AMENDMENT NO. __ TO THE

OFFICIAL PLAN OF THE

TOWN OF WASAGA BEACH

Bremont Homes
66 – 90 River Road East

Prepared: June 2017

AMENDMENT NO. __ TO THE

OFFICIAL PLAN OF THE

TOWN OF WASAGA BEACH

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 AN 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 Schedule "A" 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.

_____

Brian Smith, Mayor

_____

Holly Bryce, 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.

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" and 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.

PART A – THE PREAMBLE

PURPOSE

The purpose of the Official Plan Amendment is to re-designate the subject lands from "Tourism Accommodation" designation to "Residential" designation. The Amendment intends to re-designate the lands to permit residential development in the form of a 4-storey condominium apartment building with outdoor amenity areas (including roof top), docks (seasonal) and at-grade and underground parking.

LOCATION

The lands affected by this Amendment are known as 66 – 90 River Road East, legally described as Parts 1, 2, 3, 4 and 5, Plan 648 in the Town of Wasaga Beach. The lands subject to this Application have an area of 0.6447 hectares (1.59 acres) 106 metres (348 feet) of frontage on River Road East. The lands also front onto the abutting 20metre (66 foot) unopened road allowance (Beck Street) to the south.

BASIS

The purpose of this Official Plan Amendment is to facilitate a residential development on the subject lands in the form of a 4-storey condominium apartment building. The condominium building will feature rear and roof top amenity areas, boat docks which will be available on seasonal basis, and at-grade and below ground parking. The Amendment would also have the effect of allowing the residential development to have a density of approximately 78 units/hectare, which is 4 units/hectare higher than currently contemplated by the Official Plan.

The proposed Applications will permit the subject lands to develop in an efficient and compact form while contributing to the availability of housing options in the Town as desired by Provincial, County and local planning policy.

The subject lands are ideally positioned for the proposed 50-unit condominium apartment building development. The lands are located inside the “built-up area” of the Town, within the downtown boundaries, and are located in close proximity to commercial and open space amenities, as well as to services such as transit. The location relative to arterial roads, access to public transit, commercial, and open space is ideal for high density residential development. The proposed applications will assist the Town toward achieving its residential forecasts.

The development conforms to and is consistent with the goals and objectives of the implementing upper and lower tier planning policies including the Growth Plan, Provincial Policy Statement, the County of Simcoe and Town of Wasaga Beach Official Plans and represents good planning.

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 as follows:

2.1 That Section 7.4 Exceptions of the Official Plan is hereby further amended by the addition of the following sections:

"7.4.7 66 – 90 River Road East

The lands located at 66 – 90 River Road East, being Parts 1, 2, 3, 4, and 5, Plan 648, Town of Wasaga Beach, and shown on Schedule A-7 shall be subject to the following policy:

7.4.7.1 Notwithstanding the provisions of the Residential designation of the Official Plan, a maximum density of 78 units/hectare is permitted for lands municipally know as 66 – 90 River Road East."

2.2 Schedule A-7 to the Official Plan, as amended is hereby further amended by re-designating the lands known as Lots 1, 2, 3, 4, and 5, Plan 648, municipally known as 66 – 90 River Road East in the Town of Wasaga Beach, from "Tourism Accommodation" to "Residential" as shown on Schedule "A" attached hereto and forming part of this Amendment.

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.

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 – Innovative Planning Solutions 2017.

OFFICIAL PLAN AMENDMENT SCHEDULE 'A'

PARTS 1, 2, 3, 4 AND 5
PLAN 648
MUNICIPALLY KNOWN AS
66-90 RIVER ROAD EAST
IN THE
TOWN OF WASAGA BEACH
COUNTY OF SIMCOE
2017

0 m 75 m

SUBJECT LANDS
0.64 ha (1.59 ac)

LANDS TO BE REDESIGNATED FROM 'TOURISM ACCOMODATION' TO 'RESIDENTIAL'
0.64 ha (1.59 ac)

THIS IS SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. ___

ADOPTED THIS _____ DAY OF _____, 2017.

OFFICIAL PLAN AMENDMENT SCHEDULE 'A'
TOWN OF WASAGA BEACH

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FILE: 16-660 - OPA.dwg	DATE: JUNE 28, 2017
FILE: 16-660 - RIVER ROAD	DRAWN BY: V.L