

UNDERSTANDING GROWTH IN WASAGA BEACH

TABLE OF CONTENTS

<u>INTRODUCTION</u>	2
<u>POLICY FRAMEWORK</u>	3
<u>PROVINCIAL LEGISLATION</u>	4
<u>COUNTY POLICIES</u>	8
<u>TOWN OF WASAGA BEACH</u>	10
<u>The Official Plan - Long Range Planning</u>	
<u>The Zoning By-law</u>	
<u>DEVELOPMENT APPLICATIONS</u>	16
<u>Subdivision</u>	
<u>Condominium</u>	
<u>Site Plan Control</u>	
<u>Consents</u>	
<u>Minor Variances</u>	
<u>Exemption to Part Lot Control</u>	
<u>Deeming By-laws</u>	
<u>Holding (H) Symbol removal</u>	
<u>Active Development Map</u>	
<u>TOWN DEVELOPMENT COMMITTEE</u>	25
<u>Healthy Communities Network</u>	
<u>Active Transportation Committee</u>	
<u>Accessibility Advisory Committee</u>	
<u>MUNICIPAL STUDIES</u>	27
<u>LINKS OF INTEREST AND OTHER INFORMATION</u>	28
<u>Nottawasaga Valley Conservation Authority</u>	
<u>Ontario Professional Planners Institute</u>	
<u>Simcoe Muskoka District Health Unit</u>	
<u>Environmental Commissioner's Annual Report</u>	
<u>Guide and Index to Land Use Planning Publications in Ontario</u>	
<u>The Ontario Municipal Board</u>	

UNDERSTANDING GROWTH IN WASAGA BEACH

INTRODUCTION

The Town of Wasaga Beach is a relatively new municipality, incorporated in 1974 when the Wasaga Beach Provincial Park was established. The Town, with grant assistance from the Province, has invested over \$100 Million since the Town's inception in 1974 in water, sanitary sewer, and storm sewer infrastructure. The majority of the Town is fully serviced and all new development is required to be connected to full services. The Town has grown from a cottage community to a full-service urban municipality, with a current population of over 15,000 people. This growth has been particularly strong since 1996, where Wasaga Beach has been one of the fastest-growing municipalities in Canada.

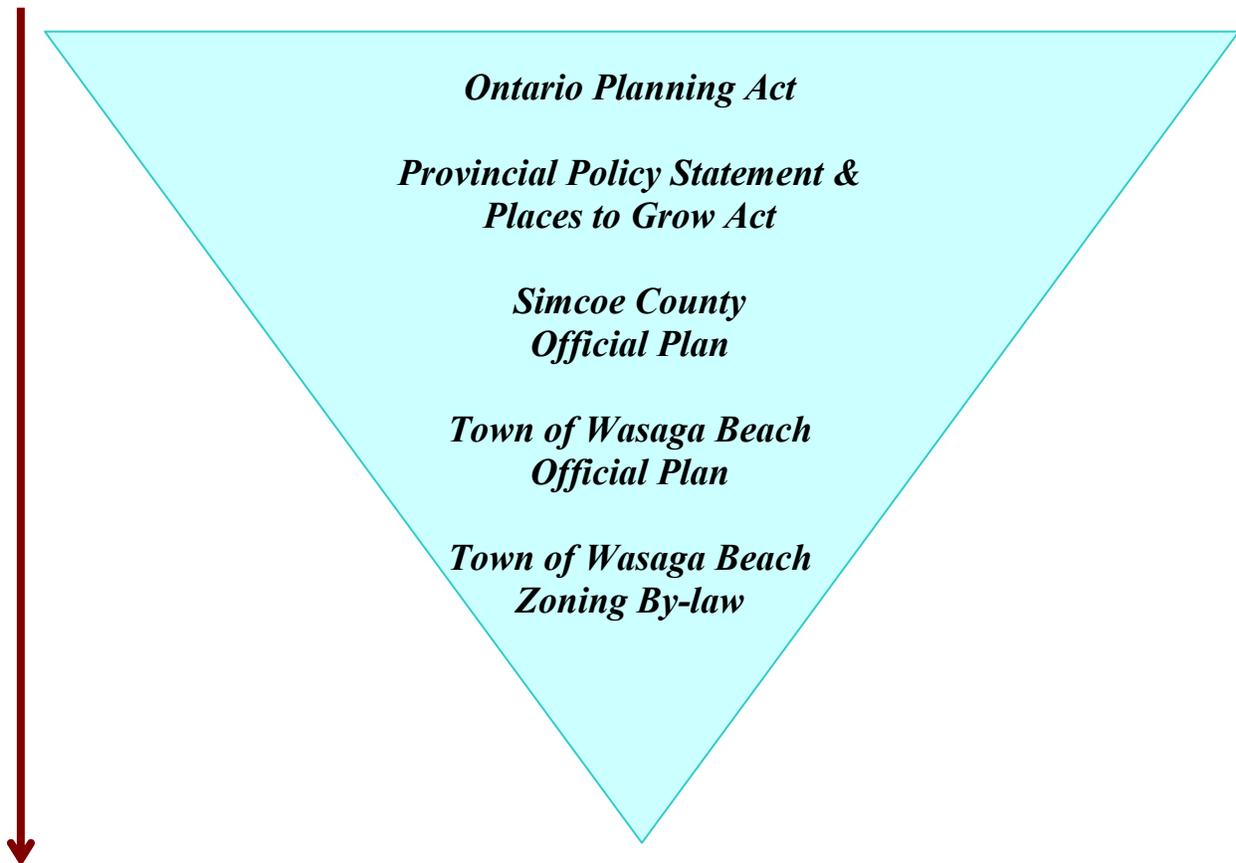
The goal of this document is to educate residents and visitors on general planning matters, and the development process which is specific to Wasaga Beach. General information is provided in this document, however more detailed information can be found by using one of the many internet links that are included in each section of the document.

UNDERSTANDING GROWTH IN WASAGA BEACH

POLICY FRAMEWORK

This document is intended to serve as a guide in understanding the criteria which directs the Town of Wasaga Beach when considering and assessing development proposals.

Development is controlled by the Provincial government through the Ontario Planning Act and other legislation. The Province is responsible for setting out the framework that municipal government must follow. The following diagram shows the hierarchy of policy direction for planning in Wasaga Beach, with broader policy at the top and specific regulations towards the bottom. Any decision Town Council makes must be consistent with this legislation:



This document contains an overview of policy direction from the Provincial, County and Municipal levels which guide policy and development in Wasaga Beach.

UNDERSTANDING GROWTH IN WASAGA BEACH

PROVINCIAL LEGISLATION

The **ONTARIO PLANNING ACT** was created in 1946 and establishes rules for land-use planning in Ontario. It describes how municipalities may control land use through the approval of Official Plans and Zoning By-laws. The Act provides basis for the protection and management of natural resources, establishing local planning administration, regulating and controlling land uses through zoning by-laws and minor variances, dividing land through severances or subdivision and enforces citizen rights of public notification.

The **PROVINCIAL POLICY STATEMENT (PPS)** provides direction on matters of provincial interest related to land use planning and development. The PPS recognizes the complex inter-relationships among economic, environmental and social factors in planning and sets out good planning principles. It sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for the citizens of Ontario.

The Provincial Policy Statement contains 3 major policy areas:

- (1) Managing change and promoting efficient, cost-effective development and land-use patterns which stimulate economic growth and protect the environment and public health
- (2) Protecting resources for their economic use and/or environmental benefits
- (3) Reducing the potential for public cost or risk to Ontario's residents by directing development away from areas where there is a risk to public health or safety, or of property damage.

The Provincial Policy Statement can be found at the following web address:

<http://www.mah.gov.on.ca/Page1485.aspx>

The **PLACES TO GROW ACT** plans population growth, economic expansion and the protection of the environment, agricultural lands and other valuable natural resources in a coordinated and strategic way. It also enables the government to designate any geographic area of the province as a growth plan area and develop a growth plan. The legislation ensures that growth

UNDERSTANDING GROWTH IN WASAGA BEACH

plans reflect a geographic perspective and promote a rational and balanced approach to growth that builds on community priorities, strengths and opportunities.

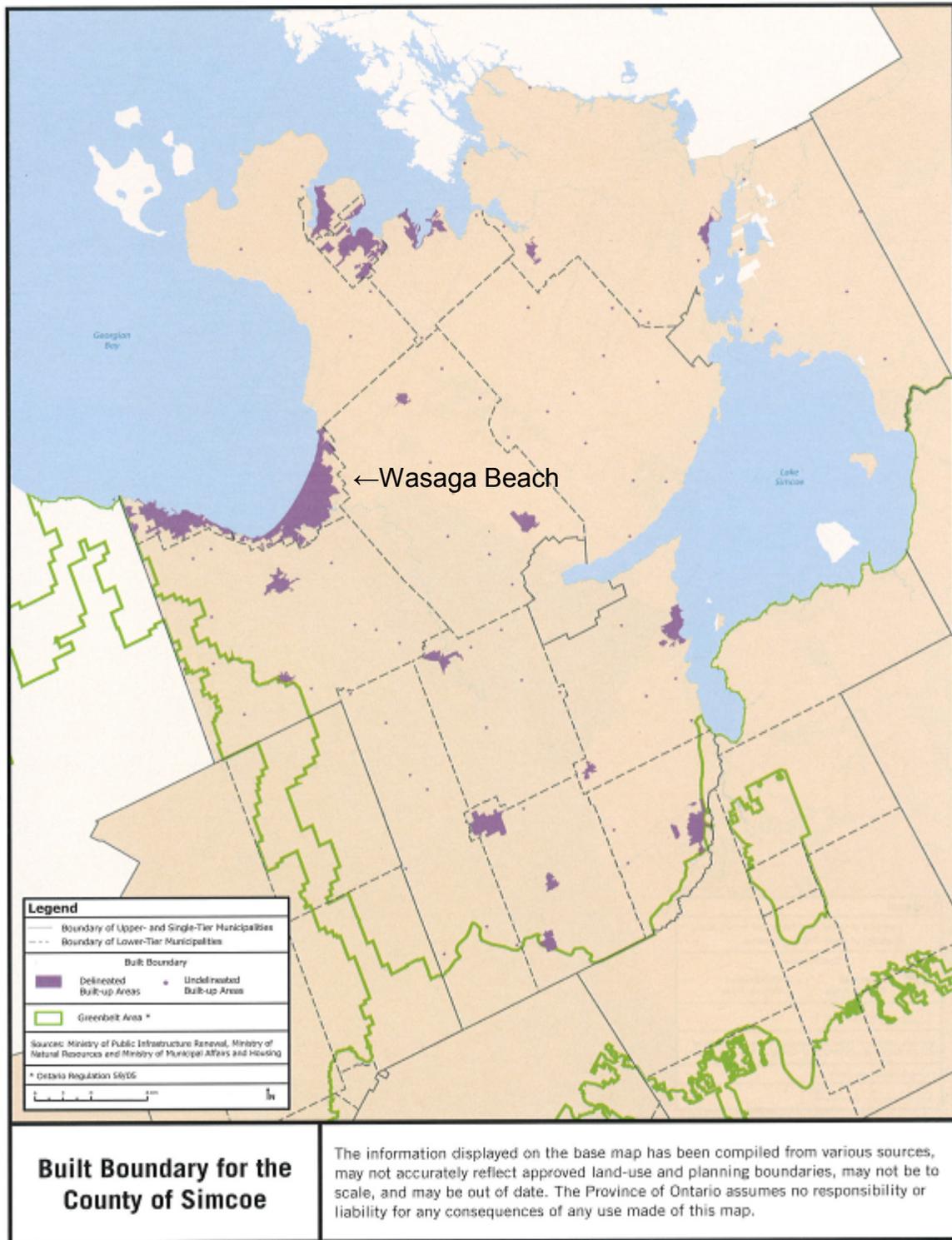
Wasaga Beach is located within the Greater Golden Horseshoe Growth Plan Area, and is therefore subject to the **GROWTH PLAN** prepared under the *Places to Grow Act*. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth to 2031. It projects a 2031 population of 667,000 people for the County of Simcoe (including Barrie and Orillia). The Growth Plan aims to:

- Create more liveable communities where people are close to shops, parks, jobs and other services;
- Revitalize downtowns to become vibrant and convenient centres;
- Create complete suburbs that offer more options for living, working, shopping and playing;
- Provide greater choice in housing types to meet the needs of people at all stages of life;
- Provide competitive economic conditions to keep Ontario a top place to invest in and to attract quality jobs;
- Curb sprawl and minimize the pressures on our farmlands and natural areas;
- Reduce traffic gridlock by improving access to a greater range of transportation choices; and,
- Attain better use from public investments in facilities such as schools, transit systems, roads and sewers.

The Growth Plan can be found at the following website address.

<https://www.placestogrow.ca/index.php>

UNDERSTANDING GROWTH IN WASAGA BEACH



*Boundary for the Growth
Plan for the Greater Golden Horseshoe, 2006 (Fall 2007). 10 January 2008.*

<<http://www.pir.gov.on.ca/english/growth/tech2.htm>>

UNDERSTANDING GROWTH IN WASAGA BEACH

In June 2009, the Ministry of Energy and Infrastructure released a **STRATEGIC VISION FOR GROWTH IN SIMCOE COUNTY** under the Places to Grow legislation. This document lays out a strategy and directions to plan for more prosperous and sustainable growth in the Simcoe area. The strategy supports:

- Curbing urban sprawl and focusing development into existing cities and towns that can accommodate new growth to create vibrant, complete communities;
- Building on Simcoe's diverse economic base to create new jobs;
- Protecting greenspaces and agricultural areas and creating a cleaner Lake Simcoe; and,
- Outlining a clear future for the City of Barrie as the area's largest urban centre.

The vision in this document impacts Wasaga Beach by reducing the Town's population allocation by 8,700 people, from a projected population of 35,000 to a projected population of 26,300 by the year 2031. The vision also reduces the projected growth in employment (jobs) from 4,100 to 3,500 additional jobs by 2031. This document can be viewed at the following location:

https://www.placestogrow.ca/images/pdfs/Simcoe_ENG.pdf

UNDERSTANDING GROWTH IN WASAGA BEACH

COUNTY POLICIES

The **COUNTY OF SIMCOE OFFICIAL PLAN** provides a policy basis for exercising the approval authorities for local municipal Official Plans and amendments, and applications for the subdivision of lands. The Official Plan is designed to assist in growth management within Simcoe County while attempting to achieve a balance between the demands for economic development, community building and environmental conservation. It enables coordinated planning with adjacent municipalities, agencies, and other levels of government. The County adopted its new Official Plan on November 25, 2008, which intends to conform to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The following web address is a link to the new County of Simcoe Official Plan:

http://www.county.simcoe.on.ca/municipalservices/planning/policyplanning/wscos_002389

The **SIMCOE AREA GROWTH PLAN** is a process that was led by the County of Simcoe with the involvement of its member municipalities and other municipal partners in the Simcoe Area. The County of Simcoe developed an area-wide Growth Plan as part of its Official Plan review. Additional components include a Transportation Master Plan and updated Natural Heritage Policies. It should be noted that the County's growth management strategy is under review by the Provincial government. At this time, the Province's Strategic Vision for Growth in Simcoe County report supercedes the County's Growth Plan. The following web address is a link to the County's Growth Management information:

<http://www.county.simcoe.on.ca/municipalservices/planning/currentinitiatives/studiesandstatistics/growthmanagement/index.htm>

The **COUNTY TRANSPORTATION MASTER PLAN** is a component of the Simcoe Area Growth Plan and recommends transportation policies to support the Simcoe County Official Plan. The Transportation Master Plan takes a system wide approach in defining all future transportation needs of the County including vehicular, transit, rail, pedestrian and cycling. Its aim is to identify the need, justification and timing for the recommended improvements based on planned growth in the Simcoe area. The following web address is a link to the County's Transportation Master Plan:

UNDERSTANDING GROWTH IN WASAGA BEACH

<http://www.county.simcoe.on.ca/municipalservices/planning/currentinitiatives/studiesandstatistics/transportationmasterplan/index.htm>

The County of Simcoe Website provides **INTERACTIVE MAPPING**. Each of the 6 maps addresses specific topics. Users can search for properties by roll number, municipal address, and legal description and points of interest such as golf courses and county forests. The maps are categorized as follows:

1. BASE MAP - roads, parcels, aerial photography, contours, wooded areas, etc.
2. DEVELOPMENT MAP - greenlands, evaluated wetlands, areas of natural and scientific interest, landfills, designated settlements, etc.
3. REAL ESTATE MAP - properties for sale in Simcoe County for the Barrie and District Association of REALTORS ® Inc.
4. TRAILS MAP - 10 regional trails and associated points of interest provided by Huronia Trails and Greenways.
5. SCHOOLS MAP - locations of schools in Simcoe County as well as Child Care Providers and Early Years Centres.

The following web address is a link to the County's Interactive mapping:

<http://discover.simcoe.ca/InteractiveMapping/index.htm>

UNDERSTANDING GROWTH IN WASAGA BEACH

TOWN OF WASAGA BEACH

THE OFFICIAL PLAN – Long Range Planning

The **TOWN OF WASAGA BEACH OFFICIAL PLAN** contains broad goals, objectives and policies for the use of land and physical development of the Town over a 20-year period. It sets out the strategy for the expected growth while protecting natural environments within Town.

An Official Plan is a policy document that reflects matters of Provincial and County interest. It provides the framework within which Council can exercise their powers and assess the merits of development proposals. The Official Plan contains land use policies for residential, commercial, tourism, industrial, rural, institutional, recreational, natural environment and natural hazard lands. More detailed policies for specific areas of the Town are found in Secondary Plan(s).

The Official Plan is a valuable document that guides Town Council in their decisions regarding land development in the best interest of the general public: how lands should be used and how growth can or should occur. The Official Plan is not to be confused with the Zoning By-law (see below). The Official Plan is enforced with a variety of implementation tools: the Zoning By-law, Holding Provisions, Site Plan Control, Subdivision Control, Minor Variance and Severances. The Planning Act requires that the Town's Official Plan be reviewed every 5 years, which is currently being undertaken by the Town. The current Official Plan was approved in 2004 and has been subject to 22 amendments (as of December 2009). The Town's Official Plan and Land Use Schedules can be found on the Town's website at the following address:

http://www.wasagabeach.com/town_hall.municipal_departments.planning.gk

An **OFFICIAL PLAN AMENDMENT** is the process through which changes are made to the Town's Official Plan. An Official Plan Amendment is required when a development proposal does not conform to the current Official Plan. Changes can be made to the Official Plan, but only after careful consideration by staff and Council to ensure the goals and objectives of the Official Plan are maintained. When reviewing an application, Council consults with Town departments, other levels of government, agencies,

UNDERSTANDING GROWTH IN WASAGA BEACH

residents, and businesses. Any person has the right to comment on a proposed amendment.

A mandatory public meeting provides an opportunity for the residents of Wasaga Beach to voice their concerns in regards to the application, provide comments, as well as ask relevant questions. Information regarding all applications is available for viewing at the Municipal Building, during regular Office Hours, Monday through Friday, 8:30am – 4:30pm. The County of Simcoe is the approval authority for Town Official Plan Amendments. A Public Meeting for an Official Plan Amendment application may be combined with public meetings for other related development applications, such as Zoning By-law Amendments, and Plans of Subdivision, if deemed appropriate.

The Ontario Planning Act requires that the Town provide notice of a public meeting for an Official Plan Amendment in one of two ways:

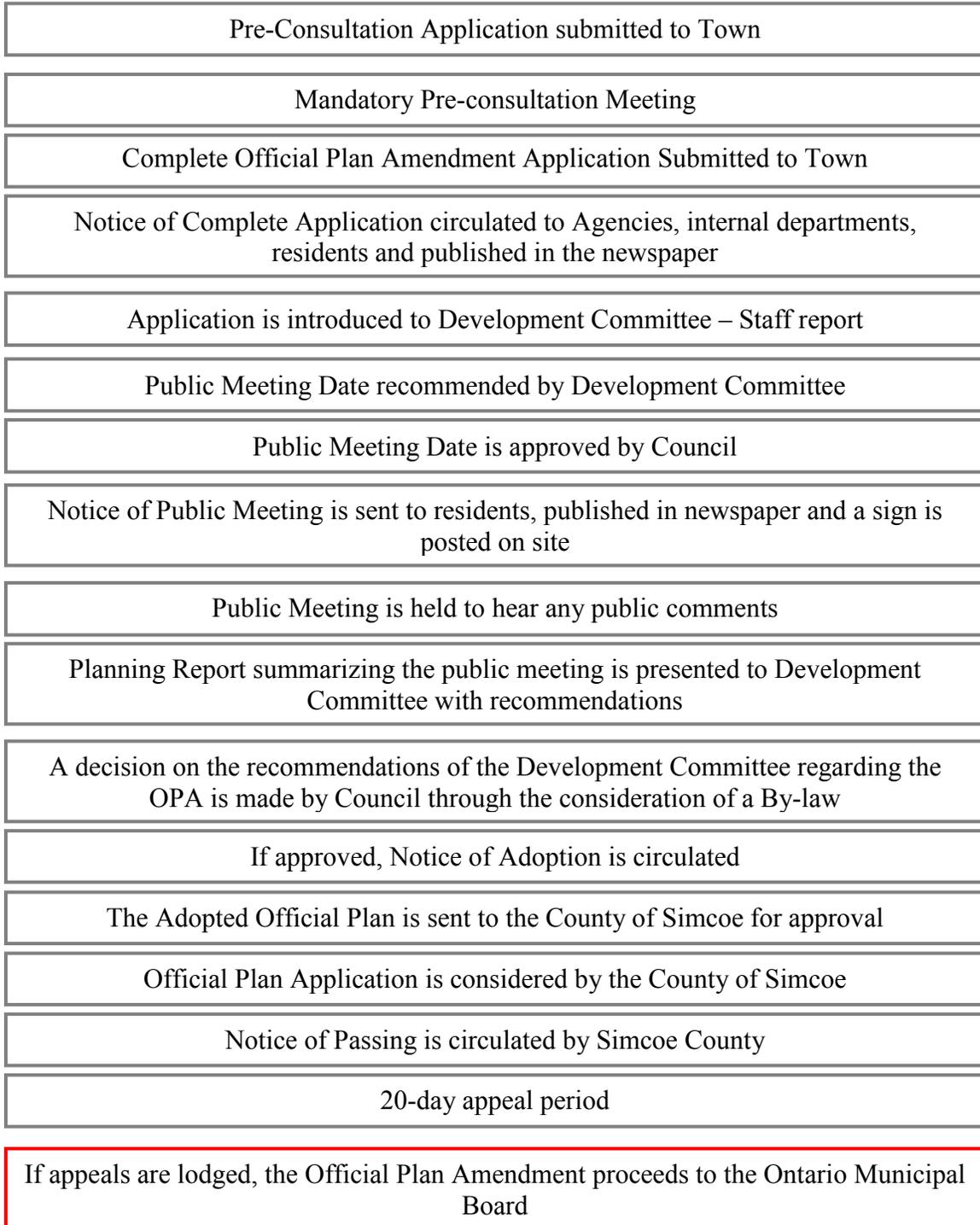
1. By providing a copy of the notice by mail, to every owner of land within 120 metres of the subject land **and** by posting a sign on the property advising of the public meeting;
OR
2. By publishing a notice in a newspaper that is of sufficiently general circulation in the area.

The Town of Wasaga Beach typically notifies the public using both methods of notification. If residents have objections to a decision of the County of Simcoe on an Official Plan Amendment, they have the option of appealing the decision to the Ontario Municipal Board, provided that they have been engaged in the planning process. A person may become engaged in the process by speaking in person at the public meeting or submitting a letter of concern/support to the County of Simcoe or the Town of Wasaga Beach prior to the Public Meeting. If a resident fails to do either, the Ontario Municipal Board may dismiss their appeal.

Please note that generally the Town of Wasaga Beach provides a Notice of Adoption for an Official Plan Amendment to those interested parties, even though the Planning Act does not require the Town to do so. The County of Simcoe, as the approval authority, provides the official Notice of Passing of an Official Plan Amendment, at which time the 20 day appeal period begins.

UNDERSTANDING GROWTH IN WASAGA BEACH

The following chart illustrates the legislated planning process for an Official Plan Amendment. If Council fails to proceed with the approval process within a specific timeframe, the applicant may refer the matter to the Ontario Municipal Board:



[Link to Application Form](#)

COMING SOON!

UNDERSTANDING GROWTH IN WASAGA BEACH

THE ZONING BY-LAW

The **TOWN OF WASAGA BEACH COMPREHENSIVE ZONING BY-LAW 2003-60** is a regulatory document which restricts the use of lands, buildings, structures within the Town of Wasaga Beach. The Zoning By-law utilizes specific provisions and standards to implement the goals, objectives and land use policies of the Official Plan. For example, the Official Plan may designate a large area as residential. The Zoning By-law further specifies which areas are allowed to erect single detached dwellings, townhouses, or apartment buildings, and sets out development standards for each use.

The Zoning By-law separates the Town into zones which specify the permitted uses within each zone. Each zone includes provisions including but not limited to building height limitations, required building setbacks to the property line, fencing and number of required parking spaces. In essence, it sets out how people may use their property. Zoning By-laws passed by the Town must be in conformity with the approved Official Plan for the Town of Wasaga Beach.

http://www.wasagabeach.com/town_hall.municipal_departments.planning.gk

A **ZONING BY-LAW AMENDMENT (or REZONING)** is the process through which changes are made to the Town's Comprehensive Zoning By-law. A Zoning By-law Amendment is required when a development proposal does not comply with the Zoning By-law. A public meeting is mandatory when an application for a Zoning By-law Amendment is submitted. The public meeting provides an opportunity for the residents of Wasaga Beach to voice their concerns in regards to the application, provide comments, as well as ask relevant questions. Information regarding all applications is available for viewing at the Municipal Building, during regular Office Hours, Monday through Friday, 8:30am – 4:30pm. A Public Meeting for a Zoning By-law Amendment application may be combined with public meetings for other related development applications, such as an Official Plan Amendment, and a Plan of Subdivision, if deemed appropriate.

The Ontario Planning Act requires that the Town provide notice of a public meeting for a Zoning By-law Amendment in one of two ways:

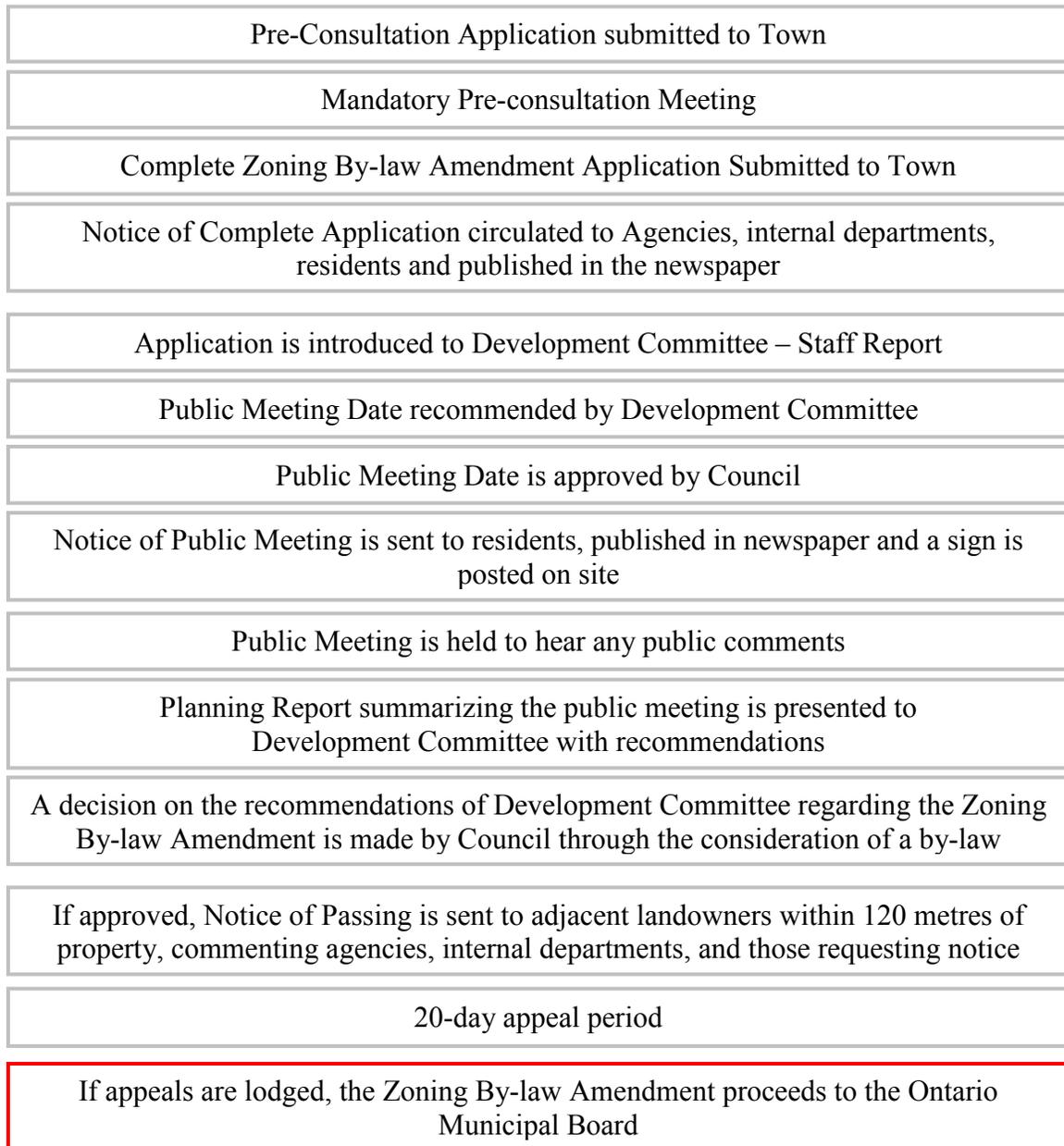
UNDERSTANDING GROWTH IN WASAGA BEACH

1. By providing a copy of the notice by mail, to every owner of land within 120 metres of the subject land **and** by posting a sign on the property advising of the public meeting;
OR
2. By publishing a notice in a newspaper that is of sufficiently general circulation in the area.

The Town of Wasaga Beach typically notifies the public using both methods of notification. If residents have an objection to a decision on a Zoning By-law Amendment, they have the option of appealing the decision to the Ontario Municipal Board, provided that they have been engaged in the planning process. A person may become engaged in the process by speaking in person at the public meeting or submitting a letter of concern/support to the Municipal Clerk prior to the Public Meeting. If a resident fails to do either, the Ontario Municipal Board may dismiss their appeal.

UNDERSTANDING GROWTH IN WASAGA BEACH

The following chart illustrates the approval process of a Zoning By-law Amendment. If Council fails to proceed with the approval process within a specific timeframe, the applicant may refer the matter to the Ontario Municipal Board:



[Link to Application Form](#)

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UNDERSTANDING GROWTH IN WASAGA BEACH

DEVELOPMENT APPLICATIONS

SUBDIVISION APPLICATIONS

A plan of subdivision is required to divide land into smaller parcels. Review of a proposed plan of subdivision addresses issues such as stormwater management, traffic control, density, land use compatibility, natural heritage protection, and provision of public infrastructure including roads, water and sanitary servicing, schools and parks. A plan of subdivision must conform to the Official Plan and comply with the Zoning By-law. However, in most cases, a proposed plan does not conform to these documents, and therefore may be accompanied by applications for an Official Plan Amendment and a Zoning By-law Amendment.

A public meeting provides an opportunity for Town residents to voice their concerns in regards to the application, provide comments, as well as ask relevant questions. Information regarding all applications is available for viewing at the Municipal Building, during regular Office Hours, Monday through Friday, 8:30am – 4:30pm. A Public Meeting for a Plan of Subdivision application may be combined with public meetings for other related development applications, such as an Official Plan Amendment and a Zoning By-law Amendment, if deemed appropriate.

The Ontario Planning Act requires that the Town provide notice of a public meeting for a Plan of Subdivision in one of two ways:

1. By providing a copy of the notice by mail, to every owner of land within 120 metres of the subject land **and** by posting a sign on the property advising of the public meeting;
OR
2. By publishing a notice in a newspaper that is of sufficiently general circulation in the area.

The Town of Wasaga Beach typically notifies the public using both methods of notification. If residents have an objection to a decision of a Plan of Subdivision, they have the option of appealing the decision to the Ontario Municipal Board, provided that they have been engaged in the planning process. A person may become engaged in the process by speaking in person at the public meeting or submitting a letter of concern/support to the Municipal Clerk or the County Clerk prior to the Public Meeting. If a resident

UNDERSTANDING GROWTH IN WASAGA BEACH

fails to do either, the Ontario Municipal Board may dismiss their appeal. The County of Simcoe is the approval authority for Plans of Subdivision in Wasaga Beach; therefore any appeals should be directed to the County Clerk.

CONDOMINIUM APPLICATIONS

A Condominium is a form of property ownership in which ownership of a 'condominium unit', such as an apartment dwelling in a high-rise building, is held by an individual together with a share of the rest of the property which is common to all owners (i.e. a clubhouse, parking, or landscaped area). A plan of condominium is required to create separate ownership interests over parts of a property. The process is much the same as a plan of subdivision. There are a number of different types of plans of condominium, including; standard, common elements, phased and vacant land condominiums. Condominiums are often used for multi-unit residential development, i.e. townhouses, apartment buildings, but may also include commercial and industrial lands, or vacant lands.

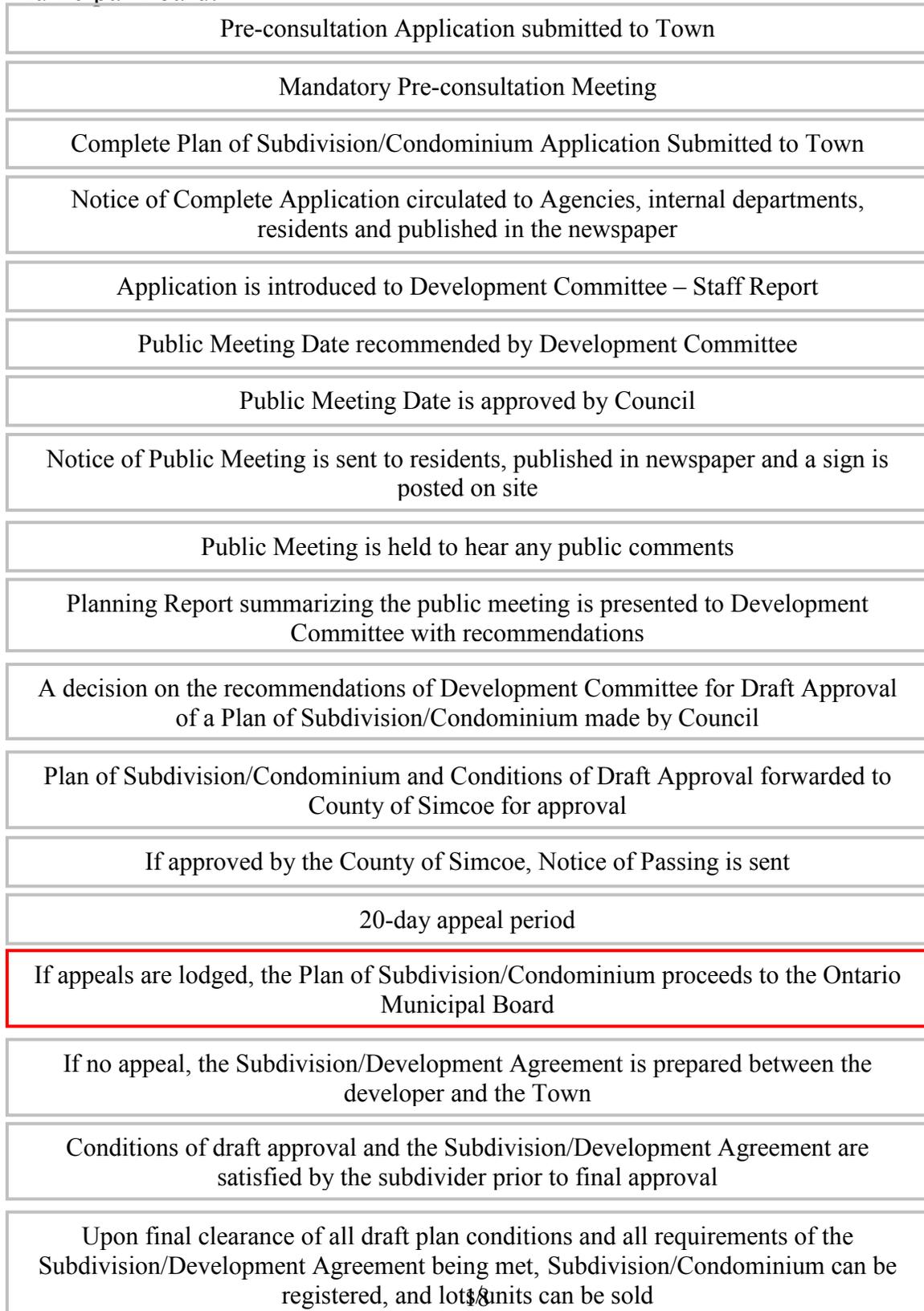
A Condominium application may be exempt from some aspects of the approval process if the applicant can demonstrate that all matters relating to subdivision approval from the Planning Act have been addressed and the public has had an opportunity to comment on the proposal. Typically, an exemption for a condominium application is granted by the County of Simcoe if the project has obtained site plan approval and the building is under construction.

Vacant land condominiums may not be exempted from condominium approval and are subject to a public meeting under the Planning Act. For the other types of Condominium applications, a public meeting is not required. A condominium typically follows the same process as a plan of subdivision, with minor variations. The following chart shows the basic process for a plan of subdivision or condominium, however most plan of condominium applications are exempted from this approval process.

Link to Application Form **COMING SOON!**

UNDERSTANDING GROWTH IN WASAGA BEACH

The following chart briefly summarizes the Plan of Subdivision and Condominium Process. If Council fails to proceed with the approval process within a specific timeframe, the applicant may refer the matter to the Ontario Municipal Board:



UNDERSTANDING GROWTH IN WASAGA BEACH

SITE PLAN CONTROL

Site Plan Control is the process through which the Town guides and approves the design and layout of buildings and developments. It is typically required for all commercial and industrial properties and some residential and institutional properties.

Site Plan Control ensures the developer includes basic design elements in the development proposal on their property, including but not limited to the building location with appropriate setbacks, landscaping, appropriate servicing, adequate parking, signage, grading and drainage, emergency vehicles routes, accessibility features for persons with disabilities, exterior cladding material, loading areas, and applicable urban design guidelines and engineering standards.

The Site Plan Control process is not a public process, in that no form of public meeting or notice is required to be provided under the Planning Act. The Planning Act anticipates that a proposed development on a property will already have been subject to a public process to reach the stage where a site plan control application is required. Site Plan Control applications can only be appealed to the Ontario Municipal Board by the owner of the ‘site plan’ property – no method of appeal available for the general public.

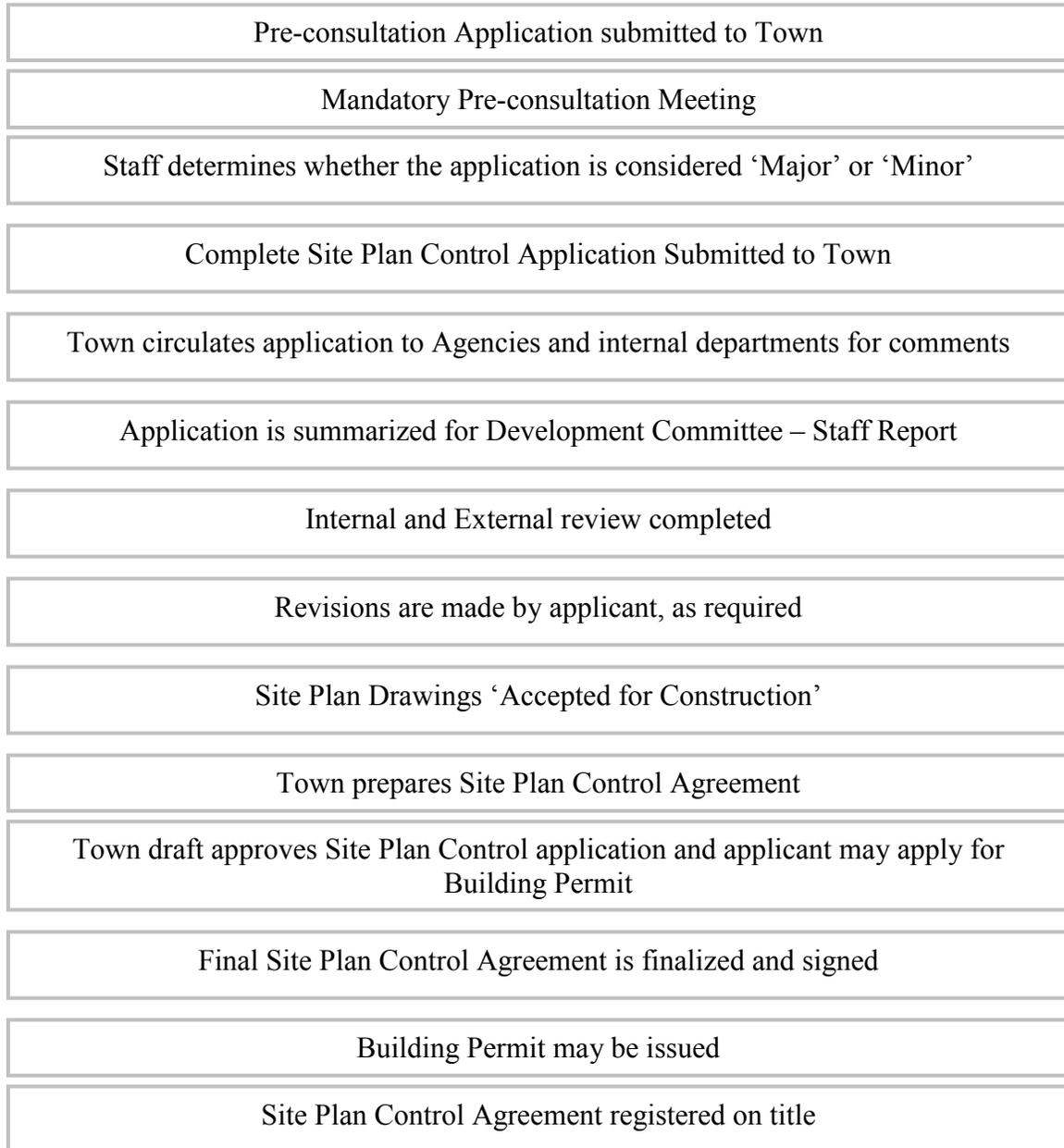
The Town differentiates between ‘Major’ and ‘Minor’ site plan applications, depending on a number of factors. A minor application is streamlined to process the application as quickly as possible. The factors determining whether an application is minor include the following:

- a) the scale of the development;
- b) are there sufficient existing municipal services on-site, adjacent or nearby;
- c) will the development have a minor impact on the environment, infrastructure, or nearby uses;
- d) if an existing building, whether the expansion is considered minor;
- e) whether a permit from the Conservation Authority is required;
- f) will the development create minimal additional traffic, noise, or drainage impacts; and,
- g) whether it proposes a change in use only.

Link to Application Form **COMING SOON!**

UNDERSTANDING GROWTH IN WASAGA BEACH

The Site Plan Control process is outlined below.



UNDERSTANDING GROWTH IN WASAGA BEACH

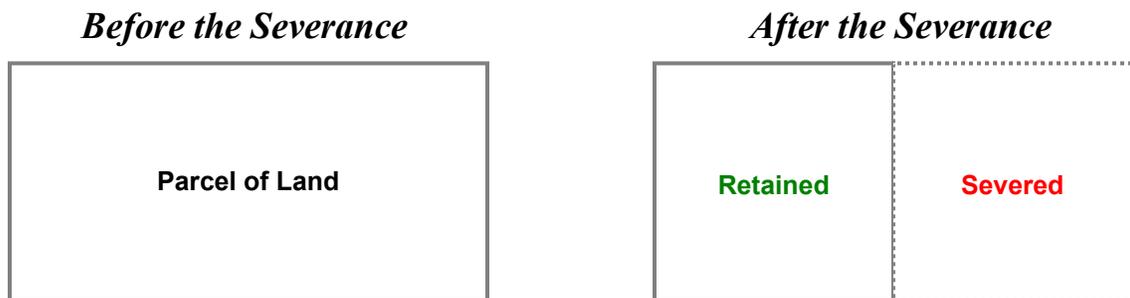
CONSENT APPLICATIONS

A Consent (Land Severance) is required if you want to sell, mortgage, charge for, or enter into any agreement (of at least 21 years) for a portion of your land. Through a Consent application, a property owner may create a lot, adjust a lot line, or create an easement. The Town's Committee of Adjustment makes decisions on applications for Consent: either to approve, approve with conditions, deny or defer a decision. The Consent process is intended, in part, for dividing land at a small scale. The subdivision of larger parcels into a number of separate parcels should be completed through a plan of subdivision, at the discretion of Town staff.

A separate Consent application will be required for each proposed lot. As part of the application process, a survey of the property will be required.

A Consent must be compatible with the overall future planning goals and policies of the Town. When reviewing a Consent application, consideration is given to:

- a) conformity with the Provincial Policy Statement and other provincial policy documents;
- b) conformity with the County of Simcoe Official Plan;
- c) conformity with the Town's Official Plan and adjacent land uses;
- d) compliance with local Zoning By-laws;
- e) the suitability of the land for the proposed purpose including size and shape of the proposed lot;
- f) the adequacy of vehicular access, water supply, sewage disposal;
- g) the need to ensure protection from potential flooding;
- h) the character of the surrounding neighbourhood; and,
- i) heritage conservation.



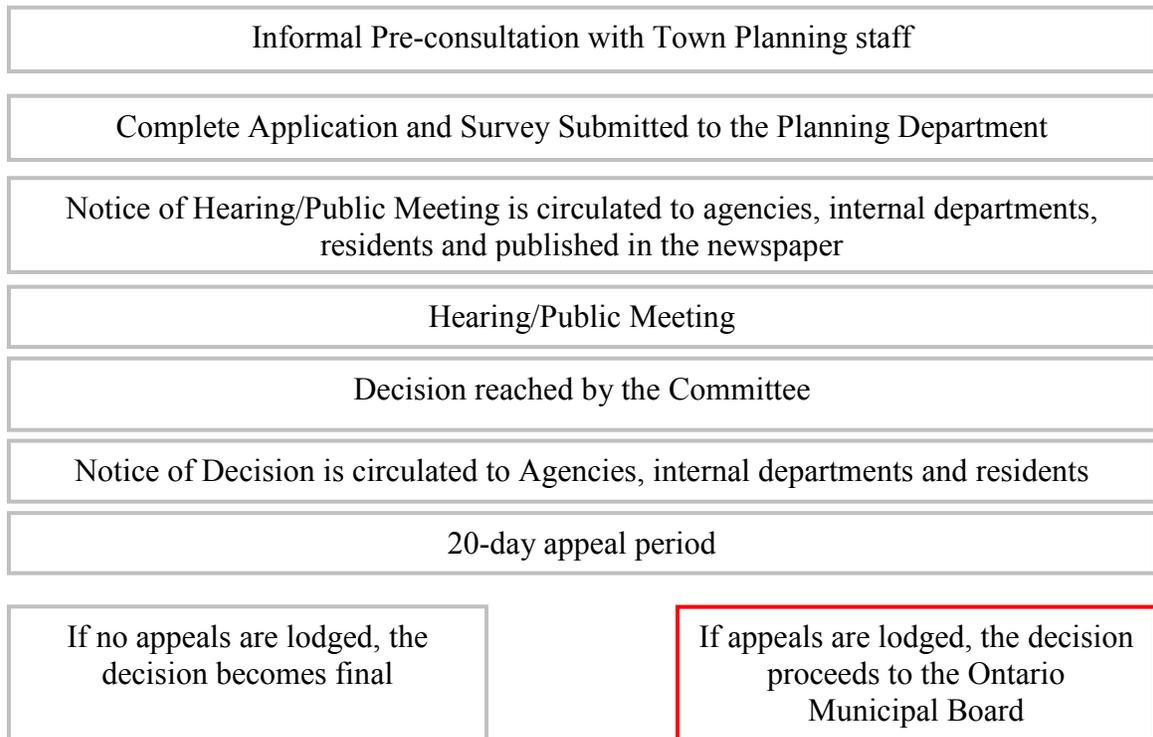
UNDERSTANDING GROWTH IN WASAGA BEACH

The above diagrams illustrate a typical Consent application which divides one piece of property into two pieces, which are able to be sold as individual parcels of land. In most cases, the Committee of Adjustment may approve an application subject to certain conditions, all which must be fulfilled within one year. The Planning Act does not permit extensions to this one year time frame.

Please be aware that a Deeming By-law application may be required where the underlying lot fabric is contained within a registered plan of subdivision.

Link to Application Form **COMING SOON!**

The following illustrates the Consent and Minor Variance process:



MINOR VARIANCE APPLICATIONS

A Minor Variance is required if your building proposal does not conform to the Zoning by-law, but follows its general intent. The Minor Variance process is intended for minor exceptions to the Zoning By-law. This is in contrast with a Zoning By-law Amendment, which is intended for major exceptions to the Zoning by-law.

UNDERSTANDING GROWTH IN WASAGA BEACH

An example of when you would require a minor variance is if you wanted to build an extension on your house, which does not meet a specific zone provision, such as a required side yard setback in the zone in which your property is located.

When reviewing a Minor Variance application, the Committee of Adjustment and Town staff considers the following criteria:

- a) whether the variance is minor in nature;
- b) whether the variance is desirable for the appropriate development or use of the land, building, or structure;
- c) whether the general intent and purpose of the Official Plan is maintained; and,
- d) whether the general intent and purpose of the Zoning By-law is maintained.

The process for a Minor Variance application is found above under the Consent section, as each application generally follows a similar process.

Link to Application Form **COMING SOON!**

EXEMPTION FROM PART LOT CONTROL

Exemption from Part Lot Control is applied for when lands within a plan of subdivision can be further divided into individual parcels. This application is usually applied to semi-detached or townhome developments in order to establish property boundaries.

DEEMING BY-LAW APPLICATION

A Deeming By-Law Application is applied for when a landowner wishes to merge two or more neighbouring lots that were originally created by a plan of subdivision into one parcel of land. Through a By-law passed by Town Council, the multiple properties are ‘deemed’ not to be within a plan of subdivision for the purposes of selling each piece as an individual parcel of land. Therefore, all the parcels are merged into one parcel of land under one owner.

HOLDING (H) SYMBOL

A Holding (H) Symbol is a tool that the municipality may use to require certain conditions to be fulfilled prior to the zoning on the property coming

UNDERSTANDING GROWTH IN WASAGA BEACH

into effect. In order to remove the Holding Symbol from the zoning on a property, an application is required. The landowner must demonstrate that all the conditions have been satisfied, before Town Council can pass a by-law to remove the Holding (H) symbol. Examples of Holding symbol removal requirements may include but are not limited to the approval of a traffic impact study, a noise assessment, or the registration of a development agreement.

ACTIVE DEVELOPMENT MAP

The Active Development Map identifies properties that are subject to active and proposed development applications in the Town of Wasaga Beach. This map is updated regularly. Different colours highlight the types of applications received, and the stage at which they are at in the approval process. For more information on a particular development application, please contact Planning staff at (705) 429-3847 during regular business hours.

http://www.wasagabeach.com/WasagaBeach/docs/Business/Active%20Development%20Maps/activedevelopment_may_2009.pdf

UNDERSTANDING GROWTH IN WASAGA BEACH

TOWN DEVELOPMENT COMMITTEE

Town Council has delegated the review of development-related issues to the Development Committee. The Committee is comprised of the Mayor and four Council members. The Committee makes recommendations to Council on a broad range of develop-related topics, particularly on specific development applications. Meetings are held monthly, typically on the fourth Wednesday of each month, at 1:30pm in the Classroom at the Town Hall. Please check the Town's website for accurate scheduling of Development Committee meetings.

http://www.wasagabeach.com/town_hall.agendas.gk

Any member of the public may make delegations to the Development Committee on a develop-related matter. Please contact the Administrative Assistant for the Planning Department to enquire about making a delegation to the Development Committee at (705) 429-3847.

The following Committees report to the Development Committee:

HEALTHY COMMUNITY NETWORK

The Healthy Community Network acts as advisory link between Town Council and the citizens of Wasaga Beach regarding matters pertaining to healthy living, the environment and ecological systems. The Committee's vision is to position Wasaga Beach as a community where people live and contribute to a clean and sustainable environment, and value and strive for optimal health and an active lifestyle.

Some of the goals of the Committee are to enhance the Town's projected image and current trail network, and raise citizen awareness of a healthy environment and lifestyle. The Healthy Community Network is also developing an outline for strategic goals and objectives based on a "best practices" approach while considering the Town's Official Plan and projected development goals. The membership of the Healthy Community Network comprises of seven volunteers who are residents of Wasaga Beach and have a demonstrated knowledge base on healthy living, environmental and ecological matters. The Healthy Community Network website may be accessed using the following link:

<http://healthycommunitynetwork.dfiner.net/index.php?action=display&cat=1>

UNDERSTANDING GROWTH IN WASAGA BEACH

ACTIVE TRANSPORTATION COMMITTEE

The Active Transportation Committee is a sub-committee of the Healthy Community Network, and in turn reports to the Development Committee. Active Transportation is defined as the use of human-powered means of getting around, and includes walking, bicycling, and using public transportation. The objectives of the Active Transportation Committee are to provide Council with information related to active transportation, provide future recommendations, implementing the 10 recommendations in the Action Plan as per the Active Transportation Workshop and to undertake active transportation projects in addition to those identified in the Action Plan.

The membership of the Active Transportation Committee comprises of a Town Council member, Town staff, and representatives from the Healthy Community Network, the Ganaraska Hiking Club, the Environment Network, the Simcoe Muskoka District Health Unit, the Community Policing Advisory Committee and the Ministry of Natural Resources.

In March 2008 Meridian Planning Consultants were retained by the Town of Wasaga Beach to prepare an Active Transportation Plan. The purpose of the Plan is to provide a guiding document that will improve pedestrian, hiking and biking facilities and promote a vision of the future where residents and visitors can move about the community in a safe and convenient manner on a comprehensive pedestrian and cycling system. The following link provides further information on the Active Transportation Plan.

http://www.wasagabeach.com/studies.Active_Transportation_Plan.gk

ACCESSIBILITY ADVISORY COMMITTEE

The Town of Wasaga Beach has committed itself to the improvement of access to municipal facilities and has established an Accessibility Advisory Committee to advise Council and other Committees on matters pertaining to equal opportunity and access for all persons, regardless of needs, to participate as fully as possible, in all aspects of community life. The objective is to provide guidance and advice to Council as well as to act as a liaison with other agencies and individuals on physical, architectural, informational, communications, technological and attitudinal barriers to reduce and hopefully eliminate these barriers in our community. The Committee has prepared an Accessibility Plan which describes the actions taken by the Town to remove all barriers to full accessibility for those with disabilities, and also the plan for the future. The following link provides further information on the Accessibility Advisory Committee.

<http://www.wasagabeach.com/community.AAC.gk>

UNDERSTANDING GROWTH IN WASAGA BEACH

MUNICIPAL STUDIES

Municipal studies that may be of interest which can be found on the Town website include:

TOURISM STRATEGY FINAL REPORT

COMMERCIAL NEEDS STUDY (2008)

BACKGROUND REVIEW AND LANDSCAPE MODEL

BEACH AND DUNE CONSERVATION AND PROTECTION STUDY

DUNE OUTLIER STUDY

EASTERN HOG-NOSED SNAKE STUDY

SOUTH BANK STUDY

Please follow the link below to access these studies.

<http://www.wasagabeach.com/studies.index.gk>

UNDERSTANDING GROWTH IN WASAGA BEACH

[LINKS OF INTEREST AND OTHER INFORMATION](#)

[NOTTAWASAGA VALLEY CONSERVATION AUTHORITY \(NVCA\)](#)

Nottawasaga Valley Conservation Authority (NVCA) is a public agency dedicated to the preservation of the Nottawasaga Valley watershed. The Authority regulates development, interference with wetlands, and alterations to shorelines and watercourses through a permitting system. The NVCA also provides plan input and review of development applications concerning natural heritage issues within the Town. For more information, the NVCA website and contact information is attached:

Nottawasaga Valley Conservation Authority
John Hix Conservation Administration Centre
8195 8th Line
Utopia, Ontario
LOM 1T0

Phone: 705-424-1479
Fax: 705-424-2115

<http://www.nvca.on.ca>

In general, the role of Conservation Authorities is described in further detail in the attached presentation:

<http://www.mah.gov.on.ca/Asset661.aspx>

[ONTARIO PROFESSIONAL PLANNERS INSTITUTE \(OPPI\)](#)

The Ontario Professional Planners Institute (OPPI) **has released a paper entitled “Planning By Design: A Healthy Communities Handbook”, the purpose of which is to share and generate ideas on how communities can be planned and designed more sustainably for healthy, active living and to retain and attract residents, investors and visitors.**

<http://www.ontarioplanners.on.ca/content/Publications/innovativepolicypapers.aspx>

[SIMCOE MUSKOKA DISTRICT HEALTH UNIT](#)

The Simcoe Muskoka District Health Unit promotes and protects health and prevents disease and injury through the delivery of programs and services. The Health Unit works with planners to address many of the chronic diseases

UNDERSTANDING GROWTH IN WASAGA BEACH

that have recently emerged and/or increased in occurrence, including heart disease, diabetes, and obesity. Their website is located at the following address:

<http://www.simcoemuskokahealth.org>

The Health Unit has completed a literature review and report entitled “The Impact of the Built Environment on the Health of the Population”. Some of the suggestions to create healthier communities include:

- promoting alternative modes of transportation
- having efficient public transportation systems
- preserving natural surroundings and wildlife
- providing easy access to medical, social and health care services
- having social gathering areas and greenspaces easily accessible by foot, bicycle, wheelchair or buggy

The report can be found at the following address:

http://www.simcoemuskokahealth.org/Libraries/HU_Library/BHC_LitReview.sflb.ashx

ENVIRONMENTAL COMMISSIONER OF ANNUAL REPORT

The Environmental Commissioner of Ontario -2008/2009 Annual Report – Building Resilience is an annual report submitted by the Environmental Commissioner who reviews and reports on the government’s compliance with the Environmental Bill of Rights. The Environmental Commissioner of Ontario reviews how ministers exercised discretion and carried out their responsibilities during the year in relation to the Environmental Bill of Rights, and whether ministry staff complied with the procedural and technical requirements of the law. The actions and decisions of provincial ministers are monitored to see whether they are consistent with the Ministries’ Statements of Environmental Values.

http://www.ecoissues.ca/wiki//index.php?title=Building_Resilience

GUIDE AND INDEX TO LAND USE PLANNING PUBLICATIONS

The Ministry of Municipal Affairs and Housing has prepared a Guide and Index to Land Use Planning Publications that can help stakeholders and the

UNDERSTANDING GROWTH IN WASAGA BEACH

general public to better understand the Ontario's planning system. The index includes the following:

- a) Citizen's Guides to land use planning, which describe many of the topics referred to in this document in detail and in plain language;
- b) Provincial legislation and policy framework, such as the Planning Act, and the Greenbelt Plan;
- c) Description of different land use tools, including Zoning By-laws, Site Plan Control, the Development Permit System, and Community Improvement Plans;
- d) Municipal Economic Development information, including financial tools and incentives;
- e) Healthy Communities information;
- f) Accessibility for Persons with Disabilities information;
- g) Climate Change, Energy Efficiency, and Air Quality information; and,
- h) Affordable Housing information.

The Guide and Index can be found on the Town's website under the heading "INFORMATION ON PLANNING IN WASAGA BEACH".

The Ministry of Municipal Affairs and Housing website also contains resources on community planning resources:

<http://www.mah.gov.on.ca/Page4747.aspx>

ONTARIO MUNICIPAL BOARD (OMB)

The Ontario Municipal Board (OMB) is the independent adjudicative tribunal that hears appeals, resolves land use disputes under the *Planning Act*, and decides on a variety of contentious municipal matters. If residents have an objection to a decision of Town Council or the Committee of Adjustment, residents have the option of appealing the decision to the Ontario Municipal Board, provided that they have been engaged in the planning process. Please note that Ontario Municipal Board decisions are also made available for viewing online.

<http://www.omb.gov.on.ca/english/home.html>