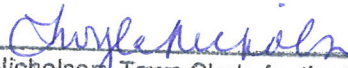


**AMENDMENT NO. 34 TO THE  
OFFICIAL PLAN OF THE  
TOWN OF WASAGA BEACH**

**ACCESSORY DWELLING UNITS  
IN RESIDENTIAL DWELLINGS**

CERTIFIED TO BE A TRUE AND VALID COPY  
13 DAY OF Nov, 2013.

  
Twyla Nicholson, Town Clerk, for the Corporation of  
The Town of Wasaga Beach, County of Simcoe

October 10, 2013

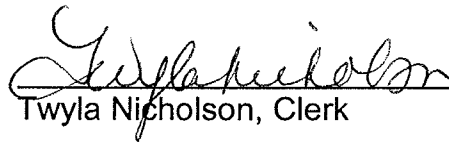
**AMENDMENT NO. 34 TO THE  
OFFICIAL PLAN OF THE  
TOWN OF WASAGA BEACH**

The attached explanatory text constituting Amendment Number 34 to the Official Plan of the Town of Wasaga Beach, was prepared and adopted by the Council of the Corporation of the Town of Wasaga Beach, by By-Law Number 2013-93 in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, as amended.



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Cal Patterson, Mayor



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Twyla Nicholson, Clerk

THE CORPORATION OF THE  
TOWN OF WASAGA BEACH

BY-LAW NUMBER 2013-93

A BY-LAW TO ADOPT OFFICIAL PLAN AMENDMENT NO. 34  
TO THE OFFICIAL PLAN OF THE TOWN OF WASAGA BEACH

WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c.P.13., as amended provides that Council may amend its Official Plan;

AND WHEREAS the policies of the Official Plan of the Town of Wasaga Beach are approved and in force and effect at this time;

AND WHEREAS Council has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Town of Wasaga Beach, County of Simcoe;

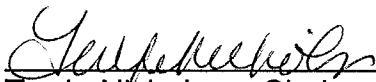
AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach deems it necessary and desirable to adopt an amendment to the Official Plan of the Town of Wasaga Beach;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT the attached explanatory text and policies which constitute Amendment No. 34 to the Official Plan of the Town of Wasaga Beach are hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of the aforementioned Amendment No. 34 to the Official Plan of the Town of Wasaga Beach.
3. THAT this By-Law shall come into force and take effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13. as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF NOVEMBER, 2013.

  
\_\_\_\_\_  
Cal Patterson, Mayor

  
\_\_\_\_\_  
Twyla Nicholson, Clerk

CERTIFICATION

Certified that the above is a true copy of By-Law No. 2013-93 as enacted and passed by the Council of The Corporation of the Town of Wasaga Beach on the 12<sup>th</sup> day of November, 2013.

## THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Town of Wasaga Beach consists of three parts.

PART A – The Preamble – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – The Amendment – consisting of the following text constitutes Amendment No. 34 to the Official Plan of the Town of Wasaga Beach.

PART C – The Appendices – consists of the background data and planning considerations associated with this Amendment. This section does not constitute part of the actual Amendment.

## **PART A – PREAMBLE**

### **1.0 Purpose**

The purpose of this Amendment is to permit an accessory dwelling unit in a residential dwelling in conformity with Provincial planning legislation.

### **2.0 Location**

The policies contained within this Amendment apply generally across the Town and specifically to the Residential land use designation.

### **3.0 Basis**

The Provincial government has legislated that municipalities implement Official Plan and Zoning By-Law provisions to allow second units, or accessory dwelling units, in residential dwellings and to bring their planning documents into conformity with the new legislation. This legislation is called the Strong Communities through Affordable Housing Act, and was acclaimed in 2011, and amended the Housing Services Act 2010, the Residential Tenancies Act 2006, and the Planning Act. In addition to provincial policy, the Town of Wasaga Beach Housing Strategy acknowledges the planned continued growth in population and the particular need for housing diversification within the Town.

The policy changes in this Amendment are consistent with the Provincial Policy Statement, conform to the County of Simcoe Official Plan, and are desirable additions to the Official Plan of the Town of Wasaga Beach.

## **PART B – THE AMENDMENT**

### **1.0 Introduction**

All of this part of the document entitled Part B – The Amendment consisting of the following text constitutes Amendment Number 34 to the Official Plan of the Town of Wasaga Beach.

### **2.0 Details of the Amendment**

The Official Plan is amended as follows:

2.1 Section 5.1 of the Residential policies is hereby amended as follows:

- a) Existing Sections 5.1.7 and 5.1.8 are renumbered as Sections 5.1.8 and 5.1.9, respectively;
- b) A new Section 5.1.7 is added in proper sequence, as follows:

“5.1.7 To support housing affordability and create rental housing opportunities by permitting accessory dwelling units within residential dwellings, where appropriate;”

2.2 Section 5.2 of the Residential policies is hereby amended as follows:

- a) Existing Sections 5.2.1.3 and 5.2.1.4 are renumbered as Sections 5.2.1.4 and 5.2.1.5, respectively;
- b) A new Section 5.2.1.3 is added in proper sequence, as follows:

“5.2.1.3 In order to support housing affordability and provide for a wider range of housing options for residents of Wasaga Beach, an accessory dwelling unit is permitted in residential areas within a single-detached, a link, a semi-detached, and a townhouse dwelling unit. In order to maintain the character of the main residential use, any exterior alterations or additions shall not significantly change the appearance of the main residential dwelling and shall have regard for any applicable urban design guidelines.

The Zoning By-law will set out the limitations for permitted locations, servicing requirements, and development standards for accessory dwelling units. The Town may establish a registration or licensing program to regulate and/or administrate attached accessory dwelling units.

For the purpose of interpretation and clarification, the following shall apply:

- a) When determining the density of a proposed development application or existing residential area, accessory dwelling units shall not be included in the density calculation to determine conformity with the maximum density constraints of Section 5, Residential, of this Plan; and
- b) This policy shall also apply to the Residential land use designations in Section 21, The Sunnidale Trails Secondary Plan Area, of this Plan.”

**3.0            Implementation**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

**4.0            Interpretation**

The provisions of the Official Plan of the Town of Wasaga Beach, as amended from time to time, shall apply to this Amendment.

