

Town of Wasaga Beach Official Plan Review

Project Newsletter No. 2 | February 2018

The Town of Wasaga Beach invites you to participate in the Official Plan Review. By providing your input and ideas, you can help to shape the future of your community.

What is an Official Plan?

An Official Plan is a forward-looking document that describes the community's long term vision and sets out goals and policies for directing land use and development, and guides decision-making by Town Council. All by-laws passed and all public works undertaken by the Town must conform to the Official Plan.

The Official Plan does the following:

- Sets out the criteria to be considered for all development proposals to promote positive community growth and improvement.
- Provides direction for the future location, type and density of housing, business and industry, tourism and economic development, protection of the natural environment, managing population and growth, planning of roads and infrastructure, the provision of parks and community facilities, urban design and other matters.

Summary of Draft Vision and Goals

A Vision and Goals have been drafted to reflect the views and ideas expressed at the visioning workshop and other consultations held in 2017.

Vision...

"Wasaga Beach is a complete community offering a high quality of life for all ages, with unique character and a mix of eclectic places that shape memorable experiences."

Goals...

- Support **complete community** development that allows for a variety of housing, jobs, services, facilities and amenities.
- Direct and focus higher density and mixed use growth and intensification to the **Downtown** as the primary node, and other **nodes and corridors**.
- Foster inclusive neighbourhoods that provide a **wide variety of housing types**.
- Support and encourage opportunities for **year-round** land uses, businesses and activities.
- Support **community-based events** and initiatives.
- Provide for **efficient and safe movement of people and goods** while offering choice and convenience.
- Protect and enhance Wasaga Beach's many **natural heritage features**, parks and conservation areas.
- Direct development away from natural and human-made hazard areas.
- Create a **sense of place and local identity** that respects the history and unique character of the area.
- Implement phasing of new services and optimize efficient use of existing infrastructure so that is **cost-effective** and **environmentally sustainable**.

What does this mean for future growth in Wasaga Beach?

- A greater share of new housing located in the existing community, by infilling and redevelopment focused within nodes and along main street corridors
- A mix of housing types, jobs and services, at higher overall densities (more people and jobs per area)
- More emphasis on walking, cycling and transit services for transportation, and creating people-friendly, dynamic and interesting places for year-round uses



Image above from Community Visioning Session, June 28th, 2017.

How is Wasaga Beach Expected to Grow?

The *Growth Plan for the Greater Golden Horseshoe* is a Provincial document that provides **growth forecasts and targets** and directs where and how growth should be planned. For the Town of Wasaga Beach, the Growth Plan identifies **population and employment forecasts to the year 2031**. The results of the Growth Management Discussion Paper show that the amount of land available and designated for development can accommodate and exceed this forecast, which means that there is room to grow in Wasaga Beach!

Provincial and County policies require a certain balance and level of intensification and density for new development. This means directing a greater share of new housing to existing built-up areas, and building more compact housing like townhomes and low to mid-rise apartment buildings in new development areas around the edges of the community (referred to as greenfields). Several **nodes and corridors** have been identified as focal points for accommodating future development.

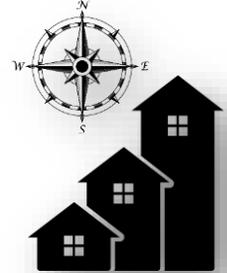
Through this process, further analysis and consultation will help to determine the right balance and forms of intensification and greenfield development for Wasaga Beach.

Join the conversation!

Where should future growth be accommodated?

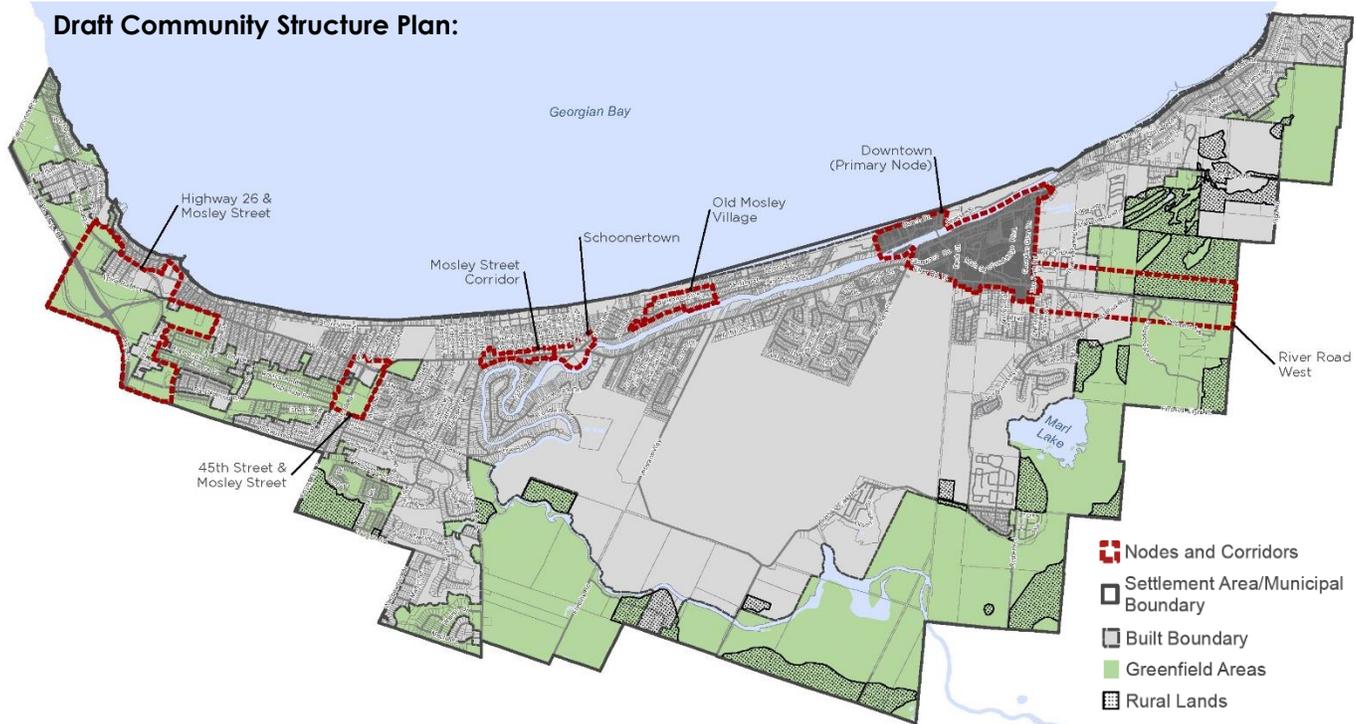
What levels of intensification and density are appropriate?

What will be needed to support future growth?



The Planning Department invites residents to reach out to Planning Staff for a conversation about these and other questions, comments and ideas for future growth.

Draft Community Structure Plan:



More Information and Opportunities to Participate

More opportunities are coming up to participate in the Official Plan Review, including an online survey and a Drop-in Information Centre to be held on March 8th, 2018. For details of these input opportunities and further information, please visit the Town's website or contact the Planning Department:

<https://www.wasagabeach.com/town-hall/planning-development>

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