

AMENDMENT NO. __ TO THE

OFFICIAL PLAN OF THE

TOWN OF WASAGA BEACH

DRAFT

Prepared: November 2017

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The attached explanatory text and Schedule "A" constituting Amendment No. __ of 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 2017- in accordance with the provisions of Section 17, 21 and 22 of the Planning Act., R.S.O. 1990, as amended.

MAYOR

CLERK

THE CORPORATION OF THE
TOWN OF WASAGA BEACH

BY-LAW NO. 2017-

A BY-LAW TO ADOPT AMENDMENT TO THE
TOWN OF WASAGA BEACH OFFICIAL PLAN

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 the 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, policies and schedules constitute Amendment No. __ to the Official Plan of the Town of Wasaga Beach is 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. __ to the Official Plan of the Town of Wasaga Beach.
3. THAT this By-law shall come into force and take effect on the date of its final passing, subject to the approval of the County of Simcoe.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2017.

Mayor

Clerk

CERTIFICATION

Certified that the above is a true copy of By-law No. _____ as enacted and passed by Council of the Council of The Corporation of the Town of Wasaga Beach on the _____ day of _____, 2017.

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AMENDMENT NO. ____

TO THE CORPORATION OF THE
TOWN OF WASAGA BEACH OFFICAL PLAN

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AMENDMENT NO. ____ TO THE TOWN OF WASAGA BEACH
OFFICIAL PLAN

THE CONSTITUTIONAL STATEMENT

PART A – The Preamble does not constitute a part of this Amendment.

PART B – The Amendment consisting of the following text and Schedule A constitutes Amendment No. ____ to the Corporation of the Town of Wasaga Beach Official Plan.

PART C – The Appendices attached hereto do not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

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PART A – THE PREAMBLE

PURPOSE

The purpose and effect of the Official Plan Amendment is to permit the development of 63 (total) single detached residential subdivision on a portion of the subject lands. The effect of this amendment would be to re-designation two portions of the subject lands from the Open Space designation to the Residential designation. The Amendment would permit the single detached development on a portion of the overall large land holding. All other designations will remain the same onsite.

LOCATION

The subject property is located north of Klondike Park Road in the Town of Wasaga Beach. The site is the location of the Marlwood Golf and Country Club at 31 Marlwood Avenue. The proposal comprises two phases of development best described as the north and the south parcel. The applications and this report apply to the entire development site. The development can be described as follows, a smaller area on Golf Course Road between existing residential units on Marlwood Avenue and Briton Court (Phase 1: North Parcel); and a larger area along the southwest portion of the golf course just north of Klondike Park Road and south of the existing club house (Phase 2: South Parcel).

The site is legally known as Lot 26, Concession 7 in the Town of Wasaga Beach, County of Simcoe. The entire subject property is 55 hectares in lot area. The site is irregularly shaped with two frontages on Golf Course Road of 215 metres and 345 metres, north and south of the residential lots on Master's Lane, and has an approximate depth of 580 m. The property is the location of an existing golf course and an associated clubhouse with access via Marlwood Crescent. In addition to being a golf course, portions of the subject property are wooded and provincially identified wetlands are within/near the development. Marl Lake, part of which is an extension of the Jack Lake Provincially Significant Wetland Complex, runs along the eastern border of the golf course. The site can be described as a typical golf course with gently rolling terrain consisting of greens, sand pits and wooded areas.

TPC Marlwood Inc. is proposing a residential subdivision on a portion of the golf course that runs along Golf Course Road. The development would proceed in two areas and consisting of a 9 lot single detached subdivision and a 54 lot single detached subdivision.

BASIS

The intent of the Corporation of the Town of Wasaga Beach Official Plan is to guide planning decisions within the Municipality by providing policies to help direct economic, environmental, and community building decisions that affect land use. The Official Plan and Zoning By-law applications would permit the establishment of single detached residential subdivision that is proposed on two portions of the land holding and consisting of 9 lots and 54 lots.

The property is currently designated Tourist Accommodation, Open Space and Natural Heritage within the Corporation of the Town of Wasaga Beach Official Plan and zoned Open Space (OS), Environmental Protection (EP) and Accommodation Commercial Exception (CA-1) zone within the 2003-60, as amended.

An Official Plan Amendment is required in order to re-designate two portions of the land holding from the Open Space designation to the Residential designation in order to permit a residential subdivision.

The proposed subdivision would consist of two distinct areas on the land holding. These areas would be considered the North area and include 9 single detached lots, and the South area and including 54 single detached lots. The existing golf course would be re-configured in order to permit the establishment of the residential uses with the continuation of the golf course.

The Provincial Policy Statement principles encourage development that utilizes existing infrastructure efficiently and cost effectively. The development is cost efficient through the use of existing infrastructure.

The development is an appropriate land use for the area and would be provide additional single detached units within an area that consists of primarily single detached units.

The following documents were provided by the Proponent in support of the application and are provided as an appendix to the Amendment:

1. Planning Justification Report
2. Draft Plan
3. Environmental Impact Study
4. Grading and Drainage Plan
5. Functional Servicing and Stormwater Management Report
6. Traffic Impact Study
7. Geotechnical Investigation
8. Golf Course Safety Report
9. Archeological Assessment (to be finalized and submitted)

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 No. __ to the Town of Wasaga Beach Official Plan.

2.0 DETAILS OF THE AMENDMENT

The Official Plan of the Town of Wasaga Beach is amended by follows:

2.1 Schedules A-6 and A-7 – Land Use Plan of the Official Plan of the Town of Wasaga Beach is hereby amended by designating a portion of the subject lands from Open Space to Residential.

3.0 IMPLEMENTATION AND INTERPRETATION

The changes to the Official Plan described in this Amendment shall be implemented in accordance with the implementation policy of the Town of Wasaga Beach Official Plan as contained in Section 6 thereof.

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PART C – THE APPENDICES

The following Appendices do not constitute part of Amendment No. ___ but are included as information supporting the Amendment.

Appendix A Planning Justification Report
Appendix B Public Meeting Minutes
Appendix C Schedule A

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