

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.**

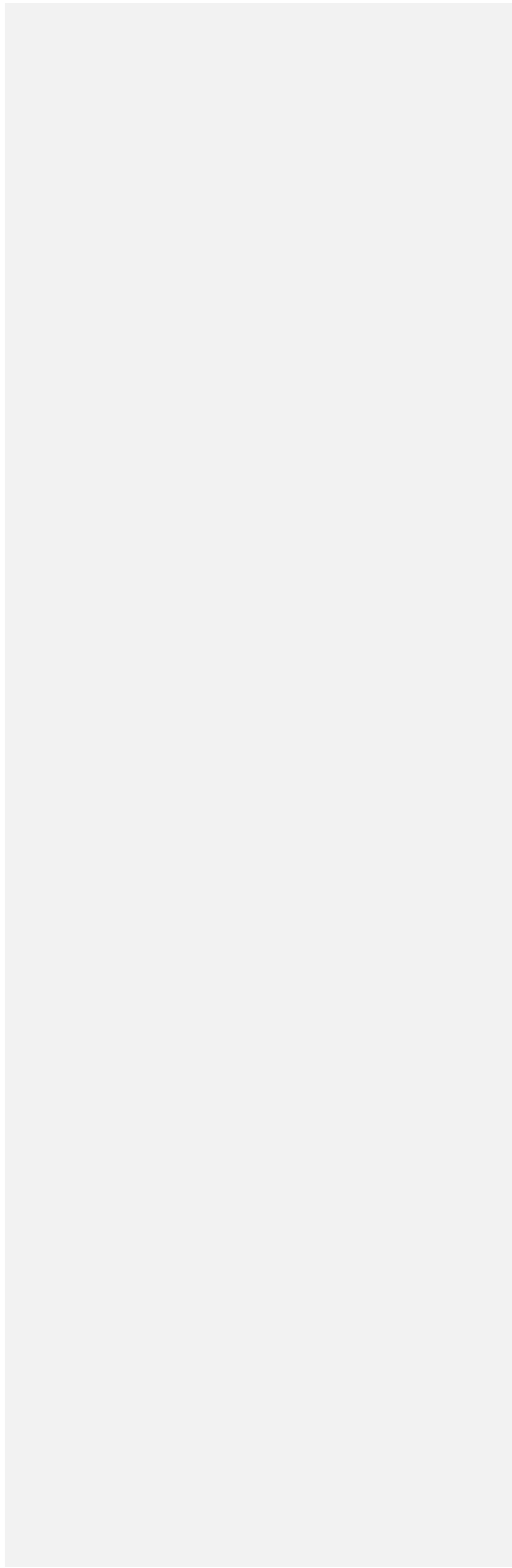
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
____ DAY OF _____, 2017.

Brian Smith, Mayor

Andrea Fay, 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 Commercial” designation to “Residential” designation, and to recognize the development as high density. The Amendment intends to re-designate the lands to permit residential development in the form of a 14-unit townhouse condominium development with a private driveway.

LOCATION

The lands affected by this Amendment are known as 760 Mosley Street/3 Dunkerron Avenue, legally described as Lots 37, 38 and 49, and Part of Lot 48, RP No. 674 in the Town of Wasaga Beach. The lands subject to this Application have an area of 0.27 hectares (0.67 acres), with frontages of 88 metres (289 feet) on 18th Street, 20 metres (66 feet) on Mosley Street and 30.5 metres (100 feet) on Dunkerron Avenue.

BASIS

The purpose of this Official Plan Amendment is to facilitate a residential development on the subject lands in the form of a 14-unit common element condominium townhouse development.

The development consists of two buildings of 7 townhouse units each, totaling 14 units. The development is proposed to be a common element condominium project. The common element portion of the project is the vehicular access to the individual units, which is via a 6 metre (20 foot) private road connecting Mosley Street to Dunkerron Avenue. The units will face onto 18th Street and connect to the boulevard

via sidewalks from the units. The townhouse facades will be setback approximately 3 metres (10 feet) from the front lot line, with each front yard landscaped with a deciduous tree and evergreen shrubs (a landscaping plan has been submitted under separate cover) to provide an enhanced and complimentary street view of the property. The height of the buildings will be in the order of 10.5 metres (34.4 feet) to offer an appropriate human scale relationship to the street and pedestrians. The design of the units place the driveways and garages at the rear of the units.

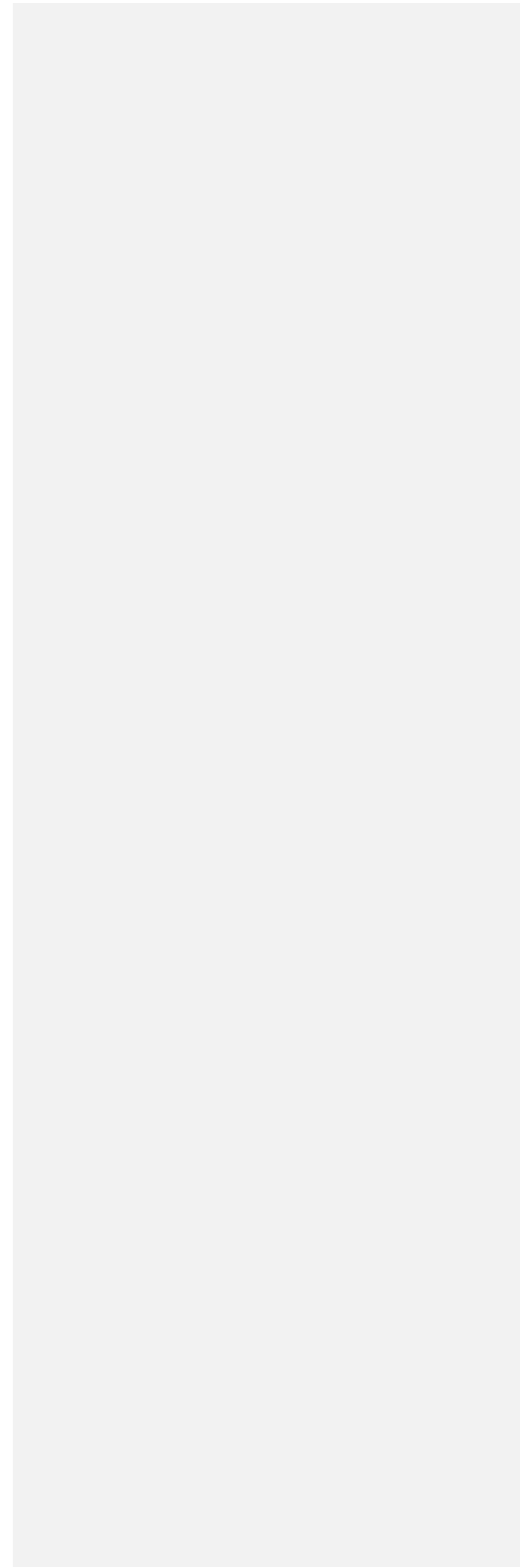
The subject lands provide a unique intensification opportunity for the Town, situated as they are bounded by collector roads on three sides, with transit service on both 18th and Mosley Streets, and in close proximity to commercial/service facilities and amenities. The development will add to the diversity of the local housing market, providing a needed housing form and tenure within Mosley Village that will add to the resident population base, which in turn will contribute to the vibrancy of this area.

Full municipal services will be provided to the development as sewer and water infrastructure are available along both 18th Street and Dunkerron Streets.

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 being inside the “built-up area” of the Town, and located in close proximity to commercial and open space amenities, as well as to services such as transit. 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:

“7.4.7 760 Mosley Street/3 Dunkerron Avenue

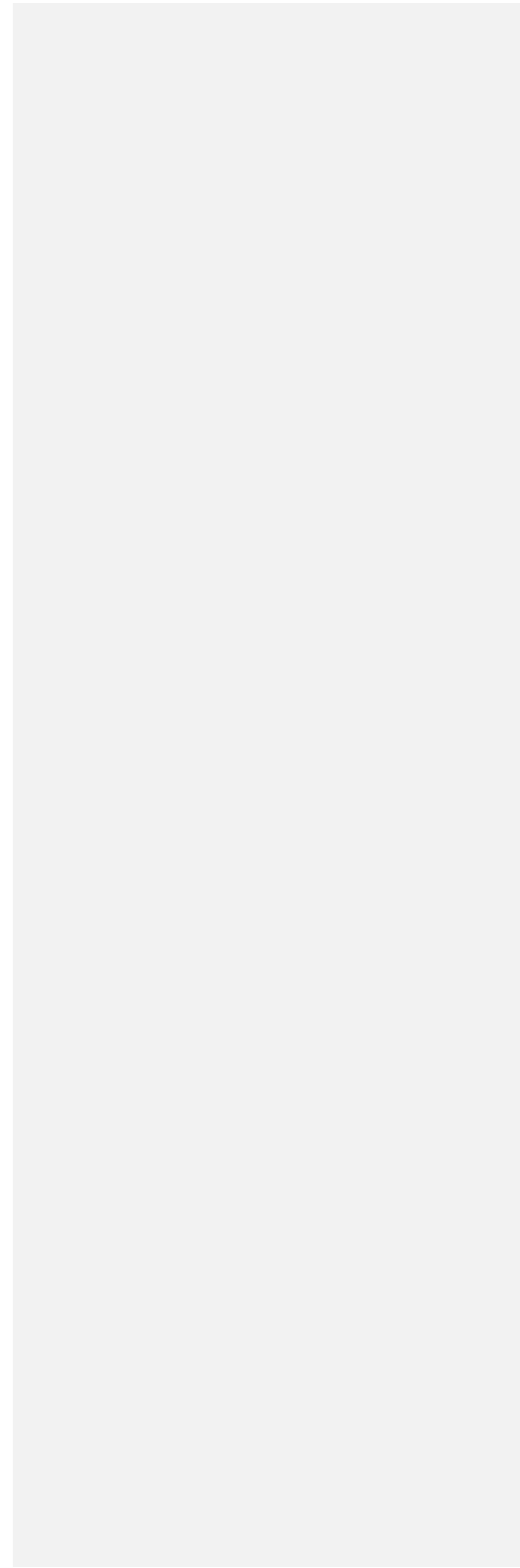
The lands located at 760 Mosley Street and 3 Dunkerron Avenue, Lots 37, 38 and 49 and part of Lot 48, RP No. 674, Town of Wasaga Beach, and shown on Schedule A-3 shall be subject to the following policy:

7.4.7.1 Notwithstanding the provisions of the Residential designation of the Official Plan, a maximum density of 53 units/hectare is permitted for lands municipally know as 760 Mosley Street and 3 Dunkerron Avenue.”

2.2 Schedule A-3 to the Official Plan, as amended is hereby further amended by re-designating the lands known as 760 Mosley Street and 3 Dunkerron Avenue, Lots 37, 38 and 49 and part of Lot 48, RP No. 674, Town of Wasaga Beach, from “Tourism Commercial” 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.

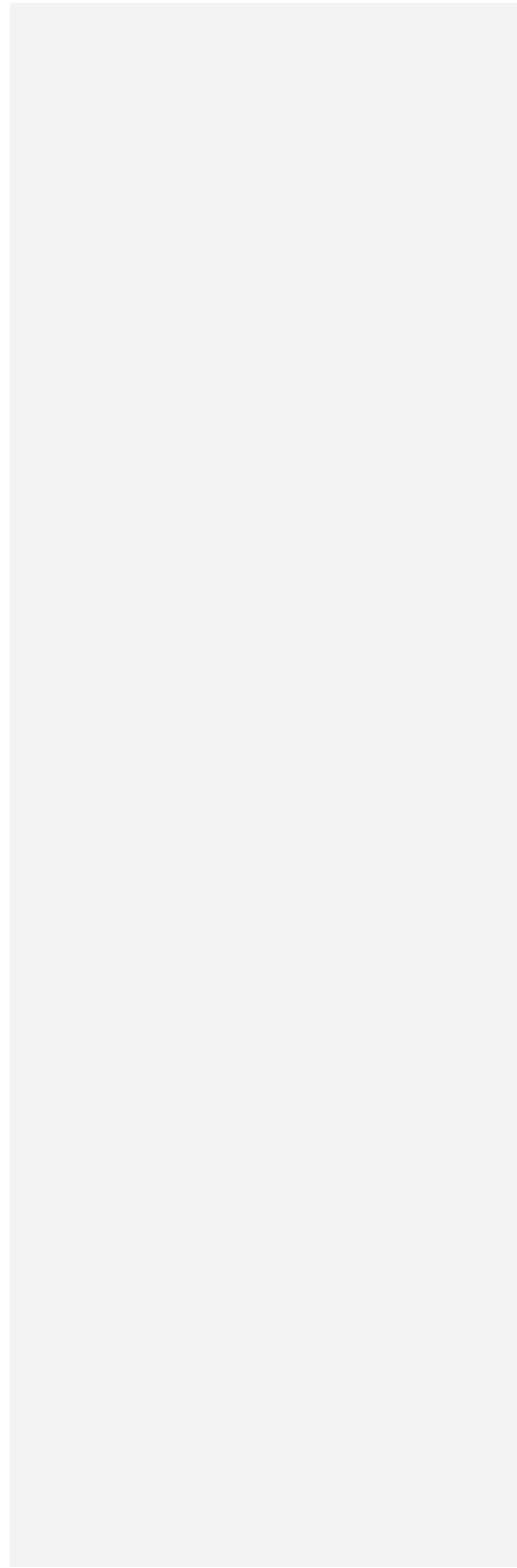


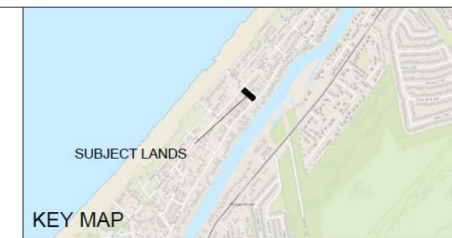
PART C – THE APPENDICES

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 September 2017.





**OFFICIAL PLAN AMENDMENT
SCHEDULE 'A'**
 LOTS 37, 38, 48 & 49, REGISTERED
 PLAN 674
 MUNICIPALLY KNOWN AS
 760 MOSLEY STREET &
 3 DUNKERRON AVENUE
 IN THE
 TOWN OF WASAGA BEACH
 COUNTY OF SIMCOE
 2017



-  SUBJECT LANDS
0.27 ha (0.67 ac)
-  LANDS TO BE REDESIGNATED FROM
'TOURISM COMMERCIAL' TO
'RESIDENTIAL'
0.27 ha (0.67 ac)



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

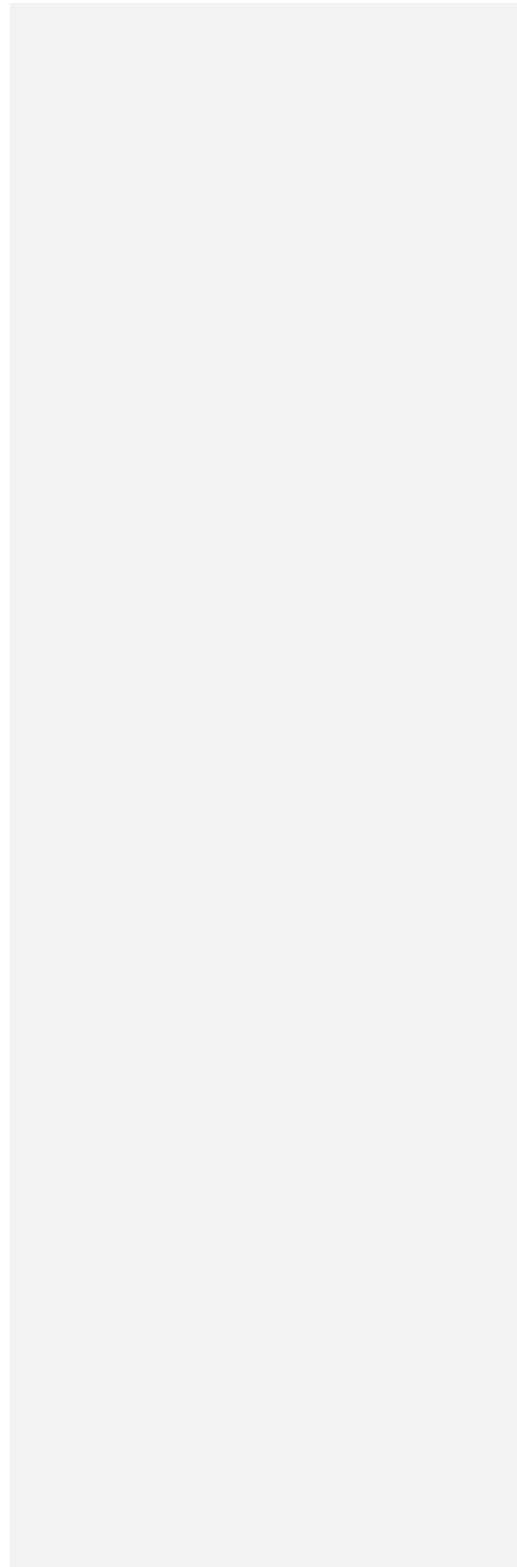
ADOPTED THIS _____ DAY OF _____, 2017.

OFFICIAL PLAN AMENDMENT SCHEDULE 'A'
TOWN OF WASAGA BEACH

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 Dunlop Street East, Suite 201, Scarboro, ON M1M 1B1
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FILE: 17-670 - OPA.dwg	DATE: JULY 20, 2017
FILE: 17-670 760 MOSLEY	DRAWN BY: V.L

APPENDIX 3: ZONING BY-LAW AMENDMENT & SCHEDULES



**THE CORPORATION OF THE
TOWN OF WASAGA BEACH**

BY-LAW NO. 2017 -

**A BY-LAW TO AMEND TOWN OF WASAGA BEACH
COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED**

(ADA Custom Homes)

WHEREAS pursuant to Section 34 and 36 of the *Planning Act*, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Wasaga Beach has passed a comprehensive Zoning By-Law No. 2003-60 for the Town of Wasaga Beach;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to lands known municipally as 760 Mosley Street and 3 Dunkerron Avenue, Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, permits Council to pass a Zoning By-law Amendment that does not conform to the Official Plan, but will conform with it if Official Plan Amendment No. __ comes into effect;

AND WHEREAS Council deems it advisable and expedient to amend Zoning By-Law No. 2003-60;

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

1. THAT Zoning By-law No.2003-60 as amended as follows:

That Section 6.4 Zone Exceptions be amended by adding a new subsection following Section 6.4.31, as follows:

“6.4.32 R3-32 Zone Schedule ‘H’

For the purposes of the Zoning By-law the Front Yard for all Street Townhouse Units shall be 18th Street. Minimum Lot Area shall be 192 square metres/unit; Minimum Lot Frontage shall be 5.5 metres; Minimum Front Yard Depth shall be 3.0 metres;

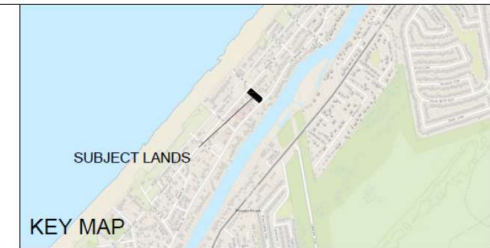
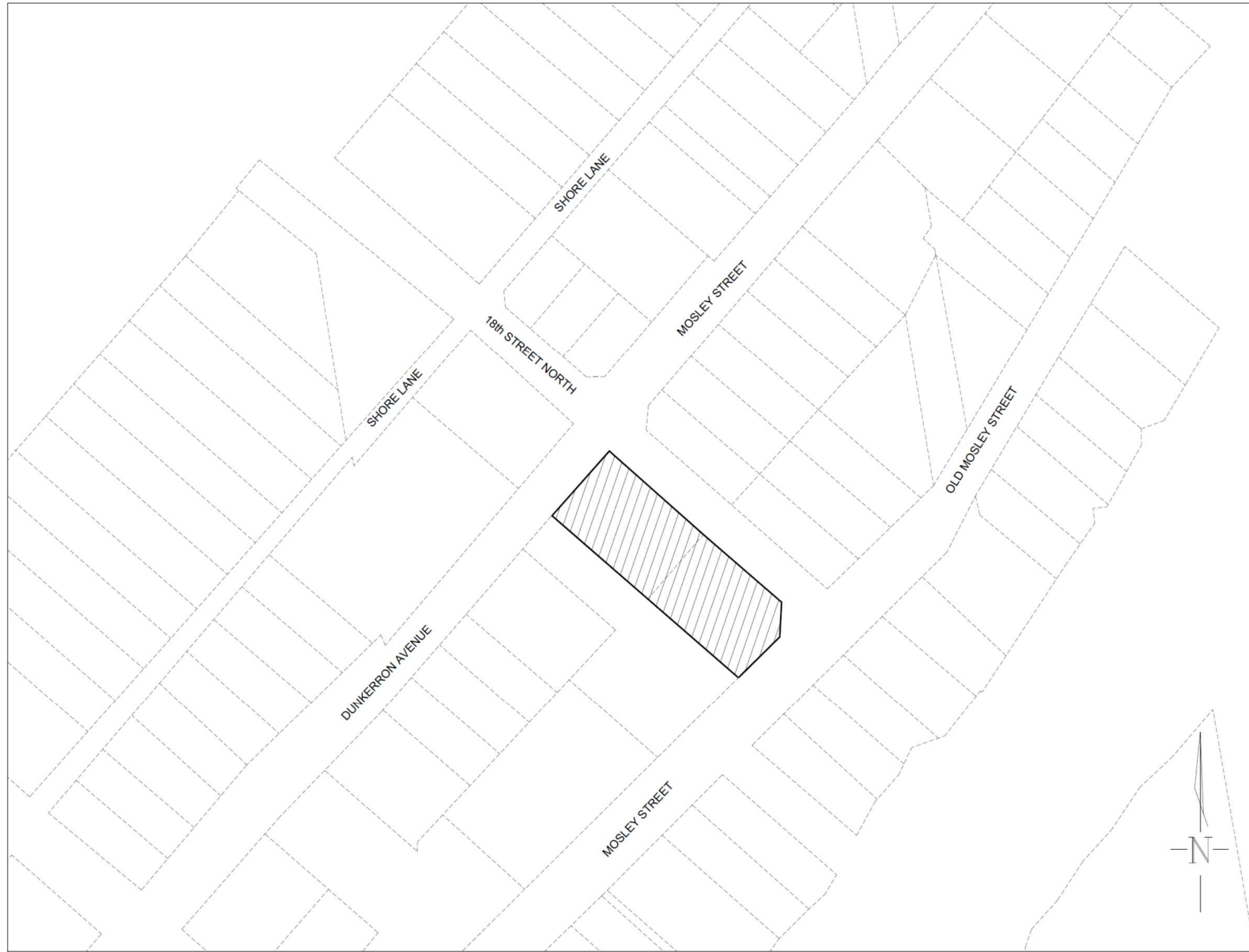
Minimum Exterior Side Yard shall be 4.1 metres (Mosley Street) and 4.5 metres (Dunkerron Avenue); Minimum Landscaped Open Space shall be 16 %; Minimum Width per Unit shall be 5.5 metres; Minimum Length of Parking Space shall be 5.0 metres; and Minimum Driveway Setback shall be 0.60 metres.

2. THAT Zoning By-law No.2003-60 as amended as follows:
 - a. That Schedule “H” to By-law 2003-60 as amended is hereby further amended by re-zoning Lots 37, 38 and 49 and part of Lot 48, RP No. 674, municipally known as 760 Mosley Street and 3 Dunkerron Avenue, Wasaga Beach, from “Tourist Commercial (CT) Zone” to “Residential Type 3 (R3 – 32) Zone” as depicted on Schedule A attached hereto, and Schedule “A” attached hereto forms part of By-Law 2003-60 as amended.
3. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
4. THAT this By-law shall come into force and effect in accordance with the provisions of the *Planning Act*, R.S.O., 1990, c.P.13.

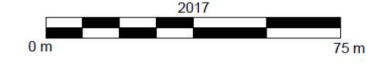
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
__TH DAY OF _____, 2017.

Brian Smith, Mayor

Andrea Fay



**ZONING BY-LAW
AMENDMENT SCHEDULE 'A'**
 LOTS 37, 38, 48 & 49, REGISTERED
 PLAN 674
 MUNICIPALLY KNOWN AS
 760 MOSLEY STREET &
 3 DUNKERRON AVENUE
 IN THE
 TOWN OF WASAGA BEACH
 COUNTY OF SIMCOE



-  SUBJECT LANDS
0.27 ha (0.67 ac)
-  LANDS TO BE REZONED FROM
'TOURISM COMMERCIAL' ('CT') ZONE TO
'RESIDENTIAL TYPE 3 - WITH SPECIAL
PROVISIONS' ('R3-SP') ZONE
0.27 ha (0.67 ac)

MAYOR _____

CLERK _____

ZONING BY-LAW AMENDMENT SCHEDULE 'A'
TOWN OF WASAGA BEACH

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