buildings, or structures in question.

(6) Before passing a by-law to remove a holding symbol, Council or its delegate, as the case may be, shall ensure that all of the conditions set out in the holding provisions have been satisfied, which may pertain to a variety of matters, including:

(a) the phasing and logical progression of development;

(b) the timing of the provision of municipal services;

(c) the provision of adequate transportation infrastructure and related works;

(d) requirements regarding land assembly;

(e) the installation of noise attenuation measures;

(f) the remediation of contaminated sites, or confirmation that the Town is satisfied regarding environmental site conditions;

(g) the completion of the appropriate supporting studies, to the satisfaction of the Town and in consultation with other agencies, as necessary;

(h) the obtaining of requisite permits and approvals from other agencies or approval authorities;

(i) the entering into of one or more agreements regarding the appropriate development of the land;

(j) other matters to ensure conformity with specific policies in this Official Plan; and

(k) any additional requirements as Council may consider necessary or advisable.

(7) Where Council or its delegate, as the case may be, intends to pass a by-law to remove a holding symbol, notice of such intent shall be given in the manner prescribed under the *Planning Act*.

6.4.4 Temporary Use By-laws

(1) Council or its delegate, as the case may be, may pass one or more by-laws pursuant to Section 39 of the *Planning Act* to authorize the temporary use of land, buildings, or structures for any purpose set out in the by-law that might otherwise be prohibited by the Zoning By-law.

(2) A by-law that authorizes a temporary use shall describe the area affected and set an expiry date for the temporary authorization of the use in question that is no more than three years from the day that the by-law is passed, subject to No. 6.4.4.(3) below.

(3) Notwithstanding No. 6.4.4.(2), where the temporary use authorized by a by-law is a garden suite (as that term is defined in Section 39.1 of the *Planning Act*), the by-law may set an expiry date for the authorization of the use that is more than three years, but no more than twenty years, from the day on which the by-law is passed.

(4) Council or its delegate, as the case may be, may pass subsequent by-laws granting a temporary use an extension of up to three years, and may similarly grant further extensions of up to three years each, but no such extension shall be granted once the original temporary use by-law has lapsed.

(5) A temporary use may be permitted in any designation, subject to the requirements in this section of the Official Plan and to consideration of the policies that apply to the designation in question.

(6) Before passing a by-law authorizing a temporary use, Council or its delegate, as the case may be, shall be satisfied that those of the following requirements that are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- (a) Any proposed development or redevelopment will be consistent with the temporary nature of the proposed use.
- (b) The proposed use will be compatible with adjacent lawfully existing uses.
- (c) The size of the parcel of land or of the building or structure to be used is appropriate for the proposed use.
- (d) The proposed use will be provided with sufficient services, such as water supply, wastewater disposal, and roads.
- (e) Matters such as noise, vibration, fumes, smoke, dust, odours, lighting, and traffic generation have been appropriately considered to ensure that the

proposed use will have no adverse impacts on adjacent lawfully existing uses or on the wider community.

(f) Where necessary, neighbouring lawfully existing uses will be protected by such measures as the provision of new or augmented landscaping, buffering, or screening; appropriate setbacks for buildings, structures, and uses; devices and measures to reduce nuisances; and the implementation of measures to alleviate any adverse effects caused by outside storage, lighting, advertising signs, or other factors.

(g) The proposed temporary use maintains the overall intent of this Official Plan and conforms with the policies of the SCOP.

(7) A by-law that authorizes a temporary use will establish suitable regulations regarding setbacks, lot coverage, parking, and other matters as may be required, either by stipulating specific requirements for the use in question or by making reference to requirements set out in the Zoning By-law.

(8) Temporary uses may be subject to Site Plan Control, where authorized under the *Planning Act*.

6.4.5 Parking Exemption Agreements

Where the Zoning By-law requires the provision of off-street parking spaces, Section 40 of the *Planning Act* authorizes Council to enter into an agreement with the owner or occupant of a building exempting them from that parking requirement, in exchange for a payment of money. (Such agreements are sometimes referred to as "cash in lieu of parking.")

(1) Although, as a general rule, development and redevelopment should provide such off-street parking facilities as may be required by the Zoning By-law, Council may enter into an agreement with the owner or occupant of a building exempting them from such a requirement, as appropriate.

(2) An agreement exempting an owner or occupant from parking requirements may be entered into without requiring an amendment to the Zoning By-law.

(3) An agreement entered into under this section of the Official Plan shall provide for the payment of money as a consideration for the granting of the exemption and shall set forth the basis upon which such payment will be calculated.

(4) All monies received by the Town under an agreement entered into under this section of the Official Plan shall be paid into a special account and shall be used to offset municipal parking-related expenses.

(5) A site plan agreement may include provisions regarding an exemption from parking requirements where the subject lands are deficient in terms of off-street parking, subject to No. 6.4.5.(3) and No. 6.4.5.(4) above.

6.4.6 Public Works & Public Service Facilities

Under Section 24 of the *Planning Act*, all public works undertaken in the Town must conform with the policies of this Official Plan.

(1) In recognition of the importance of efficiently providing equitably distributed public service facilities, any of the following uses may be permitted in any land use designation that is not the "Greenland - Environmental Protection" designation:

- (a) fire, police, and emergency service facilities;
- (b) publicly owned and operated community facilities, including libraries, community centres, recreation centres, and schools;
- (c) facilities and infrastructure related to the transmission and distribution of electricity, gas, and oil, and telecommunications facilities, provided there are no negative impacts on natural heritage features or their functions;
- (d) publicly owned parks, open spaces, trails, and other public recreation uses;
- (e) publicly owned parking facilities and municipal transportation facilities; and
- (f) any other use related to public works or the provision of public services.

(2) To clarify, nothing in No. 6.4.6.(1) above shall prevent the establishment of a land use in the "Greenland - Environmental Protection" designation, provided that the use in question:

- (a) is identified in this Official Plan as one that may be permitted in the "Greenland - Environmental Protection" designation; and
- (b) is established in accordance with the policies in Section 4.1 and Section 4.2 above and with all other applicable policies.

(3) Wayside pits and quarries and portable asphalt plants used on public authority contracts will be permitted, without requiring an amendment to this Official Plan or to the Zoning By-law, in all areas except for those areas of existing development or particular environmental sensitivity that have been determined to be incompatible with extraction and associated activities.

6.5 Community Planning Permit System

A community planning permit system ("CPPS"), formerly referred to as a "development permit system," is a land use planning tool authorized under the *Planning Act* that provides an alternative system for approving development applications. A CPPS is intended to make the application approval process more efficient by combining matters related to zoning, Site Plan Control, and minor variances into a single process. This allows for the streamlining of planning approvals, provides flexibility for land uses and development standards, and establishes clear rules and criteria for development through a "one-window" approach to planning.

(1) Council may establish a Community Planning Permit System ("CPPS") for the Town or for any part or parts thereof:

- (a) by amending this Official Plan to describe one or more areas of the Town as a Community Planning Permit Area or Areas ("CPPA" or "CPPAs"); and
- (b) by passing a Community Planning Permit By-law ("CPPBL") to implement the CPPS.

(2) The establishment and implementation of a CPPS in the Town or in any part or parts thereof shall require an amendment to this Official Plan, as per No. 6.5.(1)(a) above, which among other things will add policies to this Official Plan that set out the following:

- (a) a description of the geographic limits of each CPPA in the Town;
- (b) a description of the goals, objectives, and policies of the CPPS;
- (c) the requirements for the preparation and approval of a CPPBL that will implement those goals, objectives, and policies;
- (d) an explanation of the types of conditions that may be included in a CPPBL;
- (e) the criteria for evaluating discretionary uses and variations that may be included in a CPPBL; and
- (f) a list of the information and materials that will be required as part of an application for a Community Planning Permit ("CPP").

(3) A CPPBL shall identify the uses that are permitted within each CPPA, and the uses so permitted shall support the achievement of the objectives of this Official Plan.

(4) Neither the Comprehensive Zoning By-law nor the Site Plan Control By-law shall apply to any lands to which a CPPBL that is in force and effect applies.

(5) Council may delegate the approval or issuance of CPPs to a Committee of Council or to Town staff, with limitations on and criteria for such delegation to be established in the implementing CPPBL or in another Town by-law.

(6) The Town may require that the approval of new development or redevelopment in a CPPA be subject to conditions related to the following:

(a) the protection of the natural environment and the conservation of cultural heritage resources;

(b) the availability and capacity of municipal services and infrastructure, including appropriate provisions for transportation infrastructure;

(c) the completion of required studies and reports and the entering into of agreements, where appropriate; and

(d) the achievement of a high standard of urban design.

6.6 Interim Control By-laws

An interim control by-law is a by-law passed under Section 38 of the *Planning Act* that establishes strict limitations on land use and development for a set period of time (up to a maximum of two years). Interim control by-laws are meant to provide sufficient time to undertake a review or study regarding land use planning policies (often regarding a specific pressing issue), while effectively putting a "pause" on development and redevelopment in the affected area to allow for the completion of this review or study. The "affected area" can be the entire municipality or any portion or portions thereof.

(1) Subject to No. 6.6.(5) below, Council may pass one or more interim control by-laws, pursuant to Section 38 of the *Planning Act*, to prohibit the use of land, buildings, or structures within the Town, or within any defined area or areas thereof, for, or except for, such purposes as may be set out in the by-law, for a period not exceeding one year from the date of the passing thereof.

(2) Prior to passing an interim control by-law, Council shall provide such direction as it considers necessary, appropriate, or advisable regarding the review or study to be undertaken, which direction may be given by by-law or by resolution.

(3) Council may pass one or more subsequent by-laws granting extensions to the interim control by-law period, provided that the total period of time such a by-law is in effect does not exceed two years from the date of passing of the original interim control by-law.

(4) No notice or hearing is required prior to the passing of an interim control by-law, but the Clerk shall provide notice of the passing of such a by-law in the manner prescribed in the *Planning Act* and in the regulations under that Act.

(5) Once an interim control by-law ceases to be in effect, no further such by-law may be passed that applies to any lands to which the original by-law applied for a period of three years.

6.7 Community Benefits Charges

Community benefits charges may be imposed on certain types of development or redevelopment to cover the capital costs of facilities, services, or other matters required because of that development or redevelopment, subject to certain requirements and limitations set out in Section 37 of the *Planning Act*.

(1) Council may pass a by-law, pursuant to Section 37 of the *Planning Act*, to impose community benefits charges against land to pay for the capital costs of facilities, services, and other matters that are required because of development or redevelopment in the area to which such a by-law applies.

(2) The imposition of community benefits charges on development or redevelopment shall be subject to such restrictions and limitations as may be set out in the *Planning Act* and the regulations under that Act.

(3) Prior to passing a by-law that imposes community benefits charges, the Town shall prepare a community benefits charge strategy, in accordance with the requirements of the *Planning Act* and the regulations under that Act.

(4) Among other things, a community benefits charge strategy should consider the following, as might be attributable to anticipated development and redevelopment in the Town or in any part or parts thereof (such as in Strategic Growth Areas):

- (a) the effects on the stock of affordable housing, both rental and ownership;
- (b) the need for community hubs or community centres, child-care facilities, or other public service facilities, especially within Strategic Growth Areas;
- (c) the need for public urban open spaces, public parks, and urban squares, including the potential need for publicly accessible spaces on private development sites in Strategic Growth Areas and along the waterfront;
- (d) the need for new or enhanced active transportation infrastructure, including beachfront pedestrian promenades or boardwalks, bridges, and riverwalks;

(e) effects on the aesthetic quality and appeal of the built environment, especially in Strategic Growth Areas;

(f) the capital costs associated with preserving, restoring, rehabilitating, or reusing cultural heritage features;

(g) effects on natural heritage features and their functions, and effects on the Town's ability to achieve the objectives of this Official Plan's natural heritage policies; and

(h) the effects on the Town's ability to achieve this Official Plan's objectives regarding sustainable development and sustainable design features.

(5) Once a community benefit charges by-law has been passed, the Town may allow an owner of land to provide such facilities, services, or other matters as may be required under that by-law, at that owner's expense or through the making of suitable arrangements, as an alternative to the payment of the community benefits charge itself.

6.8 Community Improvement

The *Planning Act* and the *Municipal Act, 2001* give municipalities the ability to plan for, initiate, coordinate, and incentivize projects to improve any area(s) within the community that are in need of physical improvement. Such projects can include development and redevelopment projects; the construction, reconstruction, or rehabilitation of buildings or structures; or projects undertaken to improve energy efficiency.

The policies in this section of the Official Plan are meant to enable the Town to access various provincial cost-sharing, municipal assistance, and revitalization programs, as well as to encourage private investment in community improvement. These policies also provide a framework for the selection and designation of Community Improvement Project Areas ("CIPAs") and for the preparation and implementation of Community Improvement Plans ("CIPs") for those areas. CIPAs are identified on **Schedule "I"**.

6.8.1 Community Improvement Policies

(1) Council may pass one or more by-laws under Subsection 28 (2) of the *Planning Act* to designate the Town or any part of parts thereof as a Community Improvement Project Area ("CIPA"), and may subsequently prepare a Community Improvement Plan ("CIP") for any area so designated and provide for the carrying out of such a plan.

(2) Once Council has designated a CIPA by passing a by-law under Subsection 28 (2) of the *Planning Act*, this Official Plan will be amended for the purpose of identifying the area so designated on Schedule "I".

(3) Without in any way limiting Council's discretion in designating CIPAs, the purpose of designating an area as such will generally be to achieve one or more of the following objectives:

(a) Promote the long-term health, vitality, and stability of the area.

(b) Promote opportunities for financial investment and improvements to the maintenance, condition, and appearance of private property.

(c) Promote views and visual amenities, such as along the waterfront, and provide opportunities to protect and maintain these areas for the benefit of recreation, leisure, and tourism activities.

(d) Promote the maintenance and appropriate use of buildings of historical or architectural merit, interest, or significance.

(e) Promote, support, and incentivize the provision of affordable residential units.

(f) Promote improvements to energy efficiency, waste reduction, and other initiatives related to sustainability and climate change mitigation.

(g) Promote the remediation of lands or the remediation or removal of structures that have been contaminated as the result of previous use or development activity.

(h) Provide solutions and opportunities to correct inadequate municipal services or facilities, the deterioration of buildings or infrastructure, inadequate housing, or inappropriate or incompatible land use combinations.

(i) Address deficiencies related to transportation facilities or the provision of transit service, or promote improvements to those facilities and services.

(j) Address deficiencies in relation to streetscapes, including road conditions, sidewalk conditions, curbs, parking, landscaping, tree planting, street furniture, and lighting.

(k) Address deficiencies in relation to sanitary sewers, storm sewers, hydro facilities, water systems, and other infrastructure.

(l) Investigate and address the need to implement flood protection measures.

(4) It is expected that CIPs will be implemented using the following means, as appropriate, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act:

(a) the acquisition of property by the Town and the undertaking of works thereupon;

(b) amendments to municipal by-laws that will support the carrying out of CIPs;

(c) the establishment of cost-sharing agreements, joint ventures, and public–private partnerships;

(d) programs to promote or incentivize rehabilitation and infilling;

(e) the preparation of design guidelines for streetscapes and building façades;

(f) the preparation of capital improvement outlines and timetables for projects;

(g) the preservation of historic properties through local by-laws and under provincial and federal legislation;

(h) various financial incentives, assistance opportunities, and the use of public funds, which may consist of tax relief, grants, loans, relief from development charges or application fees, and other methods to promote the rehabilitation, redevelopment, or improvement of public and private properties; and

(i) any other relevant actions directed at the CIPA, as appropriate, to provide housing options, facilitate economic improvement, or maintain the social, physical, environmental, or cultural aspects of the area.

(5) CIPs, and any amendments thereto, will be prepared through consultation in an inclusive manner with affected ratepayers, residents, tenants, public agencies, and other interested parties as appropriate.

(6) CIPs shall only be implemented when the Town is satisfied that the proposed measures are within its financial capabilities.

(7) The Town will determine the prioritization and timing of CIPs and their implementation.

(8) The Council of the County of Simcoe may make grants or loans to the Council of the Town of Wasaga Beach, and vice versa, for the purpose of carrying out a CIP.

(9) The scope of eligible costs for which the Town or the County may provide grants or loans through a CIP includes:

(a) Environmental Site Assessments;

(b) environmental remediation;

(c) costs related to the creation of one or more affordable residential units;

(d) development, redevelopment, construction, and reconstruction on lands or of buildings for rehabilitative purposes; and

(e) the provision of energy-efficient uses, buildings, structures, works, improvements, and facilities.

(10) Façade improvement programs and streetscape design guidelines may be developed together with associated loan and grant programs to explain the selection criteria used in such programs and to assist commercial landowners in the implementation of such programs and guidelines.

(11) When the Town is satisfied that the objectives of a CIP has been carried out, Council may pass a by-law to dissolve the CIPA.

6.8.2 Community Improvement Project Areas

CIPAs are shown on Schedule "I" to this Official Plan and have been identified based on the objectives and policies set out in the previous subsection. The Town will consider preparing and adopting a CIP for each identified area as necessary, using financial assistance if available, provided that Council is satisfied that the financial impact on the Town will be reasonable and affordable.

6.8.2.1 Downtown CIPA

Downtown Wasaga Beach has historically been the focal point for economic and tourism activity in the Town. In the early 2000s, however, much of the Town's growth was tending to focus on the edges of the community. In response to the situation, the Town adopted the Downtown Development Master Plan ("DDMP") in 2017, to promote a community focus in the historic core, diversify the local economy, and enhance the Town's attractiveness as a destination for permanent residents.

The Downtown CIP was prepared following the adoption of the DDMP in order to enable the financial incentives recommended in that plan for the Downtown CIPA. The purpose of the Downtown CIP is to stimulate investment by reducing the cost of development and redevelopment in the area, as well as to promote the creation of a broad mix of housing types that will meet the needs of a wide range of residents. The CIP defines a "Priority Investment Area," consisting primarily of properties along Main Street between Elm Street and Beach Drive, as a focus for the CIP's financial incentives.

The objectives of the Downtown CIP include:

- creating a focus for community activities and a "symbolic heart" for the Town;
- encouraging existing property owners to reinvest in more intensified development that is consistent with the direction provided by the DDMP;
- enhancing the quality and amenity value of the public realm in a walkable, pedestrian-friendly environment;
- encouraging private sector investment in providing a broader range of housing types and creating affordable housing options;
- encouraging new tourism activity that attracts broader benefits and generates economic spin-offs for the Town; and
- assisting in the Town's transition from a seasonal, tourism-based destination to a more complete, four-season community.

The incentive programs established in the Downtown CIP include a Residential/Mixed-Use Development Incentive Program, Tax Increment Equivalency Grant Program, Municipal Application Fee Rebate Program, and Parking Ratio Exemption.

6.8.2.2 Old Mosley Village CIPA

Old Mosley Village is a historic business district that contains a mix of commercial, residential, and tourism accommodation uses on small parcels of land. The area has been identified as a Strategic Growth Area and, as such, is subject to the policies set out in Section 2.3.5 of this Official Plan. The Old Mosley Village CIPA shown on Schedule "I" has the same boundaries as the Strategic Growth Area of the same name.

At the time this Official Plan was adopted, the Town had not yet prepared a CIP for the Old Mosley Village CIPA. It is anticipated that the objectives for such a CIP will be similar to (or, at the very least, consistent with) those set out for the SGA in Section 2.3.5.1 above.

6.8.2.3 West Wasaga CIPA Study Area

The west end of the Town has been identified as a "CIPA Study Area" on Schedule "I", covering much of the same area as the WWSP (regarding which see the second paragraph of Section 2.3.8 above). This is an area in transition, partly due to the realignment of Highway 26, requiring improvements to municipal services, infrastructure, transportation facilities, built character, and aesthetic appeal, among other things. The intent is that, following the adoption and approval of the WWSP, the boundaries of the area shown on Schedule "I" will be refined (if

necessary) prior to its official designation as a CIPA through the passing of a by-law under Subsection 28 (2) of the *Planning Act*.

To clarify, however, nothing in this Official Plan shall be interpreted as requiring Council to pass a by-law designating this area as a CIPA, or as in any way limiting Council's ability to pass a by-law designating a CIPA whose boundaries differ from those shown on Schedule "I".

6.8.2.4 Affordable / Attainable Housing CIPA Study Area

In addition to the areas discussed in the preceding subsections, Schedule "I" identifies the entirety of the Town as a CIPA Study Area, which is intended to facilitate the potential passing of a by-law to designate the Town as a CIPA for the purpose of preparing and implementing an "Affordable / Attainable Housing CIP". The adoption of such a CIP would enable the Town to provide financial assistance, establish incentive programs, and implement other tools to encourage the provision of affordable residential units or attainable residential units (as that term is defined in the *Development Charges Act, 1997*, S.O. 1997, c. 27).

However, nothing in this Official Plan shall be interpreted as requiring Council to pass a by-law designating the Town a CIPA for such purposes, or as in any way limiting Council's ability to pass a by-law designating a CIPA for such purposes whose boundaries do not include the entire Town.

6.9 Plans of Subdivision & Part-Lot Control

(1) As a general rule, a plan of subdivision will be considered necessary:

(a) for any development that proposes the creation of one or more new lots; or

(b) for any proposed development that entails or involves the construction of a new municipal road.

(2) Notwithstanding No. 6.9.(1), the Town may permit development described therein to proceed without a plan of subdivision, where the Town is satisfied that other legal methods are sufficient for the proposed development to proceed in accordance with the policies of this Official Plan.

(3) Council may pass one or more by-laws designating land pursuant to Subsection 50 (7) of the *Planning Act*, thereby exempting such land from part-lot control.

(4) A by-law passed pursuant to Subsection 50 (7) of the *Planning Act* may specify a time period at the end of which the by-law in question expires, which generally will be limited to a maximum of three years, although such a by-law may specify a longer time period

where Council considers it necessary, appropriate, or advisable under the specific circumstances.

(5) Council may amend a by-law passed pursuant to Subsection 50 (7) of the *Planning Act* to extend the time period specified therein.

(6) Before approving a plan of subdivision or passing a by-law pursuant to Subsection 50 (7) of the *Planning Act*, Council shall ensure that the proposed development conforms with this Official Plan.

(7) No plan of subdivision shall be approved unless the Town is satisfied that the proposed development will be provided with full municipal services or that the extension of existing services is deemed to be viable based on the phasing policies set out in this Official Plan.

(8) The Town may enter into one or more agreements to ensure that any conditions for development approval as may be imposed are fulfilled.

(9) Any reference in this section of the Official Plan to a plan of subdivision shall be interpreted as also referring to a description of condominium, in accordance with and subject to Section 9 of the *Condominium Act, 1998*.

6.10 Consents

(1) Notwithstanding No. 6.9.(1) above, a consent may be given for the purpose of creating one or more new lots where the Town is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the subject lands.

(2) A consent may be given for the purpose of making boundary adjustments, creating a right-of-way or an easement, granting a long-term lease, conveying land to an abutting lot, or for other legal or technical reasons that do not result in the creation of a new building lot.

(3) No consent for new lot creation shall be given unless the proposed development will be provided with full municipal water services and municipal wastewater services, unless provided elsewhere in this Official Plan.

(4) No consent shall be given for the purpose of creating one or more new lots unless each lot created, as well as the parcel retained, will have access to an existing maintained public road, or unless such access will be provided through an appropriate development agreement or similar arrangement.

(5) Further to No. 6.10.(4):

(a) any residential lot created by consent should have access only from Local Roads or should otherwise adhere to the road access policies of this Official Plan; and

(b) any lot created for non-residential development should have access from a public road of an appropriate classification, subject to the approval of the relevant road authority.

(6) In considering an application for a consent that would result in the creation, reduction, or expansion of one or more lots, Council or the Committee of Adjustment, as the case may be, shall have regard to the provisions of the *Planning Act*, the policies of the SCOP and of this Official Plan, and the applicable provisions of the Zoning By-law, as well as the following considerations:

(a) A consent should provide for infilling in areas of existing development, rather than the unjustified or premature extension of such developed areas.

(b) Further to Clause 6.10.(6)(a), a consent should not be given if the effect of giving the consent would be to prejudice the future development of an area, especially where the proposed division of the property by consent would prevent or hinder the efficient and appropriate development of the subject property.

(c) A consent should be given only in circumstances where the proposed development will not require the undue extension of municipal services.

(d) A consent should not be given in circumstances where the proposed lot creation would require the installation of a road access point in a place where limited sightlines (due to factors such as the curve of the road or the grade of the land) would create a traffic hazard or aggravate an existing hazard.

(e) Any new lot proposed should be of sufficient size to accommodate the proposed development while providing adequate setbacks from any natural hazards or natural heritage features as might be present.

(f) A consent should have appropriate regard for the character of established residential neighbourhoods, and decisions regarding a consent application should take into consideration the impact of the proposed development on, and its compatibility with, the existing built form and lot fabric of the surrounding area.

(7) The creation of a new lot located wholly within an area classified as “Natural Heritage (Category 1)” or “Natural Hazard”, or in an area solely comprising any combination

thereof, will be strongly discouraged and, as a general rule, no consent should be given for such purposes unless warranted by extraordinary circumstances.

(8) Council or the Committee of Adjustment, as the case may be, may make the giving of a consent subject to such conditions as Council or the Committee considers necessary or appropriate, in accordance with the *Planning Act*.

6.11 Minor Variances

(1) Where Council has constituted and appointed a Committee of Adjustment pursuant to Section 44 of the *Planning Act*:

(a) the Committee of Adjustment may, pursuant to Section 45 of that Act, authorize minor variances:

(i) from the provisions of the Comprehensive Zoning By-law or any amendments thereto;

(ii) from the provisions of any other by-law passed under Section 34 of the *Planning Act*; or

(iii) from the provisions of an interim control by-law; and

(b) Council may pass one or more further by-laws empowering the Committee of Adjustment to authorize minor variances from the provisions of any Town by-law that implements the policies of this Official Plan, and no amendment to this Official Plan shall be required for the Committee of Adjustment to authorize such variances.

(2) No minor variance shall be authorized unless the Committee of Adjustment is satisfied that the requested variance:

(a) is minor, in terms of both scale and impacts, with respect to the standards or provisions set out in the by-law from which a variance is sought;

(b) maintains the overall intent of the by-law from which a variance is sought;

(c) is desirable for the appropriate development or redevelopment of the land, building, or structure in question; and

(d) maintains the overall intent and purposes of this Official Plan.

(3) Council may prescribe criteria for the authorization of minor variances in addition to those specified in No. 6.11.(2) by passing one or more by-laws under Subsection 45 (1.0.3) of the *Planning Act*.

(4) In addition to its powers under No. 6.11.(1), the Committee of Adjustment may permit:

(a) the enlargement or extension of a lawfully existing building or structure, subject to the applicable policies in Section 6.4.2 above;

(b) the use of land or of a lawfully existing building or structure that, in the opinion of the Committee, is either:

(i) similar to the lawfully existing use of such land, building, or structure; or

(ii) more compatible than the lawfully existing use with the uses of such land, building, or structure as are permitted by the Comprehensive Zoning By-law or other applicable by-law (as the case may be); or

(c) the use of land or of a building or structure for a purpose that, in the opinion of the Committee, conforms with the uses permitted by the Comprehensive Zoning By-law or other applicable by-law (as the case may be), where such permitted uses are defined in general terms.

(5) Policy No. 6.4.2.(9) shall apply, with necessary modifications, to the authorization of minor variances and to the giving of any permission described in No. 6.11.(4) above by the Committee of Adjustment.

6.12 Site Plan Control

"Site Plan Control" refers to the process of approving plans (showing the locations of all proposed buildings, structures, and related or required facilities and works) and drawings (showing plan, elevation, and cross-section views of each proposed building, except for residential buildings containing fewer than 25 units) prior to development (as defined in Section 41 of the *Planning Act*). Under Subsection 41 (4.0.1) of the *Planning Act*, the approval of such plans and drawings must be delegated to an "officer, employee or agent of the municipality" who has been appointed by by-law as an "authorized person."

(1) In this section of the Official Plan, the term "development" shall have the same meaning as it does for the purposes of Section 41 of the *Planning Act*.

(2) Where authorized under the *Planning Act*, any development in a proposed Site Plan Control Area may be subject to Site Plan Control.

(3) For the purposes of No. 6.12.(2), each land use designation shown on Schedule "B" or on Schedule "C" to this Official Plan is hereby identified as a proposed Site Plan Control Area.

(4) Subject to No. 6.5.(4) above, where this Official Plan identifies or describes an area as a proposed Site Plan Control Area, Council may pass a by-law to designate the whole or any part of such an area as a Site Plan Control Area, and such by-law may identify specific types of development that will be subject to Site Plan Control, as well as types of development that will be exempt from Site Plan Control.

(5) Site Plan Control may be used to regulate any matters contemplated in Subsection 41 (4) of the *Planning Act*, including:

(a) the locations of all proposed buildings and structures and any facilities or works to be provided in conjunction therewith on the site;

(b) the massing and conceptual design of proposed buildings;

(c) the relationship of proposed buildings to adjacent buildings, streets, and publicly accessible exterior areas;

(d) facilities designed to have regard for accessibility for persons with disabilities; and

(e) sustainable design elements on any road under the Town's jurisdiction that is adjacent to the site.

(6) Further to No. 6.12.(4), it is the intent of this Official Plan that Site Plan Control be used to achieve the following objectives:

(a) Promote well-designed built form that encourages a sense of place and provides for high-quality, accessible, safe, attractive, and vibrant public spaces.

(b) Promote development that is designed to be sustainable, transit-supportive, and pedestrian-oriented.

(c) Control the placement and scale of buildings, public utilities, and related site facilities and infrastructure.

(d) Ensure that facilities are designed to have regard to accessibility for people with disabilities and in compliance with the AODA.

(e) Ensure the conveyance of any required land or easements to the Town for the maintenance or improvement of drainage works, watercourses, public utilities, roadways, and similar undertakings.

(f) Ensure proper grading, stormwater drainage, and maintenance with regard to surface water and erosion.

(g) Minimize impacts on the natural environment through measures that include LID and the implementation of sustainable design features.

(h) Ensure the safe and efficient movement of both vehicular and pedestrian traffic as it relates to the development and the surrounding area, including the establishment of shared access agreements, where appropriate.

(i) Provide buffering, screening, or other appropriate mitigative measures to protect lawfully existing adjacent uses from likely or potential impacts from proposed new or expanded uses.

(7) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require, as part of a complete application for site plan approval, such information or material as it considers necessary to appropriately evaluate the application, which among other things may include the following:

(a) stormwater management plans or grading and drainage plans;

(b) a servicing report indicating the manner in which services such as water supply, wastewater disposal, fire protection, and utilities will be provided; and

(c) a transportation study that identifies, among other things:

(i) the anticipated amount of traffic generated by the proposed development;

(ii) the design and location of all entrances and exits, road widenings, and deceleration lanes;

(iii) the standard and design of internal roads; and

(iv) the location of required parking facilities.

(8) The Town may require, as a condition of site plan approval, the dedication of land for road widenings or sight triangles to fulfill the planned road widths and intersection improvements shown on Schedule "F1" or as otherwise described in Section 6.14.3 below.

(9) Where authorized under the *Planning Act*, and subject to any restrictions or limitations imposed by that Act or the regulations under it, the Town may adopt and implement urban design guidelines to inform the design and preparation of site plans that support the achievement of this Official Plan's objectives.

(10) A Site Plan Control By-law may provide for an alternate process whereby the proponent of development that has already received site plan approval may request subsequent approval for revisions or minor amendments to approved plans and drawings, and provisions regarding such an alternate process may establish fees that will be required in connection with such applications.

(11) A Site Plan Control By-law may differentiate between major and minor site plan applications, reflective of the scope, scale and complexity of the proposal, for the purpose of making the site plan approval process more efficient for applications that are considered to be appropriately minor in nature, and may establish such criteria for defining what is considered a minor application or a major application as Council considers appropriate.

(12) The Town may require, as a condition of site plan approval, the entering into of an agreement between the Town and the proponent, which may stipulate, through the text of the agreement or through the use of plans and drawings, the location of all buildings and structures to be erected, the location of all works and facilities to be provided on the site, and any other items as provided for under the *Planning Act*.

(13) Among other things, a site plan agreement may include conditions or requirements regarding:

(a) the staging of development and a timeframe within which each phase is to be completed;

(b) the exterior design of buildings and structures, including their character, scale, and appearance, and the incorporation of sustainable design features, subject to any limitations prescribed under Section 41 of the *Planning Act*;

(c) sustainable design elements located on municipal rights-of-way, including street furniture, curb ramps, waste and recycling containers, bicycle parking facilities, permeable paving material, and landscaping;

(d) the granting of easements or conveyance of lands; and

(e) the provision of financial securities.

6.13 Property Standards & Demolition Control

Section 15.1 of the *Building Code Act, 1992* (S.O. 1992, c. 23) authorizes Council to pass a by-law prescribing maintenance and occupancy standards for property and requiring the repair and maintenance of property that does not conform with such standards. The Town's Building Maintenance By-law has been enacted pursuant to this section of the *Building Code Act, 1992*.

(1) Council may amend the Town's existing Building Maintenance By-law or pass a new by-law pursuant to Section 15.1 of the *Building Code Act, 1992* for the purpose of:

(a) prescribing standards for the maintenance and occupancy of property in the Town or within any defined area or areas thereof;

(b) prohibiting the occupancy or use of any property that does not conform with such standards; and

(c) requiring, where property does not conform with such standards:

(i) that such property be repaired and maintained in conformity the prescribed standards; or

(ii) that the site be cleared of all buildings, structures, debris, or refuse and left in a graded and levelled condition.

(2) The standards prescribed in a by-law referred to in No. 6.13.(1) may relate to such matters as Council considers appropriate or advisable, including the structural soundness of buildings, the conditions of building openings, pest control, electrical systems, ventilation, heating, water supply, drainage, wastewater discharge, and exterior maintenance.

(3) Where a by-law referred to in No. 6.13.(1) is in force and effect in the Town, Council may:

(a) pass a by-law under Section 32 of the *Planning Act*, providing for the making of grants or loans to the registered or assessed owners of land in respect of which an order under Subsection 15.2 (2) of the *Building Code Act, 1992* has been made to pay for all or part of any costs associated with required actions described in Clause 6.13.(1)(c) above; or

(b) pass a by-law under Section 33 of the *Planning Act* designating any area within the Town as a demolition control area, provided that any area so designated is one in which the standards of the by-law referred to in No. 6.13.(1) apply, following the passing of which no person shall demolish the whole or part of any residential property in a demolition control area unless that person is the holder of a demolition control permit.

(4) The passing of a by-law under Clause 6.13.(3)(b), and any decision made regarding the issuance of, or the refusal to issue, a permit thereunder, shall be subject to the requirements and limitations set out in Section 33 of the *Planning Act* and the regulations under that Act.

6.14 Land Dedication & Acquisition

The policies in this section relate to the dedication of land for park or other public recreational purposes (or the payment of cash in lieu of the conveyance of such land), the acquisition of environmentally sensitive or hazardous lands, and the dedication of land to accommodate road widenings or intersection improvements.

6.14.1 Parkland Dedication

(1) The Town will generally require the conveyance of land for park or other public recreational purposes, and/or the payment of cash in lieu of such a conveyance, as a condition of development approval, in accordance with the provisions of the *Planning Act* and subject to such requirements or limitations as may be set out in that Act.

(2) The determination as to whether the approval of a specific development application will require the conveyance of land for park or other public recreational purposes, on the one hand, and/or the payment of cash in lieu of such conveyance, on the other, shall be made by the Town based upon the specific circumstances surrounding the application in question and the development or redevelopment proposed therein, considering such factors as::

- (a) the location, size, physical condition, and acceptability of the land proposed to be conveyed;
- (b) the availability of existing parks, open spaces, and recreation facilities to serve the proposed development or redevelopment; and
- (c) the need for additional parkland in the area in which the proposed development or redevelopment will be located on a case-by-case basis.

(3) The Town will require that land for park or other public recreational purposes be conveyed in accordance with the requirements of the Town's Parkland Dedication By-law and at the rates authorized under the *Planning Act* (subject to such exceptions or limitations as may be provided for under that Act), those rates being:

- (a) where land is proposed for the development or redevelopment of commercial or industrial uses (including Business & Commerce uses), 2% of the land proposed for development or redevelopment; or,
- (b) where land is proposed for the development or redevelopment of any other use, 5% of the land proposed for development or redevelopment, unless an alternative rate applies.

(4) For the purposes of applying the rates referred to in No. 6.14.1.(3), retirement homes, long-term care facilities, short-term accommodations, and buildings that could be used for either residential or commercial accommodation uses shall be considered commercial uses.

(5) Where land is proposed for development or redevelopment for residential purposes, the Town may, at its discretion, require that land for park or other public recreational purposes be conveyed at the alternative rate of one hectare for each 600 net residential units, where the Town is of the opinion that the application of this alternative rate will more effectively implement the Town's Parks & Trails Master Plan or will better address the parkland needs identified in that Master Plan or any successor thereto.

(6) The creation of an adequately sized parcel for park or other public recreation purposes may require the consolidation of lands over different phases of development or from multiple ownerships.

(7) When considering a development application that would involve the conveyance of a relatively small parcel of land for park or other public recreational purposes, the Town will have regard to the possibility of adjacent available and acceptable lands being conveyed or otherwise acquired in the future to enlarge such a parcel.

(8) Further to No. 6.14.1.(7), where the amount of land required for a park and its anticipated use or programming exceeds the maximum amount of a conveyance authorized under the *Planning Act*, the Town may seek to acquire the balance at market value for unserviced developable land.

(9) In addition to through the conveyance of land for park or other public recreational purposes, the Town may acquire public Parklands and Open Space areas through any of the following means:

- (a) the provisions of the *Planning Act*, regarding the conveyance and acquisition of public land in areas proposed for redevelopment;
- (b) purchase using funds obtained through the payment of cash in lieu of parkland dedication or from general reserve funds;
- (c) purchase using monies allocated in the municipal budget;
- (d) purchase using donations, gifts, or bequests from individuals or corporations to the Town;
- (e) purchase using monies allocated by any authority having jurisdiction;
- (f) the reallocation of surplus municipal lands to park use;

(g) the leasing of non-municipal lands;

(h) land exchanges or "land swaps", particularly if development is proposed in a natural area highly valued by the community;

(i) partnerships or agreements with private landowners regarding public access to private lands or the joint provision of public space; or

(j) any other means or method authorized or permitted under provincial statute.

Acceptability of Dedicated Lands

(10) The Town retains the right not to accept a proposed conveyance of land for park or other public recreational purposes where, in the Town's opinion, any land proposed as part of that conveyance is not acceptable or appropriate for such purposes.

(11) No conveyance of land for park or other public recreational purposes shall be accepted unless the Town is satisfied that the following criteria have been met:

(a) The land proposed for conveyance is in a physical condition that the Town considers satisfactory and suitable as a park or for other public recreational purposes.

(b) The size, topography, and configuration of the land proposed for conveyance is developable for park or other public recreational purposes in accordance with the Town's standards for grading, drainage, setbacks, fencing, and other relevant matters.

(c) The land proposed for conveyance has, or will have, access to and from at least one public road, with the Town preferring that parks have a minimum of 50% open frontage onto at least one (and preferably two) abutting public streets.

(d) The land proposed for conveyance does not contain any sensitive natural heritage features or areas that are subject to natural hazards.

(e) The land proposed for conveyance does not contain any environmental contamination or, where such contamination is present, all such contamination will be fully remediated, at no cost to the Town, in accordance with the findings and recommendations of an assessment required under No. 6.14.1.(13) below.

(f) The land proposed for conveyance does not include land that is or will be occupied by a stormwater management facility or any portion thereof.

(g) The land must be conveyed free and clear of any encumbrances, including physical encumbrances (such as above- or below-grade infrastructure) and legal encumbrances (such as easements, covenants, or rights-of-way).

(12) Land conveyed for park or other public recreational purposes should endeavour to satisfy the preferred locational criteria identified in No. 4.3.3.(4).

(13) Prior to accepting a conveyance of land for park or other public recreational purposes, and subject to any restrictions or limitations imposed by provincial statute, the Town may require the completion of an Environmental Site Assessment to determine whether any part of the land proposed for conveyance is contaminated, and if so to identify the extent of the contamination and whether any remediation is required, to be undertaken at no cost to the Town.

(14) The Town may accept a conveyance of land that contains an open watercourse or other surface water feature, so long as appropriate arrangements are made to provide for maintenance and operations.

Cash in Lieu of the Conveyance of Land

(15) The Town may require a payment of cash in lieu of the conveyance of land for park or other public recreational purposes:

- (a) of an amount calculated using a rate of one hectare for each 1,000 net residential units proposed, where the alternative requirement referred to in No. 6.14.1.(5) above applies; or
- (b) to the value of the land that would otherwise be required to be conveyed under the *Planning Act*, in all other cases.

(16) The circumstances under which the Town may require a payment of cash in lieu of the conveyance of land for park or other public recreational purposes include:

- (a) the area in which the proposed development or redevelopment is located has sufficient existing parkland (or sufficient land that can be developed as parkland) to accommodate the needs of existing residents and projected population growth;
- (b) an opportunity exists to expand or enhance existing parks directly serving the area proposed for development or redevelopment using funds paid in lieu of a conveyance;
- (c) the Town has already acquired, or has identified for acquisition, land in a more appropriate or accessible location;
- (d) the site proposed for development or redevelopment cannot provide enough land that would be suitable for use as a park or for other public recreational purposes (for example, the suitable area is not large enough, or lands on-site are not of an acceptable quality);

(e) the conveyance of the amount of land required would reduce the number of dwelling units on the site to the point that it would render the proposed development or redevelopment infeasible; or

(f) any other circumstances under which the Town is satisfied that accepting a payment of cash in lieu of a conveyance is appropriate or desirable.

(17) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the Town may require, as part of a complete application, an appraisal of the subject land, prepared by a qualified professional, to inform its decision on whether to require a conveyance or a payment of cash in lieu and, in the latter case, to determine the amount of such a payment.

(18) All funds from payments made to the Town in lieu of the conveyance of land for park or other public recreational purposes shall be paid into a special account, pursuant to Subsection 42 (15) of the *Planning Act*, and shall be used to acquire land for park or other public recreational purposes, which may include the erection, repair, or improvement of buildings (for instance, where upgrades to existing parks and facilities are needed due to intensification) or the acquisition of machinery for park or other public recreational purposes.

6.14.2 Natural Heritage Features & Natural Hazards

(1) Wherever feasible, the Town will seek to acquire, secure, and protect lands containing significant natural heritage features or that are subject to naturally occurring hazards, including land classified as either “Natural Heritage - Category 1” or “Natural Hazard” on Schedule “G” to this Official Plan.

(2) The Town may seek to acquire or secure lands described in No. 6.14.2.(1) above:

(a) through the dedication of land to a public authority;

(b) through the securing of one or more conservation easements;

(c) through conditions for development approval; or

(d) using any other means at its disposal, as authorized under provincial statute.

(3) Where the Town determines it appropriate to acquire, accept or otherwise secure lands as considered above they shall be free and clear of encumbrances, contamination and otherwise in an acceptable condition to the satisfaction of the Town.

6.14.3 Road Widenings

(1) Where authorized under the *Planning Act*, the Town may require, as a condition of development approval, the conveyance of land:

(a) to accommodate the widening of any road abutting the land that is the subject of the application, to the minimum right-of-way width assigned by the policies in Section 3.4.4 above to the road in question in accordance with its classification on Schedule "F1" to this Official Plan; or

(b) to accommodate improvements to any intersection abutting the subject land, such as the provision or expansion of daylight triangles, in accordance with engineering design criteria or standards established by the Town.

(2) Land conveyed for road widenings will generally be taken equally from both sides of the centre line of the existing road, although unequal widenings may be required where factors such as topography, grade separation, channelization, the location of historic buildings or structures, existing development, or other unique conditions make the dedication of equal widenings infeasible or inadvisable.

(3) The decision to require a conveyance of land to accommodate a road widening or intersection improvements should take into consideration the provision of on-street bicycle lanes, dedicated transit lanes, transit stops, medians, dedicated vehicle turning lanes, traffic signals or other traffic control devices, or any other traffic or road engineering matter that the Town considers relevant under the specific circumstances.

(4) Where the Town determines a conveyance is required for road widening or intersection improvements the lands involved shall be free and clear of encumbrances, contamination and otherwise in an acceptable condition to the satisfaction of the Town.

6.15 Development Applications

The *Planning Act* contains various provisions that allow the Town to refuse to accept a development application if that application is not accompanied by all the information and material that the Town considers necessary to make an appropriately informed decision regarding the proposed development or redevelopment, subject to certain restrictions and limitations. The specific provisions are listed in the definition of "pre-submission consultation": see No. 8.5.(34) below. An application that includes all of the necessary information and material is referred to as a "complete application."

The process of determining the requirements for a complete application is referred to as "pre-submission consultation" because, ideally, it involves communication and coordination between a prospective applicant and the Town. The purpose of this process is to clearly establish and identify the reports, studies, assessments, and other items that the proponent will need to provide in order for their application to be deemed "complete" for the purposes of the *Planning Act*, subject to any requirements, restrictions, or limitations imposed by that Act or the regulations under it. Pre-submission consultation is most efficient and effective when the proponent agrees to meet formally with Town staff; such meetings might, at times, include representatives from relevant outside agencies (depending on the specific circumstances surrounding the proposal).

6.15.1 Pre-submission Consultation

(1) Anyone who wishes to submit a development application will be strongly encouraged to engage with the Town in pre-submission consultation, including a formal meeting, prior to the submission of their application.

(2) Upon receiving a development application from a proponent who has not previously communicated to the Town their intent to submit that application, the Town will make a reasonable attempt to engage the proponent in pre-submission consultation, including the organization of a formal meeting.

(3) Where a proponent has neglected, declined, or refused to engage the Town in pre-submission consultation, the Town may nonetheless establish complete application requirements pursuant to the relevant provisions of the *Planning Act* (subject to any restrictions or limitations imposed by that Act or the regulations under it), and the participation, or lack thereof, of the proponent in pre-submission consultation shall in no way affect the Town's ability to establish such requirements.

(4) The Town will take all reasonable steps to ensure that each prospective applicant is provided with a Record of Pre-submission Consultation that lists all of the plans, drawings, reports, studies, assessments, and other information and material that the proponent must provide for their application to be deemed a complete application, which, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, may include terms of reference or other instructions regarding the preparation of any of the required items.

(5) Where, during the process of reviewing an application for completeness, the Town determines that additional information or material is necessary for a decision to be made (for instance, where previously unknown issues or circumstances need to be addressed), the Town may require such additional information or material be provided

before the application will be considered complete, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

6.15.2 Complete Applications

(1) No development application shall be considered a complete application unless and until all plans, drawings, studies, reports, and other items identified as requirements through pre-submission consultation, prepared to the satisfaction of the Town and any other relevant commenting or approval agency, have been provided.

(2) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the items required as part of a complete application may include any of the following:

- (a) information and material regarding the property and the design of the proposed development, including:
  - (i) building elevations, renderings, or 3D computer modelling;
  - (ii) Conceptual Site Plans or Floor Plans;
  - (iii) Digital Plans, prepared according to Town specifications;
  - (iv) Landscape Plans;
  - (v) Legal or Topographic Surveys;
  - (vi) Property Appraisal Reports; and
  - (vii) Streetscape Design Studies;
- (b) information and material regarding the provision of services, infrastructure, and utilities, including:
  - (i) Composite Servicing / Utility Plans;
  - (ii) Energy Analyses;
  - (iii) Functional Servicing Reports;
  - (iv) Infrastructure Design Reports;
  - (v) Master Servicing Studies or Servicing Options Reports;
  - (vi) Operations & Maintenance Manuals; and
  - (vii) Stormwater Management Reports;
- (c) information and material regarding transportation and recreation, including:
  - (i) Active Transportation Reports;

(ii) Open Space / Trail Master Plans;

(iii) Parking Reports or Analyses; and

(iv) Recreational Needs Studies;

(d) information and material related to planning matters, including:

(i) Affordable Housing Reports;

(ii) Fire Safety Plans or Master Fire Plans, prepared in accordance with the Town's Fire Break By-law;

(iii) Growth Management Reports;

(iv) Planning Need Reports or Planning Justification Reports;

(v) Rental Housing Conversion Studies; and

(vi) Settlement Capability Studies;

(e) information and material regarding environmental conditions and the potential impacts of the proposed development on the natural environment, including:

(i) Contamination Management Plans prepared pursuant to the *Nutrient Management Act, 2002* (S.O. 2002, c. 4), or comparable management and contingency plans or strategies for the management of contaminants stored or discharged from lands that are not nutrients as defined under that Act;

(ii) Cumulative Impact Studies or Cumulative Effect Assessments;

(iii) Environmental Impact Studies;

(iv) Environmental Site Assessments or Records of Site Condition (where required per the findings of an ESA);

(v) Erosion & Sediment Control Plans;

(vi) Geotechnical Studies or Soil / Slope Stability Studies / Reports;

(vii) Natural Features Restoration Plans;

(viii) Sustainability Statements or Checklists;

(ix) Tree Preservation & Compensation Plans or Arborist's Reports; and

(x) Watershed or Subwatershed Studies;

(f) information and material regarding site hydrology and hydrogeology and the potential impacts of the proposed development on water resources, including:

(i) Fisheries Impact or Marine Impact Studies;

(ii) Hydrogeological Studies, Hydrology Studies, or Water Budgets;

(iii) Natural Hazards Studies or Coastal Engineering Studies;

(iv) Water Conservation Reports;

(v) Wellhead Interference Studies; and

(vi) Wellhead Protection Area Risk Assessment Reports or Risk Management Plans;

(g) information and material regarding potential impacts of the development on cultural heritage resources, including:

(i) Archaeological Assessments;

(ii) Architectural Reports or Cultural Heritage Reports; and

(iii) Heritage Impact Assessments;

(h) information and material regarding mineral aggregate resources and operations, including:

(i) Aggregate Potential Assessments or Aggregate License Compatibility Assessments; and

(ii) Aggregate Studies related to, and in compliance with, the requirements of a license for new mineral aggregate operations or for expansions to existing pits and quarries;

(i) information and material regarding other potential impacts on or from the proposed development, including:

(i) Agricultural Assessments or Minimum Distance Separation Reports;

(ii) D-4 Studies;

(iii) Financial Impact Analyses;

(iv) Golf Course Errant Ball Spray Analyses;

(v) Market Impact Studies;

(vi) Noise / Vibration Impact Analyses;

(vii) Odour / Dust / Nuisance Impact Analyses;

(viii) Traffic / Transportation Impact Studies;

(ix) Vibration Monitoring Reports; and

(x) Wind Turbine Impact Studies; and

(j) any other studies, reports, assessments, or other information or material that the Town or another approval authority considers necessary or appropriate to enable a full review and evaluation of the application.

(3) The costs associated with the preparation of all items required as part of a complete application shall be borne by the applicant.

(4) Any item required as part of a complete application shall be prepared by a qualified professional and, subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, shall be prepared in accordance with any standards, specifications, or terms of reference that the Town has established.

(5) Where authorized under the *Planning Act*, the Town may require a peer review of any item submitted in support of a development application, which shall be conducted at the expense of the applicant.

6.15.3 Development Approvals

(1) No development application shall be approved unless the decision to approve the application in question will:

(a) have regard to all matters of provincial interest identified in Section 2 of the *Planning Act*;

(b) be consistent with any and all policy statements issued under Section 3 of the *Planning Act* that are in effect at the time the decision is made;

(c) conform with any and all provincial plans that are in effect at the time the decision is made (or not conflict with them, as the case may be); and

(d) conform with the applicable policies of the SCOP and the applicable policies of this Official Plan.

(2) Where, after considering all of the information and material that the Town is authorized under the *Planning Act* to require as part of a complete application, Council or its delegate, as the case may be, is not reasonably confident that a decision to approve the application in question will meet all of the requirements set out in No. 6.15.3.(1) above, then Council or its delegate (as the case may be) may offer the applicant an opportunity to voluntarily provide any additional information or material that would assist in making a determination in respect of the application.

(3) To clarify, no offer shall be made under No. 6.15.3.(2) in respect of a development application unless the application in question has already been deemed a complete application, and the decision whether or not to voluntarily provide additional information or material shall have no bearing upon such a determination.

(4) Where an offer made under No. 6.15.3.(2) has been accepted, Council or its delegate, as the case may be, will defer its decision in respect of the application in question, to

the extent such a deferral is possible under the applicable provisions of the *Planning Act* regarding the period of time within which a decision must be made, in order to allow sufficient time for the provision of additional information or material.

(5) Where no further information or material in respect of a complete application is forthcoming, and where Council or its delegate, as the case may be, is not reasonably confident that a decision to approve the application in question would meet all of the requirements set out in No. 6.15.3.(1), the provisions of the *Planning Act* require that the application be refused.

6.15.4 Procedures & Fees

(1) The Town will establish application forms, standard procedures and associated guidance for the processing, reviewing and implementing, where appropriate, of all development applications.

(2) Council may establish a schedule of fees for the processing, reviewing and implementation, where appropriate, of development applications pursuant to Section 69 of the *Planning Act*.

(3) The fees charged for development applications may be reviewed and adjusted as required so as to meet the anticipated cost of the processing, reviewing and implementing, where appropriate, of each type of application.

6.15.5 Development Agreements

(1) The Town may enter into one or more agreements with the owner of land regarding the proposed development or redevelopment of that land, such as to ensure that the proposed development or redevelopment proceeds as approved, pursuant to the relevant provisions of the *Planning Act*, which may include:

- (a) agreements imposed as a condition to the approval of a plan of subdivision;
- (b) agreements imposed as a condition to site plan approval;
- (c) agreements regarding grants or loans made under a Community Improvement Plan;
- (d) agreements addressing the provision of facilities, services, or other matters required under a Community Benefits Charges By-law; or
- (e) agreements regarding terms and conditions imposed through a decision of the Committee of Adjustment.

(2) The Town shall ensure that any agreement it enters into in respect of a development application conforms with the overall intent, objectives, and policies of this Official Plan.

(3) A development agreement may deal with any matter related to the proposed development or redevelopment, subject to the applicable provisions of the *Planning Act* and to any restrictions of limitations imposed by provincial statute, including grading, drainage, services, landscaping, parking, circulation, access, signage, urban design, lighting, and the phasing and timing of development.

(4) The Town may, through a development agreement, require the provision of financial securities and process administration and technical review fees to ensure, respectively, that the conditions of that agreement are fulfilled and costs associated with implementation are recoverable.





Section
7

How we plan for specific areas

This section of the Official Plan contains area-specific policies that have been incorporated into this Official Plan through the adoption of a secondary plan or through a site-specific amendment.

Any development that was approved under the Town's previous Official Plan, as amended, before the day on which this Official Plan came into effect, and any agreements entered into in respect of such development before that day, shall be deemed to conform with this Official Plan. Furthermore, any agreement referred to in the previous sentence may be amended, so long as the amendment conforms with the intent and policies of this Official Plan.

7.1 Specific Policy Area 1 (Downtown SGA)

This section establishes area-specific policies for the three Specific Policy Areas located in the Downtown SGA:

- Gateway Site (Specific Policy Area 1a);
- Festival Square (Specific Policy Area 1b); and
- the River Road East Corridor Future Study Area (Specific Policy Area 1c).

7.1.1 Specific Policy Area 1a (Gateway Site)

The area identified as "Specific Policy Area 1a" on Schedule "C2" to this Official Plan comprises lands that are considered to be a key gateway to the Downtown SGA. Specific Policy Area 1a, located at the northwest corner of the intersection of Main Street and River Road West, has therefore been identified as a "Gateway Site" and is referred to as such in this section of the Official Plan.

The following shall apply in the area identified as the "Gateway Site":

(1) The Gateway Site should include the following features, which may be expanded upon or refined by the Town through the Site Plan Control process:

  (a) locations for future buildings that will be sited to create street enclosure at the intersection of Main Street and River Road West;

  (b) an area that could potentially accommodate an attractive pocket park;

  (c) high-quality landscaping and differentiated streetscape features; and

  (d) one or more significant pieces of public art.

(2) The Gateway Site should be designed in accordance with the Town's approved Downtown Urban Design Guidelines in order to create street enclosure at the intersection of Main Street and River Road West and to provide a welcoming entrance to the Downtown SGA.

(3) Further to No. 7.1.1.(2), and subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the design elements of the Gateway Site shall include:

  (a) a high level of architectural design excellence;

  (b) minimum building height and front setback requirements, to be established in the Zoning By-law;

(c) appropriate built forms that contribute to a high-quality public realm and streetscape; and

(d) high-quality landscaping and signage.

(4) Notwithstanding any other policy or guideline to the contrary, the development of a vehicle fueling station may be permitted in Specific Policy Area 1a, subject to the following requirements and subject to No. 7.1.1.(5) and the definitions in No. 7.1.1.(6) below:

(a) The vehicle fueling station and any associated components or areas (such as parking areas, drive aisles, and fuel storage tanks) must be contained entirely within the westerly half of the subject property, and no part of the fueling station use or any of its associated components or areas shall be located closer than 95 metres to the point where the subject property's street lines along River Road West and Main Street intersect.

(b) The vehicle fueling station must be designed so that all automotive-oriented components of the use (such as fueling pumps and canopy) are oriented towards River Road West and so that the visual prominence of those components as viewed from Main Street is reduced to the fullest extent possible.

(c) The vehicle fueling station pumps and canopy shall be located no closer than 35 metres to the nearest property's street line along Main Street, and no closer than 13 metres to the subject property's street line along River Road West.

(d) The easterly half of the subject property (adjacent to the intersection) must be preserved for the development of other uses that are permitted in the "Downtown Gateway" designation, which uses must be of a scale and design that recognizes the visual prominence of the easterly half of the subject property.

(e) If the development of a vehicle fueling station on the westerly half of the property should occur prior to the development of other uses as described in Clause 7.1.1.(4)(d) above, the latter must take place on an interim basis with high-quality landscaping and differentiated streetscape features that provide publicly available amenities and street enclosure at the intersection.

(f) Notwithstanding anything to the contrary in this section of the Official Plan, parking areas on the subject property may be located in the exterior side yard and may encroach into the front yard, provided that no more than one parking space is located in the front yard of the subject property.

(g) Any development taking place on the subject property must be consistent with municipal engineering standards, must provide for the safe conveyance of vehicular traffic, and must demonstrate a high level of design excellence.

(5) The Zoning By-law will implement the setback distances in Clauses 7.1.1.(4)(a) and 7.1.1.(4)(c) above by dividing each distance specified in those clauses by a conversion factor, the value of which:

(a) where the regulations under the *Planning Act* prescribe a percentage for the purposes of Subsection 34 (1.4) of that Act, shall be equal to the value obtained by subtracting the prescribed percentage from 1; and,

(b) where the regulations under the *Planning Act* do not prescribe a percentage for the purposes of Subsection 34 (1.4), shall be equal to 1.

(6) For the purposes of No. 7.1.1.(4):

(a) the term "subject property" shall mean the property on which the proposed vehicle fueling would be located;

(b) the term "the intersection" shall refer to the intersection of Main Street and River Road West;

(c) the term "front yard" shall mean the yard abutting Main Street; and

(d) the term "exterior side yard" shall mean the yard abutting River Road West.

7.1.2 Specific Policy Area 1b (Festival Square)

The area identified as "Specific Policy Area 1b" on Schedule "C2" to this Official Plan, located in the vicinity of the Main Street Pedestrian Mall between Mosley Street and Beach Drive, is envisioned as the future location of a Festival Square, as referred to in No. 2.3.4.6.(5) above. The Festival Square will be a public urban space that serves as the focal point for activity in the Beach District.

The following shall apply in the area identified on Schedule "C2" as "Specific Policy Area 1b":

(1) The area identified as "Specific Policy Area 1b" may be developed into a Festival Square, which may include the development of other complementary facilities, such as other public squares, open space areas, other forms of civic infrastructure, and various transportation and mobility corridors to the benefit of the community and its residents, as provided for by provincial statutes and regulations.

(2) The Town may acquire, hold, and dispose of land (through purchase, dedication or conveyance, land exchange, expropriation, or other means) at market value, for the

purpose of developing a Festival Square and associated complementary facilities, as described in No. 7.1.2.(1).

(3) The development of a Festival Square should have regard for the Town's Downtown Urban Design Guidelines.

(4) Festival Square should be designed to ensure that its widest view is achieved closest to the water and that this vista, fanning out to the water, will be visible from the Mosley Street Bridge.

(5) All development on lands with frontage onto the Festival Square shall strive to provide a continuous and uninterrupted façade across 100% of the building frontage, with the building edge located directly at the front lot line.

(6) Development in proximity or adjacent to the Festival Square shall be designed to maximize views of the water while framing and defining the boundaries of the urban space.

(7) All development on lots with frontage onto a street that flanks Festival Square, including Mosley Street and Beach Drive, should provide a continuous and unbroken façade across at least 50% of the building frontage.

7.1.3 Specific Policy Area 1c (River Road East Corridor Future Study Area)

A Future Study Area has been identified in the vicinity of the marina at the north end of Zoo Park Road, as shown on Schedule "C2" to this Official Plan, with the goal of ensuring that opportunities for water-based recreational uses, tourism, and economic development associated with the marina use and the adjacent and surrounding lands will be optimized. This Future Study Area has been identified so that planning for the area will be undertaken in a manner that is sensitive to local conditions and so that the results of future studies can be used to establish unique or more detailed land use policies or land use designations for the defined area.

The policies below, which are intended to provide guidance for future development opportunities while permitting lawfully existing uses to continue, shall apply to the area identified on Schedule "C2" as a "Future Study Area" (herein referred to as such) and as subject to this section of the Official Plan.

(1) Subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act, any application proposing development in the Future Study Area may be required (and, in most cases, will be required) to provide detailed

studies and reports, to the satisfaction of the Town and undertaken at the cost of the proponent, that include the following:

(a) a description of the area that is the subject of the application and an explanation of the subject area's role in, and relationship to, the remainder of the Future Study Area (in cases where the subject area is not the entire Future Study Area), the Downtown SGA, and the Town as a whole;

(b) a description of the current use and ownership of the subject lands, along with a description of the built environment, natural environment, and infrastructure in the surrounding area;

(c) a statement of the desired land use arrangement for the subject lands;

(d) a statement of goals and objectives for the proposed development, along with a statement of how those goals and objectives are in keeping with those articulated for the Downtown SGA in Section 2.3.4.1 above;

(e) an explanation of the basis on which the detailed studies and reports submitted with the application have been prepared; and

(f) concept plans showing the following, as applicable:

  (i) the proposed land use designations and pattern of development on the subject lands, with due consideration given to the Town's community design policies;

  (ii) the nature and location of public uses and public service facilities;

  (iii) the proposed transportation network serving the area and its links to the existing transportation network;

  (iv) the nature and location of municipal services, including sanitary sewage services, stormwater management facilities, and potable water supply;

  (v) any significant cultural heritage resources, built heritage resources, and natural heritage features in the area, along with an explanation of how these will be protected and integrated into the proposed development;

  (vi) details regarding the proposed phasing of development and related infrastructure;

  (vii) specific strategies and methods for achieving the goals and objectives identified for the area; and

  (viii) implementation measures to ensure the orderly undertaking of the proposed development.

(2) In order to ensure an adequate understanding of any proposed development and its potential impacts on the Future Study Area, the Town may, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, require the submission of further detailed studies and reports in support of an application proposing development in the Future Study Area, to be undertaken at the cost of the proponent, which may include:

- (a) a stormwater management study;
- (b) an Environmental Impact Study to identify natural heritage features and areas that will need to be protected;
- (c) a Natural Hazards assessment;
- (d) a Master Servicing Plan;
- (e) a traffic impact analysis;
- (f) an urban design strategy;
- (g) a parks and open space study;
- (h) a community services and facilities study;
- (i) a cultural heritage resource and archaeological resource study; and
- (j) a Planning Justification Report that addresses the following:
  - (i) the integration of the proposed development with lawfully existing development;
  - (ii) the distribution of proposed land uses;
  - (iii) the range of housing styles and densities provided;
  - (iv) the commercial uses that will serve any proposed residential or employment areas; and
  - (v) the provision of linkages between residential areas and employment areas, parks, schools, recreational areas, and public service facilities.

(3) The preparation of detailed studies shall account for any lawfully existing uses within the defined boundary of the Future Study Area.

7.2 Specific Policy Area 2 (Eastdale / Deerbrook)

The policies in this section apply to certain lands located on Lot 20, Concession No. 10 (formerly in the Township of Flos and now in the Town of Wasaga Beach), identified on Schedule "B1" to this Official Plan as "Specific Policy Area 2a" and "Specific Policy Area 2b".

7.2.1 Specific Policy Area 2a (Eastdale Drive Residential Development)

In addition to all other applicable policies of this Official Plan, the following site-specific policies shall apply on those lands located on the northerly portion of Lot 20, Concession No. 10 (formerly in the Township of Flos and now in the Town of Wasaga Beach), being those lands identified on Schedule "B1" as "Specific Policy Area 2a" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) Residential development may be permitted on the subject lands, but such development shall be limited to a maximum of 156 dwelling units.

(2) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the following shall be required as conditions of draft plan approval for proposed development on the subject lands:

  (a) a Trail Master Plan, which among other things must identify linkages to any adjacent public trails; and

  (b) a Tree Preservation Plan.

(3) No development or site alteration shall be permitted on the subject lands unless all matters relating to species at risk have been satisfactorily addressed and approval from the Ministry of Natural Resources has been received regarding all such matters.

7.2.2 Specific Policy Area 2b (Deerbrook Drive Residential Development)

In addition to all other applicable policies of this Official Plan, the following site-specific policies shall apply on those lands located on the southerly portion of Lot 20, Concession No. 10 (formerly in the Township of Flos and now in the Town of Wasaga Beach), being those lands identified on Schedule "B1" as "Specific Policy Area 2b" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) Residential development may be permitted on the subject lands, but such development shall be limited to a maximum of 120 dwelling units.

(2) Subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, the following shall be required as conditions of draft plan approval for proposed development on the subject lands:

(a) a Trail Master Plan, which among other things must identify linkages to any adjacent public trails; and

(b) a Tree Preservation Plan.

(3) No development or site alteration shall be permitted on the subject lands unless all matters relating to species at risk have been satisfactorily addressed and approval from the Ministry of Natural Resources has been received regarding all such matters.

(4) All development on the subject lands shall comply with the applicable Minimum Distance Separation ("MDS") formulae, the review area for which shall include the livestock facility located on the south side of Deerbrook Drive / Flos Road 10 West, located in the Township of Springwater on the parcel known by the municipal address of 2881 Flos Road 10 West.

(5) The Town may implement the requirement in Clause 7.2.2.(4) above:

(a) by applying a holding symbol ("H") to the subject lands (or to any portion or portions thereof), pursuant to Section 36 of the *Planning Act*, with provisions requiring that compliance with the applicable MDS formulae be confirmed before the holding symbol may be removed; or

(b) by imposing a condition of development approval stipulating that the compliance of any future development proposed on the subject lands with the applicable MDS formulae must be confirmed before such development will be permitted to proceed.

7.3 Specific Policy Area 3 (New England Village)

The policies in this section apply to certain lands located on the northerly portions of Lot 22 and Lot 23, Concession No. 8 (formerly in the Township of Flos and now in the Town of Wasaga Beach), identified on Schedule "B1" to this Official Plan as "Specific Policy Area 3a" and "Specific Policy Area 3b".

7.3.1 Specific Policy Area 3a (New England Village Commercial Centre)

In addition to all other applicable policies of this Official Plan, the following area-specific policies shall apply on those lands identified on Schedule "B1" as "Specific Policy Area 3a" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) Notwithstanding the policies that apply in the underlying land use designations shown on Schedule "B1", the land uses permitted on the subject lands shall include Neighbourhood Commercial uses, in accordance with Policies Nos. 2.4.3.1.(22)–(31) of this Official Plan, subject to No. 7.3.1.(2) below.

(2) For the purposes of applying Policy No. 7.3.1.(1), any reference to the "Neighbourhood" designation in Nos. 2.4.3.1.(22)–(31) shall be understood as referring to Specific Policy Area 3a.

7.3.2 Specific Policy Area 3b (New England Village Elementary School)

In addition to all other applicable policies of this Official Plan, the following area-specific policies shall apply on those lands identified on Schedule "B1" as "Specific Policy Area 3b" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) The Town intends for the subject lands to be developed as the site for a new public elementary school, with the exact location and configuration of the site to be reviewed and confirmed as part of the approval process for a plan of subdivision that includes the subject lands.

(2) The development of the subject lands as described in No. 7.3.2.(1) above should, if feasible, occur in conjunction with the development of a public park.

(3) Should the Simcoe County District School Board decide that the subject lands are not needed as the site for a new school:

  (a) the Town may consider acquiring the subject lands for public or community use; and,

  (b) should the Town decide not to pursue the acquisition of the subject lands, the subject lands may be developed for residential purposes without requiring an amendment to this Official Plan.

7.4 Specific Policy Area 4 (Residential Modular Home Parks)

In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on Part of the South Half of Lot 26, Concession No. 7 (formerly in the Township of Flos and now in the Town of Wasaga Beach), known by the municipal address of 1000 Golf Course Road, being those lands identified on Schedule "B1" as "Specific Policy Area 4" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) Notwithstanding the policies that apply in the "Neighbourhood" designation, the use of the subject lands for seasonally occupied modular homes may be permitted.

(2) A change in the use of the subject lands from seasonally occupied modular homes to permanently occupied modular homes (*i.e.*, occupied on a year-round basis) may be permitted, but any such change in use shall require an amendment to the Zoning By-law to permit the new use.

(3) Development on the subject lands may take the form of a modular home community on a land-lease basis, with appropriate accessory facilities and amenities (such as a swimming pool, an assembly hall, or open space areas).

(4) The development of the subject lands as described in No. 7.4.(3) above shall be subject to Site Plan Control under the applicable provisions of the *Planning Act* and in accordance with the policies in Section 6.12 of this Official Plan.

(5) The development of the subject lands shall be phased in order to ensure that water and wastewater services are upgraded as required over the course of the development.

(6) The Town may apply a holding symbol ("H") to the subject lands (or to any portion or portions thereof), pursuant to Section 36 of the *Planning Act*, to implement the phasing referred to in No. 7.4.(5) above, with provisions requiring that improvements to water and wastewater servicing systems be completed, to the satisfaction of the Town and of all other agencies having jurisdiction, before the holding symbol ("H") may be removed.

(7) Any development taking place on the subject lands shall occur in conformity with the findings and recommendations of the November 1999 Wildlife Habitat Impact Study, including the following requirements:

(a) that a 10-metre-wide buffer area abutting the entire length of the eastern boundary of the subject lands be provided and maintained as a natural regeneration area;

(b) that a barrier, such as a fence that fully prevents the passage of people and domestic animals, be constructed along the entire inside edge of the 10-metre buffer area referred to in Clause 7.4.(7)(a) above;

(c) that the features referred to in Clauses 7.4.(7)(a) and 7.4.(7)(b) be approved by the Ministry of Natural Resources and incorporated into the site plan and associated agreement for any development of the subject lands; and

(d) that any agreement referred to in Clause 7.4.(7)(c) above also require the developer to provide each existing resident and each new resident with an educational package regarding the significance of the adjacent wildlife habitat.

7.5 Specific Policy Area 5 (Zoo Park Retirement Community)

In addition to all other applicable policies in this Official Plan, the following site-specific policies shall apply on those lands located on Part of Lot 25, Concession No. 9 (formerly in the Township of Flos and now in the Town of Wasaga Beach), known by the municipal addresses of 239, 263, and 275 Zoo Park Road, being those lands identified on Schedule "B1" as "Specific Policy Area 5" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) In addition to those uses permitted in the "Neighbourhood" designation, local commercial uses (including local retail, personal service uses, restaurants, and office uses) may be permitted on the subject lands.

(2) Any local commercial area on the subject lands, meaning an area that contains one or more local commercial uses permitted under No. 7.5.(1) above, shall be limited to a maximum of five local commercial establishments.

7.6 Specific Policy Area 6 (Sunnidale Trails Community)

The policies presented here for the Sunnidale Trails Community are based on the long-term planning direction established through Amendment No. 53 to the Town's former Official Plan ("OPA 53").[6] This long-term direction anticipated that the Sunnidale Trails Community would

6 OPA 53 was partially approved by the former Ontario Municipal Board (now the Ontario Land Tribunal) on October 14, 2005, through Decision/Order No. 2727, and was finally approved with modifications by the Board on September 21, 2007, through Decision/Order No. 2573. A subsequent amendment to OPA 53 was adopted by the Town on February 18, 2019, through the passing of By-law No. 2019-17, and was

eventually have a population of approximately 7,200 people living in approximately 2,750 dwelling units.

As shown on Schedule "B3", the majority of the Sunnidale Trails Community, identified as "Specific Policy Area 6", is designated "Neighbourhood" (with other portions being designated "Greenland - Parks and Open Space" or "Greenland - Environmental Protection"), and several policies of this new Official Plan, including those that apply in those land use designations, replace those that were incorporated through OPA 53. Where a specific policy in this section conflicts with a more general policy appearing elsewhere in this Official Plan, the more specific policy prevails to the extent of the conflict.

In addition to all other applicable policies of this Official Plan, the following area-specific policies shall apply on those lands located on the northerly portion of Lot 7, Concession No. 13; on Part of Lot 4 and Lot 5, Concession No. 13 East of Sunnidale Road; and on Parts of Lot 5, Lot 6, and Lot 7, Concession No. 14 (all formerly in the Township of Sunnidale and now in the Town of Wasaga Beach), being those lands identified on Schedule "B3" as "Specific Policy Area 6" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands" or as the "Sunnidale Trails Community"):

Definitions

(1) For the purposes of this section:

(a) the term "effective date" shall refer to the date on which this section of the Official Plan came into effect; and

(b) the term "OPA 53" shall refer to Amendment No. 53 to the previous Official Plan of the Town of Wasaga Beach, being the amendment approved by the Ontario Municipal Board through Decision/Order No. 2727 and No. 2573 and subsequently amended by Council through the passing of By-law No. 2019-17 and approved (with modifications) by the County of Simcoe.

Development Applications, Approvals & Agreements

(2) Notwithstanding anything to the contrary in this section of the Official Plan, any development that was approved pursuant to OPA 53 prior to the effective date, and any agreements entered into prior to the effective date in respect of such development, shall be deemed to conform with this Official Plan.

approved with modifications by the County of Simcoe. Those modifications included one area of "non-decision," identified on Schedule "B-3" to this Official Plan as Specific Policy Area 6c: see Section 7.6.3.

(3) Any agreement referred to in No. 7.6.(2) may be amended, provided that the Town is satisfied that any provisions of the agreement so amended conform with the overall intent of this Official Plan.

(4) Any application proposing development in the Sunnidale Trails Community made on or after the effective date may be subject to such complete application requirements as the Town considers necessary, advisable, or appropriate, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

(5) Anyone proposing development in the Sunnidale Trails Community may be required, as a condition of development approval, to undertake water quality monitoring with respect to surface water features receiving run-off, and, where such monitoring indicates a deterioration in the quality of water, the Town or other relevant authority may require the implementation of appropriate measures to remedy the situation.

(6) Nothing in this section is intended to prevent the continuation of lawfully existing rural and agricultural uses, and, to that end, the following measures shall be required where necessary to minimize or avoid adverse impacts on such uses:

(a) the provision of farm fencing by the proponent of development along any boundary where such development abuts land being used for agricultural purposes; and

(b) the incorporation of appropriate warning clauses into any agreement of purchase and sale in respect of land located within 200 metres of an existing agricultural use, including advisory notes regarding legislation that protects agricultural operations from complaints about normal farm practices.

Residential Development

(7) Medium-density and high-density residential development in the Sunnidale Trails Community should be concentrated around the area identified on Schedule "B3" as Specific Policy Area 6a and, where possible, should be located adjacent to open space areas or institutional uses.

(8) Except as otherwise specified in this section, all residential development in the Sunnidale Trails Community shall be subject to the policies that apply in the "Neighbourhood" designation and to all other applicable policies of this Official Plan, including those in Section 4 regarding natural heritage features and natural hazards.

School Sites

(9) For the purposes of this section, the term "school site" shall mean any parcel of land, or portion thereof, on which the Zoning By-law permits one or more of the following uses:

(a) an elementary school; or

(b) a secondary school.

(10) Any land located in the Sunnidale Trails Community that is designated "Neighbourhood" on Schedule "B3" may be identified as a school site.

(11) The precise locations of school sites within the Sunnidale Trails Community will be determined through consultation between the Town and the school boards, and the Zoning By-law may be amended to identify any parcel or portion thereof as a school site in accordance with such a determination, without requiring an amendment to this Official Plan.

(12) Any elementary school in the Sunnidale Trails Community:

(a) shall be located on a Collector Road; and

(b) should be located adjacent to a municipal park, with each such park having an area of approximately 1.2 hectares (3 acres).

(13) Any secondary school in the Sunnidale Trails Community will be located to provide easy access to Sunnidale Road (County Road 10).

(14) The Zoning By-law may be amended to permit the development of residential uses on any school site, without requiring an amendment to this Official Plan, but no such development shall be permitted to take place before the acquisition period has ended.

(15) For the purposes of No. 7.6.(14):

(a) the term "acquisition period" shall refer to any period of time, identified in conditions of draft approval or any other development agreement entered into in respect of a school site, that has been allotted for the school board in question to make a determination regarding the acquisition of the site; and,

(b) in a situation where multiple acquisition periods apply in respect of a specific school site, the acquisition period referred to in No. 7.6.(14) shall not be considered to have ended until the latest such period has ended.

(16) Any residential development permitted under No. 7.6.(14) shall be predominantly composed of low-density residential uses, although medium-density residential uses

may also be permitted in such development in accordance with the policies of this Official Plan.

Transportation

(17) In recognition of its function and classification as an Arterial Road, access from the subject lands to Sunnidale Road (and vice versa) shall be limited to existing access points on lawfully existing properties, existing Local Roads, and Collector Roads that are proposed as part of the Sunnidale Trails Community, as shown on Schedule "F1".

(18) The minimum right-of-way width of Sunnidale Road where it abuts the Sunnidale Trails Community shall be 30.5 metres.

(19) The Town may require, as a condition of development approval, that road stubs be provided for the future extension of the Collector Road network within and beyond the Sunnidale Trails Community.

(20) Portions of Freethy Road (Sideroad 5/6) may be closed to accommodate the planned Collector Roads shown on Schedule "F1".

(21) The Town, in consultation with any other relevant agencies or approval authorities, shall determine requirements for sidewalks along Collector Roads in the Sunnidale Trails Community as part of the development approval process.

(22) Any road crossing proposed across a watercourse in the Sunnidale Trails Community should be aligned to cross the watercourse at right angles, or as close thereto as possible, and designed to accommodate the appropriate storm flows, as determined in consultation with the relevant agencies and authorities.

(23) Traffic movements associated with the development of the Sunnidale Trails Community should be internalized within the Town's boundaries to the fullest feasible extent, in order to avoid adverse impacts on the transportation networks of neighbouring municipalities.

Infrastructure & Services

(24) Infrastructure and services in the Sunnidale Trails Community (including water and wastewater systems, roads, and storm sewers) shall be provided in accordance with the plans and studies that were approved pursuant to OPA 53 and with any agreements entered into in respect of the provision of such infrastructure and services.

(25) Further to No. 7.6.(24), where any provision in an agreement entered into in respect of development approved pursuant to OPA 53 conflicts with a policy of this Official Plan,

the provision in the agreement shall prevail to the extent of the conflict, but, in all other respects, the policies of this Official Plan shall apply.

(26) All new development in the Sunnidale Trails Community shall be provided with municipal water services and municipal wastewater services, according to the following specifications:

(a) Water services shall be provided by an internal loop system.

(b) The sanitary sewer system shall be designed to use gravity flows to the fullest practical extent, in order to minimize the need for, and the number and size of, sanitary pumping stations.

(27) Stormwater management facilities in the Sunnidale Trails Community shall be designed in accordance with the applicable policies of this Official Plan and with current engineering standards.

(28) The location, extent, or shape of an approved stormwater management facility in the Sunnidale Trails Community may be altered without requiring an amendment to this Official Plan, provided that the facility as altered complies with the applicable policies of this Official Plan and with current engineering standards.

(29) Where a stormwater management facility has been altered as described in No. 7.6.(28), any land that is no longer needed to accommodate the facility in question may be used for residential purposes without requiring an amendment to this Official Plan.

(30) Any works proposed in or adjacent to a surface water feature (including the installation of services or the construction of stormwater management facilities):

(a) will require a permit from the NVCA issued under the *Conservation Authorities Act*, the application process for which will involve consultation with the federal Department of Fisheries and Oceans regarding any works proposed within a surface water feature; and

(b) shall only be approved if they comply with the policies in Section 4.1, including those regarding potential impacts on surface water features and fish habitat, as well as all other applicable policies of this Official Plan.

Cost-Sharing Agreements

(31) For the purposes of Nos. 7.6.(32)–(38) below:

(a) the term “cost-sharing agreement” shall mean an agreement regarding the payment of shared costs, as defined in Clause 7.6.(31)(d);

(b) the term "Developer Group" shall refer to the group of all parties to a cost-sharing agreement, as defined in Clause 7.6.(31)(a);

(c) the term "front-ending agreement" shall mean an agreement entered into pursuant to Section 44 of the *Development Charges Act, 1997*; and

(d) the term "shared costs" shall refer to any and all costs related to the installation or construction of local services, within the meaning of that term in Subsection 59 (2) of the *Development Charges Act, 1997*, where the provision of such local services would benefit more than one owner of land in the Sunnidale Trails Community, but shall not include:

(i) any costs that are paid through the imposition of development charges under the *Development Charges Act, 1997*, including costs paid from a reserve fund established under that Act; or

(ii) any costs that are recoverable through a front-ending agreement, as defined in Clause 7.6.(31)(c).

(32) For the purposes of Clause 7.6.(31)(d), "local services" may refer to any of the services identified in Subsection 2 (4) of the *Development Charges Act, 1997* for which there is an increased need within the Sunnidale Trails Community resulting from development in that area, including services related to a highway, as defined in Subsection 1 (1) of the *Municipal Act, 2001*, that is under the jurisdiction of an upper-tier municipality.

(33) It is the intent of this Official Plan, and the expectation of the Town, that all owners of land in the Sunnidale Trails Community will cooperate with one another to facilitate the development of the subject lands on the basis of full municipal water and wastewater services, and, to that end, will permit access to servicing systems or infrastructure installed on their land through easements or other appropriate methods, to the Town's satisfaction.

(34) Further to No. 7.6.(33), the Town may require the conveyance of easements or the establishment of other appropriate means for the purpose of permitting access to servicing systems or infrastructure installed on private lands as a condition of development approval in the Sunnidale Trails Community.

(35) No development proposed in the Sunnidale Trails Community that involves the creation of a new lot shall be permitted unless the proponent has entered into a cost-sharing agreement regarding any and all shared costs associated with the proposed development.

(36) Further to No. 7.6.(35), as a condition of development approval, the Town may require, and in most cases will require, that the Trustee of the Developer Group provide written confirmation that the proponent has fulfilled their obligations under the cost-sharing agreement.

(37) All cost-sharing agreements will include provisions that allow adjacent landowners to connect to water and wastewater servicing systems in exchange for appropriate consideration, even where the adjacent landowner is not a member of the Developer Group.

(38) Notwithstanding No. 7.6.(31)(d)(ii), the Town may require one or more proponents of development in the Sunnidale Trails Community to enter into a front-ending agreement as a condition of development approval, provided that no costs recoverable through such an agreement are also recoverable through a cost-sharing agreement.

7.6.1 Specific Policy Area 6a (Community Centre)

The area around the intersection of Central Square Boulevard and Union Boulevard has been identified as a "Community Centre" area, for the purpose of providing a mixed-use area that will function as a focal point for the community. The Community Centre area will serve as the primary location for retail, service, and office commercial uses, and may accommodate some institutional development as well. The area should be pedestrian-friendly and developed at a scale that is compatible with surrounding uses.

In addition to all other applicable policies of this Official Plan, including those above that apply within Specific Policy Area 6, the following site-specific policies shall apply to those lands identified on Schedule "B3" as "Specific Policy Area 6a" (herein referred to as the "subject lands" or as the "Community Centre area"):

(1) Notwithstanding anything to the contrary in Section 7.6 above, the following uses may be permitted in the Community Centre area:

- (a) retail commercial and service commercial uses (such as convenience stores, grocery stores, personal service uses, child-care facilities, or financial services);
- (b) office commercial uses (such as medical or dental offices, business or professional services, insurance services, or real estate agencies);
- (c) institutional uses and public service facilities (such as places of worship, emergency services, public works buildings, or post offices);

(d) medium-density and high-density residential uses, as defined in No. 2.4.3.1.(13) above; and

(e) municipal parks or parkettes.

(2) Commercial uses in the Community Centre area should have a convenience function and cater to a range of day-to-day needs of community residents

(3) Commercial uses in the Community Centre area should occupy a combined total floor area of approximately 4,700 m^2 (approximately 50,000 sq.ft.).

(4) Individual commercial uses in the Community Centre area shall be limited to a maximum site area of one hectare.

(5) Institutional uses and public service facilities in the Community Centre area shall be located near or adjacent to a Collector Road and on a lot with sufficient area to accommodate adequate on-site parking facilities.

(6) Nothing in this section of the Official Plan shall prevent the establishment of a Neighbourhood Commercial use outside of the Community Centre area in the Sunnidale Trails Community, provided that such a use is established in accordance with the applicable policies in Section 2.4.3.

7.6.2 Specific Policy Area 6b (Emergency Services & Public Works Facility Site)

The area near the southerly intersection of Union Boulevard and Sunnidale Road South / County Road 10 has been identified as the anticipated site for a new emergency services (fire hall) and public works facility. Accordingly, in addition to all other applicable policies of this Official Plan, including those above that apply within Specific Policy Area 6, the following site-specific policies shall apply to those lands identified on Schedule "B3" as "Specific Policy Area 6b" (herein referred to as the "subject lands"):

(1) The precise location of the future emergency services and public works facility will be identified in the Comprehensive Zoning By-law, which may be amended to permit those uses on the subject lands, in accordance with Policy No. 6.4.6.(1) of this Official Plan.

(2) The Zoning By-law may be amended to permit the development of residential uses on the subject lands, without requiring an amendment to this Official Plan, but no such development shall be permitted to take place before the acquisition period has ended.

(3) For the purposes of No. 7.6.2.(2) above:

(a) the term "acquisition period" shall refer to any period of time, identified in conditions of draft approval or any other development agreement entered into

in respect of development that includes the subject lands or a portion thereof, that has been allotted for the Town to make a determination regarding the acquisition of the future emergency services and public works facility site; and,

(b) in a situation where multiple acquisition periods apply in respect of the subject lands, the acquisition period referred to in No. 7.6.2.(2) shall not be considered to have ended until the latest such period has ended.

7.6.3 Specific Policy Area 6c (Former Non-Decision Area)

In addition to all other applicable policies of this Official Plan, including those above that apply within Specific Policy Area 6, the following site-specific policies shall apply to those lands identified on Schedule "B3" as "Specific Policy Area 6c" (herein referred to as the "subject lands"):

(1) Subject to No. 7.6.3.(2) below, residential development may be permitted on the subject lands without requiring an amendment to this Official Plan, but any such development shall require an amendment to the Zoning By-law.

(2) Notwithstanding anything to the contrary in Section 2.4.3 or Section 7.6 of this Official Plan, the maximum building height permitted on the subject lands shall be three (3) storeys.

(3) This section of the Official Plan may be amended to change or remove the height restriction established in No. 7.6.3.(2).

7.6.4 Specific Policy Area 6d (Environmental Study Area)

In addition to all other applicable policies of this Official Plan, including those above that apply within Specific Policy Area 6, the following site-specific policies shall apply to those lands identified on Schedule "B3" as "Specific Policy Area 6d" (herein referred to as the "subject lands"):

(1) The development of the subject lands, or any portion or portions thereof, for residential uses may be permitted, but only if:

(a) an EIS, prepared by a qualified professional, has demonstrated, to the satisfaction of the Town and any other relevant authority, that the proposed development will protect natural heritage features and other environmentally sensitive areas from negative impacts;

(b) the Zoning By-law has been amended to permit the proposed uses; and

(c) the proposed development will take place through a plan of subdivision or description of condominium that implements the recommendations of the EIS approved by the Town.

(2) Nothing in No. 7.6.4.(1) shall prevent the Town from requiring any other information or material as part of a complete application made in respect of proposed development on the subject lands, subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act.

(3) The EIS referred to in No. 7.6.4.(1)(a) may be a Full Site EIS or a Scoped Site EIS (as described in Section 4.1.1.1 above), with the scope and requirements for such a study to be determined by the Town through pre-submission consultation (subject to any requirements, restrictions, or limitations imposed by the *Planning Act* or the regulations under that Act).

(4) Once the criteria set out in No. 7.6.4.(1) have been satisfied, the proposed development may be permitted without requiring a further amendment to this Official Plan, subject to the policies in Section 7.6 above that apply to residential uses in the Sunnidale Trails area and all other applicable policies of this Official Plan.

7.7 Specific Policy Area 7 (Wasaga Dunes Resort)

In addition to all other applicable policies of this Official Plan, the following site-specific policies shall apply on those lands located on Part of Lot 3, Concession No. 14 East of Sunnidale Road, and Part of Lot 5, Concession No. 14 (formerly in the Township of Sunnidale and now in the Town of Wasaga Beach), being those lands identified on Schedule "B3" as "Specific Policy Area 7" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) Residential development may be permitted on the developable portion of the subject lands, subject to No. 7.7.(2) below, but such development shall be limited to a maximum of 42 dwelling units.

(2) No residential development shall take place on the subject lands unless:

(a) all mitigation measures outlined in the May 2016 Scoped Environmental Impact Study completed by Azimuth Environmental Consulting Inc., and any further measures recommended in any subsequent studies or reports, will be implemented as recommended; and

(b) a Shading Study has been completed to ensure there will be no negative impacts on the habitat of Eastern Hog-nosed Snake (*Heterodon platirhinos*).

(3) To protect species at risk, an exclusion fence shall be erected and maintained along the perimeter of the developable portion of the subject lands.

(4) Development on the subject lands shall be designed to utilize directional lighting to minimize impacts on natural heritage features by directing light away from those features.

(5) The installation of educational or interpretive signage should be explored for the purpose of educating and informing future residents about the natural heritage features on and adjacent to the subject lands.

7.8 Specific Policy Area 8 (Wasaga Sands Neighbourhood)

In addition to all other applicable policies of this Official Plan, the following site-specific policies shall apply on those lands located on the easterly portion of Lot 3, Concession No. 13; on Lots 4, 5, and 6, Concession No. 13 West of Sunnidale Road; on the westerly portion of Lot 4, Concession No. 13 East of Sunnidale Road; on Lots 1 and 2, Concession No. 14; on Lots 2 and 3, Concession No. 14 West of Sunnidale Road; on the westerly portion of Lot 2, Concession No. 14 East of Sunnidale Road; and on Lots 3 and 4, Concession No. 14 East of Sunnidale Road (all formerly in the Township of Sunnidale and now in the Town of Wasaga Beach), being those lands identified on Schedule "B3" as "Specific Policy Area 8" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands" or as the "Wasaga Sands neighbourhood"):

(1) Notwithstanding the land uses permitted in the "Neighbourhood" designation, the land uses permitted on the subject lands shall be limited to the following:

(a) single detached dwellings, subject to No. 7.8.(2);

(b) supportive housing, subject to the policies in Section 3.1.4 of this Official Plan;

(c) additional residential units, subject to the policies in Section 3.1.5, to the extent that those policies do not conflict with No. 7.8.(4) below;

(d) home occupations, subject to the policies in Section 3.5.2 and to the provisions of the Comprehensive Zoning By-law; and

(e) bed-and-breakfast accommodation uses, subject to the applicable policies in Section 3.5.3.

(2) The establishment of a new single detached dwelling on a lawfully existing lot of record in the Wasaga Sands neighbourhood may be permitted, provided that the Town is satisfied that the dwelling will be provided with adequate water and wastewater services.

(3) It is expected that development on existing lots of record in the Wasaga Sands neighbourhood will be provided with private communal water services and individual on-site wastewater services, and nothing in this Official Plan shall be construed as obligating or otherwise requiring the Town to provide municipal water services or municipal wastewater services for any lot or lots in the Wasaga Sands neighbourhood.

(4) Notwithstanding anything to the contrary in Section 3.1.5 of this Official Plan, the creation of an additional residential unit in the Wasaga Sands neighbourhood on a lawfully existing lot of record that is not provided will full municipal water and wastewater services may be permitted, provided that:

- (a) the additional residential unit will be created in a lawfully existing single detached dwelling or in a building ancillary to a lawfully existing single detached dwelling;
- (b) the Zoning By-law identifies at least one residential use as a permitted primary use on the property on which the additional residential use will be created;
- (c) there will, following the creation of the additional residential unit, be no more than a total of two dwelling units on the property; and
- (d) the Town is satisfied that the additional residential unit will be provided with adequate water and wastewater services.

(5) The creation of one or more new lots in the Wasaga Sands neighbourhood, whether by plan of subdivision or by consent, may only be permitted where:

- (a) all proposed lots have, or will have, frontage onto a public road;
- (b) development or redevelopment on all proposed lots will be provided with full municipal water services and municipal wastewater services;
- (c) all proposed development or redevelopment will be compatible with lawfully existing uses in, and the overall character of, the surrounding neighbourhood;
- (d) all proposed development or redevelopment is designed in a way that will allow it to be sensitive to, and blend with, the natural environment; and
- (e) any development or redevelopment proposed in the vicinity of a natural watercourse will implement sufficient measures to prevent the flooding of residential properties during storm events.

(6) For the purposes of No. 7.8.(5), the phrase "all proposed lots" shall refer to all lots created as well as any remnant parcel of land retained.

(7) To clarify, the policies in this section of the Official Plan shall apply only to those portions of the subject lands that are designated "Neighbourhood" on Schedule "B3", and those portions of the subject lands that are designated using any designation other than "Neighbourhood" designation (such as "Greenland - Parks and Open Space" or "Greenland - Environmental Protection") shall be subject to the policies in this Official Plan that normally apply in that other designation.

7.9 Specific Policy Area 9 (West Wasaga Lifestyle Community)

In addition to all other applicable policies of this Official Plan, the following site-specific policies shall apply on those lands located on Part of Lot 36, Concession No. 4 (formerly in the Township of Nottawasaga and now in the Town of Wasaga Beach), known by the municipal address of 2315 Fairgrounds Road, being those lands identified on Schedule "C6" as "Specific Policy Area 9" and therefore subject to this section of the Official Plan (herein referred to as the "subject lands"):

(1) The subject lands are intended to be developed as a mixed residential and open space lifestyle community, primarily consisting of medium-density and high-density residential uses, with opportunities for complementary commercial uses as described in No. 7.9.(6) below.

(2) Development on the subject lands shall be comprehensively planned and designed to be urban in nature, to promote well-designed built form that encourages a sense of place, and to create a positive image and impression at the western gateway to the Town.

(3) Any development on those portions of the subject lands that have frontage onto Beachwood Road:

(a) shall provide visual buffering using barriers and plantings; and

(b) shall incorporate appropriate setbacks to establish separation from Beachwood Road, the Bluewater residential development, and other low-density residential uses in the surrounding area.

(4) Development on the subject lands should be designed so that residential uses are located close to Parkland and Open Space areas and close to any commercial uses that are part of the development.

(5) Any high-density residential development occurring along Beachwood Road shall be designed in a manner that reduces the massing and visual impact of buildings.

(6) Any commercial component included in the development of the subject lands shall consist of uses that cater to the needs of local residents, such as local-scale retail and service commercial uses, restaurants, or fitness facilities.

(7) The Parkland and Open Space areas are considered integral components of the development of the subject lands, and, should development of the subject lands be phased, as described in No. 7.9.(12) below, these Parkland and Open Space areas shall be included as part of the initial phases.

(8) Parkland areas on the subject lands may be developed to accommodate active recreation uses.

(9) Open Space areas on the subject lands:

- (a) should generally be designed to support passive recreation uses; and
- (b) shall provide for the establishment of a trail network.

(10) Further to Clause 7.9.(9)(b) above:

- (a) pedestrian linkages shall be established throughout the entire development of the subject lands; and
- (b) the creation of connections to existing and proposed pedestrian facilities external to the subject lands will be encouraged.

(11) Development of the subject lands shall proceed by plan of subdivision or description of condominium, within which the further subdivision of lots or blocks may occur through part-lot control, by consent, or through other appropriate means.

(12) Development of the subject lands may be phased, and, where this is the case, the phasing of development shall proceed in accordance with the policies in Section 3.2 of this Official Plan.

(13) No plan of subdivision or description of condominium for development on the subject lands shall be approved unless any and all issues regarding servicing constraints, including the provision of a sufficient water supply and sufficient sanitary pump station capacity, have been addressed to the satisfaction and approval of the Town.

(14) The Zoning By-law may apply one or more holding symbol ("H") to the subject lands (or to any portion or portions thereof), with provisions that require the following before any holding symbol may be removed:

(a) confirmation that adequate servicing capacity is available for proposed development, and that all servicing systems for the development or for any phase thereof, as the case may be, have been constructed and are operational; and

(b) the entering into and execution of a site plan agreement in respect of proposed development or any phase thereof, as the case may be.

(15) Where development of the subject lands is phased, the holding provisions referred to in No. 7.9.(14) may be applied on a phase-by-phase basis, with a separate holding symbol ("H") being applied to each individual phase.

(16) Development on the subject lands shall be subject to Site Plan Control, for which the Town may prepare evaluation criteria against which the design of proposed development will be assess, to the extent authorized under the *Planning Act*.

(17) All future development applications made in respect of proposed development on the subject lands:

(a) shall be subject to the review and approval of all applicable authorities and agencies concerning issues such as traffic, stormwater management, municipal servicing, and environmental impacts, among others; and

(b) will require the delineation and assessment of any wetlands or other natural heritage features on the subject lands, to the satisfaction of the Town, and the development proposed may be required to include measures to avoid or mitigate potential impacts on such features in accordance with the policies and guidelines that are in effect at the time the application is made.

7.10 West Wasaga Secondary Plan

The West Wasaga Secondary Plan area forms the western portion of the municipality from roughly 62nd Street South (See Schedule "A"). The purpose of the West Wasaga Beach Secondary Plan is to create a land use plan for the west end of Wasaga Beach that sustainably guides growth and supports a complete community as the Town continues to grow.

West Wasaga Beach is considered an emerging Strategic Growth Area (Node) and presents an opportunity to facilitate new development and intensification within and around the Highway 26 bypass and the corridor of Lyons Court and Beachwood Road.

The West Wasaga Beach Secondary Plan policies must be read in conjunction with the existing in-force Official Plan. In the event of a conflict, the policies of the West Wasaga Beach Secondary Plan take precedent.

7.10.1 Vision and Guiding Principles

The input gathered during the Secondary Plan's engagement program was used to develop both a vision statement and guiding principles for West Wasaga Beach. These helped guide the development of policies for the Secondary Plan and will help guide future decisions related to the implementation of the Secondary Plan.

7.10.1.1 Guiding Principles and Goals

Well Connected with Options for Mobility

(1) West Wasaga Beach should have multi-modal, attractive, and complete streets to support and meet the needs of the community in terms of safety, place-making, access, and growth.

(2) West Wasaga Beach should have a mix of uses to support daily needs, providing access to a full range of transportation modes while using traffic calming measures to foster safe travel.

(3) The Town should prioritize the improvement of infrastructure, in particular the Town's active transportation infrastructure, such as expanding its sidewalk network and bicycle lanes.

(4) The transportation network in the West Wasaga Beach area should be safe, equitable, connected and convenient, creating access between areas of interests and local destinations.

Facilitating a Complete Community

(5) Foster an inclusive and accessible community by providing a balanced mix of land uses including a range of housing, employment,

(6) Commercial, public service facilities, educational facilities, infrastructure, and access to parks and open spaces.

(7) West Wasaga Beach will include alternative housing options, such as secondary suites, live/work units, garden suites, as well as medium and high-density housing in contextually appropriate locations, as per the policies of the Official Plan.

(8) Intensification and density will complement the existing neighbourhood character and consider heights, transitions, views, land uses, and the street network.

Places for People

(9) The Town shall ensure the West Wasaga Beach area is a complete community for all of its residents by adopting a universal approach to accessibility, supporting places and spaces to be accessible for all.

(10) West Wasaga Beach should foster excellence in design in both the public and private realms, creating streets that are engaging with interesting and varied façades and landscapes, defining memorable spaces through hard and soft surfaces.3. Development Framework.

7.10.2 Development Framework

The West Wasaga Beach Secondary Plan is organized through land use designations and overlays as shown on Schedule A. Land use designations provide general direction to the Town's zoning by-law regarding permitted uses within certain areas within the Secondary Plan Area. Overlays provide direction on additional matters to be considered when implementing the Secondary Plan where the overlay applies.

Land Use Designations include the following: Business and Commerce, Mixed Use, Neighbourhood, Greenlands – Parks and Open space, and Greenlands – Environmental Protection Overlays include Community Corridor, and Sunset District Strategic Growth Area.

7.10.2.1 Business & Commerce Designation

The purpose of the Business and Commerce designation is to provide for and maintain a supply of developable lands for employment uses in the Town, encouraging a variety of employment land uses that support a diversified and healthy economy, enhancing local employment opportunities and permit a wide range of employment and employment-related uses in appropriate locations.

The following policies apply to the areas designated "Business & Commerce" within the West Wasaga Secondary Plan area on Schedule "B3" to this Official Plan:

Permitted Uses:

(1) The Business and Commerce designation permits the following uses:

(a) Business and Commerce uses, subject to policies in Section 2.5.2 of the Official Plan, which recognize the former "District Commercial" and "Service

Commercial" land uses. Retail commercial uses excluding major retail uses; professional services, personal services, or other office uses that are not major office uses; light manufacturing and custom workshops; printing and publishing; sales, supply, and servicing of automobiles; commercial schools; and nurseries or garden centres.

(2) Maintain a supply of lands for Business and Commerce uses in the Town by:

(a) Requiring that any property with existing retail uses proposed for redevelopment into a mixed-use development will, at a minimum, maintain the Gross Floor Area (GFA) of the existing retail uses; and

(b) Requiring that applicants provide a Market Impact Assessment to demonstrate how the future on-site population and surrounding neighborhoods are adequately served by other existing or planned retail.

(3) Encourage a variety of employment land uses that support a diversified and healthy economy

(4) Enhance local employment opportunities and permit a wide range of employment and employment-related uses in appropriate locations

(5) Encourage a mix of retail spaces that can act as local commercial anchors for the street and smaller stores and services that can create a diversity of retail experiences.

7.10.2.2 Neighbourhood Designation

The 'Neighbourhood' designation illustrated in Schedule "A" of the Official Plan is intended to provide housing for residents, alongside community facilities and businesses. Complete Community objectives are to be implemented in Neighbourhoods to support people of all ages and abilities, with transportation options and alternatives available to access other parts of the Town and to provide housing for residents, alongside Public Service Facilities and businesses.

The following policies apply to the areas designated "Neighbourhood" on Schedule B3 to this Official Plan:

(1) Neighbourhoods are envisioned to accommodate primarily residential uses, including opportunities for medium and high density uses in contextually appropriate locations such as corridors or adjacent to mixed use areas, in accordance with the policies of the Official Plan.

(2) The Town shall require a proportion of all new residential developments within the West Wasaga Secondary Plan area to be in types other than single-detached and semi-detached dwellings.

(3) In accordance with policies for Neighbourhood Areas in Section 2.4 of the Official Plan, medium-density and high-density residential will be permitted.

(4) A mix of housing types, tenures, sizes shall be encouraged to provide housing options for residents at all stages of life.

(5) In addition to the affordable housing policies in section 3.1.3 of the Official Plan, the Town shall consider the following to encourage the creation of affordable housing in the Neighbourhood designation:

(a) Consider vacant and underutilized lands within the West Wasaga Beach area for affordable housing investment;

(b) Ensure that where affordable housing is provided, it will be incorporated at all phases of the development and throughout the entire development;

(c) The Town shall encourage the development of purpose-built rental housing, including units which are affordable to households with low and moderate incomes in West Wasaga Beach to address the needs of current residents and to encourage future residents to move to the Town.

(d) The Town shall encourage purpose-built rental housing in a range of unit sizes, types and densities including additional residential units, townhouses, stacked townhouses, apartments above or behind compatible commercial uses, in accordance with the Neighbourhood policies in Section 2.4 of the Official Plan.

(e) Additional Residential Units shall be permitted, subject to policies in Section 3.1.5 of the Official Plan.

(f) The Town shall encourage the provision of indoor and outdoor amenity spaces that are suitable for a range of households, including families with children and seniors in buildings containing residential uses.

(g) To support the provision of Supportive Housing polices in the West Wasaga Beach community, the Town will work with other agencies, service providers, and local groups, in accordance with the policies in Section 3.1.4 of the Official Plan.

(h) The Town will encourage residential developments which include accessible design features beyond the requirements of the Ontario Building Code, through encouraging the application of universal design and CPTED principles to support various levels of need.

(i) In accordance with policies 2.4.3.1(22)-(32) of the Official Plan, neighbourhood commercial uses will be permitted in the West Wasaga Beach area.

7.10.2.3 Greenlands

Greenlands include features and areas that make up the Town's natural heritage system and contribute to the natural beauty of Wasaga Beach, along with other outdoor green spaces that comprise the Town's parkland and open space network. Lands identified as Greenlands have been maintained and enhanced, based on the need for sufficient natural areas and parks and open spaces.

Greenland Areas are meant to protect, preserve, and where possible, enhance the Town's natural heritage features, as well as to ensure that development avoids areas that are subject to natural hazards. The two land use designations in these areas are "Greenland - Parks & Open Space" and "Greenland - Environmental Protection". Greenlands provides additional protections of existing natural heritage features and parkland and open spaces to accommodate new residents within the West Wasaga community.

7.10.2.3.1 Greenlands- Parks & Open Space Designation

Parks and Open Spaces play a vital role in fostering a sense of community and belonging and maintaining the social fabric of the Town. The "Greenland - Parks & Open Space" designation encompasses a wide range of spaces meant to accommodate a variety of outdoor activities.

The designation will include active spaces (such as community parks, neighbourhood parks, parkettes, and urban plazas) which can serve as venues for community events, festivals, and organized recreational activities. It will also include green spaces that focus more on conservation and passive recreation (such as walking, cycling, nature appreciation, and environmental education) or that simply provide opportunities for rest, respite, relaxation, and access to the outdoors.

A potential future park has been identified in the northwest area just outside the Sunset District SGA Boundary, as shown on Schedule A.

The policies of the Greenlands – Parks and Open Space designation, as shown on Schedule "A" to the West Wasaga Secondary Plan are stated in Section 2.7.1.2 of the Official Plan. The classification of the Parks and Open spaces as established in the Wasaga Beach Parks and Trails Master Plan (2020), is comprised of four classes that is provided in Section 4.3.2.1 and Table 4.1 of the Official Plan.

(1) Policies in Section 4.3.2.2 of the Official Plan which pertain to the categorization of Natural Areas and Open Space Linkages shall apply.

(2) Policies in Section 4.3.3 "General Policies" and Section 4.3.4 "Provision of Public Parks & Open Spaces" of the Official Plan shall apply.

(3) Additional Parklands and Open Space Lands shall be secured in accordance with Section 4.3.5 and Section 7.13 of the Official Plan.

(4) To ensure the equitable provision of parks and open spaces, the Town shall strive to provide parks and spaces in populated areas that currently lack parks and open space facilities or that have gaps in the provision of such facilities.

(5) Where land in this designation abuts an existing or planned residential area, the Town may require that appropriate measures be taken to minimize potential adverse effects associated with the use of such land, such as those generated by recreational activities or associated facilities.

7.10.2.3.2 Greenlands- Parks & Open Space Designation

In accordance with Section 2.7.2 of the Official Plan, the "Greenland - Environmental Protection" designation, as shown on Schedule "A" comprises known features and areas that are part of the Town's natural heritage system, including significant wetlands, significant woodlands, significant valleylands, shoreline areas, beach and dune conservation area, significant wildlife habitat, and linkage areas. Within the West Wasaga Secodary Plan area, this designation is primarily maintained along the shoreline of Nottawasaga Bay as well as areas within the Sunset District SGA and Neighbourhood designation. The Greenlands-Environmental Protection designation seeks to protect these features and areas from the impacts of development, as well as providing for the long-term health and

viability of the natural heritage system. The general intent of this designation is for land in this designation to be maintained and preserved in a natural state, protected from development or alteration.

The policies of the Greenlands – Environmental Protection designation, as shown on Schedule "A" to the West Wasaga Secondary Plan are stated in Section 2.7.2.2 of the Official Plan.

7.10.2.4 Community Corridor Overlay

The Community Corridor Overlay is conceptual and generally includes lots designated as Neighbourhood and where the majority of the affected property is within 60 metres of Beachwood Road (excluding lots with frontage on Leeward Circle, Starboard Circle and Waterview Road) as shown on Schedule "A". Over time, it is intended that this area will gradually see more pedestrian-friendly, mixed-use development. New commercial uses will be developed as part of mixed-use centres and corridors, will be transit-oriented and integrated with their surrounding communities. Development within the Community Corridor will promote compact, sustainable growth and help transform the area into a Complete Community.

Policies for the Community Corridor overlay area are as follows:

(1) Neighbourhood development within the overlay will encourage a broader range of commercial land uses, with commercial uses being the preferred use on the ground floor of any mixed-use building.

(2) New development will be designed to be walkable, transit-supportive, and integrated into adjacent communities and feature pedestrian and cycling networks, with high-quality urban design.

(3) In accordance with economic development policies within Section 3.5 of the Official Plan, the Community Corridor overlay will include uses that encourage, support or enhance local economic development opportunities in the Secondary Plan area.

(4) Encourage the development of medium-density and high-density residential uses of no more than six storeys, in accordance with the general policies for Strategic Growth Areas in Section 2.3.2, and the urban design policies in Section 5 of the Official Plan.

(5) Consider the development of high-density uses of 7 storeys or more, subject to a site-specific Official Plan Amendment.

(6) All proposed development shall have regard to the Urban Design policies in Section 5.2 of the Official Plan, in particular those relating to sustainable design and landscaping, encouraging low-impact development and resilience in built form.

(7) In addition to urban design policies of the Official Plan, buildings over four storeys in height developed in the Community Corridor overlay shall be designed with elements that promote an active pedestrian streetscape such as a pedestrian-scale podium or other architectural articulation to enhance the building design.

(8) To support the growth of the commercial sector in the Town's west end by allowing innovative uses of buildings and lands in the Community Corridor area, the plan aims to:

(a) Permit a range of commercial uses, but with an emphasis on smaller-scale commercial uses on those lands located outside of the Sunset District Strategic Growth Area boundary;

(b) Support specialty shopping that serve the needs of local residents; and

(c) Encourage multimodal commercial environments.

7.10.3 Transportation

A sustainable transportation network that offers mobility choices for all residents and visitors is essential for the future growth of West Wasaga Beach and for creating inclusive communities for people of all ages and abilities. The street network should be walkable, bikeable, transit-friendly, safe, comfortable, and attractive, while also accommodating traffic.

Transportation policies will support prioritizing access to daily needs, amenities and destinations, such as place of work, local institutions, parks, and retail/commercial uses by encouraging multimodal transportation options such as walking and cycling alongside measures that support traffic demand management.

The Secondary Plan Schedules include the conceptual locations of several new roads expected to be required to accommodate traffic generated by new development. The exact locations and designs of these roads and intersections will be subject to further study and the completion of applicable Environmental Assessment processes.

7.10.3.1 Roads

Policies for roads within the West Wasaga Secondary Plan are as follows:

(1) The objectives of frontage streets are to create a parallel street to Beachwood Road, enhance the trail and bike network, provide access throughout West Wasaga Beach, and mitigate traffic impacts from current and future developments. The following proposed roads fall under Ministry of Transportation (MTO) jurisdiction and are subject to Municipal Class Environmental Assessment and traffic impact studies:

(a) Beachwood Road,

(b) Lyons Court,

(c) Mosley Street (between the existing roundabouts), and

(d) Nottawasaga Sideroad 33/34 (between Highway 26 and the Town boundary).

For the purposes of Section 3.7.1, a frontage street (also known as a *service road, access road, or feeder road)* is *a local road that runs parallel to a major highway or arterial road, designed to provide secondary or alternative access to adjacent properties such as businesses, residences, or amenities without interfering with the flow of through traffic".*

(2) Ensure ancillary functions of roadways such as driveways, parking lots, and service functions, are located and accessed via alleys, lanes.

(3) Designate all collector and arterial streets in West Wasaga Beach as primary Frontage Streets to:

(a) Provide comfortable and engaging pedestrian experiences.

(b) Address streets or other public spaces.

(c) Provide natural surveillance through front doors, main entrances, and windows.

(d) Ensure convenient access for pedestrians.

(4) Encourage development to face the frontage street to create an attractive edge north of Highway 26.

(5) Encourage landscaping along the northern edge of Highway 26.

(6) Encourage the development of the south side of the frontage street's right-of-way with a mostly uninterrupted trail/shared use path.

(7) In areas without ancillary streets, ensure functions such as parking, services, deliveries, trash pick-up, are met through alleys, lanes, or service courts.

(8) Support the commercial node's success and create a block structure to increase the utility of Highway 26.

7.10.3.2 Highways and Highway Protection Area

(1) Section 3.4.4.2 of the Official Plan sets out provisions for roadways that are within MTO jurisdiction, including Highway 26 which is within the boundaries of the West Wasaga Beach Secondary Plan. MTO has established a Highway Protection Area for Highway 26, which prohibits new land uses within twenty-five (25) meters of the Highway.

(2) It is recognized that Beachwood Road, Lyons Court, Mosley Street (between the existing roundabouts), and Nottawasaga Sideroad 33/34 (between Highway 26 and the Town boundary) fall under MTO jurisdiction.

(3) The Town will work with the MTO in consultation with the County to explore opportunities for the Town to assume jurisdiction of Beachwood Road and Lyons Court.

(4) Until the Town receives of Beachwood Road and Lyons Court the Town will continue to work with the MTO to facilitate the realization of the intended vision for these roads.

(5) The Town will work with MTO in consultation with the County to find opportunities to increase access to Highway 26 and promote the connectivity of Highway 26 to existing and proposed multimodal transportation infrastructure.

7.10.3.3 Active Transportation

(1) The Town will encourage the use of accessible and safe active transportation options in the West Wasaga Beach area and support the implementation of multi-use trails, promoting pedestrian connections and the cycling network by:

(a) Supporting safe travel for vulnerable users, including children and seniors, by ensuring safe school routes and accessible roads and intersections through enhanced signage and traffic calming measures.

(b) Providing safe and convenient pedestrian and bicycle travel within the street network and other rights-of-way, including mid-block connections, to facilitate movement and contribute to healthy communities.

(2) The development of safe barrier-free bicycle and pedestrian paths is encouraged by promoting the development of paths that are:

(a) Separated from motorized traffic;

(b) On existing and proposed roads; and

(c) Within parks, squares, and open spaces.

(3) The Town shall collaborate with area school boards and recreation service providers to maximize access to active transportation networks on non-municipal lands. Where applicable, the Town will aim to locate active transportation facilities adjacent to proposed school sites.

(4) In accordance with Section 3.4 of the Official Plan, West Wasaga Beach will feature the principal components of the active transportation network, including multi-use trails, community trails, pedestrian bridges, bicycle lanes, bicycle routes, and sidewalks as the transportation network evolves over time.

(5) Promote connectivity to the existing trails, including the Shoreline Trail and on-road and off-road trails illustrated on Schedule “E3”.

(6) In accordance with the Complete Streets policies, Active Transportation Polices and Roads policies in Section 3.4 of the Official Plan, the Town will work with MTO, the County of Simcoe and neighbouring municipalities to integrate transportation facilities into any road upgrades.

(7) The Town will work with MTO, County of Simcoe, and neighbouring municipalities to explore opportunities to develop active transportation and multi-use paths to enhance connection to Highway 26, as it pertains to the following:

(a) The introduction of multi-use paths along the streets north of Highway 26;

(b) The introduction of active transportation connections along Highway 26 and within proximity to institutional, recreational and commercial uses; and

(c) The development of a parallel trail or path south of Highway 26, along Fairgrounds Road and Nottawasaga Sideroad 33 & 34, which lead to the Clearview-Collingwood Rail Trail.

7.10.4 Implementation

In addition to all other applicable policies in this Official Plan, including the general policies of the Official Plan for Strategic Growth Areas in Section 2.3.2 and the urban design policies in Section 5, the following policies apply in the West Wasaga Secondary Plan area to inform development phasing, development applications, and monitoring:

(1) To ensure that development takes place in an orderly and logical sequence and that the provision of municipal facilities, services, and infrastructure is cost efficient.

(2) To encourage the provision of mixed use, pedestrian-friendly communities at a rate that reflects the needs of the residents, visitors and business owners of the West Wasaga Secondary Plan area and other areas which these facilities are intended to serve.

(3) To ensure the rate of residential development reflects, and does not exceed, the capacity of the arterial roads, services and other proposed improvements.

(4) No development or redevelopment proposed in the West Wasaga Beach area shall be approved unless it conforms with the objectives and policies of this Secondary Plan and complies with the regulations of the implementing Zoning By-law.

(5) The policies of the Official Plan regarding permitted uses and development within different land use designations shall apply to the land use designations in the Sunset District Strategic Growth Area shown on Schedule “C6” to the Official Plan.

(6) The land use designations shown on Schedule “A” to this Secondary Plan may be amended, altered, or refined through the adoption of an Official Plan Amendment, and nothing in this Secondary Plan shall be interpreted as preventing Council from amending, altering, or refining those designations through the adoption of such a plan.

(7) Council may, at its discretion, approve a development application for the following, in accordance with the policies of Section 6 of the Official Plan so long as Council or the applicable approval authority is satisfied that the proposed development or redevelopment will, in all other respects, conform with the applicable policies of this Secondary Plan:

(a) An amendment to the list of uses permitted within one or more of the designations shown on Schedule “C6”;

(b) An amendment to policies in this Official Plan or regulations in the Comprehensive Zoning By-law regarding the maximum building height permitted on land in the Sunset District Strategic Growth Area; or

(c) An amendment to policies in this Official Plan or regulations in the Comprehensive Zoning By-law regarding the density of development permitted on land in the Sunset District Strategic Growth Area.

(8) Council may refuse to approve any application proposing development or redevelopment in the Sunset District Strategic Growth Area in circumstances where:

(a) The application has been made before a secondary plan for the area has come into effect; and

(b) Council is of the opinion that the proposed development or redevelopment is premature or could otherwise hinder or preclude the implementation of a Secondary Plan for the area.





Section
8

How to interpret the Official Plan

8.1 Boundaries

The maps provided on the schedules to this Official Plan are not legal plans of survey, and the boundaries of land use designations, Greenland classifications, or anything else represented as a defined or delineated area on the schedules should be interpreted as approximations only. Where a boundary coincides with a clearly definable physical feature, such as an existing road, that coincidence should be interpreted as representing the relationship between the boundary and the feature in question. For instance, where the boundary of a land use designation coincides with a road, it should be interpreted as meaning that the land use designation in question extends to the centre-line of that road, with the precise locations to be determined through a legal survey. Similarly, the locations or alignments of features such as planned roads or proposed parks should also be interpreted as approximations that indicate the general intent of this Official Plan.

Minor adjustments to any boundary or to the location or alignment of any feature represented on a schedule may be made without requiring an amendment to this Official Plan, provided that such an adjustment maintains the overall general intent of this Official Plan. This includes adjustments made to reflect more precise or up-to-date information obtained through the findings of a study or received from the County, the Province, or another agency or public body. Where needed, the precise delineation of natural heritage features or areas will be determined in consultation with the appropriate agencies, and the extent of natural hazard areas will be confirmed in consultation with the NVCA, among others.

For the purposes of the previous paragraph, the determination of what constitutes a "minor adjustment" shall be at the Town's discretion, as shall the final interpretation of any boundary, location, or alignment represented on the schedules to this Official Plan.

8.2 Land Uses

Wherever a policy of this Official Plan provides a list of land uses that are, or may be, permitted in a specific designation or other area, the list provided should be understood as illustrating the range of activities contemplated in that designation across the entire extent of the Town, and no such list shall be interpreted as exhaustive or as necessarily excluding any land use not specifically identified. Furthermore, the inclusion of a particular land use on such a list does not necessarily indicate that the use will be permitted throughout the designation or area in question. (For example, just because a land use is listed as being permissible in the "Neighbourhood" designation does not automatically mean that it will be permitted anywhere in the Town that happens to be so designated.) Specific permitted uses will be established for each zone by the Comprehensive Zoning By-law, and nothing in this Official Plan shall be interpreted as preventing the Zoning By-law from prohibiting a specific land use in a certain zone or certain zones.

Where a use is identified as a permitted or permissible use in a land use designation or other area, it is intended that ancillary uses, buildings, or structures normally incidental, accessory, or essential to the permitted use will also be permitted, unless stated otherwise.

8.3 Numerical Figures and Text

As a general rule, the numerical figures and quantities used in this Official Plan should be considered as approximations and not as absolute standards (with certain exceptions, as noted below).

(1) A development application that varies from a numerical figure or quantity referenced in one of the policies of this Official Plan may nonetheless be approved without requiring an amendment to this Official Plan, provided that the variation in question is reasonable and minor, and subject to No. 8.3.(2) below.

(2) Policy No. 8.3.(1) shall not apply to the following numerical values or quantities:

(a) the elevation used to define the high lake level in No. 4.2.2.(1)(c) or to define the 100-year flood level in No. 4.2.3.(2)(a);

(b) the value of 0.3 metres above the regional flood level cited in No. 4.2.5.(10)(e), which shall be construed as an absolute minimum;

(c) any reference to a minimum or maximum permitted building height, when expressed as a number of storeys;

(d) any reference to the maximum number of dwelling units or the number of additional residential units permitted on a property;

(e) any value or quantity that relates to a requirement under the *Planning Act* or other statute.

(3) The determination of what constitutes a reasonable and minor variation for the purposes of this section shall be made by the Town at its sole discretion.

8.4 Abbreviations & Acronyms

Abbreviations and acronyms used throughout this Official Plan should be interpreted according to the list below (which is not intended to be exhaustive).

(1) **ANSI** means "Area of Natural or Scientific Interest" and may be pluralized as **ANSIs**.

(2) **AODA** stands for "Accessibility for Ontarians with Disabilities Act" and refers specifically to the *Accessibility for Ontarians with Disabilities Act, 2005* (being Chapter 11 of the Statutes of Ontario 2005).

(3) **ASM** stands for "agricultural source materials".

(4) **CIP** means "Community Improvement Plan" (as that term is defined in Part IV of the *Planning Act*) and may be pluralized as **CIPs**.

(5) **CIPA** means "Community Improvement Project Area" (as that term is defined in Part IV of the *Planning Act*) and may be pluralized as **CIPAs**.

(6) **CPP** means "Community Planning Permit", referring to a permit issued under a by-law passed under Section 70.2 of the *Planning Act*, and may be pluralized as **CPPs**.

(7) **CPPA** means "Community Planning Permit Area", referring to any area identified as such pursuant to Section 3 of O. Reg. 173/16 under the *Planning Act*, and may be pluralized as **CPPAs**.

(8) **CPPBL** stands for "Community Planning Permit By-law", meaning a by-law passed under Section 70.2 of the *Planning Act*.

(9) **CPPS** stands for "Community Planning Permit System", meaning a system established pursuant to Section 70.2 of the *Planning Act*.

(10) **CPTED** stands for "Crime Prevention Through Environmental Design".

(11) **DDMP** stands for "Downtown Development Master Plan" and refers to the plan that was adopted by Council on April 8, 2021, and approved on April 27, 2021.

(12) **DNAPLs** (plural) stands for "dense non-aqueous phase liquids".

(13) **EA** means "Environmental Assessment", referring to an assessment undertaken pursuant to the *Environmental Assessment Act*, and may be pluralized as **EAs**.

(14) **ECA** means "Environmental Compliance Approval", meaning an approval issued under Part II.1 of the *Environmental Protection Act*, and may be pluralized as **ECAs**.

(15) **EIS** means "Environmental Impact Statement" and may be pluralized as **EISs**.

(16) **ESA** means "Environmental Site Assessment" and may be pluralized as **ESAs**.

(17) **HVA** means "highly vulnerable aquifer" and may be pluralized as **HVAs**.

(18) **IPZ** means "intake protection zone" and may be pluralized as **IPZs**.

(19) **ISR** means "Issues/Summary Review", referring to a study undertaken preliminary to an EIS, and may be pluralized as **ISRs**.

(20) **MMAH** refers to the Ministry of Municipal Affairs and Housing and shall be interpreted in accordance with the definition provided in No. 8.5.(27) below.

(21) **MNR** refers to the Ministry of Natural Resources and shall be interpreted in accordance with the definition provided in No. 8.5.(28) below.

(22) **MOE** refers to the Ministry of the Environment and shall be interpreted in accordance with the definition provided in No. 8.5.(26) below.

(23) **MTO** refers to the Ministry of Transportation and shall be interpreted in accordance with the definition provided in No. 8.5.(29) below.

(24) **NASM** stands for "non-agricultural source materials".

(25) **NVCA** refers to the Nottawasaga Valley Conservation Authority.

(26) **PPS 2024** refers to the Provincial Planning Statement, 2024, meaning the policy statement issued under Section 3 of the *Planning Act* and approved by the Lieutenant Governor in Council through Order in Council No. 1099/2024, which came into effect on October 20, 2024.

(27) **RMO** stands for "Risk Management Official" and refers to the official appointed by Council under Part IV of the *Clean Water Act, 2006*.

(28) **SCOP** stands for "Simcoe County Official Plan" and refers to the plan that was adopted by County of Simcoe Council on November 25, 2008, and approved by the Ontario Municipal Board on December 29, 2016, as subsequently amended from time to time.

(29) **SCOPA 7** stands for "Simcoe County Official Plan Amendment 7" and refers to Amendment No. 7 to the County of Simcoe Official Plan, which was adopted by County of Simcoe Council on August 9, 2022, and subsequently forwarded to the MMAH for approval.

(30) **SGA** means "Strategic Growth Area", as that term is defined in No. 8.5.(51) below, and may be pluralized as **SGAs**.

(31) **SGRA** means "significant groundwater recharge area" and may be pluralized as **SGRAs**.

(32) **SPP** stands for "Source Protection Plan" and, for the purposes of this Official Plan, refers specifically to the Source Protection Plan for the South Georgian Bay–Lake Simcoe Source Protection Region, which came into effect on July 1, 2015.

(33) **STA** means "short-term accommodation" and may be pluralized as **STAs**.

(34) **WHPA** means "Wellhead Protection Area" and may be pluralized as **WHPAs**.

(35) **WWSP** stands for "West Wasaga Secondary Plan" and refers to the secondary plan that was being prepared by the Town at the time this Official Plan was being prepared.

8.5 Definitions

This section provides the definitions for terms that appear underlined in blue (like this) in the text of this Official Plan. As explained in Section 1.5.3 above, blue underlining indicates that the term in question must be interpreted according to the meaning specified in this section of the Official Plan. Each definition should be understood as applying, with necessary modifications, to any and all inflected forms (plurals, verb tenses, *etc.*) of the term in question.

(1) The term **additional residential unit** refers to a dwelling unit that has been added to an existing residential property for the purpose of accommodating another housekeeping unit on the property, and which may be:

  (a) an **attached additional residential unit**, meaning that the additional unit is located in the same structure as the principal dwelling on the property; or

  (b) a **detached additional residential unit**, meaning that the additional unit is located in a building or structure that is ancillary to, and located on the same property as, the principal dwelling.

(2) The term **affordable residential unit** means:

  (a) in the case of ownership housing, whichever of the following is less expensive:

    (i) a unit of housing for which the purchase price results in annual shelter costs that do not exceed 30% of the gross annual household income of a household with an income in the lowest 60% of the income distribution for households in the Town; or

    (ii) a unit of housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Town; or,

  (b) in the case of rental housing, whichever of the following is less expensive:

    (i) a unit for which the rent does not exceed 30% of the gross annual household income of a household with an income in the lowest 60% of the income distribution for renter households in the Town; or

    (ii) a unit for which the rent is at or below the average market rent of a unit in the Town.

(3) The term **coastal wetland** refers to any wetland that is located on one of the Great Lakes or their connecting channels, or that is on a tributary of either of those bodies of water and that lies wholly or partially downstream of a line that is two kilometres

upstream of the 100-year floodline (plus wave run-up) of the body of water to which the tributary is connected.

(4) The term **complete application** means a development application that includes all of the information and material needed for Council or its delegate (as the case may be) to make a decision in respect of the application, as established during pre-submission consultation and subject to any restrictions or limitations imposed by the *Planning Act* or the regulations under that Act, and regarding the completeness of which Council or its delegate (as the case may be) is able to give an affirmative response under the applicable provisions of the *Planning Act*.

(5) The term **D-4 Assessment Area** means any area identified as such on one of the schedules to this Official Plan or identified on a map prepared and made available for information purposes by the County of Simcoe, which is generally defined as the lands within 500 metres of a fill area but which may vary according to the actual location of the waste cell, the depth of the waste, the type of waste, or existing conditions.

(6) The term **delineated built-up area** refers to the area of existing development in the Town identified on Schedule "A" within which this Official Plan's intensification target applies.

(7) The term **designated growth area** means all lands in the Town that are designated for growth or that have not yet been fully developed (including lands that are designated and available for residential growth as well as lands required for employment and other uses), which for the purposes of this Official Plan specifically refers collectively to the following, as identified on Schedule "A":

- (a) Strategic Growth Areas; and
- (b) all lands identified either as Neighbourhood Areas or as Employment Areas that are located outside the delineated built-up area.

(8) The term **development** means a change in land use, the creation of a new lot, the construction of one or more new buildings or structures, or any other change that requires approval under the *Planning Act*, or to the physical result of any of those processes, but does not include the construction or maintenance of infrastructure authorized through an environmental assessment process under the *Environmental Assessment Act* (R.S.O. 1990, c. E.18) or works that are subject to the *Drainage Act* (R.S.O. 1990, c. D.17).

(9) The term **development application** refers to any application made under the *Planning Act*.

(10) The term **development approval** means the approval of a development application by Council or its delegate, as the case may be.

(11) The term **dynamic beach hazard** refers to any area of inherently unstable accumulation of shoreline sediments along Nottawasaga Bay, as identified by provincial standards (as amended from time to time), whose limit comprises the flooding hazard limit plus a dynamic beach allowance.

(12) The term **endangered species** refers to any species that is identified as endangered on the Species at Risk in Ontario List under the *Endangered Species Act, 2007* (S.O. 2007, c. 6), as updated and amended from time to time, or that is classified as endangered under any successor to that Act.

(13) The term **erosion hazard** refers to any loss of land, due to human or natural processes, that poses a threat to life or property, whose limit is determined using considerations that include the hundred-year erosion rate, slope stability allowances, and erosion or erosion access allowances.

(14) The term **fill area** means any portion of a waste management site that is or has been used for landfilling, including such an area on a property that is suspected to have been used for landfilling.

(15) The term **fish habitat** has the same meaning as it does in the *Fisheries Act* (Canada: R.S.C., 1985, c. F-14), which is to say water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas (where the term "fish" has the same meaning as it does in the *Fisheries Act*).

(16) The term **flooding hazard** refers to the inundation of an area adjacent to a shoreline or river and stream system that is not ordinarily covered by water, whose limit:

- (a) along the Nottawasaga Bay shoreline, is based on the hundred-year flood level plus an allowance for wave effects and other water-related hazards; and
- (b) along river, stream, and inland lake systems, is determined based on the regulatory flood standard.

(17) The term **floodplain** refers to the area along a river, stream, and inland lake system (usually low lands adjoining a watercourse) that has been, or could be, subject to flooding hazards.

(18) The term **groundwater feature** means any water-related feature in the Earth's subsurface, including recharge/discharge areas, water tables, aquifers, and

unsaturated zones that can be defined by surface or subsurface hydrogeologic investigations.

(19) The term **hazardous lands** refers to lands or property that could be unsafe for development due to naturally occurring processes, meaning:

(a) along the Nottawasaga Bay shoreline, any land (including land covered by water) between the lake and the furthest landward limit of the flooding hazard, erosion hazard, or dynamic beach hazard limits; and

(b) along river, stream, and inland lake systems, any land (including land covered by water) to the furthest landward limit of the flooding hazard or erosion hazard limit.

(20) The term **hazardous site** means any land or property that could be unsafe for development or site alteration due to naturally occurring hazards (including unstable soils and unstable bedrock).

(21) The term **individual on-site wastewater services** refers to services provided by a sewage system, as defined in O. Reg. 332/12 under the *Building Code Act, 1992* (S.O. 1992, c. 23), that is owned, operated, and managed by the owner of the property upon which the system is located.

(22) The term **individual on-site water services** refers to services provided by an individual, autonomous water supply system that is owned, operated, and managed by the owner of the property upon which the system is located.

(23) The term **intensification** means the development or redevelopment of a property or properties in an area of existing development, including infilling (the development of a vacant property in such an area), the expansion or conversion of existing buildings, or the remediation and redevelopment of previously used properties that could be contaminated, for the purpose of achieving a higher density (of population, employment, or a combination thereof) than what presently exists on the site or in the area.

(24) The term **landfilling** refers to the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, including the compaction of waste into a cell and the covering of waste with cover materials at regular intervals.

(25) The term **lawfully existing** refers to a land use that was established, a lot that was created, or a building or structure that was constructed in accordance with the Official Plan, the Zoning By-law, and all other applicable laws, plans, and policies that were in effect at the time of that establishment, creation, or construction (as the case may be),

and that has continued (as a land use), or has been continuously used (as a lot, building, or structure) for the same purpose or purposes, since that time.

(26) The term **Ministry of the Environment** refers to the Ministry, as that term is defined in the *Ministry of the Environment Act* (being Chapter M.24 of the Revised Statutes of Ontario 1990), that is presided over and in the charge of the Minister pursuant to Subsection 2 (2) of that Act.

(27) The term **Ministry of Municipal Affairs and Housing** refers to the Ministry, as that term is defined in the *Ministry of Municipal Affairs and Housing Act* (being Chapter M.30 of the Revised Statutes of Ontario 1990), that is presided over and in the charge of the Minister pursuant to Section 3 of that Act.

(28) The term **Ministry of Natural Resources** refers to the Ministry, as that term is defined in the *Ministry of Natural Resources Act* (being Chapter M.31 of the Revised Statutes of Ontario 1990), that is presided over and in the charge of the Minister pursuant to Section 4 of that Act.

(29) The term **Ministry of Transportation** refers to the Ministry, as that term is defined in the *Ministry of Transportation Act* (being Chapter M.36 of the Revised Statutes of Ontario 1990), that is presided over and in the charge of the Minister pursuant to Subsection 2 (2) of that Act.

(30) The term **municipal wastewater services** means services provided by a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* (R.S.O. 1990, c. O.40) that is owned or operated by a municipality.

(31) The term **municipal water services** means services provided by a municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* (S.O. 2002, c. 32).

(32) The term **non-landfilling** refers to any permitted use or activity taking place on a waste management site that does not involve landfilling, including activities and operations associated with recycling facilities, transfer stations, and processing sites.

(33) The term **partial services** refers to either of the following:

- (a) a combination of individual on-site water services with either municipal wastewater services or private communal wastewater services; or
- (b) a combination of individual on-site wastewater services with either municipal water services or private communal water services.

(34) The term **pre-submission consultation** refers to the process (generally involving both a prospective applicant and the Town, and regardless of whether the process is required by by-law or not) whereby it is determined what information and material Council or its delegate (as the case may be) will need to make a decision regarding a development application pursuant to any of the following provisions of the *Planning Act* (subject to any restrictions or limitations imposed by that Act or the regulations under it):

(a) Subsection 22 (5);

(b) Subsection 34 (10.2);

(c) Subsection 41 (3.4);

(d) Subsection 51 (18);

(e) Subsection 53 (3); or

(f) Subsection 53 (47).

(35) The term **private communal wastewater services** means services provided by a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* (R.S.O. 1990, c. O.40) that is not owned by a municipality and that serves six or more lots or private residences.

(36) The term **private communal water services** means services provided by a non-municipal drinking water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* (S.O. 2002, c. 32) that serves six or more lots or private residences.

(37) The term **provincial plan** has the same meaning as it does in the *Planning Act*, as amended from time to time.

(38) The term **provincially significant wetland** refers to a wetland, including a coastal wetland, that has been identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time.

(39) The term **public service facility** means any land, building, or structure used for programs or services provided by or subsidized by a government or another body (such as social assistance, recreation programs or services, police and fire protection, health care-related services, child-care services, educational programs or services, long-term care services, or cultural services), but not including infrastructure.

(40) The term **public use** means the use of any land that is dedicated to the public, meaning dedicated to the people of Ontario and visitors for their education, health, inspiration, recreational enjoyment, and other benefits with the intent that such lands be managed to maintain their ecological integrity and left unimpaired for future generations.

(41) The term **public work** refers to any railway, canal, highway, bridge, power works (including all property used for the generation, transformation, distribution, or supply of hydraulic or electrical power), gasworks, waterworks, public utility, or other work owned, operated, or carried on by the Government of Ontario or by any board or commission thereof, or by any municipal corporation, public utility commission, or private enterprise, as well as any provincial or municipal public building and any other building, place, or work that has been designated a public work by the Lieutenant Governor in Council.

(42) The term **qualified professional** means, with reference to the person who prepares a report, study, or other information or material to accompany a development application:

(a) a certified professional prescribed by a regulation under the *Planning Act* for the purposes of preparing the report, study, or other information or material in question; or,

(b) where the regulations under the *Planning Act* do not prescribe a certified professional for such purposes, a person who, in the opinion of the Town, is certified, accredited, designated, or otherwise suitably qualified in the appropriate profession for the purposes of preparing the report, study, or other information or material in question.

(43) The term **redevelopment** refers to the creation of new dwelling units, new land uses, or new lots on previously developed land (including undeveloped or previously developed properties that could be contaminated) in an existing community.

(44) The term **regulatory flood standard** means whichever of the applicable flood event standards for the Nottawasaga Valley Conservation Authority, as prescribed in the regulations under the *Conservation Authorities Act* (R.S.O. 1990, c. C.27), is the greatest.

(45) The term **river, stream, and small inland lake system** refers to all watercourses and inland bodies of water that have measurable or predictable responses to single runoff events.

(46) The term **sensitive**, when used in reference to a surface water feature or a groundwater feature, refers to a feature that is particularly susceptible to impacts from activities or events, such as water withdrawals or the addition of pollutants.

(47) The term **significant valleylands** means valleylands that are considered ecologically important in terms of features, functions, representation, or size and that contribute to

the quality and diversity of the Town's natural heritage system, and which could be prone to further erosion or slope instability.

(48) The term **significant wildlife habitat** means the habitat, as that term is defined in the *Endangered Species Act, 2007* (S.O. 2007, c. 6) or in any successor thereto, of an endangered species, a threatened species, or a species that is classified as being of special concern under that Act or any successor thereto, and includes any area prescribed as the habitat of an endangered species or threatened species by the regulations under the *Endangered Species Act, 2007* or any successor thereto.

(49) The term **significant woodlands** means woodlands identified using criteria and procedures established by the Province that are:

- (a) ecologically important, in terms of features such as the age of trees, the history of the stand, or species composition;
- (b) functionally important due to their contribution to the broader landscape, in terms of factors such as location, size, or amount of forest cover in the area; or
- (c) economically important, in terms of the quality of the site, species composition, or past management history.

(50) The term **site alteration** refers to activities that change the landform or natural vegetative characteristics of a site, such as grading, excavation, or the placement of fill.

(51) The term **Strategic Growth Area** refers to any area identified as such on one of the schedules to this Official Plan, being an area where growth and development will be focused, including through intensification, redevelopment, the remediation of brownfield sites, or the expansion or conversion of existing buildings; such areas might include existing and emerging downtowns, major transit station areas, lands near publicly assisted post-secondary institutions, or lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher-order transit corridors.

(52) The term **supportive housing** refers to any building or facility that is wholly or partially dedicated to use as dwelling space by individuals with specific needs (such as mobility needs, age-related needs, or needs related to functions required for daily living, but not including financial need), typically in the form of long-term care homes, adaptable and accessible housing, housing for older persons, or housing for persons with physical, sensory, mental health, or other disabilities.

(53) The term **surface water feature** means any water-related feature on the Earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas,

recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation, or topographic characteristics.

(54) The term **threatened species** refers to any species that is identified as threatened on the Species at Risk in Ontario List under the *Endangered Species Act, 2007* (S.O. 2007, c. 6), as updated and amended from time to time, or that is classified as threatened under any successor to that Act.

(55) The term **valleyland** refers to a natural area that occurs in a valley or another landform depression that has water flowing through or standing for some part of the year.

(56) The term **vulnerable area**, used in reference to source protection, means any and all Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas in the Town, as identified on the schedules to this Official Plan.

(57) The term **waste** means anything designated as waste in Regulation 347 (R.R.O. 1990) under the *Environmental Protection Act* (R.S.O. 1990, c. E.19) or in another regulation under that Act, and including ashes, garbage, refuse, domestic waste, industrial waste, and municipal refuse, but for the purposes of this Official Plan not including liquid waste as defined in Regulation 347.

(58) The term **waste management site** refers to a site, and any facilities associated with the site, that is used for the accommodation of waste from one or more municipalities, regardless of whether the site is used for landfilling or non-landfilling, and including:

- (a) any land upon, into, or through which, or any building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated, or processed;
- (b) any land, building, or structure used for the capture and treatment of leachate;
- (c) any operation carried out or machinery or equipment used in connection with any depositing, disposal, handling, storage, transfer, treatment, processing, or capture referred to in Nos. 8.5.(58)(a) or 8.5.(58)(b) above; and
- (d) the fill area and associated buffer area of any property that has been, or that is suspected to have been, used for landfilling.

(59) The term **water-related hazard** refers to any water-related phenomenon that acts on a shoreline (including ice piling, ice jamming, and ship-generated waves).

(60) The term **wave effects** refers to the movement of water up onto a shoreline or structure following the breaking of a wave (including wave uprush, wave set-up, and water

overtopping or spray), whose limit is the point of furthest landward horizontal movement of water onto the shoreline.

(61) The term **wetland** means land that is seasonally or permanently covered in shallow water or land where the water table is close to or at the surface, being (in either case) land where the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of hydrophytic plants or water-tolerant plants, and does not include periodically soaked or wet land used for agricultural purposes that no longer exhibits wetland characteristics (as described in the first part of this definition).

(62) The term **woodlands** refers to treed areas, including woodlots and forested areas, that have been delineated according to the definition of "woodlands" in the *Forestry Act* (R.S.O. 1990, c. F.26) or according to the definition of "forest" in the Province's Ecological Land Classification system.





Section 9

Official Plan Schedules

Schedule "A"	**Community Structure Plan**
Schedule "B1"	**Land Use – Wasaga East**
Schedule "B2"	**Land Use – Wasaga Central**
Schedule "B3"	**Land Use – Wasaga West**
Schedule "C1"	**Strategic Growth Areas – Sunrise District**
Schedule "C2"	**Strategic Growth Areas – Downtown Node**
Schedule "C3"	**Strategic Growth Areas – Old Mosley Village**
Schedule "C4"	**Strategic Growth Areas – Schoonertown**
Schedule "C5"	**Strategic Growth Areas – Springhurst Junction**
Schedule "C6"	**West Wasaga Secondary Plan Area**
Schedule "D"	**Municipal Servicing & Service Areas**

Schedule "E"	**Waste Management Sites**
Schedule "F1"	**Transportation – Road Classifications**
Schedule "F2"	**Transportation – Public Transit**
Schedule "F3"	**Transportation – Active Transportation**
Schedule "G"	**Greenland Areas**
Schedule "H1"	**Water Resources – Wellhead Protection Areas**
Schedule "H2"	**Water Resources – Highly Vulnerable Aquifers**
Schedule "H3"	**Water Resources – Significant Groundwater Recharge Areas**
Schedule "I"	**Community Improvement Plan Areas**

Appendix A: References

Notes on Sources

Land Acknowledgment Statement

Muckpaloo Ipeelie (Urban Inuit Identity Project Inc.) & Vanessa Kennedy (Red Quills), *Wasaga Beach Land Acknowledgment 2024*. **Background on the revised Land Acknowledgment Statement** – Town of Wasaga Beach, "Indigenous Land Acknowledgment"; Muckpaloo Ipeelie & Vanessa Kennedy, *Wasaga Beach Land Acknowledgment 2024*; Simcoe County Historical Association, "Vanessa Kennedy"; Urban Inuit Identity Project, "About"; Karla Findlay, *Corporate Report: Revised Land Acknowledgment*.

Section 0: Why We Plan for Wasaga Beach

History of the Tionontati and the Wyandot Nation – Muckpaloo Ipeelie (Urban Inuit Identity Project) & Vanessa Kennedy (Red Quills), *Wasaga Beach Land Acknowledgment 2024*; Kathryn Magee Labelle, *Dispersed But Not Destroyed* (cit. in Ipeelie & Kennedy); Pat Raible, *The Petun* (cit. in Ipeelie & Kennedy). **Treaty 18** – Ipeelie & Kennedy, *Wasaga Beach Land Acknowledgment 2024*; Ontario Ministry of Indigenous Affairs, "Map of Ontario treaties and reserves". **European settlement, history of the Town (19th & 20th centuries)** – Town of Wasaga Beach, "What's up at the Archives-Rotating Exhibit-50th Anniversary-Town of Wasaga Beach"; Wasaga Beach Historical Advisory Committee, *The History of Wasaga Beach*. **Population, demographics, and dwelling counts** – Statistics Canada, *1996 Census Electronic Area Profiles*; Statistics Canada, *2001 Community Profiles*; Statistics Canada, *2006 Community Profiles*; Statistics Canada, *Census Profile, 2011 Census of Population*; Statistics Canada, *Census Profile, 2016 Census of Population*; Statistics Canada, *Census Profile, 2021 Census of Population*. **Net Census undercoverage rates** – Statistics Canada, *Coverage, Census year 1996*; Statistics Canada, *2001 Census Technical Report: Coverage*; Statistics Canada, *2006 Census Technical Report: Coverage*; Statistics Canada, *Census Technical Report: Coverage, Census of Population, 2011*; Statistics Canada, *Census Technical Report: Coverage, Census of Population, 2016*. **Definition of "private dwelling"** – Statistics Canada, *Dictionary, Census of Population, 2021*. **Definition of "complete community"** — Ministry of Municipal Affairs and Housing ("MMAH"), *Provincial Planning Statement, 2024* ("*PPS 2024*"), p. 41. **Definition of "sustainability"** – World Commission on Environment and Development, *Our Common Future*, Section I.3, ¶27. **Matters of provincial interest** – *Planning Act*, s. 2. **Meaning of "may" and "shall"** – Ben Russell, "Shall, Must, May: The Logic of Legal Obligation and Permission."

Section 2: Error! Reference source not found.

Definition of "usual place of work" — Statistics Canada, *Dictionary, Census of Population, 2021*. **Population and employment forecasts (currently in effect, to 2031)** — County of Simcoe, *County of Simcoe Official Plan* ("*SCOP*"), Table 1 (p. 15). **Population and employment forecasts (to 2501, not in effect)** — County of Simcoe, By-lay No. 6977, Table B & Table C (p. 17); Hemson Consulting, *Growth Forecasts and Land Needs Assessment*, Appendix D (p. 142). **History of Schoonertown** — Wasaga Beach Historical Advisory Committee, *The History of Wasaga Beach*.

Section 3: How Wasaga Beach Will Grow

Definition of "infrastructure" – MMAH, *PPS 2024*, p. 45. **Definition of "public utility"** – *Municipal Act, 2001*, subs. 1 (1).

Section 4: How We Will Protect Wasaga Beach's Natural & Cultural Heritage

Fish habitat – MNR, *Natural Heritage Reference Manual*, pp. 95–96. **Criteria for determining cultural heritage value or interest** — O. Reg. 9/06, subs. 1 (2). **Built heritage resources** — MMAH, *PPS 2024*, p. 40. **Cultural heritage landscapes** — MMAH, *PPS 2024*, p. 41. **Archaeological resources** — MMAH, *PPS 2024*, p. 40; O. Reg. 170/04.

Section 5: How Development Will Be Designed

Matters of provincial interest — *Planning Act*, s. 2 (r). **CPTED** — International CPTED Association, "Primer in CPTED - What Is CPTED?"

Section 6: How the Official Plan Will Be Implemented

Downtown CIP: DDMP background information — N. Barry Lyon Consultants Limited ("NBLC"), *Town of Wasaga Beach Downtown Community Improvement Plan*, pp. 1–3 (Section 1.1). **Purpose of Downtown CIP** — NBLC, *Downtown CIP*, pp. 7–8 (Section 3.2). **Downtown CIP objectives** — NBLC, *Downtown CIP*, p. 10 (Section 3.4).

Section 8: How to Interpret the Official Plan

Definitions – "affordable residential unit": *Development Charges Act, 1997*, subss. 4.1 (2) & (3); "coastal wetland": MMAH, *PPS 2024*, p. 40; "D-4 Assessment Area": County of Simcoe, *County of Simcoe Official Plan* ("*SCOP*"), p. 140; "designated growth area": MMAH, *PPS 2024*, p. 41; "development": MMAH, *PPS 2024*, p. 42; "dynamic beach hazard", "endangered species", and "erosion hazard": MMAH, *PPS 2024*, p. 42; "fill area": County of Simcoe, *SCOP*, p. 142; "fish habitat": MMAH, *PPS 2024*, p. 42; "flooding hazard": MMAH, *PPS 2024*, p. 43; "floodplain": MMAH, *PPS 2024*, p. 42 (definition of "flood plain"); "groundwater feature", "hazardous lands", and "hazardous site": MMAH, *PPS 2024*, p. 44; "individual on-site wastewater (sewage) services", "individual on-site water services", and "intensification": MMAH, *PPS 2024*, p. 45; "landfilling": County of Simcoe, *SCOP*, p. 145; "municipal wastewater (sewage) services" and "municipal water services": MMAH, *PPS 2024*, p. 47; "non-landfilling": County of Simcoe, *SCOP*, p. 145; "private communal wastewater (sewage) services": MMAH, *PPS 2024*, p. 49; "private communal water services": MMAH, *PPS 2024*, p. 50; "provincially significant wetland": MMAH, *PPS 2024*, p. 52 (definition of "significant", item "a)"); "public service facility": MMAH, *PPS 2024*, p. 50; "public use": *Provincial Parks and Conservation Reserves Act, 2006*, s. 6; "public work": *Public Works Protection Act*, s. 1; "redevelopment": MMAH, *PPS 2024*, p. 40 (definition of "brownfield sites") & p. 50; "river, stream, and small inland lake system" and "sensitive": MMAH, *PPS 2024*, p. 51; "significant valleylands": MMAH, *PPS 2024*, p. 52 (definition of "significant", item "c)"); "significant wildlife habitat": *Endangered Species Act, 2007*, subs. 2 (1); "significant woodlands": MMAH, *PPS 2024*, p. 52 (definition of "significant", item "b)"); "site alteration": MMAH, *PPS 2024*, p. 52; "Strategic Growth Areas", "surface water feature", and "threatened species": MMAH, *PPS 2024*, p. 53; "valleyland": MMAH, *PPS 2024*, p. 54; "waste management site": County of Simcoe, *SCOP*, p. 155; "water-related hazard": O. Reg. 41/24, s. 2 (2) (a) (i); "wave effects" and "wetland": MMAH, *PPS 2024*, p. 54; "woodlands": MMAH, *PPS 2024*, p. 55.

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WASAGA BEACH
MORE TO EXPLORE


WASAGA



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Legend

- Strategic Growth Areas
- Neighbourhood Areas
- Employment Areas
- Future Urban Areas
- Greenland Areas
- Wasaga Beach Provincial Park Overlay
- Delineated Built-Up Area
- Name — Strategic Growth Area Name

N

Township of Tiny

Town of Collingwood

West Wasaga Secondary Plan Area
See Schedules B3 and C6

Nottawasaga Bay

Sunrise District

Downtown Node

Schoonertown

Old Mosley Village

Sunset District

Springhurst Junction

Wasaga Beach Provincial Park

MOSLEY STREET

HIGHWAY 26

RIVER ROAD WEST

RIVER ROAD EAST

EASTDALE DRIVE

DEERBROOK DRIVE

WALLY DRIVE

BEACH DRIVE

GRAYSTONE CRESCENT

BUTTERNUT DRIVE

ZOO PARK ROAD

BELLS FARM ROAD

BEACH DRIVE

RIVERSIDE DRIVE

CENTRE STREET NORTH

CENTRE STREET SOUTH

CENTRE LINE ROAD NORTH

CENTRE LINE ROAD SOUTH

6TH STREET SOUTH

RAMBLEWOOD DRIVE

KNOX ROAD WEST

SOUTH SNAKE ROAD

CLEARVIEW/WASAGA

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

Township of Clearview

Township of Springwater

Marl Lake

Wasaga Beach Provincial Park

Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

NOTE: Any lot lines depicted on this map are for reference only and may not accurately reflect property boundaries in all instances.

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Township of Clearview

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

Schedule A: Community Structure Plan

Official Plan of
The Town of Wasaga Beach

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

Schedule B1: Land Use - Wasaga East

Official Plan of
The Town of Wasaga Beach

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Land Use Designations
- Business and Commerce
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Waste Management
- Subject to Area-Specific Policies
- Section No.

N

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

Tiny Township

Springwater Township

Nottawasaga Bay

Marl Lake

Downtown Node
See Schedule C2

Sunrise District
See Schedule C1

Subject to
No. 2.6.1.3.(1)

Subject to
No. 2.3.5.3.(1)

Specific Policy
Area 2a

Specific Policy
Area 2b

Subject to
No. 2.5.2.3.(4)

Specific Policy
Area 3a

Specific Policy
Area 3b

Specific Policy
Area 5

Specific Policy
Area 4

EASTDALE DRIVE
RIVER ROAD EAST
DEERBROOK DRIVE
WALLY DRIVE
BEACH DRIVE
RIVER AVENUE
RIVER CRESCENT
GLENWOOD DRIVE
MAIN STREET
BECK STREET
STONERIDGE BOULEVARD
ZOO PARK ROAD
BELLS PARK ROAD
GOLF COURSE ROAD
MOSLEY STREET
DUNKERRON AVENUE
RIVER ROAD WEST
BLUEBERRY TRAIL
24TH STREET NORTH
VETERANS WAY
KLONDIKE PARK ROAD

Schedule B2

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

0 375 750 1,500 2,250 3,000
Metres

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

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Schedule B2: Land Use Wasaga Central

Official Plan of
The Town of Wasaga Beach

Land Use Designations
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Strategic Growth Areas

Nottawasaga Bay

Old Mosley Village
See Schedule C3

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Schedule B1

Schedule B3

Springwater Township

BEACH DRIVE
RIVER ROAD EAST
STONEBRIDGE BOULEVARD
WALLY DRIVE
MAIN STREET
GLENWOOD DRIVE
BECK STREET
ZOO PARK ROAD
BELLS PARK ROAD
GOLF COURSE ROAD
MOSLEY STREET
BLUEBERRY TRAIL
RIVER ROAD WEST
DUNKERRON AVENUE
24TH STREET NORTH
VETERANS WAY
KLONDIKE PARK ROAD
SUNNIDALE ROAD SOUTH
KNOX ROAD WEST
CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

CORPORATE LIMITS OF
THE TOWN OF WASAGA BEACH

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

0 200 400 800 1,200 1,600 2,000
Metres

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Schedule B3: Land Use - Wasaga West

Official Plan of
The Town of Wasaga Beach

DRAFT

Secondary Plan
Subject to Area-Specific Policies
Strategic Growth Areas
Community Corridor Overlay

Land Use Designations
Business and Commerce
Greenland - Environmental Protection
Greenland - Parks and Open Space
Mixed Use
Neighbourhood
Urban Reserve

N

Schedule B2

Nottawasaga Bay

Subject to No. 2.5.2.3 (2)

Sunset District See Schedule C6

Springhurst Junction See Schedule C5

Schoonertown See Schedule C4

Specific Policy Area 7
Specific Policy Area 6
Specific Policy Area 6d
Specific Policy Area 6c
Specific Policy Area 6a
Specific Policy Area 6b
Specific Policy Area 8

BEACHWOOD ROAD
HIGHWAY 26 EAST
HIGHWAY 26 WEST
3734 SIDEROAD NOTTAWASAGA
LYONS COURT
HIGHWAY 26
RAMBLEWOOD DRIVE
58TH STREET SOUTH
45TH STREET SOUTH
MOSLEY STREET
45TH STREET NORTH
SUNNIDALE ROAD NORTH
24TH STREET NORTH
DUNKERRON AVENUE
RIVER ROAD
VETERANS WAY
KNOX ROAD WEST
COUNTY ROAD 7
SUNNIDALE ROAD SOUTH

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

Clearview Township

Clearview Township

0 205 410 820 1,230 1,640 2,050
Metres

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Schedule C1:

Sunrise District
Strategic Growth Area

Official Plan of
The Town of Wasaga Beach

N

Cabin Cres.
Wally Dr.
Blossom Ln.
Meadow Ln.
Clover Cres.
Chestnut Ln.
Theme Park Dr.
Ivy Cres.
Subject to
No. 2.3.3.3.(1)
Zoo Park Rd.
River Rd. W.
Provide
Berkshire Ave.
Golf Course Rd.
Longdale Rd.
Bells Park Rd.
Wesley Ave.
Christy Dr.

0 25 50 100 150 200 250
Metres

Land Use Designations

- Business and Commerce
- Mixed Use
- Urban Reserve
- Neighbourhood
- Waste Management
- Greenland - Parks and Open Space
- Greenland - Environmental Protection

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COUNTY OF SIMCOE APPROVAL:

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Schedule C2:
Official Plan of
The Town of Wasaga Beach

Downtown
Strategic Growth Area

N

Nottawasaga Bay

Specific Policy Area 1b

Subject to No. 2.3.4.7.(1)

Specific Policy Area 1c

Subject to No. 2.3.4.7.(2)

Specific Policy Area 1a

Nottawasaga River

Jenetta St.

Beach Dr.

Spruce St.

Ash St.

River Rd. E.

Hiawatha Ave.

Laidlaw St.

Beachway Tr.

Sandy Coast Cres.

Little River Crossing

Savannah Cres.

Georgian Glen Dr.

Theme Park Dr.

Wally Dr.

Meadow Ln.

Clover Cres.

Blossom L

Topa

Mada

1st St.

2nd St. N.

3rd St. N.

Willow St.

4th St. N.

5th St. N.

Francis St.

Mosley St.

12th St. N.

13th St. N.

Shore Ln.

Old Mosley St.

River Ave. Cres.

Glen St.

Glenwood Dr.

Forest Ave.

Nancy St.

Beck St.

Elm Dr.

Wood Ave.

Main St.

Stonebridge Blvd.

Promenade Mews

River Rd. W.

Zoo Park Rd.

Northgate Rd.

Westbury Rd.

Savarin St.

Berkeley St.

Ansley Rd.

Longdale Rd.

Golf C

White Sands Way

Grand Poplar Ln.

Dyer Dr.

Donald Cres.

Blueberry Tr.

0 70 140 280 420 560 700

Metres

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Land Use Designations

- Business and Commerce
- Downtown Core
- Downtown Gateway
- Downtown Neighbourhood
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Section No.
- Mixed Use
- Neighbourhood
- Urban Reserve
- The Beach
- Waste Management
- Subject to Area-Specific Policies

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

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Schedule C3:
Old Mosley Village
Strategic Growth Area
Official Plan of
The Town of Wasaga Beach

Land Use Designations
- Business and Commerce
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Waste Management

N

Nottawasaga Bay

Subject to No. 2.3.5.3.(2)

Subject to No. 2.3.5.3.(1)

Subject to No. 2.3.5.3.(3)

Nottawasaga River

Shore Ln.
18th St. N.
19th St. N.
20th St. N.
21st St. N.
22nd St. N.
23rd St. N.
24th St. N.
Dunkerron Ave.
Inveragh St.
Baker St.
Mosley St.
Old Mosley
Norman Ave.
7th Ln.
1st Ln.
Leroy Ln.
6th Ln.
2nd Ln.
5th Ln.
3rd Ln.
4th Ln.
Poplar St.
Centre St.
River Rd. W.
Rose Valley Way
Lauderdale Blvd.
Antigua Dr.
Glen Eton Rd.
Smallman Dr.
Fatima Ct.
Riverdale Dr.

0 30 60 120 180 240 300
Metres

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Schedule C4:

Official Plan of
The Town of Wasaga Beach

Schoolhoontown
Strategic Growth Area

N

Shore Ln.
Linda Ln.
Fleming Ave.
McCague St.
Mosley St.
Sunnidale River Rd.
Sunnyside Ln.
River Rd. W.
Oxbow Park Dr.
Dr.
Sunnidale Rd. N.
34th St. N.
33rd St. N.
32nd St. N.
31st St. N.
30th St. N.
29th St. N.
28th St. N.
27th St. N.
26th St. N.
25th St. N.
24th St. N.
36th St. N.
37th St. N.
38th St. N.
39th St. N.
35th St. N.
28th St. S.
31st St. S.
32nd St. S.
Sunset Ct.
Riverside Cres.
Bridgeview Ct.
Nottawasaga River

Subject to No. 2.3.6.3.(1)

0 35 70 140 210 280 350
Metres

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COUNTY OF SIMCOE APPROVAL:

CREATED:

Land Use Designations
- Business and Commerce
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Waste Management

DRAFT

Schedule C5:
Official Plan of
The Town of Wasaga Beach

Springhurst Junction
Strategic Growth Area

N

Pinecrest Ave.
51st St. N.
50th St. N.
49th St. N.
48th St. N.
47th St. N.
46th St. N.
45th St. N.
44th St. N.
43rd St. N.
42nd St. S.
Puccini Dr.
Mosley St.
Red Pine Cres.
52nd St. S.
51st St. S.
50th St. S.
49th St. S.
48th St. S.
47th St. S.
Queensdale Ave.
Lee St.
Marie St.
Blue Jay Pl.
Meadowlark Blvd.
Wintergreen Way
Old Hickory Ln.
Northwood Dr.
Iris Dr.
Crocus Dr.
Aster Dr.
Robinson Rd.
Lilac St.
45th St. S.
Tamarack Way
Tanager Cres.
Knox Rd. W.
Baywood Way
Trillium Ct.
Ferndale Ln.
Frank St.
Helena St.
Wilsons Gate

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

0 30 60 120 180 240 300
Metres

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Land Use Designations
- Business and Commerce
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Waste Management

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Schedule C6:
Sunset District
Strategic Growth Area
Official Plan of
The Town of Wasaga Beach

N

Town of Collingwood

Clearview Township

Nottawasaga Bay

Braeside St.
Kohl St.
Sandell St.
Stalker St.
William Ave.
Middlebrook Rd.
Toner St.
Nottawa Rd.
Bayview Ave.
Waterview Rd.
Fairgrounds Rd.
Marilyn Ave. N.
Constance Blvd.
George Ave.
Marilyn Ave. S.
Lakeshore Rd.
Betty Blvd.
Robert St. S.
Beachwood Rd.
Hwy. 26 E.
Hwy. 26 W.
74th St. N.
73rd St. N.
Poors Ln.
72nd St. N.
Cedar Grove Pkwy.
75th St. S.
74th St. S.
73rd St. S.
Ayling Reid Ct.
Vancise Ct.
Mosley St.
Joseph Dr.
33/34 Sideroad Nottawasaga
Berton Ave.
Subject to No. 2.5.2.3.(3)
Clearview Township
Hwy. 26
Lyons Ct.
70th St. N.
69th St. N.
68th St. N.
67th St. N.
66th St. N.
65th St. N.
64th St. N.
63rd St. N.
62nd St. N.
61st St. N.
60th St. N.
58th St. N.
71st St. S.
62nd St. S.
61st St. S.
60th St. S.
59th St. S.
Kennedy Ln.
Bay Sands Dr.
Lily
Robinson
Allegra Dr.
Bianca Cres.
Cristiano Ave.
Sugar Maple Ln.
Ramble
Cherry Sands Cres.

Land Use Designations

- Business and Commerce
- Greenland - Environmental Protection
- Greenland - Parks and Open Space
- Mixed Use
- Neighbourhood
- Urban Reserve
- Waste Management
- Subject to Area Specific Policies
- Section No.
- Community Corridor Overlay
- Preferred School Sites

0 100 200 400 600 800 1,000
Metres

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CREATED:

Schedule D: Municipal Servicing and Official Plan of The Town of Wasaga Beach

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- Existing Water Tower
- Existing Municipal Well Site
- Existing Sanitary Sewer Pump Stations
- Proposed Water Tower
- 1a) Existing Serviced - Water/Sewer
- 1b) Existing Serviced - Water Only (Local Improvement)
- 1c) Existing Serviced - Sewer Only (Local Improvement)
- 1d) Existing Unserviced and/or Undeveloped Areas (Local Improvement)
- 1e) Private Roads (Various Services Available)
- 2) Not Designated for Urban Uses
- 3) Servicing Constraints - High/Significant
- 4) Servicing Constraints - Low/Minimal

N

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

BEACHWOOD ROAD
HIGHWAY 26 WEST
HIGHWAY 26 EAST
HIGHWAY 26
LYONS COURT
58TH STREET SOUTH
MOSLEY STREET
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
COUNTY ROAD 7
SUNNIDALE ROAD SOUTH
DUNKERRON AVENUE
RIVER ROAD WEST
BLUEBERRY TRAIL
BEACH DRIVE
MAIN STREET
STONEBRIDGE BOULEVARD
ZOO PARK ROAD
BELLS PARK ROAD
VETERANS WAY
KLONDIKE PARK ROAD
GOLF COURSE ROAD
RIVER ROAD EAST
DEERBROOK DRIVE
EASTDALE DRIVE

Marl Lake
Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

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COUNTY OF SIMCOE APPROVAL:

CREATED:

Schedule E: Waste Management Sites
Official Plan of
The Town of Wasaga Beach

DRAFT

Legend
- County of Simcoe Waste Management Site (Closed)
- Private Waste Management Site (Closed)
- Town Boundary
- Scoped D-4 Assessment Area
- D4 Assesment Area

N

County Site #15

Nottawasaga Bay

Township of Tiny

Town of Collingwood

Township of Clearview

Township of Springwater

EASTDALE DRIVE
DEERBROOK DRIVE
BEACH DRIVE
RIVER ROAD EAST
MAIN STREET
ZOO PARK ROAD
RIVER ROAD WEST
BLUEBERRY TRAIL
DUNKERRON AVENUE
BEACHWOOD ROAD
HIGHWAY 26 EAST
MOSLEY STREET
HIGHWAY 26
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
VETERANS WAY
GOLF COURSE ROAD
Marl Lake
Jacks Lake
SUNNIDALE ROAD SOUTH
KLONDIKE PARK ROAD
CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

0 300 600 1,200 1,800 2,400 3,000
Metres

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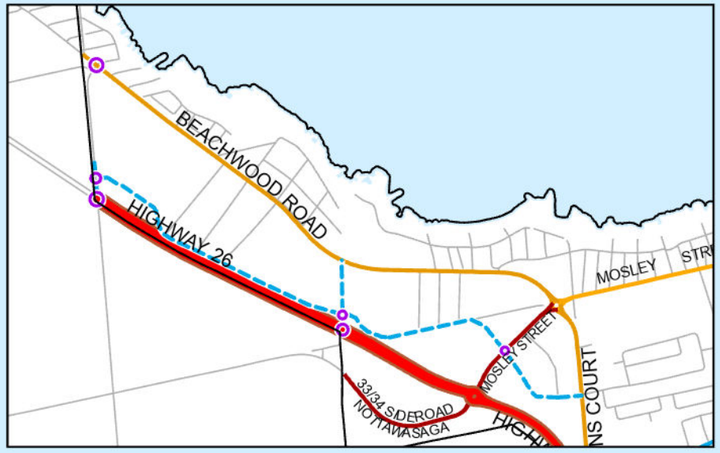
Schedule F1: Road Classifications

Official Plan of
The Town of Wasaga Beach

Road Classifications

- Provincial Highway 26
- Provincial Highway/Future Arterial
- Provincial Highway/Future Collector
- Arterial Road
- Planned Collector
- Collector Road
- Planned Collector
- Proposed Roundabout
- Local Road
- Future Linkage

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Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Springwater

Township of Clearview

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

BEACHWOOD ROAD
HIGHWAY 26
33/34 SIDEROAD NOTTAWASAGA
MOSLEY STREET
LYONS COURT
MOSLEY STREET
38TH STREET SOUTH
45TH STREET SOUTH
45TH STREET NORTH
MOSLEY STREET
SUNNIDALE ROAD
RICHARDSON ROAD
DUNKERRON AVENUE
MOSLEY STREET
RIVER ROAD WEST
BLUEBERRY TRAIL
BEACH DRIVE
MAIN STREET
GLOUCESTER POOLE
ZOO PARK ROAD
RIVER ROAD WEST
BELLS PARK ROAD
GOLF COURSE RD
RIVER ROAD EAST
EASTDALE DRIVE
DEERBROOK DRIVE
RAMBLEWOOD DRIVE
KNOX ROAD WEST
COUNTY ROAD 7
COUNTY ROAD 10
VETERANS WAY
KLONDIKE PARK ROAD
SUN VALLEY AVE
CENTRAL SQUARE BLVD
CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

0 300 600 1,200 1,800 2,400 3,000
Metres

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COUNTY OF SIMCOE APPROVAL:

CREATED:

Schedule F2: Public Transit
Official Plan of
The Town of Wasaga Beach

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Public Transit Systems
- Wasaga Beach Transit
- Existing Transit Hub
- Transfer Location
- Proposed Transfer Location
- Regional Transit System (Simcoe Linx)
- Potential/Conceptual Wasaga Transit Routes

N

Nottawasaga Bay

Township of Tiny

To Collingwood

EASTDALE DRIVE
RIVER ROAD EAST
DEERBROOK DRIVE
BEACH DRIVE
DUNKERRON AVENUE
MOSLEY STREET
RIVER ROAD WEST
MAIN STREET
ZOO PARK ROAD
BLUEBERRY TRAIL
CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH
BEACHWOOD ROAD
HIGHWAY 26
MOSLEY STREET
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
VETERANS WAY
GOLF COURSE ROAD
Marl Lake
KLONDIKE PARK ROAD
Jacks Lake
SUNNIDALE ROAD SOUTH
SUN VALLEY AVE
CENTRAL SQUARE BLVD

Township of Clearview

Township of Springwater

0 300 600 1,200 1,800 2,400 3,000
Metres

To Stayner/Barrie

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Schedule F3: Active Transportation

Official Plan of
The Town of Wasaga Beach

Legend

- Canoe/Paddle Routes
- Designated Bike Lanes
- Boardwalk
- Off Road Trails
- On Road Facilities
- Storybook Trails
- Groomed Nordic Trails in Winter - Fees Apply
- Ganaraska Trail - White Trail Markers
- Shore Lane Trail
- Wasaga Beach Provincial Park
- Municipal Parks and Recreation Areas/Open Space Areas
- Future Pedestrian Link

N

Nottawasaga Bay

Township of Tiny

Town of Collingwood

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

EASTDALE DRIVE
DEERBROOK DRIVE
BEACH DRIVE
RIVER ROAD EAST
MAIN STREET
ZOO PARK ROAD
WALLY DRIVE
RIVER ROAD WEST
GOLF COURSE ROAD
BLUEBERRY TRAIL
DUNKERRON AVENUE
RIVER ROAD W
MOSLEY ST
SHORE LANE
BEACHWOOD ROAD
HIGHWAY 26 EAST
HIGHWAY 26 WEST
MOSLEY STREET
HIGHWAY 26
58TH STREET SOUTH
45TH STREET SOUTH
RAMBLEWOOD DRIVE
KNOX ROAD WEST
COUNTY ROAD 7
VETERANS WAY
SUN VALLEY AVE
SUNNIDALE ROAD SOUTH
CENTRAL SQUARE BLVD
KLONDIKE PARK ROAD
Marl Lake
Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

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COUNTYOF SIMCOE APPROVAL:

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Legend

Greenland - Environmental Protection

- Greenland - Natural Heritage (Category 1)
- Greenland - Natural Heritage (Category 2)
- Natural Hazard
- Area of Natural and Scientific Interest
- Provincially Significant Wetland Complex

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

Nottawasaga River Spit

Oakview Woods

Wasaga Beach Wetland Complex

Wasaga Dunes, Wasaga Beach Provincial Park and Wasaga Backlands Park Reserve

Marl Lake

Marl Lake Wetland Complex

Jack's Lake Wetland Complex

Jack's Lake

N

0 300 600 1,200 1,800 2,400 3,000

Metres

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ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

Schedule G: Greenland Areas

Official Plan of The Town of Wasaga Beach

Water Resources: Wellhead Protection Areas

Schedule H1:
Official Plan of
The Town of Wasaga Beach

DRAFT

- WHPA-A (100m radius)
- WHPA-B (2-year time of travel)
- WHPA-C/C1 (5-year/10-year time of travel)
- WHPA-D (25-year time of travel)

N

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

EASTDALE DRIVE
DEERBROOK DRIVE
BEACH DRIVE
RIVER ROAD EAST
MAIN STREET
ZOO PARK ROAD
RIVER ROAD WEST
BLUEBERRY TRAIL
DUNKERRON AVENUE
BEACHWOOD ROAD
HIGHWAY 26 EAST
MOSLEY STREET
HIGHWAY 26
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
VETERANS WAY
GOLF COURSE ROAD
CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH
SUN VALLEY AVE
SUNNIDALE ROAD SOUTH
CENTRAL SQUARE BLVD
KLONDIKE PARK ROAD
Marl Lake
Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

NOTE: Any lot lines depicted on this map are for reference only and may not accurately reflect property boundaries in all instances.

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ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

Area of High Aquifer Vulnerability

DRAFT

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

EASTDALE DRIVE

DEERBROOK DRIVE

RIVER ROAD EAST

RIVER ROAD WEST

MAIN STREET

BLUEBERRY TRAIL

ZOO PARK ROAD

DUNKERRON AVENUE

BIRCHWOOD ROAD

HIGHWAY 26 EAST

MOSLEY STREET

HIGHWAY 26

RAMBLEWOOD DRIVE

45TH STREET SOUTH

KNOX ROAD WEST

VETERANS WAY

GOLF COURSE ROAD

Marl Lake

Jacks Lake

SUN VALLEY AVE

SUNNIDALE ROAD SOUTH

KLONDIKE PARK ROAD

CENTRAL SQUARE ROAD

0 300 600 1,200 1,800 2,400 3,000

Metres

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Schedule H2:

Water Resources : Highly Vulnerable Aquifers

Official Plan of The Town of Wasaga Beach

ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

Water Resources: Significant Groundwater Recharge Areas

Schedule H3:
Official Plan of
The Town of Wasaga Beach

DRAFT

Significant Groundwater Recharge Areas
- Vulnerability Score = 2
- Vulnerability Score = 4
- Vulnerability Score = 6

N

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

BEACHWOOD ROAD
HIGHWAY 26 EAST
MOSLEY STREET
HIGHWAY 26
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
DUNKERRON AVENUE
BEACH DRIVE
RIVER ROAD EAST
MAIN STREET
BLUEBERRY TRAIL
ZOO PARK ROAD
RIVER ROAD WEST
EASTDALE DRIVE
DEERBROOK DRIVE
VETERANS WAY
GOLF COURSE ROAD
KLONDIKE PARK ROAD
SUNNIDALE ROAD SOUTH
SUN VALLEY AVE
CENTRAL SQUARE BLVD

Marl Lake
Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

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ADOPTED BY COUNCIL:

COUNTY OF SIMCOE APPROVAL:

CREATED:

Schedule I: Community Improvement Project Areas

Official Plan of
The Town of Wasaga Beach

Legend

- Downtown Wasaga Community Improvement Project Area
- Old Mosley Village Community Improvement Project Area
- West Wasaga Community Improvement Project Study Area
- Affordable / Attainable Housing Community Improvement Project Study Area (Town Boundary)

DRAFT

N

Nottawasaga Bay

Town of Collingwood

Township of Tiny

Township of Clearview

Township of Springwater

CORPORATE LIMITS OF THE TOWN OF WASAGA BEACH

EASTDALE DRIVE
DEERBROOK DRIVE
RIVER ROAD EAST
MAIN STREET
ZOO PARK ROAD
RIVER ROAD WEST
BEACHWOOD ROAD
HIGHWAY 26 EAST
MOSLEY STREET
HIGHWAY 26
DUNKERROLL AVENUE
BLUEBERRY TRAIL
VETERANS WAY
GOLF COURSE ROAD
RAMBLEWOOD DRIVE
45TH STREET SOUTH
KNOX ROAD WEST
SUNNIDALE ROAD SOUTH
KLONDIKE PARK ROAD

Mari Lake
Jacks Lake

0 300 600 1,200 1,800 2,400 3,000
Metres

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