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Appendix A  Detailed Consultation Summary – Town of Wasaga Beach Official Plan Review (Phase 1), Public Meeting Minutes (June 27, 2017) and Public Meeting Presentation

Appendix B  Executive Summary – Rights, Activities and Interests of the Huron-Wendat Nation in South Wendake (Ontario)

Appendix C  Official Plan – Draft Vision and Goals
1. Introduction

**Creation of a new Official Plan for Wasaga Beach is underway…**

The Town of Wasaga Beach is preparing a new Official Plan. An Official Plan is…

❖ A forward-looking document that describes the community's long term vision and sets outs related goals and policies for directing land use and development.

❖ A comprehensive planning tool that establishes policies and criteria to be considered in the review of development proposals within the Town to promote positive community growth and improvement. An Official Plan provides direction related to:

  ► Population and housing
  ► Employment, tourism and economic development
  ► Transportation and infrastructure
  ► Environment and resources
  ► Public health and safety

❖ A legal document and decision-making guide for Town Council. Under the Planning Act, all by-laws passed and all public works undertaken by the Town must conform to the Official Plan.

**Preparing for continued growth and change in Wasaga Beach to the year 2031…**

Wasaga Beach has experienced rapid population growth, with the latest census data indicating a 2016 population of 20,675, a 17.9% increase from 2011 and 27% from 2006, and has more than tripled in the 25 years going back to 1991.\(^1\) The Growth Plan (Schedule 7) and County Official Plan establish a population forecast of 27,500 and employment forecast of 3,500 jobs in Wasaga Beach for the 2031 planning horizon year.

Some additional population has been allocated to the Town pursuant to the Growth Plan and County Official Plan policies applicable to defined “lands not for urban uses” within the settlement area boundary. Population and employment forecasts to the year 2041 are identified in the Growth Plan for the County as a whole, but have not yet been allocated by the County to each local municipality for planning purposes.

**Shaping a renewed strategy for growth and development…**

With continued growth and development, Wasaga Beach is also rapidly shifting from a community based primarily on tourism to a more balanced and complete urban system. A renewed vision for the community will reshape the direction for future growth to focus development within nodes and corridors, and particularly the downtown area as a primary redevelopment area, and provide recognition of the downtown and beach areas as important locations for intensification and both public and private investment.

The new Official Plan will provide a new, comprehensive framework to guide the continued evolution of Wasaga Beach as a growing and complete community. The process of developing the new Official Plan will build on the results of previous planning initiatives, community visioning and engagement, research and analysis, and evaluation of land use and policy options, while addressing legislative requirements.

Meeting Provincial requirements…

Currently, the 2004 Official Plan is the primary local land use plan and policy instrument that guides and directs growth and development. The 2004 Official Plan has been subject to numerous amendments, but has not been comprehensively reviewed to address the current requirements of the Province. Under the Ontario Planning Act, the Town’s Official Plan is required to:

- Be consistent with the Provincial Policy Statement (2014) (PPS);
- Conform to the Growth Plan for the Greater Golden Horseshoe (Growth Plan); and,
- Conform to the County of Simcoe Official Plan (County Official Plan).

Key directions of these Provincial and County planning documents, and what they mean for Wasaga Beach, are reviewed within a series of Discussion Papers.

A community-based approach…

The process of creating a new Official Plan begins with a series of consultation initiatives and preparing topic-specific Discussion Papers in 2017 (Phase 1) to set the stage for preparing the draft Official Plan and reviewing it with the community in 2018 (Phase 2).

There are several opportunities for community input to the Official Plan Review. To learn more about upcoming events and for further information, please visit the project web page: www.wasagabeach.com/town-hall/planning-development

Discussion Papers

The results of the research, consultation and information collected during Phase 1 of the project is summarized in a series of Discussion Papers:

1. Community Engagement & Consultation Summary Report (this document)
2. Growth Management Discussion Paper
3. Commercial/Retail/Tourism Discussion Paper
4. Transportation & Infrastructure Discussion Paper
5. Community Facilities Discussion Paper
6. Resource Conservation Discussion Paper
7. General Policy Discussion Paper

The purpose of this document is to summarize the results of the community engagement and stakeholder consultation completed in Phase 1, and identify key themes emerging from this consultation and related implications for the new Official Plan.
2. Planning Context

2.1 Provincial Planning Direction

The Planning Act prescribes the statutory public and agency notification and consultation procedures required for an Official Plan Review. Under the Act, this includes:

► **Consultation with the approval authority** (the County of Simcoe) regarding the revisions to the Official Plan that may be required. An initial meeting with the County was held in May 2017 and a meeting summary is provided in Section 3 of this report. Additional consultation with the County and representatives of the Ontario Ministry of Municipal Affairs and Ministry of Housing occurred in September 2017.

► A **special meeting of Council that is open to the public** to discuss the revisions that may be required, and related notification procedures. A special public meeting of Council was held on June 27, 2017 and a summary of the input received is provided in Section 3 of this report.

► In the course of preparing the Official Plan, information relating to the plan as well as a copy of the proposed plan is required to be made available to the public. A **public open house** and **public meeting** are required prior to adoption of the new Official Plan by Town Council. There are related procedures and notification requirements identified in the Act, and further notification is required when decisions have been made by Town Council and the County regarding the Official Plan. These consultation requirements and additional community engagement are part of Phase 2 of the project, to be completed in 2018.

The Planning Act also requires that an Official Plan shall contain “a description of the measures and procedures for obtaining the views of the public regarding official plan amendments, zoning by-laws, plans of subdivision and proposed consents” and may also do this for other planning matters.

As the procedures and requirements for public and stakeholder consultation for Official Plans and other planning matters are set out in the Planning Act, the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) provide limited direction related to consultation.

The PPS directs that a coordinated approach among municipalities and other levels of government, boards and agencies should be used in municipal planning matters.

Similarly, the Growth Plan requires coordination by the upper-tier municipalities (the County of Simcoe) with the lower-tier municipalities, the Province and other stakeholders in relation to planning for employment areas and economic development, housing and transportation. Under the Growth Plan, the County of Simcoe is responsible for allocating forecasted growth to the local municipalities and identifying related targets that local municipalities are expected to plan for. The Growth Plan also encourages municipalities to engage the public, First Nations and Métis communities and stakeholders in local initiatives to implement the Growth Plan.

2.2 County Planning Direction

The County Official Plan requires that local municipalities shall consult with the County during the preparation of Official Plans and municipally-initiated amendments and related studies. The County Plan also provides that County Council may delegate to the local municipality to
hold public meetings and consider public input for amendments to the County Plan and for certain planning matters. Consultation with adjacent municipalities is identified as a requirement where studies or development proposals may impact these areas. The County Plan does not establish specific direction for community engagement as this typically occurs at the local level during the planning process.

2.3 Local Planning Direction

The Town’s current, 2004 Official Plan provides some direction with respect to community, agency and stakeholder engagement and consultation, as follows:

► Consultation and cooperation with educational authorities regarding the location of schools;

► Consultation with the conservation authority and applicable agencies regarding mapping and protection of natural heritage features and areas;

► Direction to consult inclusively with affected ratepayers, residents, tenants, public agencies and other interested parties during the development of Community Improvement Plans;

► Involvement of affected agencies during pre-consultation for proposed planning applications;

► For Official Plan Reviews, holding of a special public meeting in accordance with the Planning Act;

► Direction for providing opportunities for public participation in the planning process, including Public Open Houses and/or Public Meetings for certain planning matters, and written submissions; and,

► Requirements where changes are made to proposed Official Plan Amendments and to hold a further public meeting and give notice of same in the event of a previously cancelled public meeting.
3. Consultation Summary

3.1 Community Engagement Overview

As illustrated below, community and stakeholder engagement for the Official Plan Review includes a variety of methods to communicate about the project and engage participants, generate input, and inform decision making.
This section summarizes the input received during consultation events held in Phase 1, including:


2. County of Simcoe and Provincial Agencies Consultation (May 25 and September 26, 2017)

3. Stakeholder Focus Groups Consultation (June 20, 2017)
   a. Business & Economic Development
   b. Arts, Culture & Tourism
   c. Community Health & Recreation
   d. Environment

4. Town of Wasaga Beach Staff Consultation (June 27-28, 2017)

5. Public Meeting (June 27, 2017)

6. Drop-In Public Information Session and Visioning Workshop (June 28, 2017)

7. Youth Centre Consultation (August 17, 2017)

8. Inflate-a-Fest Pop-up Booth Consultation (September 2, 2017)

A more detailed record of these consultations is provided in Appendix A.

3.2 First Nations Consultation – Huron-Wendat Nation

In April 2017, the Town reached out to First Nations communities to ensure awareness of the project and opportunities to provide input, and to invite participation in the Official Plan Review process. The Huron-Wendat Nation (HWN) expressed an interest in the project, as Wasaga Beach is part of the HWN ancestral lands and within the HWN’s primary area of interest for the protection of archaeological and cultural sites.²

As the HWN Band Council and administrative headquarters are in Wendake (near Quebec City), consultation with HWN representatives was conducted by telephone and written/email correspondence in May to July 2017. As an outcome of this consultation, the HWN provided summary information regarding the HWN and its ancestral lands, as well as mapping of known cultural sites. This information is provided in Appendix B to this report.

Although there were no known HWN cultural sites identified within Wasaga Beach at the time of this consultation, with continued land development in Wasaga Beach there is the potential for findings that may be of interest to the HWN or other First Nations communities. Mutual interest was expressed in developing a memorandum of understanding or protocol to:

- Establish a consistent approach for Consultation and engagement activities, sharing of information and participation in planning processes regarding matters of interest; and,

- Identify roles and involvement in the identification, protection and conservation of archaeological resources or areas of archaeological potential through archeological assessments that are required as part of the land development planning process.

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Implications for Official Plan:

► Provide overall policy direction for continued consultation with First Nations and Métis communities in the planning process for land development applications and municipal planning initiatives.

► Cultural heritage resource policies should include direction for the engagement of First Nations and Métis communities in the conservation and management of archaeological resources.

► Consider policy direction for the undertaking of an overall, more detailed archaeological management plan and municipal cultural plan and/or for the Town’s participation in County-wide plans, including consultation with First Nations and Métis communities in the preparation of such plans.

3.3 County of Simcoe Consultation

A meeting was held with County Staff to introduce the project team and to review the work program and schedule for the Wasaga Beach Official Plan Review. The main topics discussed in relation to be project included growth management, housing, employment, tourism, transportation, conformity with the County’s Official Plan, provincial requirements, consultation with First Nations and Métis communities, natural heritage and hazard lands policies, among others. Other information regarding related projects was also shared at this meeting, including a summary on progress of the Downtown Master Plan and related Official Plan and Zoning By-law amendments and the goals and objectives of the Downtown Wasaga Beach Community Improvement Plan.

A second meeting was held with County Staff and representatives of the Provincial Ministries of Municipal Affairs and Housing (MMAH). Discussion at the meeting focussed on the conformity requirements of the new Growth Plan for the Greater Golden Horseshoe (2017) and related implications for the County Official Plan and for County approvals of local municipal Official Plans and amendments that are adopted prior to the completion of the Growth Plan conformity requirements at the County level. A series of policy questions and clarifications were reviewed, including the following, among other matters:

- The amount and location of growth that Wasaga Beach may plan for within the 2031 planning horizon established in the County Official Plan. It was clarified that the Town may plan to exceed the population and employment forecasts identified for Wasaga Beach in the County Official Plan, provided the growth is planned within the existing settlement area and does not involve an urban area expansion or the re-designation of rural lands to urban uses for any growth that exceeds the forecast.

- The planning and designation of identified nodes and corridors in Wasaga Beach as “strategic growth areas”. The Town’s proposed approach to focussing growth and development within the downtown and other nodes and corridors through intensification and redevelopment was generally supported, and it was noted that consideration should be given to creating a hierarchy of nodes and corridor, phasing, criteria and design direction in the Town’s Official Plan.

- Applicable interim intensification and greenfield density targets (and how the density target is measured) until the County Municipal Comprehensive Review (MCR) is
completed. It was clarified that the current targets in the County Official Plan continue to apply, and the greenfield density target should continue to be measured in accordance with the current, in-effect County Official Plan policies for greenfield areas.

- Protected employment areas that may only be considered for conversion to other non-employment land uses through the County MCR. It was noted that this land use conversion restriction has been previously deemed to apply only to areas designated as Industrial and Service Commercial in the Town’s Official Plan.

- For designated rural lands within the settlement area of Wasaga Beach, it was noted that the Provincial Policy Statement (PPS) policies for rural lands apply, even though the PPS and Growth Plan defines these areas as being “outside of settlement areas”.

Guidance material and mapping that is being prepared by the Province to supplement the Growth Plan was also discussed, as well as the Province’s identified timing for the release of this material relative to the Town’s Official Plan Review and the initiation of the County Official Plan Review. It was confirmed that the Province’s draft mapping, guidelines and implementation procedures for the Agricultural System and Natural Heritage System do not apply within Settlement Areas, and therefore would not impact the Town’s Official Plan.

It was also noted that Provincial agencies will be circulated as part of the County review of the Town’s new draft Official Plan, and that the Province typical requires a review time of 60 to 90 days to provide comments.

### Implications for Official Plan:

- The Town’s Official Plan is required to conform with the County Official Plan, pursuant to the Planning Act. Topic-specific County Official Plan policies and related conformity requirements/implications for the Town’s Official Plan are reviewed further in the other Discussion Papers.

- The 2031 planning horizon as identified in the County Official Plan is required to be used as the planning period for the Town’s Official Plan. The Town may plan for population and employment growth to the year 2031 that exceeds the 2031 forecasts identified for Wasaga Beach in the County Official Plan, only within the existing settlement area and provided that rural lands cannot be re-designated for urban uses for accommodating any growth that exceeds the forecast.

- Strategic Growth Areas should be identified in the Town’s Official Plan, including a hierarchy of nodes and corridors for future intensification, along with related policy direction and criteria for development / redevelopment in these areas.

- The current targets for intensification (20%) and greenfield density (32 people and jobs per hectare) continue to apply until the County completes a MCR to address conformity with the 2017 Growth Plan. Given the increased targets set in the 2017 Growth Plan, the Town should plan to achieve higher targets.

- Lands designated as Industrial or Service Commercial in the Town’s current Official Plan cannot be re-designated to permit non-employment land uses except through the County MCR.
3.3 Stakeholder Focus Groups Consultation

Four (4) stakeholder sessions were held to provide an opportunity for focused discussion about the following topics: 1) business and economic development opportunities; 2) arts, culture and tourism; 3) community health and recreation; and 4) the environment. To guide the discussion, stakeholders were asked to comment on strengths and opportunities, areas for improvement and constraints, and future ideas and priorities for consideration in the Official Plan Review. The stakeholder input is summarized in Table 1, and a more detailed summary of the sessions is provided in Appendix A.

3.4 Town of Wasaga Beach Staff Consultation

Two (2) sessions were held with Town staff to provide an opportunity for inter-departmental discussion about the Official Plan Review. The discussion focused on opportunities to achieve and enhance complete community development and identifying key community needs and priorities. The staff input is summarized in Table 1, and a more detailed summary of the sessions is provided in Appendix A.

3.5 Public Meeting

An initial Public Meeting of Council was held pursuant to the Planning Act to provide an opportunity for public input regarding the need for changes to the Official Plan. Following a presentation provided by GSP Group Inc., questions were asked and responded to regarding community design and architectural controls, changes that will be considered and how it may impact specific properties, the level of flexibility that is afforded by Provincial and County level plans and policies, school facilities, and tourism accommodation conversions. A summary of the input received is provided within the Regular Council Minutes for June 27, 2017. The Public Meeting portion of the Minutes is provided in Appendix A, along with a copy of the presentation given at the Public Meeting.

3.6 Drop-in Information Session and Community Visioning Workshop

This full-day event provided an opportunity for residents and others interested in the Official Plan Review to review maps and other information at a drop-in centre at
the Rec-Plex, and for input and discussion with Town staff and the consulting team. A facilitated community workshop session was also held to generate discussion and ideas about the vision for the future of Wasaga Beach. The results of these consultations are summarized in Table 1 and Appendix A.

### 3.7 Youth Centre Consultation

The youth of Wasaga Beach and area were engaged in the process through an interactive input opportunity as part of the Amazing Race event held by the Wasaga Beach Youth Centre in August 2017. When asked about what they like most about Wasaga Beach, the teams identified the Youth Centre, the beach, the stores and restaurants, and the people as the most frequent responses, and several other facilities and recreational opportunities were also identified. When asked about future changes that they would like to see in the town, teams identified more bus times and locations, more stores, a high school, more parks and bus connections to other communities as the most popular responses, among many other ideas. Additional information about this event and the input received is summarized in Appendix A.

### 3.8 Pop-up Booth Consultation

The broader community was engaged through a pop-up booth at a community event called Inflate-a-Fest on Labour Day weekend. This is a fun family-oriented 3-day event in Playland Park Square at Beach Area One where an array of amusement inflatables, such as bouncy castles and obstacle courses are available for all ages. On the afternoon of Saturday September 2, 2017, Planning staff set-up a pop-up booth and spoke to residents, cottage weekenders, and visitors to Wasaga Beach about the Official Plan update project. Topics of conversation were very broad, but generally focused on growth in Wasaga Beach. Staff shared the Town’s proposed community structure and ‘nodes and corridors’ approach to growth in our community, and heard a variety of comments. Participants were asked to identify where in the community housing and jobs would be located - many participants chose existing nodes of activity as areas where growth and intensification should occur.
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<th>Topic</th>
<th>Strengths / Opportunities</th>
<th>Constraints / Improvements</th>
<th>Ideas / Priorities</th>
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<tr>
<td>Economy &amp; Environment</td>
<td>• Beautiful landscape&lt;br&gt;• Large Provincial Park&lt;br&gt;• Longest freshwater beach&lt;br&gt;• Natural features and amenities are key drivers of growth&lt;br&gt;• Unique habitats and species&lt;br&gt;• Investments by Town in land acquisition&lt;br&gt;• Community interest and willingness to contribute&lt;br&gt;• Attraction of beach and recreational/natural resources helps to strengthen local business and economy without creating high demands for year-round services&lt;br&gt;• Access to the outdoors&lt;br&gt;• Collaboration with MNRF, NVCA</td>
<td>• Seasonal tourism economy, dependent on the beach, weather, visitors and seasonal residents&lt;br&gt;• Detritus on the beach&lt;br&gt;• Conservation areas and environmental sensitivity limit capacity and intensity of use of beach and other natural areas, level of facility development&lt;br&gt;• Provincial Park ownership of beach limits control</td>
<td>• Year-round attractions and activities&lt;br&gt;• Plan for destination functions that promote longer stays and new accommodations&lt;br&gt;• Improve wayfinding to recreation and local destinations&lt;br&gt;• Conserve environmental features and promote local ecology, education&lt;br&gt;• Community engagement and stewardship of beach/environment&lt;br&gt;• Maintain tree cover with new development&lt;br&gt;• More specialized / boutique retail</td>
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<td>Employment</td>
<td>• Population-related employment has grown with influx of retirees, new housing&lt;br&gt;• Good opportunities for new employers and business development to service growing population and take advantage of local area amenities&lt;br&gt;• Opportunity to attract growth in new sectors such as health care, technology, green energy</td>
<td>• No secondary school or post-secondary educational opportunities&lt;br&gt;• Service economy is generally lower wage and subject to fluctuations in visitors and spending, other external factors&lt;br&gt;• Local labour force shortages due to lack of local housing that meets the needs of service industry wage earners&lt;br&gt;• No traditional manufacturing, processing or major industrial facilities</td>
<td>• Broaden range of business and job opportunities&lt;br&gt;• Promote area and provide resources for start-ups, and potential incubator functions&lt;br&gt;• New/enhanced education and training opportunities&lt;br&gt;• Live-work opportunities and mixed use&lt;br&gt;• Infrastructure – high bandwidth / fibre optic connectivity</td>
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| **Recreation, Culture Services, Facilities, Healthy Community** | • Film festivals, music festivals / concerts, local events  
• RTO7 assistance and resources to event organizers and tourism  
• Some examples of good winter events and activities  
• Rec Plex / YMCA | • Lack venue for cultural activities, events, supporting facilities on the waterfront, etc.  
• Seasonal (summer) focus, lack of year-round events and attractions  
• No newer chain accommodations for overnight stays  
• Aging arena  
• No indoor walking track  
• Lack of local sports programs (e.g. soccer, baseball)  
• Some untapped recreational resources | • Increase operational service levels in downtown and beach areas during busy season  
• Community Hub for services, cultural/ event venue, recreation, education, multi-use and multi-generational  
• Focus on creating experiences, place-making  
• Provide opportunity for growth in health services  
• Collaborate with other nearby communities |
| **Transportation** | • Linear community structure good for local transit (one main corridor)  
• Waterfront trails  
• Opportunities to promote cycling tourism  
• Collingwood transit connection | • Long distances to get across town by walking or cycling  
• Seasonal traffic issues on main streets, high volumes of cars  
• Transit service infrequent  
• Gaps/missing sidewalks  
• Limited river crossings | • Integrate active transportation and complete streets  
• Transit-supportive development in nodes, along corridors  
• Linked trails, open space network, river corridor |
| **Housing** | • Continued growth and increase in multi-unit housing type  
• Future opportunities for multi-unit housing in downtown and other nodes and corridors | • Some commercial accommodations used for housing  
• Need for affordable housing, rental housing, options  
• Need for seniors housing | • Incentivize desired kind of development  
• Second unit policies to help create more rental housing, affordability  
• Incorporate more modular homes and row housing geared to seniors  
• More housing options |
4. Conclusion

Community engagement is a key component of the Town of Wasaga Beach Official Plan Review. In Phase 1 of the project, a series of consultation events were held to introduce the project, share information and gather input from residents, landowners, stakeholders and public agencies. A variety of consultation formats were used to provide a range of input opportunities through presentations, Town staff and stakeholder focus groups, pre-consultation meetings with Simcoe County and Provincial agencies, a community drop-in information centre and visioning workshop, interactive youth engagement, and an initial public meeting under the Planning Act. Information about the project is also available online and through the Official Plan newsletter, which provides further information about the project and opportunities to participate and to submit comments.

The Phase 1 consultation provides an important starting point and community context for the Official Plan Review, and initiated a community discussion about the future vision and goals for the Official Plan. Key community strengths and opportunities, constraints and areas for improvement, and ideas and directions for the future have been identified and are summarized in this report. Related implications for the Official Plan Review are also noted. The input received has formed the basis for a draft Vision and Goals for the Official Plan, which is provided in Appendix C.

Additional community participation and feedback opportunities will be provided as part of the next steps of the Official Plan Review process, to inform and evaluate the draft Official Plan to be prepared in Phase 2.
Consultation Summary  
Town of Wasaga Beach Official Plan Review

The Town of Wasaga Beach is reviewing its Official Plan. There are several opportunities for residents and stakeholders to provide input into the review process. The following document outlines the consultation that took place in May through September 2017 and includes the comments and feedback received at each event.

List of Events:

2. County of Simcoe and Provincial Agencies Consultation (May 25, 2017 and September 26, 2017)
3. Stakeholder Focus Groups Consultation (June 20, 2017)
   - Business & Economic Development
   - Arts, Culture & Tourism
   - Community Health & Recreation
   - Environment
4. Town of Wasaga Beach Staff Consultation (June 27-28, 2017)
5. Public Meeting (June 27, 2017)
6. Drop-In Public Information Session and Visioning Workshop (June 28, 2017)
7. Youth Centre Consultation (August 17, 2017)

Summary of Events:

1. First Nations Consultation
   May-July 2017 Teleconferences and Correspondence

   Summary:

   Notice of the commencement of the Town’s Official Plan Review and opportunities to participate was provided to First Nations and Métis communities in April 2017. The Town received an email response and summary information from Melanié Vincent, a representative of the Huron-Wendat Nation (HWN), in early May 2017. A teleconference with HWN representatives was held in May 2017 to introduce Town planning staff, the consultants and provide an overview of the project, to
review the HWN areas of interest, to facilitate sharing of information, and to discuss opportunities and resource requirements for further consultation and involvement of the HWN in Town planning initiatives and local land development projects in Wasaga Beach.

Comments:

- The HWN Band Council, administrative functions and staffing resources are headquartered in Wendake in Quebec, and therefore the direct involvement by the HWN representatives in consultation and development matters requires allocation of resources for travel and related costs, for which Town consideration of assistance would be requested;

- Wasaga Beach is part of the HWN ancestral lands in Ontario, known as South Wendake, and the primary area of interest where 800 cultural sites have been identified (no sites were identified within Wasaga Beach at the time of this consultation);

- The HWN participates in reviewing the results of historic and archeological research in Ontario and acts as a representative for ancestral sites and burial grounds for which the HWN has or may have a cultural affinity, to ensure the respect for protection of these sites and grounds;

- Sharing of mapping and other information between the Town and the HWN was discussed along with related data license agreements;

- The possibility of establishing a formal protocol or memorandum of understanding to guide future notification, consultation and engagement activities and involvement in planning and land development processes was discussed, and an example protocol was requested;

- The HWN provided mapping of archaeological sites in Ontario in July 2017.

2. County of Simcoe and Provincial Agencies Consultation

Dates: May 25, 2017 and September 26, 2017
Time: 9:30-11:30am (May 25) and 1:30-3:30pm (September 26)
Location: County Administration Building, Midhurst

Summary:

An initial meeting was held with County Planning Staff in May 2017 to introduce the consulting team and to review the work program and schedule for the Wasaga Beach Official Plan Review. Several broad planning topics were discussed at the meeting, with a focus on County Official Plan conformity requirements and new Provincial plans and policies related to: growth management, population and employment growth forecasts; housing and County affordable housing initiatives and projects; tourism and commercial land opportunities; transportation and County transit studies and initiatives; First Nations and Métis consultation; and, natural heritage and hazard lands policies and mapping. Other information regarding related projects was also shared at this meeting including a summary of the progress of the Downtown Master Plan and related Official Plan and Zoning By-law amendments, and the goals and objectives of the Downtown Wasaga Beach Community Improvement Plan.
On July 1, 2017, the new Growth Plan for the Greater Golden Horseshoe became effective which changes some of the planning roles and requirements at the County level. A meeting was held with Ministry of Municipal Affairs and Ministry of Housing staff representatives and County Planning Staff in September 2017 to review the implications of the new Growth Plan for the County Official Plan and County planning decisions in respect of local Official Plans and amendments.

Meeting Comments (May 25, 2017):

• Town planning staff provided an overview of the results of the Downtown Master Plan and the identified nodes and corridors in Wasaga Beach where growth and development are intended to be focused as part of the new Official Plan;
  - An Official Plan Amendment will be prepared to implement the Downtown Master Plan, and this will move forward separately from the overall Official Plan Review, and ultimately will be integrated into the new Official Plan;
  - A Community Improvement Plan (CIP) is also being prepared for the Downtown, to explore ways to incentivize redevelopment through grants and programs, possible Development Charges relief, parking exemptions, and tax increment equivalency grants. Opportunities for similar and complementary County-level incentives were discussed;
  - It was noted that housing is a significant component of the Downtown Plan, and this may be an area where the County can participate as a provider of affordable housing and related programs and incentives;

• An overview of the Official Plan work program and project phases was provided by Town planning staff and the consultants;
  - It was noted that the County will review the Phase 1 background reports and information, but Provincial interests will be primarily in Phase 2 where comments on the Town’s draft Official Plan will be requested from Provincial agencies;
  - Provincial agency circulations will generally occur through the County;
  - The Town will be seeking input and feedback from Ontario Parks and the Ministry of Natural Resources and Forestry (MNRF) regarding the Wasaga Beach Provincial Park, integration with other related tourism opportunities and initiatives, and Official Plan land use designations and policies for the park;

• Although the Town is not currently designated as a Primary Settlement Area in the County Official Plan, Wasaga Beach is one of the fastest growing communities and continues to plan for complete community development. From a servicing perspective, the Town is well-positioned with available water supply and waste water treatment capacity, and much of the infrastructure is relatively new;

• For a community of its size, there is a need for more provincial services and facilities in Wasaga Beach (e.g. secondary school, hospital / health care facilities, etc.) to contribute to complete community development;
• Affordable housing opportunities were discussed including County projects and initiatives, and second unit policies. The County is planning for 2,700 units over 10 years, including 200 home ownership units and 2,500 rental units.

• Economic development and employment growth opportunities were discussed, and it was noted that the County has an industrial Development Charges program;

• Transit services planning at the County level includes a transit study and potential future transit bus services to link settlement areas (Penetanguishene – Collingwood – Barrie). Existing and potential future improvements to local transit services within Wasaga Beach were also discussed, and it was noted that there used to be a tourism bus services operated by Greyhound to the west end of Wasaga Beach;

• Regarding natural hazards, it was noted that there is an area of non-decision in the Town’s current Official Plan that leaves a policy void in the one-zone floodplain area. Mapping of meander belt and steep slope hazards and potential setbacks, potential re-mapping of the high-water mark by the Nottawasaga Valley Conservation Authority and the need for climate change policies in the new Official Plan were also mentioned;

• It was noted that the County may be undertaking an Archaeological Management Plan and First Nations and Métis communities should continue to be circulated regarding the Town’s Official Plan Review;

• The County Official Plan Amendment for Source Protection Plan implementation should be reviewed in developing the local Official Plan policies;

• The most recent mapping of the former landfill D-4 Assessment Areas should be reviewed and incorporated in the Town’s Official Plan. The County will confirm whether the east end former landfill (County site) has been de-listed.

Meeting Comments (September 26, 2017):

• The Town is moving forward with an Official Plan Amendment and CIP to implement the Downtown Master Plan and is also working with a developer (FRAM Building Group);

• The Town’s growth model will seek to focus future growth and development in mixed use nodes and corridors through intensification and redevelopment, as well as continued greenfield development, with balanced demographics, assessment and services;
  ▪ The Town has identified potential development yields / forecasts for the Downtown and will be assessing the amount of growth that could potentially be accommodated within the other nodes and corridors;
  ▪ The focus areas for growth can be designated as Strategic Growth Areas under the 2017 Growth Plan, and the Town should work with the County on the methodology for delineating these areas;
  ▪ The expected level of intensification and related design parameters, phasing of development and servicing needs should be determined as part of the planning for the nodes and corridors;
The year 2031 is required to be used as the planning horizon for the Town’s Official Plan, until the County has updated its Official Plan and allocates local municipal growth forecasts to 2041;

The Town may plan to exceed the growth forecast to the year 2031 within the existing settlement area (no urban expansion);

Designated greenfield areas should be quantified to determine land needs using the current density target with consideration to a higher target in the future, and the density should be measured in accordance with the County Official Plan until a County Municipal Comprehensive Review (MCR) is completed and a new target is established;

Changes to land use designations may be considered within the existing designated greenfield areas;

• The Town is working on related infrastructure planning and has capacity for growth within current/approved water supply and wastewater treatment facilities;
  
  ▪ An Environmental Assessment (EA) is underway to address water storage requirements;
  
  ▪ There is one area of the Town that is not yet serviced with municipal water and sanitary sewers, and the Town expects this will be completed within the next ten years;
  
  ▪ It was noted that watershed planning and a stormwater management master plan should be undertaken;

• The County will be undertaking an employment strategy to define areas that are included as protected lands for employment uses, provide direction for the types of employment uses to plan for, and to identify density targets;
  
  ▪ It was noted that the Town has already exceeded the 2031 employment forecast identified in the County Official Plan, and this forecast should be revisited and updated based on new census data when it is released;
  
  ▪ Lands designated for tourism uses in the Town’s current Official Plan are not considered as employment areas and may be considered for other land uses;

• Rural lands designated in the Town’s Official Plan are subject to the Provincial Policy Statement (PPS) policies for rural lands, even though they are within the settlement area, and cannot be re-designated for urban uses unless there is a demonstrated need for more land to accommodate only the 2031 population and employment forecast identified for Wasaga Beach in the County Official Plan. The PPS provides some flexibility in the permitted uses of rural lands;

• Notwithstanding the initiation of the County planning studies and MCR to address the new 2017 Growth Plan conformity requirements, the Town’s Official Plan Review can proceed to address the 2031 planning horizon;
• The County will review the draft Official Plan and provide comments prior to local adoption and will circulate the draft to Provincial agencies for a scoped review. Provincial agencies typically need 60 to 90 days to provide comments. The County and Province will be interested in reviewing both the first draft and any subsequent drafts of the Town’s Official Plan.

3. Stakeholder Consultation with Focus Groups

Date: June 20, 2017
Time: Various (see below)
Location: Town of Wasaga Beach Fire Station

Summary:

The consultant team, in conjunction with Town Staff, arranged for stakeholder consultations to take place with four (4) separate focus groups for specific topics including:

   a. Business and Economic Development
   b. Arts/Culture and Tourism
   c. Community Health and Recreation; and,
   d. Environment.

The intent of each meeting was to gather input and generate general discussion about a specific topic to be addressed in the Official Plan. The meetings were used to hone in on these topics to collect information about constraints, priorities for the future, and opportunities for the Town.

At the beginning of each meeting, Town planning staff opened the meeting with an overview of the project. GSP Group provided more context about the Official Plan Review process, providing details about the types of changes that may be considered in the new plan based on Provincial and County requirements. Input was requested from each group to help with the update process, through questions by Town planning staff and GSP Group and opportunity for general discussion.

a. Business and Economic Development

Date: June 20, 2017
Time: 8:30-9:45am
Location: Town of Wasaga Beach Fire Station

Summary:

Key stakeholders participated in the Business and Economic Development focus group, including:

• Doug Vitali, Member of the Committee of Adjustment, Member of the Beach Board and former Real Estate Agent;

• Bruce Roberts, Member of the Wasaga Beach Business Association;
APPENDIX A

- Krystin Rennie, Planner with the Georgian Triangle Development Institute;
- Peter Gribbin, Chair, Downtown Master Plan Steering Committee;
- Johanna Griggs, Economic Development Officer, Town of Wasaga Beach;
- Tanya Snell, President of Wasaga Women’s Beach Business Association and Local Business Owner.

The group was assembled to discuss the business and economic climate of the Town. Information was collected about strengths, opportunities, constraints, areas for improvement, ideas and priorities.

Meeting Comments:

- Wasaga Beach has a beautiful landscape with a large Provincial Park within it. These features are key drivers of growth and development in the community, and appeal to retirees;
- Wasaga Beach is a tourist destination primarily for two months of the year. Although it is definitely a strength, there is a need to build upon that so that ancillary uses can start to grow;
  - More off-season attractions like snowmobiling and hockey rinks should be incorporated;
  - The downtown areas need more support in the busy months. For example, they could benefit from more frequent garbage collection to reduce the amount of garbage people smell and see around the tourist areas;
  - Need proper accommodations – the first major chain hotel (Travel Lodge) has come in and will hopefully increase competitiveness, more branded hotels will increase the ability for the Town to host larger events;
  - There should be feasibility studies for hotels to determine the overall needs for more accommodations and plans for signage/wayfinding for beaches and other attractions like the Blueberry Trail;
  - From a resident perspective, it is hoped that more growth will lead to more amenities;
  - People looking to move into the area are going to other communities because Wasaga Beach does not have a high school;
  - It was suggested that a Community Improvement Plan (CIP) could be initiated to provide incentives for different development in the Town;
  - The consultants (NBLC) explained that there will be a CIP process started that stems from the Downtown Master Plan to try to spark private investment;
- From September to May there is no access to a lot of the park and in the summer, there are issues with detritus (also known locally as “muck”).
People are off put by the detritus and kids are often afraid to cross it to get to the water, detracting from their experience;

On stormy or windy days there is more detritus washed up on the beach;

It was also mentioned that the Town used to have a machine to clear the detritus but that it has not been used in some time and that when it was used, it was quite slow;

It was noted that the beach is under the control of the Ministry of Natural Resources so that could be why the machine is not being used;

The detritus comes from the sediment in the Nottawasaga River;

The situation may be worsening with more severe storms due to climate change.

- It was explained that the park is divided into different areas, including sections where activities are limited because of the endangered species in the area, while other areas were promoted for activities such as cross-country ski trails. The challenge is finding a balance between preservation and tourism;
  - Endangered birds in the conservation areas of the park limit the types of events on the beach because of the potential noise impacts on the animals. For example, an air show could not be held because of the impact to the birds;
  - There may be potential to highlight the wildlife and conservation efforts as part of the marketing and promotion of eco-tourism and educational opportunities;

- It is important to maintain a clean environment where people want to come to;

- If the beach was run more like a business instead of a park, there would be more amenities for people who visit;
  - There should also be more structures for cover in the beach areas.

- The Town took steps to reclaim some of the properties along the beach, and this a positive step towards improving the beach;
  - It was noted that there is a new willingness in citizens to participate and get involved in clean-ups and events;
  - There are more opportunities to plug into these groups of people that are ready and willing to be involved;
  - With the acquired lands, the Town can have some quality control and cater to a wider range of visitors like families so that it isn’t only known as a party town;
  - A greater range of events would help to attract a balance of party and family-oriented visitors;
  - Need to look at both short- and long-term opportunities;
• It was noted that only the main beaches were deemed to have a “Blue Flag” rating and questioned why this didn’t carry over to all the beaches. Town staff explained that there are very strict criteria to achieve that rating and that it needs to be applied for every year. The onerous process and criteria make it difficult to get all the beaches rated as “Blue Flag”;

• Town staff also explained that the Town is working on an agreement to get control over the management of beaches 1 and 3 but that they would still need to adhere to the Provincial standards and requirements;

• Concern was expressed about the impact of increasing density on the environmental features. It is important to quantify what the density is going to look like, so that people have a good understanding of what “density” really means, and so that it can be better implemented in the community so that a balance is achieved;

• There is a perception that development in Town is being concentrated on severing larger lots and removing the mature vegetation on site. By-laws should be more restrictive to try to maintain these lots and to designate specific areas where intensification and density would be more appropriate;

• To become a more complete community, more employment and a broader range of jobs are needed. The current base could be expanded by providing more diversified winter activities. Future population growth will help to generate jobs, and a greater focus on attracting more diversity in the types of jobs would contribute to a more sustainable and resilient local economy;

  ▪ Concerns were expressed about the labour shortage. There is an opportunity to attract people that work at Blue Mountain and there should be more connections between communities to support people in getting from their homes to work;

  ▪ Increase communication and branding of local resources (public and private);

  ▪ Employment should be a focus of change because many people are commuting;

  ▪ The Town would be a good place for startup businesses but needs to be marketed better to attract those types of businesses to come to the area. Many businesses often have a more online presence where their products or services don’t require access to major highways like other industrial type businesses;

  ▪ It was suggested that there could be “incubator” type space in the Community Hub that the Town is planning for in the Downtown. There could be flexible and shared spaces to accommodate these kinds of startup businesses;

  ▪ It would also be good to have places for workshops to be held for people to learn and develop job skills and for general interest. As an example, Collingwood has two community work spaces and Wasaga Beach should provide these types of spaces. There are a lot of active retirees in the community that want to help but they just need the right outreach to get people connected. There is and “iVolunteer” app to help people become more active in the community that should be considered;

  ▪ Not having a secondary school is a constraint to labour force and job growth.
b. Arts / Culture and Tourism

Date: June 20, 2017
Time: 10:00-11:30am
Location: Town of Wasaga Beach Fire Station

Summary:
The Arts, Culture and Tourism focus group was made up of a mix of stakeholders including:

- Cynthia Landriault, Member of the Wasaga Community Theatre Board
- Ronald Demerchie, Vice President, Director, South Georgian Bay Film Festival
- Shawn Crozier, Music Festival Coordinator and Member of Tourism and Events Advisory Committee
- Aimee Lococo-Sarabua, Treasurer, South Georgian Bay Film Festival
- Kathy Wadham, Southern Georgian Bay Film Festival
- Kevin DeAbreau, Southern Georgian Bay Film Festival
- Bill Sullivan, RTO7 (Regional Tourism Organization 7)
- Tanya Snell, President of Wasaga Women’s Beach Business Association and Local Business Owner.

The group was assembled to discuss the status of arts, culture and tourism in the Town. Information was collected about strengths, opportunities, constraints, areas for improvement, ideas and priorities.

Meeting Comments:

- Local events and activities should go beyond the summer season, with entertainment facilities including stages and movie theatres;
- It was suggested that a multi-cultural centre like the one in the Midland High School and the Penetang Kings Theater should be considered in Wasaga Beach;
- Currently groups use the library and the Rec-Plex, but these facilities weren’t designed for performances of this nature, so the acoustics aren’t very good. The stage at the Rec-Plex is better but some can’t afford to rent the whole space and sometimes there are sports activities in the other half, detracting from the shows;
- The Film Festival is every year and there are two community theatre shows per year. Bluesfest is also a yearly event that is a little bit smaller;
- It was suggested that more spaces for entertainment and culture would attract more people;
• A dance studio was also identified as a desired space as the closest ones now are in Barrie, Orillia and Meaford;

• There is a lack of ready to use venue space, so it makes it difficult to make shows affordable, they must rent a lot of equipment to set up and it takes away from profits that would otherwise allow them to make the next year’s show better;

• Town staff noted that the Downtown Master Plan research shows that there is a need for arts and culture space in the Downtown and the Town is looking to incorporate these kinds of spaces in the Community Hub. The Town will be collecting information from groups about specific times and programs to influence how the Community Hub will be used;

• It was suggested that the Town should be marketing to the film industry because space for filming in Toronto is expensive. If the Town provided incentives and new facilities this could be a new niche for the Town;

• Accommodation needs should be considered to draw people here and provide them with a nice place to stay, some of the current accommodations haven’t updated any of their suites or buildings. There needs to be incentives for these business owners to make the changes. With a chain hotel coming to town that might spark competition;

• Local hockey tournaments are only one-day tournaments because people don't have a place to stay;

• It will take time for approvals and construction for venues and accommodations, so planning should start now;

• It was noted that shorter term progress is also important to achieve long-term goals, objectives and visions, so that potential investors can see that change is happening, for example by initiating year-round activities so that big hotel chains see the benefit of this location for their business;

• More covered spaces would help to avoid event cancellations due to weather;

• There are talented people within the community who are underutilized, for example sound engineers to provide input to venue designs and event setups, etc.;

• It is difficult to put on events because there are so many restrictions and requirements;

• RTO7 assists with online advertising that worked very well;

• GSP Group noted that specific venue and service needs of different groups may be outside the realm of the Official Plan, but other studies may be identified in the plan, for example a new/updated recreation and culture master plan could help to organize and facilitate organization of spaces and groups and align investments with identified needs;

• The millennial market is more focused on experiences and not structures, so the structures need to be flexible to accommodate a wide range of things over the years (e.g. plays may be popular one year but the next, concerts are more popular). It was suggested that large fabric
structures such as those in Barrie could be used to provide covered areas for events. Shelter is important for people to get out of the wind, rain or sun for these types of events;

- Hiking and biking are growing in popularity. It is important to give people information on where it’s safe to cycle and hike and to start share-the-road initiatives;
- Improved signage and wayfinding should be considered for amenities such as cycling routes and canoe launches;
- Town staff noted that the County has maps and that there are core routes that are part of a larger provincial cycling system;
- There have been good events in Klondike Park such as Snowman Mania and more multi-purpose spaces would be great to have;
- Town staff noted that there is a lot of vacant land designated for tourism type uses that could be re-designated for other uses through this process;
- It was questioned whether it is possible to have a marina or other water activities like fishing derbies to bring people in from out of town. Town staff noted that are some limits on boating due to the shallow depth of the water that would limit the feasibility of a marina. There may be additional opportunities for other shallow water activities such as kayaking or canoeing, as there are some outfitters that rent equipment and programs in the works to set up a guide for consumers with signage to help people navigate the waterways.

c. Community Health and Recreation

Date: June 20, 2017
Time: 12:30-1:45pm
Location: Town of Wasaga Beach Fire Station

Summary:

The Community Health and Recreation focus group was made up of a mix of stakeholders, including:

- Shelly Brook, Wasaga Beach Youth Centre;
- Chris Roos, Director of Recreation, Events & Facilities, Town of Wasaga Beach;
- Ruth McArthur, Simcoe Muskoka District Health Unit;
- Sylvia Bray, Wasaga Beach Public Library Board;
- Debbie Grant, Wasaga Beach Public Library Board;
- John Ferguson, Community Policing Representative;
- Karen Storing, YMCA Wasaga Beach;
- Nilusha Premasinghe, YMCA Wasaga Beach
The group was assembled to discuss the status of community health and recreation in the Town. Information was collected about strengths, opportunities, constraints, areas for improvement, ideas and priorities.

Meeting Comments:

- Access to the outdoors is a key strength of Wasaga Beach. Features are long and stretched out but that you can still access the water;

- Integrate active transportation into the plan so that the area becomes more bike and pedestrian friendly and age friendly. We need to try and change how people see transportation and their expectations of what it looks like and functions as;

- Include healthy communities design policies that encompass environmental features, community gardens and food security;

- The current official plan lacks these kinds of polices and the update will provide opportunities to include more about climate change, pedestrian, environmental, complete streets etc.;

- It is important to determine what the destination is with connectivity to public spaces and nodes of activity where commercial and other types of growth could be accommodated. There needs to be linkages between these areas so that people can get from one to another easily;

- The Town is trying to shift growth back into the existing community as the current layout is already widespread and a bit isolated due to topography and natural environment. There may opportunities for more trails within natural areas and along the water. Parks should be made for year-round use. Some trails are underutilized like the Nordic ski trails;

- The long, stretched-out development pattern creates challenges for services delivery such as the library. It is difficult to pick an appropriate location because of the length of the Town. Pairing the library with a community centre would be one way to save money but that the space needs to be flexible. These facilities should be multi-use and multi-generational. The importance of making recreation affordable was noted. An indoor walking track would be good to have;

- For health and wellness, promote the pairing of activities so that you get something passive paired with something active and that these opportunities should be available in each neighbourhood, not only in one location;

- It is important to try and become more self-sustaining from a health perspective by providing the types of services people need (e.g. eye doctor, foot doctor);

- The closest public health facility is in Collingwood, so many people have a hard time getting there. Things like water sampling with the Health Unit can only be done in Collingwood just like other programs like “healthy babies, healthy communities”;

- There should be more collaboration; healthy communities are ones that facilitate interactions between people to become healthier. Isolation in the senior population is a problem and there is a need for more dynamic ways for people to interact;
• There may be opportunities to start initiatives to join with other communities to develop more transit services between communities;

• The bus is infrequent and when you go to one place there aren't opportunities to do multiple things at one stop like going to the doctor and then getting groceries. You need provide multiple reasons to go to a spot if they are going to get people to use it;

• More housing options such as group homes should be provided for people who can't live on their own or can't afford to live on their own. There is a lack of affordability in the rental and ownership realms. The County is committed to building affordable housing on Zoo Park Road. By building a mix of housing types there will also be a better range in the prices of the units and the Downtown Master Plan implementation is intended to create incentives for mixed-use development with at-grade commercial and upper-storey residential uses to support the inclusion of other types of housing;

• Housing policies should incorporate more modular homes or row housing styles that are geared to seniors. There is an example in the GTA where the municipality bought a motel and renovated it to house people in;

• Many of the tourist accommodations were being used as long-term housing when it really isn't appropriate for that kind of use;

• There are more people coming to the area just for the day and then leaving because of the lack of accommodation and people can't even come to the Town to work in the summer because there is no place to rent;

• Second unit policies can help to create more units in existing housing and improve affordability for both the owner and tenant;

• Shelley suggested there may be opportunities to engage youth in this process at the amazing race event that the youth centre is holding in the summer.

d. Environment

Date: June 20, 2017
Time: 2:00-3:00pm
Location: Town of Wasaga Beach Fire Station

Summary:

The Environment focus group was made up of a mix of stakeholders, including:

• Lee Bull, Manager, Planning Services, Nottawasaga Valley Conservation Authority (NVCA)
• Dave Featherstone, Manager, Watershed Monitoring Program, Nottawasaga Valley Conservation Authority (NVCA)
• Megan Eplett, Management Biologist, Ministry of Natural Resources and Forestry (MNRF)
The group was assembled to discuss the status of the environment in the Town. Information was collected about strengths, opportunities, constraints, areas for improvement, ideas and priorities.

Meeting Comments:

- MNRF is preparing Beach Management Plans for the sand dunes area and will be consulting with the public through Ontario Parks;
- The NVCA has completed some studies in the west end for wetland mapping and they can reconcile their mapping with the MNRF mapping;
- Coastal wetland policies and dynamic beach policies are applicable to Wasaga Beach and related policies are required in the Official Plan;
- In some hazard areas, there are some existing lots of record where owners may be able to develop, but there are no permissions for new lot creation in these areas. There are approximately 10 lots that would fall under this category of restriction;
- NVCA will check with their engineering group and advise if any new floodplain mapping is available. Development on hazard lands must demonstrate that they have safe egress;
- The MNRF only reviews Environmental Impact Studies (EIS) for species at risk;
- There are guidelines to implement 30m setbacks from watercourses and wetlands; however, they do respect development rights. DFO regulations state that a self-assessment is required for anything that could harm fish;
- Town staff noted that Public Works is working on their hazard mapping to adhere to the National Disaster Mitigation Strategy. This will show areas along the bay and upstream flood areas and is to start in the Fall 2017;
- Work is also underway on boundary mapping for beach processes and sedimentation to start a management plan for the areas between 71st Street to the north-east boundary;
- Regarding the beachfront and concerns about detritus, it was noted that water levels are higher now, so there is less beach available. The MNRF indicated that Ontario Parks has a maintenance protocol;
- Clarification may be needed regarding the limits of the Town jurisdiction and how far this extends into the water, for the purposes of the Official Plan;
- Town staff indicated that the park is owned by the Province and the water is under Federal jurisdiction. The Nottawasaga River is a navigable waterway;
- For wildland fire protection, MNRF advised that this should be based on available mapping. A connection could be made with the Risk Management Officer for wildfire and source water protection;
- Eco-tourism is popular and there should be canoe routes. There is a paddling guide coming out using NVCA mapping;
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NVCA staff suggested that the wording in the new Official Plan policies should include protections of all wetlands, not just provincially significant ones, if possible. A second category should be created for unevaluated wetlands;

NVCA staff suggested that significant woodlot policies should remove the word “within” from the following, “development may be permitted within or adjacent to features if the EIS shows no impact”.

4. **Town of Wasaga Beach Staff Consultation (2 Sessions)**

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<td>Time</td>
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<td>Time</td>
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<td>Location</td>
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**Summary:**

The Official Plan is an over-arching policy document intended to guide development and changes throughout the Town. Although this document is primarily used as a tool to assess development projects through the Planning Department, all by-laws passed, and all public works undertaken by the Town must conform to the Official Plan. Given the comprehensive nature of an Official Plan, it is important that all municipal departments are provided with opportunities to provide input and to understand how a new Official Plan could impact various aspects of the Town’s roles, services, operations, initiatives, policies, by-laws, investments and decision-making.

Two meetings were arranged to present information to Town Staff about the Official Plan Review process including updates and changes based on Provincial and County requirements and the consultation process. The meeting was also used to collect input based on the Town's departmental staff experiences with the current Official Plan document and perspectives from different departments. Discussion focused on ideas and priorities for complete community development.

**Meeting Comments:**

- In planning to become a more complete community, Wasaga Beach would benefit from and should promote and plan for:
  - A secondary school and post-secondary educational opportunities / training facilities and services;
  - Year-round activities and winter recreation;
  - A cultural centre;
  - More and a greater range of jobs and economic diversification;
Creating a sense of place;
Health care services and facilities;
Housing options and affordable housing;
Telecommunications, high speed bandwidth / fibre optic lines;
Regional approaches and partnerships;
Branding and promotion of what makes the area unique, creating and marketing memorable places and experiences;
Provincial services and facilities;
Entertainment facilities (e.g. movie theatre, bowling alley);
Maintaining a small town feel and atmosphere;
More convenient ways to get around the community, active transportation, frequent and convenient transit services, walkways in new developments and redevelopment;
Family activities and programs;
Promotion of the recreational and resource-based lifestyle;
Options for accommodations, recognized brands;
Facilities, destinations, maps, culture supportive of cycling tourism;
Connecting and expanding trails and natural assets as a major draw to the area.

5. Public Meeting

Date: June 27, 2017
Time: 7:00pm
Location: Town of Wasaga Beach Municipal Office, Council Chambers

Summary:

The purpose of the first Public Meeting was to provide members of the public with information about the Official Plan Review process and how to participate. This was also an initial opportunity for public input to areas of the current Official Plan that should be changed or addressed differently in the new Official Plan, and to participate in shaping the future vision and direction for Wasaga Beach. This was also a Statutory Public Meeting of Town Council pursuant to Section 26 of the Planning Act. A summary of the input received is provided within the Regular Council Minutes, the Public Meeting portion of which is attached to this summary. A copy of the presentation given at the Public Meeting is also included.
6. **Drop-In Information Session and Visioning Workshop Details**

**Date:** June 28, 2017  
**Time:** Drop-in between 10:00 am to 12:00 pm and 1:00pm to 2:30pm  
**Presentation and Workshop from 2:30pm to 4:00pm**  
**Location:** Oakview Room – Rec Plex  
1724 Mosley Street, Wasaga Beach

**Summary:**

The purpose of these events was to provide members of the public with information about the Official Plan Review process and how to participate. This was also an additional opportunity for public input to areas of the current Official Plan that should be changed or addressed differently in the new Official Plan, and to participate in shaping the future vision and direction for Wasaga Beach.

At the Drop-in Information Centre, information and mapping was on display to illustrate how land in the Town is currently designated and planned for future development. The consulting team and Town Planning staff were on hand to discuss the Official Plan Review process and respond to any comments or questions through informal individual or small group discussions.

A Community Visioning Workshop was held with a presentation by the consulting team, followed by a roundtable discussion to brainstorm about the long-term vision and identity of Wasaga Beach, as well as core strengths, opportunities and directions to consider in the Official Plan.

**Information Session Comments:**

Participants were provided opportunities to discuss their comments and ideas directly with Town staff and the consulting team and were also encouraged to leave their thoughts, questions or comments using space provided for notes and comments on the community visioning panel. The input provided was on display to all who came to the event, helping to share ideas and concerns and to spark discussion. Below is a summary of all the comments received, organized by the six (6) main topic areas identified on the panel:

- **Population and Housing**
  - We need to keep our seniors in town with more housing options and more land lease options. We also need to provide housing on one level without paying land leases as people become less mobile.
  - We require seniors’ apartments, assisted living and long-term care facilities.
  - We should permit granny suites, garden homes and home occupations.

- **Employment and Tourism**
  - Tax payers must not subsidize tourism. The true cost needs to be analyzed and disclosed.
• Any facility that is built at Beck and Main should be for the community and should include an indoor walking track.

**Transportation and Infrastructure**
- We need another east-west road/traffic corridor and river crossing to get to the new expensive downtown.
- There are no bike lanes on River Road West and it is frightening to cycle there.
- All new roads should have good, wide, bike lanes. The new bridge lanes are inadequate.

**Environment and Resources**
- The Plan must balance growth with protecting ecosystems. The beach must be sustained for future generations.

**Cultural Heritage**
- I love the downtown area, but it needs to be built without removing residents from their homes.

**Public Health and Safety**
- LED street lighting is inadequate. Walking after dark in some areas is a hazard.
- There should be sidewalks so that kids can walk safely. Are there opportunities for a new arena and additional services for seniors?
- We need another east-west transportation connection. Mosley is as big as it’s going to get; maybe we could a 4-lane rural road below it. Emergency services on a busy weekend have nowhere to go.

One-on-one and small group discussions with participants also provided useful insights into aspects of the Town that could be improved, and ideas for the future. Although most of the comments received are captured in the written comments summarized above, the following list highlights the main topics of discussion:

**Transportation is an issue.** If the Town is expected to growth, something will need to be done to alleviate congestion on the main roads, to promote active modes of transportation such as walking or cycling by increasing walkability and adding more good quality bike lanes, and to maintain or enhance the public transit options.

**Residents would like to see more housing types, particularly housing appropriate for senior citizens.** Participants expressed some concern with the lack of affordable housing and explained that there are people in town using inns, motels and other tourism accommodations as permanent or long-term housing.
• Some property owners in the planned Downtown Area were concerned with the possibility of future expropriation.

• Some participants were focused on the need to maintain the health of the natural environment. There are several natural resources available to the public that can be used for active recreation that could be better utilized.

Visioning Workshop Comments:

Nine (9) participants attend the visioning workshop to have a group discussion about the Official Plan Review. A presentation was given by the consulting team to outline the basic framework around planning policy and growth within Ontario, and more specifically within the County and the Town of Wasaga Beach. The consulting team explained what the Official Plan document is and why it is being reviewed. The intent of this workshop was to create a dialog where people could share perspectives and ideas about the future vision for the community and to capture emerging themes. The following points summarize the input received:

• There are untapped recreational resources within the Town;

• The group thought it would be a good idea to encourage river based transportation because of its central location;

• Some participants thought the Town needed more specialized retail stores, like boutiques. Big box retail is already available in most communities and people are shopping more online for items in these types of stores. Smaller stores would add uniqueness to the area;

• The safety and convenience of walking and cycling should be improved including on-street and off-street opportunities;

• Architectural controls should be established and applied to direct the appropriate and high-quality design of new development, particularly redevelopment and higher densities in intensification areas;

• Green, energy-efficient technologies and sustainability measures should be incorporated in new developments and buildings to minimize environmental impacts of new development and to reduce servicing and infrastructure needs;

• Local and inter-municipal / regional transit services should be connected and integrated to provide alternatives to travel by car, for key destinations within Wasaga Beach and for commuters and visitors.
7. **Wasaga Beach Youth Centre Amazing Race Event**

**Date:** August 17, 2017
**Time:** Amazing Race Event from 2:00pm to 5:00pm
**Location:** Wasaga Beach Youth Centre
1621 Mosley Street, Wasaga Beach

**Summary:**

The purpose of this event was to engage with the youth of Wasaga Beach (and area) to inform them of the Official Plan and the review process, and to ask for their thoughts and ideas on what they like about the Town and how it could be improved.

The event mimicked the real Amazing Race show and included clues that directed teams to checkpoints where they were required to complete specific tasks. The Official Plan Review Task was the third checkpoint and teams were given information about the purpose of an Official Plan, the update process and about the Town’s structure. Based on the information provided, teams were asked to identify “nodes” within the town. Many of the teams successfully identified 2-3 nodes with sticky notes on a Town map. Teams were then asked to fill out a short survey which asked them to:

- List 3 of their favourite things about living in Wasaga Beach;
- List 3 things that they would like to see change in Wasaga Beach that they thought would benefit youth; and,
- Provide any other ideas or comments that they thought would benefit youth and help to shape the Official Plan.

While all event participants were required to participate as part of the challenge, a number of other youth also participated by completing the survey.

**Youth Centre Comments Summary:**

There were many different responses identified by the Youth Centre participants. The following outlines the responses for each question and the number of participants that had the same answer:

**List 3 of your favourite things about living in Wasaga Beach:**

- Going to the Youth Centre (11)
- Going to the beach (10)
- The stores and restaurants (9)
- The people (7)
- Going to the YMCA (4)
- Access to places around Town (2)
- The library (1)
- Many activities and festivals (1)
- Parks and playgrounds (1)
- Small town feel (1)
- Blueberry Trail (1)
- The main end (1)
- The arena (1)
List 3 things you would like to see change in Wasaga Beach that would benefit youth:

- More bus times and locations (8)
- More stores (5)
- A high school (4)
- More trails/parks (3)
- More buses to outside towns (3)
- More attractions/festivals (2)
- More healthy restaurants (2)
- Clean beach (2)
- Bike lanes/trails (2)
- Rentable bikes (2)
- Less cars (1)
- Greater accessibility for people with special needs (1)
- More gardens (1)
- More sidewalks (1)
- A theatre (1)
- Longboard routes (1)
- More Youth Centres (1)
- New arena (1)
- Less garbage (1)
- Better sidewalk and road maintenance (1)
- A Transformers factory (1)

Summary of Emerging Themes:

Based on the information collected at each of the consultation events noted above, there were several themes that emerged as being important to residents and stakeholders in the community. The following is a list of frequently mentions raised throughout the consultation process that will help shape the Official Plan policies for the Town of Wasaga Beach:

- Provide for more housing types including a range of housing for first-time home buyers, workers in tourism and related sectors, families, the aging population, as well as more affordable housing options. Include and encourage the incorporation of second units in existing houses to help boost the amount of rental units available.

- Reconsider the designation and range of permitted uses of existing vacant or under-utilized lands currently designated for tourism or retail uses for other types of uses that would open them up for change and future growth, mixed use opportunities and complete community development.

- Conserve and protect the environmental features that draw people to the town including the beach, the river, woodlands and wetland, and other natural areas, and expand and connect the open space and trails network for use by residents and visitors.

- Provide new indoor and outdoor public space opportunities and venues for events, classes and other community activities, and explore opportunities to incorporate a range of recreational, cultural, education and other functions and services as part of the Community Hub planned for the Downtown. Public recreation and community facilities also need to be well-distributed among neighbourhoods to provide equitable geographic access to places where people can interact.

- Plan for transportation options and how it can be improved to connect people along the entire length of the town. Policies for active transportation, complete streets, trails and cycling should be incorporated into the plan to encourage more walking, cycling and the use of the river and other corridors for alternative modes of transportation not only to get exercise but also to connect various destinations.
• Encourage various employment uses by providing flexible designations that would allow for economic diversification and growth in a range of sectors.

• Protect the areas of town that are stable with mature trees. Ensure there is a direction for intensification and density so that is can be developed appropriately.

• Provide more year-round attraction and opportunity for new and expanded accommodations that enable visitors to come and stay for longer periods of time which may then allow for bigger events, shows, and tournaments.
Official Plan Review

- Introduction
- Project Overview
- Planning Context
- Next Steps & How to Participate
Introduction

Project Team

Town Staff:  Nathan Wukasch, Planner
            Doug Herron, Manager of Planning
            Mike Pincivero, Manager of Engineering Services
            Andrew McNeill, Director of Economic Development & Tourism
            Elizabeth Turco, GIS Technician

Consulting Team:
            Steve Wever, GSP Group
            Megan Gereghty, GSP Group
            Kevin Curtis, Curtis Planning
            Nick Michael, NBLC
            Josh McLeod, NBLC
Project Overview

What is an Official Plan?

- Forward-looking document
- Long-term community vision
- Goals and policies for managing and directing population and employment growth, land use and development

Population & Housing
Employment, Tourism & Economic Development
Transportation & Infrastructure
Environment & Resources
Cultural Heritage
Public Health & Safety

Public Meeting
June 27, 2017
Project Overview

Why review the Official Plan now?

- Provincial requirements
- Current Official Plan approved in 2004
- Reflect community goals and priorities
- Renew and refresh direction for shaping the future
- Build on Downtown Master Plan and other related initiatives
Project Overview

What does this affect?

- How much growth, where and when?
- What services are needed?
- How much new housing will be built, where and what types?
- How many new jobs are expected and where can various types of businesses locate?
- Where will visitors and tourism be accommodated?
- Will traffic be addressed and will it be possible to walk, bike, or ride transit to most places?
- How will the natural environment and water resources be protected?
Project Overview

Process

Phase 1
Consultation & Information Gathering
• Background Review & Research
  • Consultation & Visioning
• Discussion Papers
• Policy Directions
• Consultation, Review & Feedback

Phase 2
Policy Preparation
• Draft Official Plan
  • Consultation / Public Open House
• Revised Draft Official Plan
• Public Meeting
• Finalize Official Plan
• Council Adoption
• County Approval

Public Meeting
June 27, 2017
Planning Context

Framework

Provincial
- Planning Act
- Provincial Policy Statement (PPS, 2014)

County
- County of Simcoe Official Plan (2016)

Local
- Town of Wasaga Beach Official Plan
- Town of Wasaga Beach Zoning By-law
- Secondary Plans, Community Improvement Plans, Master Plans
Planning Context

Provincial Direction

Provincial Policy Statement (PPS)

- Efficient use of land, services, energy
- Transportation alternatives
- Range of housing, economic diversity
- Public health and safety
- Conservation of resources, environment
- *Comprehensive Review* required for settlement area expansions and employment land conversions
Planning Context

Provincial Direction

2017 Growth Plan for the Greater Golden Horseshoe

- Complete communities
- Strategic growth areas
- Transit focus
- New, higher intensification and density targets
- Prime employment areas
- Viable and resilient infrastructure, net-zero communities
- Community hubs
- *Municipal Comprehensive Review* – Region
Planning Context

County Direction

County of Simcoe Official Plan

- Protect, conserve and enhance natural and cultural heritage
- Achieve wise management and use of resources
- Implement growth management to achieve lifestyle quality and efficient and cost-effective servicing
- Achieve coordinated land use planning among the local municipalities
- Promote economic sustainability
- Promote, protect and enhance public health and safety
Planning Context

Growth Forecasts

Plan for population and employment to the year 2031

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<th></th>
<th>2016</th>
<th>2031</th>
<th>Change</th>
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<td>+6,825</td>
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<tr>
<td>Households</td>
<td>9,005</td>
<td>12,023</td>
<td>+3,018</td>
</tr>
<tr>
<td>Employment</td>
<td>*</td>
<td>3,500*</td>
<td></td>
</tr>
</tbody>
</table>


*2016 Census place of work data not yet released by Statistics Canada.*
Planning Context

Boundaries and Targets

- Settlement area boundaries and “built boundary”
- Intensification and density targets:
  - 20% of all new housing within the “built boundary” for the year 2015 and forward
  - “Greenfield areas” to achieve a density of 32 residents and jobs per hectare
  - Targets expected to increase in the future
Planning Context

Community Structure
Planning Context

Emerging Themes

- Linkages to Destinations and between Neighbourhoods
- Beach / Waterfront, Tourism and Promotion
- Downtown Development Master Plan – Community Hub
- Arts and Culture
- Increase Economic Diversity to create a self-sustaining community
- Access to Public Services
- Complete Streets and Transportation choices
- Community Health and Environment
Next Steps & How to Participate

Next:

**Drop-In Information Centre & Visioning Workshop**

June 28th, 2017 – RecPlex Oakview Room

Drop-in from 10am-12pm and 1pm-2pm

Presentation & Workshop from 2pm-4pm

- Discussion Papers and Consultation (Fall, 2017)
Questions?

Contact information:

Nathan Wukasch, MCIP, RPP
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n.wukasch@wasagabeach.com

Steve Wever, MCIP, RPP
Associate, Senior Planner
GSP Group Inc.
(519) 569-8883
swever@gspgroup.ca
Councillor Stockwell  Yea
Mayor Smith   Yea

CARRIED

4. DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS

Presentation:

a) Wasaga Beach Lions Club and Community Policing

The Wasaga Beach Lions Club and the Community Policing Club were in attendance to present a Cheque to the Town in the amount of $10,000.00 regarding the newly installed Speed Signs.

Public Meetings:

b) Official Plan Review

This Public Meeting is to provide notice that the Town has begun a review of its Official Plan, which affects all land within the Town.

THE PURPOSE of the Official Plan Review is to fulfill the requirements of the Planning Act, which requires municipalities to conduct a review every five years and to update local Official Plans to conform to provincial plans, policies and matters of provincial interest. This is an initial opportunity for our residents to provide input on areas of the current Official Plan that should be changed or addressed differently in the new Official Plan, and to participate in shaping the future vision and direction for Wasaga Beach. There will be a number of other opportunities to participate in this process.

THE EFFECT of the Official Plan Review is to create a new Official Plan which will guide future growth, land use and development within the Town of Wasaga Beach for the next 15 years and beyond.

The following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support: None

Letters of No objection: An e-mail was received from Ms. Adora Pridgar, regarding a vacant property on Belva Avenue. Ms. Pridgar would like the Town to consider amending the Official Plan to show a portion of her property as Residential rather than Open Space, to reflect the current residential zoning of that portion of property, and a permit issued by the NVCA for a residential dwelling on the lands.

Letters of Concern: None

Letters of Objection: None

The Director, Legislative Services and Clerk noted there has not been any further letters or correspondence received in regards to this application.
Mr. Nathan Wukasch, Town Planner, and Mr. Steven Wever, Planner with the GSP Group, made a presentation and provided further details with respect to the proposed Official Plan review.

Mayor Smith asked if there was anyone present that would like to provide any comments on the Official Plan (OP) Review. The following questions and comments were received:

**Robert Bortlisz 28-62nd Street South**
- Is there any way in the OP to get architectural controls? I am concerned about Beach Area 1 and 2. Feel we are losing our identity and are starting to look like a city front. I would like to see more architectural protection incorporated.
- Mr. Wever noted that community and urban design is a key part of the Official Plan direction. Need to revisit and enhance the current policies to ensure they are reflective of the unique charges of Wasaga Beach. There are a host of tools to use, and even some limitations on what can be controlled under legislation.

**James O’Brien - 122 Beck Street**
- I see on the plans that the Town Square will be in my area and a large building where my property is. What are the plans for my property? I have put a lot of money into my home and also have put in an application to sever my property as I own a double lot. Why would I continue to do this now if the Town is going to take my property? What happens if we don’t want to sell?
- Mayor Smith advised Mr. O’Brien to leave his contact number with the Clerk to arrange for a meeting with the appropriate staff.
- Mr. O’Brien noted that he didn’t receive a notice for the CIP.
- Mr. Wukasch advised that Staff sent out Notices of the CIP to all land owners within the downtown boundary. He will follow up to see why Mr. O’Brien did not receive notice.
- Mayor Smith informed Mr. O’Brien that Town staff will be in contact with him and he will meet with him as will to address any questions.

**Linda Benson 99 – 28 Street North**
- The last census showed Wasaga Beach as number 3 plus 65. People coming up are active retirees we have some larger and smaller lots but not seeing long term care, assistance living etc. Senior citizens are a huge demographic for the town and we may want to focus a bit more on that. Mrs. Benson added that one of charts shows 3,000 plus homes and 6,800 plus growth with 2 ¼ persons per household. She asked if that number seemed low.
- Mr. Wever noted that over time the average household size has declined particularly in a community with a larger senior population.
- Mayor Smith noted that the Town has just completed an Age Friendly Community Network project and the Town is extremely aware of the seniors’ population.
- Mrs. Benson asked if the Town is able to do anything outside of the provincial or County mandate.
- Mr. Wever noted that they need to find a way to make provincial rules and county policies work in Wasaga Beach. There is not a lot of flexibility regarding population growth or households.

**Mary Bird – Wasaga Beach**
- On a flood plain need to be prepared to build where there are water tables.

**David Smith – 49 Beck Street (on behalf of Shirley Smith- owner/mother)**
- Has the same concerns as Mr. O'Brien and would like to have a group meeting not individual meetings to address the concerns.
- Mayor Smith advised that the town will look into having staff reach out to residents in that area and go through the process with everyone so there is a clear understanding.

**Mr. Gupta – 32 Main Street**
- He is also in the affected area and would recommend a group meeting of everyone impacted in the downtown area including commercial and residential owners.

**Jason Bokesch - 43 Nancy Street**
- He is also in the impacted area downtown and hopes that Council and staff are keeping these people in mind when developing. The PowerPoint included a slide regarding concerns to community but nothing was listed about resends in the affected area.
- Mr. Wukasch noted that this process is a town wide project related to the Official Plan and the second public meeting is specific to the downtown area which may answer his questions.

**Nick Monteleone – 10 Forest Avenue**
- I took the day off work to come to this meeting. Can I see some pictures or can you tell me if my house is going to be affected?
- Mayor Smith advised that the next presentation will be focused on the downtown area.

**Trent Gow – 265 Shore Lane**
- I thought that the presentation today was great. Does the province have explicit approval oversight, or is it just for information?
- Mr. Wever advised that the County is the approval authority for the OP and the Province is a key stakeholder. Once Council has adopted the OP it is forwarded to the County for final approval.
- Mr. Gow asked if a high school could be included as it may achieve some leverage with the Province.
- Mr. Wukasch noted that the current OP designates a high school site on Sunnidale Road.

**Mary Bird – Wasaga Beach**
- I asked a school trustee when we can get a high school and he said when we get the numbers.

**Sandra Boland- 40 River Road East**
- Is the tourist accommodation conversion (T.A.C.) still alive?
- Mr. Wukasch advised that as part of the process a review of all designations will be done. Staff would be happy to hear feedback through the process.
- Ms. Boland clarified that this item (T.A.C.) is still on agenda and won't be dealt with until the OP is completed.
- Mr. Wukasch noted that there is no specific plan for accommodation conversions will reboot through this process.
- Mayor Smith noted that the town has been working with the County for more affordable housing and in 2018/2019 the County will be building a facility on Zoo Park Road to help address this issue.

Mayor Smith asked if there were any further comments from the public. There were none.
Mayor Smith then asked members of Council if they had any questions or comments with regards to the proposed amendment. There were none.

Mayor Smith noted that the comments received today will be referred back to Development Services Section of Coordinated Committee. Mayor Smith advised the public that if they would like to receive the Notice of Decision for the proposed Official Plan, to please make a written request to the Clerk of the Town of Wasaga Beach.

c) Proposed Community Improvement Plan (CIP) - Downtown Wasaga Beach

This Public Meeting is for notification that the Town has initiated a Community Improvement Plan to promote development and redevelopment investment within Downtown Wasaga Beach.

THE PURPOSE of the proposed Community Improvement Plan for Downtown Wasaga Beach is to establish programs for municipal financial incentives to encourage the redevelopment, rehabilitation, and improvement of private lands and buildings. These incentives are intended to encourage property owners to improve their lands and buildings in accordance with the Downtown Development Master Plan.

THE EFFECT of the Community Improvement Plan would enable the Town to grant the following financial incentives to building and business owners within the Downtown:

1. Residential / Mixed-Use Development Incentive Program;
2. Tax-Increment Equivalency Grant (TIEG) Program;
3. Planning and Building Permit Fee Rebate Program; and

The following written correspondence was received as a result of the circulation of the Notice of Public Meeting:

Letters of Support: None
Letters of No objection: None
Letters of Concern: None
Letters of Objection: None

The Director, Legislative Services and Clerk noted that there has not been any further letters or correspondence received in regards to this application.

Mr. Nathan Wukasch, Town Planner, and Mr. Josh McLeod, of N. Barry Lyon Consultants Ltd. were in attendance and made a brief presentation to provide further details with respect to the proposed Downtown Wasaga Beach Community Improvement Plan.

Mayor Smith asked if there was anyone present that would like to provide comments and input regarding the proposed Community Improvement Plan.
EXECUTIVE SUMMARY

Rights, Activities and Interests of the Huron-Wendat Nation in South Wendake (ONTARIO)

BRIEF HISTORY

- As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers representing between 30,000 and 40,000 individuals, traveled widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes.
- According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.
- Today, the population of the Huron-Wendat Nation is composed of 1497 on-reserve members and 2390 off-reserve members for a total of 3900 members of the Huron-Wendat Nation.
- The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsio, which translates to "our beautiful land" in the Wendat language.
POLITICAL DIRECTIONS

The protection of the rights, interests and rich cultural heritage of the Huron-Wendat Nation (HWN) on its ancestral lands in South Wendake has been the subject of sustained and intense work over the past four years. The scope of the file is impressive and the workload is immense and grows year by year. Priority was given to the protection of our ancestral sites, but also to the protection of our rights, the recognition of our history and the promotion of the Huron-Wendat civilization as an essential people in this part of its ancestral land known as Ontario. The Huron-Wendat Nation band council has taken the necessary steps in order to be engaged and consulted by the various governmental and private bodies associated with any project that could have an impact on our heritage. The HWN is seeking constructive and forward-looking solutions for the healthy development of our ancestral lands, while ensuring respect for our ancestors, in accordance with current legislation and jurisprudence.

Political representations are conducted among Ontario authorities in order to ensure that the Huron-Wendat Nation is the sole representative of our rights, interests, heritage and culture. The HWN is not a member of the Chiefs of Ontario, rather, it is developing its own bilateral relationship with the Ontario government.

*Be it also resolved* that the Huron-Wendat Nation must always ensure the protection of its archaeological and cultural sites in Ontario, namely by prohibiting the destruction of these sites regardless of the nature of a project or other public and private interests involved;

*Be it also resolved* that the Huron-Wendat Nation must take a proactive approach to ensure the protection of such sites by informing the Registrar regarding the results of historic and archaeological research in progress and by informing the Registrar of its willingness to act as a representative for these burial grounds for which the Huron-Wendat Nation has or may have a cultural affinity;

*Be it also resolved* that all necessary measures must be taken to ensure the respect for and protection of the Huron-Wendat cultural and archaeological sites, including burial sites of Huron-Wendat ancestors, as well as compliance by the Ontario government regarding its constitutional obligations to consult with and accommodate the Huron-Wendat Nation, especially with regards to infrastructure and development projects on the traditional territory of the Huron-Wendat Nation, research, studies and conferences on the Huron-Wendat Nation, historical commemorations and any other project that has not been the subject of a specific consultation process with the Huron-Wendat Nation out of respect for its ancestors and its history;

*Source: Excerpt of resolution 6598, which was unanimously adopted on June 15, 2015*
PROFILE OF THE HERITAGE OF THE HWN IN SOUTH WENDAKE

The HWN has developed important tools to ensure its representation. A resolution on the protection of archaeological and heritage sites was adopted by the Chiefs of the CNHW in June 2015. The Nionwentsïo Office (territorial office of the CNHW) developed a mapping tool listing the 800 sites (former sites, villages and ossuaries) in South Wendake. This tool now allows us to monitor all territorial development in order to ensure that we can negotiate measures to protect, preserve and enhance our ancestral vestiges.

Map of the sites and areas of primary and secondary interest of the HWN in Ontario
Source: Nionwentsïo Office, Huron-Wendat Nation band council (CNHW)

ENGAGEMENT AND PARTNERSHIPS

The CNHW receives more than 300 letters for information and consultation purposes each year from project proponents for all kinds of reasons such as the construction and/or restoration of roads, bridges, housing projects, pipeline constructions and other types of infrastructure in order to respond to the exponential growth of the Greater Toronto Area. The position of the Huron-Wendat Nation is clear and stipulated by the resolution of the CNHW: the Huron-Wendat Nation must always ensure the protection of its archaeological and cultural sites.

Many projects in partnership with Ontario companies and ministries have enabled us to take our rightful place and represent ourselves in an active and positive fashion among the various political, administrative and private bodies while practicing the diplomacy that
characterizes us. In this regard, the HWN has entered into site protection agreements, commitment and consultation protocols and settlement agreements with various proponents of government and private projects. The Ministère des Transports, the Ministère de la Culture, TransCanada Pipelines, Enbridge Pipelines and the University of Toronto are among these partners.

These projects make it possible to agree on terms with public or private proponents in order to ensure a certain amount of supervision for the archaeological assessment work (mandatory under Ontario legislation) but also for the construction phase of a project. Some sites yielded no discoveries, while others revealed bones and artefacts. The CNHW ensures that a formal process is initiated to protect these bones and artefacts. The importance of agreeing on mitigation measures and terms becomes important in each of these projects.

In 2016, 184 development projects required Stage 3 and 4 archaeological work in the area of interest of the HWN. However, the HWN was only involved in 20 projects.

**Overall number of archaeological projects over the last two years**

(Source: MTCS, Jim Sherratt, A/Manager, Archaeology Program Unit/Programs and Services Branch, Ministry of Tourism, Culture and Sport, November 2016)

Based on the map provided, for the primary HWN area of interest, the overall number of archaeological projects over the last two years is:

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<th>Stage</th>
<th>2016</th>
<th>2015</th>
<th>Total</th>
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<td>1</td>
<td>241</td>
<td>262</td>
<td>503</td>
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<td>1 &amp; 2</td>
<td>420</td>
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<td>162</td>
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<tr>
<td>4</td>
<td>76</td>
<td>80</td>
<td>156</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1025</strong></td>
<td><strong>1017</strong></td>
<td><strong>2042</strong></td>
</tr>
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</table>

For the entire province during this period, a total of 4243 projects were undertaken. This means almost 50% of the archaeological projects in the province are being completed within the HWN primary area of interest.
CULTURAL RECOGNITION AND BACKGROUND

The CNHW receives several requests each year for commemoration and recognition projects that deal with the history and heritage of the HWN. The following are some recent examples of this important involvement that requires sustained resources and expertise:

• The HWN was a partner and host for the Pan American Games which took place in the summer of 2015 in Toronto.
• Commemorative celebrations for the 400th anniversary of the arrival of Champlain in Penatenguishene in the heart of historic Huronia in 2015.
• The Trans Canada Trail received six plaques showing the importance of six ancestral Huron-Wendat sites along the trail. This work was carried out in collaboration with the Ontario Ministry of Indigenous Relations and Reconciliation and completed in the spring of 2015.
• Other provincial plaque projects are being developed. The HWN ensures that it contributes to the contents of these initiatives while respecting our vision of our history.
• The HWN was a partner for the annual symposium of the Ontario Archaeological Society, whose theme this year was "Circles of Interaction: The Wendat and their Neighbours in the Time of Champlain". The conference was held in October 2015 in Midland.

REPATRATION AND REBURIAL

The HWN conducts processes on a regular basis for the repatriation and reburial of our ancestors and artefacts in a concerted and collaborative fashion with representatives of the Wendake Longhouse. The Ontario Ministry of Tourism, Culture and Sport is working with other First Nations and the Huron-Wendat Nation to repatriate many boxes of bones from our ancestors that were unfortunately dug up and stored in government warehouses.

PRIORITIES FOR 2016-2017

The priorities of the Huron-Wendat Nation for 2016-2017 are as follows:

• Continue efforts to ensure the recognition of reserve land under section 91 (24) in South Wendake in Ontario.
• Maintain and increase the number of seasonal jobs for Huron-Wendat supervisors on sites undergoing archaeological research (roads, bridges, residential and commercial land, pipelines, railways, etc.).
• Continue political representations to sharpen the reflex of Ontario government and municipal authorities, as well as the federal government, to enter into formal engagement and consultation agreements with the Huron-Wendat Nation for all planning and territorial development projects in South Wendake, of any nature, in
accordance with the potential impacts of these projects on the ancestral sites of the Huron-Wendat Nation.

- Intensify historical research in collaboration with experts (anthropologists, historians, archaeologists, etc.) in order to confirm the theory of blood ties with the Saint Lawrence Iroquoians from Stadakona to Toronto.
- Continue to work with the Ontario Ministry of Culture, museums and archaeologists from Ontario in order to repatriate and rebury the bones of our ancestors that have been excavated and stored for too many years.
- Work with Ontario authorities and concerned developers to organize and proceed with the reburial process according to funerary rites that are respectful of the memory of our Huron-Wendat ancestors.
- Enhance our ancestral sites through a variety of toponymic, cultural and artistic projects as requested by municipalities, cities, parks, other local First Nations, private developers or large corporations.

**WORK TEAM**

The work team is under the authority of the Grand Chief of the Huron-Wendat Nation and is composed of Dr. Louis Lesage, Director of the Nionwentsio Office, Simon Picard, lawyer and Director of Legal Services, Maxime Picard, Project Coordinator, and Mélanie Vincent, Ontario File Coordinator. The team is investing a great deal of effort in preserving, protecting and defending our rights and interests on our ancestral lands in Ontario.
CONTACT INFORMATION

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APPENDIX C

Vision:

Wasaga Beach is a vibrant, full-service community with unique character, offering great places to live, work and play. As a place that offers a high quality of life for everyone, the continued success of Wasaga Beach will be shaped and defined by:

- Access to a **range and mix of housing, jobs and services** that meet local needs and come together to create a **complete community**;
- **Walkable and liveable** neighbourhoods linked to **concentrations of services and facilities** connected along primary street **corridors** with safe and efficient **transportation options**;
- A **strong and diverse economy**, where local job creation, labour force development, entrepreneurs and innovation are enabled by education, training, collaboration and connectivity;
- **Healthy natural, social and built environments** that promote an active lifestyle, public safety, conservation, cultural heritage and **year-round recreation and tourism**;
- **Public infrastructure, facilities and services** that are cost-effective, optimally used, technologically advanced, environmentally responsible and resilient;
- The **natural beauty and unique waterfront setting** of the beach, which are preserved for future generations and complemented by welcoming attractions, events and accommodations for all;
- A thriving, accessible and unique **downtown core and community hub** where memorable places and experiences are created in the social, economic and cultural heart of the community.

Goals:

In an Official Plan, goals serve as a guide for local decision making related to the development and use of land, the provision of infrastructure, the enactment of by-laws and the establishment and use of other tools available to the Town under the Planning Act and other legislation, to ultimately work towards achieving the community’s vision. The draft goals, as listed below, cover a wide range of desirable conditions and are intended to guide planning and investment decisions related to land use, development, infrastructure, services and transportation throughout Wasaga Beach.

- Support complete community development that permits and encourages a diverse range of land uses that allow for a variety of options for housing, jobs, services, facilities and amenities.
- Direct focus higher density and mixed use growth and intensification to the Downtown Core as well as identified nodes and corridors, where many primary services will be located.
- Foster inclusive neighbourhoods that provide a wide various housing types and tenure to accommodate people of all ages.
- Ensure that any future changes to lands use patterns or transportation systems provide for efficient and safe movement of people and goods while offering choice and convenience to meet the needs of current and future residents.
- Support and encourage opportunities to engage in new year-round uses/businesses to create a more diverse economic base, particularly within the downtown core, nodes and corridors.
APPENDIX C

- Protect and enhance the qualities of the waterfront and Wasaga Beach’s many natural heritage features, parks and conservation areas while promoting opportunities for compatible public access, economic development and overall use and enjoyment.

- Support community-based events and initiatives by preserving and fostering the inclusion or establishment of public spaces as venues for events and recreation.

- Direct development away from natural and human-made hazard areas to avoid risk to human health and safety, damage to property and infrastructure, and consider the potential impacts of climate change that may increase those risks.

- Promote a healthy, active lifestyle by supporting opportunities for walking, cycling and other type of recreation, including water recreation options.

- Encourage and support initiatives that provide information and access to health and social services within the Town as well as the broader regional community.

- Foster a sense of local identity by encouraging development and land uses that recognize the history and unique character of the area as well as by supporting the identification and management of local heritage and archaeological resources.

- Implement phasing to implement new services including infrastructure, transportation and public facilities in a financially responsible and environmentally sustainable manner to accommodate forecasted growth through timely and orderly development.

- Optimize efficient use of existing infrastructure and services and protect existing and planned transportation and utility corridors from encroachment and incompatible uses.

- Ensure facilities are provided for drainage and stormwater management that maintain water quality and control runoff, and promote low impact development standards and the use of sustainable building technologies and approaches.