Official Plan Review

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

Project Team

Town Staff:  Nathan Wukasch, Planner
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            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

Public Meeting
June 27, 2017
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
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*
Public Meeting
June 27, 2017

Greater Golden Horseshoe (GGH)

★ Wasaga Beach
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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*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

Emerging Themes

- Linkages to Destinations and between Neighbourhoods
- Beach / Waterfront, Tourism and Promotion
- Downtown Development Master Plan – Community Hub
- 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?

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