



AGENDA

Wasaga Beach Council Meeting

Thursday, July 17, 2025, 10:00 a.m.
Council Chambers

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Pages

1. CALL TO ORDER

1.1 Land Acknowledgement

The Town of Wasaga Beach acknowledges it is located upon the traditional territory of the Anishnaabe people of the Three Fires Confederacy. We also acknowledge that the people of the Wyandot Nation also inhabited these lands.

We acknowledge that these nations were sovereign nations existing before the arrival of settlers.

We respect the spiritual interconnection among these nations to the land and to the water.

We also acknowledge that waterways near us have a long history predating European arrival. Since time immemorial, waterways were the lifeblood of the Indigenous people by trade and hunting routes.

We are dedicated to inclusivity of First Nations, Inuit and Metis people in our future stewardship of the land and the longest freshwater beach in the world. In the spirit of reconciliation, we welcome the opportunity of learning to be sustainable caretakers of the land and waterways for all future generations.

2. PROCLAMATIONS

There are no proclamations.

3. DISCLOSURE OF PECUNIARY INTEREST

4. ADOPTION OF AGENDA

Recommended Motion:

1. THAT the contents of the agenda for July 17, 2025, be approved as

circulated.

5. APPROVAL OF MINUTES

5.1 Special Council Meeting - Geosands Inc. AGM Minutes - June 25, 2025

7

Recommended Motion:

1. **THAT** the minutes of the Special Council Geosands Inc. AGM held June 25, 2025, be adopted as circulated.

5.2 Regular Meeting of Council Minutes - June 25, 2025

10

Recommended Motion:

1. **THAT** the minutes of the Regular Council Meeting held June 25, 2025, be adopted as circulated.

5.3 Special Council Minutes - July 7, 2025

19

Recommended Motion:

1. **THAT** the minutes of the Special Council Meeting held July 7, 2025, be adopted as circulated.

6. PUBLIC MEETINGS

There are no public meetings.

7. PRESENTATIONS

There are no presentations.

8. DELEGATIONS

There are no delegations.

9. GOVERNMENT RELATIONS

10. STAFF REPORTS

Recommended Motion:

1. **THAT** the following Consent List items under Staff Reports and all the recommendations contained therein be adopted, excluding items pulled and moved to Matters for Consideration to be voted on separately:

10.1 June 2025 Monthly Fire Report - 20250814-27

22

Recommended Motion:

1. **THAT** the report titled: Fire Department Report – June 2025, to the Council meeting of July 17, 2025, be received for information.

10.2	2024 Emergency Management Program Compliance - 20250717-15	25
	Recommended Motion:	
	1. THAT the report titled: 2024 Emergency Management Program Compliance, to the Council meeting of July 17, 2025, be received, for information.	
10.3	Recreation and Facilities 2025 Q2 Department Update - 20250717-16	29
	Recommended Motion:	
	1. THAT the report titled: Recreation & Facilities 2025 Q2 Department Update to the Council meeting of July 17, 2025, be received for information.	
10.4	West End Flood Channel - Romanin Park Agreement - 20250717-13	36
	Recommended Motion:	
	1. THAT the report titled: West End Flood Channel – Romanin Parkland Dedication Agreement, to the Council meeting of July 17, 2025, be received; and	
	2. THAT the Mayor and Clerk be authorized to execute the Parkland Dedication Agreement with Romanin Contracting Ltd.	
10.5	Zoning By-law Amendment (Z0122) and Draft Plan of Subdivision (PS0122) - 31 Lyons Court (2) - 20250717-18	43
	Recommended Motion:	
	1. THAT the report titled: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) – 31 Lyons Court, to the Council meeting of July 17, 2025, be received;	
	2. THAT Council enact a Zoning By-law Amendment (Z01/22) for 31 Lyons Court, as recommended in this report; and	
	3. THAT Council approve the Conditions of Draft Plan Approval for a period of three (3) years as recommended in this report.	
10.6	Huronian West O.P.P. Detachment Board 2024 Annual Report - 20250717-22	87
	Recommended Motion:	
	1. THAT the report titled: Huronia West O.P.P. Detachment Board 2024 Annual Report to the Council meeting of July 17, 2025, be received for information.	
10.7	Annual Investment Report 2024 - 20250717-14	121
	Recommended Motion:	

1. **THAT** the report titled: 2024 Annual Investment Report, to the Council meeting of July 17, 2025, be received for information.

10.8 Beach Operations Budget for 2025 - 20250717-20

144

Recommended Motion:

1. **THAT** the report titled: Beach Operations - Budget Update for 2025, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council approve a revised unbudgeted amount of \$75,000 to be funded through in-year surplus offset from wages and benefits, other general surplus' and reserves if required for 2025 Beach Operations.

10.9 2025 Construction Financing - Beach Drive and Area Development - 20250717-17

146

Recommended Motion:

1. **THAT** the report titled: 2025 Construction Financing – Beach Drive Re-Development, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council authorize the Treasurer to proceed with the processing of the application for a Floating Rate Capital Loan – Non-revolving agreement with Infrastructure Ontario for a term of five (5) years from the date the loan funding is first drawn with a maximum amount of \$15,000,000.00; and
3. **THAT** upon application approval by Infrastructure Ontario, Council authorize the Mayor and Clerk to execute the agreement subject to technical review by the Treasurer.

10.10 Water Conservation Rebate Program - 20250717-12

150

Recommended Motion:

1. **THAT** the report titled: Water Conservation Rebate Program, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council discontinue the Water Conservation Rebate program effective September 30th, 2025; and
3. **THAT** the funds previously allocated to this program be redirected to assist in managing overall water operating costs.

10.11 Asset Management Plan

152

Recommended Motion:

1. **THAT** the report titled: Asset Management Plan, to the Council meeting of July 17, 2025, be received; and
2. **THAT** the revised Asset Management Plan attached as Appendix "A" be adopted by Council

11. CORRESPONDENCE ITEMS

Recommended Motion:

1. **THAT** the following Consent List items under Correspondence be received for information, excluding items pulled and moved to Matters for Consideration to be voted on separately:

11.1	NVCA June 2025 Board Meeting Highlights	205
11.2	Town of Caledon Letter dated June 4, 2025 Re: Illegal Land Use	208
11.3	Township of Amaranth Letter dated July 8, 2025 Re: Town of Caledon Motion regarding Illegal Land Use	213

12. MINUTES OF BOARDS & COMMITTEES

Recommended Motion:

1. **THAT** the Consent List items under Minutes of Boards and Committees be received for information:

12.1	River Resources Committee - Minutes - November 9, 2023	214
12.2	Committee of Adjustment - Minutes - May 30, 2025	216

13. MATTERS FOR CONSIDERATION

14. RECOMMENDATIONS ARISING FROM BOARDS & COMMITTEES

There are no recommendations arising from Boards & Committees.

15. COUNCIL REQUESTED STAFF REPORTS 220

As listed in the attached document.

16. NOTICES OF MOTION/MOTIONS

17. CLOSED SESSION

Recommended Motion:

1. **THAT** pursuant to the Municipal Act, 2001, as amended, the next portion of the July 17, 2025, Council Meeting, will move into Closed Session to consider the following matters:

17.1	Disclosure of Pecuniary Interest
17.2	Approval of Closed Minutes

17.3 Closed Session Items

17.3.1 Proposed Disposition/Acquisition of Lands

In accordance with Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board and (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

17.3.2 Committee Appointment

In accordance with Section 239 (2) (b) personal matters about an identifiable individual, including municipal or local board employees;

17.4 Closed Session Adjournment

18. CLOSED SESSION - Rise and Report

19. BY-LAWS

Recommended Motion:

1. **THAT** the following By-laws be received and be deemed to have been read a first, second and third time and finally passed:

19.1	2025-26 A By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended	221
19.2	2025-30 A By-law to authorize the execution of the Transfer Payment Agreement for the Municipal Housing Infrastructure Program (MHIP): Housing-Enabling Core Servicing Stream (HECS)	228
19.3	2025-31 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held Thursday July 17, 2025	231

20. ADJOURNMENT



MINUTES
Nasaga Beach Special Council
Meeting

Wednesday, June 25, 2025, 9:00 a.m.
Council Chambers

Members Present: Mayor B. Smith
Deputy Mayor T. Snell
Councillor J. Belanger
Councillor S. Dileo
Councillor F. Ego
Councillor E. Timms
Councillor R. White

1. **CALL TO ORDER**

1.1 Land Acknowledgement

2. **DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

3. **ADOPTION OF AGENDA**

3.1 Agenda Approval Recommendation

Resolution No: COU-2025-196

Moved by: R. White

Seconded by: E. Timms

1. **THAT** the contents of the agenda for June 25, 2025, be approved as circulated.

CARRIED

4. **PRESENTATIONS**

4.1 Geosands Inc. AGM - 2024 Year in Review

Mr. Brandon Weiss, CEO of Wasaga Distribution Inc., Mr. Peter Preager, Geosands Chair and Ms. Ashly Karamatic, Manager, Finance & Regulatory WDI, made a presentation to Council pertaining to Geosands

2024 Year in Review, the 2024 Audited Financial Statements and answered questions of Council.

Resolution No: COU-2025-197

Moved by: T. Snell

Seconded by: J. Belanger

1. **THAT** the Shareholder receive the presentation titled: Geosands Inc.- 2024 Year in Review to the Special Council Meeting - Geosands Inc. AGM of June 25, 2025, for information;

2. **THAT** the Shareholder approve the Audited 2024 Consolidated Financial Statements of Geosands Inc.;

3. **THAT** the Shareholder confirm amendments to Director term lengths in Geosands Inc. By-law No. 1, Wasaga Distribution Inc. By-law No. 1, and Wasaga Resources Services Inc. By-law No. 1 as attached;

4. **THAT** the Shareholder confirm the following Geosands Inc. Board appointments:

1. Brian Smith
2. Peter Preager
3. Keith McAllister
4. Robin Plumb
5. Jeffrey Harper

5. **THAT** the Shareholder confirm the following Wasaga Distribution Inc. Board appointments:

1. Brian Smith
2. John Wiersma
3. Ron Stevens
4. Raymond Trask
5. Gerald Wright

6. **THAT** the Shareholder confirm the following Wasaga Resource Services Inc. Board appointments:

1. Brian Smith
2. Bruce Young
3. Paul Trace
4. Charlie Adams
5. Dino Dzoutzidis

CARRIED

5. DEPUTATIONS

There were no Deputations.

6. STAFF REPORTS

6.1 Electricity Boards - Director Remuneration - 20250625-33

Resolution No: COU-2025-198

Moved by: S. Dileo

Seconded by: F. Ego

1. **THAT** the report titled: Electricity Boards – Director Remuneration, to the Special Council Meeting Geosands Inc. AGM of June 25, 2025 be received;
2. **THAT** Council approve the Board of Director compensation rates for Geosands Inc., Wasaga Distribution Inc. and Wasaga Resources Inc. for 2025-2027, as outlined in this report effective January 1, 2025.

CARRIED

7. MATTERS FOR CONSIDERATION

There were none.

8. CLOSED SESSION

There was no Closed Session.

9. BY-LAWS

9.1 2025-25 Confirmatory By-law

Resolution No: COU-2025-199

Moved by: E. Timms

Seconded by: R. White

1. **THAT** a By-law to confirm the proceedings of the Special Council meeting of June 25, 2025 be received and be deemed to have been read a first, second and third time, passed and numbered 2025-25.

CARRIED

10. ADJOURNMENT

The meeting was adjourned at 9:46 a.m.



Wasaga Beach Council Meeting Meeting Minutes

Wednesday, June 25, 2025, 10:00 a.m.
Council Chambers

Members Present: Mayor B. Smith
Deputy Mayor T. Snell
Councillor J. Belanger
Councillor S. Dileo
Councillor F. Ego
Councillor E. Timms
Councillor R. White

1. **CALL TO ORDER**

1.1 Land Acknowledgement

2. **PROCLAMATIONS**

There were no proclamations.

3. **DISCLOSURE OF PECUNIARY INTEREST**

There were none noted.

4. **ADOPTION OF AGENDA**

The Clerk noted that Item 17.3.3 from Closed Session would be amended to add Municipal Act exemption 239 2(f), advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

It was also noted that Committee of Adjustment Minutes from May 30, 2025 would be removed from the Minutes of Boards & Committees, Section 12, as the minutes were not attached to the agenda. These minutes will be brought forward to the next meeting of Council.

Resolution No: COU-2025-200

Moved by: T. Snell

Seconded by: R. White

1. **THAT** the contents of the agenda for June 25, 2025, be approved as amended.

CARRIED

5. APPROVAL OF MINUTES

5.1 Regular Meeting of Council Minutes - June 12, 2025

Resolution No: COU-2025-201

Moved by: J. Belanger

Seconded by: F. Ego

1. **THAT** the minutes of the Council Meeting held June 12, 2025, be adopted as circulated.

CARRIED

6. PUBLIC MEETINGS

There were none.

7. PRESENTATIONS

7.1 Baker Tilly SGB LLP - 2024 Audited Financial Statements Presentation

Mr. Jay Anstey - Baker Tilly SGB LLP presented the 2024 Audited Financial Statements and answered questions of Council.

Resolution No: COU-2025-202

Moved by: J. Belanger

Seconded by: E. Timms

1. **THAT** the presentation by Baker Tilly SGB LLP pertaining to 2024 Audited Financial Statements be received for information.

CARRIED

7.1.1 Financial Year End Report - 2024 - 20250911-11

CFO/Treasurer Lee spoke to the highlights of her report and addressed questions and comments of Council.

Resolution No: COU-2025-203

Moved by: T. Snell

Seconded by: R. White

1. **THAT** the report titled: Financial Year End Report - 2024, to the Council meeting of June 25, 2025, be received; and

2. **THAT** Council approve the 2024 Audited Financial Statements as presented by Baker Tilly SGB LLP.

CARRIED

7.2 Ms. Karie Warner Re: South Georgian Bay & Springwater Community Safety and Well Being Plan Update

Ms. Karie Warner was in attendance to present the South Georgian Bay & Springwater Community Safety and Well Being Plan Update. Fire Chief Williams and Ms. Warner addressed questions and comments of Council.

Resolution No: COU-2025-204

Moved by: F. Ego

Seconded by: S. Dileo

1. **THAT** the presentation by Karie Warner to Council pertaining to the South Georgian Bay & Springwater Community Safety and Well Being Plan Update, be received for information.

CARRIED

7.2.1 South Georgian Bay and Springwater Community Safety and Well-Being Plan 2025-2029 - 20250626-30

Resolution No: COU-2025-205

Moved by: E. Timms

Seconded by: T. Snell

1. **THAT** the report titled: South Georgian Bay and Springwater Community Safety and Well-Being Plan 2025 - 2029, to the Council meeting of June 25, 2025, be received and
2. **THAT** Council adopt the attached South Georgian Bay and Springwater Community Safety and Well-Being Plan 2025 – 2029.

CARRIED

7.3 Wasaga Beach Fire Department - Camp Molly

Deputy Fire Chief Dan Bell was in attendance to present the highlights of Camp Molly which took place at the Wasaga Beach Fire Department June 5-8, 2025. Deputy Chief Bell addressed questions and comments of Council.

Resolution No: COU-2025-206

Moved by: E. Timms
Seconded by: F. Ego

That the presentation by Deputy Fire Chief Dan Bell to Council pertaining to Camp Molly, be received for information.

CARRIED

8. DELEGATIONS

There were no delegations.

9. GOVERNMENT RELATIONS

9.1 Beach Drive Construction - Road Closure

The CAO and GM of Infrastructure Services provided Council with an update pertaining to Beach drive Construction including: road closures, signage, beach access, parking, washrooms, food trucks, and more. Staff addressed questions and comments of Council.

10. STAFF REPORTS

Resolution No: COU-2025-207

Moved by: F. Ego
Seconded by: T. Snell

1. **THAT** the following Consent List items under Staff Reports and all the recommendations contained therein be adopted, excluding items pulled and moved to Matters for Consideration to be voted on separately:

CARRIED

10.1 Fire Monthly Report-May - 20250626-29

Resolution No: COU-2025-207

Moved by: F. Ego
Seconded by: T. Snell

1. **THAT** the report titled: Fire Department Report – May 2025, to the Council meeting of June 25, 2025, be received for information.

CARRIED

10.2 2025 Q1 Financial Report - 20250625-35

Resolution No: COU-2025-207

Moved by: F. Ego
Seconded by: T. Snell

1. **THAT** the report titled: 2025 Q1 – Financial Report, to the Council meeting of June 25, 2025, be received for information.

CARRIED

11. CORRESPONDENCE ITEMS

Resolution No: COU-2025-208

Moved by: S. Dileo

Seconded by: R. White

1. **THAT** the following Consent List items under Correspondence be received for information.

CARRIED

11.1 Township of Georgian Bay Resolution dated June 2, 2025 Re: Floating Accommodations- Position Paper

11.2 Town of Bradford West Gwillimbury Resolution dated June 17, 2025 Re: Advocacy for Increased Income Support Thresholds for Canadian Veterans

12. MINUTES OF BOARDS & COMMITTEES

It was noted that the Committee of Adjustment Minutes of May 30, 2025, were removed from the consent list as they were not uploaded to the agenda. They will be brought forward to the next meeting of Council for consideration.

Resolution No: COU-2025-209

Moved by: E. Timms

Seconded by: R. White

1. **THAT** the Consent List items under Minutes of Boards and Committees be received for information:

CARRIED

12.1 Age-Friendly Community Advisory Committee - Minutes - March 25, 2025

12.2 Wasaga Beach Public Library Board - Minutes - May 5, 2025

12.3 Committee of Adjustment - Minutes - May 21, 2025

12.4 Climate Action Advisory Committee - Minutes - May 20, 2025

12.5 Economic Development and Tourism Advisory Committee - Minutes - April 29, 2025

12.6 Economic Development and Tourism Advisory Committee - Minutes - May 21, 2025

13. MATTERS FOR CONSIDERATION

13.1 Applications for Zoning By-law Amendment (Z0122) and Draft Plan of Subdivision (PS0122) - 20250626-31

Members of Council addressed their questions and comments with staff pertaining to this item.

Resolution No: COU-2025-210

Moved by: F. Ego

Seconded by: T. Snell

1. **THAT** the report titled: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) – 31 Lyons Court, to the Council meeting of June 25, 2025, be referred back to staff.

CARRIED

14. RECOMMENDATIONS ARISING FROM BOARDS & COMMITTEES

There were none.

15. COUNCIL REQUESTED STAFF REPORTS

15.1 Councillor Timms Re: Feasibility of Implementing a Curbside Giveaway Day

Resolution No: COU-2025-211

Moved by: E. Timms

Seconded by: F. Ego

That staff be directed to bring back a report outlining the feasibility of implementing a curbside giveaway day in Wasaga Beach.

CARRIED

15.2 Councillor Ego Re: Commemorative Banner Program for Athletes

Resolution No: COU-2025-212

Moved by: F. Ego

Seconded by: T. Snell

That staff be directed to bring back a report pertaining to the creation of an arena banner policy.

CARRIED

16. NOTICES OF MOTION/MOTIONS

There were none.

17. CLOSED SESSION

Council moved into Closed Session at 12:20 p.m.

Resolution No: COU-2025-213

Moved by: E. Timms

Seconded by: J. Belanger

1. **THAT** pursuant to the Municipal Act, 2001, as amended, the next portion of the June 25, 2025, Council Meeting, will move into Closed Session to consider the following matters:

CARRIED

17.1 Disclosure of Pecuniary Interest

17.2 Approval of Closed Minutes

17.3 Closed Session Items

17.3.1 Committee Appointments

17.3.2 Wasaga Beach Destination Waterfront Master Plan – Transfer
Payment Agreement

17.3.3 Proposed Disposition/Acquisition of Lands

17.4 Closed Session Adjournment

18. CLOSED SESSION - Rise and Report

Closed Session adjourned at 1:08 p.m.

The Clerk noted that Council entered Closed Session on June 25, 2025 at 12:20 pm to discuss the following items:

17.3.3 Proposed Disposition/Acquisition of Lands in accordance with Section 239(2)(c) of the Act , as a result of this discussion Staff direction was provided.

18.1 17.3.1 Committee Appointments

In accordance with Section 239 (2) (b) of the Act, as a result of this discussion the following motion is before Council for consideration:

Resolution No: COU-2025-214

Moved by: J. Belanger
Seconded by: T. Snell

That Steve Copeland be appointed to the Climate Action Advisory Committee.

CARRIED

18.2 17.3.2 Wasaga Beach Destination Waterfront Master Plan - Transfer Payment Agreement

In accordance with Section 239 (2) (h) of the Act, as a result of this discussion the following motion is before Council for consideration:

Resolution No: COU-2025-215

Moved by: E. Timms
Seconded by: R. White

That the Mayor be authorized to execute the Transfer Payment agreement between the Province of Ontario and the Corporation of the Town of Wasaga Beach to fund the Destination Waterfront Master Plan.

CARRIED

19. BY-LAWS

It was noted that By-law 2025-26 was removed from consideration at this time due to referral of the above related report.

It was also noted that By-law 2025-27 was pulled from the consent motion for separate discussion and vote.

Resolution No: COU-2025-216

Moved by: J. Belanger
Seconded by: R. White

1. **THAT** the following By-laws be received and be deemed to have been read a first, second and third time and finally passed:

CARRIED

19.1 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held Wednesday June 25, 2025

19.2 19.2 2025-27 Tax arrears By-law

Members of Council discussed their questions and comments pertaining to this item.

19.2.1 A By-law to authorize a Tax Arrears Extension Agreement

Resolution No: COU-2025-217

Moved by: T. Snell

Seconded by: S. Dileo

THAT a By-law to authorize a Tax Arrears Extension Agreement be received and be deemed to have been read a first, second and third time, passed and numbered 2025-27

CARRIED

20. ADJOURNMENT

This meeting was adjourned at 1:18 p.m.



MINUTES
Wasaga Beach Special Council
Meeting

Monday, July 7, 2025, 4:30 p.m.
Virtual (On-line) Meeting

Members Present: Deputy Mayor T. Snell
Councillor J. Belanger
Councillor F. Ego
Councillor E. Timms
Councillor R. White

Members Absent: Mayor B. Smith
Councillor S. Dileo

1. CALL TO ORDER

1.1 Land Acknowledgement

The Town of Wasaga Beach acknowledges it is located upon the traditional territory of the Anishnaabe people of the Three Fires Confederacy. We also acknowledge that the people of the Wyandot Nation also inhabited these lands.

We acknowledge that these nations were sovereign nations existing before the arrival of settlers.

We respect the spiritual interconnection among these nations to the land and to the water.

We also acknowledge that waterways near us have a long history predating European arrival. Since time immemorial, waterways were the lifeblood of the Indigenous people by trade and hunting routes.

We are dedicated to inclusivity of First Nations, Inuit and Metis people in our future stewardship of the land and the longest freshwater beach in the world. In the spirit of reconciliation, we welcome the opportunity of learning to be sustainable caretakers of the land and waterways for all future generations.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none.

3. **APPROVAL OF THE AGENDA**

Deputy Mayor Snell relayed that Mayor Smith and Councillor Dileo sent their regrets.

Resolution No: COU-2025-218

Moved by: F. Ego

Seconded by: E. Timms

1. **THAT** the contents of the special meeting agenda for July 7, 2025, be approved as circulated.

CARRIED

4. **PRESENTATIONS**

There were none.

5. **DEPUTATIONS**

There were none.

6. **STAFF REPORTS**

6.1 Destination Wasaga - Summer 2025 Activation Plan - 20250707-19

Resolution No: COU-2025-219

Moved by: R. White

Seconded by: F. Ego

1. **THAT** the report titled: Destination Wasaga – Summer 2025 Activation Plan, to the Council meeting of July 7, 2025, be received;
2. **THAT** Council authorize the CAO to execute the Memorandum of Understanding (MOU) between Regional Tourism Organization 7 and the Town;
3. **THAT** Council waive Procurement Policy requirements for MOU related purchases; and
4. **THAT** Council delegate authority to the CAO to approve MOU related purchases.

CARRIED

7. **CLOSED SESSION**

There were no closed session items.

8. **CLOSED SESSION - RISE AND REPORT**

There was no closed session rise and report.

9. **BY-LAWS**

Resolution No: COU-2025-220

Moved by: J. Belanger

Seconded by: E. Timms

1. **THAT** following By-laws be received and be deemed to have been read a first, second and third time and passed.

CARRIED

9.1 2025-29 A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Special Council meeting held Monday July 7, 2025

10. **ADJOURNMENT**

The meeting was adjourned at 5:21 p.m.



CORPORATE REPORT
The Corporation of the Town of Wasaga Beach
7/17/2025

DATE: 7/3/2025

SUBJECT: Fire Department Report – June 2025

CONTACT: Craig Williams, General Manager of Corporate Services
Fire Chief, Director of Emergency Services

REPORT NUMBER: 2025/08/14-27

RECOMMENDATION:

1. **THAT** the report titled: Fire Department Report – June 2025, to the Council meeting of July 17, 2025, be received for information.

EXECUTIVE SUMMARY:

- **This report contains a summary of the monthly activities for the Fire Department, Emergency Management and Occupational Health & Safety Program**

BACKGROUND:

Each month, a staff report is provided to summarize the activities of the Fire Department, Emergency Management and Occupational Health & Safety Program.

DISCUSSION:

The Fire Department Activity Report is attached for review

Activity Review:

- 135 incidents
- 44 fire and life safety inspections
- 56 hours of community outreach programs
- 6 hours of training along with their regular on-duty training

June 3 rd	Public Education: Wasaga Beach Farmers Market
June 3 rd	Firefighter Training: Hose movement/ Search
June 4 th	FPI: Car Seat Installation
June 5-8 th	WBFD Hosts Camp Molly
June 5 th	FPI - Fire Drill @ OPP Station
June 5 th	Public Education: Birchview Dunes Summer kick-off fair
June 10 th	Public Education: Worsley Fun Fair
June 10 th	Firefighter Training: Fire Investigations
June 11 th	Officers Meeting

June 12 th	Public Education: Food Drive @ Park Place
June 12 th	Public Education: Wasaga Beach Public School 1 st end of year fair
June 13 th	Public Education: Grade 8 CPR training with Captain Bavelaar-Birchview Dunes
June 13 th	WBFD Family BBQ
June 14 th	Public Education: WBFD Annual Open House
June 16 th	Public Education: Grade 8 CPR training with Captain Bavelaar-St. Noel
June 17 th	Joint Health & Safety Committee Meeting
June 17 th	Firefighter Training: Drone/Tower 7/Firefighter Down
June 18 th	Public Education: Grade 8 CPR training with Captain Bavelaar-Wasaga Beach PS
June 19 th	Public Education: Wasaga Beach Senior's Expo
June 19 th	Volunteer Firefighter Recruitment Advertised
June 20 th	Public Education: Stepping Stones Station & Truck Tour
June 21 st	Public Education: Wasaga Beach Cruisers Car Fest
June 22 nd	Public Education: Special Olympics Car Wash
June 24 th	Pre Long weekend Event/Response Planning Meeting
June 26 th	FPI: Encampment Fire Safety Presentation
June 26 th	Public Education: Station & Truck Tour
June 27 th	Public Education: Library Summer kick-off party
June 28 th	Public Education: Canadian Tire jumpstart carnival
June 30 th	FPI: Car Seat Installation/Inspection

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this report.

Term of Council Priorities:

1. Inclusive – where we work to enhance the quality of life for all residents so they are happy, healthy and safe;
2. Well-Run – where we look to build a culture of excellence within Town Hall and deliver exceptional customer service.

CONCLUSION:

In accordance with Council's strategic priorities, the Fire Department has delivered services intended to promote health, safety and customer service to the residents and visitors of Wasaga Beach.

Authored by:

Craig Williams,
General Manager of Community Services
Fire Chief and Director of Emergency Services

Appendices:

Appendix A: WBFD Monthly_YTD Call Count June 2025



WBFD Monthly/YTD Call Count

DISPATCH TYPE	# OF CALLS LAST CALENDAR MONTH	THIS YEAR TO DATE
ALARMS - CO / NO Symptoms	4	28
ALARMS - CO / WITH Symptoms		5
ALARMS - FIRE / Single Source	9	47
ALARMS - FIRE / Sounding Intermittently	3	18
Burn Complaint	3	17
Dangerous Condition	1	6
FIRE - *Structure	4	12
FIRE - Appliance / BBQ		3
FIRE - Garbage	1	1
FIRE - Grass		1
FIRE - Miscellaneous		5
FIRE - Smoke Smell / Electrical		11
FIRE - Vehicle	1	2
HAZMAT		1
HAZMAT - Natural Gas / Propane	1	10
HYDRO - Wires Down / Transformer		12
MUTUAL AID		5
MVC	11	33
MVC - Extrication		2
Public Service	15	110
RESCUE - Elevator		5
RESCUE - Ice / Water	1	2
RESCUE - Miscellaneous		1
TIERED MEDICAL	81	517
Total	135	854

Description: Date range for this report is Last Calendar Month/This year to date

Criteria: Dispatch Type is not null AND PSAP Call Date/Time from 2025-01-01 00:00:00 to 2025-07-02 00:00:00

DATE: 7/2/2025

SUBJECT: 2024 Emergency Management Program Compliance

CONTACT: Craig Williams, General Manager of Community Services
Fire Chief, Director of Emergency Services

REPORT NUMBER: 2025/07/17-15

RECOMMENDATION:

1. **THAT** the report titled: 2024 Emergency Management Program Compliance, to the Council meeting of July 17, 2025, be received, for information.

EXECUTIVE SUMMARY:

- The Emergency Management and Civil Protection Act requires municipalities to develop and implement an Emergency Management Program.
- Annually, the municipality submits evidence of program implementation to Emergency Management Ontario.
- On June 30, 2025, Emergency Management Ontario issued a letter indicating that Wasaga Beach had satisfied all thirteen (13) program elements during 2024.

BACKGROUND:

Each year the municipality is required to develop and implement an Emergency Management Program in accordance with the Emergency Management and Civil Protection Act (EMCPA).

The Emergency Management Program must include the following key areas:

- Municipal hazard and identification risk assessment;
- Municipal critical infrastructure list;
- Municipal emergency plan;
- Program By-law;
- Annual Review;
- Annual training;
- Annual exercise;
- Public education program;
- An Emergency Operations Center;

- A Community Emergency Management Coordinator;
- An Emergency Management Program Committee;
- A Municipal Emergency Control Group (MECG) and;
- An Emergency Information Officer.

By-law # 2023-99 provides authority to adopt our Emergency Management Program, Emergency Response Plan and to meet our requirements under the EMCPA.

DISCUSSION:

In accordance with the EMCPA, the municipality submitted evidence of program implementation to Emergency Management Ontario (EMO) in December 2024. On June 30, 2025, EMO issued a letter indicating that Wasaga Beach had satisfied all thirteen (13) program elements during 2024.

The staff involved in the program are now actively training and updating emergency plans to ensure compliance will be achieved in 2025.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications with this report.

Term of Council Priorities:

1. Inclusive – where we work to enhance the quality of life for all residents so they are happy, healthy and safe;
2. Well-Run – where we look to build a culture of excellence within Town Hall and deliver exceptional customer service.

CONCLUSION:

In accordance with Councils strategic priorities, the municipalities 2024 Emergency Management Program achieved compliance with EMO.

Authored by:



Craig Williams
General Manager of Community Services
Fire Chief, Director of Emergency Services

Appendices:

Appendix A: Town of Wasaga Beach - Compliance Results - 2024

June 30, 2025

Town of Wasaga Beach

Dear Craig Williams - CEMC:

Emergency Management Ontario (EMO) is proud to support your efforts to deliver on our common mission to ensure Ontarians are safe, practiced and prepared before, during and after emergencies.

The Emergency Management and Civil Protection Act (EMCPA) requires each municipality to develop and implement an Emergency Management (EM) program that includes:

- Municipal hazard and identification risk assessment;
- Municipal critical infrastructure list;
- Municipal emergency plan;
- Program By-law;
- Annual Review;
- Annual training;
- Annual exercise;
- Public education program;
- An Emergency Operations Center;
- A Community Emergency Management Coordinator;
- An Emergency Management Program Committee;
- A Municipal Emergency Control Group (MECG) and;
- An Emergency Information Officer.

Emergency Management Ontario (EMO) assists municipalities by making available our Field Officers and other resources to provide advice and guidance, deliver training, participate in exercises, and other advisory services including annually advising municipalities on achieving their EMCPA requirements.

Thank you for sharing your EM program related information and the effort undertaken to do so. Upon review of the documentation submitted, EMO is pleased to advise that our assessment indicates that your municipality has satisfied all thirteen (13) program elements required under the EMCPA 2024.

Congratulations on your municipality's efforts in meeting your EMCPA requirements in 2024.

You may also be interested in learning of the following information for further context:

- 423 of 444 municipalities sought EMO's advice on their progress to meet their EMCPA requirements in 2024, of which 418 were advised they appeared to satisfy their EMCPA requirements.
- Of the 5 municipalities who were advised they did not appear to meet all 13 program elements required under the EMCPA, the most prevalent reasons were:
 - Not conducting an annual exercise as prescribed;
 - CEMC did not complete training;
 - Not completing the annual MCEG training; and/or
 - Not completing an annual review of their EM program.

There is nothing more important than the safety and wellbeing of our families and loved ones, and the importance of ensuring that your municipality is as prepared as possible for any potential emergency cannot be understated.

Once again, EMO is here to assist municipalities in achieving their EMCPA requirements. For further information or if you have any questions or concerns about this letter, please contact our Field Officer assigned to your Sector; their contact information is below.

Name: Eric Thibaudeau

Email: eric.thibaudeau@ontario.ca

Phone: 613-583-9761

Sincerely,

Heather Levecque
Assistant Deputy Minister, Operations Division
Ministry of Emergency Preparedness and Response

cc: Mayor Brian Smith

DATE: 6/26/2025

SUBJECT: Recreation & Facilities 2025 Q2 Department Update

CONTACT: Chris Roos, Director – Recreation & Facilities

REPORT NUMBER: 2025/07/17-16

RECOMMENDATION:

1. **THAT** the report titled: Recreation & Facilities 2025 Q2 Department Update to the Council meeting of July 17, 2025, be received for information.

EXECUTIVE SUMMARY:

- **Facility division highlights of operations and capital projects**
- **Customer Service division highlights related to bookings and department administration**
- **Recreation division highlights related to Youth, Child & Adult programs as well as Older Adult and Volunteer programming.**

Facilities Update:

Highlights of projects undertaken by Facilities staff during the second quarter of 2025:

- Ongoing maintenance at the new twin-pad library (TPL) facility included but was not limited to:
 - Relocated condensate drain from Library roof top unit into a rainwater leader
 - Replaced sump pumps and developed filter process for Olympia Room sanitary pit
 - Site inspection to quote maintenance area fenced enclosures at Twin-pad Library
 - Site visit to address fire alarm smoke detector, horn/strobe wall packs and roof exit pull station
 - Replaced key box locks, and some key cylinders with various door repairs;
 - Regular preventative maintenance on elevator;
 - Annual sprinkler inspection completed including deficiency list of items resolved;
 - Contractor performed quarterly maintenance inspection and repaired belt on cooling tower;
 - Heater repaired in the sprinkler room;
 - Remax Room dividing wall serviced;
 - Electric Ice resurfacers taken to replace malfunctioning motor components but loaner machine was left for Town use;
 - Power washed bird debris and chicken wire installed on all roof top unit intake areas;

- Water treatment contractor in to test glycol and hydronic water and change all filters in boiler loop and refrigeration plant;
 - Precision skating show set on TPL property for a week with ESA inspector on site for production trailers;
 - Propane ice resurfacers hydraulic leaks repaired including replacement of two sled cylinders, conditioner valve, holding valve, studded tires along with oil and filter change;
 - Repaired dishwasher display in Remax Room along with Rotary Room dishwasher drain;
 - Health Unit inspection on Remax and Rotary kitchens;
 - “No food, water only” signs installed on the walking track;
 - Additional door closer, accessible motion sensor and push bar door repairs;
 - Service contractor calibrated seventeen carbon monoxide detectors;
 - Refrigeration technicians calibrated ammonia detectors;
 - Two change room door strike swipes and one motion sensor switch
 - Replaced hose bib on exterior wall of library;
 - Contractor installed safety railings at roof ladders of arena and Rec Plex;
 - Replaced broken light sensor switch in change;
 - Service contractor did annual maintenance on emergency backup generator;
 - Service contract technician adjusted Building Automation System controls as part of monthly preventative maintenance plan;
 - Heat Exchanger had hardness acid wash removal and full gaskets replaced to address scale buildup in refrigeration compressors’ cooling water system;
 - Locksmith onsite to install lock cylinder cores and thumb latches from deficiency list;
 - Contractor removed arena glass and installed flooring for Stars On Ice Show along with lighting and production crew;
- Series of ongoing facility division work at the RecPlex and other town facilities included but was not limited to:
 - Facility staff supported Easter Eggstravaganza event held at RecPlex with parking lot full from beginning of the event;
 - Delivery and install of new vandal proof fuel shed at the RecPlex with recycling shelter assembled by staff alongside;
 - Four month facility operator contract started April 22;
 - Opened camp washroom building at old arena for public use during the warmer season;
 - Old arena served as Election headquarters for Simcoe-Grey riding along with the TPL and RecPlex used as polling stations. Elections Canada complimentary of facility support;
 - Panic button issues repaired at Town Hall;
 - Outlets installed in Treasury/Bylaw Department, new kitchenette at Town Hall and dimmer switches in Council Chambers repaired;
 - New security cameras installed around perimeter of RecPlex;
 - Display case moved from Archives building to Town Hall;
 - New battery leaf blower and string trimmer purchased for RecPlex;
 - New amplifier installed at RecPlex for hall 1A and 1B;
 - Barks Security fixed exterior doors/locks at Town Hall;

- New road sign for RecPlex awarded with plan to have new sign with digital readerboard functional by September 2025;
- Three Rooftop guardrails installed at RecPlex;
- Annual fire safety inspections at completed at Town Hall and RecPlex;
- Kinettes hosted yard sale at Rec Hall at old arena;
- Facility staff assisted with transportation and storage of beachfront items;
- Cabins at old arena being used as temporary storage;
- HVAC filters changed at Town Hall, 120 Glenwood, Archives, 404 Mosley, RecPlex and Youth Centre;
- Farmer's Market began in June in the RecPlex parking lot every Tuesday afternoon;
- Successful Senior Symposium Expo at the RecPlex including 116 vendors in the full gym, Lions Den and outdoor bandshell bbq;
- Annual sprinkler system inspection at RecPlex found three leaks and repaired quickly with minimal disturbance to facility function;
- RecPlex hosted Birchview Dunes and Worsley schools grade eight graduations;
- Fernbrook building set-up for summer day camps at the sports park in collaboration with the Legion;
- Condenser fan motor and blade replaced on Dectron HVAC unit for the YMCA pool;
- Pest control contractors at RecPlex/YMCA, Youth Centre, Town Hall, 120 Glenwood, Archives building and 404 Mosley;
- A/C units serviced at Archives building, YMCA and 120 Glenwood;
- Three facility staff completed Certified Pool Operator designation courses;
- Oakview washrooms had 150 feet of drainage cleared;
- Accessibility lift at RecPlex used for dance recital and graduations;
- Staff assisted IT multiple times with resetting the beach front sunset camera;
- Seventeen expired smoke detectors replaced at Town Hall;
- Old arena elevator serviced;
- Allenwood washroom door locks re-keyed for contract cleaner handoff;
- 404 Mosley water heater, flame sensor and wand repaired;

Customer Service Update:

- As of June 26th, the Recreation and Facilities department is approximately \$60,000.00 in gross revenue ahead of 2024 to date. This includes room and ice rentals and recreation program drop-in and registration fees.
- Facility hall rentals as of June 26th have increased in the second quarter of 2025 compared to 2024 second quarter of total hours used. Between both the RecPlex and Wasaga Stars Arena:
 - 2024 second quarter total hours used 2391.25 hours
 - 2025 second quarter total hours used 2962.25 hours
 - 21% increase in hours used
- Ice rentals after the 2nd quarter :
 - 2024 total hours were 2494
 - 2025 total hours are 3283
 - Increase of 31% year over year
 - With Revenue at an increase of 44%
- Long Lead booking requests in the second quarter:
 - Seven ice requests of which six were approved.

- Seven room requests of which all seven were approved.
- The number of Long Lead Requests has diminished with the revised Allocation policy extending the months that can be booked.
- Wasaga Stars Arena Traffic report
 - YTD is 199,400 people through the doors. Compared to 147,315 in 2024
 - Averaging currently 1133 guests a day up from 2024 average of 980 per day
- Staff are in the early stages of the Fall / Winter Rec guide.
- River Dragons have booked their 2025-26 hockey campaign. They will be on the ice now through to mid-July and then preseason camp will begin the first week of September.
- A strong 2nd quarter is in part a reflection of a very busy May for ice use. OMHA rule changes allowing minor hockey to extend their operations until the end of June including spring tryouts in May. All neighbouring associations who do not have ice availability in their communities in the spring flocked to Wasaga Stars arena to run spring tryouts from mid April to mid May.
- The second quarter also included special rentals like seven days of shooting for the upcoming PRECISION television series which will air in 2026, Champions on Ice with Liz Manley, Elvis Stojko & Kurt Browning, 3 different hockey tournaments and just recently the Collingwood Collegiate Institute Graduation that brought 1700 people and the Canada Day Celebration event with Elton Rohn.
- Non-Prime ice use has increased in 2025 to a total of 737 hours used in the same first 5 months from which the facility opened. In 2024, those same 5 months generated 511.5 hours of use. These are large gains in midday ice use. With an average of 44% increase year to date. (of note – January 2024 is omitted as the TPL was not fully open)

NON PRIME ICE USED

	HOURS USED		2025 vs 2024	
	2024	2025		%
Note : Jan 2024 TPL not open				
FEBRUARY	89.5	133	↑	49%
MARCH	122.5	124	↑	1%
APRIL	117	157	↑	34%
MAY	89.5	143	↑	60%
JUNE	93	180	↑	94%
TOTALS	511.5	737	↑	44%

Recreation Update:

Recreation 2nd Quarter Statistics 2025 (April, May, June)

	Recreation Drop-In	Recreation Registered	Youth Centre	Senior Active Living Centre	TOTAL
Participant Visits	2436	4760	1463	1437	10096
Classes	160	492	87	101	840

Programs	21	74	16	16	127
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Specific to Youth Centre	
New Members	28
Meals Provided	1302

Senior Active Living Centre:

Music Programming

SALC expanded its 55+ music offerings with a four-week series of beginner guitar and ukulele lessons, followed by drop-in jam sessions for novice and advanced participants. As part of the "Learn To" series, the program supports progressive skill development. Participants from both groups performed at the Annual Seniors Expo, showcasing their progress with a 30-minute live performance.

Monday Drop-In Social

A new Monday afternoon drop-in program (1:00–3:00 p.m.) offers seniors games, conversation, coffee, and treats. Participation has steadily grown, with new brain-health-focused games and regular use of the new outdoor deck space for socializing.

Trips & Outings

In May and June, the SALC organized two successful outings. In June, participants enjoyed a one-hour Nottawasaga River cruise, featuring local history and wildlife education. Later in June, 38 participants visited St. Jacobs Market with a stop at Picard's Peanuts on route. Participants had three hours to explore and shop at the market.

The Wasaga Beach Youth Centre:

Grill Team Fundraisers

The Wasaga Beach Youth Centre hosted two successful Grill Team fundraising events at the Easter Eggstravaganza and the Annual Seniors Expo. Youth volunteers played a key role in concession operations, gaining valuable experience in teamwork, customer service, and community engagement. The Seniors Expo Grill Team served an affordable lunch for the fourth consecutive year, raising \$1,100. The volunteer program continues to expand, with a dedicated group of youth now regularly supporting events.

National Youth Week

From May 5–11, National Youth Week saw 40 youth participate in six days of activities, including a private theatre rental at Collingwood Cineplex, a dinner with Mayor Smith and Deputy Mayor Snell, and a trip to Canada's Wonderland. Youth also attended the National Youth Week Flag Raising at Town Hall, where they met with Council. This annual celebration remains one of the Youth Centre's most popular initiatives.

Smile Cookie Campaign

From April 28 to May 4, Tim Hortons selected the Wasaga Beach Youth Centre as the beneficiary of its Smile Cookie Campaign. Youth and volunteers assisted with cookie decorating, sales, and

customer engagement across local locations. The campaign raised over \$18,000.00 thanks to strong community support and volunteer involvement.

Recreation Programs:

Hockey Tournaments

The Town hosted two successful hockey tournaments at the Wasaga Stars Arena, drawing 20 teams and over 250 players. The inaugural Seniors Tournament welcomed nine teams in the 60+ and 70+ divisions, while the annual Puck Masters Tournament featured eleven teams across multiple adult divisions. These events showcased the twin-pad arena and promoted community engagement through sport. Planning is already underway for next year's tournaments.

Youth Theatre Program

Youth participants collaboratively developed and performed an original cabaret-style production under the guidance of the Youth Theatre Director. Four performances attracted nearly 300 attendees and provided participants with experience in acting, staging and teamwork, while fostering confidence and creativity.

Line Dancing Expansion

In response to growing interest, a Friday Drop-In Line Dancing session was launched alongside a fully registered beginner class. The beginner class quickly reached capacity with 25 participants and a waitlist, indicating strong demand. This program supports skill development and encourages continued participation in recreational dance.

SCRA Day Camp Training

Nine summer camp staff attended the Simcoe County Recreation Association's Day Camp Training. The full-day session provided professional development, hands-on learning, and networking with peers across the region. Staff returned with valuable insights and practical tools to enhance local camp programming.

Pickleball Partnership

A new partnership with the Wasaga Beach Pickleball Club offers free weekly drop-in lessons for youth and families at the old arena courts at 425 River Road West. A certified instructor supports skill development in a welcoming environment. This initiative promotes accessible recreation and intergenerational engagement.

Volunteerism:

Volunteer Engagement

The Recreation Department currently has 46 active volunteers, a number which continues to grow as we revitalize the volunteer program. The recreation team continues to navigate the volunteer management software and work toward making it user-friendly for the community. A Volunteer Request Form has been created and shared with all Town staff to help identify areas where volunteers can provide support, while also offering new opportunities for volunteers to stay engaged and involved across departments.

Town of Wasaga Beach Youth Leadership Program

The Recreation Department offers a summer leadership program focused on building skills, confidence, and community connections for youth ages 14-16. Participants will earn certifications,

take part in activities like caving, canoeing, and swimming, and have the chance to earn 40+ volunteer hours as Town of Wasaga Beach volunteers.

Recreation Capital Projects:

The Wasaga Beach Elementary School will have a new wireless scoreboard with shot clocks installed plus additional gymnasium equipment is currently under review to support community use at the school.

Enhanced exterior with landscape features at the Youth and Senior Active Living Centre include sports court with lighting, power access, and fencing completed. Top-coat, sports court lines and refreshed parking lines are in progress. Staff are exploring the design and pricing of a welcoming front veranda with seating to replace the outdated front entrance to further enhance the Centre's accessibility and appeal. Recent interior upgrades that have been completed include new couches and the installation of new accessible back windows.

Next Quarter Highlights:

- Summer Day Camp – Outdoor Adventure, Basketball and Theatre Camps
- Beach Buckets Basketball Tournament – 2nd annual event
- Beachfront Programs – Summer fitness and sports programs begin at the beachfront
- Youth Centre Active Outings – made possible through Jumpstart Grant
- SALC Outing to King's Wharf Theatre

Prepared by:

Chris Roos,
Director – Recreation & Facilities
With department staff

DATE: 7/2/2025

SUBJECT: West End Flood Channel – Romanin Parkland Dedication Agreement

CONTACT: Mike Pincivero, P.Eng., Manager of Engineering Services, RMO/RMI

REPORT NUMBER: 2025/07/17-13

RECOMMENDATION:

1. **THAT** the report titled: West End Flood Channel – Romanin Parkland Dedication Agreement, to the Council meeting of July 17, 2025, be received; and
2. **THAT** the Mayor and Clerk be authorized to execute the Parkland Dedication Agreement with Romanin Contracting Ltd.

EXECUTIVE SUMMARY:

- The west end flood mitigation EA completed in 2024 identified re-routing of “Bayswater Creek” as the preferred solution.
- The flood channel alignment must traverse through four private properties.
- Beachwood Developments Inc. (Romanin) is one of the properties required for the channel.
- Romanin has agreed to proactively dedicate the parkland required under their plan of subdivision together with the channel block dedication in advance of receiving Draft Plan approval.
- The attached Romanin Parkland Dedication Agreement allows for property conveyance needed for the channel.
- The subsequent channel construction is a pre-requisite for the proposed west end elevated water tower and public works depot.

BACKGROUND:

Beachwood Developments Inc. (Romanin) applied for Draft Plan of Subdivision Approval in 2021. The application has been going through various revisions and discussions with the Nottawasaga Valley Conservation Authority (NVCA) and Town staff.

As part of the subdivision approval, Romanin is required to dedicate parkland to the Town. The park has been proposed at the west side of the property. The parkland is adjacent to the proposed stormwater management (SWM) outlet channel for the Town’s west end Public Works depot and elevated water tower site. The initial Draft Plan accounted for the 9.0m wide block that was required for the outlet channel at that time.

In May 2023, the Constance Boulevard Drainage Improvements EA was re-opened to define an amended preferred solution. The new proposed flood mitigation included realignment of “Bayswater Creek” to coincide with the proposed west end SWM outlet channel. The flood channel width was designed at 16.0m, which is greater than the original SWM outlet channel designed at 9.0m width.

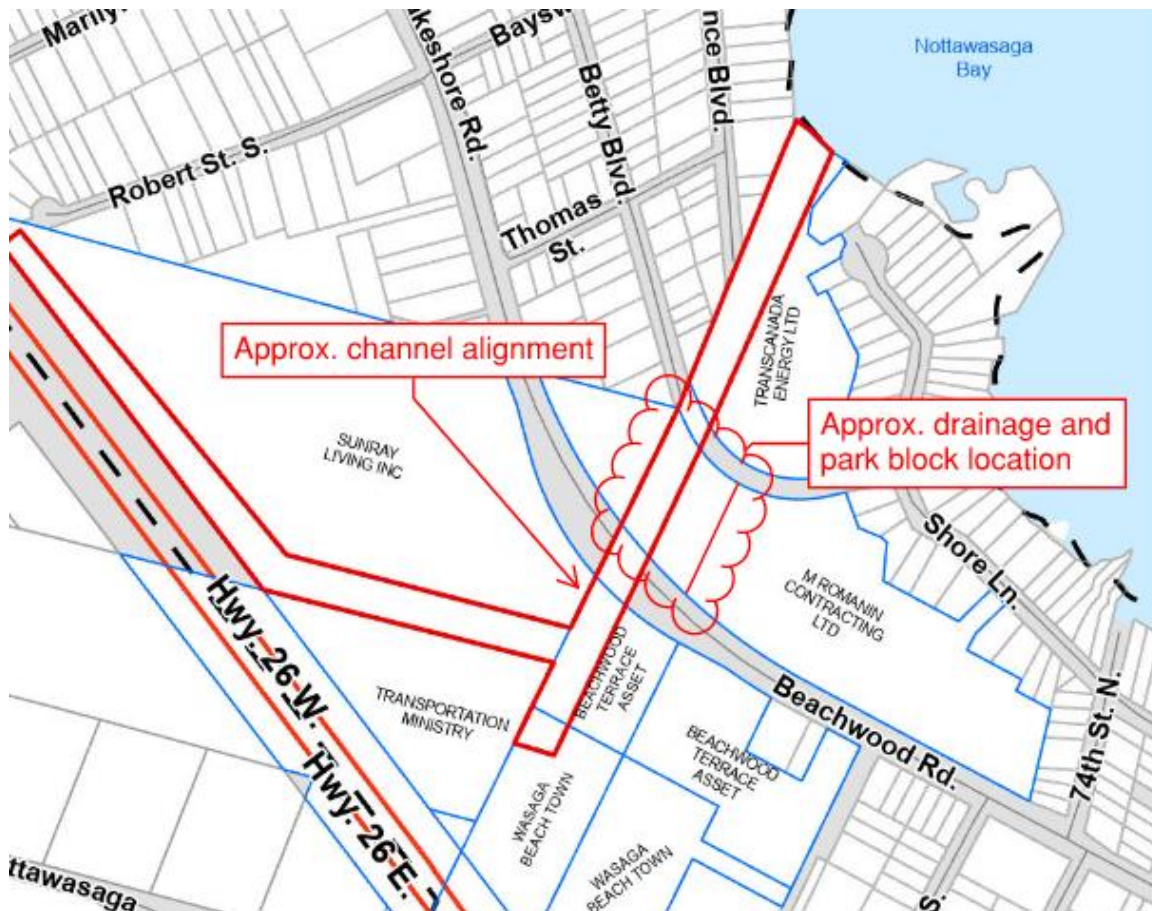
DISCUSSION:

Various discussions continued between Romanin and Town staff. Recognizing Romanin’s parkland/planning requirements as part of the development approvals process and the Town’s interest in obtaining the lands required for the flood mitigation channel, it was discussed that Romanin could dedicate the park block and flood channel block ahead of Planning approvals.

This premise was regarded as a “win-win” solution, as it would give Romanin some assurances, and facilitate the Town constructing the flood mitigation and drainage channel through Romanin’s property, with ultimate outlet at the Nottawasaga Bay.

One such assurance to Romanin is that there is sufficient servicing capacity for their first phase of development, and another is that they will not be required to dedicate any further parkland than that outlined in the original Draft Plan and agreement.

Please see map below depicting the approximate alignment of the proposed channel and highlighting the location of the Romanin channel and park block associated with this agreement:



The attached Parkland Dedication Agreement (Appendix A) has been prepared by legal and vetted by various Town Departments including Public Works / Engineering, Planning and Treasury.

Through a number of drafts between the parties and review by the Town's solicitor, the conditions are now agreeable to both parties, and the attached agreement has been signed by Romanin. The final step is to have the Mayor and Clerk sign / execute the agreement on behalf of the Town.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no monetary exchange for the Parkland Dedication Agreement. There is only exchange of land from Romanin for various approval assurances from the Town, including but not limited to sewer and water servicing allocations up to 80 units for phase 1.

It should be noted; however, in the event that the subject development does not receive planning approvals by January 1st, 2030, under Section 6, the Town will be required to reimburse the developer for the acquisition of the drainage channel corridor – based on fair market value – and transfer the balance of the parkland portion of the conveyed lands back to Romanin. Staff note that the developer is actively pursuing planning approvals at this time and the aforementioned scenario is a low possibility.

Term of Council Priorities:

This report addresses the "Inclusive" Strategic Pillar of Council: "Where residents are happy, healthy **& safe**", as it facilitates construction of the much-needed west end flood mitigation channel for protection of public health and safety.

CONCLUSION:

The west end flood mitigation channel is much needed and is part of the approved 2025 budget.

Staff recommend that the Romain Parkland Dedication Agreement be signed by the Mayor and Clerk to allow for the land transference to facilitate construction of the Bayswater Creek realignment / west end flood mitigation channel. The subject channel construction is also a pre-requisite for the west end elevated water tower construction.

Authored by:

Mike Pincivero, P.Eng.
Manager of Engineering Services, RMO/RMI

Appendices:

Appendix A: Romanin Parkland Dedication Agreement

PARKLAND DEDICATION AGREEMENT
THE CORPORATION OF THE TOWN OF WASAGA BEACH

(the "Town")

-and-

M. ROMANIN CONTRACTING LTD.

("Romanin")

WHEREAS, Romanin owns and intends to develop a 5.88-hectare parcel of land on the north side of Beachwood Road, in the Town, described as Part of Lots 34 and 35, Concession 3 Nottawasaga, being Parts 5, 6 and 7 on Reference Plan 51-R39265, Town of Wasaga Beach as set out in Parcel Register 58307-0425 (LT) - (the "**Romanin Lands**")

AND WHEREAS, Romanin has applied for an Official Plan Amendment, a Zoning By-law Amendment and a Draft Plan of Vacant Condominium on the Romanin Lands.

AND WHEREAS, Romanin is proposing a parkland dedication to the Town prior to obtaining draft plan approval of the westerly portion of the Romanin Lands ("**Conveyed Lands**") comprising of approximately 0.42 hectares of land which will include a 0.19-hectare municipal stormwater drainage channel (16 metres in width) as a condition for approval and development of the Romanin Lands as more particularly illustrated on the Sketch attached as **Schedule "A"**.

AND WHEREAS, the Town wishes to acquire the Conveyed Lands including the land required for the purpose of constructing the municipal storm-water drainage channel to the full 16.0 metre width, of which, a 9.0 metre width was previously designated for a drainage outlet channel for the proposed Public Works Depot and water tower site.

AND WHEREAS, the Parties have agreed that Romanin will transfer the Conveyed Lands to the Town for the purposes of a park and a stormwater channel prior to obtaining draft plan approval subject to the terms of this Agreement.

AND WHEREAS, the Parties have agreed that the conveyance of these lands will represent the full and final parkland dedication to be made to the Town as a condition of approval for the registration of the vacant land condominium and residential development on the Romanin Lands in fulfillment of the requirements of Section 42 and subsection 51(25) of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants contained herein and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows;

- 1) The Parties covenant and agree that the recitals are true and correct.
- 2) The Town shall notify Romanin, in writing, when it has acquired all necessary lands, rights, approvals and permits for the construction of the Municipal stormwater drainage channel from the Romanin Lands to Georgian Bay.
- 3) Romanin shall, at no cost to the Town, and within fifteen days of receipt of the above notice, transfer to The Town the Conveyed Lands free and clear of all encumbrances.
- 4) The Town shall accept the transfer of the Conveyed Lands as the full and complete parkland dedication required under Section 42 and Subsection 51(25) of the Planning Act for both the first phase of eighty (80) townhouse units and the second phase of condominium units proposed on the Romanin Lands.
- 5) In consideration for the transfer of the Conveyed Lands the Town represents and agrees as follows:
 - a) Sanitary sewer and water service will be available for the eighty (80) townhouse units representing the first phase of the development proposed on the Romanin Lands at the time draft plan approval is issued.
 - b) Sanitary sewer capacity will be available for the balance of the development proposed of condominium units on the Romanin Lands at the time of issuance of draft plan approval.
 - c) The Town will ensure that there will be sufficient water service available for the balance of the proposed development on the Romanin Lands subject to available Development Charges reserves / funding availability for system upgrades in conjunction with ultimate servicing for the west end of Town.

- d) Within 30 days following commissioning of the West End water system upgrades the Town will grant Romanin the full water allocation required for the balance of the development on the Romanian Lands. In the event water service is not available for the balance of the Romanian lands by December 31st, 2030 then the Town shall transfer back to Romanin the parkland portion of the Conveyed Lands at no cost to Romanin.
 - e) The storm water drainage outlet to Georgian Bay for the development of the Romanian Lands shall be via Betty Blvd./Shore Lane, in accordance with the Technical Memorandum "Summary of Hydraulic Conveyance Calculations- Betty Boulevard & Shore Lane, Beachwood Developments Inc" dated October 28, 2022, and the Technical Memo Addendum #1, dated January 27, 2023, prepared by The Jones Consulting Group Inc.
 - f) The Town will consider and accept landscaping design parameters that do not adhere to the Town's Engineering Standards of two (2) trees per lot, one (1) at the front and one (1) at the rear of every medium density lot, based on an acceptable overall landscaping design for the site, in an attempt to support the proposed six (6) metre frontages for the proposed town house development and the two Medium Density blocks.
 - g) The Town shall construct and perpetually maintain at its own cost the storm water channel on the Conveyed Lands on or before December 31st, 2026 subject to having acquired ownership of the Conveyed Lands and all required government and agency approvals.
 - h) The Town, subject to MTO approval, shall permit construction access for the Romanian development to be via Betty Blvd. and Beachwood Road.
 - i) The costs of the transfer of the Conveyed Lands and all other costs directly related to the Transfer of the Conveyed Lands as well as the legal costs of the Town and Romanin relating to the purchase and sale of the drainage channel block and if required, returning ownership of the park block portion of the Conveyed Lands to Romanin as described under Section 6 of this Agreement shall be borne by the Town. The costs of the Reference Plan shall be borne by Romanin.
 - j) The Town will not require or request any further public meetings and/or open houses with regards to the proposed Romanian development.
 - k) The development applications for the Romanian Lands will continue to be processed notwithstanding the status of the West Wasaga Secondary Plan.
 - l) The Town shall use its best efforts to assist with the review of the Romanian development by the Nottawasaga Valley Conservation Authority.
 - m) The Town will permit Romanin to remove vegetation and alter the grades of the Conveyed Land to achieve the required finished grades along the easterly boundary of the Conveyed lands, subject to entering into a Site Alteration / Site preparation Agreement with the town and consent or permit required from the Nottawasaga Valley Conservation Authority.
 - n) The Town will grant an easement to any public or private utility suppliers that require such an easement to service the development on the Romanian Lands.
- 6) In the event that the development of the Romanian Lands is not approved by January 1st, 2030, then the Town shall:
- a) Reimburse Romanin for the acquisition of the portion of the Conveyed Lands required for the 16.0 meter wide drainage channel (part 1 on Schedule "A"). The price to be determined by taking the average value from two independent appraisals, one obtained by the Town the other obtained by Romanin.
 - b) Transfer the parkland portion of the Conveyed Lands back to Romanin, at no cost to Romanin.
- 7) This Agreement shall be binding on and enure to the benefit of the Parties heart and their respective administrators' successors and assigns.
- 8) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and taken together shall constitute one and the same agreement. Counterparts may be executed in either original or by electronic means, including, without limitation, by facsimile transmission, e-signature and by electronic delivery in Portable document format ("pdf") or tagged image file format ("tif") and the Parties shall adopt any signatures received by electronic means as original signatures of the Parties.

Dated at the Town of Wasaga Beach as of this ___day of June 2025.

**THE CORPORATION OF THE TOWN
WASAGA BEACH**

Per:

Name: Brian Smith, Mayor

Per:

Name: Nicole Rubli, Town Clerk

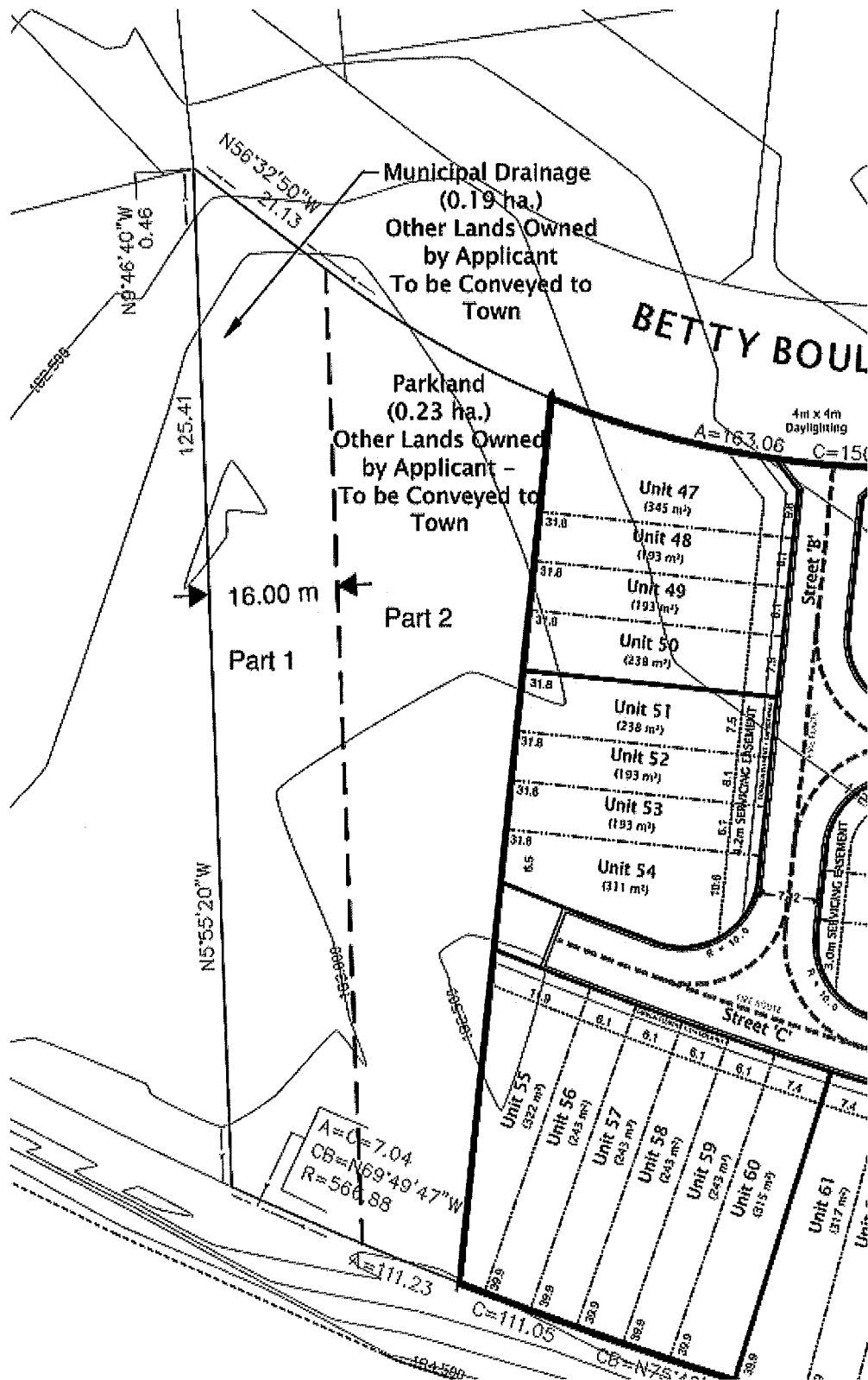
M. ROMANIN CONTRACTING LTD.

Per:

A handwritten signature in black ink, appearing to read 'MJR', written over the 'Per:' label.

Name: Mary Jo Romanin, President

SCHEDULE "A"





CORPORATE REPORT
The Corporation of the Town of Wasaga Beach
Meeting Date: 7/17/2025

DATE: 7/9/2025

SUBJECT: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) – 31 Lyons Court

CONTACT: Samantha Hannah, Planner I

REPORT NUMBER: 2025/07/17-18

RECOMMENDATION:

1. **THAT** the report titled: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) – 31 Lyons Court, to the Council meeting of July 17, 2025, be received;
2. **THAT** Council enact a Zoning By-law Amendment (Z01/22) for 31 Lyons Court, as recommended in this report; and
3. **THAT** Council approve the Conditions of Draft Plan Approval for a period of three (3) years as recommended in this report.

EXECUTIVE SUMMARY:

- The applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) propose a residential townhouse development consisting of 317 units in the form of street townhouses and back-to-back townhouses. The development is split with an East Phase and a West Phase each with two access points and private amenity space.
- On June 25, 2025 a Staff recommendation report for Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) was brought to Council for a decision. Council deferred the applications for the applicant to consider the amenity spaces for the subject lands.
- The applicant (Primont) has provided for Council consideration, a memo and Open Space Plan illustrating the trails, sidewalks, private greenspace, shared greenspace and naturalized greenspaces within the proposed development. In the memo the applicant advises that back-to-back townhouses contribute towards of mix of housing sizes in the community and more affordable options.

BACKGROUND:

The subject lands are municipally addressed as 31 Lyons Court, and legally described as Registrar's Compiled Plan 1698, Part of Lot 96. The development proposal consists of 317 units in the form of street townhouses and back-to-back townhouses. The development is split with an East Phase and a West Phase each with two access points and private amenity space. The proposed east and west phases are separated by lands proposed to be re-designated as Natural Hazard lands, and rezoned as "Environmental Protection" (EP) and "Environmental Protection Exception

9" (EP-9). The West Phase will include planned infrastructure in the form of the Bay Sands external drainage channel. The West phase is proposed to consist of 74 street townhouses and 96 back-to-back townhouses, and the East phase is proposed to consist of 83 street townhouses and 64 back to back townhouses. The proposed Draft Plan of Subdivision is included in this report as **'Appendix 1'**. The proposed Draft Plan of Subdivision Conditions are attached to this report as **'Appendix 2'**.

Per the Zoning By-law Amendment application, the applicant wishes to achieve permission for the construction of 317 units in the form of street townhouses and back-to-back townhouses with additional site-specific exceptions, as well as site-specific Open Space Zones, an Environmental Protection Zone and a site-specific Environmental Protection Zone. The proposed Draft Zoning By-law Amendment is appended to this staff report as **'Appendix 3'**.

Recently, staff presented a report to Council at its June 25, 2025 meeting recommending that Council enact a Zoning By-law Amendment (Z01/22), and approve the Conditions of Draft Plan Approval for a period of three (3) years. For details please refer to the staff report and associated appendices from the June 25, 2025 Council agenda, Item 10.2, available at the following hyperlink: <https://pub-wasagabeach.escribemeetings.com/Meeting.aspx?Id=6eca5aca-6d85-47d7-87b6-256fb4847e47&Agenda=Agenda&lang=English&Item=38&Tab=attachments>

Council deferred these applications in order for the applicant to consider the proposed amenity space for the subject lands.

DISCUSSION:

Following the Council meeting on June 25, 2025, the applicant has provided a memo and Open Space Plan as **'Appendix 4'** of this staff report. The memo and Open Space Plan is summarized as follows:

- Back-to-back townhouses fulfil a meaningful home ownership option in the housing market, providing homebuyers the opportunity to purchase "ground related" units that otherwise would not be available.
- Given the oversized private balconies and opportunity for greater internal storage compared to an apartment, for many buyers back-to-back townhouses is a more attractive option.
- Maintaining a level of affordability is critical, and this produced type, as well as the other homes in this community will provide a mix of housing sizes that will be a more affordable option.
- The Open Space Plan shows an extensive network of trails/sidewalks, amenities parkettes and interface abutting a large natural environmental feature.
- The applicant is prepared to add additional street furniture to allow people to sit and enjoy the natural heritage features of this development.
- The applicant will also be contributing cash-in-lieu of parkland to the Town to provide other Wasaga Beach recreational opportunities.

CORPORATE IMPLICATIONS:

A review of the Term of Council Priorities (TOCP's) was undertaken, it is the opinion of Planning staff that the TOCP's are not applicable to the proposed development.

CONCLUSION:

It is the opinion of the author of this report that the applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22):

- Satisfy the Provincial interests outlined under Section 2 of the *Planning Act*
- Are consistent with or do not conflict (as applicable) to policies of the Provincial Planning Statement, 2024
- Conform to the policies of the:
 - Simcoe County Official Plan, 2023, as amended; and
 - Town of Wasaga Beach Official Plan (2004), as amended, with the coming into force of Official Plan Amendment No. 62.

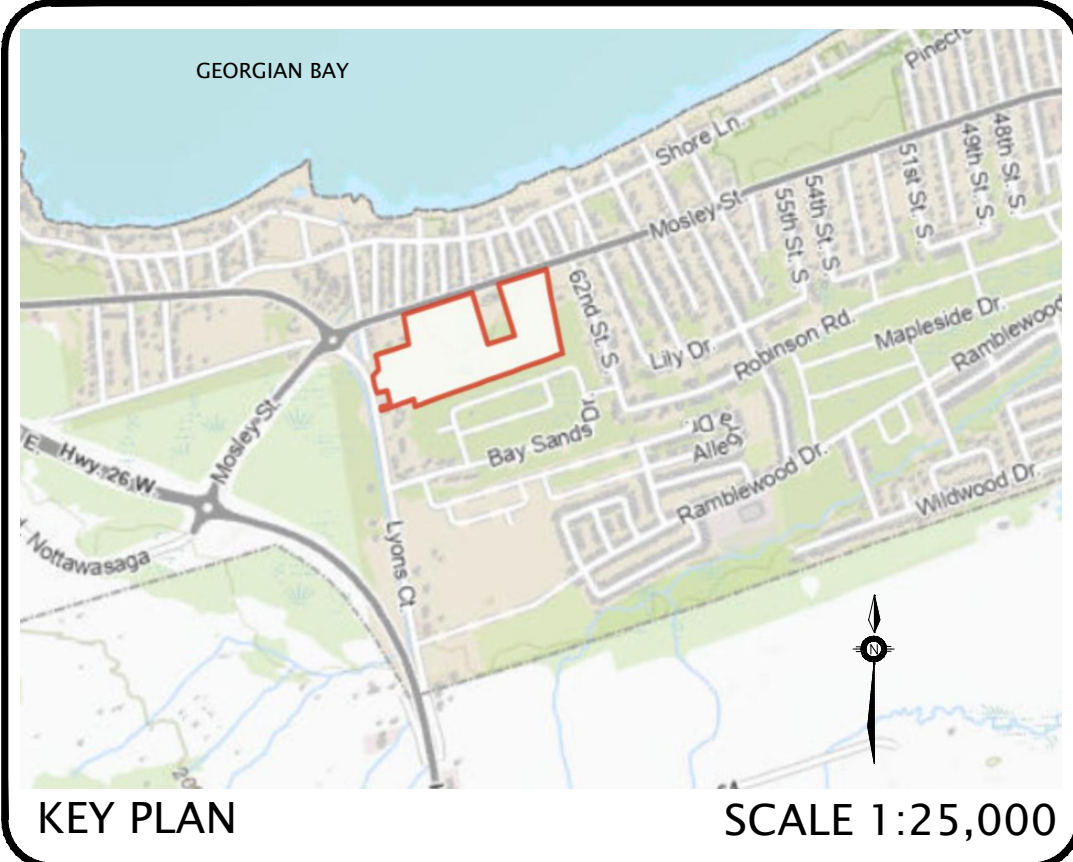
The proposed zoning provisions and Draft Plan Conditions are appropriate to ensure the achievement of a functional and usable development. Accordingly, Town staff recommend that Council approve the Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22).

Authored by:

Samantha Hannah,
Planner I

Appendices:

Appendix 1: Draft Plan of Subdivision
 Appendix 2: Draft Plan of Subdivision Conditions
 Appendix 3: Draft Zoning By-law Amendment
 Appendix 4: Memo and Open Space Plan



Draft Plan of Subdivision
31 Lyon's Court
Part of Lot 96
Registrar's Compiled Plan 1698
Town of Wasaga Beach
County of Simcoe
2025

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- | | |
|------------------------------------|--|
| g) SHOWN ON DRAFT PLAN | h) MUNICIPAL PIPED WATER TO BE PROVIDED |
| b) SHOWN ON DRAFT PLAN | i) BROOKSTONE CLAY, BROOKSTONE CLAY LOAM |
| c) SHOWN ON KEY PLAN | j) SHOWN ON DRAFT PLAN |
| d) RESIDENTIAL, AMENITY, EP, & SWM | k) ALL MUNICIPAL SERVICES TO BE PROVIDED |
| e) SHOWN ON DRAFT PLAN | l) THERE ARE NO RESTRICTIVE COVENANTS AFFECTING THE LAND TO BE SUBDIVIDED. |
| f) SHOWN ON DRAFT PLAN | |

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWN OF WASAGA BEACH FOR APPROVAL.

JUNE 9, 2025
DATE
WASAGA (LYONS COURT) VENTURES INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

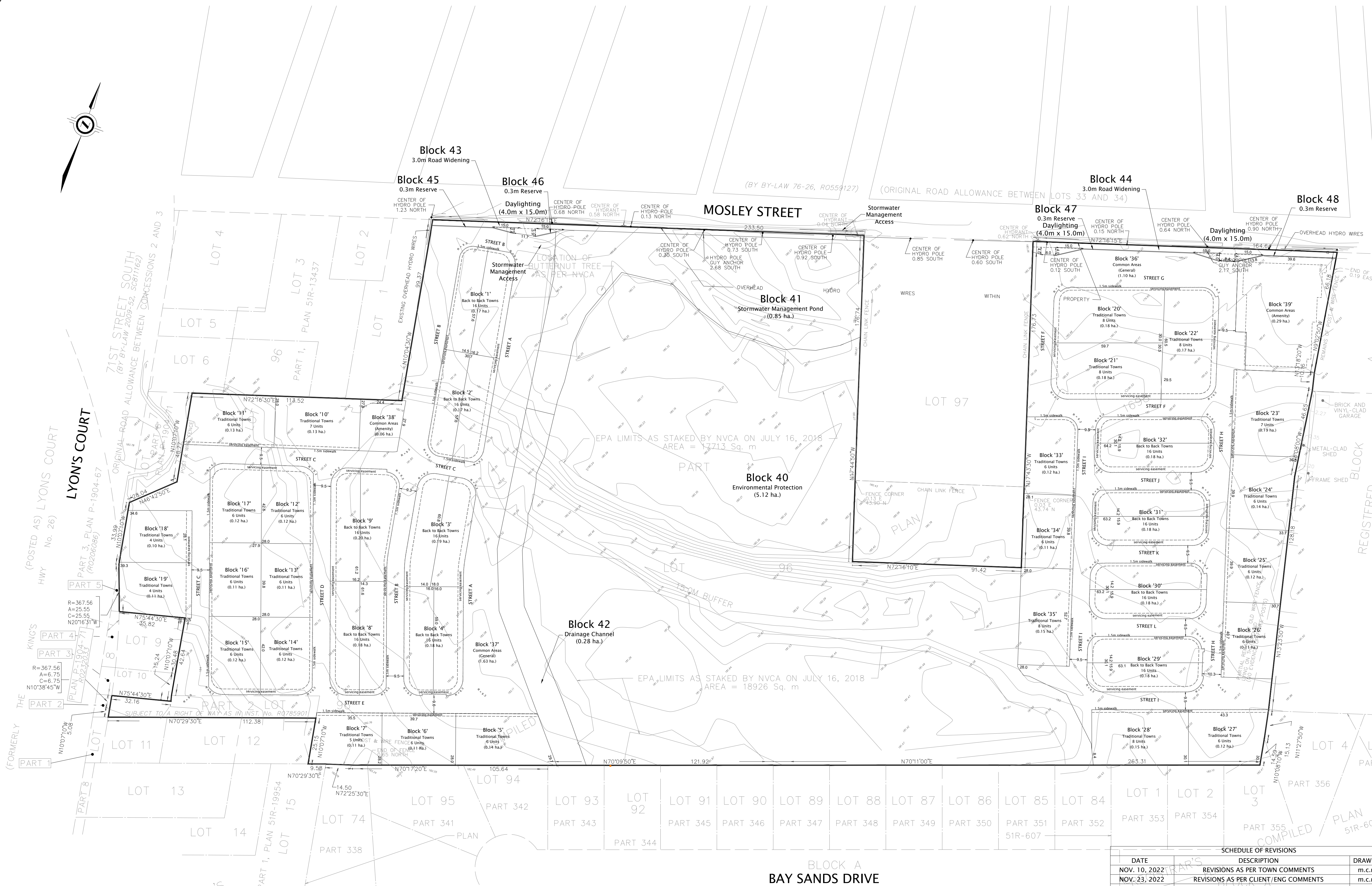
JUNE 9, 2025
DATE
J.D.BARNES
PIER DE ROSA
ONTARIO LAND SURVEYOR

STATISTICS	Area (ha.)	Units
Traditional Townhomes (Blocks 5 - 7, 10 - 28, & 33 - 35)	3.32 ha.	157
Back to Back Townhomes (Blocks 1 - 4, 8 & 9, & 29 - 32)	1.81 ha.	160
Common Areas - General (Blocks 38 & 39)	2.73 ha.	
Common Areas - Amenity (Blocks 38 & 39)	0.35 ha.	
Environmental Protection (Block 40)	5.12 ha.	
Stormwater Management Pond (Block 41)	0.85 ha.	
Drainage Channel (Block 42)	0.28 ha.	
3.0m Road Widening & 0.3m Reserves (Blocks 43 - 48)	0.15 ha.	
TOTAL	14.61 ha.	317 units

SCALE 1 : 1000 (A1)

LYON'S COURT
TOWN OF WASAGA BEACH
DRAFT PLAN OF SUBDIVISION

Date Issued: JAN. 12, 2022
Checked By: BC
Project No.: STE-21011
Drawn By: m.c.r.
Drawing Name: STE-21011-DP-17.dwg



Applicant: Wasaga (Lyons Court) Ventures Inc
File No.: PS01/22 [Associated Files Z01/22 & OP01/22]
Municipality: Town of Wasaga Beach
Subject Lands: REG COMP PLAN 1698 LOT 96

Date of Decision: XX, 2025
Date of Notice:
Last Date of Appeal:

The Town of Wasaga Beach's conditions to final plan approval for registration of this Plan of Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan of subdivision located on 31 Lyons Court in the Town of Wasaga Beach, County of Simcoe, prepared by Jones Consulting Group Ltd. dated June 9, 2025, certified by Surveyor Pier De Rosa O.L.S. of J.D. Barnes, on June 9, 2025 and certified by the Owner on June 9, 2025, showing:
 - a) 157 Traditional Townhomes (Blocks 5-7, 10-28 & 33-35)
 - b) 160 Back-to-Back Townhomes (Blocks 1-4, 8 & 9, & 29-32)
 - c) Common Areas – General (Blocks 36 & 37)
 - d) Common Areas – Amenity (Blocks 38 & 39)
 - e) One Environmental Protection Block (Block 40)
 - f) One Stormwater Management Pond Block (Block 41)
 - g) One Drainage Channel Block (Block 42)
 - h) 3.0m Road Widening & 0.3m Reserves (Blocks 42-47)

HEADINGS

2. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.

TOWN OF WASAGA BEACH

Subdivision Agreement

3. That prior to final approval and registration, the appropriate designations and zoning shall be in effect for the proposed plan of subdivision, to the satisfaction of the Town of Wasaga Beach (Town).
4. That the Owner agrees that prior to final approval, to resolve any claims of dispute of Land Title or rights of access over any of the lands in the subdivision, to the satisfaction of the Town.
5. That a Subdivision Agreement shall be entered into between the Owner and the Town in which the Owner agrees to satisfy all of the requirements financial and otherwise, of the Town, with regard to such matters as the Town may consider necessary, including but not limited to; payment of development charges, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.

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6. That a Subdivision Agreement shall be entered into with the Town and the Town shall confirm that the Subdivision Agreement has been registered against the lands to which it applies as provided for in the Planning Act, R.S.O. 1990.
7. That the Owner shall agree in the Subdivision Agreement to provide a cash-in- lieu of parkland payment for park or other public recreational purposes in satisfaction of the parkland dedication requirement pursuant to Sec. 42 and/or Sec. 51.1 of the Planning Act, R.S.O. 1990 c.P.13.
8. That the Owner shall agree in the Subdivision Agreement that development charges, processing, and administration fees be paid in accordance with the provisions of the Subdivision Agreement with the Town, and applicable School Board policies and by-laws in effect at the time payment is due.
9. That the Owner shall enter into a Subdivision Agreement and/or any other necessary agreements, including but not limited to early payment, cost recovery, site preparation, and pre-servicing, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan. These Agreements may deal with matters including but not limited to the following:
 - a) Engineering and conservation works which include municipal services;
 - b) Professional services including preparation of reports, plans, inspections, certifications and approvals;
 - c) Monitoring wells;
 - d) Stormwater management;
 - e) Sediment and erosion control;
 - f) Storm sewers, watermains and sanitary sewers;
 - g) Access locations, road widening and reconstruction;
 - h) Securities, letters of credit, cash contributions, development charges;
 - i) Emergency services;
 - j) Land dedications, easements, road reserves, and noise abatement;
 - k) Fencing, berming, buffer blocks, and plantings;
 - l) Hydro, Gas, Telecommunications and any other utilities;
 - m) Grading, topsoil, sodding, and any signed entry or similar features;
 - n) Common Areas (amenity) including playground infrastructure and related amenities;
 - o) Tree preservation, hoarding and vegetation removal (clearing and grubbing);
 - p) Construction access;
 - q) Well Interference study; and,
 - r) Warning Clauses.

The details of which are indicated in any correspondence received from appropriate commenting agencies and departments.

10. That the Owner shall agree in the Subdivision Agreement to construct and/or repair

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all streets related to the development proposal, as appropriate, in accordance with municipal standards and accepted for construction drawings, to the satisfaction of the Town.

11. That the Subdivision Agreement between the Owner and the Town shall include provisions whereby all Offers of Purchase and Sale will include information that satisfies subsection 59(4) of the Development Charges Act and the requirements of the Town.
12. That the Owner agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a "Display Map" in a prominent location in the sales office in a place visible to the public, which indicates the approved location of all sidewalks, walkways, trails, community mail boxes, parks, schools, open space areas, environmental protection areas, stormwater management ponds, buffer areas, watercourses, and surrounding land uses. The Owner shall also agree to keep "Accepted for Construction" drawings in the sales office, which show easements, hydrants, utilities, lighting, lot grading, and landscaping measures. If, either in addition to a physical sales office or instead of a physical sales office, the Owner intends to make information regarding the development available to the public through online means (i.e., an online website), the Owner shall agree in the Subdivision Agreement to make the aforementioned materials accessible in a prominent location within the online website.

Professional Services

13. That the Owner shall agree in the Subdivision Agreement to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town and that the Engineer provides certification that the final constructed works conform to the accepted design.

Addressing

14. That prior to final approval, the Owner shall agree in the Subdivision Agreement that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner agrees in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during construction and permanently affixed to the front of the building prior to building occupancy.

Street Names

15. That prior to final approval and plan registration, Street 'A', Street 'B', Street 'C', Street 'D', Street 'E', Street 'F', Street 'G', Street 'H', Street 'I', Street 'J', Street 'K' and Street 'L' be named to the satisfaction of the Town with regard to 911 emergency servicing, and shall be included on the 2nd submission of engineering

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drawings for detailed design.

Conveyances and reserves

16. Any dead ends and open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the Town, without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or development of adjacent lands.

Side yard reserves

17. That prior to final approval, the final M-Plan shall show any/all blocks needed for the purposes of 0.3 metre reserves, and that the Subdivision Agreement shall provide that these lands be conveyed by deed to the Town without monetary consideration and free of all studies.

Sight Triangles

18. That the Owner shall agree in the Subdivision Agreement that prior to final approval, the M-Plan shall include appropriate sight triangles at the intersections and on the inside corners of 90 degree bends in roads in accordance with the Town's Engineering Standards where the private roads intersect with public roads.

Environmental

19. That the Owner shall agree in the Subdivision Agreement to implement the "Mitigation Measures" associated with the 2019 Sage Earth Environmental Restoration Services Environmental Impact Study, inclusive of EIS Amendments dated January 13, 2021 and December 14, 2021, and any subsequent review comments, updates or addenda to the satisfaction of the Town prior to final approval. Subsequent documentation received to date includes the following:
 - a) Letter "Issues/Summary Review – Natural Heritage", dated August 15, 2023, prepared by Burgess Gleason Environmental.
 - b) Letter "Ecological Offsetting Proposal", revised January 21, 2025, prepared by Roots Environmental.
20. That mitigation of impacts to bats through installation of compensation structures (i.e bat boxes) within the retained wooded area be considered.
21. That the detailed design will need to demonstrate the retained portion of the wetlands will continue to function post-development, to the satisfaction of the Town.
22. The Owner shall agree to pay any/all monies owed to the NVCA for ecological offsetting.

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23. That as part of the Stormwater Management and Landscape designs, incorporation of the items noted within Section 5.0 – 5.5 of the original EIS (e.g. Modern Stormwater Pond Design to produce Chorus Frog Habitat, Creation of an Edge Management Plan), be implemented to the satisfaction of the Town, and in consultation with the NVCA and any other applicable authorities.

Road allowances, design and dedication

24. The road allowances within the Plan shall be designed in accordance with the Town's Engineering Standards for road and intersection design and temporary turning circles. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.

Blocks and reserves for future access

25. The Owner shall agree in the subdivision agreement that Blocks 43 and 44, Reserve – Future ROW, are for the purpose of future roads and shall agree to convey them to the Town, without monetary consideration and free of all encumbrances, when requested by the Town.

Reports/plans/studies

26. That prior to final approval, the Owner shall submit the following to the satisfaction of the Town and/or any other applicable agencies, and incorporate/address any findings, recommendations or mitigation and/or protection measures:
- a) An Archaeological Assessment Report;
 - b) A Traffic Impact Study;
 - c) A Composite Utility Servicing Plan;
 - d) A Landscape Plan;
 - e) A Geotechnical Report;
 - f) A Vibration Monitoring Report;
 - g) A Site Grading and Drainage Plan;
 - h) A Functional Servicing Report;
 - i) A Site Servicing Plan;
 - j) Architectural Design Guidelines;
 - k) A Well Interference Study;
 - l) An Environmental Impact Study;
 - m) An Erosion and Sedimentation Control Plan;
 - n) A Stormwater Management Report including SWM pond layout plan to confirm sufficient area of dedication;
 - o) Tree Inventory and Tree Protection Plan;
 - p) Arborist Report;
 - q) Construction Management/Mitigation Plan;
 - r) A Natural Hazards Land Study;
 - s) A Phasing Plan;

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- t) A Removals Plan;
 - u) A Plan of Easements;
 - v) A Common Areas (Amenity) Plan; and
 - w) An Edge Management Plan.
27. That the Owner shall agree in the subdivision agreement, in wording acceptable to the Town and any applicable authority to carry out or cause to be carried out the recommendations and measures contained within the accepted plans and reports set out above.
28. That the Owner shall agree in the Subdivision Agreement to co-ordinate the preparation of an overall composite utility distribution plan to the satisfaction of all affected authorities and the Town.
29. That the Owner shall acknowledge and agree in the Subdivision Agreement that the draft plan of Subdivision and associated conditions of draft approval may require revisions to implement or integrate any recommendations resulting from studies required as a condition of approval, to the satisfaction of the Town.

Site alteration

30. That prior to any site alteration, the Owner shall submit the following to the satisfaction of the Town and/or any other applicable agencies:
- a) An Archaeological Assessment Report and appropriate archaeological resources conservation requirements;
 - b) An Environmental Impact Study;
 - c) An Erosion and Sedimentation Control Plan;
 - d) A Tree Inventory and Preservation Plan;
 - e) Arborist Report;
 - f) An Overall Site Grading and Drainage Plan;
 - g) A Stormwater Management Report;
 - h) A Vibration Monitoring Report; and
 - i) A Geotechnical Report.

Tree Preservation

31. That prior to any site alteration the Owner shall submit an Arborist Report, including an inventory of all existing significant trees, assessment of all significant trees to be preserved and proposed methods of tree preservation or remedial plantings to the satisfaction of the Town; and the Owner shall undertake the measures identified in the accepted Arborist Report.
32. That the Owner shall agree in the Subdivision Agreement that tree removal should be undertaken outside the active season for eastern hog nose snake, as well as the bird-nesting/bat season which extends from March 15 to November 30.

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33. That a Landscape Restoration Plan/Edge Management Plan, is prepared in accordance with the Town's current engineering standards, to the satisfaction of the Town.
34. That a Tree Inventory & Preservation Plan, is prepared in accordance with the Town's current engineering standards, to the satisfaction of the Town.
35. That detailed design must include an Erosion and Sediment Control plan coordinated with the Tree Protection Plan's tree fence to avoid impacts to retained adjacent natural features.

Vibration Monitoring

36. That prior to final approval, the Owner shall retain a Professional Engineer to review the proposed works and existing soil conditions and define a Zone of Influence of vibrations as well as submit a proposed vibration monitoring program. The Zone of Influence shall include the area of land (and buildings and structures existing on such land) within or adjacent to the proposed development that potentially may be impacted by vibrations emanating from a construction activity as defined by the Professional Engineer referred to above in the vibration monitoring program, to the satisfaction of the Town.
37. Prior to commencement of construction, the Owner shall retain a qualified consultant to complete a pre-condition survey of all existing dwellings/structures within close proximity of the development site. The survey shall include photographic inventory of existing conditions of the interior and exterior of all buildings. In the event that a property owner will not permit access to the interior of the dwelling, the consultant shall provide written documentation to the Owner and the Town. A copy of the full pre-condition survey is to be provided to the Town.
38. The Owner agrees that vibration monitoring may be required for existing dwellings/structures within close proximity to the development site, during construction, at the discretion of the Town.
39. The Owner shall agree as part of a Development Agreement that vibration levels shall be measured by the Developer's Engineer during construction on/at all existing buildings and structures within the defined Zone of Influence during construction in accordance within the monitoring program submitted with the development approval. A minimum of 1 vibration monitoring gauge is to be installed prior to earthworks construction at or near the existing structure that is closest to the work zone, regardless of the defined zone of influence.

Street lighting system

40. The Owner shall agree in the Subdivision Agreement to design, purchase materials

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and install a street lighting system, compatible with the existing and/or proposed systems in the surrounding Plans, all in accordance with Town Engineering Standards.

Vacant Lots

41. That the Owner shall agree in the Subdivision Agreement that all lots, blocks, or vacant lands shall be kept clear of weeds and noxious plants and shall be maintained by the Owner in accordance with standards determined by the Town.
42. That the Owner shall agree in the Subdivision Agreement that all affected lots or blocks to be left vacant within each development phase, shall be rough graded such that best efforts are taken to ensure there is not standing water and maintained in general conformance with the accepted comprehensive grading plan(s). The Owner further agrees in the Subdivision Agreement to topsoil and hydro-seed and maintain any rough graded area not proceeding to construction in a timely manner and to install signage to prohibit dumping and trespassing, to the satisfaction of the Town. Furthermore, silt fencing shall be installed and maintained to the satisfaction of the Town, in consultation with any other Approval Authority, and to ensure no off-site impacts from earthworks or stormwater run-off.

Construction access/maintenance

43. That the Owner shall agree in the Subdivision Agreement that a suitable construction access shall be provided in a location approved by the Town.
44. The Owner shall agree in the subdivision agreement that siltation and erosion control measures will be maintained through construction including maintenance / renewal of the mud mat to avoid tracking of mud to the external roads at a frequency to the satisfaction of the Town.
45. The Owner shall agree in the subdivision agreement that following issuance of the Certificate of Substantial Completion (Full Services), during construction of homes the roads shall be kept clear of excessive debris / mud tracking and provide dust control. The roads should be scraped of mud tracking on a regular basis and swept a minimum of once a week.
46. The Owner shall agree in the subdivision agreement that dust suppression shall be provided with water applications as applicable and to the satisfaction of the Town.

Final changes

47. The Owner acknowledges that final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots), which may be reflected in the final Plan to the satisfaction of the Town.

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Landscape Plans

48. That prior to final approval the Owner shall submit Landscape Plans prepared in accordance with the Town's current engineering standards to the satisfaction of the Town. These plans shall include the following:
- a) Lot, block and street tree planting and/or buffer landscaping in accordance with the standards and requirements of the Town;
 - b) Fencing in accordance with the standards and requirements of the Town in locations as may be required by the Town;
 - c) Subdivision entrance features;
 - d) Pathways, and Trails/Walkways;
 - e) Stormwater Management Pond Planting Plan;
 - f) Common Amenity features; and,
 - g) Any other landscaping as determined by the Town or other applicable Authority.
49. That the Owner shall agree in the Subdivision Agreement that the detailed design and construction of all landscaping shall occur at no cost to the Town and in accordance with the provisions of the accepted landscape plans.
50. That the landscape plans incorporate a transition space or landscape element between the street and private dwellings. Front-yard landscaping should include deciduous trees and drought-tolerant groundcovers or shrubs to create a clear visual distinction between the public and private realms, in accordance with the Town's Urban Design Guidelines for Townhouse and Apartment Built Form.

Fencing

51. That the Owner shall agree in the Subdivision Agreement to construct to the satisfaction of the Town of Wasaga Beach in consultation with any other Approval Authority, as appropriate:
- a) Tight board privacy fencing where new residential lots abut existing residential properties, where residential land use abuts commercial lands, along the lot flankage to collector or arterial roads where an acoustical fence is not required, on flankage abutting community post boxes and where residential lots abut a pedestrian walkway.
 - b) Black vinyl chain link fencing where residential lots abut environmentally protected areas, hazard lands, natural wooded areas, or any other areas as required by the Town, or any other Approval Agency.
 - c) A decorative metal fencing where Common Areas (Amenity) Blocks abut the municipal right-of-way.
52. The Owner shall agree as part of the Subdivision Agreement, Pre-Servicing Agreement, or Site Alteration Agreement that exclusion fencing is to be erected around any future construction activities to prevent any potential species at risk

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from entering the work site, and shown on any relevant drawings to the satisfaction of the Town.

Driveway edging

53. That the Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a clause advising the prospective purchasers that landscaping improvements adjacent to the driveway (i.e. driveway curbing/edging) must be flush with the driveway surface and back of curb to a minimum of 1.5 metres beyond the edge of roadway curb line. Where sidewalk exists along the frontage of the dwelling, driveway edging and walkways must be flush with the driveway surface for a minimum 0.5 metre beyond the back of sidewalk.

Servicing

54. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm sewer, sanitary, and water servicing systems required to service the proposed development, to the satisfaction of the Town.
55. The Owner shall agree in the Subdivision Agreement that prior to issuance of the Certificate of Substantial Completion (Basic Services), the internal and external servicing works associated with that phase must be completed including but not limited to the sanitary sewer piping, watermain piping, utility services and roadway improvements.
56. That the Owner shall agree in the Subdivision Agreement to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable Provincial and Municipal Standards to the satisfaction of the Town and that the Engineer provides certification that the final constructed works conform to the accepted design.
57. That the Owner shall agree in the Subdivision Agreement to make payment for all water and sewer connection fees to the satisfaction of the Town.
58. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm sewer, sanitary, and water servicing systems to service the proposed development, to the satisfaction of the Town.
59. That prior to final approval and registration of the Plan or any Phase thereof, the Town shall confirm that there is sufficient water capacity available and allocated to service the entire plan of subdivision or phase based on actual usage as determined by the Town's monitoring of water flows.
60. That confirmation of water and sewer capacity will need to be reviewed as each

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respective phase proceeds through detailed design, by the Town's consulting engineers to confirm system capacity. Any additional upgrades to the municipal system will be borne by the developer.

Easement Plan

61. That the Owner shall agree in the Subdivision Agreement, prior to final approval, to provide for a Comprehensive Easement Plan identifying all easements that may be required for, but not limited to, access for maintenance purposes, fire hydrants, stormwater drainage, roadside snow storage, utilities and servicing purposes, emergency access and that these easements be granted to the appropriate authority, to the satisfaction of the Town, free of all charge and encumbrances.

Architectural Design Guidelines

62. That prior to final approval, the Owner shall prepare and implement architectural design guidelines to govern the character of residential structures and commercial structures in a manner acceptable to the Town. The architectural design guidelines shall conform to Urban Design Guidelines of the Town. The Owner shall agree in the Subdivision Agreement to construct all buildings and structures in conformity with the accepted architectural design guidelines, and to the inclusion of the accepted architectural design guidelines as a schedule to the Subdivision Agreement.

Warning clauses

63. The Owner shall cause the following warning clauses to be included in a schedule to the Subdivision Agreement:
- a) All offers of purchase and sale, or lease for all lots/blocks:
 - i. "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
 - ii. "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
 - iii. "Purchasers and/or tenants are advised that the Town has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees."
 - iv. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will

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be identified by the Owner prior to any home closings.”

- v. “Purchasers and/or tenants are advised that the Town does not hold any deposits on account of grading requirements or damage to infrastructure on behalf of purchasers and/or tenants. The Municipality holds security from the Developer to enforce such obligations directly with the Developer and has no authority to release funds to the purchasers and/or tenants.”
 - vi. “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants.”
 - vii. “Purchasers and/or tenants are advised that Mosley Street is classified as an Arterial Road and Lyons Court is classified as a Provincial Highway/Future Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night.”
 - viii. “Purchasers and/or tenants are advised that there may not be a defined storage location for waste collection bins.”
- b) All offers of purchase and sale abutting any stormwater management area and/or open space, and or woodlot:
- i. “Purchasers and/or tenants are advised that the adjacent stormwater management area, open space, or woodlot may be left in a naturally vegetated condition and receive minimal maintenance.”
- c) All offers of purchase and sale abutting a park block, open space block or environmental protection block:
- i. “Purchaser and/or tenants are advised that the lot abuts a “Neighbourhood or Community Park”, and/or an open space block, and/or an environmental protection block containing active and/or passive recreational uses and that noise and lighting should be expected as a result of those uses.”

Signage

64. No parking signage shall be placed along street frontages within the subdivision, to the satisfaction of the Town.

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Drainage Channel

65. That the Town has established its capital projects for the coming 8 to 10 years, with the Beachfront Development being the top priority. As a result of the Town's priorities, there is no capital budget available for financing projects outside of the priority projects. The Town is not considering any development agreements to advance other capital works, as the current priorities are significant and time sensitive and are still being formalized. If the Owner wants to advance development of the property they will be doing so at their own expense with no commitment from the Town. The Owner shall agree in the Subdivision Agreement to the satisfaction of the Town that any capital works or external works required to support the development shall proceed at the owner's expense with no financial commitment from the Town, including but not limited to the drainage channel.

Snow Storage

66. The Owner agrees that snow storage must not conflict with or obstruct, sidewalks, motorist's visibility, site drainage facilities, encroach on neighbouring properties and may not be placed within Municipal rights-of-way. In the event adequate snow storage is not available on the subject land and during high snowfall periods, in order to maintain minimum parking requirements and access to parking areas, driveways and walkways, the Owner shall, at its own expense, arrange for the removal of the snow from the site. Parking spaces, landscaping areas and the Environmental Protection lands contained within Blocks 40, 41 and 42 will not be used for the stockpiling of snow.
67. The Owner agrees that in any Offers of Purchase and Sales Agreements it shall include a Notice to Perspective Purchasers that details the challenges associated with snow clearance for freehold lots and Condominium common element private roads and that such matters shall remain the responsibility of the Condominium Corporation and the unit owners.

Vehicular Transportation

68. That a truck turning template is provided to show that both waste management vehicle(s) and emergency services can safely navigate through all development streets.
69. That two permanent accesses are required for any phase of development exceeding 85 units, and that confirmation is provided that two lanes of traffic can be accommodated on Kennedy Lane and the Functional Servicing Report be amended accordingly.
70. The Owner shall agree that bus pad(s) installation within the Mosley Street right-of-way to support the future installation(s) of a bus bench and/or bus shelter, shall be reviewed through detailed design, to the satisfaction of the Town.

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71. The Owner shall provide detailed design for an east phase left turn lane and west phase left turn lane as part of each respective phase's detailed design.

Active Transportation

72. That all efforts should be made to achieve a 3.0m wide multi-use trail on the south side of Mosley Street within the 3.0m road widening dedication.
73. The Owner shall agree that the viability of a pedestrian trail connection between the east and west halves of the development shall be reviewed through detailed design, to the satisfaction of the Town.

External Improvements

74. That the Owner solely at their cost would be responsible to undertake any external improvements required for the east and west phases of the development.

Stormwater Management

75. That the proposed dry pond is not a part of the proposed future capital project by the Town for the Bay Sands Drive area development. Costs for construction and maintenance of the pond including the storm pipe entering the pond, the box culvert extension (beyond Mosley Street right-of-way), the maintenance access roads / platforms and overflow weir will all be the sole responsibility of the Owner and ultimately, maintenance will lie with the condominium board.
76. That the limits of ownership / responsibility for maintenance is the entire pond and related features from the outlet storm pipe from the Primont development on the west of the channel through / to the existing Mosley Street right-of-way.
77. The Owner agrees that the proposed pond within Block 41 shall be privately owned and maintained by the Owner and further that the pond shall be designed by the Owner in a manner that fully complies with the Town Engineering Standards, NVCA and MTO requirements.
78. That external improvements may be required along Mosley Street to accommodate the drainage discharge from the east and west phases and will need to be reviewed as part of detailed design.

Visitor Parking

79. That in accordance with the Town's Urban Design Guidelines for Townhouse and Apartment Built Form, visitor parking must be accessible to pedestrians from sidewalks and pathways. The site plan shall be revised to include sidewalk and pathway connections to the visitor parking areas, ensuring seamless integration

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with pedestrian circulation routes, to the satisfaction of the Town.

Adjacent Lands

80. That consideration be given to the existing properties adjacent to Kennedy Lane, including providing driveway access to each of the respective properties (55/67 and 71), servicing, encroachments and easements.

Dewatering

81. The Owner shall agree in all development agreements that a dewatering proposal is required prior to the commencement of construction to the satisfaction of the Town. Further the Owner shall agree to obtain a dewatering permit from the MECP prior to commencement of any on-site dewatering.

Traffic

82. That prior to final approval, the Owner shall submit a Traffic Impact Study to the satisfaction of the Town and/or any other applicable agency and shall carry out or cause to carry out the recommendations and measures contained in the study.

Well and ground water monitoring

83. Prior to any site alteration, the Owner shall agree in the site preparation, pre-servicing and/or subdivision agreement to retain a Hydrogeologist to monitor the private wells and groundwater conditions, including vulnerabilities related to the aquifers, during each phase of the draft plan, to assess any impact on the existing wells and /or aquifers in the area surrounding the draft plan, where ground water conditions may be impacted by the development of the subdivision. The Owner shall submit reports prepared by such Hydrogeologist, to the satisfaction of the Town, documenting the results of the monitoring program.
84. The Owner shall provide potable water to any land owner whose private well or water system is adversely impacted and to permanently rectify the problem, to the satisfaction of the Town. The potable water to be provided and any works to rectify the problem with the private well or water system shall be at the sole cost of the Owner.
85. The Owner shall agree to have a baseline of area wells established prior to the commencement of any works on the Plan lands.

Hydro-geological report

86. That prior to final approval, the Owner shall submit a hydro-geological report to the satisfaction of the Town, which provides for a minimum of one year of monitoring groundwater levels and a recommendation from a certified Engineer for the

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seasonal fluctuations of groundwater.

Daylight triangles

87. The Plan to be registered shall show daylight triangles on each corner lot in accordance with the Town's Engineering Standards, or as determined by the Town, which are to be conveyed to the Town, without monetary consideration and free of all encumbrances.

Conveyance of Blocks for SWM, Open Space and Streetscape Landscaping

88. The Owner shall convey the following lands to the Town, where appropriate, without monetary consideration and free of all encumbrances:
- a. Block 42 for stormwater management purposes.

Soils Report

89. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the Town for review and acceptance. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out the recommendations, including but not limited to pavement design structure, to the satisfaction of the Town.

Site Preparation Agreement

90. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a Site Preparation Agreement with the Town having been executed.

Noise Study

91. Prior to final approval, an environmental noise study, prepared by a qualified consultant, at the Owner's expense, shall be submitted to the Town for review and acceptance. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network, according to the Ministry of Environment, Conservation and Parks (MECP) guidelines. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the accepted noise report, to the satisfaction of the Town. Any required acoustical fencing and/or berming shall be installed prior to occupancy of the adjacent dwellings.

Granting of easements

92. Prior to final approval, easements required for utility, drainage and construction or other purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.

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Stormwater management report

93. Prior to the initiation of grading and prior to the registration of this draft Plan of subdivision or any phase thereof, the Owner shall submit to the Town for review and acceptance, a detailed stormwater management report and drawings that describes the storm drainage system for the proposed development within this draft Plan, which report shall include:
- a) Plans illustrating how this drainage system will tie into surrounding drainage systems and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated and the design capacity of the receiving system;
 - b) Details and confirmation of the Modern Stormwater Pond Design to produce Enhanced Chorus Frog Habitat;
 - c) The location and description of all outlets and other facilities;
 - d) Stormwater management techniques which may be required to control minor or major flows;
 - e) Proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction; and
 - f) Confirmation that access for maintenance, overland flow routes and the facility can be accommodated within the storm detention block and that the storm facility design shall meet the Ministry of Environment, Conservation and Parks and the Town's Design Standards.

Service allocation

94. The Owner shall agree in the subdivision agreement that the Owner is advised that draft approval does not in itself constitute a commitment by the Town to provide servicing access to the Town's water treatment or sewage treatment plants. Plans may proceed to registration provided there is sufficient plant capacity and capability to serve the development. Plant capacity may be allocated for new development on a priority basis at the time of payment of Development Charges in accordance with the Act.
95. That the Owner shall agree in the subdivision agreement to;
- a) Satisfy all requirements, financial or otherwise, of the Town of Wasaga Beach including but not limited to the provision of roads and the installation of services and drainage; and
 - b) Prepare a report outlining the provision of services for water, sanitary, storm water, traffic and utilities, as outlined in paragraph a) of this condition, including off-site impacts and financial impacts, in a manner satisfactory to the Town.

No permits until adequate servicing

96. The Owner shall agree in the subdivision agreement that no building permits, save

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and except for model home permits as outlined in the subdivision agreement, will be applied for, nor issued until the Town is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.

Phasing Plan

97. The Owner shall agree in the subdivision agreement to:
- Prepare an appropriate phasing plan for the development of the Plan lands to the satisfaction of the Town; and
 - Demonstrate, prior to final approval how the portion of the Plan proposed to be registered is consistent with the phasing plan as accepted by the Town and how financial impacts will be addressed to the satisfaction of the Town.
98. That the Owner and the Town shall agree in the Subdivision Agreement that the construction of the Plan of Subdivision may occur in phases, as approved by the Town.

Model Homes

99. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into a model home agreement with the Town, setting out the conditions and shall fulfill relevant conditions of that agreement, prior to the issuance of a building permit(s).

Owner cost sharing

100. Notwithstanding any conditions to the contrary, prior to final approval, the Owner shall pay the proportionate share of the cost of any additional required external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject Plan.

Utility coordination

101. The Owner shall agree in the subdivision agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all applicable utility authorities and the Town. The plan shall include signoff of all applicable utility companies.
102. The Owner shall agree in the Subdivision Agreement that prior to final approval the Owner shall enter into an agreement with Wasaga Distribution Inc., or its successors, for the provision of electrical services.

Storage of materials

103. The Owner shall agree in the subdivision agreement not to store topsoil or any

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building materials, etc. on the lands being dedicated for parkland which would prevent early development and/or resident use of the dedicated parkland area.

Parking facilities for parks

104. The Owner shall agree in the subdivision agreement to provide adequate parking facilities to service the park as applicable, to the satisfaction of the Town.

MINISTRY OF CITIZENSHIP AND MULTICULTURALISM (MCM)

105. That prior to final approval and any site alteration, the Owner shall carry out a Stage 1 and 2 Archaeological Assessment, and any further assessment as may be required, of the subject property prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act. A conservation plan for any archaeological resources identified in the assessment will be required. No grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship and Multiculturalism (MCM) confirming that all archaeological resource concerns have met licensing and resource conservation requirements. A letter confirming the review and/or entering of the archaeological assessment report into the provincial Register of Archaeological Reports by the Ministry of Citizenship and Multiculturalism (MCM) is required prior to final approval.
106. That prior to any site alteration, the Ministry of Citizenship and Multiculturalism (MCM) shall confirm in writing to the Town that the Archaeological Assessment as required in Conditions 26, 30, and 105 is acceptable and that all archaeological resource concerns meet licensing and resource conservation requirements.

MINISTRY OF TRANSPORTATION

107. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of the functional design for the intersection of Lyons Ct. / Kennedy Ln., including lane widths, curb radii, sight triangles, and truck swept path analysis.
108. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a stormwater management plan and report, in accordance with the attached MTO Drainage Guideline 2022.
109. That prior to final approval as appropriate, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a traffic impact study, in accordance with the attached TIS Guidelines 2021, indicating the anticipated traffic volumes generated by the subdivision and their impact upon MTO highways.

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110. That prior to final approval as appropriate, the owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the construction of highway improvements, if required to accommodate development, and in accordance with the approved TIS.

COUNTY OF SIMCOE

111. The Owner/Developer shall agree in the Subdivision Agreement to include the following advisory clauses in the Subdivision Agreement, Condominium Agreement, the Declaration registered for the project under Section 2 of the Condominium Act and all Agreements of Purchase and Sale or Lease for the units within this development, to the satisfaction of the Town of Wasaga Beach, in consultation with the County of Simcoe:
- a) The County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling lots and units accessed by private condominium roads. However, the County may be able to provide waste collection services where the private condominium road has been designed and constructed in accordance with the requirements of the County of Simcoe Multi-Residential & Private Road Waste Collection Policy and waste collection design standards, to the satisfaction of the County of Simcoe. Based on the County's review of the engineering design drawings for the private condominium roads within this residential development, the County has confirmed that the provision of waste collection services is feasible. Provision of waste collection services is contingent upon the private condominium road being built according to the engineering plans approved by the County and is subject to an application for waste collection services being approved by the County Solid Waste Management Department. Furthermore, the condominium road is to be regularly maintained in such a manner that provides for safe and regular waste collection vehicle access/egress. The Condominium Corporation acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, the County reserves the right to decline services or disrupt service until such time as the problem is addressed. The individual lot/unit owner and/or Condominium Corporation will be responsible for arranging and paying for private waste collection services until such time as the County has confirmed that the access restriction has been satisfactorily remedied.
112. The applicant shall agree to install turnarounds at the terminus of Streets 'E' and 'I' that these be designed and constructed in accordance with the requirements of the County of Simcoe Multi-Residential & Private Road Waste Collection Policy and waste collection design standards, to the satisfaction of the County of Simcoe. If this cannot be achieved, the applicant shall install two provisional common collection points to be used for the easternmost units (1-5) of Block 5 at the terminus of Street 'E' and the easternmost units of Block 27 (1-4) at the terminus of Street 'I' so that County waste collection vehicles are not required to reverse

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more than 20 m (front wheel to front wheel).

113. The Owner shall agree in the Subdivision Agreement that development charges be paid in accordance with the current County of Simcoe Development Charges By-law and policies in effect at the time of Building Permit issuance. Prior to final approval, a copy of the proposed Subdivision Agreement including the above-noted statement, shall be submitted to the County of Simcoe for review and approval.

WASAGA DISTRIBUTION INC. & UTILITIES

114. That prior to final approval, the Owner provide confirmation to the Town that satisfactory arrangements, financial and otherwise, have been made with the necessary utility companies for any facilities serving this draft plan of subdivision.
115. That the Owner shall agree in the Subdivision Agreement to enter into a separate Agreement with Wasaga Distribution Inc. for the provision of hydro utility services.

COMMUNICATION/ TELECOMMUNICATIONS PROVIDER(S)

116. That the Owner shall agree in the Subdivision Agreement that prior to commencing any work within the Plan, the Owner/Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner/Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner/Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).
117. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to the service provider, to grant to the service provider any easement that may be required for communication/telecommunication services. Easements may be required subject to final servicing approvals. In the event of any conflict with the existing communication/telecommunication facilities or easements, the Owner/Developer shall be responsible for the relocation of such facilities or easements.

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118. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
119. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

ENBRIDGE GAS DISTRIBUTION

120. The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
121. If the gas main(s) needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.
122. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.
123. The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.
124. This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements Document.

SCHOOL BOARDS

125. That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
126. That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium and or any other student transportation

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provider.

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY (NVCA)

127. That prior to final approval the following shall be prepared to the satisfaction of the Town, in consultation with the Nottawasaga Valley Conservation Authority (NVCA):
- a) An Engineered Flood Study.
 - b) A detailed Final Stormwater Management Report and engineering plans prepared in accordance with the NVCA Stormwater Technical Guide.
 - c) A detailed Erosion and Sedimentation Control Plan.
 - d) A detailed Grading Plan including the final channel design with proposed surface water and groundwater diversion features.
 - e) A detailed Geotechnical Report in support of stormwater management facility design based on recent and comprehensive groundwater monitoring.
 - f) A detailed Hydrogeological Assessment for site.
 - g) An Operation and Maintenance Manual for the stormwater management facility.
 - h) A Site-Specific Water Balance completed in accordance with Section 6 of the NVCA Stormwater Technical Guide.
 - i) A Feature-Based Water Balance Assessment based on a 12-month groundwater monitoring program.
 - j) A Wetland Buffer Enhancement and Stabilization Plan.
 - k) An Edge Management Plan for NVCA-regulated areas of tree clearing abutting the wetland and within the regulatory wetland buffer where abutting the development envelope.
 - l) Municipal approval and installation of both the Mosley Street culvert upgrades and Bay Sands drainage channel, prior to or in conjunction with site servicing of the west lands, to the satisfaction of the Municipality.
 - m) Written confirmation from the Town of Wasaga Beach that the proposed stormwater management facility design is acceptable.

All reports and plans shall be prepared in accordance with current provincial and NVCA guidelines and standards, at the time of submission.

128. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, in consultation with the NVCA, to carry out, or cause to carry out, the recommendations and measures contained within the plans and reports approved by the NVCA and the Town.
129. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town, in consultation with the NVCA, to engage a qualified professional to certify in writing that the works identified in the plans and reports approved by the NVCA and the Town, have been constructed.
130. The owner shall agree in the Subdivision Agreement, in wording acceptable to the

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Town, in consultation with the NVCA, that all erosion and sediment control measures will be in place prior to any site alteration, and that all major stormwater management facilities or an appropriate temporary sediment control pond(s), must be in place prior to the creation of impervious areas such as roads and buildings.

131. That if required, the draft plan be revised in order to meet the requirements of the above conditions including, but not limited to, loss of lots to provide for larger/additional stormwater pond block(s), flooding/erosion setbacks and/or providing blocks for Low Impact Development measures to the satisfaction of the Town, in consultation with the NVCA. The NVCA will not support the encroachment of an enlarged stormwater management block within the wetland located in Environmental Protection Block 40. Enlargement of the SWM block into the wetland buffer established through draft plan approval will trigger additional wetland buffer compensation requirements in accordance with the NVCA's Net Gains for Ecological Offsetting Guideline.
132. The Owner shall agree in the Subdivision Agreement that any easements required for storm water drainage purposes, shall be granted to the Town.
133. The Owner shall agree in the Subdivision Agreement to install, at its own cost, fencing along the limits of the residential uses blocks that abut the Environmental Protection Block 40, Stormwater Management Pond Block 41 and Drainage Channel Block 42 to separate the residential uses from the natural hazard areas/environmentally sensitive lands, to the satisfaction of the Town, in consultation with the NVCA.
134. That the NVCA be provided a copy of the passed site-specific zoning by-law including its text and schedule identifying that natural hazard areas, stormwater management facilities and wetlands have been appropriately/restrictively zoned (e.g. Environmental Protection (EP)).
135. That prior to final approval, the Owner shall fulfill all the requirements associated with the Wetland Compensation Agreement between the NVCA and the Owner.
136. That prior to final approval, the Owner/Developer shall pay all development fees to the NVCA as required in accordance with the Nottawasaga Valley Conservation Authority's fee policy, under the Conservation Authorities Act.
137. That prior to any site alteration or development occurring within the NVCA's Regulated Area, a permit shall be obtained from the NVCA under the Conservation Authorities Act.
138. Prior to final approval, the NVCA is to be provided a copy of the developer executed Subdivision Agreement which addresses the NVCA's conditions of draft plan approval.

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CANADA POST

139. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
140. Please provide Canada Post with a minimum of 60 days notice of the first occupancy.
141. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
142. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
143. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
144. The developer agrees to give Canada Post notice 90 days prior to first occupancy.
145. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
146. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

CLEARANCE LETTERS

147. That prior to final approval the Town is to be advised in writing by Bell how the Conditions above, under the heading "*Communications/Telecommunications Provider(s)*", have been satisfied.
148. That prior to final approval, the Town is to be advised in writing by Enbridge

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Consumers Gas how the Conditions above, under the heading “*Enbridge Gas Distribution*”, have been satisfied.

149. That prior to final approval the Town is to be advised in writing by the Simcoe County District School Board how the Conditions above, under the heading “*School Boards*”, have been satisfied.
150. That prior to final approval the Town is to be advised in writing by the County of Simcoe how the Conditions above, under the heading “*County of Simcoe*”, have been satisfied.
151. That prior to final approval the Town is to be advised in writing by the Nottawasaga Valley Conservation Authority (NVCA) how the Conditions above, under the heading “*Nottawasaga Valley Conservation Authority (NVCA)*”, have been satisfied.
152. That prior to final approval the Town is to be advised in writing by Canada Post how the Conditions above, under the heading “*Canada Post*”, have been satisfied.
153. That prior to final approval the Town is to be advised in writing by Wasaga Distribution Inc. how the Conditions above, under the heading “*Wasaga Distribution Inc. & Utilities*”, have been satisfied.

NOTES TO DRAFT APPROVAL

1. That this draft plan shall lapse three (3) years from the decision date, unless otherwise granted an extension by the Town.
2. It is the applicant’s responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Town, quoting file number **PS01/22**.
3. Further to Note 2, the applicant is responsible for providing a response matrix identifying all completed conditions, with evidence of how the conditions have been cleared by the applicant, to the satisfaction of the Town.
4. It is suggested that the Owner be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of Subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).
5. Subsection 78(10) of the Registry Act requires that a plan of Subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless the title of the Owner of the land has been certified under the Certification of Title Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
6. It is suggested that the municipality register the Subdivision Agreement as provided

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by subsection 51(26) of the Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.

7. The Town and County of Simcoe require all engineering drawings to be submitted in electronic format as well as a hard copy. Please contact the Town's Information Technology Department and the County GIS Department for additional information.
8. It is suggested that the municipality register the Subdivision Agreement as provided by subsection 51(26) of the Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.
9. All measurements in Subdivision final plans must be presented in metric units.
10. For your information, easements required for utility or drainage purposes shall be granted to the appropriate authority.
11. All deeds to be conveyed must be free and clear of all encumbrances.
12. The Owner is advised that Draft Plan approval does not constitute a guarantee that water/sewage allocation will be available or continue to be available in the future.
13. The Owner is advised that the natural gas distribution system shall be installed within the existing and/or proposed municipal right of ways.
14. A Development Charge, adjusted to the date of payment, with respect to water supply services, storm drainage services, electrical power or energy services, roads and transportation services, paramedic services, long term care services, social housing, childcare services, public works and library services shall be calculated and payable in accordance with the policies of the Town, the County of Simcoe, and the applicable school boards at building permit issuance.
15. The Nottawasaga Valley Conservation Authority, Simcoe Muskoka Catholic District School Board, Simcoe County District School Board, the Town and the County of Simcoe, as appropriate, will require a copy of the draft Subdivision Agreement prior to the clearance of draft plan conditions. An executed copy will be provided once available.
16. The Owner will be required to contact all Communication/Telecommunication Provider's Engineering Department i.e. Bell Canada and Rogers Communications, regarding the details for servicing within the Subdivision as well as the necessary Letters of Understanding, Agreements, Easements, etc.
17. The Owner will be required to contact Wasaga Distribution regarding the details of utility servicing for the Subdivision as well as the necessary Agreement. The Wasaga Distribution contact number is 705-429-2517.
18. It is the responsibility of a person(s) undertaking any proposed activity to ensure they are in compliance with all provincial and federal legislation included in the *Ontario Endangered Species Act*. Therefore a person(s) should ensure their proposed activities will not adversely affect a Species at Risk such as but not limited to Butternut, or its habitat protected under the *Ontario Endangered Species Act*. If an impact to a Species at Risk or its habitat cannot be avoided, a person(s) may apply for an authorization under the *Ontario Endangered Species Act*. However, if an authorization is not issued by the Ministry of the Environment Conservation and Parks (MECP), the person(s) must comply with the *Ontario Endangered Species Act*

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by modifying the proposed development/activities to avoid an impact to Species at Risk such as but not limited to Butternut, and habitat protected under the *Ontario Endangered Species Act*.

19. The detailed Stormwater Management Report identified in the above Conditions must be prepared in conformity with the requirements of the relevant approval authority and Draft Plan of Subdivision Approval may be subject to redline revisions pending the results of these reports.
20. MTO Building & Land Use permits are required prior to site grading / servicing / construction of the subdivision, and for all lots within 45m of any provincial highway limit (eg. Lyons Ct., 71st St.) and within a 395m radius of the centrepont of a highway intersection (eg. Lyons Ct. / Mosley St., Lyons Ct. / Kennedy Ln.). MTO Sign permits will also be required. MTO Encroachment permits will be required for any proposed servicing or highway improvement works on a provincial highway (eg. Lyons Ct., 71st St.).
21. MTO setback from highway limits for all buildings / structures / land uses considered integral to site operations will need to be confirmed and addressed as appropriate.

CLEARANCE LETTERS

22. Clearances are required from the following agencies, as appropriate:

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Nottawasaga Valley Conservation Authority
8195 8th Line
Utopia, ON L0M 1T0

Simcoe County District School Board
1170 Highway 26 West
Midhurst, ON L9X 1N6

Ministry of Citizenship and Multiculturalism
56 Wellesley Street West, 14th Floor
Toronto, ON M7A 2E7

Simcoe Muskoka Catholic District School Board
46 Alliance Blvd.
Barrie, ON L4M 5K3

Enbridge Gas Distribution
500 Consumers Road
North York, ON M2J 1P8

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Bell Canada Right-of-Way Control Centre
100 Borough Drive, Floor 5-Blue
Scarborough, ON M1P 4W2

Canada Post Delivery Planning
73 Morrow Road
Barrie, ON L4N 3V0

County of Simcoe
1110 Highway 26 West
Midhurst, ON L9X 1N6

Utility Providers for the following as/if required:
Electricity Service provider (Wasaga Distribution)

23. If agency draft plan conditions concern conditions within the Subdivision Agreement, a copy of the Agreement should be sent to them. This will expedite the clearance of the final plan.
24. Please be advised that the approval of this draft plan will lapse on **July 17, 2028**. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed.

If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval will lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from Council, must be received by the Approval Authority ninety (90) days prior to the lapsing date.

25. Please note that an updated review of the plan, and revision of the conditions of approval, may be necessary if an extension is to be granted.
26. The Final Plan approved by the Approval Authority must be registered within 30 days or the Approval Authority may withdraw its approval under subsection 51(32) of the Planning Act, R.S.O. 1990, as amended.

Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the Planning Act R.S.O 1990, Chapter 13, as amended.

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Dated this 17th day of July, 2025.

Trevor Houghton, Director of Planning

Town of Wasaga Beach

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-

A By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended

WHEREAS pursuant to Section 34 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 described as REG COMP PLAN 1698 LOT 96, and municipally addressed as 31 Lyons Court in the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that prohibits the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it when an amendment to the Official Plan comes into effect;

AND WHEREAS pursuant to Section 34(17) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed by-law;

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 Schedule 'B' to By-law 2003-60 as amended is hereby further amended by re-zoning the subject lands from the District Commercial Hold (CDH) Zone and Development (D) Zone to the Residential Type 3 Exception 49 (R3-49) Zone, Residential Type 3 Exception 50 (R3-50) Zone, Open Space Exception 6 (OS-6) Zone, Open Space Exception 7 (OS-7) Zone, Environmental Protection (EP) Zone and Environmental Protection Exception 9 (EP-9) Zone.
2. That Section 6.4 of Zoning By-law 2003-60 is amended by adding the following Sections to create new exception zones, as follows:

“6.4.49 R3-49 Zone, Schedule ‘B’

Street Townhouse Dwelling Unit

- Minimum Lot Frontage shall be 6 metres;
- Minimum Lot Area shall be 167 square metres;
- Minimum Front Yard Depth shall be 5 metres to the building face and 6 metres to the garage;
- Minimum Front Yard Depth on corner units shall be 3 metres to the building face;
- Minimum Exterior Side Yard Width shall be 3 metres;
- Minimum Interior Side Yard Width (exposed end or side wall) shall be 1.35 metres;
- Minimum Interior Side Yard Width (exposed end or side wall abutting an r1 or r2 zone) shall be 1.74 metres;
- Minimum Rear Yard Depth shall be 7 metres;
- Minimum Landscaped Open Space shall be 24%;
- Maximum Lot Coverage shall be 60%; and,
- Minimum Width per Unit shall be 6 metres.

Notwithstanding any policies to the contrary in the Zoning By-law, for the purpose of the R3-49 Zone a minimum communal amenity space of 620 square metres shall be provided for the west phase, and a minimum communal amenity space of 2860 square metres shall be provided for the east phase.

Notwithstanding Section 3.1.5.2, for a street townhouse unit an interior side yard setback of 0.6 metres to a heat pump or air conditioner shall be permitted along the interior lot line where the vertical common wall is located.

Notwithstanding Section 3.3.4, porches/verandas are permitted in the required front yard with a maximum area of 10 square metres and a maximum height of 1.2 metres, provided that the porches/verandas maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage.

Notwithstanding Section 3.3.6, steps are permitted in the required front yard, provided that the steps maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that such uses are not below grade or not more than 1.2 metres above grade within the required front yard.

Notwithstanding Section 3.3.6, steps may project into any required rear yard a maximum distance of 4.5 metres provided that such uses are not below grade or not more than 2.8 metres above grade within the required rear yard.

Notwithstanding Section 3.18, buildings and structures may be erected on lands that do not front onto a municipal street and a private street shall be deemed to be a public street.

Notwithstanding Section 3.38.2.7, the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 6 metres in all Residential Zones for street townhouses.

Notwithstanding Section 3.38.2.10, for street townhouses non-abutting driveways may be established with a 0 metre setback along an interior lot line.”

“6.4.50 R3-50 Zone, Schedule ‘B’

Back-to-Back Townhouse Dwelling Unit

- Permitted uses shall include back-to-back townhouses;
- Minimum Lot Frontage shall be 6.4 metres;
- Minimum Lot Area shall be 90 square metres;
- Minimum Front Yard Depth shall be 5 metres to the building face and 6 metres to the garage;
- Minimum Front Yard Depth on corner units shall be 3 metres to the building face;
- Minimum Exterior Side Yard Width shall be 3 metres;
- Minimum Interior Side Yard Width (exposed end or side wall) shall be 1.35 metres;
- Minimum Rear Yard Depth shall be 0 metres;
- Minimum Landscaped Open Space shall be 7%;
- Maximum Lot Coverage shall be 70%;
- Maximum Height of Building shall be 13 metres;
- Minimum Width per Unit shall be 6.4 metres; and,
- Maximum Units per Structure shall be 16

Notwithstanding any policies to the contrary in the Zoning By-law, for the purposes of the R3-50 Zone a minimum communal amenity space of 620 square metres shall be provided for the west phase, and a minimum communal amenity space of 2860 square metres shall be provided for the east phase.

Notwithstanding Section 3.1.5.2, an interior side yard setback of 0.6 metres to a heat pump or air conditioner shall be permitted along the interior lot line where the vertical common wall is located. For back-to-back townhouses the air conditioner/heat pump units can be located on the balconies within the front yard.

Notwithstanding Section 3.3.4, porches/verandas are permitted in the required front yard with a maximum area of 10 square metres and a maximum height of 1.2 metres, provided that the porches/verandas maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage.

Notwithstanding Section 3.3.5, for back-to-back townhouses balconies are permitted in the required front yard, provided that the balconies maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that the balconies are located at a greater height than the bottom of the first floor ceiling joists. Notwithstanding any policies to the contrary in the Zoning By-law, a balcony shall not extend beyond a porch/veranda whether over the porch or driveway.

Notwithstanding Section 3.3.6, steps are permitted in the required front yard, provided that the steps maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that such uses are not below grade or not more than 1.2 metres above grade within the required front yard.

Notwithstanding Section 3.10, where a lot includes a portion of an easement, such easement may be considered part of the lot for the purpose of computing the lot area and the yard depth or width of the lot, provided that the depth of the rear yard of the lot shall not be less than 0 metres for the back-to-back townhouses.

Notwithstanding Section 3.18, buildings and structures may be erected on lands that do not front onto a municipal street and a private street shall be deemed to be a public street.

Notwithstanding Section 3.38.2.7, the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 8 metres in all Residential Zones for back-to-back townhouses.”

R3-50T Zone, Schedule ‘B’

Temporary Sales Centre

A Sales Centre shall also be a permitted use subject to the following provisions:

- The minimum lot area requirement for the area subject to the temporary use shall be 0.11 hectares;
- The minimum lot frontage requirement for the area subject to the temporary use shall be 29.09 metres;

- The minimum front yard setback, as measured from the front lot line post-road widening, shall be 6 metres;
- The minimum interior side yard setback shall be 3.2 metres;
- A total of 6 parking stalls will be provided;
- The front deck may project a maximum distance of 2.4 metres into any required front yard provided it is not more than 1 metre above finished grade;
- Notwithstanding Section 3.3.6, Steps and Accessibility Ramps, an accessibility ramp may project into any required front yard a maximum distance of 2 metres provided that such uses are not below grade or not more than 1 metre above grade within the required yard; and
- The Sales Centre building shall not exceed an area of 66 square metres.

This is a temporary zone, and the permissions granted within this zone are for a time period of 3 years from November 14, 2024, after which time these permissions shall be deemed to expire if an extension is not subsequently granted, and the provisions of the R3-50 Zone will apply.

3. That Section 22.4 of Zoning By-law 2003-60 is amended by adding the following Sections to create new exception zones, as follows:

“22.4.6 OS-6 Zone, Schedule ‘B’

Notwithstanding Section 22.3.1 c), the minimum lot area for a lot not served by a public water system and public sanitary sewer system shall be 620 square metres.

Notwithstanding Section 22.3.2 c), the minimum lot frontage for a lot not served by a public water system and public sanitary sewer system shall be 20 metres.”

“22.4.7 OS-7 Zone, Schedule ‘B’

Notwithstanding Section 22.3.1 c), the minimum lot area for a lot not served by a public water system and public sanitary sewer system shall be 2860 square metres.”

4. That Section 23.4 of Zoning By-law 2003-60 is amended by adding the following Section to create a new exception zone, as follows:

“23.4.9 EP-9 Zone, Schedule ‘B’

Stormwater management facilities shall be an additional permitted use.”

3. That Schedule ‘A’ shall form part of this By-law.
4. That all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.

5. 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. including Section 24(2) of the Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF JULY, 2025.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

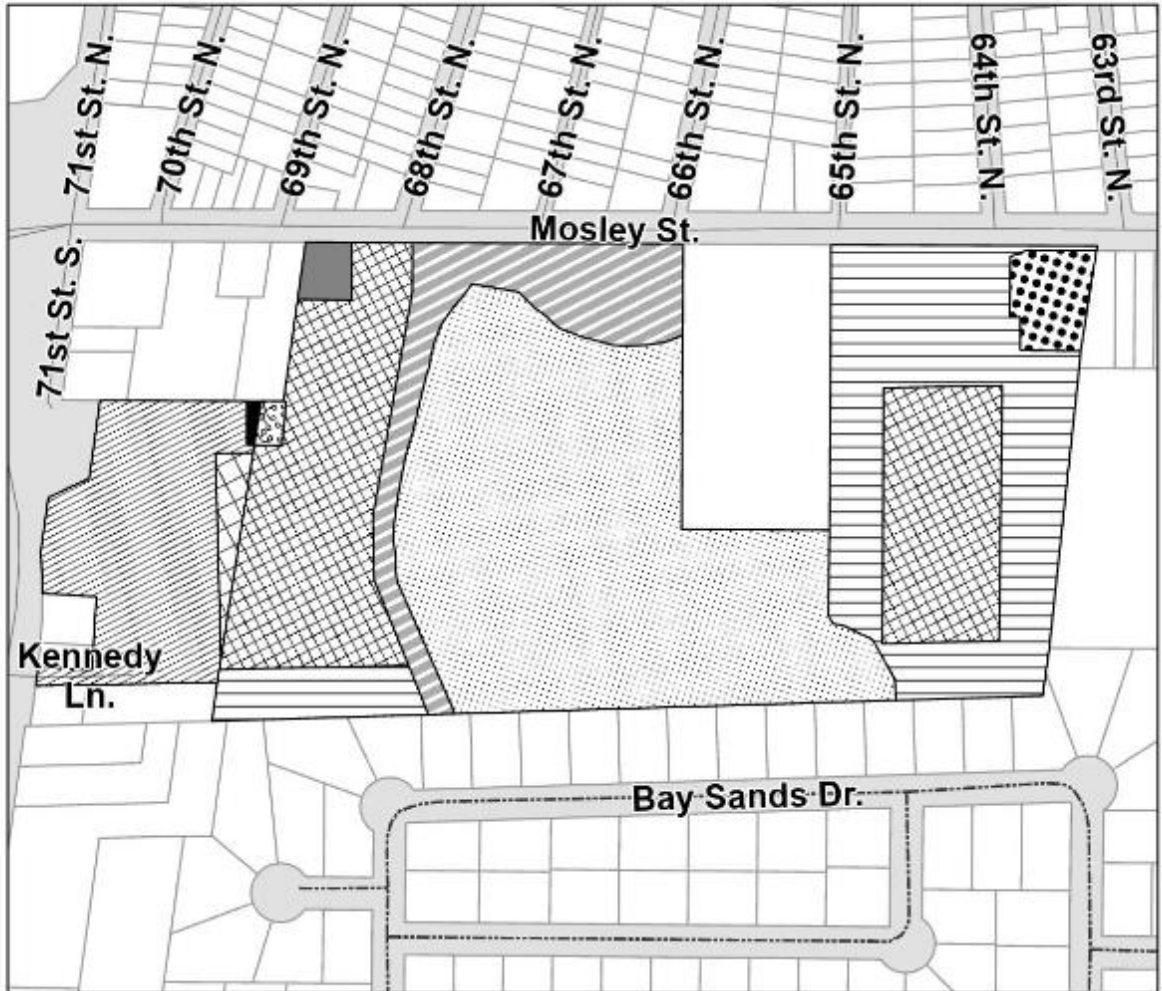
Brian Smith, Mayor

Nicole Rubli, Director, Legislative Services & Clerk



Town of Wasaga Beach

Schedule 'A'



- Lands to be Zoned from Development (D) Zone to Open Space Exception 6 (OS-6) Zone
- Lands to be Zoned from Development (D) Zone to Open Space Exception 7 (OS-7) Zone
- Lands to be Zoned from Development (D) Zone to Residential Type 3 Exception 49 (R3-49) Zone
- Lands to be Zoned from Development (D) Zone to Residential Type 3 Exception 50 (R3-50) Zone

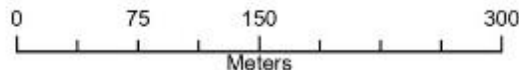
- Lands to be Zoned from Development Exception 2 (D-2) Zone to Residential Type 3 Exception 50 Temporary (R3-50T) Zone
- Lands to be Zoned from Development (D) Zone to to Environmental Protection Exception 9 (EP-9) Zone
- Lands to be Zoned from Development (D) Zone to to Environmental Protection (EP) Zone

- Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Open Space Exception 6 (OS-6) Zone
- Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Residential type 3 Exception 49 (R3-49) Zone
- Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Residential Type 3 Exception 50 (R3-50) Zone

This is Schedule 'A' to By-Law _____
 Passed the ____ day of _____, _____.
 Signatures of Signing Officers

Mayor _____

Clerk _____





Wasaga (Lyons Court) Ventures Inc.
9130 Leslie St. Suite 301
Richmond Hill, ON L4B 0B9

July 4, 2025

Development Services Business Unit
Town of Wasaga Beach
120 Glenwood Drive,
Wasaga Beach ON L9Z 2K5

Attn: Trevor Houghton and Samantha Hannah

Re: Applications for Zoning By-law Amendment (Z01/22) and Draft Plan of Subdivision (PS01/22) - 31 Lyons Court, Wasaga Beach

Thank you both for taking the time to meet with us this week. As we discussed, our Zoning By-law and Draft Plan of Subdivision files were presented to Council for approval on June 25th, 2025. The item was deferred to staff, after Council raised some issues and asked staff for some clarification.

The main items that were raised included snow storage, emergency vehicle access, and recreation / open space. As staff indicated in the meeting, both snow storage and emergency access/fire routes will be further reviewed in the detail design process subsequent to Draft Plan Approval to reconfirm their compliance with the Town's requirements, per the normal design and approval process.

The other item raised related to the amount of open space proposed, with a particular focus on the western portion of the site.

As we discussed in our meeting, Primont has worked collaboratively for 3 years with Town Staff and have made multiple amendments to address all comments received. It appears that many comments raised are due to the introduction of Back-to-Back Townhouses that are a new building design in the Town. While new to Wasaga Beach, this building typology is used extensively throughout other parts of the GTA.

Primont Homes has distinguished itself as a premier builder and as such prides itself in superior home design and placemaking. It's important to note that the Back-to-Back product fulfills a meaningful home ownership option in the housing market, providing the house buyer an opportunity to purchase a "ground related" unit that otherwise would not be available. Given the oversized private balconies and opportunity for greater internal storage compared to an apartment offering, for many buyers Back-to-Back Townhouses are a more attractive option than purchasing a mid rise apartment.

As discussed, maintaining a level of affordability is critical. This product type, as well as the other homes in this community will provide a mix of housing sizes that will be affordable.

Attached to this memo is an open space plan that highlights the private unit open space, community open space and multi purpose sidewalks and trails within the community. As illustrated on the plan, there is an extensive network of trails/sidewalks, amenities parkettes and interface abutting a large natural environmental feature. To address some of Councils' comments, Primont is prepared to add additional street furniture to allow people to sit and enjoy the natural heritage features of this development. It should be pointed out as well that Primont will be contributing "Cash in lieu" of parkland dollars to the Town to address Wasaga Beach priorities.

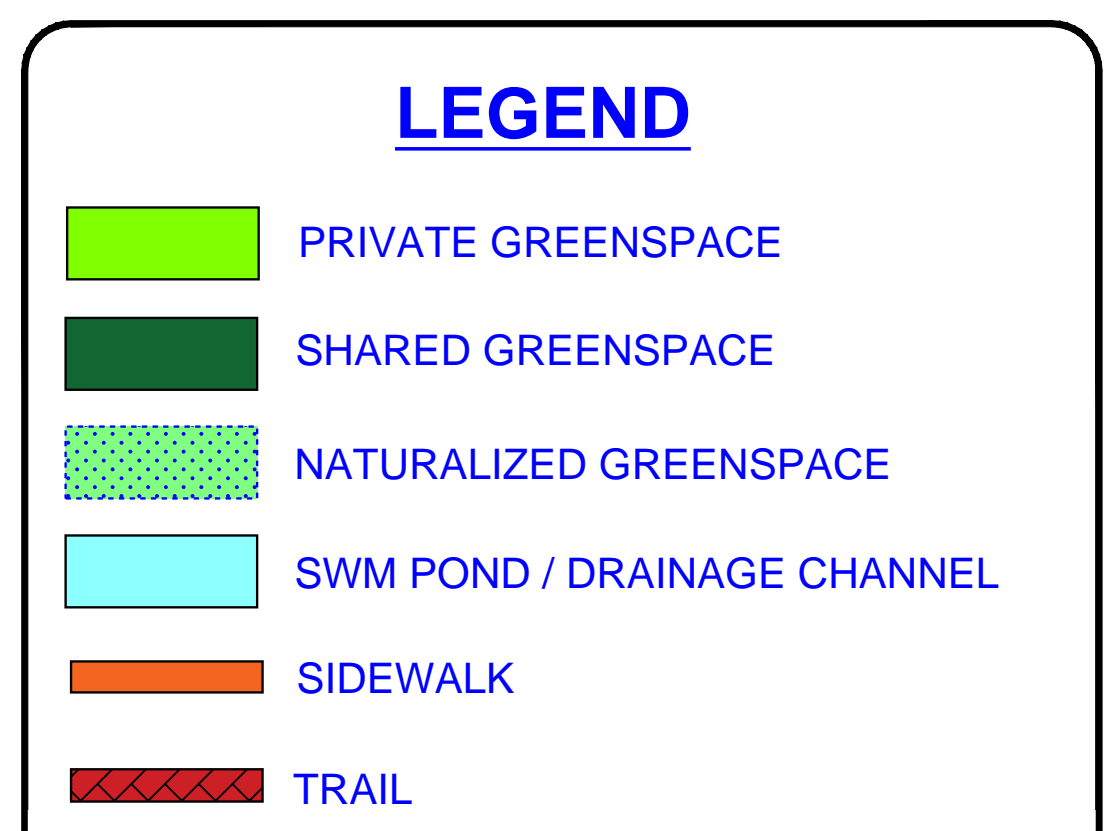
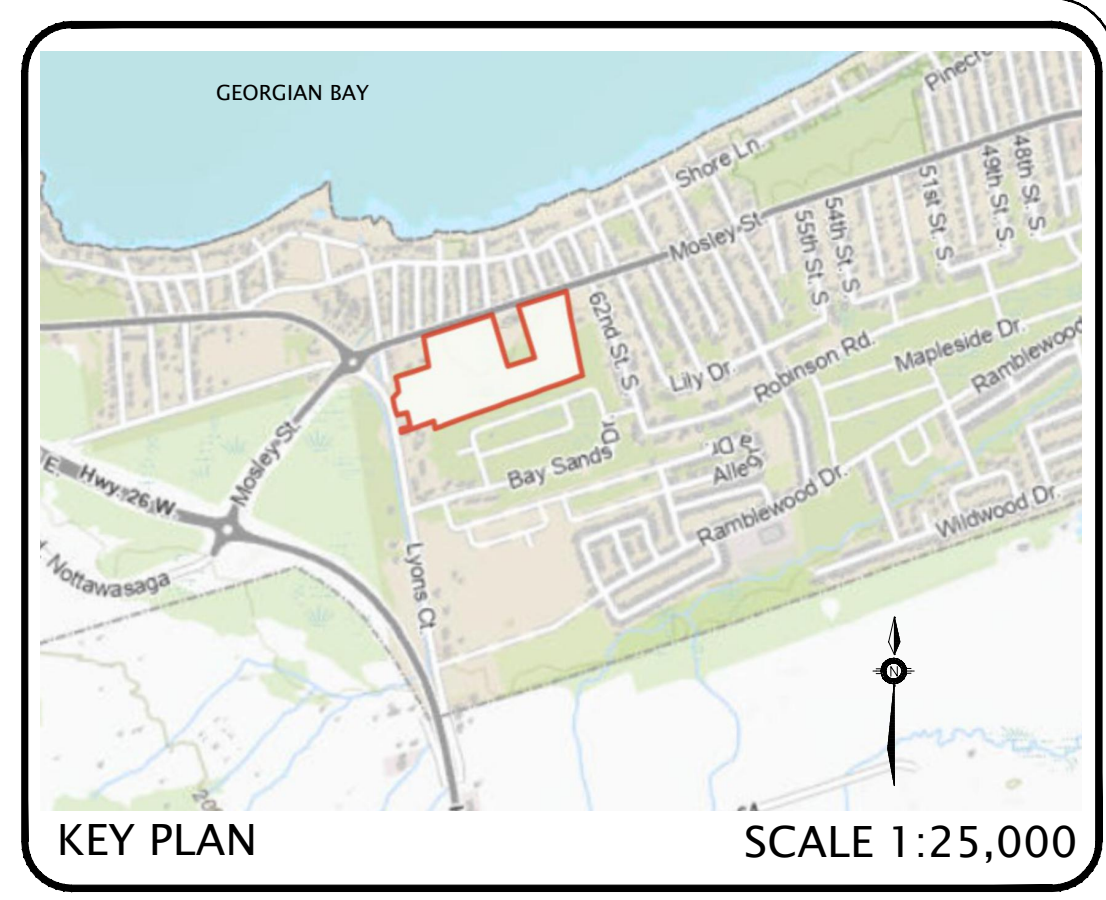
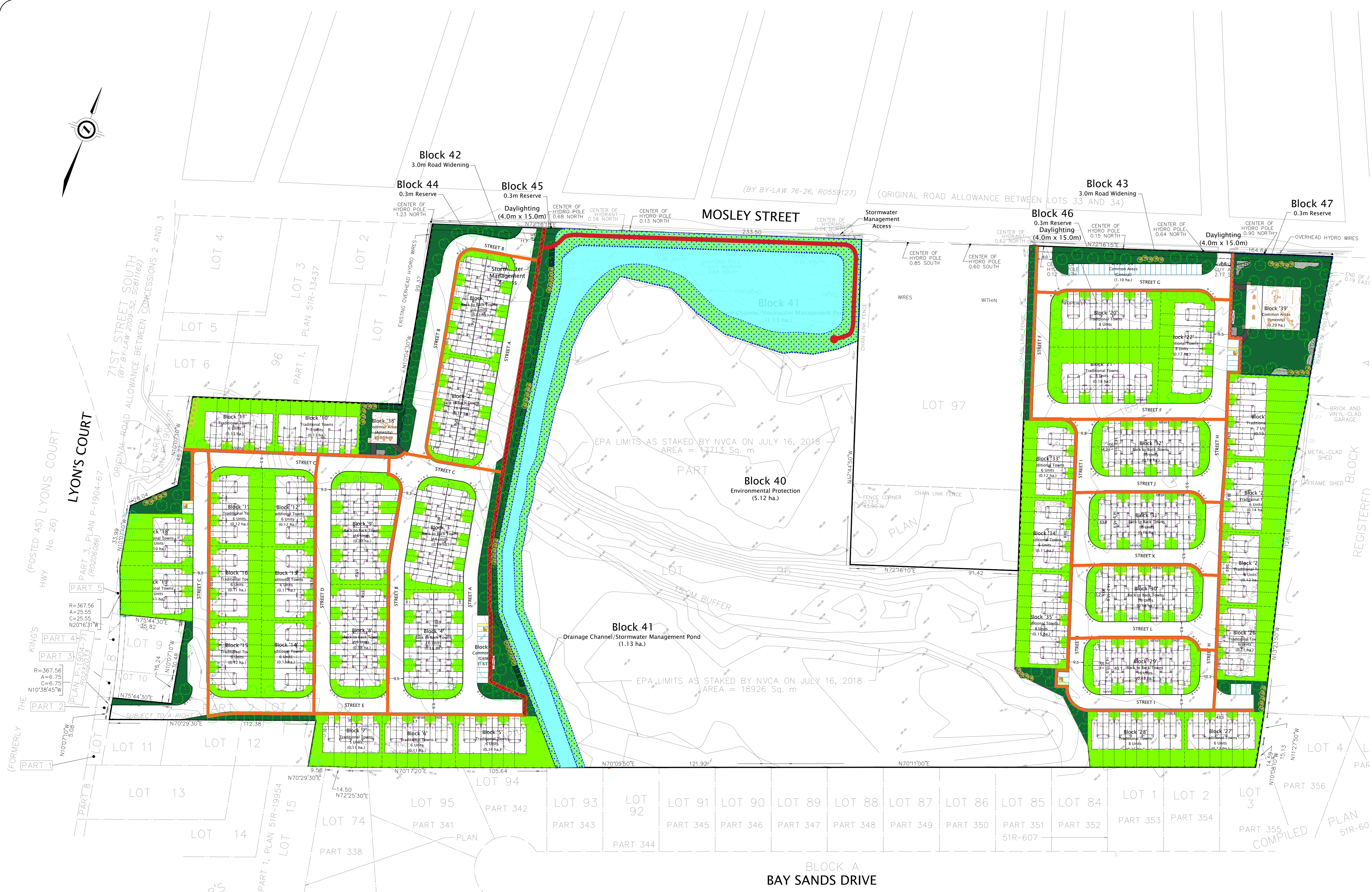
This information highlights how the proposed plan balances innovative housing solutions with meaningful open space and community amenities. Primont remains confident that this proposal will contribute positively to Wasaga Beach's growth and housing diversity.

Please provide this information to Council to supplement the material already provided.

Yours sincerely,



Ian MacPherson
Vice President Land Development



LYON'S COURT
TOWN OF WASAGA BEACH

FOR DISCUSSION PURPOSES ONLY

DATE: 7/10/2025

SUBJECT: Huronia West O.P.P. Detachment Board 2024 Annual Report

CONTACT: Nicole Rubli, GM Legislative and Development Services/Clerk & Huronia West OPP Detachment Board Clerk

REPORT NUMBER: 2025/07/17-22

RECOMMENDATION:

1. **THAT** the report titled: Huronia West O.P.P. Detachment Board 2024 Annual Report to the Council meeting of July 17, 2025, be received for information.

EXECUTIVE SUMMARY:

- **The Community Safety and Policing Act requires OPP Detachment Boards to provide municipalities with an Annual Report regarding policing provided by their detachment.**
- **This report is being provided to Council for information.**

BACKGROUND:

In 2019, the province announced that significant changes would be made to policing services with the passage of Bill 68, the Community Safety and Policing Act (CSPA). The Act came into force and effect on April 1, 2024, replacing the Police Services Act. From the Province's perspective, the CSPA was an opportunity to modernize policing and enhance community safety in Ontario.

The roles and responsibilities of a Detachment Board are outlined under section 68(1) of the CSPA and include that they shall:

- a) participate in the Commissioner's selection of a permanent detachment commander in accordance with the process established by the Commissioner;
- b) determine objectives and priorities for the detachment, not inconsistent with the strategic plan prepared by the Minister, after consultation with the detachment commander or his or her designate;
- c) advise the detachment commander with respect to policing provided by the detachment;
- d) monitor the performance of the detachment commander;
- e) review the reports from the detachment commander regarding policing provided by the detachment; and

- f) on or before June 30 in each year, provide an annual report to the municipalities and band councils regarding the policing provided by the detachment in their municipalities or First Nation reserves.

To meet its responsibilities outlined in Section 68(1) (f), the Huronia West O.P.P. Detachment Board and Huronia West Interim Detachment Commander McRoberts have prepared an Annual Report for 2024 and is being presented to all three municipalities.

DISCUSSION:

The 2024 Annual Report attached as Appendix A, highlights the past years' achievements and successes of the Detachment Board. The main achievement was the establishment of the Board and the inaugural meeting. The Board operated with nine (9) members, as no provincial appointees were made in 2024. The report also provides information regarding the policing provided by the Huronia West OPP Detachment in 2024.

It's important to note that the Board recognizes that the Annual Report is being presented slightly past the June 30th deadline for this first year but is committed to meeting this deadline moving forward. The Board is working closely with the Detachment Commander to fulfill the roles and responsibilities outlines in the legislation.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with the drafting of the Annual Report.

CONCLUSION:

This report is being presented to Council for information in accordance with the CSPA.

Authored by:

Nicole Rubli
GM, Legislative and Development Services/Clerk

Appendices:

Appendix A – 2024 Huronia West OPP Detachment Board Annual Report



Huronian West O.P.P. Detachment Board **2024 Annual Report**

Message from the Board Chair



**Mayor Brian Smith – Wasaga
Beach
Huronia West OPP Detachment
Board Chair
October 2024 - Present**

On behalf of the Huronia West OPP Detachment Board, I am pleased to present the 2024 Annual Report.

As the Board continues its work, we remain committed to fulfilling our roles and responsibilities under the Community Safety and Policing Act (CSPA). We recognize the importance of strong governance, transparency, and collaboration in supporting effective, community-based policing.

The Board wishes to extend their deepest thanks and appreciation to all members of the Huronia West OPP Detachment for their continued dedication, professionalism, and commitment to public safety. The Board recognizes and values the vital role you play in maintaining peace, fostering trust, and building safer communities.

Message from the Detachment Commander



**Inspector Brooke McRoberts
Huronia West OPP Interim
Detachment Commander**

It is an honor to collaborate and work alongside the Huronia West Detachment board in presenting the 2024 Annual Report. We look forward to continuing the work with the Huronia West OPP Detachment Board to form the 2026-2029 Huronia West Detachment Action Plan. This work will include engaging with community members to ensure the needs of the communities we serve will be reflected in the commitments we make.

From detachment administrative staff to frontline uniform members, to specialty units to supervisors, our members continue to serve with pride, professionalism and honour. As we anticipate future challenges and opportunities for policing and community safety, we remain dedicated to our mission of serving our communities by protecting citizens, upholding the law and preserving public safety. On behalf of our members, thank you to the Huronia West Detachment Board for their unwavering support.

Introduction

In 2019, the province announced that significant changes would be made to policing services with the passage of Bill 68, the Community Safety and Policing Act (CSPA). The Act comes into force and effect in 2024 and replaced the Police Services Act (PSA). From the Province's perspective, the CSPA is an opportunity to modernize policing and enhance community safety in Ontario.

With the CSPA, OPP Detachment Boards were formed to work collaboratively with the Detachment Commanders and to provide civilian oversight and input on policing. The Boards help to determine policing priorities and objectives while ensuring accountability and transparency. The role of Detachment Boards are outlined in Section 68 of the CSPA.

The Huronia West OPP Detachment Board includes representatives from Clearview Township, Township of Springwater, Town of Wasaga Beach and the Province.

Annual Reporting Requirements

Section 68 (1) of the CSPA outlines annual reporting requirements and states the OPP detachment board shall:

on or before June 30 in each year, provide an annual report to the municipalities and band councils regarding the policing provided by the detachment in their municipalities or First Nation reserves.

This report has been prepared to satisfy this requirement of the CSPA (2019) for the Huronia West OPP Detachment Board (referred to thereafter as 'the Board').

2024 Board Activities

Governance

The Board includes eleven members with the following composition:

- Two (2) Council Member representatives from each municipality;
- One (1) community representative from each municipality; and
- Two (2) provincial appointees

Communities Served	Total Council Seats	Total Community Representative Seat(s)	Total Provincial Appointment Seat(s)	Total Seat(s)
Clearview, Springwater, Wasaga Beach	6	3	2	11

Board Member Appointments

Recruitment for Members occurred in early 2024, with the following nine (9) members appointed in 2024:

- Mayor Doug Measures, Clearview Township (Board Vice Chair)
- Councillor Marty Beelen, Clearview Township
- Deputy Mayor George Cabral, Township of Springwater
- Councillor Phil Fisher, Township of Springwater
- Mayor Brian Smith, Town of Wasaga Beach (Board Chair)
- Councillor Sasha-Rose Dileo, Town of Wasaga Beach
- Bill Plewes, Community Representative Clearview Township
- Paul Kellachan, Community Representative Township of Springwater
- Dan Trafford, Community Representative Town of Wasaga Beach

The Ministry representative positions remained vacant in 2024.

Board Member Training

All appointed members completed the following training modules in 2024:

- OPP Detachment Board Member Training;
- Human Rights;
- Ontario's Diverse Multiracial & Multicultural Society;
- Systemic Racism; and
- The Rights and Cultures of First Nations, Inuit and Metis Peoples.

Board Meetings

The Board conducted its inaugural meeting on October 28, 2024, and held a subsequent meeting on December 4, 2024.

Under the advice of the Ontario Association of Police Services Boards (OAPSB), Board meetings were delayed to ensure the Board could obtain indemnity insurance; this was a province wide issue that affected all Detachment Boards.

Board By-laws and Policies

The Board adopted By-law 24-01 to govern the proceedings of the Huronia West OPP Detachment Board, and to govern the conduct, duties and responsibilities of its members and the calling of meetings.

The Board also adopted an Abuse, Violence and Harassment Policy.

Board Budget Estimates

The Board prepared budget estimates detailing the total amount necessary to cover the operational expenses of the Board and provided these to the three municipalities.



HURONIA WEST DETACHMENT

2024 DETACHMENT BOARD ANNUAL REPORT



	GENERAL HEADQUARTERS		SATELLITE		400 Series Highway		Detachment Boundary		First Nation
	REGIONAL HEADQUARTERS		OPP ADMINISTERED FN		Provincial Highway		Township Boundary		Provincial Park
	HOST DETACHMENT		OPP FN		Major Road		Non-OPP Policed		

2023-2025 STRATEGIC PLAN

Priorities and Commitments



PEOPLE

A healthy and resilient OPP

We will strive to support all members in achieving their professional and personal best.

WORK

A responsive and evolving OPP

We will empower our members to ensure the best possible policing services are delivered to Ontarians.

COMMUNITIES

A collaborative and progressive OPP

We will partner and build relationships with a shared vision for safety and well-being.

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Message from the Detachment Commander

I am pleased to present the Huronia West Detachment – 2024 OPP Detachment Board Annual Report. This report includes crime, traffic enforcement and community well-being data and highlights initiatives and successes from the past year. 2024 represents the midway point of the Huronia West Detachment 2023-2025 Action Plan and this report provides updates on our progress in meeting our Action Plan commitments.



I am continually impressed by the passion and commitment the officers of Huronia West Detachment have for preserving public safety in this community and I am very proud to highlight their efforts. In 2024,

- We maintained our commitment to traffic safety and prioritized the “Big 4” offences of impaired driving, seatbelts violations, speeding and distracted driving. This resulted in over 5,500 charges being laid in the Huronia West Detachment area.
- Based on concerns from community members, we increased our efforts in commercial motor vehicle enforcement. This resulted in over 250 Level 1 and 2 inspections and over 2000 charges. We continue to prioritize the removal of unsafe commercial motor vehicles from our roadways to ensure the safety of all.
- We continued to leverage technology, including Body Worn Cameras, In-Car Cameras, ALPR to support the collection of evidence, increase transparency and enhance public and officer safety.
- We worked alongside our Municipal Policing partners to support cross-jurisdictional investigations combating Human trafficking, auto-theft and drug trafficking to ensure the continued safety of our communities and people.
- We partnered with community-based organizations such as Collingwood General and Marine Hospital, Royal Victoria Hospital and Kinark Child and Family services to develop/implement co-response models that enhance our ability to respond to mental health-related calls.
- We partnered with community-based organizations The Busby Center and Simcoe County Housing to better support victims by connecting them with local resources.
- We continued to engage with groups and organizations in our area to build relationships and promote community safety and well-being. We attended numerous proactive events focused on youth and wellness. We supported special Olympics with a volunteer basketball game, we coordinated a girl's volleyball fun game versus detachment members to support youth and create opportunities for positive interactions with police.
- We support the OPP Northern Deployment Program, which provides our officers with opportunities to deploy to Indigenous communities in Northern Ontario where they provide policing for two-week intervals. This is an excellent way for our members to build relationships, understand culture and develop lived experience and perspectives.
- We supported the development of our auxiliary unit and expanded the unit to five and will continue to prioritize this important unit.

In 2025, we will be working with the Huronia West OPP Detachment Board to form the 2026-2029 Huronia West Detachment Action Plan. This work will include engaging with community members to ensure the needs of the communities we serve will be reflected in the commitments we make.

Development of the 2026-2029 Huronia West Detachment Action Plan will coincide with the creation of the 2026-2029 OPP Strategic Plan to ensure organizational alignment and support.

The Huronia West Detachment – 2024 OPP Detachment Board Annual Report begins to bridge the gap between *Police Services Act* (PSA) and *Community Safety and Policing Act* (CSPA) reporting requirements. In collaboration with relevant OPP program areas, working groups and Huronia West OPP Detachment Board, this report will continue to develop in the years to come to include content from the OPP Detachment Board Chair(s) and additional data and updates from the OPP.

From detachment administrative staff to frontline uniform members, to specialty units to supervisors, our members continue to serve with pride, professionalism and honour. As we anticipate future challenges and opportunities for policing and community safety, we remain dedicated to our mission of serving our communities by protecting citizens, upholding the law and preserving public safety.

Inspector Brooke McRoberts
HURONIA WEST

Summary of Commitments

Through analysis and consultation, the following areas of focus were identified for the years 2023-2025.

Crime	Roadways, Waterways and Trails	Community Well-Being
<p>The Huronia West Detachment is committed to addressing intimate partner violence by ensuring:</p> <ul style="list-style-type: none"> • Offences related to intimate partner violence are investigated thoroughly with supervisory oversight and reviewed regularly. • Offenders are arrested and charged appropriately. • Immediate and long-term needs of survivors of intimate partner violence are met and they are safe. <p>The Huronia West Detachment will focus on investigations where the offence of sexual assault is alleged to ensure:</p> <ul style="list-style-type: none"> • Offences related to sexual assault are investigated thoroughly by an officer trained to do so, with supervisory oversight and reviewed. • Offenders are arrested and charged appropriately. • Immediate and long-term needs of survivors of sexual assault are met and the appropriate community services are offered. <p>A priority for the Huronia West Detachment will be addressing crime, disorder and the ancillary offences related to drugs, firearms and property crimes in our communities focusing on:</p> <ul style="list-style-type: none"> • Reducing the numbers of opioid overdoses. • An overall decrease in all violent crime offences including those that involve firearms. • A drop in property crime offences such as break and enter and thefts. 	<p>Aggressive driving continues to be a threat to public safety in the communities of Springwater, Clearview and Wasaga Beach. We are committed to taking the necessary educational and enforcement steps to prevent the dangerous behaviours of drivers before tragedies occur on our roads, our waterways and our trails.</p> <p>Huronia West Detachment is committed to ensuring the safety of everyone sharing our roads by ensuring that commercial motor vehicle (CMV) safety is paramount, that they are not overloaded and that they are being safely operated by qualified and responsible operators.</p> <p>Huronia West Detachment is committed to ensuring timely response, investigative excellence and a victim-centered approach to traffic complaints and collisions on our roadways, waterways and trails.</p>	<p>Mental Health is a priority to the Huronia West Detachment and we will ensure we work in collaboration with community services to improve and support the police response to persons in crisis, mental health, and substance abuse issues.</p> <p>Partnerships are an essential part of solving crime in our communities. Huronia West Detachment is committed to working in collaborative partnerships through community outreach and engagement with residents, business owners and visitors to ensure the safety of all.</p> <p>Wellness in the community and within the Detachment is essential so that we can serve and keep our communities safe.</p> <p>The Huronia West Detachment is committed to providing a safe and positive working environment to keep our members healthy and resilient. We will strive for an environment where members feel supported, satisfied, motivated, collaborative and willing.</p>

2024 Crime Progress Updates

Commitment	Progress Update
<p>The Huronia West Detachment is committed to addressing intimate partner violence by ensuring:</p> <ul style="list-style-type: none"> • Offences related to intimate partner violence are investigated thoroughly with supervisory oversight and reviewed regularly. • Offenders are arrested and charged appropriately. • Immediate and long-term needs of survivors of intimate partner violence are met and they are safe. 	<p>2024 saw the development and addition of the Detachment Abuse Issues Investigator (DAII) position to our crime unit. This full-time detective position will be responsible for reviewing all Intimate Partner Violence (IPV) occurrences at detachment, supporting investigations and community outreach and engagement pertaining to abuse issues.</p> <p>All supervisors have received the IPV Investigators course and the Supervisor training. We are attempting to ensure that all frontline members receive the IPV investigators course. Supervisors continue to ensure that investigations are thorough and comply with OPP policy prior to approving occurrence reports.</p> <p>The Central Regional Abuse Issues Coordinator also supports the detachment by conducting regular audits/reviews to ensure compliance and follow up.</p>
<p>The Huronia West Detachment will focus on investigations where the offence of sexual assault is alleged to ensure:</p> <ul style="list-style-type: none"> • Offences related to sexual assault are investigated thoroughly by an officer trained to do so, with supervisory oversight and reviewed. • Offenders are arrested and charged appropriately. • Immediate and long-term needs of survivors of sexual assault are met and the appropriate community services are offered. 	<p>2024 saw a slight decrease in Sexual offences for Huronia West Detachment. All sexual assault investigations are overseen by qualified investigators with the required training for this role.</p> <p>Continually building on the expertise and skills of our members will be a priority in 2025. This will be achieved through ensuring members are provided specialized training to ensure investigative excellence related to victim centered approaches, investigative techniques and investigative interviewing.</p> <p>A victim centered approach is of the utmost importance to the Huronia West Detachment and developing strong relationships with our community partners specializing in victim support ensures a seamless response of investigative excellence and wrap around care, service and support for community members impacted by these offences.</p> <p>In 2024, Huronia West Detachment had the ability to add a fulltime Offender Management and Apprehension Program coordinator to provide operational and administrative support to the frontline. The OMAP coordinator is responsible for monitoring offenders on release conditions, prioritizing compliance checks, ensuring the compliance checks are documented and recorded, as well as supporting any resulting breach investigations including crown briefs and laying charges. The focus of this role is intended to enhance offender compliance and reduce recidivism.</p>

<p>A priority for the Huronia West Detachment will be addressing crime, disorder and the ancillary offences related to drugs, firearms and property crimes in our communities focusing on:</p> <ul style="list-style-type: none"> • Reducing the numbers of opioid overdoses. • An overall decrease in all violent crime offences including those that involve firearms. • A drop in property crime offences such as break and enter and thefts. 	<p>The Community Street Crime Unit (CSCU) and detachment Crime Unit worked together to coordinate criminal investigations across the detachment area and continue to do so, partnering with other police services and additional specialized units within the OPP such as the Organized Crime and Enforcement Bureau (OCEB), and Tactics and Rescue Unit (TRU).</p> <p>CSCU worked diligently throughout the past year. They engaged in 145 investigations leading to 104 criminal charges and were responsible for the seizure of significant amounts of controlled drugs and substances with an estimated street value of \$60,900 and they seized \$19,060 in currency as proceeds of crime. They also recovered stolen property and seized 5 firearms and 3 replica firearms. This unit worked collaboratively with neighbouring detachments and CSCUs across the region, capitalizing on the benefits of shared resources.</p>
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2024 Roadways, Waterways and Trails Progress Updates

Commitment	Progress Update
<p>Aggressive driving continues to be a threat to public safety in the communities of Springwater, Clearview and Wasaga Beach. We are committed to taking the necessary educational and enforcement steps to prevent the dangerous behaviours of drivers before tragedies occur on our roads, our waterways and our trails.</p>	<p>We continue to increase detachment presence on social media platforms and leveraging avenues for public education and awareness.</p> <p>Throughout 2024, Huronia West Detachment focused on enhanced presence and strategic deployment of resources during long weekends and identified high traffic volumes periods within the detachment area. This was completed through focused vehicle patrols, RIDE programs and overall increased visibility throughout the communities (foot and bicycle patrols included).</p> <p>Huronia West continues to be a provincial leader throughout Provincial Traffic campaigns in 2024.</p> <p>We will continue to increase proactive presence in 2025 through increased marine, ATV, motorized snow machines and bicycle patrols.</p> <p>Our Force motorcycle program now consists of two riders and will provide opportunity for increased motorcycle patrols in 2025.</p> <p>In efforts to continue public education and proactive awareness, Huronia West Detachment will prioritize increasing our compliment of media trained officers in 2025 to ensure that we are connecting with the public through methods and mediums relevant to our community.</p>
<p>Huronia West Detachment is committed to ensuring the safety of everyone sharing our roads by ensuring that commercial motor vehicle (CMV) safety is paramount, that they are not overloaded and that they are being safely operated by qualified and responsible operators.</p>	<p>A priority identified through public concerns to Huronia West Detachment centered on increased CMV traffic through the detachment area for road safety.</p> <p>Throughout 2024 Huronia West detachment conducted 132 Level 1 CVSA inspections and 123 Level 2 CVSA inspections. Of these inspections, 2000 tickets were issued, comprised predominately of the following:</p> <ul style="list-style-type: none"> • 30 Dangerous Goods Transportation Act • 174 documents related charges • 252 equipment related charges- improper tires, brakes, coupling devices • 1097 weight related charges- overweight on axles, overweight on tires, excessive weight • 378 misc. CMV charges <p>Commercial Motor Vehicles non-compliant with legal specifications and regulations will continue to be a priority for Huronia West Detachment to ensure awareness of regulatory obligations of owners and drivers.</p> <p>Efforts will be made in 2025 to ensure proactive education is available to owners and drivers on their obligations and liabilities.</p>

<p>Huronian West Detachment is committed to ensuring timely response, investigative excellence and a victim-centered approach to traffic complaints and collisions on our roadways, waterways and trails.</p>	<p>While there was a decrease in motor vehicle collisions in 2024, elements beyond human control did play a significant factor. Weather related incidents, primarily property damage collisions, account for a significant portion of these collisions. Huronia West Detachment will continue to ensure appropriate distribution of resources to ensure a timely response across our detachment area.</p> <p>Increased ATV and Marine patrols in partnership with our OPP detachment neighbors will be a focus for our waterways and trails to ensure a continued timely and victim centered response for all collision types.</p>
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2024 Community Well-Being Progress Updates

Commitment	Progress Update
<p>Mental Health is a priority to the Huronia West Detachment and we will ensure we work in collaboration with community services to improve and support the police response to persons in crisis, mental health, and substance abuse issues.</p>	<p>In 2024, Huronia West Detachment saw an increase in total mental health related occurrences. There has been a 39% increase in calls showing a mental health uniform crime reporting (UCR) code since 2020.</p> <p>The detachment Mobile Crisis Response Team (MCRT) is critical in responding to these types of incidents and in conducting follow-up calls and visits with those involved. They build rapport with involved persons and ensure they are receiving the appropriate community supports they require to address their individual circumstances. This approach is in effort to reduce the number of additional calls for service involving the same individuals.</p> <p>In 2024, Huronia West Detachment was able to permanently dedicate a full-time officer to the program. Through Ministry of the Solicitor General grants and a collaborative partnership with Collingwood General and Marine Hospital, we have augmented our staff and coverage to provide 6 days per week coverage, freeing up additional frontline resources.</p> <p>Project Lifesaver is a non-profit, locating technology program dedicated to assisting and responding to the challenges faced by caregivers of loved ones who may wander because of Alzheimer's disease, autism, Downs syndrome and dementia disorders. Clients can register with Project Lifesaver and are provided with a wristband, like a watch, that emits a unique tracking signal. Should that individual go missing, we will use the locator technology as part of our search and rescue operations. The addition of the locating technology will not change standard operating procedures for responding to a missing persons incident. It is an additional tool for our members to access to increase supports for vulnerable members of the community.</p>
<p>Partnerships are an essential part of solving crime in our communities. Huronia West Detachment is committed to working in collaborative partnerships through community outreach and engagement with residents, business owners and visitors to ensure the safety of all.</p>	<p>Huronia West Detachment MCRT team regularly participates in case conferences with CGMH psychiatrists to review files that may be more challenging or complex and receive thoughts and recommendations from our team members.</p> <p>MCRT relies on our collaborative relationships with our community partners. MCRT can refer youth and parents/guardians to Kinark Child and Family Services Crisis Services expeditiously to ensure that Kinark will then provide support, therapy and case management as needed. Similarly, MCRT liaises with RVH child and youth programs and adult programs. This allows again for appropriate and responsive follow up. MCRT works with John Howard Society to support patients in re-integrating into society after incarceration or youth at risk. The community partnership with Busby is critical for outreach support, allowing people to live</p>

	<p>with autonomy but also receiving appropriate and needed/wanted support.</p> <p>MCRT relies heavily on our relationship with CGMH Mental Health Outpatient programs for care coordination. This reciprocal relationship allows us to support each other more fulsomely to the benefit of clientele and in decreasing repeated calls for service. This collaborative approach also allows service providers to better assess and coordinate needs for seamless patient care, apprehend when needed or avoiding unnecessary apprehensions.</p> <p>MCRT has built relationships with Indigenous services providers such as the Barrie Native Friendship Centre, Barrie Native Friendship Centre Justice Program, Mamaway and DBCFS in order to provide culturally responsive and centred care along with care coordination.</p> <p>MCRT frequently coordinates with the Children's Aid Society for further information and on occasion to assist them with specific investigations. MCRT draws on the expertise of Catulpa Support Services to provide additional support for those with developmental delays. This connection has proven very valuable, in situations when officers come across people who are supported by Catulpa, MCRT has the contacts to reach out to their adult protection social worker for care coordination/planning.</p> <p>MCRT's partnership with Simcoe County Housing is critical to the Huronia West Detachment, as the collaborative approach and messaging has reduced the number of repeat calls for services in some locations. Highlighting the important role community partnerships have in contributing to overall community safety.</p> <p>MCRT conducts focused patrols in areas known to have homeless encampments for wellness checks, along with Busby and Wasaga Beach Fire. They have attended with Springwater and Clearview Fire services for case collaboration, as well to assure homes meet minimum standards, landlord responsibilities and worked with Springwater Township regarding fire and landlord responsibilities. Additionally, MCRT partners with the EMS navigator for complex care patients. They are then able to take over, thus relieving MCRT from significant case management reducing times on calls and follow ups.</p> <p>MCRT participates in Probation and Parole meetings, thus informing Huronia West Detachment of who is being supported by Probation and Parole, better understanding of what they are able to do, and a number of the patients we deal with are also supported by Probation and Parole thus leading to better care coordination.</p>
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	<p>MCRT frequently serves as a liaison from one agency to another, thus connecting two agencies to better support our clients/patients. MCRT provides consultation to our community partners as needed and to provide follow up support to our clients.</p> <p>Front line officers are able to refer to MCRT for follow up when we are not available to respond to live calls. This assures patients are provided support when they need it in a way that is most supportive.</p>
<p>Wellness in the community and within the Detachment is essential so that we can serve and keep our communities safe. The Huronia West Detachment is committed to providing a safe and positive working environment to keep our members healthy and resilient. We will strive for an environment where members feel supported, satisfied, motivated, collaborative and willing.</p>	<p>In 2024 the Huronia West Detachment worked to reduce stress impacts of the workplace and support a healthy workplace. Supports included acquisition of office equipment and facility upgrades targeted to improve workplace safety and increase physical safety in the workplace.</p> <p>Members of the OPP's Healthy Workplace team regularly attend the office as an opportunity for support to any members of the Huronia West team as needed.</p> <p>Resources and personnel are regularly accessed at the conclusion of critical incidents to ensure members are supported and provided opportunity to debrief amongst their peers or with professional support as best suits their individual needs.</p> <p>Investments made in our workplace culture included collaboration with other community partners to encourage healthy activities and wellness initiatives, including sporting activities between officers and community youth.</p>

Other Community Updates

- Based on current crime trends and/or requests from the community, Huronia West Detachment led crime prevention initiatives focused on seniors' safety. We worked alongside community partners to participate in the Wasaga Beach Seniors Expo to increase awareness and education on crime trends specific to seniors.
- Based on concerns from community members, Huronia West Detachment increased efforts related to commercial motor vehicles and road safety. This resulted in extensive charges and unsafe vehicles being removed from our roadways, as shown in our data.
- Huronia West Detachment attended Forest Hill Public School to engage with youth and promote public safety and wellness through proactive participation in the Annual Fun Run and Bike Ride.
- Huronia West Detachment continued to engage with community groups and organizations in our area to build relationships and promote community wellness. In 2024, we led our annual "Shop with a Cop" initiative in partnership with many community groups and local businesses to support 25 families through the holiday season. We are excited to have the involvement of Wasaga Beach Fire Department and aim to continue to strengthen and build on our community partnerships for this fantastic community initiative in 2025.
- Building and strengthening relationships with First Nations, Inuit and Métis communities remain priorities for the OPP and the Huronia West Detachment. In 2024, we sought out Indigenous specific resources through the Barrie Native Friendship Center to better serve Indigenous community members with culturally responsive services within the Huronia West Detachment area.
- Huronia West Detachment is committed to supporting the Special Olympics and in 2024 took part in the Tim Hortons Special Olympics donut campaign and supported a local event - the Special Olympics basketball tournament hosted at Stayner Collegiate.
- Huronia West Detachment supported OPP recruitment events in partnership with Uniform Recruiting through hosting an information session and display complete with OPP recruiting vehicles.
- Huronia West Detachment members regularly support local events, such as McHappy Day at local McDonald's and Tims Hortons Smile Cookie Campaigns at various locations in the detachment area throughout the year.

Calls for Service

Table 1.1

All CAD Events*	Immediate Police Response Required**
36,152	10,190

* This represents all Computer Aided Dispatch (CAD) event types created for each detachment area. Not all CAD events are dispatched to a frontline OPP detachment officer. Some events may have been actioned by another OPP member, diverted to another unit, or deemed a non-OPP event. This does not include officer or detachment generated events that have not been reported through the PCC, or any online reporting events.

** This represents the total number of CAD events prioritized for an immediate police response, indicating the potential for extreme danger, catastrophic circumstances, injury, the threat of injury, death, and/or crime in progress.

Crime and Clearance

Violent Crimes

Table 2.1

Offences	2022	2023	2024	Clearance Rate
01 - Homicide	0	0	1	100.00%
02 - Other Offences Causing Death	0	0	0	-
03 - Attempted Murder	2	1	0	-
04 - Sexual Offences	56	57	52	55.77%
05 - Assaults/Firearm Related Offences	171	205	235	77.87%
06 - Offences Resulting in the Deprivation of Freedom	2	2	6	100.00%
07 - Robbery	4	5	10	70.00%
08 - Other Offences Involving Violence or the Threat of Violence	131	153	150	38.00%
09 - Offences in Relation to Sexual Services	0	0	0	-
10 - Total	366	423	454	62.33%

Property Crimes

Table 2.2

Offences	2022	2023	2024	Clearance Rate
01 - Arson	0	3	0	-
02 - Break and Enter	73	97	66	21.21%
03 - Theft Over \$5,000	72	97	78	12.82%
04 - Theft Under \$5,000	443	492	394	23.60%
05 - Have Stolen Goods	9	9	10	80.00%
06 - Fraud	255	350	356	5.62%
07 - Mischief	180	217	208	21.15%
08 - Total	1,032	1,265	1,112	17.00%

Other Criminal Code

Table 2.3

Offences	2022	2023	2024	Clearance Rate
01 - Gaming and Betting	0	0	0	-
02 - Offensive Weapons	25	26	25	60.00%
03 - Other Criminal Code Offences	225	226	257	59.92%
04 - Total	250	252	282	59.93%

Drugs

Table 2.4

Offences	2022	2023	2024	Clearance Rate
01 - Possession	12	8	8	50.00%
02 - Trafficking	11	27	21	71.43%
03 - Importation and Production	0	1	0	-
04 - Cannabis Possession	0	0	0	-
05 - Cannabis Distribution	0	0	0	-
06 - Cannabis Sale	0	0	1	0.00%
07 - Cannabis Importation and Exportation	0	0	0	-
08 - Cannabis Production	0	0	0	-
09 - Other Cannabis Violations	0	0	1	100.00%
10 - Total	23	36	31	64.52%

Federal Statutes**Table 2.5**

Offences	2022	2023	2024	Clearance Rate
Federal Statutes	121	164	52	96.15%

Traffic Violations**Table 2.6**

Offences	2022	2023	2024	Clearance Rate
01 - Dangerous Operation	47	14	17	100.00%
02 - Flight from Peace Officer	8	19	11	54.55%
03 - Operation while Impaired/Low Blood Drug Concentration Violations	114	123	113	99.12%
04 - Failure or Refusal to Comply with Demand	6	11	6	100.00%
05 - Failure to Stop after Accident	3	8	6	66.67%
06 - Operation while Prohibited	24	24	25	100.00%
07 - Total	202	199	178	95.51%

Youth Crime**Table 2.7**

Disposition Type	2022	2023	2024
Bail	0	0	0
Conviction	9	6	11
Diversion	3	14	4
Non-Conviction	34	47	77
Not Accepted	3	0	7
POA Ticket	14	4	0
NULL	24	19	110
Total	87	90	209

Victim Referrals**Table 2.8**

Offences	2022	2023	2024
Sum of Offered	1064	1270	1476
Sum of Accepted	184	184	287
Sum of Total	1248	1454	1763
Sum of % Accepted	14.98%	12.53%	16.22%

Traffic and Road Safety

Motor Vehicle Collisions (MVC) by Type

(Includes roadway, off-road and motorized snow vehicle collisions)

Table 3.1

Offences	2022	2023	2024
Fatal Injury Collisions	9	4	6
Non-Fatal Injury Collisions	126	128	133
Property Damage Only Collisions	798	801	870
Alcohol-Related Collisions	56	52	43
Animal-Related Collisions	128	122	121
Speed-Related Collisions	144	142	126
Inattentive-Related Collisions	142	146	141
Persons Killed	9	4	6
Persons Injured	186	190	185

Primary Causal Factors in Fatal MVCs on Roadways

Table 3.2

Offences	2022	2023	2024
Fatal Roadway Collisions where Causal is Speed Related	3	0	1
Fatal Roadway Collisions where Causal is Alcohol/Drug Related	2	1	0
Persons Killed in Fatal Roadway Collisions where lack of Seatbelt/Helmet use is a Factor	1	0	2
Fatal Roadway Collisions where Causal is Inattentive Related	0	1	0
Fatal Roadway Collisions where Causal is Animal Related	0	0	0

Fatalities in Detachment Area

Table 3.3

Fatality Type	Category	2022	2023	2024
Roadway	Fatal Incidents	9	4	6
Roadway	Persons Killed	9	4	6
Roadway	Alcohol/Drug Related Incidents	2	1	0
Marine	Fatal Incidents	0	1	1
Marine	Persons Killed	0	1	1
Marine	Alcohol/Drug Related Incidents	0	0	0
Off-Road Vehicle	Fatal Incidents	0	0	0
Off-Road Vehicle	Persons Killed	0	0	0
Off-Road Vehicle	Alcohol/Drug Related Incidents	0	0	0
Motorized Snow Vehicle	Fatal Incidents	0	0	0
Motorized Snow Vehicle	Persons Killed	0	0	0
Motorized Snow Vehicle	Alcohol/Drug Related Incidents	0	0	0

Big 4

Table 3.4

Offences	2022	2023	2024
Distracted (HTA 78.1)	36	87	116
Impaired (CCC 320.14 & 320.15)	258	241	229
Seatbelt (HTA 106)	255	458	558
Speeding (HTA 128)	3,367	3,658	4,747

Charges**Table 3.5**

Offences	2022	2023	2024
HTA	7,679	9,276	12,828
Criminal Code Traffic	379	354	337
Criminal Code Non-Traffic	1,005	1,262	1,242
LLCA	253	263	304
Controlled Drug and Substance Act	23	82	52
Federal Cannabis Act	0	9	6
Provincial Cannabis Act	47	56	59
Other	868	1,146	1,446

Policing Hours

The OPP has developed a Service Delivery Model (SDM) in response to several reviews and audit recommendations. The SDM is designed to:

- Promote officer wellness through balanced workloads
- Determine adequate staffing levels at each detachment
- Ensure the continued delivery of adequate and effective policing services in accordance with the Community Safety and Policing Act (CSPA).

To implement the SDM, the OPP has submitted a seven-year staffing strategy to address required increases in detachment personnel. This model supports the OPP’s ability to:

- Respond rapidly to increasing calls for service
- Maintain safe communities through proactive patrols and community engagement
- Address municipal concerns about reduced police visibility

To monitor progress and guide detachment-level planning, the OPP has established time allocation targets for provincial constables (figure 1). These targets reflect how time should ideally be distributed by the end of the seven-year strategy.

The targets are based on a provincial average and variations are expected between detachments due to differences in geography, operational structure, recruitment and other absences.

In the short term, detachments may face challenges in achieving these targets. Continued improvements in scheduling tools, data integrity, and strategic deployment will support progress toward these goals.

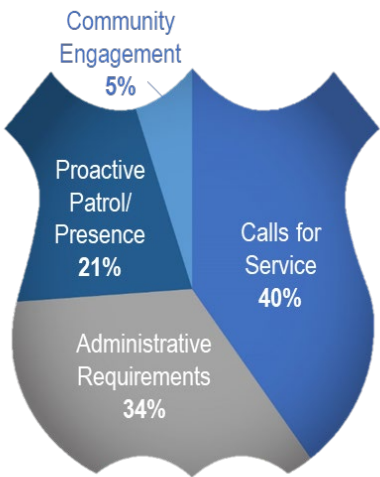


Figure 1: Service Delivery Model Provincial Target

Service Delivery Activity Allocations

Table 4.1

Calls for Service	Administrative Requirements	Proactive Patrol	Community Engagement
58.2%	25.5%	13.5%	2.8%

Hours (Field Personnel)

Table 4.2

	2022	2023	2024
TOTAL FRONTLINE HOURS	130,021	124,872	118,821

Endnotes

Tables 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Source: Niche Records Management System (RMS), (2025/04/23)

Note:

- Statistics Canada’s Uniform Crime Reporting Survey was designed to measure the incidence of crime in Canadian society and its characteristics.
- Actual counts (2022, 2023 and 2024) and Clearance Rate for 2024 included.
- The most serious violation methodology (MSV) is used, which is the same as Statistics Canada’s methodology. The MSV counts only the first of up to four offences per incident that occurred in the specific time range.
- First Nation population is not included.
- Statistics Canada Verified (green checkmark) only.

Table 2.1 Violent Crimes

Corresponding Violation Description

- 01 Murder 1st Degree, Murder 2nd Degree, Manslaughter, Infanticide
- 02 Criminal Negligence Causing Death, Other Related Offences Causing Death
- 03 Attempted Murder, Conspire to Commit Murder
- 04 Sexual offence which occurred prior to January 4, 1983, Sexual Assault, Level 3, Aggravated, Sexual Assault, Level 2, Weapon or Bodily Harm, Sexual Assault, Level 1, Sexual Interference, Invitation to Sexual Touching, Sexual Exploitation, Sexual Exploitation of a Person with a Disability, Incest, Corrupting Morals of a Child, Making Sexually Explicit Material Available to Children, Parent or Guardian Procuring Sexual Activity, Householder Permitting Sexual Activity, Luring a Child via Computer, Agreement or Arrangement - Sexual Offence Against a Child, Bestiality - Commits, Compels Another Person, Bestiality in, Presence of, or Incites, a Child, Voyeurism, Non-Consensual Distribution of Intimate Images
- 05 Assault Level 3, Aggravated, Assault Level 2, Weapon/Bodily Harm, Assault Level 1, Unlawfully Causing Bodily Harm, Discharge Firearm with Intent, Using firearm/Imitation of Firearm in the Commission of an Offence, Pointing a Firearm, Assault, Peace-Public Officer, Assault Against Peace Officer with a Weapon or Causing Bodily Harm, Criminal Negligence Causing Bodily, Harm, Trap Likely to or Causing Bodily Harm, Other Assaults
- 06 Kidnapping, Forcible Confinement, Hostage Taking, Trafficking in Persons, Abduction Under 14, Not Parent/Guardian, Abduction Under 16, Removal of Children from Canada, Abduction Under 14 Contravening a Custody Order, Abduction Under 15 by Parent/Guardian
- 07 Robbery, Robbery to Steal Firearm
- 08 Extortion, Intimidation of a Justice System Participant or a Journalist, Intimidation of a Non-justice System Participant, Criminal Harassment, Indecent/Harassing Communications, Utter Threats to Person, Explosives Causing Death/Bodily Harm, Arson - Disregard for Human Life, Other Violations Against the Person, Failure to Comply with Safeguards (MAID), Forging/Destruction of Documents (MAID)
- 09 Obtaining Sexual Services for Consideration, Obtaining Sexual Services for Consideration from Person Under the Age of 18 Years, Material Benefit from Sexual Services, Material Benefit from Sexual Services Provided by Person Under the Age of 18 Years, Procuring, Procuring a Person Under the Age of 18 Years, Advertising Sexual Services

Table 2.2 Property Crimes

Corresponding Violation Description

- 01 Arson
- 02 Break & Enter, Break & Enter to Steal a Firearm, Break & Enter a Motor Vehicle (Firearm)
- 03 Theft over \$5000, Theft over \$5000 from a Motor Vehicle, Shoplifting over \$5000, Motor Vehicle Theft
- 04 Theft \$5000 or Under, Theft under \$5000 from a Motor Vehicle, Shoplifting \$5000 or Under
- 05 Trafficking in Stolen Goods over \$5000, Possession of Stolen Goods over \$5000, Trafficking in Stolen Goods \$5000 and Under, Possession of Stolen Goods \$5000 and Under
- 06 Fraud, Identity Theft, Identity Fraud
- 07 Mischief, Mischief to Cultural Property, Hate-motivated mischief relating to property used by identifiable group, Mischief Relating to War Memorials, Altering/Destroying/Removing a Vehicle Identification Number (VIN)

Table 2.3 Other Criminal Code

Corresponding Violation Description

01 Betting House, Gaming House, Other Violations Related to Gaming and Betting

02 Offensive Weapons: Explosives, Weapons Trafficking, Possession and Distribution of Computer Data (Firearm), Altering Cartridge Magazine, Weapons Possession Contrary to Order, Possession of Weapons, Unauthorized Importing/Exporting of Weapons., Firearms Documentation/Administration, Unsafe Storage of Firearms

03 Failure to Comply with Order, Escape and being at large without excuse - escape from custody, Escape and being at large without excuse - Unlawfully at Large, Failure to Appear, Breach of Probation, Disturb the Peace, Child Pornography (Possessing or Accessing), Child Pornography (Making or Distributing), Public Communications to Sell Sexual Services, Offences Related to Impeding Traffic to Buy or Sell Sexual Services, Counterfeiting, Indecent Acts, Voyeurism (Expired), Corrupting Morals, Lure child via Computer (Expired), Obstruct Public/Peace Officer. Trespass at Night, Threatening/Harassing Phone Calls (Expired), Utter Threats Against Property or Animals, Advocating Genocide, Public Incitement of Hatred, Promoting or Advertising Conversion Therapy, Unauthorized Recording of a Movie/Purpose of Sale, Rental, Commercial, Distribution, Offences Against Public Order (Part II CC), Property or Services for Terrorist Activities, Freezing of Property, Disclosure, Audit, Participate in Activity of Terrorist Group, Facilitate Terrorist Activity, Instruction/Commission of Act of Terrorism, Hoax – Terrorism, Advocating/Promoting Terrorism, Firearms and Other Offensive Weapons (Part III CC), Leave Canada to Participate in Activity of a Terrorist Group, Leave Canada to Facilitate Terrorist Activity, Leave Canada to Commit Offence for Terrorist Group, Leave Canada to Commit Offence that is Terrorist Activity, Harbour/Conceal Terrorist (Max = Life), Harbour/Conceal Terrorist (Max Does Not = Life), Harbour/Conceal Person Likely to Carry Out Terrorist Activity, Offences Against the Administration of Law and Justice (Part IV CC). Sexual Offences, Public Morals and Disorderly Conduct (Part V CC), Invasion of Privacy (Part VI CC), Failure to Comply with Regulations / Obligations for Medical Assistance in Dying (MAID), Other Offences Against the Person and Reputation, Offences Against the Rights of Property (Part IX CC), Fraudulent Transactions, Relating to Contracts and Trade (Part X CC), Offences Related to Currency, Proceeds of Crime (Part XII.2 CC), Attempts, Conspiracies, Accessories, Instruct Offence for Criminal Organization, Commit Offence for Criminal Organization, Participate in Activities of Criminal Organization, Recruitment of Members by a Criminal Organization, All Other Criminal Code (includes Part XII.1 CC)

Table 2.4 Drugs

Corresponding Violation Description

01 Possession – Heroin, Possession – Cocaine, Possession - Other Controlled Drugs and Substances Act, Possession - Methamphetamine (Crystal Meth), Possession - Methylenedioxyamphetamine (Ecstasy), Possession – Opioid (other than heroin)

02 Trafficking – Heroin, Trafficking – Cocaine, Trafficking - Other Controlled Drugs and Substances Act, Trafficking - Methamphetamine (Crystal Meth), Trafficking - Methylenedioxyamphetamine (Ecstasy), Trafficking – Opioid (other than heroin)

03 Import / Export – Heroin, Import / Export – Cocaine, Import / Export - Other Controlled Drugs and Substances Act, Import / Export - Methamphetamines (Crystal Meth), Import / Export - Methylenedioxyamphetamine (Ecstasy), Import/Export – Opioid (other than heroin), Production – Heroin, Production – Cocaine, Production - Other Controlled Drugs & Substances Act, Production - Methamphetamines (Crystal Meth), Production - Methylenedioxyamphetamine (Ecstasy), Production – Opioid (other than heroin), Possession, sale, etc., for use in production of or trafficking in substance

04 Possession of illicit or over 30g dried cannabis (or equivalent) by adult, Possession of over 5g dried cannabis (or equivalent) by youth, Possession of budding or flowering plants, or more than four cannabis plants, Possession of cannabis by organization

05 Distribution of illicit, over 30g dried cannabis (or equivalent), or to an organization, by adult, Distribution of cannabis to youth, by adult, Distribution of over 5g dried cannabis (or equivalent), or to an organization, by youth, Distribution of budding or flowering plants, or more than four cannabis plants, Distribution of cannabis by organization, Possession of cannabis for purpose of distributing

06 Sale of cannabis to adult, Sale of cannabis to youth, Sale of cannabis to an organization, Possession of cannabis for purpose of selling

07 Importation and exportation of cannabis, Possession of cannabis for purpose of exportation

08 Obtain, offer to obtain, alter or offer to alter cannabis, Cultivate, propagate or harvest cannabis by adult, Cultivate, propagate or harvest cannabis by youth or organization

09 Possess, produce, sell, distribute or import anything for use in production or distribution of illicit cannabis, Use of young person in the commission of a cannabis offence, Other Cannabis Act

Table 2.5 Federal Statutes

Corresponding Violation Description

Bankruptcy Act, Income Tax Act, Canada Shipping Act, Canada Health Act, Customs Act , Competition Act, Excise Act, Youth Criminal Justice Act (YCJA), Immigration and Refugee Protection Act, Human Trafficking (involving the use of abduction, fraud, deception or use of threat), Human Smuggling fewer than 10 persons, Human Smuggling 10 persons or more, Firearms Act, National Defence Act, Emergencies Act, Quarantine Act, Other Federal Statutes

Table 2.6 Traffic Violations

Corresponding Violation Description

01 Dangerous Operation Causing Death, Dangerous Operation Causing Bodily Harm, Dangerous Operation

02 Flight from Peace Officer

03 Operation - low blood drug concentration, Operation while impaired causing death (alcohol), Operation while impaired causing death (alcohol and drugs), Operation while impaired causing death (drugs), Operation while impaired causing death (unspecified), Operation while impaired causing bodily harm (alcohol), Operation while impaired causing bodily harm (alcohol and drugs), Operation while impaired causing bodily harm (drugs), Operation while impaired causing bodily harm (unspecified), Operation while impaired (alcohol), Operation while impaired (alcohol and drugs), Operation while impaired (drugs), Operation while impaired (unspecified)

04 Failure or refusal to comply with demand (alcohol), Failure or refusal to comply with demand (alcohol and drugs), Failure or refusal to comply with demand (drugs), Failure or Refusal to Comply with Demand (unspecified), Failure or refusal to comply with demand, accident resulting in bodily harm (alcohol), Failure or refusal to comply with demand, accident resulting in bodily harm (alcohol and drugs), Failure or refusal to comply with demand, accident resulting in bodily harm (drugs), Failure or refusal to comply with demand, accident resulting in bodily harm (unspecified), Failure or refusal to comply with demand, accident resulting in death (alcohol), Failure or refusal to comply with demand, accident resulting in death (alcohol and drugs), Failure or refusal to comply with demand, accident resulting in death (drugs), Failure or refusal to comply with demand, accident resulting in death (unspecified)

05 Failure to stop after accident resulting in death, Failure to stop after accident resulting in bodily harm, Failure to stop after accident, Operation while prohibited

Table 2.7 Youth Crime

Source: Niche Records Management System (RMS), (2025/04/24)

Note:

- Youth Charges by Disposition Type
- Only charges that have had a disposition type recorded in the OPP Niche RMS application are included.
- Youth charges without a disposition type are not included which may result in under stating the actual youth charges.
- “NULL” represents blanks, or where officers did not indicate the Disposition Type, however charges were applied.

Table 2.8 Victim Referrals

Source: Niche Records Management System (RMS), (2025/04/24)

Note:

- Number of Referrals to Victim Service Agencies

Table 3.1 Motor Vehicle Collisions (MVC) by Type

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2025/02/21)

Note:

- Total Motor Vehicle Collisions (Fatal Injury, Non-Fatal Injury and Property Damage Only): Reportable Fatal Injury, Non-Fatal Injury and Property Damage Only Collisions entered into the eCRS for All Motorized Vehicles (MVC-Roadway, MSV- Snowmobile and ORV-Off Road Report Type) regardless of completion/approval status.
- Alcohol/Drug Related Collisions: Reportable MVC collisions where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.
- Animal Related Collisions: Reportable MVC collisions where Contributing Factor scored as Animal OR Wildlife Involved was an Animal OR Sequence of Events was an Animal.
- Speed Related Collisions: Reportable MVC collisions where Contributing Factor scored as Excessive Speed or Speed Too Fast For Conditions OR Driver Action reported as Exceeding Speed Limit or Speed Too Fast For Conditions.
- Inattentive Related Collisions: Reportable MVC collisions where Contributing Factor scored as Inattentive OR Driver Condition reported as Inattentive.
- Persons Killed or Injured: Number of Persons Injured or Killed in Reportable MVC collisions.

Table 3.2 Primary Causal Factors in Fatal MVCs on Roadways

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2025/02/21)

Note:

- Fatal Roadway Collisions where Causal is Speed Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Excessive Speed or Speed Too Fast For Conditions OR Driver Action reported as Exceeding Speed Limit or Speed Too Fast For Conditions.
- Fatal Roadway Collisions where Causal is Alcohol/Drug Related: Reportable Fatal Roadway Collisions where Contributing Factor where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.
- Persons Killed in Fatal Roadway Collisions where lack of Seatbelt/Helmet use is a Factor:
Persons Killed in Reportable Fatal Roadway Collisions where Victim is fatally injured AND a vehicle occupant AND where safety equipment reported to be not used but available.
- Fatal Roadway Collisions where Causal is Inattentive Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Inattentive OR Driver Condition reported as Inattentive.
- Fatal Roadway Collisions where Causal is Animal Related: Reportable Fatal Roadway Collisions where Contributing Factor scored as Animal OR Wildlife Involved was an Animal OR Sequence of Events was an Animal.

Table 3.3 Fatalities in Detachment Area

Source: Ontario Provincial Police, Collision Reporting System (CRS), (2025/02/21)

Note:

- Fatal Incidents: Reportable Fatal Collisions by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle).
- Persons Killed: Number of Involved Persons where Injury is fatal by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle).
- Alcohol/Drug Related Incidents: Reportable Fatal Collisions by Report Type (Roadway, Marine, Off-Road Vehicle, Motorized Snow Vehicle) where Alcohol/Drug Involved field indicated as Yes OR Contributing Factor scored as Ability Impaired (Alcohol or Drug) OR Driver Condition reported as Had Been Drinking or Ability Impaired.

Table 3.4 Big 4

Source: Niche Records Management System (RMS) & eTicket, (2025/02/21)

Note:

- Speeding (HTA 128): Charges are based on date charged. Speeding = HTA s.128 charges.
- Seatbelt (HTA 106): Charges are based on date charged. Seatbelt = HTA s.106 charges.
- Distracted (HTA 78.1): Charges are based on date charged. Distracted = HTA s.78.1 charges.
- Impaired (CCC 320.14 & 320.15): Charges are based on date charged. Impaired = CCC s.320.14 & 320.15 charges.

Table 3.5 Charges

Source: Niche Records Management System (RMS) & eTicket, (2025/02/21)

Note:

- HTA: Charges are based on date charged. Highway Traffic Act Statute charges.
- Criminal Code Traffic: Charges are based on date charged. Criminal Code Traffic (CCC s320.13, 320.14, 320.15, 320.16, 320.17 & 320.18) charges.
- Criminal Code Non-Traffic: Charges are based on date charged. All CCC charges not included in the Criminal Code Traffic section above.
- LLCA: Charges are based on date charged. Liquor Licence and Control Act charges.
- Federal Cannabis Act: Charges are based on date charged. Cannabis Act charges.
- Provincial Cannabis Act: Charges are based on date charged. Cannabis Control Act charges.
- Controlled Drug and Substance Act: Charges are based on date charged. Controlled Drug and Substance Act charges.
- Other: Charges are based on date charged. "Other" charges is comprised of CAIA, Other Provincial & Federal Offences not already captured in sections above.

Table 4.1 Service Delivery Activity Allocations

Source: Daily Activity Reporting (DAR) System

Date: April 17, 2025

Note: Activity allocation percentages are based on the total reported hours of detachment provincial constables performing duties within their home detachment location.

Table 4.2 Hours (Field Personnel)

Source: Daily Activity Reporting (DAR) System

Date: January 20, 2025

Note:

- Total reported hours, excluding paid duties.
- Includes Provincial Constable to Sergeant ranks only.
- Excludes First Nations badge numbers.
- Excludes administrative accounts and joint services accounts.
- Excludes incomplete DAR entries and those with errors.
- Excludes General Headquarters location codes.

CONTACT THE OPP

REACH THE OPP BY PHONE

- Know your location: Be ready to describe your surroundings. Look for addresses, landmarks and buildings that may help identify your location.
- Call 9-1-1 if there is immediate risk to someone's life or property.
- Don't hang up, stay on the line
- Call 1-888-310-1122 for non-life-threatening incidents that require police attention
- TTY 1-888-310-1133, or Agent 511 for registered subscribers (for the Deaf, Hard of Hearing and Speech Impaired)

PROVIDE AN ANONYMOUS TIP

- Call Crime Stoppers at 1-800-222-8477 (TIPS)
- Visit www.crimestoppers.ca

SPEAK WITH AN OFFICER FOR ALL OTHER MATTERS

To arrange to meet an officer at a detachment, go to www.opp.ca to use the Local Detachment Finder and follow the prompts.

REPORT AN INCIDENT ONLINE

You have the option to report select occurrences to police from the convenience of a computer.

Visit www.opp.ca/reporting to use the Citizen Self Reporting system. Specific incidents can be reported online without attending a detachment or waiting for an officer.

You can use this system to report:

- Theft Under \$5,000
- Mischief / Damage to Property Under \$5,000
- Mischief / Damage to Vehicle Under \$5,000
- Theft from Vehicle Under \$5,000
- Lost / Missing Property Under \$5,000 including a licence plate(s) or validation sticker(s)
- Theft of any type of gasoline from a gas station
- Driving Complaints
- Theft from Vehicle Under \$5,000
- Lost / Missing Property Under \$5,000 including a licence plate(s) or validation sticker(s)
- Theft of any type of gasoline from a gas station
- Driving Complaints

Do not use this system if this is an emergency! If it is, call 9-1-1.

9-1-1 is for police, fire or medical emergencies only.

Accidental, hang-up or abuse of 9-1-1 calls tie up emergency lines, communicators and officers which could result in the slower response to a real emergency, risking the safety of people who need urgent help.

#KnowWhenToCall

If you've dialed 9-1-1 in error, stay on the line. Your call will be connected to police. Answer all questions asked by the communicator. This eliminates a lengthy follow up process that may lead to officers attending your location to ensure your safety.

**DETACHMENT BOARD
ANNUAL REPORT**

2024



HURONIA WEST DETACHMENT

1000 River Rd West
Wasaga Beach ,ON
L9Z 2K6

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CORPORATE REPORT

The Corporation of the Town of Wasaga Beach
Meeting Date: 7/17/2025

DATE: 07/02/2025

SUBJECT: 2024 Annual Investment Report

CONTACT: Jocelyn Lee, Chief Financial Officer and Treasurer

REPORT NUMBER: 2025/07/17-14

RECOMMENDATION:

1. **THAT** the report titled: 2024 Annual Investment Report, to the Council meeting of July 17, 2025, be received for information.

EXECUTIVE SUMMARY:

- Investments earned approximately \$3.4M dollars in 2024
- Investment portfolio's are diversified by institution, investment type and term of investment

BACKGROUND:

Under the Municipal Act reporting requirements the Treasurer is required to submit an investment report to Council at least annually. Ontario Regulation 438/97 as amended by Ontario Regulation 43/18 outlines the criteria for eligible investments. The Town's Investment Policy approved by Council in December 2023 conforms to the provincial requirements and acts as the staff guideline in managing the Town's investment portfolio.

DISCUSSION:

The Treasurer is responsible for the investment portfolio of the Town with a value of approximately \$58.0M (cash and investments) at December 31, 2024, (\$72.3M in 2023; \$77.7M in 2022; \$84.2M in 2021; \$69.3M in 2020; \$63.5M in 2019; \$57.2M in 2018; \$55.5M in 2017). These funds represent the funding requirements for day-to-day operations of the corporation and for future capital expenditures. They include investment funds held in the reserves and reserve funds and the cash-on-hand, some of which is invested in short-term interest bearing accounts. The credit quality of all investments is in compliance with the Town's Investment Policy and the Ontario Regulation 438/97 (as amended) of the Municipal Act.

The general provisions of the investment policy is a balanced approach for managing funds within short-term (ST – 90 days to 1 yr.), mid-term (MT – 2-7 yrs.) and longer term investments (LT - > than 7 years). While the majority of the ST investments are maintained in GICs and high interest savings accounts (cash) to assist with the Town's daily operations, the MT's are invested in two Bond

Portfolios one managed by Scotia Bank and the other with ONE Investment, as well as two or three year GICs or Principal Protected Notes; finally the LT investments have been included in the Equity Fund managed by ONE Investment.

An independent review of the investments in 2024 was completed through the annual audit process. The review provides assurance of compliance with governing legislation, the investment policy, and procedures established by the Treasurer. Attached as Appendix A is a letter from Baker Tilly the Town's auditor confirming compliance of the portfolio.

In 2023, the PSAB requirements for reporting investments on the balance sheet changed from amortizing the discount/premiums to recognizing the investment at market value. The change results in an unrealized gain or loss being reported on the balance sheet, which nets the investment to Market Value. A new "Consolidated Statement of Remeasurement Gains and Losses" is included in the audited financial statements which shows the amount of unrealized gain or loss that is now included in the investments year after year.

Scotia Bank - Bond Portfolio:

The value of the Scotia Bank Bond Portfolio is detailed in the attached Appendix B as at December 31, 2024 and the value is ~\$17.4M Book Value with a Market Value of \$17,393,638. The unrealized loss recognized was \$30,004 on the portfolio. The loss is unrealized as it is a reflection at the financial statement date of what the portfolio is valued at, however, until transactions for purchases and sales of bonds within the portfolio are completed, the actual realized gain/loss is not known.

The total amount of interest earned in 2024 (net of fees and realized gains/losses) for these investments was \$384k (\$369k in 2023; \$148k in 2022; \$493k in 2021; \$107k in 2020; \$273k in 2019; \$376k in 2018; \$275k in 2017; \$328k in 2016; and all interest earned has been reinvested into the portfolio.

The change in the value of the Bond Portfolio from 2023 to 2024 is an increase of \$369k for the Book Value and a change of \$799k for the Market Value.

One Investment - Bond Portfolio :

The value of the ONE Investment fund Bond Portfolio is detailed in the attached Appendix C as at December 31, 2024 and has a \$9.7M Book Value and an \$9.0M Market Value. The YTD interest earned totals \$231K. The realized interest amounts earned have been reinvested into the portfolio. The change in the Book Value from 2023 to 2024 is \$231k. The change in market value from 2023 to 2024 is \$407k. These are medium to long-term investments, and therefore fluctuations from year to year are expected.

ONE Investment – Equity Fund:

The value of the Equity fund Portfolio is detailed in the attached Appendix C as at December 31, and the 2024 Book Value is \$6.8M as compared to the 2023 Book Value of \$6.4M. The Market Value of the Equity Fund for 2024 is \$9.8M. The YTD interest earned and capital gains reinvested in the Equity Fund is \$1.3M. In 2024 a withdrawal of \$1.5M from the fund was drawn to address cashflow requirements associated with the capital works projects. The change in the Book Value from 2023

to 2024 is \$334k, and the change in the Market Value from 2023 to 2024 is \$207k. This is a medium to long-term investment.

Short-term (HISA):

The value of the One Fund-CIBC (main HISA account) is detailed in the attached Appendix C as at December 31, 2024 and totals \$9.8M. Overall the account netted \$383k in interest for 2024. This account is being utilized to assist in the management of daily cash flows, particularly in the first quarter of the year, and maximizing interest earned on the cash flow management account.

During COVID the interest rate on the CIBC HISA account fell dramatically. The One Fund Investment Services offered a better rate using a Scotia Bank HISA account. At that time, the Town opened a Scotia Bank HISA account and had two HISA accounts. Eventually, the regular CIBC HISA account interest rate came back to normal levels. The Scotia HISA account is detailed in attached Appendix F with a small balance remaining of \$470. This is an interest payment that occurred after the withdrawal was made to zero out the balance of the Scotia HISA account.

Short-term (GICs & Term Deposits):

The value of the Short-Term (ST) Investments is detailed in the attached Appendix D as at December 31, 2024 and totals \$2.2M. Overall the ST investments netted \$1.6M in interest for 2024 and continue to be an important part of the overall financial strategy.

The change in the value of these investments from 2023 to 2024 was a decrease of (\$17.4M). These investments fluctuate year to year as these funds are used to manage the cash flow for the Town. In 2024 investments matured and were used during the year to fund capital projects. The capital projects used approximately \$13M of Development Charge Revenues which had been invested in the GICs. Additionally, \$1M of the Building Code Obligatory Reserve was drawn, of which the reserve fund was also invested in GCs. Other draws on General Reserves, for Internal Capital Financing and the Water/Sewer Reserves were used for capital related works. As these reserves are drawn down the GIC investments are also drawn down.

Scotia McLeod Principle Protected Notes:

There are two investments held in Principle Protected Notes, one for \$3M and the other for \$2.5M.

The \$3M note is a 6 year term, maturing August 20, 2027. The terms of this note are; that as long as the "Solactive Equal Weight index is higher than 192.09 at maturity, then the note will earn a minimum of 16.50% interest or an annualized return of approximately 3.89%. Additionally, there is the potential on this note to earn interest on any amount of the interest rate that is more than 5% of the Initial Valuation Date rate. Another term of this note is that if the Solactive Equal Weight index is lower than 192.09 on August 20, 2027, then the note is automatically called and zero interest is paid, but no principle will be lost, hence the investment name "principle protected note". This is a new investment for the Town and we will have to wait until the maturity date to know how it performed. It has the potential to earn a very high rate of interest, stronger than more common investments such as GICs, however, there is an unknown component until maturity. Through conversations with the Scotia McLeod representative, some estimates based on current market conditions the note is trending toward realizing a 3.49% annualized return on investment or better.

The second note for \$2.5M is a 4 year autocall date due August 20, 2025. If the Solactive Equal Weight index is higher than 192.09, then the note matures and pays 16.50%, or annual return of approximately 3.89%. If the Solactive Equal Weight index is less than 192.09 on August 20, 2025, then the note extends for another four years maturing on August 14, 2029. The note has the ability to earn 100% of the upside potential, i.e. the Solactive Equal Weight index is higher than 192.09. Appendix E provides a Statement for these investments.

Potential Investment for \$3M PPN

Original Investment		\$	3,000,000.00						
BNS Cdn Banks Deposit Notes - SSP449 - Mat 08/20/2027									
INDEX	04/20/21	FUTURE	Calculation						
Solactive Eq Weight	192.09	220.00	14.53%						
			14.53%						
		Real Annualized ROR	2.91%						
120%		Total \$ Gain	\$ 523,067.31	Original investment x Return x Participation Rate					
		Amount on Maturity	\$ 3,523,067.31						
		Total Return	17.44%	Percentage Return x Participation Rate					
		Investment Annualized ROR	3.49%						
NOTES:									
100% Principal Protection at Maturity									
6 year term									
120% of the upside potential									

Potential Investment for \$2.5M PPN

BNS Cdn Banks Deposit Notes - SSP448 - Mat 08/20/2029									
INDEX	04/20/21	08/16/2029	Calculation						
Solactive Eq Weight	192.09	250.00	30.15%						
			30.15%						
		Real Annualized ROR	6.03%						
100%		Total \$ Gain	\$ 753,683.17	Original investment x Return x Participation Rate					
		Amount on Maturity	\$ 3,253,683.17						
		Total Return	30.15%	Percentage Return x Participation Rate					
		Investment Annualized ROR	3.77%						
NOTES:									
100% Principal Protection at Maturity									
Extended to an 8 year term									
100% of the upside potential									

CORPORATE IMPLICATIONS:

Financial Implications:

The value of the investments for 2024 netted approximately \$3.4M in interest as compared to \$2.3M in 2023. The interest is allocated to reserves, with a portion of the interest increasing the Development Charge Reserve Funds, and other obligatory reserve accounts, and the remainder supporting the operations and building general reserves.

Term of Council Priorities:

This report aligns with the Term of Council Priority (TOCP) within the Well Run Pillar – Financial Sustainability action item #74.

CONCLUSION:

The Town has invested the excess available funds in interim investment portfolio's that help to generate a good return on the investment to be used to help build reserves and support operations. The investment portfolio is diversified and addresses the needs of the short-term, medium-term and long-term requirements of the Town. The investments are in line with the Investment Policy.

Authored by:

Jocelyn Lee,
Chief Financial Officer and Treasurer

Appendices:

Appendix A:	Compliance Letter from Baker Tilly
Appendix B:	Scotia Bank Bond Statement
Appendix C:	One Fund Investment Statement
Appendix D:	Raymond James GIC Investments
Appendix E:	Principle Protected Notes Statement

INDEPENDENT PRACTITIONER'S LIMITED ASSURANCE REPORT ON COMPLIANCE

To the Members of Council of the Corporation of the Town of Wasaga Beach:

Report on Compliance

We have undertaken a limited assurance engagement of the Corporation of the Town of Wasaga Beach's (the Municipality) investment activities, and compliance as at December 31, 2024 with Ontario Regulation 438/47, Town policy No. 4-3 and procedures established by the Treasurer in By-Law No. 2016-45 effective March 2016.

Management's Responsibility

Management is responsible for ensuring the investment activity is in compliance with the regulations and policy described above. Management is also responsible for such internal control as management determines necessary to enable the Municipality's compliance with the regulations and policies.

Our Responsibility

Our responsibility is to express a limited assurance conclusion on management's statement based on the evidence we have obtained. We conducted our limited assurance engagement in accordance with Canadian Standard on Assurance Engagements 3530, Attestation Engagements to Report on Compliance. This standard requires us to conclude whether anything has come to our attention that causes us to believe that management's statement that the Municipality complied with the specified requirements is not fairly stated, in all material respects.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and, consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Our Independence and Quality Management

We have complied with the relevant rules of professional conduct / code of ethics applicable to the practice of public accounting and related to assurance engagements, issued by various professional accounting bodies, which are founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

The firm applies Canadian Standard on Quality Management 1, *Quality Management for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance Engagements* and, accordingly, maintains a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that as at December 31, 2024 the Municipality is not in compliance with Ontario Regulation 438/47, Town policy No. 4-3 and procedures established by the Treasurer as described in By-Law No. 2016-45 effective March 2016.

We do not provide a legal opinion on the Municipality's compliance with the specified requirements.

Purpose of the Statement and Restriction on Distribution and Use of Our Report

Management's statement of compliance has been prepared at the Municipality's request to report on compliance with Ontario Regulation 438/47, Town policy No. 4-3 and procedures established by the Treasurer as described in By-Law No. 2016-45 effective March 2016. As a result, our report may not be suitable for another purpose.

Baker Tilly SGB LLP

Baker Tilly SGB LLP
Chartered Professional Accountants
Licensed Public Accountants
Collingwood, Ontario
June 25, 2025

Scotia Wealth Management.

Statement of Account
Scotiabank®, The Bank of Nova Scotia Trust Company

Scotia Wealth Management
44 Collier Street
Barrie, Ontario
L4M 1G6

Tel: (705) 726-6599
Fax: (705) 726-1283
Website: www.scotiawealthmanagement.com
GST/HST # 13338 9056 RT0001
TVQ # 1143351675 / 1013394063 TQ0002

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THE CORPORATION OF THE TOWN OF
WASAGA BEACH
30 LEWIS STREET
WASAGA BEACH ON L9Z 1A1



Investment Management Account Custody Statement

THE CORPORATION OF THE TOWN OF WASAGA BEACH — [REDACTED]
Assets as at December 31, 2024

For further information regarding this statement please contact:
IAN BLAIR
Tel: (705) 726-1220

F-536 (082021)



*Registered trademark of The Bank of Nova Scotia, used under licence. Scotia Wealth Management® consists of a range of financial services provided by The Bank of Nova Scotia (Scotiabank®); The Bank of Nova Scotia Trust Company (Scotiabank®); Private Investment Counsel, a service of 1832 Asset Management L.P.; 1832 Asset Management U.S. Inc.; Scotia Wealth Insurance Services Inc.; and ScotiaMcLeod®, a division of Scotia Capital Inc. Estate and trust services are provided by The Bank of Nova Scotia Trust Company. Scotia Capital Inc. is a member of the Canadian Investor Protection Fund and is regulated by the Canadian Investment Regulatory Organization.



All values in this statement are shown in Canadian dollars.
The exchange rate used was \$1.43800 Canadian equals \$1.00 U.S.

THE CORPORATION OF THE TOWN
[REDACTED] [REDACTED] [REDACTED]
December 31, 2024

Account Summary

ASSET CATEGORY	MARKET VALUE	% OF PORTFOLIO
  Cash & Short Term	\$631,614	3.63%
 Fixed Income	16,755,531	96.37%
TOTAL ASSETS	\$17,387,145	100%
<i>* Real estate and other assets may not be stated at current market value nor do they show estimated annual income</i>		

F-538 (082021)

Scotia Wealth Management.



Continued on next page / 2 of 4
Statement of Account
Scotiabank, The Bank of Nova Scotia Trust Company

All values in this statement are shown in Canadian dollars.
The exchange rate used was \$1.43800 Canadian equals \$1.00 U.S.

THE CORPORATION OF THE TOWN
[REDACTED] [REDACTED] [REDACTED]
December 31, 2024

Asset details

DESCRIPTION	QUANTITY	TAX COST	MARKET PRICE	MARKET VALUE	YIELD (%)	ESTIMATED ANNUAL INCOME
CASH & SHORT TERM						
CAPITAL CASH		5,956.41		5,956		
SHORT TERM NOTES						
Federal						
GOVERNMENT OF CANADA TREASURY BILL DUE 02/12/2025	628,000	623,394.95	99.627	625,658	3.18	0.00
TOTAL SHORT TERM NOTES		623,394.95		625,658		0.00
TOTAL CASH & SHORT TERM		\$629,351.36		\$631,614		\$0.00
FIXED INCOME						
CANADIAN						
Federal						
CANADA HOUSING TRUST NO.1 CANADA MORTGAGE BOND SERIES 85 DUE 12/15/2028 2.650% JD 15	1,533,000	1,519,885.56	98.546	1,510,710	3.04	40,625.00
CANADA HOUSING TRUST 2ND LIEN DUE 06/15/2030 1.750% JD 15	993,000	1,012,236.20	92.850	922,001	3.19	17,378.00
CANADA HOUSING TRUST NO.1 CANADA MORTGAGE BOND SER 104 DUE 12/15/2031 2.150% JD 15	3,334,000	2,982,244.08	92.732	3,091,685	3.33	71,681.00
CANADA HOUSING TRUST 2ND LIEN DUE 03/15/2034 4.250% MS 15	1,125,000	1,154,385.00	105.405	1,185,811	4.03	47,813.00
Total Federal		6,668,750.84		6,710,207		177,497.00
Provincial						
PROVINCE OF ONTARIO DUE 06/02/2025 2.600% JD 02	3,359,500	3,422,661.64	99.799	3,352,747	3.09	87,347.00
PROVINCE OF QUEBEC DUE 09/01/2029 2.300% MS 01	793,000	816,985.28	96.233	763,128	3.17	18,239.00
PROVINCE OF ONTARIO DUE 06/02/2030 2.050% JD 02	400,000	423,688.48	93.933	375,732	3.28	8,200.00
PROVINCE OF ONTARIO DUE 06/02/2031 2.150% JD 02	1,082,000	952,935.60	92.846	1,004,594	3.40	23,263.00
Total Provincial		5,616,271.00		5,496,201		137,049.00

Continued on next page / 3 of 4

THE CORPORATION OF THE TOWN
[REDACTED] [REDACTED] [REDACTED]
December 31, 2024

Asset details (continued)

DESCRIPTION	QUANTITY	TAX COST	MARKET PRICE	MARKET VALUE	YIELD (%)	ESTIMATED ANNUAL INCOME
Municipal						
TORONTO HYDRO CORPORATION SR UNSECURED SR 14 DUE 12/11/2029 2.430% JD 11	469,000	460,215.63	95.266	446,798	3.48	11,397.00
Corporate						
TORONTO-DOMINION BANK SR UNSECURED DUE 12/09/2025 1.128% JD 09	966,000	907,758.18	98.105	947,694	3.22	10,896.00
CDN IMPERIAL BK OF COMMERCE SNR UNSECD DUE 07/15/2026 1.700% JJ 15	785,000	703,297.20	97.626	766,364	3.30	13,345.00
BANK OF MONTREAL SR UNSEC SR DPNT DUE 03/01/2028 3.190% MS 01	1,310,000	1,294,552.50	99.328	1,301,197	3.41	41,789.00
ROYAL BANK OF CANADA SR UNSECURED DUE 05/01/2028 4.632% MN 01	103,000	103,367.71	103.159	106,254	4.49	4,771.00
BANK OF NOVA SCOTIA SR UNSECURED DUE 02/01/2029 4.680% FA 01	75,000	75,472.50	103.545	77,658	4.52	3,510.00
407 INTERNATIONAL INC SENIOR SECURED FIXED RATE NOTE SERIES 19-A1 DUE 03/06/2030 3.140% MS 09	439,000	447,775.61	98.086	430,598	3.55	13,785.00
GREAT-WEST LIFECO INC SR UNSEC DEB DUE 05/14/2030 2.379% MN 14	504,000	516,827.71	93.762	472,560	3.67	11,990.00
Total Corporate		4,049,051.41		4,102,325		100,086.00
TOTAL CANADIAN		16,794,288.88		16,755,531		426,029.00
TOTAL FIXED INCOME		\$16,794,288.88		\$16,755,531		\$426,029.00
TOTAL INVESTMENTS		\$17,423,640.24		\$17,387,145		\$426,029.00
TOTAL ASSETS		\$17,423,640.24		\$17,387,145		

F-538 (082021)



Statement of Account

Year to Date

January 01, 2024 to December 31, 2024



Type: High Interest Savings Account
Attention: Town of Wasaga Beach

Summary (from January 01, 2024)

Opening Balance	Year to Date Deposits	Year to Date Withdrawals	Year to Date Interest	Closing Balance
\$447.09	\$0.00	\$0.00	\$23.47	\$470.56

Date	Transaction/Detail	Amount	Balance
01-Jan-24	Opening Balance		\$447.09
31-Jan-24	INTEREST CREDIT~~/	\$2.31	
29-Feb-24	INTEREST CREDIT~~/	\$2.03	
28-Mar-24	INTEREST CREDIT~~/	\$1.96	
30-Apr-24	INTEREST CREDIT~~/	\$2.31	
31-May-24	INTEREST CREDIT~~/	\$2.17	
28-Jun-24	INTEREST CREDIT~~/	\$1.96	
31-Jul-24	INTEREST CREDIT~~/	\$2.24	
30-Aug-24	INTEREST CREDIT~~/	\$1.80	
27-Sep-24	INTEREST CREDIT~~/	\$1.68	
31-Oct-24	INTEREST CREDIT~~/	\$1.96	
29-Nov-24	INTEREST CREDIT~~/	\$1.45	
31-Dec-24	INTEREST CREDIT~~/	\$1.60	
31-Dec-24	Closing Balance	\$23.47	\$470.56

For information about this statement, or your One Investment accounts, please contact Jason Hagan (AMO/LAS) at JHagan@oneinvestment.ca or Jennifer Hess (MFOA/CHUMS) at JHess@oneinvestment.ca

Statement of Account

Year to Date

January 01, 2024 to December 31, 2024



██████████ : ██████████

Type: High Interest Savings Account

Attention: Town of Wasaga Beach

Summary (from January 01, 2024)

Opening Balance	Year to Date Deposits	Year to Date Withdrawals	Year to Date Interest	Closing Balance
\$7,670,327.76	\$42,000,356.29	(\$40,281,010.12)	\$382,781.45	\$9,772,455.38

Date	Transaction/Detail	Amount	Balance
01-Jan-24	Opening Balance		\$7,670,327.76
05-Jan-24	INTEREST @ 5.4650%	\$35,204.29	
05-Jan-24	WITHDRAWAL	(\$6,075,000.00)	
17-Jan-24	WITHDRAWAL	(\$1,000,000.00)	
25-Jan-24	WITHDRAWAL	(\$600,000.00)	
05-Feb-24	INTEREST @ 5.4650%	\$8,310.64	
05-Mar-24	INTEREST @ 5.4650%	\$163.68	
21-Mar-24	DEPOSIT	\$7,000,000.00	
26-Mar-24	WITHDRAWAL	(\$5,000,000.00)	
03-Apr-24	INTEREST @ 5.4650%	\$7,218.07	
08-Apr-24	WITHDRAWAL	(\$2,000,000.00)	
03-May-24	INTEREST @ 5.4650%	\$2,301.63	
16-May-24	DEPOSIT	\$4,500,000.00	
31-May-24	DEPOSIT	\$2,000,000.00	
05-Jun-24	INTEREST @ 5.4650%	\$11,304.27	
12-Jun-24	WITHDRAWAL	(\$1,000,000.00)	
24-Jun-24	WITHDRAWAL	(\$5,550,000.00)	
04-Jul-24	INTEREST @ 5.2550%	\$19,997.75	
26-Jul-24	DEPOSIT	\$10,000,000.00	
06-Aug-24	INTEREST @ 5.1550%	\$8,596.09	
09-Aug-24	DEPOSIT	\$6,500,000.00	
05-Sep-24	INTEREST @ 4.9650%	\$62,660.77	
09-Sep-24	WITHDRAWAL	(\$6,000,000.00)	
17-Sep-24	DEPOSIT	\$7,000,000.00	
03-Oct-24	INTEREST @ 4.7450%	\$60,291.65	
03-Oct-24	WITHDRAWAL	(\$3,500,000.00)	
04-Nov-24	INTEREST @ 4.5850%	\$56,010.12	
05-Nov-24	INTERESTEREST PAID	\$56,743.08	
05-Nov-24	DEPOSIT	\$160.61	
05-Nov-24	WITHDRAWAL	(\$56,010.12)	
22-Nov-24	DEPOSIT	\$5,000,000.00	
28-Nov-24	WITHDRAWAL	(\$3,500,000.00)	
04-Dec-24	INTEREST @ 4.2750%	\$53,979.41	
04-Dec-24	DEPOSIT	\$195.68	
10-Dec-24	WITHDRAWAL	(\$6,000,000.00)	
31-Dec-24	Closing Balance	\$2,102,127.62	\$9,772,455.38

For information about this statement, or your One Investment accounts, please contact Jason Hagan (AMO/LAS) at JHagan@oneinvestment.ca or Jennifer Hess (MFOA/CHUMS) at JHess@oneinvestment.ca

Statement of Account

Year to Date
January 01, 2024 to December 31, 2024



Group: TWB1
Type: Canadian Government Bond Portfolio
Attention: Town of Wasaga Beach

Book Value Summary (from January 01, 2024)

Opening Balance	Invest / Trans In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Realized Gain/Loss	Cost Basis Adjustment	Closing Balance
\$4,114,451.03	\$0.00	\$0.00	\$97,183.61	\$0.00	\$0.03	\$4,211,634.67

Market Value Summary (from January 01, 2024)

Opening Balance	Invest / Transfer In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Change in Market Value		Closing Balance
\$3,779,000.37	\$0.00	\$0.00	\$97,183.61	\$86,210.02		\$3,962,394.00

Transaction Summary

Transaction	Date	Market Value of Transaction	Realized Gain/(Loss) on Redemption	Book Value	Unrealized Change in Market Value	Market Value of Investments
Opening Balance	01-Jan-24			\$4,114,451.03	(\$335,450.66)	\$3,779,000.37
Reinv Income	28-Mar-24	\$21,534.47		\$21,534.47		
Reinv Income	28-Jun-24	\$22,976.47		\$22,976.47		
Reinv Income	30-Sep-24	\$24,285.22		\$24,285.22		
Reinv Income	31-Dec-24	\$28,387.45		\$28,387.45		
Realized Gain/Loss + Cost Basis Adj				\$0.03		
Closing Balance	31-Dec-24			\$4,211,634.67	(\$249,240.67)	\$3,962,394.00
Change In Period				\$97,183.64	\$86,209.99	\$183,393.63
Totals		\$97,183.61				

** Account transactions may cause an adjustment of the cost basis for the shares in your account. As a result, your book value changes slightly. These minor adjustments are detailed for the period during which they occur and as a YTD amount.

For information about this statement, or your One Investment accounts, please contact Jason Hagan (AMO/LAS) at JHagan@oneinvestment.ca or Jennifer Hess (MFOA/CHUMS) at JHess@oneinvestment.ca

Statement of Account
Year to Date
January 01, 2024 to December 31, 2024



Group: TWB1
Type: Canadian Corporate Bond Portfolio
Attention: Town of Wasaga Beach

Book Value Summary (from January 01, 2024)

Opening Balance	Invest / Trans In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Realized Gain/Loss	Cost Basis Adjustment	Closing Balance
\$5,384,096.08	\$0.00	\$0.00	\$133,409.86	\$0.00	(\$0.24)	\$5,517,505.70

Market Value Summary (from January 01, 2024)

Opening Balance	Invest / Transfer In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Change in Market Value		Closing Balance
\$4,857,211.60	\$0.00	\$0.00	\$133,409.86	\$89,837.71		\$5,080,459.17

Transaction Summary

Transaction	Date	Market Value of Transaction	Realized Gain/(Loss) on Redemption	Book Value	Unrealized Change in Market Value	Market Value of Investments
Opening Balance	01-Jan-24			\$5,384,096.08	(\$526,884.48)	\$4,857,211.60
Reinv Income	28-Mar-24	\$30,824.38		\$30,824.38		
Reinv Income	28-Jun-24	\$32,575.13		\$32,575.13		
Reinv Income	30-Sep-24	\$35,057.51		\$35,057.51		
Reinv Income	31-Dec-24	\$34,952.84		\$34,952.84		
Realized Gain/Loss + Cost Basis Adj				(\$0.24)		
Closing Balance	31-Dec-24			\$5,517,505.70	(\$437,046.53)	\$5,080,459.17
Change In Period				\$133,409.62	\$89,837.95	\$223,247.57
Totals		\$133,409.86				

** Account transactions may cause an adjustment of the cost basis for the shares in your account. As a result, your book value changes slightly. These minor adjustments are detailed for the period during which they occur and as a YTD amount.

For information about this statement, or your One Investment accounts, please contact Jason Hagan (AMO/LAS) at JHagan@oneinvestment.ca or Jennifer Hess (MFOA/CHUMS) at JHess@oneinvestment.ca

Statement of Account

Year to Date

January 01, 2024 to December 31, 2024

Account Number: [REDACTED] Group: TWB1

Type: Canadian Equity Portfolio

Attention: Town of Wasaga Beach



Book Value Summary (from January 01, 2024)

Opening Balance	Invest / Trans In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Realized Gain/Loss	Cost Basis Adjustment	Closing Balance
\$6,433,640.16	\$0.00	(\$1,500,000.00)	\$1,316,577.08	\$517,425.24	\$4.44	\$6,767,646.91

Market Value Summary (from January 01, 2024)

Opening Balance	Invest / Transfer In	Withdraw / Transfer Out	Reinvested Inc. and Cap Gains	Change in Market Value		Closing Balance
\$9,600,087.24	\$0.00	(\$1,500,000.00)	\$1,316,577.08	\$389,990.43		\$9,806,654.75

Transaction Summary

Transaction	Date	Market Value of Transaction	Realized Gain/(Loss) on Redemption	Book Value	Unrealized Change in Market Value	Market Value of Investments
Opening Balance	01-Jan-24			\$6,433,640.16	\$3,166,447.08	\$9,600,087.24
Redemption	09-Feb-24	(\$1,500,000.00)		(\$1,500,000.00)		
Reinv Cap Gain	31-Dec-24	\$1,112,742.58		\$1,112,742.58		
Reinv Income	31-Dec-24	\$203,834.50		\$203,834.50		
Realized Gain/Loss + Cost Basis Adj			\$517,429.68	\$517,429.68		
Closing Balance	31-Dec-24			\$6,767,646.91	\$3,039,007.84	\$9,806,654.75
Change In Period				\$334,006.75	(\$127,439.24)	\$206,567.51
Totals		(\$183,422.92)	\$517,429.68			

** Account transactions may cause an adjustment of the cost basis for the shares in your account. As a result, your book value changes slightly. These minor adjustments are detailed for the period during which they occur and as a YTD amount.

For information about this statement, or your One Investment accounts, please contact Jason Hagan (AMO/LAS) at JHagan@oneinvestment.ca or Jennifer Hess (MFOA/CHUMS) at JHess@oneinvestment.ca

Your Investment Account Statement

For the period ending December 31, 2024

THE CORPORATION OF TOWN OF
WASAGA BEACH
30 LEWIS ST
WASAGA BEACH ON L9Z 1A1

Your advisory team
Your Advisor
Jason Oreto & Nav Sehiti

#2100, 925 West Georgia St,
Vancouver, BC V6C 3L2

Summary of your account

Change in the value of your account (\$)

Value of your investments on November 30, 2024	2,309,797.61
<i>Plus</i> Net deposits and withdrawals	0.00
<i>Plus</i> Net income and expenses	0.00
<i>Plus</i> Change due to market activity (Net capital gains and losses)	5,616.32
Value of your investments on December 31, 2024	\$2,315,413.93

How your assets are allocated

Asset type	Percentage of account	Market value (\$)
A Fixed income	100.0%	2,315,413.93
Total portfolio	100%	\$2,315,413.93



Your investment objectives:

Income: 100% Growth: 0% Speculative: 0%

Your risk tolerances:

Low: 100% Medium: 0% High: 0%

Please contact your Advisor if you want to update these targets.

Please Note

While your Advisor has documented your investment objectives and your risk tolerance information, your most current information may not be displayed on this statement. If this is the case, please contact your Advisor.

Currency:

On December 31, 2024 US \$1 = C \$1.4389

Questions:

If you have questions about your statement, please contact your Advisor.

Summary of your account (continued)

Trust Distributions

Mutual Fund and Trust Unit distributions can be a combination of capital gains, interest, dividends and return of capital. The exact composition is not known until early in the year following distribution when we report it on your tax receipts.

Mutual Fund Distributions

Mutual fund distributions include either cash distributions or the value of reinvested mutual fund distributions. Where reinvested mutual fund dividends are recorded on the last day of the statement period the book value of your fund positions is not updated until the following month.

Deposits and withdrawals

	This statement period (\$)	Year-to-date (\$)
Deposits		
Deposits	0.00	600,000.00
Transfers in	0.00	0.00
Total deposits	\$0.00	\$600,000.00
Withdrawals		
Withdrawals	0.00	-19,443,124.02
Transfers out	0.00	0.00
Total withdrawals	\$0.00	-\$19,443,124.02
Net deposits and withdrawals	\$0.00	-\$18,843,124.02

Income and expenses

	This statement period (\$)	Year-to-date (\$)
Income		
Canadian dividends earned	0.00	0.00
Foreign dividends earned	0.00	0.00
Interest earned	0.00	1,462,679.55
Trust unit distributions	0.00	0.00
Mutual fund distributions	0.00	0.00
Other income	0.00	0.00
Total income	\$0.00	\$1,462,679.55
Expenses		
Interest paid	0.00	0.00
Taxes paid or withheld	0.00	0.00
Fees	0.00	0.00
Other expenses	0.00	0.00
Total expenses	\$0.00	\$0.00
Net income and expenses	\$0.00	\$1,462,679.55

Activity in your account

Date	Type of activity	Description	Quantity or face value	Price (\$)	Amount (\$)	Balance (\$)
Nov 30, 2024	Opening cash balance					0.00
	No activities to report					
Dec 31, 2024	Closing cash balance					\$0.00

Holdings in your account

Securities you hold	Security symbol	How held	Cost (\$)	Quantity or face value	Price (\$)	Market value (\$)
Fixed income						
DUCA CU GIC 5.75% 20JAN25A		Segregated	600,000.00	600,000	100.000	632,803.28
Market Value Includes Accrued Interest of \$32,803.28						
DUCA CU GIC 1.9% 05AUG25CA		Segregated	1,577,913.48	1,577,913.480	100.000	1,682,610.65
Market Value Includes Accrued Interest of \$104,697.17						
Total fixed income			\$2,177,913.48			\$2,315,413.93
Total holdings in your account			\$2,177,913.48			\$2,315,413.93

Please contact your Advisor if you have any questions about the price or value of a security shown on this statement

Raymond James Ltd. is a wholly-owned subsidiary of Raymond James Financial Inc., which is a public company listed on the New York Stock Exchange; therefore, Raymond James Financial Inc. is a related issuer of Raymond James Ltd.

Cost Status:

- ND** (Not Determinable) the book cost of this security position cannot be determined
- MVCR** (Market Value Cost Reset) the market value information on Oct. 29, 2015 has been used to estimate part or all of the book cost of this security position
- MVIL** (Market Value in Lieu) the market value information has been used to estimate part or all of the book cost of this security position

Price Status:

- ND** (Not Determinable) the market value is not determinable because the security does not trade on a recognized market, therefore, the current value may be significantly different than the value shown
- EST** (Estimated) the security has no active market, therefore, Raymond James Ltd. has estimated its market value

A security with any of the following notations in its name may be subject to a deferred sales charge upon redemption: DSC, LL, LL1, LL2, LL3, LL4, LSC, LSC2.

Three digit acronyms in the Description field, indicate additional details on the Transaction Type.

Eg: Third party Cheque, International Wire etc.

If you have questions please contact your advisor.

How Held Securities shown as Segregated or Client Name may not be used in the course of our business, including as collateral for money you may owe us.

NVS non-voting shares **RVS** restricted voting share **/N** non-certificated
SVS subordinate voting shares **RS** restricted shares

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CORPORATION OF THE TOWN
OF WASAGA BEACH
ATTN: JOCELYN LEE
30 LEWIS STREET
WASAGA BEACH ON L9Z 1A1

Account Type: Regular Account
For the Period: **December 1 to 31, 2024**
Last Statement: September 30, 2024

Address Information

44 Collier Street 2nd Floor
Barrie ON
L4M 1G6

Phone: (705) 725-0300
Website: www.scotiawealthmanagement.com
Branch Manager: Russell Arksey



Your Wealth Advisor

Don Monteith

(705) 725-4723

Your Investment Team

Marg Sergi
Danielle Brophey

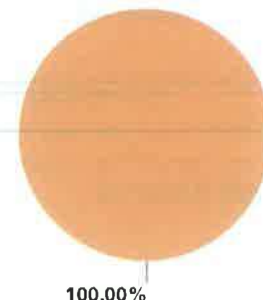
(705) 725-4720

(705) 725-4722

CANADIAN Account Overview

Currency: Canadian Dollar

Asset Class Summary	Dec. 31, 2024 Market Value	% of Total Assets
Fixed Income	5,945,400	100.00
Total Value of Account	\$5,945,400	100.00
Total Value on Last Statement, September 30, 2024	\$5,753,050	



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Regulated by CIRO
Canadian Investment
Regulatory Organization

Details of Your Account Holdings

Type	Security Description	Quantity	Average Cost	Adjusted Book Value	Market Price	Market Value
Fixed Income						
CASH	BNS CAN BANKS AC DEPOSIT S15 PP DSC (488) MAT DT: 08/20/2029 See Endnote 4	25,000	100.000	2,500,000	111.900	2,797,500
CASH	BNS CDN BANKS DEP NTS S94 PP DSC (489) MAT DT: 08/20/2027 See Endnote 4	30,000	100.000	3,000,000	104.930	3,147,900
Total Fixed Income						\$5,945,400
Total Account Holdings				\$5,500,000		\$5,945,400

The average cost and adjusted book value displayed on this statement incorporates re-invested dividends and/or mutual fund distributions and does not necessarily reflect your original purchase price. Please see Average Cost & Adjusted Book Value in the Statement Notes for more information.

Monthly Activity

Date	Type	Activity	Description	Quantity	Price	Credit/Debit(-)
Opening Cash Balance						
						\$0.00
No transactions in your account						
Closing Cash Balance						
						\$0.00

Summary

Income Summary		
	This Period	Year-to-Date
Total Income	\$0	\$0

A Note From ScotiaMcLeod

Tax Slips

Visit our tax website at www.scotiawealthmanagement.com/tax to obtain a schedule of expected mailing dates for your tax slips.

Shortly after receiving tax information from the issuer, and in accordance with Canada Revenue Agency (CRA) and Internal Revenue Service (IRS) regulations, your tax slip(s) will be mailed to you or will be available for download through Scotia OnLine. Please ensure you have all your tax slips prior to filing your tax returns.

If you have any questions regarding your tax slips, please contact your Wealth Advisor.

Your Personal Investment Profile



The following information reflects your stated investment objectives and risk tolerance for this account, as well as your overall investment knowledge. If you would like to make any changes, have questions about whether or not this is appropriate for you or would like to discuss how your current investments correspond to this profile, please contact your Wealth Advisor.

For more information, please review Guidelines for Investment Objectives and Related Account Risk Factors in the ScotiaMcLeod Relationship Disclosure Document and Terms and Conditions brochure.

Alternatively, please visit https://www.scotiawealthmanagement.com/content/dam/scotiabank/swm/TandC_eng.pdf

Investment Objectives

Income:	50%
Growth:	50%
Speculative Trading:	

Risk Tolerance

Low:	50%
Medium:	50%
High:	

Overall Investment Knowledge

Investment Knowledge:

Time Horizon

Long Term:	7+ Years
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Relationship Disclosure and Terms and Conditions

Relationship disclosures and the Terms and Conditions applicable to your account can be found on the Relationship Disclosure Document and Terms and Conditions brochure. This brochure can be obtained through your Wealth Advisor, or through the following site: https://www.scotiawealthmanagement.com/content/dam/scotiabank/swm/TandC_eng.pdf

Average Cost & Adjusted Book Value

Adjusted book value is average cost times the number of shares that you hold of a security. The average cost and adjusted book value displayed on this statement may represent: 1) your total cost, including commission and fees, of acquiring the security, 2) the value at the time the security was transferred into the account, 3) the effect of subsequently re-invested dividends and/or mutual fund distributions, 4) revisions as a result of security reorganizations and other corporate actions, 5) values which you have provided and requested that we reflect, or a combination of the foregoing. A statement message will advise you that an adjustment has been made in the month it occurs. This information has been calculated to the best of our ability unless provided by you. This information should not be used for the purposes of tax reporting.

Statement Frequency

Statements are issued monthly whenever there has been activity in the account, or when you held an unexpired or unexercised option contract during the past month; otherwise statements are issued on a quarterly basis.

Leverage / Margin Risk Disclosure Statement

The use of leverage may not be suitable for all investors. Using borrowed money (whether through a margin account or any other method of borrowing) to finance the purchase of securities involves greater risk than using cash resources only. If you borrow money to purchase securities, your responsibility to repay the loan and pay interest as required by its terms remains the same even if the value of the securities purchased declines.

Wealth Advisor Information

Details of the individual representative who accepted your order(s) are available upon request. Please contact the Branch Manager.

Cash Balances

This section shows the balance in your account, including all transactions that have settled. A debit balance is indicated by "-" and represents an amount owed to Scotia Capital Inc. ("ScotiaMcLeod"). Credit balances in Regular accounts represent funds payable on demand which, although properly recorded in our books, are not segregated and may be used in the conduct of our business. Cash balances in Registered accounts are held in trust by the trustee.

Account Summary and Account Overview

"Total Value of Account" refers to the total market value of priced securities within your account, by currency, including cash balances, accrued interest and pending dividends/payments at the close of the date indicated on the statement.

Asset Class Summary

Asset classes you hold will be displayed under the Asset Class Summary section in the statement. Only the asset classes of securities you hold in your account will be displayed in your statement. The "Multi-Asset" category includes Balanced funds, Diversified funds and other securities that hold assets from different asset classes. "Alternative Investments" include the securities that do not fall into conventional equity/fixed income/cash categories, including but not limited to commodities, precious metals, private equity and hedge funds. Securities that do not fall in any of the defined asset classes will be classified as "Others". Principal Protected Notes will be categorized as "Fixed Income" and Principal at Risk Notes will be categorized as "Equity". Please note that "Market Value" and "% of Total Assets" against each asset class represent market value of priced securities within the asset class, including accrued interest and pending dividends/payments.

Should you have questions about this, please contact your Wealth Advisor.

Income Summary (Regular Accounts Only)

Dividend and/or interest income that has been credited to your account this month and year-to-date are summarized in this section. Accrued or deemed interest on debt or discount securities purchased or sold is not included.

Payment Information (RRIF and LIF Accounts Only)

The information displayed reflects our records as of the statement date. Minimum Annual Payment refers to the minimum annual amount required from your account by Canada Revenue Agency. If, according to our records, you have elected to receive an annual amount greater than the minimum payment, then this amount will be displayed as the Elected Payment Amount. Withholding tax will be charged for amounts withdrawn in excess of the Minimum Annual Payment. The Year to Date Payment amount displayed is the total amount of the payments sent to you, after withholding tax has been deducted, if applicable.

Monthly Activity

This section shows all the activity in your account during the month. The "Date" column refers to the settlement date in the case of executed trades, or processing date in the case of other entries. Direct Funds Transfers made to your account on the last business day of the month may not appear on your month end statement until the following month.

Short Account

Proceeds from declared short sales have been segregated into a SHORT account and market increases and/or decreases from the original sale price are marked to the market. Such increases and/or decreases are transferred to your margin account weekly. Transfers are reflected with the description "Mark to Market."

Details of Your Account Holdings

The market valuation information has been obtained from sources believed to be reliable; however, we cannot guarantee their accuracy. Our best efforts have been made to price all securities; however, in some circumstances, we may be unable to obtain valuations. A

current market quotation can be made available upon request. Details of your account holdings will also include accrued interest, pending dividends/payments associated with the securities held in the account, against each asset class.

Accrued Interest/Pending Dividends/Pending Payments

Accrued interest is the amount of interest earned on a fixed income security but not yet paid to the account. Pending dividends/payments are estimated dividends/distributions declared by the issuer and payable on a security, not taking into account any withholding taxes that may be incurred by a security holder after the payment of such dividends/distributions.

Segregated Quantity

Securities regulations stipulate that all fully paid and excess margin securities must be promptly segregated and are not available for use in the general conduct of our business. All security positions displayed under the account holdings section are segregated unless otherwise indicated. Should there be a security in which the account holds a portion of the quantity segregated and a portion registered in your name, this will be indicated under the security description column.

Remuneration for Order Flow

In connection with certain trades in securities that are executed for you in the U.S. marketplace, ScotiaMcLeod will receive remuneration for directing orders to a particular broker-dealer or market center for execution. The source and amount of any such remuneration received by ScotiaMcLeod in connection with any transaction executed on your behalf shall be disclosed to you upon request.

Member - Canadian Investor Protection Fund

Client accounts are protected by the Canadian Investor Protection Fund within specified limits. A brochure describing the nature and limits of coverage is available upon request.

Endnotes

1. There has been an adjustment made to this book value during the statement period.
2. There is no active market for this investment, and therefore the market value has been estimated.
3. There is no active market for this investment, and the market value cannot be determined.
4. If this position is sold, a sales charge may be applied to the proceeds.
5. Some or all of the book value of this position has been determined using a market value calculation.
6. The book value of this position cannot be determined.

Other Information

Employees of The Bank of Nova Scotia ("Scotiabank") and/or Scotia Capital Inc. ("ScotiaMcLeod") are not authorized to provide tax or legal advice. Please consult your accountant or lawyer on such matters.

The financial statement of The Bank of Nova Scotia ("Scotiabank") and Scotia Capital Inc. as at the close of the last financial year and a current list of directors and officers will be furnished upon request. Clients in British Columbia are entitled to certain additional information about ScotiaMcLeod, including information about commissions and fees that we charge, and about any administrative proceedings that may relate to the firm or its staff.

This statement reflects all obligations of the firm to you. Please examine this statement of account promptly. Any errors or omissions or unauthorized discretionary transactions or concerns must be reported in writing within 60 days as of the date of this statement to: ScotiaMcLeod, Director, Compliance, 4 King St. W - 12th Floor Toronto, Ontario M5H 1A1 or you will be precluded from asserting that errors or omissions have occurred.

Telephone: 416-815-6851

Toll Free: 1-844-603-3368

Email: scotiacleodcomplaints@scotiabank.com

Code Information

Code: Nonvot
Definition: Non-voting

Resvot: Subvot
Resvot: Subordinate voting



CORPORATE REPORT
The Corporation of the Town of Wasaga Beach
Meeting Date: 7/17/2025

DATE: 7/7/2025

SUBJECT: Beach Operations – Budget Update for 2025

CONTACT: Jocelyn Lee, Chief Financial Officer and Treasurer

REPORT NUMBER: 2025/07/17-20

RECOMMENDATION:

1. **THAT** the report titled: Beach Operations - Budget Update for 2025, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council approve a revised unbudgeted amount of \$75,000 to be funded through in-year surplus offset from wages and benefits, other general surplus' and reserves if required for 2025 Beach Operations.

EXECUTIVE SUMMARY:

- **Beach Operation service levels have changed during the 2025 Budget Year**
- **Allenwood Beach is within the Ontario Parks regulated boundary with operations maintained by the Town**
- **Destination Wasaga is focused on the Beach Operations Area**
- **The revised Beach Operations estimate for unbudgeted expenditures required in 2025 is \$75,000**

BACKGROUND:

On May 21, 2025, staff provided an beach operational update regarding the change of Allenwood Beach which is now under the caretaking of the Town. The report was addressing the unbudgeted expenditures related to maintaining the washroom facilities, with a request for funding up to \$20,000.

The new Destination Wasaga – Summer 2025 Activation Plan has identified Portable Washroom Trailers to be rented. The washroom facilities may need additional cleaning services beyond what is included with the rental services.

DISCUSSION:

With the clarity in ownership of the Allenwood Beach, the Town proceeded with the cleaning and raking of the beach which had not been thoroughly done in many years. Using a staff compliment from Public Works/Parks the clean-up was completed. The wages and benefits associated with the clean-up is \$9,431. Other costs for maintenance and garbage equipment were \$6,794.

It is anticipated that further costs for signage and possibly other labour related costs will be incurred in 2025. Staff are requesting an unbudgeted total amount of \$75,000, which includes the first \$20,000 previously approved in the May 21, 2025 staff report.

CORPORATE IMPLICATIONS:

Financial Implications:

The financial implications of the new service levels provided are estimated at \$75,000 for 2025. A more fulsome review of the overall Beach Operations budget will be addressed through the 2026 budget process.

The funding for this unbudgeted expenditure is proposed to come from in-year surplus and general reserves if required. There will be offsetting surplus in Public Works/Parks budgets for wages and benefits as the current staffing compliment is re-allocated to Beach Operations for 2025. Therefore, the net additional funding of the request is approximately \$60,000.

Term of Council Priorities:

This report establishes the TOCP's # A-3 Redevelop the Beachfront.

CONCLUSION:

Staff recommend that Council approve the unbudgeted amount estimated at \$75,000 for Beach Operations.

Authored by:

Jocelyn Lee,
Chief Financial Officer and Treasurer

Appendices:

None.

DATE: 7/4/2025

SUBJECT: 2025 Construction Financing – Beach Drive Re-Development

CONTACT: Jocelyn Lee, Chief Financial Officer and Treasurer

REPORT NUMBER: 2025/07/17-17

RECOMMENDATION:

1. **THAT** the report titled: 2025 Construction Financing – Beach Drive Re-Development, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council authorize the Treasurer to proceed with the processing of the application for a Floating Rate Capital Loan – Non-revolving agreement with Infrastructure Ontario for a term of five (5) years from the date the loan funding is first drawn with a maximum amount of \$15,000,000.00; and
3. **THAT** upon application approval by Infrastructure Ontario, Council authorize the Mayor and Clerk to execute the agreement subject to technical review by the Treasurer.

EXECUTIVE SUMMARY:

- **The Town requires a construction-financing loan of up to \$15 million over a 3 year period to manage the cashflow of the Beachfront Redevelopment Project.**
- **Infrastructure Ontario offers a suitable product for this purpose – Floating Rate Capital Loan – Non-Revolving, 5 year term.**
- **It is anticipated that the revenue funding for the project will be received prior to the end of the 5-year term of the loan and no long-term debt will be necessary.**

BACKGROUND:

The Town's budget process includes capital project costs undertaken during the year. It also identifies how those capital projects are funded. Common funding streams include reserves, taxation, development charges, grants and loans. In the 2025 budget, two major roads capital projects are;

- Completion of the RRW project
- Beginning of the multi-year Beach Drive and Area Re-development

These projects are funded in the budget using Provincial Grant funding, Development Charges (DCs), Canada Community Building Fund (previously known as Federal Gas Tax), Ontario Community Infrastructure Funds (OCIF), and general reserves.

DISCUSSION:

The River Road West (RRW) project will be completed in 2025 and sufficient funding is on hand for this project. The Beach Drive project is starting this year and it is a multi-year project carrying through to 2027. The Province is contributing a total of \$10,950,158 for funding of this project. The project is 50% DC eligible, however once the RRW project is completed, the Roads DC Reserve balance is exhausted. This presents a financing challenge for 2025, 2026, and possibly 2027. The DC Reserve balance is depleted due to the large capital projects that have been completed over the past four years which drew down heavily on the DC Reserves. In addition to drawing on the DC Revenues, the incoming DC collections have been extremely low over the past two years due to current economic conditions impacting development.

Adding to this challenge is the recent change in the collection of DCs from Bill 17 which defers payment until occupancy, whereas previously DCs were paid at time of building permit issue. While the intent of Bill 17 is to help Developers build homes faster by mitigating their cashflow pressures, it has transferred the cashflow requirement to the Municipality. Therefore, rather than the developer incurring interest costs and passing such costs on to the buyer of the new home, the Town will now incur interest costs to fund the cash-flow need resulting from the deferred DC payment and the taxpayers will carry the burden of the interest cost. The Development approach has previously been that growth pays for growth. Bill 17 has changed that approach to the taxpayer paying for a portion of that growth given the DC reserve circumstances in our municipality. For other municipalities that may have sufficient DCs in their reserves, they may not need to borrow, however, they will earn less interest on their DCs as the balances will be lower due to slower DC collections.

The total cost of the Beach Drive project is \$28,690,990 which includes other costs aside from the contract cost of \$25,919,764 plus 1.76% unrecoverable HST for a total contract cost of \$26,375,952.

The timing of the construction of the project will determine the cashflow payment requirements. It is estimated for budget purposes that the schedule will follow a 40%/40%/20% pattern, beginning in 2025. However, the actual schedule will likely be different and based on the actual work completed in each fiscal year. As the collection of DCs will not align with the payment of the work, the Town will need to use a credit line to fund the project. Infrastructure Ontario (I/O) provides a funding product designed for construction type projects – a Floating Rate Capital Loan – Non Revolving, or a construction-financing loan. The Town used this loan program to complete the new twin-pad arena and library. Presently there is \$17M owing in the existing construction-financing loan that will be debentured to long-term debt likely in the fall of this year. It was part of the financial plan to debenture this portion of the cost.

With a construction-financing loan the Town must pay the monthly interest owing on the outstanding balance. There is no principal payment required. At the end of the five-year period ending after the first draw on the credit line, the loan must either be paid off in full or debentured to long-term debt with interest and principal payments. The Term of the long-term debt is up to the Town, usually for a large amount it would be to 25 to 30 years. If a smaller amount is debentured it may be 5 or 10 years. Once a debenture loan is established, it cannot be paid off early without a penalty that in essence would end up paying the entire loan plus all of the interest due for the full term, therefore, not a feasible option. The interest rate is floating based on the rate in effect for each month. The current I/O construction-financing rate is 3.15%.

It is important to understand that we would only use the amount of the credit line that is needed. If internal financing can be used to bridge the Beach Drive project cashflow, it would be used first. As well, important to understand that once an amount is paid back against the credit line it cannot be drawn down again and re-used. It is a “non-revolving” credit line. Therefore, the full-term of the credit line requirement must be considered before making any payments back against funds drawn. Better to invest excess funds in short-term GICs to help offset interest payments on the credit line, providing more flexibility as the project is completed.

The following chart provides some understanding of the interest cost and the borrowing amount.

Period	Borrowed Amount	Cumulative Borrowing	Interest Rate*	Interest Amount	Tax Rate Impact %
2025	6,000,000	6,000,000	3.50%	210,000	0.55%
2026	6,000,000	12,000,000	3.50%	420,000	1.09%
2027	3,000,000	15,000,000	3.50%	525,000	1.33%
Total ->	<u>15,000,000</u>	<u>15,000,000</u>		<u>1,155,000</u>	

*Variable interest rate each month. Estimated Yearly Average.

Based on the above table, the amount of the authorized credit line would be \$15,000,000. While not all used at one time, it could reach the maximum in the third year depending on the timing of funds received from the Province and the DC collections.

It is anticipated that the full DC amount required to fund the project will be collected before the end of the five-year construction-financing loan period, and therefore, long-term debt will not be required.

CORPORATE IMPLICATIONS:

Financial Implications:

The financial impact of the construction-financing loan is the increased cost of interest that will have to be paid through taxation in each year of the project. The Municipal Act requires that all debt obligations coming due in the upcoming budget year are included in the budget and raised through taxes if no other revenue stream is available for that budget year to meet the obligation.

Reserves are not a sustainable financing option to use to fund interest on debt, or principal debt payments. Rather if reserves are used, then the debt is not incurred. The Town does not have sufficient reserves to fund the cashflow requirements of the project. The Town is currently carrying \$6M of internal financing for the twin-pad arena and library project that was originally intended to be debentured in long-term debt. Due to the high interest rate costs that materialized after the original financing plan was established, the backup plan to use internal financing was leveraged to mitigate costs.

The temporary borrowing of construction-financing does not impact the Annual Repayment Limit (ARL) that is set by the province. However, all long-term debt does impact the limit. The current

ARL for 2025 is approximately \$11M in carrying cost. The long-term debt carrying cost at the end of 2024 is \$1.8M and another \$1M will be added to the carrying cost once the twin-pad arena and library \$17M construction-financing loan is debentured. The Town is still well within managing prudently its debt capacity.

Term of Council Priorities:

This report supports TOCP's under the Beachfront Redevelopment, Action 6 and in general supports the Well-Run pillar – Financial Sustainability.

CONCLUSION:

The Town is starting the multi-year Beach Drive capital project in 2025 and due to low development charge collections over the past two years, and the large amount of development charge revenues spent over the past four years, and the expected impact of the change in the timing of future DC payments, a construction-financing credit line is required.

The Infrastructure Ontario Floating Rate Capital Loan – Non-Revolving is a good product for addressing the Town's cashflow needs.

The next step would include submitting a loan application and obtaining an approved borrowing by-law for the loan. The I/O Representative will submit the application to the I/O review committee for approval to proceed, should Council approve the borrowing by-law.

It generally takes about three months to have all paperwork completed and the credit line to be put in place. The I/O Committee must present their recommendations to their Board, and we must present by-laws to Council. Therefore, it does take a long time-period to establish the credit line.

The Treasurer is requesting authority to begin the application process with Infrastructure Ontario.

Authored by:

Jocelyn Lee,
Chief Financial Officer and Treasurer

DATE: 6/20/2025

SUBJECT: Water Conservation Rebate Program

CONTACT: Shannon Stewart, Deputy Treasurer

REPORT NUMBER: 2025/07/17-12

RECOMMENDATION:

1. **THAT** the report titled: Water Conservation Rebate Program, to the Council meeting of July 17, 2025, be received; and
2. **THAT** Council discontinue the Water Conservation Rebate program effective September 30th, 2025; and
3. **THAT** the funds previously allocated to this program be redirected to assist in managing overall water operating costs.

EXECUTIVE SUMMARY:

- The Water Conservation Rebate program was introduced in 2010 to encourage residents to replace older toilets with low-flow models as a water conservation measure.
- The program has been successful, distributing over \$370,000 in rebates, however, virtually all toilets sold today are required to meet low-flow standards. Most rebates are now for low-flow toilets that are replacing existing low-flow toilets making the rebate unnecessary for water conservation.
- This report recommends discontinuing the program and reallocating the funds to the general water operating expenses.

BACKGROUND:

In 2010, the municipality implemented a water conservation program for property owners who replaced existing toilets with low-flow models. At that time, standard toilets used between 13 and 20 litres per flush (Lpf), while low-flow toilets used approximately 6 Lpf. This significant difference supported the municipality's efforts to promote water conservation.

This program was available to replacement units only and not to new house builds.

Since the program's launch, more than \$370,000 in rebates have been issued, contributing to a reduction in household water usage across the community.

DISCUSSION:

The rebate program was introduced at a time when the market included a mix of high- and low-consumption toilet models. The financial incentive played a key role in encouraging homeowners to choose low flow options when purchasing replacement toilets leading to a reduction in the per household water consumption. When property owners submitted a rebate form along with a receipt for their purchase, a credit would be applied to the related water/sewer account.

Today, however, regulations have caught up. The National Plumbing Code of Canada and the Ontario Building Code now require that all new toilets sold use no more than 4.8 Lpf, with many models using as little as 3.8 Lpf. This means the rebate is no longer serving its intended purpose of encouraging conservation as homeowners have no choice but to purchase low-flow toilets.

As the program has achieved its original goal, staff recommend discontinuing it. Redirecting the associated funding to general water operating expenses will allow the municipality to support broader utility operations and assist in keeping water rates stable for residents.

Setting the final date for submitting rebate claims to September 30th, 2025 will give residents that were planning to purchase a new toilet in 2025 or who have already purchased a toilet but have yet to submit their application, time to get these done.

CORPORATE IMPLICATIONS:

Financial Implications:

The annual budget savings from the discontinuation of this rebate program would be redirected to general water/wastewater system operating expenses. There are no costs associated with ending the program.

Term of Council Priorities:

This proposal is in line with the Well Run pillar – Financial Sustainability action items 74 and 76 for the Term of Council Priorities (TOCPs).

CONCLUSION:

The toilet rebate program successfully promoted water conservation during a time of transition in the marketplace. However, given that all new toilets sold today are already low-flow by regulatory requirement, the rebate is no longer needed. Discontinuing the program and reallocating the funds will support the municipality's ongoing efforts to manage operating costs and maintain affordable water rates.

Authored by:

Shannon Stewart,
Deputy Treasurer

Appendices:

None

DATE: 6/7/2025

SUBJECT: Asset Management Plan

CONTACT: Katharine Jylha, Manager of Finance

REPORT NUMBER: 2025/06/26-28

RECOMMENDATION:

1. **THAT** the report titled: Asset Management Plan, to the Council meeting of July 17, 2025, be received; and
2. **THAT** the revised Asset Management Plan attached as Appendix "A" be adopted by Council

EXECUTIVE SUMMARY:

- Ontario Regulation (O.Reg) 588/17 requires municipalities to update their asset management plans to include proposed levels of service July 1, 2025.
- The revised Asset Management Plan is attached in Appendix A

BACKGROUND:

As part of the adoption of Ontario Regulation 588/17, Asset Management Planning for Municipal Infrastructure, Ontario municipalities are required to develop a strategic asset management policy and an asset management plan. The requirements of the O.Reg are being introduced over 6 years through 4 phases.

DISCUSSION:

The Town of Wasaga Beach's previous Asset Management Plan was updated in 2024 to include all assets owned by the Town. The previous update in 2022 required municipalities to include all core assets in their Asset Management Plan. As per the O.Reg, core assets include water, wastewater and storm water assets, roads, bridges, and culverts.

As part of the phase 3 requirement, by July 1, 2024 municipalities were required to update their Asset Management Plan to include reporting for all assets. This reporting includes the inventory of the assets, the current levels of service provided by the assets, and the costs to maintain these current levels of service.

As part of the phase 4 requirement, which is where we are at now, by July 1, 2025 municipalities are required to report on the proposed levels of services of all of their assets for the next 10 years, and provide reasoning as to why those proposed levels are appropriate. Additionally, municipalities are required to identify lifecycle activities to provide those proposed levels of service, and the funding available for those lifecycle activities. Finally, the O. Reg mandates the Asset Management Plan must now be updated, at a minimum, every 5 years.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no current financial implications to the adoption of the Asset Management Plan. This plan is to be used as a tool for asset management and financial planning and forecasting for future years as assets become due for renewal.

Term of Council Priorities:

This report establishes the TOCP's within the Well Run Pillar – Financial Sustainability.

CONCLUSION:

In order to stay compliant with the Ontario Regulation the Town has updated their existing Asset Management Plan to include proposed levels of service. This final phase of the 4 phase introduction completes the requirements of the O. Reg. The Town will now be required to update their Asset Management Plan every 5 years going forward.

Authored by:

Katharine Jylha
Manager of Finance

Appendices:

Appendix A: 2025 Asset Management Plan- 7-11-25

Asset Management Plan

2025

Strategic Roadmap
of Core and Non-
Core Municipal
Assets



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Executive Summary

In 2008/2009, changes to municipal financial reporting helped highlight the aging infrastructure in communities and the difficulty local governments face in funding the upkeep and growth of these systems. To help address these challenges, asset management practices were introduced.

What is Asset Management?

Asset management is a structured approach to managing a municipality's infrastructure—such as roads, water systems, buildings, and other public assets—in a way that ensures they continue to deliver services reliably and cost-effectively. It involves tracking the condition, performance, and value of assets, and planning for their maintenance, repair, replacement, and funding over time. The goal is to provide residents with safe, sustainable, and high-quality services, while making the best use of public funds.

The Town's Policy

The Town of Wasaga Beach has a Strategic Asset Management Policy. This policy commits to developing a plan that includes all essential municipal infrastructure—even some smaller assets that might not usually be tracked. The plan will be reviewed every year and fully updated at least every five years, as required by Ontario regulations.

Provincial Guidance

According to Ontario's Building Together Guide, asset management planning means making the best decisions about building, maintaining, renewing, and replacing infrastructure. The goal is to balance benefits, risks, and service levels in a sustainable way. A solid financial plan is key to making it all work.

Town's Infrastructure

Wasaga Beach has invested over \$469 million in infrastructure. This Asset Management Plan focuses on renewing existing assets, and all costs are shown in current dollars.

What's in the Asset Management Plan?

1. **Introduction** – Overview of the plan.
2. **Mission and Goals** – What the plan aims to achieve.
3. **State of Local Infrastructure** – Current condition, age, and value of assets.
4. **State of Other Assets** – Information on additional town assets.
5. **Desired Levels of Service** – What service levels the town wants to maintain and how they're measured.
6. **Asset Management Strategy** – Planned actions over the next 10 years to maintain services efficiently.
7. **Financing Strategy** – How the town plans to fund repairs and maintenance in a responsible way.
8. **Summary and Conclusions** – Wrap-up of key points and next steps.

Purpose of the Plan

This plan is a decision-making tool for staff and Council. It helps guide budget planning and long-term financial forecasting. It's supported by other documents like the Roads Needs Study and the bi-annual Ontario Structure Inspection Manual (OSIM) reports.

Introduction

The Asset Management Process provides a structured framework to guide informed decision-making regarding the planning, operation, maintenance, and renewal of municipal infrastructure. This process addresses the following key questions:

What assets do we own?

A detailed and up-to-date **asset inventory** is maintained to track all municipal infrastructure, including asset types, quantities, locations, and attributes.

What are these assets worth?

Assets are **valued** using consistent methodologies that reflect their replacement cost and inform financial planning and risk assessment.

Where are the assets located?

Asset locations are recorded and managed using a **Geographic Information System (GIS)**, enabling spatial analysis and informed infrastructure planning.

How do we operate and manage these assets?

Levels of service are established to define performance targets, ensure compliance with regulations, and meet community expectations.

What is the current condition of our assets?

Regular **condition assessments** and analysis of the **risk and consequence of failure** support prioritization and proactive maintenance strategies.

What actions are required?

Based on asset condition and performance, strategies are developed to **construct, maintain, rehabilitate, or replace** infrastructure assets in a timely and cost-effective manner.

What will it cost, and how will it be funded?

A long-term **financial strategy** is developed to estimate lifecycle costs and ensure sustainable funding through appropriate budgeting and reserve management.

The Town of Wasaga Beach is responsible for managing infrastructure assets with an estimated replacement value of approximately \$727 million. These assets support the delivery of essential municipal services including water, wastewater, stormwater management, and transportation for a population of over 24,862 permanent and seasonal residents.

Currently, the Town continues to provide a high level of service, supported by an asset portfolio that is composed largely of assets that are less than halfway through their expected useful life. However, as infrastructure ages, the cost of renewal and replacement will place increasing pressure on the Town's long-term financial capacity. Proactive asset management planning is therefore essential to ensure the sustainable delivery of services.

To support this, the Town adopted a Strategic Asset Management Policy on June 25, 2019, in accordance with Ontario Regulation 588/17 under the Infrastructure for Jobs and Prosperity Act, 2015. This policy demonstrates the Town's commitment to the continuous improvement of its asset management program and establishes a formal framework to guide decision-making.

Key components of the Strategic Asset Management Policy include:

- **Policy Statements** outlining the Town's vision and objectives for asset management
- **Clear Definitions** to ensure consistency and understanding across the organization
- **Alignment with the Town's Strategic Direction**, ensuring that asset decisions support broader community goals
- **Roles and Responsibilities** for staff, Council, and stakeholders involved in asset management
- **Guiding Principles** such as sustainability, affordability, and risk management

This document outlines the Town's strategic approach to asset management and should be read in conjunction with the Strategic Asset Management Policy, which is provided in Appendix A of this Asset Management Plan.

Like many municipalities across Canada, the Town of Wasaga Beach is tasked with maintaining a wide range of infrastructure assets in a sustainable, cost-effective, and reliable manner. This Asset Management Plan provides a strategic framework to guide the responsible management of the Town's diverse infrastructure, including:

Storm Sewer Assets

- Sewer Mains
- Manholes
- Oil/Grit Separators
- Catchbasins
- Storm Ponds

Sanitary Sewer Assets

- Sanitary Sewer Mains and Force Mains
- Sanitary Sewer Manholes
- Wastewater Treatment Facilities
- Pumping Stations



Water Infrastructure Assets

- Water Mains
- Air Release Valve Chambers
- Water Treatment Facilities and Drilled Wells
- Fire Hydrants

Bridges and Culverts

- Bridge Surface
- Bridge Deck
- Culverts

Road Assets

- Road Surface
- Road Base
- Road Shoulders and Curbs
- Sidewalks
- Guide Rails



Vehicles and Equipment Assets

- Fleet
- Streetlighting
- Library Collection
- Water Meters and Parts
- Office Furniture
- Computer Hardware
- Scoreboards and Etc.



Building Assets

- General Capital Buildings:
 - Town Hall
 - Public Works Buildings
 - Library & Arena
 - Fire Stations
 - RecPlex
 - Youth Centre
 - Etc.
- Infrastructure Capital Buildings:
 - Pumping Stations
 - Water & Wastewater Treatment Plants
 - Storm Water Management Structures



Plan Development and Implementation

This Asset Management Plan was developed through a collaborative effort involving the Public Works Department, Treasury Department, Ontario Clean Water Agency (OCWA), and external engineering consultants, who contributed through the Road Needs Study and the Ontario Structure Inspection Manual (OSIM) report.

At this stage, the plan does not include detailed condition evaluations of underground infrastructure, where asset information is primarily based on age and expected service life.

A conservative approach has been applied to renewal and replacement planning for these assets in the absence of more detailed data.

The plan serves as a valuable resource in the annual budgeting process, supporting informed decisions by both staff and Council. It highlights the alignment between infrastructure needs and financial planning, while identifying areas requiring improvement.

To meet the requirements of Ontario Regulation 588/17, the Town implemented the use of PSD CityWide, a new Enterprise Asset Management Software System in early 2024. This system supports comprehensive asset tracking and reporting, offering functionality to record:

- Asset inventory and attributes
- Expected useful life and replacement values
- Condition assessments
- Maintenance, repairs, and replacements
- Financial forecasts and lifecycle costing

The software enhances the Town's ability to manage assets proactively and assists with ongoing compliance with regulatory requirements.

Mission and Goals

The purpose of asset management is to guide the systematic, coordinated, and sustainable management of the Town's assets across all departments. This approach ensures the efficient and effective delivery of municipal services, both now and in the future, in alignment with the needs and expectations of the community.

The goals of the plan include:

1. **Service Delivery** – To provide levels of service that meets the needs of the community.
2. **Process Efficiency** – To provide an asset management process that is practical, efficient, and achievable.
3. **Information Management** – To facilitate the collection, integration, and communication of accurate and timely asset information across the organization.
4. **Financial Planning** – To develop operating, maintenance and capital financial plans that supports the defined levels of service.
5. **Sustainability** – To manage the Town's assets in a manner that is environmentally, socially, and financially sustainable over the long term.

State of Local Infrastructure

This section of the Asset Management Plan details the Town's capital assets and summarizes the information into tables that include:

- A comprehensive asset database documenting asset types and sub-types, along with key attributes such as quantities, materials, and other relevant characteristics;
- Financial accounting valuations, where available;
- Replacement cost estimates for each asset class;
- Analysis of asset age distribution and the proportion of each asset's age relative to its expected useful life;
- Asset condition information, where available;

The foundation of this asset information is a detailed inventory initially developed in response to the implementation of Public Sector Accounting Board (PSAB) Standard 3150 in 2009. This inventory has been maintained and updated annually, providing critical data that supports the Town's capital planning and financial reporting processes. This was the starting point for the asset management plan document. It includes financial valuations such as historical cost, accumulated amortization, and net book value, as well as asset-specific details including age, useful life, and replacement cost.

In addition to the Town's internal asset inventory, the following studies and reports were utilized to inform and support the development of this Asset Management Plan:

- 2021 Water and Wastewater Rate Study
- 2020 Development Charge Study
- Facility Condition Assessment – Arena
- Ontario Clean Water Agency (OCWA) – WWTP/SPS/WTP – 10 Year Capital Forecast
- 2018 Roads Needs Study
- 2020 Ontario Structure Inspection Manual (OSIM) Report.

These resources collectively enhance the quality and reliability of the asset data and provide critical context for the assessment of current asset performance, future needs, and long-term capital planning.

Capital Asset Summary – Tax Supported

The Town currently owns and manages a total of approximately \$262 Million in tax supported capital assets (excluding land), with an estimated replacement value of approximately \$418 Million.

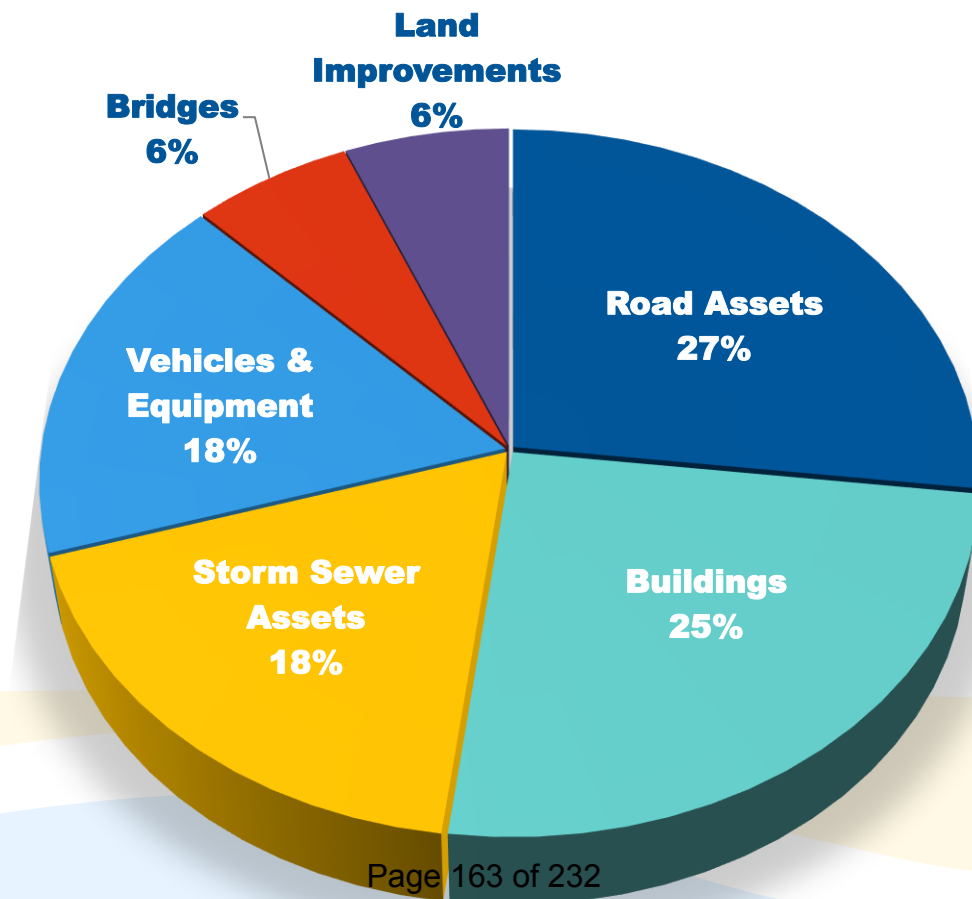
Table 1.1 and Figure 1.1 below provide a breakdown of the Town's tax-supported assets by asset class, presenting both historical cost and estimated replacement cost values. This information supports strategic planning by illustrating the scale and composition of the Town's infrastructure

portfolio and highlighting the financial investment required to maintain service levels over the long term.

Table 1.1 - Summary Tax Supported Assets

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024
Road Assets	\$69,583,762	\$36,372,846	\$33,210,916	\$209,296,056
Storm Sewer Assets	\$47,750,870	\$9,394,357	\$38,356,513	\$61,306,332
Vehicles & Equipment	\$45,392,710	\$21,178,859	\$24,213,851	\$30,875,286
Buildings	\$65,799,683	\$11,567,452	\$54,232,231	\$73,841,385
Bridges	\$16,780,107	\$3,477,642	\$13,302,464	\$35,209,044
Land Improvements	\$16,366,191	\$5,721,356	\$10,644,835	\$7,460,778
Total Tax Supported Assets	\$261,673,323	\$87,712,513	\$173,960,811	\$417,988,881

Figure 1.1 - Tax Supported Assets



The following sections provide detailed information for each asset type, using available data from various sources. Each asset class includes the following key metrics:

- **Asset Inventory and Historical Value**

Asset values are presented at historical cost, consistent with the Town's Public Sector Accounting Board (PSAB) records. A comprehensive inventory of all assets is maintained through the Town's asset management system and supplemented by spatial data in the Geographic Information System (GIS).

- **Estimated Replacement Cost**

Replacement cost estimates are derived from engineering data for linear infrastructure assets. For all other asset types, estimates are calculated using a standard annual inflationary adjustment factor of 1.5%.

- **Remaining Useful Life**

Where condition assessments are available – such as roads and bridges – an assets useful life is calculated based on that information, however where condition assessments are not available, the expected useful life of an asset is based on industry standards..

- **Weighted Average Remaining Useful Life**

Calculated based on the weighted replacement value of the asset in comparison to the entire class and the remaining useful life for assets without condition ratings only.

- **Estimated Annual Replacement Cost**

This value represents the average annual investment required to replace assets over their expected life cycles. It is typically calculated by dividing the replacement cost by the asset's useful life. For certain asset classes—such as roads—this estimate is adjusted to reflect the impact of regular maintenance and rehabilitation programs, which can extend asset life without full replacement.

- **Current Investment**

Indicates the average annual funding the Town has invested in the last three to five years. This funding is primarily from the capital budget but also includes operating budget expenditures that help maintain or extend asset life.

This information provides a foundation for lifecycle analysis, financial planning, and risk management within the Town's asset management framework.

Road Assets

The road asset class includes a range of components such as road surfaces, granular base layers, shoulders, curbs, sidewalks, and guiderails. These assets differ in both expected service life and maintenance requirements. Preventative and routine maintenance activities—such as crack sealing and pothole repairs—funded through the annual operating budget play a critical role in extending the functional life of road infrastructure.

The most recent comprehensive condition assessment of the road network was completed as part of the 2018 Roads Needs Study, conducted by an external engineering consultant. According to

the study, the Town's road network comprises of approximately 1,071 kilometers of roads. Over 80% of the road segments assessed received a Pavement Condition Index (PCI) rating between 70 and 100, indicating good to excellent condition. The overall average PCI score for the Town was calculated at 90.43. A summary of the condition ratings is presented in the table below.

Pavement Condition Index (PCI)	Sections	% of total sections	Centre Line Length (kms)	% of total length
90 to 100	747	70%	137.0	67%
80 to 90	165	15%	31.9	16%
70 to 80	96	9%	15.4	8%
60 to 70	25	2%	5.6	3%
50 to 60	20	2%	7.4	4%
40 to 50	13	1%	4.2	2%
30 to 40	3	0%	1.4	1%
20 to 30	1	0%	0.9	0%
10 to 20	1	0%	0.1	0%
0 to 10	0	0%	0.0	0%
Total	1071	100%	203.8	100%
Average	90.43		87.65	

* The above table does not include gravel roads.

Additionally an overall ride condition rating shows that more than 80% of the Town's roads are in good to excellent condition as shown in the table below.

Ride Condition Rating	Sections	% of total sections	Length	% of total length
8-10: Excellent	191	18%	39.8	19%
6-8: Good	774	71%	138.4	67%
4-6: Fair	115	11%	28.1	14%
2-4: Poor	6	1%	0.6	0%
0-2: Very Poor	1	0%	0.1	0%
Total	1087	100%	206.9	100%
Average	7.6		7.6	

These results are indicative of both the age of the Town's assets as well as the preventative maintenance program that has been followed.

Finally, the Roads Need Study also identified where improvement was necessary to ensure continued good performance of the Town's roads and the cost of those works.

Improvement Type	Sections	% of total sections	Length	% of total length	Cost	Cost/km
Do Nothing	885	81%	164.3	79%	\$ -	\$ -
Sand Maintenance	4	0%	0.9	0%	\$ -	\$ -
Gravel Maintenance	12	1%	2.3	1%	\$ 28,300	\$ 13,000
Routine Maintenance	90	8%	14.6	7%	\$ 364,900	\$ 26,000
Preventative Maintenance	50	5%	9.4	5%	\$ 533,000	\$ 57,000
Resurface	26	2%	5.8	3%	\$ 823,300	\$ 142,000
Rehabilitate	19	2%	9.6	5%	\$2,835,800	\$ 297,000
Reconstruct	1	0%	0.1	0%	\$ 48,000	\$ 640,000
Total	1087	100%	206.9	100%	\$4,633,300	

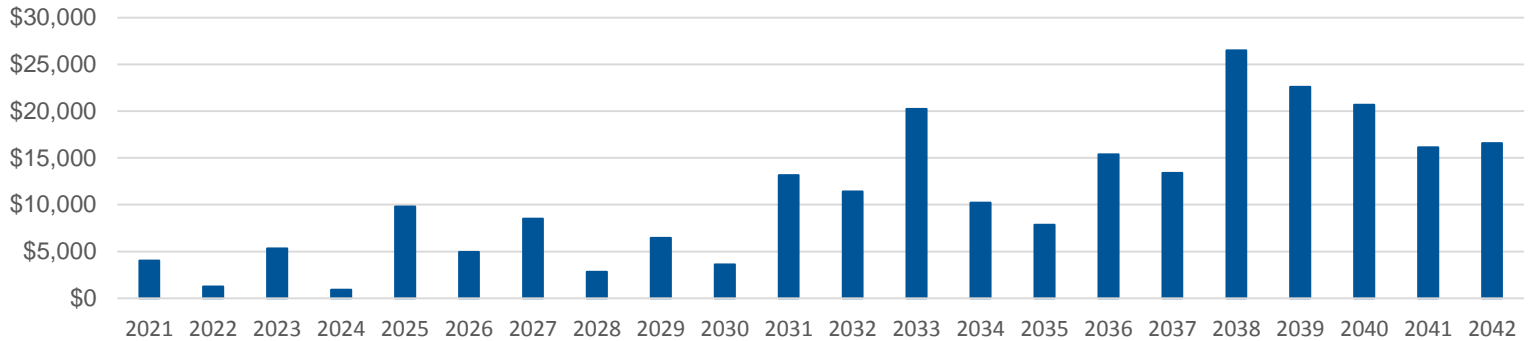
Below table 1.2 details the historical costs, estimated replacement costs and remaining useful life based on PSAB standards and the Roads Need Study.

Table 1.2 Road Assets

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Condition %	Estimated Annual Replacement Cost
Road Assets	\$69,583,762	\$36,372,846	\$33,210,916	\$209,296,056	34	90%	\$6,120,862

The graph below depicts the replacements required, by year, over the next 20 years.

Road Assets - Replacement Value - 2021-2042 (in 000's)



Storm Sewer Assets

The storm sewer asset class includes infrastructure such as storm mains, catch basins, stormwater management ponds, and manholes. These assets vary in expected useful life and maintenance needs, depending on factors such as material type, installation method, and environmental conditions.

To date, formal condition assessments have not been completed for this asset class. As a result, the remaining useful life and projected replacement timelines have been estimated based primarily on asset age and standard lifecycle assumptions. Replacement costs have been calculated using engineering benchmarks and reflect a 2% annual inflationary adjustment to account for cost escalation over time.

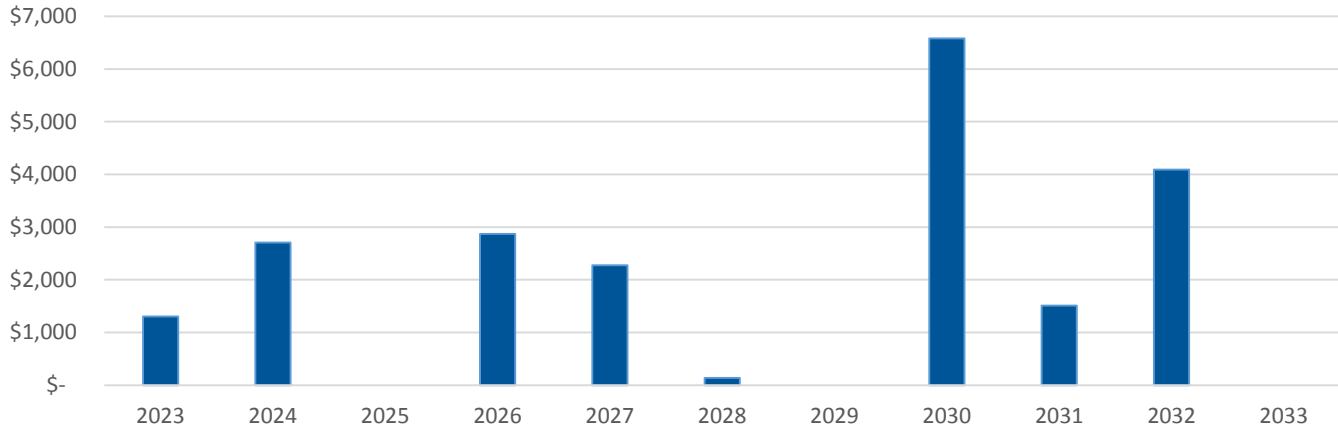
Table 1.3 illustrates the details and historical costs, estimated replacement costs, and remaining useful life based on PSAB standards.

Table 1.3 Storm Sewer Assets

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Storm Mains	\$32,035,559	\$6,387,211	\$25,648,348	\$43,819,657	80	60	\$547,746
Catch Basins	\$5,512,242	\$983,208	\$4,169,035	\$6,819,708	80	59	\$85,246
Manholes	\$8,155,476	\$1,410,593	\$6,744,883	\$8,528,584	80	60	\$106,607
Storm Ponds	\$2,407,592	\$613,345	\$1,794,247	\$2,140,406	40	25	\$53,510
	\$47,750,870	\$9,394,357	\$38,356,513	\$61,308,356	70	51	\$793,110

Based on the available information, the storm sewer assets are not expected to require significant replacement over the next 10 to 20 years. However, consistent annual contributions to the Capital Replacement Reserve are recommended to ensure sufficient funding is available when future replacements become necessary. In the interim, these assets require ongoing maintenance, including regular cleaning of stormwater management (SWM) ponds and oil grit separators (OGS), to maintain proper function and extend asset life.

Storm Sewer Asset Capital Forecast 2023-2033 (in 000's)



Planned and Forecasted Stormwater Capital Projects

The Town has identified several stormwater-related capital projects in its current and future budgets to address drainage improvements, infrastructure renewal, and system capacity. Key projects include:

- Bay Sands North Drainage Improvements
- Zoo Park Road North Urbanization
- River Road East, Santos Lane, and Hiawatha Avenue Drainage Improvements
- Shore Lane Drainage Improvements
- West End Drainage Improvements – George Avenue, Marilyn Avenue, and Robert Street
- Marl Creek Culvert Replacement
- 71st Street Canal – Cast-in-Place Wall Replacement
- Wesley Avenue North – Storm Sewer
- Deerbrook Drive Culvert Replacement

These projects support the long-term functionality and resilience of the Town's stormwater management system by addressing areas of concern and upgrading aging infrastructure.

Vehicles and Equipment

The Vehicles and Equipment asset class includes a wide range of items such as tractors, snowplows, fire trucks, pickup trucks, passenger vehicles, scoreboards, office furniture, computer hardware, library materials, and streetlighting. These assets have different lifespans and maintenance needs depending on their type and use.

Currently, formal condition assessments have not been completed for this asset class. As a result, the estimated remaining useful life and replacement timing are based on the age of each asset. Replacement costs have been calculated using an annual inflation rate of 1.5%.



It is important to note that the Town's mechanics evaluate vehicles in their scheduled replacement year to determine whether continued use is economically viable. Where maintenance costs remain reasonable and the asset continues to perform its intended function effectively, vehicles may be retained beyond their typical service life.

Table 1.4 provides a summary of historical costs, estimated replacement costs, and remaining useful life in accordance with Public Sector Accounting Board (PSAB) standards.

Table 1.4 Vehicles and Equipment

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Vehicles	\$18,923,442	\$10,154,979	\$8,768,463	\$17,562,973	10	2	\$1,837,996
General Equipment	\$11,243,254	\$3,465,558	\$7,777,696	\$6,062,337	12	5	\$501,880
Infrastructure Equipment	\$15,226,015	\$7,558,323	\$7,667,692	\$7,249,975	20	10	\$362,499
	\$45,392,710	\$21,178,859	\$24,213,851	\$30,875,286	16	8	\$2,702,375

Some tax supported vehicles and equipment due for replacement within the next 10 years include:

- Light duty pickup trucks
- SUV's
- ¾ Ton pickup truck
- Full size work vans
- Ice resurfacers
- Pumper fire trucks
- Marine vehicles
- Aerial platform truck
- Park equipment tractors and mowers
- Various trailers and dump trailers
- Plow trucks and sanders
- Computer equipment
- Office furniture

Buildings

The Buildings asset class includes all municipally owned facilities, excluding water and wastewater facilities, which are addressed under the Water and Wastewater Systems asset category. This class covers a variety of structures such as the Wasaga Stars Arena, Town Hall, Library, RecPlex, Public Works buildings, Fire Stations, and other operational facilities.

Replacement costs for these assets have been estimated using an annual inflation rate of 1.5%.

Table 1.5 provides a summary of historical costs, estimated replacement costs, and remaining useful life in accordance with Public Sector Accounting Board (PSAB) standards.

Table 1.5 Buildings

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Buildings	\$65,799,683	\$11,567,452	\$54,232,231	\$73,841,385	37	13	\$1,996,846

The Wasaga Stars Arena and Library was capitalized as of December 31, 2023, and is now reflected in the Town's asset values.

Other notable buildings being planned for in the next 5 years include:

- West End Works Depot
- Town Hall

Shared-Use Facilities – Wasaga Beach Public School

In alignment with the Town's strategic objective to expand access to community recreation and programming infrastructure, the Town of Wasaga Beach has entered into a Joint Use and Cost Sharing Agreement with the Simcoe County District School Board for the development of Wasaga Beach Public School, located in the Sunnidale subdivision. The school officially opened in Fall 2024.

Under this agreement, the Town has committed to a capital contribution toward purpose-built enhancements within the school and assumes a share of ongoing operating costs associated with the joint-use portions of the facility. While ownership of the building remains with the School Board, this partnership ensures the Town has guaranteed access to key spaces for the delivery of municipal and community programming outside of regular school hours.

The floorplan identifies approximately 1,300 m² (roughly 30% of the total school area) as shared-use space. These areas include:

- A public lobby and accessible washrooms
- A large multi-purpose room
- A kitchenette

- A divisible double gymnasium with opening partitions and a portable stage system

As part of the agreement, the Town funded the construction of 449 m² of additional space specifically designed to support community use. These enhancements include:

Feature	Area (m²)
Enlarged Gymnasium	267
Kitchenette	17
Gym Storage	46
Public Washrooms	8
Gross-Up Factor	144

These spaces were not required for the school board's educational mandate and were added specifically to support the Town's programming needs. Notable features include a hardwood gym floor, dedicated kitchen facilities, purpose-built storage for municipal and community equipment, and accessible washrooms located within the main lobby.

In addition to interior enhancements, the Town also funded the enlargement of the shared-use parking lot, adding 35 additional spaces. When school is not in session, over 100 parking spaces will be available for community use. The school's construction contractor also coordinated site works to complete an adjacent playing field on the park block, supporting outdoor programming and recreational use.

Shared-Use Facilities – Wasaga Beach Secondary School

The Town of Wasaga Beach has entered into a significant partnership with the Simcoe Muskoka Catholic District School Board (SMCDSB) to support the development of a new Kindergarten to Grade 12 (K–12) school within the community, expected to open in 2029. As part of this initiative, the Town will have shared access to key amenities, including a 300-seat community theatre and a high-quality sports field and track.

This collaboration reflects a strategic and cost-effective approach to community asset development, maximizing public value by leveraging shared infrastructure. The Town's participation ensures these facilities will be available for public programming and community events, strengthening local recreation, arts, and cultural services. This project represents a forward-looking model of integrated asset planning and community investment, aligning with the Town's broader goals for sustainable growth, inclusive access, and efficient resource utilization.

Bridges

The Bridges asset class includes bridge superstructures and bridge decks. The Town is responsible for 19 bridge and culvert structures, including two that are classified as major structures. In accordance with provincial standards, the Town conducts inspections under the Ontario Structure Inspection Manual (OSIM) every two years.

The most recent condition assessment is based on the 2020 OSIM report. According to the report, the average Bridge Condition Index (BCI) across all structures is 80, indicating an overall condition rating of very good. Notably, the rehabilitation of the Main Street Bridge was completed in 2021.

The 2020 OSIM report also outlines recommended maintenance and rehabilitation activities over a five-year period starting in 2020.

Bridge Name	BCI	Maintenance Needs	Urgent / 2020	2021	2022	2023	2024	2025+	Total
William Avenue Bridge	82.5	Replace south timber curb Remove vegetation growing against wingwall		\$ 2,500					\$ 2,500
James Avenue Bridge	76.7	Replace north hand railing Replace timber curbs	\$ 3,000	\$ 3,000					\$ 6,000
Cedar Grove Bridge	64.7	Replace broken reflectors on TCB's Replace missing bolts and correct SBGR lap Rehabilitation		\$ 750				\$ 24,500	\$ 25,250
Schoonertown Bridge	88.7	Replace expansion joint seals			\$ 24,000				\$ 24,000
Freethy Road Bridge #2	67.1	Install "Object Marker" (Wa-33l & Wa-33r) signs Clean debris from deck top and both barrier curbs	\$ 1,500	\$ 1,000					\$ 2,500
Freethy Road Bridge #3	68.4	Clean debris from deck top and barrier curbs Remove vegetation growing against and over wingwalls, curbs and barriers Install roadside protection (SBGR)		\$ 49,000					\$ 49,000
Main Street Bridge	60.5	Rehabilitation completed in 2021							\$ -
Sturgeon Creek Bridge	83.3	Replace snow plow marker at southeast Remove tree overhanging bridge at northeast	\$ 500	\$ 1,500					\$ 2,000
Meadowlark Boulevard Box Culvert	93.1	Remove fallen tree from watercourse		\$ 1,500					\$ 1,500
Northwood Drive Box Culvert	91.7	Remove upstream blockage		\$ 1,000					\$ 1,000
41st Street South Box Culvert	91.4	Remove downstream blockage Remove vegetation growing against structure at southeast Remove debris on inlet		\$ 3,000					\$ 3,000
Deerbrook Drive Box Culvert	75	Correct snow plow marker installation at northwest	\$ 200						\$ 200
Flos Road 10 Culvert	59.9	Tighten loose cables of guide rail Remove and replace structure	\$ 500	\$ 105,000	\$ 810,000				\$ 915,500
Ryther Road Culvert	75.5	Install roadside protection (SBGR)		\$ 45,000					\$ 45,000
		Total:	\$5,700	\$ 213,250	\$ 834,000	\$-	\$-	\$ 24,500	\$ 1,077,450

Table 1.6 below illustrates the details of the historical costs, estimated replacement costs and remaining useful life.

Table 1.6 Bridges

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Bridges	\$16,015,736	\$3,472,399	\$12,543,337	\$5,209,044	64	28	\$553,927

Land

The Land asset class comprises all land owned by the Town. These assets have an infinite life, are not subject to amortization, and no useful life is assigned. As a result, land assets do not have a replacement value included in the asset management framework.

Table 1.7 Land – Tax Supported

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Land	\$44,729,159	-	\$44,729,159	-	-	-	-

Land Improvements

The Land Improvements asset class includes items such as fencing, irrigation systems, park equipment, and transit shelters. These assets have varying lifespans and maintenance needs depending on their type and usage. Formal condition assessments have not yet been conducted for this asset class; therefore, estimates of remaining useful life and replacement timing are based on asset age. Replacement costs have been projected using an annual inflation rate of 1.5%.

Table 1.8 Land Improvements – Tax Supported

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Land Improvements	\$16,366,191	\$5,721,356	\$10,644,835	\$7,460,778	26	11	\$286,953

Capital Asset Summary – Water/Wastewater User Fee Supported

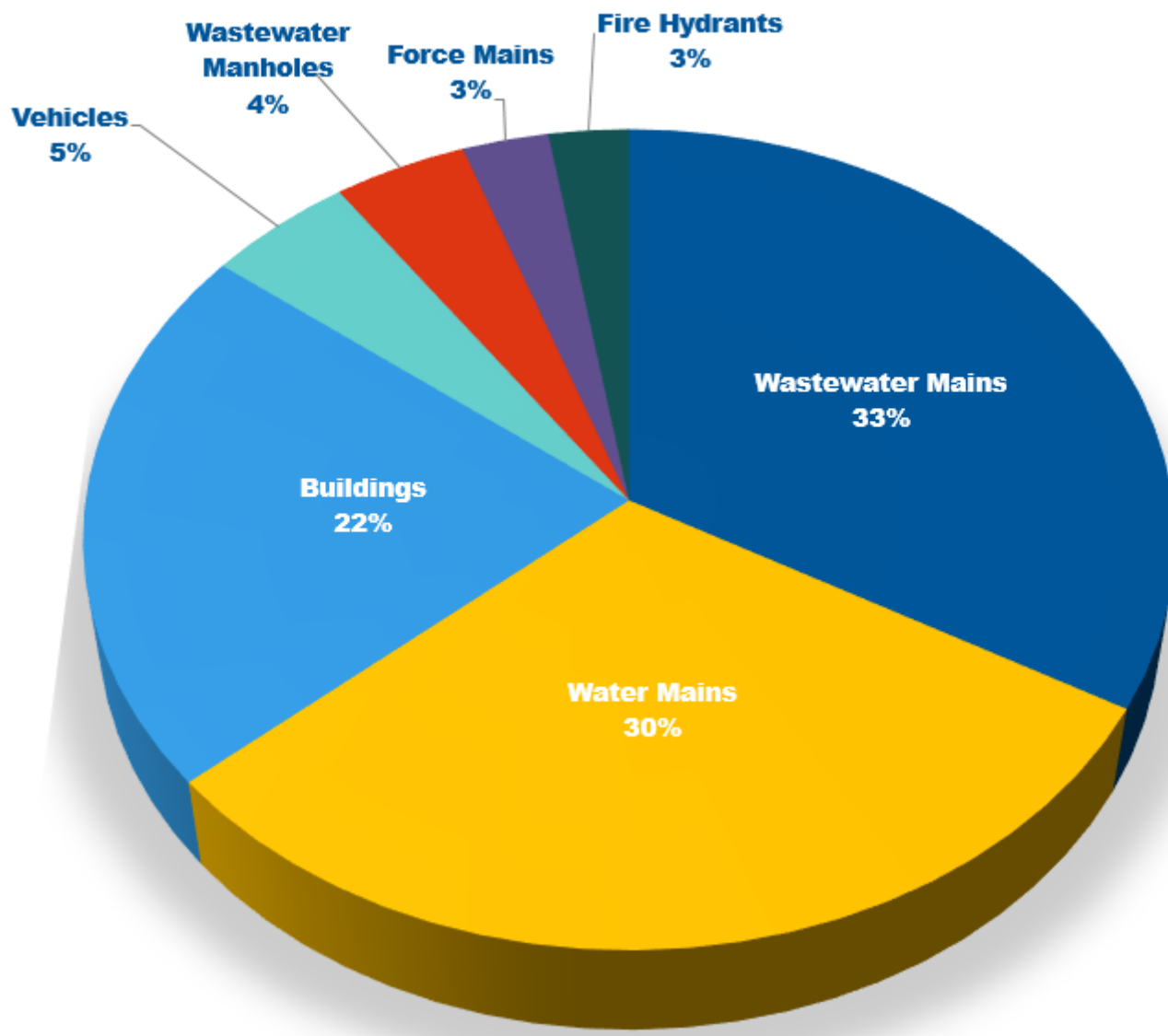
The Town currently owns and manages approximately \$171 million in water and wastewater capital assets, supported through user fees. This total excludes land and land improvements. The estimated replacement value of these assets is approximately \$288 million.

Table 2.1 and Figure 2.1 provide a breakdown of these assets by asset class, including historical cost and estimated replacement cost.

Table 2.1 - Summary Water/Wastewater User Fee Supported Assets

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024
Buildings	\$37,245,017	\$17,598,219	\$19,646,798	\$52,397,164
Vehicles & Equipment	\$8,178,386	\$4,219,933	\$3,958,453	\$6,744,881
Wastewater Mains	\$56,813,617	\$16,567,222	\$40,246,395	\$109,859,520
Force Mains	\$4,824,499	\$1,089,837	\$3,734,662	\$9,008,647
Wastewater Manholes	\$7,435,955	\$1,944,428	\$5,491,527	\$13,181,638
Water Mains	\$52,467,293	\$13,551,273	\$38,916,020	\$89,297,301
Fire Hydrants	\$4,469,062	\$2,042,105	\$2,426,957	\$7,967,532
Total	\$171,433,830	\$57,013,019	\$114,420,811	\$288,456,682



Table 2.1 -Summary Water/Wastewater User Fee Supported Assets

Buildings – Water/Wastewater User Fee Supported

This asset class includes key water and wastewater facilities such as the Wastewater Treatment Plant (WWTP), Sewage Pumping Stations (SPS), Water Treatment Plant (WTP), and water towers.

A 10-Year Capital Plan was completed by the Ontario Clean Water Agency (OCWA) in 2021, and its findings have been used to inform the assessment of asset condition and replacement cost estimates.

Table 2.2 provides a summary of historical costs, estimated replacement costs, and remaining useful life, based on both Public Sector Accounting Board (PSAB) standards and condition assessment data.

Table 2.2 Buildings

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Buildings	\$37,245,017	\$17,598,219	\$19,646,798	\$52,397,164	51	27	\$1,027,395

In the summer of 2016, the Ontario Clean Water Agency (OCWA) conducted a comprehensive inspection of all water and wastewater facilities to support the Town in identifying capital needs over a 10-year period. This 10-year capital forecast is reviewed and updated annually by OCWA to reflect changing conditions and priorities.

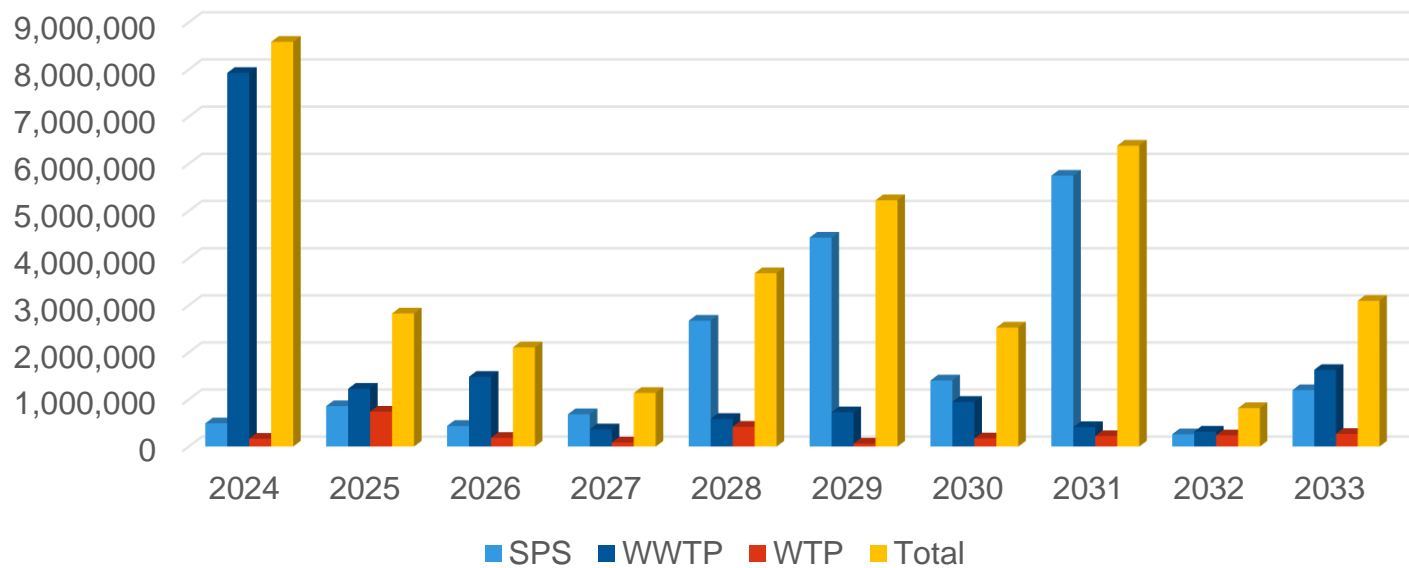
As illustrated in the accompanying chart and table, approximately \$36 million in investment will be required over the forecast period to maintain and upgrade these facilities, with the most significant capital needs projected for the year 2024.

To ensure sufficient funding is available, these projections are incorporated into the Town's annual Water and Wastewater Rates Update. This update also considers the financial capacity of residents to support these investments.

	Sewage Pumping Station	Wastewater Treatment Plant	Water Treatment Plant	Water Tower	Total
2024	493,250	7,925,796	166,250	0.00	8,585,296
2025	859,250	1,227,26	740,750	500,000	2,100,000
2026	438,250	1,482,500	185,000	2,129,410	4,235,160
2027	686,250	365,993	87,500	3,980,865	5,120,608
2028	2,672,870	586,723	420,500	4,228,570	7,908,663
2029	4,434,350	729,000	63,000	2,753,625	7,979,975
2030	1,404,010	949,500	174,000	5,011,841	7,539,351
2031	5,747,550	413,000	223,500	5,011,841	11,395,891
2032	261,250	316,500	238,500	0.00	816,250
2033	1,198,750	1,628,000	268,500	0.00	3,095,250



OCWA 10 YR Capital & Maintenance Plan



Vehicles and Equipment – Water/Wastewater User Fee Supported

The Vehicles and Equipment asset class for the water and wastewater systems includes items such as flusher trucks, service trucks, small tools, and water meters. These assets have varying service lives and maintenance requirements, depending on their function and frequency of use.

Formal condition assessments have not been conducted for this asset class. As a result, estimates for remaining useful life and replacement timing are based primarily on asset age. Replacement costs have been projected using an annual inflation rate of 1.5%.

Vehicles are reviewed by the Town’s mechanics during their scheduled replacement year. Where it is economically feasible—such as when maintenance costs remain reasonable—vehicles may be retained in service until they can no longer effectively perform their intended function.

Table 2.3 provides a summary of historical costs, estimated replacement costs, and remaining useful life in accordance with Public Sector Accounting Board (PSAB) standards.

Table 2.3 Vehicles and Equipment

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Vehicles and Equipment	\$8,178,386	\$4,219,933	\$3,958,453	\$6,744,881	17	8	\$395,594



Wastewater Infrastructure – Water/Wastewater User Fee Supported

The Wastewater Infrastructure asset class includes components such as mains, force mains, and manholes. These assets have varying service lives and maintenance requirements, depending on their function and material. As formal condition assessments have not yet been completed for this asset class, estimates for remaining useful life and replacement timing are based on asset age. Replacement cost estimates are informed by engineering standards and assumptions provided by the Ontario Clean Water Agency (OCWA).

Table 2.4 outlines the historical costs, estimated replacement values, and remaining useful life based on Public Sector Accounting Board (PSAB) standards.

Table 2.4 Wastewater Infrastructure – Water/Wastewater User Fee Supported

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Wastewater	\$69,074,072	\$19,601,487	\$49,472,584	\$132,049,805	80	53	\$1,650,623

Although significant replacements are not expected within the next 10 to 20 years, regular contributions to the Capital Replacement Reserve are recommended to ensure funds are available when future investments are required.

Water Infrastructure – Water/Wastewater User Fee Supported

The Water Infrastructure asset class includes components such as water mains and fire hydrants. These assets have varying lifespans and maintenance needs depending on their material, location, and usage. As condition assessments have not yet been completed for this asset class, estimates for remaining useful life and replacement timing are based on asset age. Replacement costs have been developed using engineering standards and assumptions provided by the Ontario Clean Water Agency (OCWA).

Table 2.5 provides a summary of historical costs, estimated replacement values, and remaining useful life, in accordance with Public Sector Accounting Board (PSAB) standards.

Table 2.5 Water Infrastructure – Water/Wastewater User Fee Supported

Asset Class	Historical Cost December 31, 2024	Accumulated Amortization December 31, 2024	Net Book Value December 31, 2024	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Water	\$56,936,335	\$15,593,379	\$41,342,976	\$117,827,052	78	51	\$1,510,603

Although significant replacements are not expected within the next 10 to 20 years, regular contributions to the Capital Replacement Reserve are recommended to ensure funds are available when future investments are required.

Desired Levels of Service

Levels of Service (LOS) are a foundational component of asset management and play a critical role in guiding the Town's infrastructure planning and investment decisions. Conducting a LOS analysis enables the Town to assess current service delivery, identify performance gaps, and set realistic service expectations.

Several key factors influence expected levels of service, including:

1. Resident expectations
2. Council and staff priorities
3. Financial constraints, including tax rate flexibility
4. Legislative and technical requirements

This analysis helps establish achievable service targets and assess associated risks. To support this process, the Town engaged the Ontario Clean Water Agency (OCWA), which manages the Town's water and wastewater treatment facilities, to assist in developing service level assessments.

In Appendix B to this report is a summary chart prepared by OCWA consultants, detailing current performance metrics for the Town's core assets: roads, bridges and culverts, water, wastewater, and stormwater systems. Both **Community Levels of Service** (qualitative measures) and **Technical Levels of Service** (quantitative performance indicators) are presented, in accordance with provincial guidelines.

The following tables are extracted from the OCWA Asset Management Report (2021), prepared for the Town of Wasaga Beach.

Asset Portfolio Summary

System / Asset Group	Current Replacement Value (millions)
Roads	\$194.3
Sidewalks and Guard Rails	\$3.4
Bridges and Culverts	\$32.9
Watermains	\$91.1
Water Facilities	\$19.0
Sewers and Force Mains	\$123.6
Wastewater Facilities	\$110.8
Storm Sewers	\$53.4
Stormwater Management	\$2.0
Total	\$630.5

Note: Actual costing values are subject to market forces at the time of infrastructure construction/improvement activity, above values are based on historical averages and industry standards.

Asset Performance Rating Descriptions

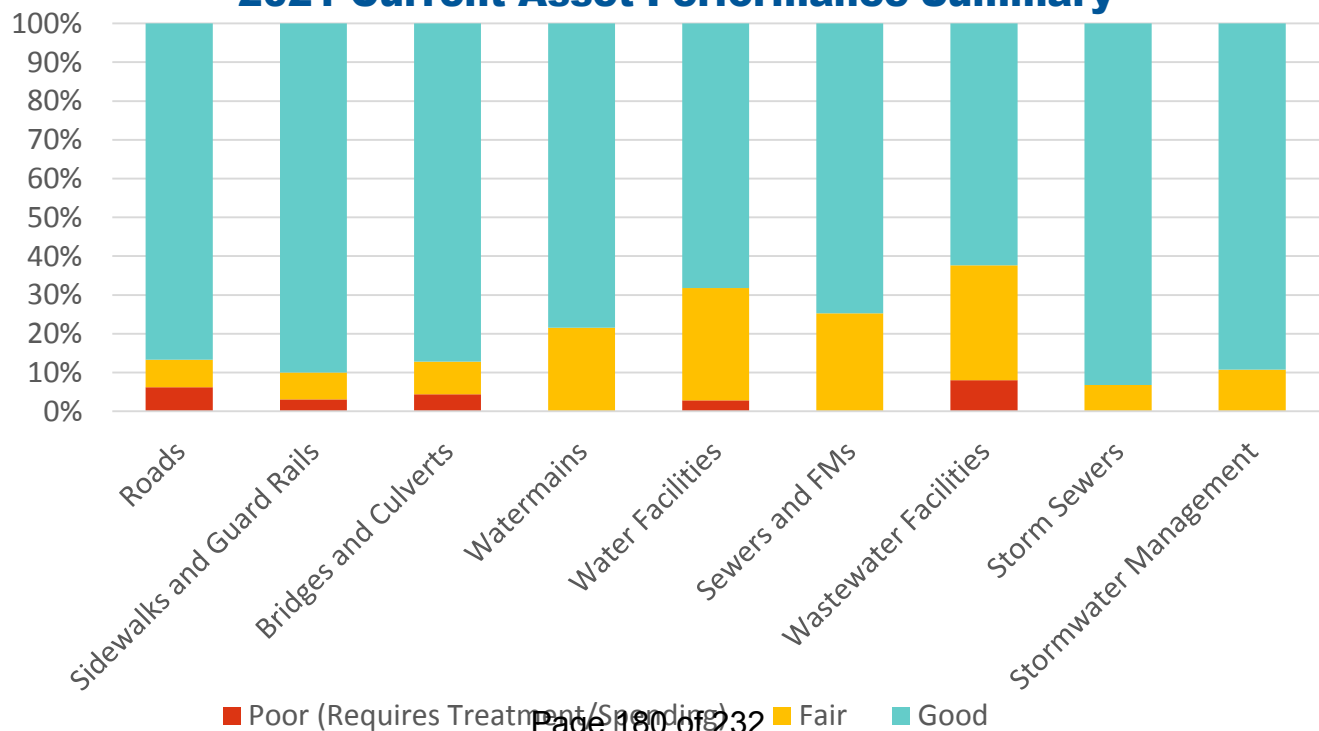
Performance Category	Description	State of Assets
Good	Asset performance meets or exceeds its objectives/requirements.	No Deficiencies
Fair	Asset performance is nearing the point where it will not meet its objectives/requirements.	Has Deficiencies
Poor	Asset performance is not meeting its objectives/requirements.	Requires Treatment (Spending)

Assets are categorized into three performance levels based on their condition and ability to meet service objectives:

- **Good Performance:** Assets in this category are operating as intended, with no known deficiencies. They are fully meeting established service expectations and objectives.
- **Fair Performance:** Assets in this category exhibit some deficiencies but remain functional and do not currently require capital investment for rehabilitation or replacement.
- **Poor Performance:** Assets in this category are not meeting performance expectations or service objectives. These assets require investment to be restored to a good condition.

A review of the current asset inventory indicates that the highest proportion of assets in the poor performance category is found within the roads and wastewater facilities asset groups. The estimated total replacement cost of assets in this category is approximately \$22.4 million, representing about 3.5% of the total asset portfolio.

2021 Current Asset Performance Summary



Levels of Service (LOS) for Core Infrastructure Asset

This section outlines the current and proposed Levels of Service (LOS) for the Town of Wasaga Beach's core infrastructure assets, in alignment with the requirements of Ontario Regulation 588/17: Asset Management Planning for Municipal Infrastructure.

Under the regulation, municipalities are required to define and report both Community LOS (qualitative measures based on user experience) and Technical LOS (quantitative performance metrics) for the five core infrastructure categories:

- Roads
- Bridges and Culverts
- Water Distribution Systems
- Wastewater Collection Systems
- Stormwater Management Systems

Defining Levels of Service provides a structured framework for:

- Understanding how assets support service delivery to residents and businesses,
- Monitoring performance and identifying service gaps,
- Informing long-term capital planning and resource allocation,
- Aligning infrastructure decisions with community expectations, safety standards, and legislative obligations.

The LOS tables that follow describe the current performance of each core asset class, based on available condition, usage, and compliance data; and the proposed service targets that the Town aims to maintain or achieve over time, based on asset criticality, affordability, and growth trends.

These targets serve as benchmarks for tracking service delivery and asset reliability. Where condition data is limited, level of service targets are based on lifecycle assumptions, regulatory compliance, and available operating experience. As asset data quality improves and performance monitoring becomes more robust, level of service targets will be refined to support a more dynamic and performance-driven asset management approach.

Table 3.1 and Table 3.2 outline the community level of service and the technical level of service for the Town's core infrastructure assets. Meeting these targeted levels of service is dependent on the Town's financial ability to invest as required to meet target.

3.1 Core Infrastructure Assets – Community Levels of Service

Asset Class	Community Level of Service Metric (Qualitative)	Metric Description	Level of Service Target
Roads	Pavement Condition Description	Pavement condition is assessed using a Pavement Condition Index (PCI). Roads rated 90–100 appear smooth with no visible defects; 70–89 may show minor wear such as surface cracks; roads below 70 may exhibit potholes, rutting, or uneven surfaces noticeable to drivers and pedestrians	≥ 80% of paved roads with PCI > 70
	Condition Assessment Method	Condition determined through PCI scores from Roads Needs Study and routine inspections. Gravel roads monitored via grading logs and staff inspection.	Update Roads Needs Study every 5 years; maintain >75% gravel roads in good condition
Bridges and Culverts	Traffic Supported	Structures support vehicular traffic, emergency services, pedestrians, and cyclists.	All major transportation corridors accessible via bridge and culvert structures
	Condition Assessment Method	Inspected every 2 years following Ontario Structure Inspection Manual (OSIM) standards.	Maintain ≥ 90% of bridges and ≥ 85% of culverts with BCI > 70
Water Distribution System	Service Coverage Description	All serviced properties in developed areas are connected to the municipal water system.	100% coverage in developed service areas
	Condition Assessment Method	Based on age, material type, break history, and capital plans by OCWA. Monitored through SCADA and manual inspections.	SCADA monitoring operational; OCWA 10-year capital plan updated annually

Wastewater System	Service Coverage Description	All serviced areas, including residential and institutional properties, are connected to the municipal sanitary system.	100% coverage in developed service areas
	Condition Assessment Method	Based on pipe age and material. OCWA inspections and maintenance records used. CCTV inspections to be phased in.	Annual OCWA review; full system CCTV inspection every 5 years (planned)
Stormwater Management System	Flood Protection Area Description	Storm infrastructure protects developed areas from 1-in-100-year storm events.	≥ 95% of serviced area resilient to 1:100 year storm events
	Condition Assessment Method	Based on age and material. Visual inspections of surface infrastructure; no formal underground condition assessments completed.	Formal condition assessments of storm ponds and critical assets planned within 5 years

3.2 Core Infrastructure Assets – Technical Levels of Service

Asset Class	Technical Level of Service Metric (Quantitative)	Metric Description	Level of Service Target
Roads	Paved roads in good to very good condition (PCI > 70)	% of paved roads with PCI > 70	≥ 80%
	Unpaved roads in good to very good condition	% of gravel roads with acceptable grading index	≥ 75%
Bridges and Culverts	Bridges with BCI > 70	% of bridges in good to very good condition (BCI > 70)	≥ 90%
	Culverts with BCI > 70	% of culverts in good to very good condition (BCI > 70)	≥ 85%
Water System	# of water main breaks per 100 km/year	Annual breaks per 100 km of water main	≤ 10

Wastewater System	% of properties connected to water system	Coverage of municipal water supply	100% in serviced area
	# of sewer backups per 100 km/year	Annual backups/blockages per 100 km	≤ 5
Stormwater Management System	% of properties connected to wastewater system	Coverage of municipal sewer system	100% in serviced area
	% of properties resilient to 100-year storm event	% of area protected by storm infrastructure for 1:100 year storm	≥ 95%
	% of stormwater system with sufficient capacity	% of pipes/channels sized for design standard	≥ 90%

Levels of Service (LOS) for Non-Core Asset

In addition to core infrastructure, the Town of Wasaga Beach maintains a wide range of non-core municipal assets that are essential to delivering high-quality community services. These include buildings, vehicles and equipment, and parks and land improvements

By defining Levels of Service for non-core assets, the Town is able to:

- Monitor performance of municipal services that residents rely on daily
- Identify maintenance and capital investment needs before service issues arise;
- Prioritize resources based on service impacts and operational risk; and
- Support long-term planning aligned with Council goals and community expectations.

Tables 3.3 and 3.4 in this section outline both the current service levels provided by non-core assets and the performance targets the Town seeks to achieve or maintain. These targets will continue to evolve as additional condition and usage data becomes available, particularly through the Town's Enterprise Asset Management System PSD CityWide and internal reporting processes.

3.3 Non-Core Assets – Community Levels of Service

Asset Class	Community Level of Service Metric (Qualitative)	Metric Description	Level of Service Target
Buildings	Facility Accessibility and Functionality	Town buildings are accessible, safe, and support municipal operations and public programming.	≥ 95% of Town facilities meet AODA and building code standards, and are open for programming as scheduled

	Operational Uptime	Facilities are open and operational during planned hours of service (e.g., RecPlex, Library, and Town Hall).	≥ 98% operational availability during scheduled hours
Land Improvements	Availability and Condition of Park Features	Parks and public spaces (e.g., playgrounds, green spaces, and pavilions) are open, safe, and well-maintained.	100% of parks open during season; ≥ 90% of equipment in fair or better condition
	Park Maintenance Frequency	Frequency of inspections and upkeep activities for parks and land improvements.	All parks maintained and inspected at least annually
Vehicles and Equipment	Reliability of Municipal Services	Town vehicles and equipment (e.g., fire trucks, snowplows, and public works vehicles) are available when needed with minimal service disruption.	≥ 90% of fleet vehicles available for use on during service hours
	Maintenance Responsiveness	Vehicles are repaired and returned to service within target timelines based on criticality.	100% of emergency service vehicles repaired within 48 hours of breakdown

3.4 Non-Core Assets – Technical Levels of Service

Asset Class	Technical Level of Service Metric (Quantitative)	Metric Description	Level of Service Target
Buildings	% of buildings compliant with AODA and fire code	Tracks accessibility and safety compliance across municipal buildings.	≥ 95% of buildings compliant with current code and accessibility standards
	Average facility downtime per year (hours)	Measures how long buildings are closed due	< 50 hours per facility per year

		to maintenance, system failure, or repairs.	
Land Improvements	# of open safety-related work orders	Tracks number of outstanding safety issues (e.g., damaged playgrounds, broken benches).	≤ 5 open safety-related issues town-wide at any time
	Average inspection interval (days)	Frequency of routine park and equipment inspections.	Every 14 days (biweekly) from May to October
Vehicles and Equipment	% of fleet vehicles available during service hours	Measures operational availability across all municipal service vehicles.	≥ 90% fleet availability
	% of vehicles past expected useful life	Percentage of vehicles still in service beyond standard lifecycle.	≤ 15% of fleet

Performance Monitoring

Level of Service targets are monitored annually and reported to Council every two years as part of ongoing asset management updates. Significant variances trigger review and potential adjustments in capital planning or maintenance practices.

Continuous Improvement of Asset Management Planning

The Town of Wasaga Beach strives to ensure comprehensive and informed asset management planning for the future. Ongoing data collection and condition assessments will be utilized to ensure the qualitative and quantitative information in regards to the Town's assets are current and relevant. Staff will also receive training in asset management best practices and asset maintenance reporting to support effective decision making.

To support these efforts, the Town incorporates the following key practices:

- Integration of GIS and enterprise asset management software
- Regular stakeholder engagement and Council reporting
- AMP update every 5 years (next due in 2029)
- Roads need study updated every 5 years
- Bridge assessments completed every 2 years
- Run model for both water distribution and sanitary every 5 years to check running capacity and when to implement upgrades

Risk Assessment – Core Infrastructure Assets

Asset management planning for core infrastructure not only considers asset condition and replacement costs, but also evaluates the risks associated with potential asset failure or service disruption. This ensures that the Town can continue to provide essential services—such as clean drinking water, safe roads, effective drainage, and reliable wastewater collection—even under challenging conditions.

As part of this Asset Management Plan, a risk assessment was completed for each of the core asset classes, including roads, bridges and culverts, water, wastewater, and stormwater systems. The goal is to assess:

- The **likelihood** of failure or underperformance, based on factors such as age, material, and maintenance history; and
- The **impact** of failure, including safety concerns, service interruptions, environmental risks, and financial consequences.

This high-level analysis supports capital planning by helping prioritize asset replacement, condition assessments, and funding allocation. Over time, this risk evaluation will be enhanced with asset-specific data, system modeling, and criticality scoring to support a more advanced risk-based approach.

Asset Class	Risk Description	Likelihood	Impact	Risk Level	Mitigation
Roads	Surface deterioration or structural failure creates safety hazards and higher repair costs.	Medium	High	High	Conduct Roads Needs Study every 5 years; implement proactive maintenance (e.g., crack sealing, resurfacing).
	Poor drainage or winter damage accelerates deterioration.	Medium	Medium	Medium	Ensure proper stormwater integration and seasonal road maintenance.
Bridges and Culverts	Structural failure poses significant safety and financial risks.	Low	High	Medium	Perform biennial OSIM inspections and complete prioritized rehabilitation works.
	Load restrictions impact emergency or commercial vehicle access.	Medium	Medium	Medium	Monitor bridge condition indices and plan upgrades for critical crossings.

Water Distribution System	Watermain break or treatment system failure disrupts service or causes property damage.	Medium	High	High	Maintain SCADA monitoring, complete OCWA inspections, and perform lifecycle replacements.
	Water quality non-compliance due to system degradation	Low	High	Medium	Ensure regular sampling, operator training, and equipment upgrades.
Wastewater System	Sewer backup or overflow due to system failure or blockage.	Medium	High	High	Conduct routine flushing, CCTV inspections, and prioritize high-risk segments for renewal.
	Pumping station failure disrupts flow and risks environmental contamination.	Low	High	Medium	Regular OCWA maintenance and 10-year capital forecast implementation.
Stormwater Management System	Inadequate capacity causes flooding during major rain events.	High	High	High	Design new infrastructure to 1:100 year storm standard and update stormwater models.
	Sediment buildup or infrastructure deterioration reduces system performance.	Medium	Medium	Medium	Clean storm ponds and OGS units; implement inspection schedule for catch basins and mains.

Risk Assessment – Non-Core Assets

Effective asset management requires not only tracking the condition and value of municipal assets, but also understanding the risks that may affect the Town's ability to deliver services. Risk assessments help identify where asset failure or service disruption could have the greatest impact and guide the prioritization of maintenance, renewal, and capital investment.

For non-core municipal assets—such as buildings, vehicles and equipment, and parks and land improvements—the Town of Wasaga Beach has conducted a high-level risk assessment to evaluate both the likelihood of asset-related issues and the potential consequences to operations, public safety, and service delivery. This process supports proactive planning and helps ensure that available resources are allocated where they will have the greatest effect on minimizing service interruptions or safety concerns.

The table below outlines the key risks associated with each non-core asset class, along with assigned risk ratings and recommended mitigation strategies. Risk levels are based on a combination of:

- **Likelihood:** The probability that a failure or issue will occur; and
- **Impact:** The severity of the consequence if the issue does occur.

This analysis will be refined over time as additional condition data, usage statistics, and maintenance records are collected. Future versions of the Asset Management Plan will incorporate evolving risk factors, updated inspection results, and asset-specific criticality models to further strengthen the Town's decision-making process.

Asset Class	Risk Description	Likelihood	Impact	Risk Level	Mitigation
Buildings	Major system failure (e.g., HVAC, roof) disrupts programming or public access.	Medium	High	High	Conduct regular building inspections and maintain capital reserves for urgent repairs.
	Building non-compliance with accessibility or fire codes.	Low	High	Medium	Annual compliance reviews and phased accessibility upgrades.
Land Improvements	Playground or equipment failure causes public safety hazard.	Low	High	Medium	Biweekly inspections during peak season; repair within 48 hours of reported issues.
	Vandalism or misuse leads to park deterioration.	Medium	Medium	Medium	Increase signage, visibility, and coordinate with bylaw enforcement for monitoring.
Vehicles and Equipment	Vehicle breakdown delays critical services (e.g., plowing, fire response).	Medium	High	High	Implement preventive maintenance schedules and keep critical spare vehicles in reserve.
	Inadequate fleet renewal leads to increased downtime and repair costs.	High	Medium	High	Maintain fleet replacement in line with annual evaluations, financial feasibility, lifecycle data, and performance tracking.

All levels of service targets are subject to financial viability

Asset Management Strategy

The Town's Asset Management Strategy outlines the planned actions necessary to ensure that municipal assets continue to deliver the desired levels of service in a sustainable, cost-effective, and risk-informed manner. These actions are guided by the key principles set out in the Town's Strategic Asset Management Policy, which inform decision-making across the organization.

In support of these principles, the Town applies a combination of non-infrastructure solutions, maintenance, renewal, replacement, and expansion strategies, as detailed below:

Non-Infrastructure Solutions

The Town will continue to explore and implement non-infrastructure solutions that reduce lifecycle costs or extend asset longevity. These may include improved integration of infrastructure and land use planning, demand management, process optimization, managed risk or failure strategies, and insurance solutions. Key assessment tools supporting these strategies include:

- **Road Needs Study** – conducted every five years to assess pavement condition and prioritize renewal;
- **Bridge Inspections (OSIM)** – performed every two years to evaluate structural integrity in compliance with provincial standards;
- **Building Condition Assessments** – undertaken as required to assess and prioritize facility maintenance and renewal;
- **Vehicle Condition Assessments** – performed regularly by Town mechanics in accordance with the Vehicle Replacement Schedule.

Maintenance Activities

Ongoing maintenance activities include scheduled inspections, preventative maintenance, and responsive repairs related to asset wear or unexpected events. Maintenance plans are developed and implemented by the Public Works and Parks, Facilities and Recreation departments, using data from the condition assessments noted above.

Renewal and Rehabilitation

Major repairs and rehabilitation efforts are identified through condition monitoring and prioritized during the annual budget process. These activities are typically funded through various sources, including the Capital Replacement Reserve, and aim to restore asset performance while extending useful life.

Replacement and Disposal

Assets are replaced based on condition assessments, performance data, and, where applicable, end-of-life failure. All asset procurements follow the Town's Procurement Policy. When possible, the Town seeks opportunities to collaborate with other municipalities or the County of Simcoe to jointly procure assets and reduce costs through economies of scale.

Expansion Activities

Asset expansion and growth-related investments are planned in alignment with the Town's Development Charges Background Study. Projects proceed where actual growth aligns with

forecasted development, ensuring infrastructure expansion is both timely and financially sustainable.

Procurement Methods

The Town's procurement activities follow Purchasing Bylaw No. 2022-68, as approved by Council. This bylaw establishes the framework for all procurement and contracting processes, ensuring alignment with applicable legislation and trade agreements. The bylaw is scheduled for review and update in September 2027.

The procurement policy is designed to achieve the following key objectives:

1. **Defined Roles and Accountability** - Clearly outline the responsibilities, authorities, and accountabilities of the Chief Administrative Officer (CAO), Treasurer, and other designated staff involved in procurement and contracting activities.
2. **Transparency and Best Value** - Ensure that all procurement processes are conducted with openness, fairness, and integrity, while securing the best overall value for public funds.
3. **Ethical Conduct and Conflict Avoidance** - Promote high standards of ethical behavior and mitigate the risk of real, apparent, or potential conflicts of interest between suppliers and elected officials or municipal staff.
4. **Sustainability and Accessibility** - Support environmental sustainability goals and ensure that all procurement practices comply with applicable accessibility requirements.
5. **Legal and Trade Compliance** - Ensure that procurement activities align with legal obligations and relevant trade agreements to uphold the Town's contractual and regulatory responsibilities.

This policy framework supports sound financial stewardship and reinforces public confidence in the Town's procurement processes.

Funding Strategy and Capital Replacement Planning

The Town has consistently maintained a 10-Year Capital Plan and a 4-Year Operating Forecast, providing a strong foundation for identifying and prioritizing the community's infrastructure needs. This forward-looking planning framework enables staff to proactively assess future demands and allocate resources effectively.

Over recent years, the average annual tax levy allocated to the Capital Program (excluding Water and Wastewater) has been approximately \$3.5 million, supporting a total capital investment ranging from \$16 million to \$39 million annually. Looking ahead, the capital program (excluding Water/Wastewater) is projected to continue in the range of \$16 million to \$38 million per year. To meet the demands of this program, the required annual tax levy support is expected to increase to \$5 million up to \$8 million, leaving a funding gap of about \$1.5M to \$4.5M.

The capital program has traditionally been funded through a combination of the following sources:

1. **Tax Levy Contributions** – averaging approximately \$3.5 million per year

2. **Transfers from Reserves** – averaging approximately \$4.0 million per year
3. **Grant Funding** – averaging approximately \$2.0 million per year
4. **Debenture Financing** – averaging approximately \$0.5 million per year
5. **Development Charges (DCs)** – contributing between \$5 million and \$10 million per year, depending on project eligibility and growth-related needs.

Debt Capacity and Management

The Town's current Annual Repayment Limit (ARL) is approximately \$11 million, representing the maximum allowable annual debt servicing cost. Presently, the Town is utilizing about \$2.8 million, or 25%, of its ARL, leaving additional capacity to support future borrowing needs.

One major capital initiative—the Wasaga Stars Arena and Library—was completed and capitalized in 2023. The project was partially funded through debt financing, with an estimated annual debt servicing cost of approximately \$1 million which is included in the \$2.8 million annual debt servicing cost. This cost remains well within the Town's available debt-carrying capacity and is accounted for in the Town's long-term financial planning.

Operating Budget and Asset Maintenance

In addition to capital expenditures, the Town continues to fund annual infrastructure maintenance activities through its Operating Budget, averaging approximately \$1.0 million per year. This ongoing investment is essential to ensure the continued performance and reliability of municipal assets.

Strategic Capital Projects – Beachfront Redevelopment

The Town has also included in its long-term financial forecast a major, multi-year initiative: the redevelopment of the Beachfront. A key component of this project is the reconstruction of Beach Drive, including a new roundabout, with a total estimated cost of \$28 million over the period 2025 to 2027. This project is 50% eligible for Development Charges, and the Town is actively exploring options to fund the remaining 50%, which may include:

- Land sales;
- Grant funding opportunities;
- Interim or bridge financing aligned with future cash flow availability.

At the time of this report, project planning and organizational development for the Beachfront redevelopment are ongoing. In 2025, the Town was awarded a \$10.9 million grant through the Provincial Municipal Housing and Infrastructure Program (MHIP): Housing Enabling Core Servicing (HECS) Stream, to support the beachfront development project.

Financing Strategy - Tax Supported Assets

As outlined in the previous section, the Town is currently facing a funding gap of approximately \$4.5 million. This figure includes the annual contributions to the Capital Replacement Fund, which

currently stands at \$1.0 million—reduced from the \$1.5 million contribution recommended in the previous Asset Management Plan. Maintaining and ultimately increasing this contribution is critical to the long-term viability and effectiveness of the Asset Management Plan.

Assuming the Town continues its annual contribution of \$1.0 million to the Capital Replacement Fund, the following financial strategy is recommended to support tax-supported capital assets and ensure sustainable funding:

1. **Ongoing Annual Contribution**- Maintain an average annual contribution of \$1.0 million to the Capital Replacement Fund, with consideration given to overall affordability and operating budget constraints.
2. **Gradual Increase to the Municipal Capital Levy** - Increase the Municipal Capital Levy from the current level of \$3.5 million to \$8.0 million over the next seven years. In years with lower capital investment requirements, the difference between actual capital spending and the \$8.0 million levy should be allocated to reserves. This approach anticipates future capital needs and supports more consistent funding over time.
3. **Utilization of External Funding Sources** - Continue to leverage available grants, including annual federal and provincial funding such as the Federal Gas Tax and Ontario Community Infrastructure Fund (OCIF), with an assumed annual contribution of \$1.0 to \$2.0 million.
4. **Strategic Use of Debt Financing** - Apply debentures strategically in alignment with the asset replacement schedule. While this will increase the Town's debt levels, they are expected to remain within manageable limits, consistent with the Town's Annual Repayment Limit (ARL).

By implementing this multi-faceted funding approach, the Town can proactively manage its infrastructure needs while maintaining fiscal responsibility and ensuring the long-term sustainability of its capital assets.

Financing Strategy – Water/Wastewater User Fee Supported Assets

As outlined in the previous section, the Town is currently experiencing a funding gap of approximately \$2.1 million for water and wastewater infrastructure. This shortfall includes a critical annual contribution of approximately \$2.0 million to the Water/Wastewater Replacement Fund. Maintaining this level of investment is essential to ensure the long-term feasibility and sustainability of the Town's Asset Management Plan.

Assuming the Town continues its annual contribution of \$2.0 million to the Water/Wastewater Replacement Fund, the following financing strategy is proposed to support ongoing capital renewal and system reliability for water and wastewater assets:

1. **Ongoing Annual Contributions** - Continue the annual contribution of \$2.0 million to the Water/Wastewater Replacement Fund, balancing the need for reinvestment with affordability and budgetary constraints.

2. **Planned Rate Increases** - Implement annual utility rate increases of 5.0% for water services and 13.3% for wastewater services. These increases are necessary to align revenues with the true cost of service delivery and long-term capital replacement needs.
3. **Utilization of External Funding Sources** - Pursue and utilize grant opportunities as they become available to supplement the Town's investment and reduce the financial burden on ratepayers.
4. **Strategic Use of Debt Financing** - Employ debenture financing where appropriate, based on the timing and scale of capital projects identified in the asset replacement schedule. This approach will help spread costs over time while preserving reserve balances.

Through this comprehensive funding approach, the Town will position itself to effectively manage and sustain its water and wastewater infrastructure while maintaining fiscal responsibility and regulatory compliance.

Lifecycle Contributions

Sustainable asset management requires ongoing investment in the replacement and rehabilitation of Town infrastructure. This section outlines the recommended annual contributions needed to support asset lifecycle requirements across various service areas. Current funding levels—while proactive in many respects—highlight notable shortfalls between projected reserve contributions and long-term infrastructure needs. Continued strategic financial planning, including regular rate reviews and reserve allocations, will be essential to close these gaps and ensure the long-term viability of the Town's infrastructure.

Tax Supported Assets Lifecycle Contributions

Based on the data presented throughout this Asset Management Plan, the following chart outlines the recommended annual contributions required to adequately fund the lifecycle replacement and/or rehabilitation of the Town's assets.

Table 4.1 - Summary Tax Supported Assets Lifecycle Contributions

Asset Class	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Road Assets	\$209,296,056	34	18	\$6,120,862
Storm Sewer Assets	\$61,308,356	70	51	\$875,834
Vehicles & Equipment	\$30,875,286	16	8	\$1,947,247
Buildings	\$73,841,385	37	13	\$1,996,846
Bridges	\$35,209,044	64	28	\$553,928
Land Improvements	\$7,460,778	26	11	\$286,953
Total Tax Supported Assets (\$8M Levy)	\$417,990,905			\$11,781,670

As referenced in the Funding Strategy and Capital Replacement Planning section of the Asset Management Plan, the funding gap is in the range of \$1.5M to \$4.5M. The estimated annual requirement for asset replacement cost is \$11.8 million, although some of this cost is not funded through the levy, hence the lower funding gap range.

This gap is inclusive of the Town's average annual contribution of \$1.0 million to the Capital Replacement Reserve. Like many municipalities across Canada, the Town faces challenges in fully funding long-term infrastructure needs. Fortunately, the majority of the Town's assets are currently meeting expected service levels.

Council continues to allocate a portion of the Ontario Municipal Partnership Fund (OMPF) grant toward the Capital Replacement Reserve. In 2024, of the \$943,100 grant received, a total of \$707,325 (representing 75% of the grant) was part of the annual reserve contribution. However, this grant is decreasing at a rate of 15% annually. Recent budgets have included contributions above the OMPF allocation, and future financial planning must continue to prioritize dedicated funding for asset replacement to support long-term asset management sustainability.

Water/Wastewater User Fee Supported Assets Lifecycle Contributions

Based on the analysis presented throughout this Asset Management Plan, the following chart outlines the recommended annual reserve contributions required to support the lifecycle replacement and/or rehabilitation of water and wastewater infrastructure.

Each year, staff review and update the Water and Wastewater rates, incorporating asset management data alongside considerations of affordability for residents. Over the past three years, the average annual contribution to the Lifecycle Reserve has been approximately \$2.9 million.

Table 4.2 - Summary Water/Wastewater User Fee Supported Assets

Asset Class	Estimated Replacement Cost in 2024	Average Useful Life (Years)	Average Weighted Useful Life Remaining	Estimated Annual Replacement Cost
Buildings	\$52,397,164	51	27	\$1,027,395
Vehicles & Equipment	\$6,744,881	17	8	\$395,594
Wastewater Assets	\$132,049,805	80	53	\$1,650,622
Water Assets	\$117,827,052	78	51	\$1,510,603
Total	\$309,018,901			\$4,584,215

With several major projects planned in the coming years, the Town has increased water and wastewater rates in accordance with the Water and Wastewater Rate Study to help sustain the necessary reserve contributions. Despite these adjustments, projected contributions are expected

to decrease toward \$2.0 million annually, resulting in an estimated annual funding shortfall of \$2.6 million.

Summary and Conclusion

Residents of the Town of Wasaga Beach benefit from a wide range of core municipal services supported by the Town's infrastructure, including the road network, water distribution system, sanitary sewer collection system, drainage infrastructure, and community facilities. Like all municipalities across Canada, the Town faces a range of challenges in maintaining these services—such as stricter environmental regulations, sustainability demands, rising energy and fuel costs, population growth, and an aging infrastructure base.

Over the past three decades, the Town's infrastructure network has expanded significantly to meet the needs of a growing community. Fortunately, much of the asset inventory remains relatively young and is in good condition, providing the Town with a strategic opportunity to begin proactively planning and saving to support long-term asset sustainability.

The Town's long-term financial plans for asset renewal are designed to provide Council with the insights necessary to develop informed and forward-looking funding strategies. Town staff will continue to build internal asset management capacity to support evidence-based decision-making and ensure the Town remains well-positioned to meet future service demands.

As the Town continues to implement its Asset Management Program, future updates will incorporate the next phase of regulatory requirements—ensuring that all assets are accounted for, and that service levels are defined, measured, and targeted as part of a comprehensive, performance-driven approach to infrastructure management.

Appendix A – Town of Wasaga Beach Strategic Asset Management Policy (2020)



THE CORPORATION OF THE TOWN OF WASAGA BEACH POLICY MANUAL

SECTION NAME: Treasury	POLICY NUMBER: 4-7
POLICY: Strategic Asset Management Policy	REVIEW DATE: June 2024
EFFECTIVE DATE: June 25, 2019	REVISIONS:
ADOPTED BY BY-LAW: 2020 - 24	ADMINISTERED BY: Asset Management Committee and Director of Finance and Treasurer

1.0 PURPOSE

The purpose of this policy is to provide leadership in and commitment to the development and implementation of the Town of Wasaga Beach's asset management program. It is intended to guide the consistent use of **asset management** principles across the organization and support the delivery of sustainable community services for now and the future.

By using sound asset management practices, the Town will work to ensure that all municipal infrastructure assets meet expected performance levels and continue to provide desired service levels in the most efficient and effective manner.

This policy demonstrates a commitment to the good stewardship of municipal infrastructure assets, and to improved accountability and transparency to the community through the adoption of best practices regarding asset management planning.

2.0 POLICY STATEMENT

To guide the Town, the following policy statements have been developed:

1. The Town will implement an asset management program through all departments. The program will promote lifecycle and risk management of municipal infrastructure assets, with the goal of achieving the lowest total cost of ownership while meeting desired levels of service.



2. The Town will develop and establish its asset investment and financial strategies with a focus on ensuring the lowest overall lifecycle (service life) cost.
3. The Town will implement continuous improvement protocols and adopt best practices regarding asset management planning.
4. The Town will develop and maintain an asset inventory of all municipal infrastructure assets which includes, at a minimum, a unique ID, description, location information, value (both historical and replacement), performance characteristics and/or condition, estimated remaining life, estimated cost repair, rehabilitation or replacement costs. Moving forward, the Town will strive to enhance their asset inventory by collecting more valuable asset attributes against their infrastructure assets.
5. The Town will develop an asset management plan (AMP) that incorporates all infrastructure categories and municipal infrastructure assets that are necessary to the provision of services. This may include assets that fall below their respective capitalization thresholds as outlined in the Town's Tangible Capital Asset Policy. The scope of these assets will be determined, according to relevance, based on the professional judgment of Town senior staff. The AMP will be reviewed annually to address the Town's progress in implementing its asset management plan and updated at least every five years in accordance with O. Reg. 588/17 requirements, to promote, document and communicate continuous improvement of the asset management program.
6. The Town will integrate asset management plans, practices and principles with its long-term financial planning and budgeting strategies. This includes the development of financial plans that determine the level of funding required to achieve short-term operating and maintenance needs, in addition to long-term funding needs to replace and/or renew municipal infrastructure assets based on full lifecycle costing.
7. The Town will explore innovative funding and service delivery opportunities, including but not limited to grant programs, public-private partnerships (P3), and shared provision of services, as appropriate.
8. The Town will develop meaningful performance metrics and reporting tools to transparently communicate and display the current state of asset management practice to Council and the community.
9. The Town will consider the risks and vulnerabilities of municipal infrastructure assets to climate change and the actions that may be required including, but not limited to, anticipated costs that could arise from these impacts, adaptation opportunities, mitigation approaches, disaster planning and contingency funding. Impacts may include matters relating to operations, levels of service and lifecycle management
10. The Town will ensure that all financial plans are coordinated and align with the established asset management plan and any other applicable legislation.
 - i. The Ten-Year Capital Plan details the financial plans related to the Town's water and wastewater assets, including those prepared under the Safe Drinking Water Act, 2002.

11. The Town will align all asset management planning with the Province of Ontario's land-use planning framework to be consistent with and conform to any relevant policy statements issued under section 3(1) of the Planning Act; the provincial plans that are in effect on that date; and with all municipal official plans.
12. The Town will coordinate planning for interrelated municipal infrastructure assets with separate ownership structures by pursuing collaborative opportunities with neighbouring municipalities and jointly-owned municipal bodies wherever viable and beneficial.
13. The Town will develop processes and provide opportunities for municipal residents and other interested parties to offer input into asset management planning wherever and whenever possible.

3.0 DEFINITIONS

Unless otherwise noted, the definitions provided in this document align with those outlined in Ontario Regulation 588/17 (O. Reg. 588/17), Asset Management Planning for Municipal Infrastructure, under the *Infrastructure for Jobs and Prosperity Act, 2015*.

1. **Asset management (AM)** – the coordinated activity of an organization to realize value from assets. AM involves the balancing of costs, opportunities and risks against the desired performance of assets, to achieve organizational objectives.
2. **Asset management plan (AMP)** – documented information that specifies how the activities, resources, and timescales required for an individual asset, or a grouping of assets, are to be managed over a period of time. The plan describes the characteristics and condition of infrastructure assets, the levels of service expected from them, planned actions to ensure the assets are providing the expected level of service, and financing strategies to implement the planned actions.
3. **Capitalization threshold** – the value of a municipal infrastructure asset at or above which a Town will capitalize the value of it and below which it will expense the value of it.
4. **Green infrastructure asset** – an infrastructure asset consisting of natural or human-made elements that provide ecological and hydrological functions and processes and includes natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces and green roofs.
5. **Level of service** – parameters, or combination of parameters, which reflect social, political, environmental and economic outcomes that the asset or municipality delivers.
6. **Lifecycle activities** – activities undertaken with respect to a municipal infrastructure asset over its service life, including constructing, maintaining, renewing, operating and decommissioning, and all engineering and design work associated with those activities.

7. **Municipal infrastructure asset** – an infrastructure asset, including a green infrastructure asset, directly owned by a Town or included on the consolidated financial statements of a Town, but does not include an infrastructure asset that is managed by a joint municipal board.

4.0 Alignment with the Town's Strategic Direction

This policy aligns with the Town of Wasaga Beach's Official Plan, Council Priorities, and the 10 Year Capital Plan.

1. Town of Wasaga Beach Official Plan 2013

a) Goals

- i. Maintaining the natural amenity and agricultural function of the rural area of the Town in the short terms, in compliance with Provincial growth management targets.
- ii. Provide policies to ensure that growth and development occur in a manner that will minimize public health and safety issues, including the protection of human life and property from water and related hazards such as flooding and erosion.
- iii. Provide policies in regard to land use decisions that promote water and energy conservation and support the efficient use of water resources on a watershed basis
- iv. Policies to plan for public streets, spaces and facilities to be safe, accessible, meet the needs of pedestrians and facilitate pedestrian movement, including but not limited to walking and cycling.
- v. Ensuring that all development or redevelopment meets a high quality of community and urban design.

2. Council Priorities

a. Goals

- i. Determine the town's role in the development of the downtown area and beachfront;
- ii. Determine the best location(s) and build a new twin pad arena and library;
- iii. Promote and facilitate the construction of affordable, attainable, and safe housing;
- iv. Support the private sector in growing and diversifying the tax base;
- v. Continue to build a safer and healthier community, mindful of the needs of various neighbourhoods in town;
- vi. Implement changes to Council's governance and structure to improve

accountability and transparency;

- vii. Maintain the financial health of the town while meeting the service needs of the community;
- viii. Review the town's assets and determine a strategy to deal with them in the best interest of the municipality
- ix. Build pride in the community through effective communication, events and initiatives
- x. Build an efficient, well-functioning, customer-oriented organization to deliver on Council's priorities.

5.0 ROLES AND RESPONSIBILITIES

The development and continuous support of the Town's asset management program requires a wide range of duties and responsibilities. The following passages outline the persons responsible for these tasks:

Council

- i. Approve the AM policy and direction of the AM program through its approval of the Town's asset management plan
- ii. Maintain adequate organizational capacity to support the core practices of the AM program
- iii. Prioritize effective stewardship of assets in adoption and ongoing review of policy and asset management plan
- iv. Approve capital and operating budgets delivered by Staff

Leadership Team

- i. Development of policy and policy updates
- ii. Provide corporate oversight to goals and directions and ensure the AM program aligns with the Town's strategic priorities
- iii. Ensure that adequate resources are available to implement and maintain core AM practices
- iv. Develop and monitor levels of service and make recommendations to Council
- v. Track, analyze and report on AM program progress and results
- vi. Provide leadership in AM practices and concepts

Departmental Staff

- i. Utilize new business processes and technology tools as they are implemented as part of the AM program

- ii. Participate in implementation task teams to carry-out AM activities such as the Asset Planning Steering Committee (APSC)
- iii. Implement and maintain defined capital asset levels of service
- iv. Manage budgets based on lifecycle activities and financial management strategies

Public

- i. Engage and voice level of service expectations and concerns to Council and Staff through surveys and public engagement opportunities

6.0 KEY PRINCIPLES

The Town shall consider the following principles as outlined in section 3 of the Infrastructure for Jobs and Prosperity Act, 2015, when making decisions regarding asset management:

1. Infrastructure planning and investment should take a long-term view, and decision-makers should consider the needs of citizens by being mindful of, among other things, ability to pay, demographic and economic trends.
2. Infrastructure planning and investment should consider any applicable budgets or fiscal plans.
3. Infrastructure priorities should be clearly identified in order to better inform investment decisions respecting infrastructure.
4. Infrastructure planning and investment should ensure the continued provision of core public services, such as safe drinking water and reliable transportation services.
5. Infrastructure planning and investment should promote economic competitiveness, productivity, job creation and training opportunities.
6. Infrastructure planning and investment should ensure that the health and safety of workers involved in the construction and maintenance of infrastructure assets is protected.
7. Infrastructure planning and investment should foster innovation by creating opportunities to make use of innovative technologies, services and practices, particularly where doing so would utilize technology, techniques and practices developed in Ontario.
8. Infrastructure planning and investment should be evidence based and transparent, and, subject to any restrictions or prohibitions under an Act or otherwise by law on the collection, use or disclosure of information,
 - i. investment decisions respecting infrastructure should be made on the basis of information that is either publicly available or is made available to the public, and
 - ii. information with implications for infrastructure planning should be shared between

the Town and broader public sector entities and should factor into investment decisions respecting infrastructure.

9. Where provincial or municipal plans or strategies have been established in Ontario, under an Act or otherwise, but do not bind or apply to the Town, as the case may be, the Town should nevertheless be mindful of those plans and strategies and make investment decisions respecting infrastructure that support them, to the extent that they are relevant.
10. Infrastructure planning and investment should promote accessibility for persons with disabilities.
11. Infrastructure planning and investment should minimize the impact of infrastructure on the environment and respect and help maintain ecological and biological diversity, and infrastructure should be designed to be resilient to the effects of climate change.
12. Infrastructure planning and investment should endeavour to make use of acceptable recycled aggregates.
13. Infrastructure planning and investment should promote community benefits, being the supplementary social and economic benefits arising from an infrastructure project that are intended to improve the well-being of a community affected by the project, such as local job creation and training opportunities, improvement of public space within the community, and any specific benefits identified by the community.

References:

- ¹ Policy material taken from the Town of Aurora – Strategic Asset Management Policy, with permission.

Appendix B – OCWA O.Reg 588/17 Core Assets Technical Levels of Service

Service Area	Service Attribute	Community Levels of Service (qualitative descriptions)		Technical Levels of Service (technical metrics)		Comment
		Performance Measure	Current Performance	Performance Measure	Current Performance	
Roads	Scope	Road network in the municipality and its level of connectivity	Good connectivity of a range of minor arterial, collector and local roads throughout the City.	# of lane-kilometres of arterial roads as a proportion of square kilometres of land area of the municipality.	54 lane-kms of Arterial Roads, Town is approximately 90km ²	
				# of lane-kilometres of collector roads and local roads as a proportion of square kilometres of land area of the municipality.	65 lane-kms of collector road, Town is approximately 90km ²	
				# of lane-kilometres of local roads as a proportion of square kilometres of land area of the municipality	301 lane-kms of local road, Town is approximately 90km ²	
Bridges and Culverts	Quality	Description of the different levels of road class pavement condition	Range of minor arterial, collector and local roads, in earth, gravel, surface treated and asphalt, in conditions that are poor, fair, good or excellent.	Average pavement condition index for paved roads	86	
				Average surface condition (e.g. excellent, good, fair or poor) for unpaved roads	Fair	
Bridges and Culverts	Scope	Description of the traffic that is supported by municipal bridges (e.g., heavy transport vehicles, motor vehicles, emergency vehicles, pedestrians, cyclists).	Bridges support all types of vehicles, as well as pedestrians and cyclists.	Percentage of bridges in the municipality with loading or dimensional restrictions.	0%	
				1. For bridges in the municipality, the average bridge condition index value	74	
				2. For structural culverts in the municipality, the average bridge condition index value.	81	
Water	Scope	User groups or areas of Wasaga Beach that are connected to the municipal water system	Most properties within the Town are connected to the municipal water system.	Percentage of properties connected to the municipal water system	99.7%	2019 Water and Wastewater Rate Study Update for number of customers and Statistics Canada for number of dwellings.
				Percentage of properties where fire flow is available	99.7%	Assume properties connected to the municipal water system has access to fire flow
				Number of connection-days per year where a boil water advisory notice is in place compared to the total number of properties connected to the municipal water system	0	
Water	Quality	Description of boil water advisories and service interruptions	No boil water advisories, few service interruptions due to Town responsibilities.	Number of connection-days per year due to water main breaks compared to the total number of properties connected to the municipal water system	0	
Wastewater	Scope	User groups or areas of Wasaga Beach that are connected to the municipal wastewater system	Most properties within the Town are connected to the municipal wastewater system.	Percentage of properties connected to the municipal wastewater system	95.5%	2019 Water and Wastewater Rate Study Update for number of customers and Statistics Canada for number of dwellings.
				The number of connection-days per year due to wastewater backups compared to the total number of properties connected to the municipal wastewater system.	0	
				Annual number of events where combined sewer flow in the municipal wastewater system exceeds system capacity compared to the total number of properties connected to the municipal wastewater system.	0	
Wastewater	Quality	Description of how combined sewers in the municipal wastewater system are designed with overflow structures in place (to prevent backups into homes by allowing overflow during storm events)	N/A - no combined sewers in the Town			
Wastewater	Quality	Description of the frequency and volume of overflows in combined sewers in the municipal wastewater system that occur in habitable areas or beaches	N/A - no combined sewers in the Town			
Wastewater	Quality	Description of how stormwater can get into sanitary sewers in the municipal wastewater system, causing sewage to overflow into streets or backup into homes	Infiltration inflow into sanitary sewers in both groundwater and stormwater which are not intended to be in sanitary system. Infiltration can enter through a variety of sources (cracks in pipes, weeping tile connections, cross connection, catch basins, etc.).			
Wastewater	Quality	Description of how sanitary sewers in the municipal wastewater system are designed to be resilient to avoid sewage overflow into streets or backup into homes	Sanitary sewer systems are designed with appropriate overflows to reduce likelihood of sewer backup events. Overflows are typically found in the collection system or at pumping stations.			
Wastewater	Quality	Description of the effluent that is discharged from sewage treatment plants in the municipal wastewater system	Effluent can be defined as water pollution, such as the outflow from a sewage treatment facility. The effluent from the treatment facility in the Town have documented compliance limits, objectives, and actual performance. The effluent criteria include effluent flow rates, and parameters for suspended solids, Biochemical Oxygen Demand (BOD), phosphorous, ammonia, and E. coli.			
Stormwater Management	Scope	User groups or areas of Wasaga Beach that are protected from flooding, including the extent of the protection provided by the municipal stormwater management system	New subdivisions are designed to provide stormwater quality and quantity control.	Percentage of properties in municipality resilient to a 100-year storm	100%	Resilience has not been defined in the regulation. Assume that all properties can recover to their pre-event state if a 100 year event happens.
				Percentage of the municipal stormwater management system resilient to a 5-year storm	100%	Resilience has not been defined in the regulation. Assume that all properties can recover to their pre-event state if a 5 year event happens.



NVCA June 2025 Board Meeting Highlights

Next Meeting: September 26, 2025, held in person at the Tiffin Centre for Conservation

For the full meeting agenda, including documents and reports, visit [NVCA's website](#).

Permits Approvals under the CA Act

NVCA reports permit application processing timelines against Conservation Ontario's Best Practices timelines, which recommend conservation authorities to follow these timelines:

- Major permits processed within 90 days
- Minor permits processed within 30 days
- Notify applicants of the status of their applications within 21 days.

Between January 1, 2025, and May 31, 2025, 211 permits were issued by NVCA

On average, NVCA issued minor and major permits within 18 days of a complete application.

Major permits were issued within 90 days 98% of the time, and Minor permits were issued 100% of the time. Applicants were notified about the status of their applications within 21 days, 91% of the time.

Process improvements

In the Spring of 2024, NVCA staff began to pre-screen applications. Since then, staff have noticed a decrease in review timelines, as most applications did not require further technical information and are contenders for direct issuance.

This change in the permitting process has allowed NVCA's technical staff to focus efforts on more complex files.

Regulations Mapping Update

As part of the update to the *Conservation Authorities Act* and Ontario Regulation 41/24, conservation authorities must review regulation

mapping and determine if updates to the maps are required at least once each year.

Staff have been actively updating and developing draft mapping since late 2024 by using the best available information and collection techniques.

With higher resolution data and modelling advancements, NVCA staff decreased regulated lands by more than 32,000 ha; a reduction of approximately 18% of the total regulated area within NVCA's jurisdiction.

Below is a summary of changes:

- Wetlands: 5,852 wetland boundaries were updated
- Slopes: Updated using newly acquired LiDAR elevation data.
- Flood: 2,121 hectares of floodplain mapping were updated in the Upper Mad River subwatershed and the Lower Nottawasaga River reach.
- Shoreline: Updated 42 km of shoreline hazard mapping

Through the stakeholder engagement process, NVCA received 32 comments from municipalities and property owners in the Nottawasaga Watershed.

Administrative Review of Programs and Services

As per the changes to the *Conservation Authorities Act* in 2023, NVCA's programs and services are categorized under Categories 1, 2, and 3. Programs and services related to hazard management or mitigation are generally considered Categories 1 or 2.

NVCA's stewardship and restoration services programs were identified exclusively as 'Category 3' based solely on whether activities occur on NVCA or private lands.

Upon review, this categorization may not reflect the broader watershed-scale benefits of many projects, particularly those related to natural hazard mitigation, regardless of property ownership.

The Board of Directors approved NVCA staff to review these services and recommend any classification changes to better align with regulatory definitions and the multi-functional benefits of these services, particularly as they relate to flood, erosion, and hazard management.

2024 Customer Satisfaction Report

In 2013, NVCA adopted a Customer Service Charter and Strategy that sets out the authority's commitment to providing excellence in customer service. Continuous improvement is a key element of the charter.

Each year, NVCA publishes a Customer Satisfaction Report that summarizes data collected through surveys and client reviews.

[Please visit NVCA's website to view the 2024 Customer Service Satisfaction Report.](#)

Regulations

Of 523 permits issued in 2024, 30 individuals and organizations completed a client survey on the NVCA permit application process.

In general, 90% of the responses ranked NVCA's permitting process as good or excellent in 2024, signalling that respondents were more satisfied with NVCA's permitting process than in 2022 (68% satisfied) and 2023 (73% satisfied).

Stewardship

NVCA's stewardship services include the Nottawasaga River Restoration Program, the Healthy Waters grant program, and other projects to protect and enhance our watershed.

Through working with funders, landowners, volunteers and local partners, over 16,000 trees and 7.6 km of rivers and streams were restored by the stewardship services team!

Comments received from funders and landowners generally applauded the expertise and results achieved by NVCA's stewardship staff.

Lands

NVCA's conservation areas received 85 reviews on Google's business listings in 2024. Eighty-eight percent (88%) of the reviews were 4-star or 5-star reviews.

The conservation areas that received the most reviews were Nottawasaga Bluffs Conservation Area, New Lowell Conservation Area and Historic Fort Willow Conservation Area.

Education

NVCA's environmental education program provides hands-on, curriculum-aligned programs for JK to grade 12 students. In 2024, NVCA's Environmental Education program saw over 14,000 participants, from toddlers to seniors.

Both students and teachers were highly engaged and enthusiastic throughout the environmental education programming. Multiple teachers remarked on the unprecedented level of student interest in the programs. Students enjoyed exploring natural areas around their schools and comparing them to their urban environments, often discovering animal tracks and signs of wildlife.

Events/Public Programming/Facility Rentals

NVCA hosted the Spring Tonic Maple Syrup Festival and the Festival at Fort Willow in 2024.

Approximately 2,500 visitors came to the Spring Tonic Maple Syrup Festival to learn past and present methods of maple syrup production. They also interacted with exotic animals, took a tractor wagon ride, watched a dog agility demonstration and more!

Reenactor groups at the Festival at Fort Willow were thrilled to share the history of the local area.

Organizations that rented facilities at NVCA commented that NVCA staff provided excellent customer service and that the properties were well maintained.

Weddings

In 2024, the Tiffin Centre for Conservation hosted 25 wedding celebrations. Eleven of these couples responded to a wedding feedback survey.

Of those responding, 100% rated NVCA's customer service as excellent, and 100% said they would recommend the Tiffin Centre as a wedding venue to others.

Chloride concentrations and road salt issues in the Nottawasaga watershed

Despite years of guidance and consultation efforts from conservation authorities, private road salt usage continues to rise, driven primarily by liability concerns faced by contractors and property owners.

Data published by the Ontario Ministry of Environment, Conservation, and Parks in 2022 implicates road salting activities for winter safety as a primary contributor to elevated chloride concentrations, particularly in southern Ontario.

NVCA data shows a similar increasing trend in chloride concentrations.

Although chloride concentrations in NVCA watercourses are below the long-term concentration Canadian Water Quality Guideline of 120 mg/L, forecasting based on current trends suggests exceedances could become regular in the next decade.

NVCA's Board of Directors passed a resolution urging the Province of Ontario to adopt legislation to limit liability for certified snow and ice contractors following provincially endorsed best practices; and to create a provincial advisory committee to guide salt reduction strategies and protect Ontario's freshwater resources.

Upcoming Events

River restoration and tree planting events

The stewardship team will be hosting volunteer river restoration and tree planting events this summer. Dates and locations will be posted on NVCA's website as soon as they are available.

Date: June, July, August

Location: Throughout the Nottawasaga Watershed



Annette Groves
Mayor

Her Worship, Mayor Annette Groves
Office of the Mayor
6311 Old Church Road
Caledon, ON L7C 1J6

June 4, 2025

The Honourable Doug Ford,
Premier of Ontario
Premier's Office, Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5
Premier@ontario.ca

Dear Premier Ford,

Illegal land use, including unauthorized development, unapproved land alterations, and other non-compliant activities, poses significant threats to the Town's agricultural viability, water quality, and ecosystem health, in addition to decreasing adjacent land values and undermining public trust in land-use governance enforcement.

There have been approximately 1,300 properties investigated in Caledon for illegal land use since 2015, with the majority of instances being for the operation of illegal transportation depots.

Illegal transportation depots and parking lots undermine the success of Caledon's largest industry and employment sector. The prevalence of illegal transportation depots and parking lots, and their disregard for architectural and landscape standards, reduce the appeal for investment in prestige employment lands.

Penalties prescribed by the Planning Act are insufficient to deter violations, as they do not adequately reflect the economic gains derived from illegal land use activities and even maximum fines are difficult to obtain. The existing provisions in the Municipal Act specifically disallow municipalities from licensing transportation depots and truck parking.

In June 2023, the Town of Caledon wrote to your office requesting increased authority for municipalities to manage illegal land use including the ability to physically bar entry to properties and increase maximum penalty amounts for individuals and corporations. The Town has also made similar requests to the Honourable Deputy Premier Sylvia Jones, the Ministry of the

Attorney General, the Ministry of Transportation and the Ministry of Municipal Affairs and Housing.

At the June 3, 2025 General Committee Meeting, Council expressed support for a motion to strengthen municipal authority to effectively manage illegal land use by:

1. Amending the Planning Act to allow for a municipality to:

- a. require a person to pay an administrative penalty if the municipality is satisfied that the person has contravened section 41, section 46, subsection 49 (4) or section 52 or who contravenes a by-law passed under section 34 or 38 or an order made under section 47; whereas municipalities cannot currently administer administrative penalty systems under the Act, unlike the Municipal Act and Building Code Act,
- b. issue orders to discontinue a contravening activity or perform work to correct a contravention under a by-law passed under section 34 of the Act, whereas the Act does not currently allow it.
- c. enable a matter or thing to be done at a person's expense in default of it being done in accordance with an order made under a by-law passed under section 34 of the Act; further, that the costs of such action taken by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes, whereas municipalities cannot currently perform remedial work under the Act, unlike the Municipal Act,
- d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it,
- e. increase the maximum penalty amounts to \$50,000 for an individual and \$100,000 for a corporation on a first conviction and \$25,000 for each day the contravention continues after a conviction for an individual and \$50,000 for a corporation, additionally, amending the Act to allow municipalities to establish minimum fines under Zoning and Site Plan Control by-laws and continuing offence penalties on a first conviction.

2. Amending the Municipal Act to allow for a municipality to:

- a. provide a system of licenses under a business licensing by-law for the local parking and storage operations of transportation businesses, including transportation depots and parking lots, whereas municipalities cannot currently regulate the minimum standards appropriate for the community through Ontario Regulation 583/06 (Licensing Powers),
- b. close a business operating without a license or engaged in egregious illegal land uses that significantly harm nearby residents, the environment, and public safety; whereas municipalities cannot currently close or prevent illegal land use or operations from continuing,
- c. physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations,

d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it

A copy of the notice of motion has been enclosed for your reference. For more information regarding this matter, please contact my Chief of Staff, Catherine Monast, directly by email at catherine.monast@caledon.ca or by phone at 905.584.2272 ext. 4539. Thank you for your attention to this matter.

Sincerely,



Mayor Annette Groves

Town of Caledon

The Honourable Ruby Sahota, Minister of Democratic Institutions and MP for Brampton North-Caledon, ruby.sahota@parl.gc.ca

Kyle Seeback, MP for Dufferin—Caledon, Kyle.Seeback@parl.gc.ca

The Honourable Chrystia Freeland, Minister of Transport and Internal Trade
chrystia.freeland@parl.gc.ca

The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP Dufferin-Caledon,
sylvia.jones@pc.ola.org

The Honourable Rob Flack, Minister of Municipal Affairs and Housing, minister.mah@ontario.ca

The Honourable Prabmeet Singh Sarkaria, Minister of Transportation minister.mto@ontario.ca

The Honourable Todd McCarthy, Minister of Environment, Conservation and Parks
minister.mecp@ontario.ca

The Honourable Doug Downey, Attorney General of Ontario, doug.downey@pc.ola.org

Association of Municipalities of Ontario, amo@amo.on.ca

Rural Ontario Municipal Association, roma@roma.on.ca

City of Toronto, clerk@toronto.ca

York Region, regional.clerk@york.ca

City of Vaughan, clerks@vaughan.ca

Town of Richmond Hill, clerks@richmondhill.ca

Town of Markham, customerservice@markham.ca

Town of Aurora, info@aurora.ca

Town of Whitchurch-Stouffville, clerks@townofws.ca

King Township, clerks@king.ca

Town of Newmarket, clerks@newmarket.ca

Township of East Gwillimbury, clerks@eastgwillimbury.ca

Town of Georgina, info@georgina.ca

Region of Durham, clerks@durham.ca

Town of Ajax, clerks@ajax.ca

Township of Brock, Clerks@brock.ca

Municipality of Clarington, clerks@clarington.net
City of Oshawa, clerks@oshawa.ca
City of Pickering, clerks@pickering.ca
Township of Scugog, mail@scugog.ca
Township of Uxbridge, info@uxbridge.ca
Town of Whitby, clerks@whitby.ca
Brant County, info@brant.ca
City of Brantford, clerks@brantford.ca
Region of Peel, regional.clerk@peelregion.ca
City of Brampton, cityclerksoffice@brampton.ca
City of Mississauga, city.clerk@mississauga.ca
Dufferin County, info@dufferincounty.ca
Township of Amaranth, info@amaranth.ca
Township of East Garafraxa, clerks@eastgarafraxa.ca
Town of Grand Valley, mail@townofgrandvalley.ca
Township of Melancthon, info@melancthontownship.ca
Town of Mono, ClerksOffice@townofmono.com
Township of Mulmur, info@mulmur.ca
Town of Orangeville, clerksdept@orangeville.ca
Town of Shelburne, clerk@shelburne.ca
Haldimand County, info@haldimandcounty.on.ca
Halton Region, accesshalton@halton.ca
City of Burlington, cityclerks@burlington.ca
City of Hamilton, clerk@hamilton.ca
Town of Halton Hills, clerks@haltonhills.ca
Town of Milton, townclerk@milton.ca
Northumberland County, matherm@northumberland.ca
Township of Alnwick/Haldimand, info@ahtwp.ca
Municipality of Brighton, general@brighton.ca
Town of Cobourg, clerk@cobourg.ca
Township of Cramahe, clerk@cramahe.ca
Township of Hamilton, clerks@hamiltontownship.ca
Municipality of Port Hope, admin@porthope.ca
Municipality of Trent Hills, info@trenthills.ca
Peterborough County, info@ptbocounty.ca
Township of Asphodel-Norwood, info@antownship.ca
Township of Cavan Monaghan, services@cavanmonaghan.net
Township of Douro-Dummer, info@dourodummer.on.ca
Township of Havelock-Belmont-Methuen, havbelmet@hbmtp.ca
Township of North Kawartha, reception@northkawartha.on.ca
Township of Otonabee-South Monaghan, info@osmtownship.ca
Township of Selwyn, clerkadmin@stjosephtownship.com
Municipality of Trent Lakes, info@trentlakes.ca
City of Peterborough, clerk@peterborough.ca
Wellington County, kimc@wellington.ca
Town of Erin, clerks@erin.ca
Town of Minto, info@town.minto.on.ca
Township of Centre Wellington, clerks@centrewellington.ca
City of Guelph, clerks@guelph.ca
Township of Mapleton, clerk@mapleton.ca
Township of Puslinch, admin@puslinch.ca

Township of Wellington North, township@wellington-north.com
Simcoe County, info@simcoe.ca
City of Barrie, cityinfo@barrie.ca
Town of Innisfil, inquiry@innisfil.ca
Town of Bradford West Gwillimbury, clerk@townofbwg.com
Town of New Tecumseth, info@newtecumseth.ca
City of Orillia, clerks@orillia.ca
Town of Collingwood, townhall@collingwood.ca
Township of Essa, llehr@essatownship.on.ca
Township of Oro-Medonte, info@oro-medonte.ca
Town of Wasaga Beach, clerk@wasagabeach.com
Town of Midland, clerks@midland.ca
Town of Clearview, info@clearview.ca
Township of Severn, info@townshipofsevern.com
Township of Tiny, jreid@tiny.ca
Township of Adjala-Tosorontio, clerk@adjtos.ca
Township of Tay, deputyclerk@tayvalleytwp.ca
Township of Ramara, ramara@ramara.ca
Town of Penetanguishene, scooper@penetanguishene.ca
City of Kawartha Lakes, clerks@kawarthalakes.ca
Regional Niagara, clerk@niagararegion.ca
Town of Fort Erie, clerk@forterie.on.ca
Town of Grimsby, Administration-Office-General@grimsby.ca
Town of Lincoln, clerks@lincoln.ca
City of Niagara Falls, clerk@niagarafalls.ca
Town of Niagara-on-the-Lake, clerks@notl.com
Town of Pelham, clerks@pelham.ca
City of Port Colborne, CustomerService@portcolborne.ca
City of St. Catharines, clerks@stcatharines.ca
City of Thorold, clerk@thorold.com
Township of Wainfleet, mkirkham@wainfleet.ca
City of Welland, clerk@welland.ca
Township of West Lincoln, clerk2@westlincoln.ca
Regional Waterloo, regionalclerk@regionofwaterloo.ca
City of Kitchener, clerks@kitchener.ca
City of Waterloo, olga.smith@waterloo.ca
City of Cambridge, servicecambridge@cambridge.ca
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Township of Wellesley, gkosch@wellesley.ca
Township of Woolwich, mail.woolwich@woolwich.ca
Township of North Dumfries, mail@northdumfries.ca



374028 6TH LINE • AMARANTH ON • L9W 0M6

July 8, 2025

Town of Caledon
6311 Old Church Rd
Caledon ON
L7J 1J6

Sent by email to: Chief of Staff, Catherine Monast,
catherine.monast@caledon.ca

Re: Motion regarding illegal land use

At its regular meeting of Council held on June 18, 2025, the Township of Amaranth Council wished to send a letter of support to The Town of Caledon on the motion regarding illegal land use that was sent to Premier Ford on June 4, 2025.

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

Nicole Martin, Dipl. M.A.
CAO/Clerk



MINUTES
Wasaga Beach River Resources Committee
Meeting

Thursday, November 9, 2023, 3:00 p.m.
Council Chambers

Members Present: Jason Ruttan
Richard White
Ed Bieniek
Edward Holley
Jon Wells
Michele Robinson

Members Absent: Cathy Wilde
Dave Morrison

1. CALL TO ORDER

1.1 Land Acknowledgement

2. DISCLOSURE OF PECUNIARY INTEREST

3. ADOPTION OF MINUTES

3.1 River Resources Committee Meeting Minutes - July 26, 2023

Resolution No: RRC-2023-08

Moved by: Ed Bieniek

Seconded by: Edward Holley

Resolved that the River Resources Committee minutes of July 26, 2023 be accepted as presented.

Yea (6): Jason Ruttan, Richard White, Ed Bieniek, Edward Holley, Jon Wells, and Michele Robinson

Absent (2): Cathy Wilde, and Dave Morrison

CARRIED (6 to 0)

4. DEPUTATIONS/PRESENTATIONS

4.1 OPP Update - 2023 Season (Invite Extended)

Constable Eric Snow from the Huronia West OPP was in attendance to provide committee an update on the 2023 Season. The OPP Marine Team had a strong focus on river traffic and speed and aimed to provide a strong presence. The OPP recommended more signage on the river to help with speed control and to ensure it shows in both mph and kmh, along with the penalty/fine amount.

5. UNFINISHED BUSINESS

5.1 Outreach & Education

Chair Ruttan provided committee with an update on the outreach and education elements being utilized. The Committee wants to ensure the speed and safety issues are up front and center for all to see. These materials will be available for pickup at Town Hall and local marinas.

5.2 Supplemental Signage & Buoys

K. Lalonde provided an update to Committee pertaining to this matter. Eight more wake buoys have been ordered for next season. Additional speed signs will also be stocked for next season. Committee will need to look at proper and consistent messaging for signage. K. Lalonde has increased the 2024 budget for signs and buoys.

6. SUB-COMMITTEE REPORTS

7. NEW BUSINESS

7.1 Municipal Update

K. Lalonde provided committee with a municipal update and addressed questions and comments of committee. Staff want to ensure messaging is consistent with branding guidelines.

7.2 New Safe & Smart Boating Guide

Member D. Morrison was absent but will be bringing an update to committee pertaining to this item. This is a primary element committee will be looking to promote.

8. ITEMS FOR FUTURE MEETINGS

9. DATE OF NEXT MEETING

At the call of the Chair.

10. ADJOURNMENT

Chair Ruttan adjourned the meeting at 4:00 p.m.



MINUTES
Wasaga Beach Committee of Adjustment
Meeting

Friday, May 30, 2025, 2:00 p.m.
Council Chambers

Members Present: Daniel Paul
Dave Morrison
Harold Van Gool
Leo Cusumano

Members Absent: Adam Harrod
Andy Ferguson

1. CALL TO ORDER

1.1 Land Acknowledgement

2. DISCLOSURE OF PECUNIARY INTEREST

There was no pecuniary interest declared.

3. DEFERRED APPLICATIONS

3.1 Application #1- A01625 - 486 River Road West - Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 486 River Road West, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applicant requests relief from Section 3 “General Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 3.6.1 – to permit a minimum building separation distance of 0.6 metres (portables only), whereas a minimum of 1.2 metres is required.
- Section 3.38.9 – to permit a minimum of 129 parking spaces for a proposed school, childcare and community theatre facility, whereas a minimum of 391 parking spaces is required.

- Section 3.38.9 – to permit a minimum of 271 parking spaces for the existing Twin Pad Arena and Library (TPAL) site, whereas a minimum of 363 parking spaces is required.
- Section 3.38.2.1 – to permit a portion of the proposed parking area outside of the lot occupied by a building, whereas the required parking area shall be provided on the lot occupied by the buildings, structure or use for which the said parking is required.
- Section 3.38.2.3 – to permit a minimum parking space area of 15.4 square metres (*subsequently revised to 16.24 square metres), whereas a minimum of 16.7 square metres is required.
- Section 3.38.3.1 – to permit a parking area closer than 1.5 metres to any street line, whereas no part of any parking area, other than a driveway shall be located closer than 1.5 metres to any street line.

The applicant requests relief from Section 10 “District Commercial Zone Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 10.3.5 – to permit a minimum interior side yard setback of 0.0 metres (west side), whereas 3.0 metres is required.
- Section 10.3.8 – to permit a maximum building height of 13.7 metres, whereas 12 metres is permitted.

The requested variances in the Holding District Commercial (CD”H”) Zone and a portion of the subject lands in the Recreational Commercial (CR) Zone, would facilitate the construction of a 2-storey Kindergarten to Grade 12 School with a child care facility and community theatre, all located within an integrated Community Hub, also containing the existing Wasaga Stars Arena and Wasaga Beach Public Library. The new 2-storey Kindergarten to Grade 12 School with a child care facility and community theatre would be constructed with relief from zoning provisions associated with building separation distance, parking spaces, parking outside of the lot, parking space area, parking area located closer to street, interior side yard setback and building height. As noted, relief is also required to address a need for reduced parking for the existing Wasaga Stars Arena and Wasaga Beach Public Library that results from the overall creation of the integrated Community Hub – (i.e. pairing of the new and existing uses).

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application.

PUBLIC COMMENTS:

Corrine Lalonde of 9 Pauline Place wrote a letter of opposition to the proposed application.

Norman Schwegel of 113 Old Mosley Street provided comments related to the parking space size calculations of the proposed application.

Kara Vickrey wrote a letter of opposition to the proposed application.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **A01625**, subject to the following conditions being applied:

1. THAT the staff recommendation as submitted be approved, and with the understanding that the council conditions from the Council meeting of May 29th be incorporated as a solution for the parking concerns. Furthermore, should the requirements not be met, additional parking will be provided.

DISCUSSION:

Chief Administrative Officer, Andrew McNeill spoke to the proposed application and provided additional information on the concerns around the parking.

Member, H. Van Gool spoke to the concerns of the parking to the east side of the property, and the proximity to the arena.

Agent, Victoria Lemieux, Planner of Morgan Planning & Development Inc. and Kristine Hyde of Simcoe Muskoka Catholic District School Board provided additional information regarding the parking within the proposed site.

There was discussion amongst Committee members and Chief Administrative Officer, A. McNeill regarding the allotted parking details. It was shared that there is no opportunity to move any proposed parking from one side to another based off the proposed application.

Member, D. Paul inquired about the opportunity for the Town to purchase the reserved lands where the proposed ambulance hub would go. Chief Administrative Officer, A. McNeill indicated that further discussions have already taken place for the Town to purchase these reserved lands in the coming future.

Chair, D. Morrison raised concerns of the existing motion being proposed, and proposed additional verbiage to support the application.

There was a discussion amongst the committee and Planning staff regarding adding a "Plan B" should the acquired lands not be retained.

Director of Planning, T. Houghton provided the committee with information pertaining to their proposed additional motion of a "Plan B".

Committee added an additional condition stating:

THAT the staff recommendation as submitted be approved, and with the understanding that the council conditions from the Council meeting of May 29th be incorporated as a solution for the parking concerns. Furthermore, should the requirements not be met, additional parking will be provided.

Resolution No: COA-2025-32

Moved by: Leo Cusumano

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves application A01625 with the recommended conditions.

CARRIED

4. DATE OF NEXT MEETING

The next meeting is scheduled for June 18, 2025.

5. ADJOURNMENT

The meeting adjourned at 3:08 p.m.

Council Requested Staff Reports

Referred By	Report Requested	Key Deliverables	Department Responsible	Update Received	Comments
Mayor Smith	Municipal Parking Lot Payment and Access Arrangements	Review Municipal Parking Lot Payment Options and Access Arrangements with Private owners	Municipal Law Enforcement		Anticipated Winter 2023
Councillor Belanger	Progress of Requirements on the Development Agreement for Georgian Sands Village Subdivision	Update report to Council	Planning		
Councillor Timms	Amendment of the Legislation Act, 2006	Clerk to bring back a report on the Notice Requirements through the Legislation Act and bring back an amended Notice Policy.	Clerks Dept.		Anticipated Spring 2024
Deputy Mayor Snell	Re-routing of Trail near Bluewater Condominium Corporation	THAT staff be directed to provide a report with options for re-routing the trail near Bluewater Condominium Corporation.	Public Works		
Councillor White	Request for Staff Report on Reinstating Town-Owned Docks on the Nottawasaga River	THAT Council directs staff to prepare a comprehensive report on the feasibility of reinstating town-owned docks at the Nancy Island parking lot or other suitable locations along the Nottawasaga River, to include considerations regarding water level fluctuations, phased implementation, construction costs, environmental and regulatory considerations and community benefits.	Public Works		
Deputy Mayor Snell	Request for Staff Report on Municipal Fleet Update	THAT Council directs staff to prepare a comprehensive report pertaining to a Municipal Fleet Update; to include acquisition strategies, condition assessments and purchase vs. lease options.	Public Works		
Councillor Timms	Feasibility of Implementing a Curbside Giveaway Day	That staff be directed to bring back a report outlining the feasibility of implementing a curbside giveaway day in Wasaga Beach.	By-Law Dept.		
Councilor Ego	Commemorative Banner Program for Athletes	That staff be directed to bring back a report pertaining to the creation of an arena banner policy.	Recreation and Facilities		

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-26

A By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended

WHEREAS pursuant to Section 34 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 described as REG COMP PLAN 1698 LOT 96, and municipally addressed as 31 Lyons Court in the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that prohibits the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it when an amendment to the Official Plan comes into effect;

AND WHEREAS pursuant to Section 34(17) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed by-law;

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 Schedule 'B' to By-law 2003-60 as amended is hereby further amended by re-zoning the subject lands from the District Commercial Hold (CDH) Zone and Development (D) Zone to the Residential Type 3 Exception 49 (R3-49) Zone, Residential Type 3 Exception 50 (R3-50) Zone, Open Space Exception 6 (OS-6) Zone, Open Space Exception 7 (OS-7) Zone, Environmental Protection (EP) Zone and Environmental Protection Exception 9 (EP-9) Zone.
2. That Section 6.4 of Zoning By-law 2003-60 is amended by adding the following Sections to create new exception zones, as follows:

“6.4.49 R3-49 Zone, Schedule ‘B’

Street Townhouse Dwelling Unit

- Minimum Lot Frontage shall be 6 metres;
- Minimum Lot Area shall be 167 square metres;
- Minimum Front Yard Depth shall be 5 metres to the building face and 6 metres to the garage;
- Minimum Front Yard Depth on corner units shall be 3 metres to the building face;
- Minimum Exterior Side Yard Width shall be 3 metres;
- Minimum Interior Side Yard Width (exposed end or side wall) shall be 1.35 metres;
- Minimum Interior Side Yard Width (exposed end or side wall abutting an r1 or r2 zone) shall be 1.74 metres;
- Minimum Rear Yard Depth shall be 7 metres;
- Minimum Landscaped Open Space shall be 24%;
- Maximum Lot Coverage shall be 60%; and,
- Minimum Width per Unit shall be 6 metres.

Notwithstanding any policies to the contrary in the Zoning By-law, for the purpose of the R3-49 Zone a minimum communal amenity space of 620 square metres shall be provided for the west phase, and a minimum communal amenity space of 2860 square metres shall be provided for the east phase.

Notwithstanding Section 3.1.5.2, for a street townhouse unit an interior side yard setback of 0.6 metres to a heat pump or air conditioner shall be permitted along the interior lot line where the vertical common wall is located.

Notwithstanding Section 3.3.4, porches/verandas are permitted in the required front yard with a maximum area of 10 square metres and a maximum height of 1.2 metres, provided that the porches/verandas maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage.

Notwithstanding Section 3.3.6, steps are permitted in the required front yard, provided that the steps maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that such uses are not below grade or not more than 1.2 metres above grade within the required front yard.

Notwithstanding Section 3.3.6, steps may project into any required rear yard a maximum distance of 4.5 metres provided that such uses are not below grade or not more than 2.8 metres above grade within the required rear yard.

Notwithstanding Section 3.18, buildings and structures may be erected on lands that do not front onto a municipal street and a private street shall be deemed to be a public street.

Notwithstanding Section 3.38.2.7, the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 6 metres in all Residential Zones for street townhouses.

Notwithstanding Section 3.38.2.10, for street townhouses non-abutting driveways may be established with a 0 metre setback along an interior lot line.”

“6.4.50 R3-50 Zone, Schedule ‘B’

Back-to-Back Townhouse Dwelling Unit

- Permitted uses shall include back-to-back townhouses;
- Minimum Lot Frontage shall be 6.4 metres;
- Minimum Lot Area shall be 90 square metres;
- Minimum Front Yard Depth shall be 5 metres to the building face and 6 metres to the garage;
- Minimum Front Yard Depth on corner units shall be 3 metres to the building face;
- Minimum Exterior Side Yard Width shall be 3 metres;
- Minimum Interior Side Yard Width (exposed end or side wall) shall be 1.35 metres;
- Minimum Rear Yard Depth shall be 0 metres;
- Minimum Landscaped Open Space shall be 7%;
- Maximum Lot Coverage shall be 70%;
- Maximum Height of Building shall be 13 metres;
- Minimum Width per Unit shall be 6.4 metres; and,
- Maximum Units per Structure shall be 16

Notwithstanding any policies to the contrary in the Zoning By-law, for the purposes of the R3-50 Zone a minimum communal amenity space of 620 square metres shall be provided for the west phase, and a minimum communal amenity space of 2860 square metres shall be provided for the east phase.

Notwithstanding Section 3.1.5.2, an interior side yard setback of 0.6 metres to a heat pump or air conditioner shall be permitted along the interior lot line where the vertical common wall is located. For back-to-back townhouses the air conditioner/heat pump units can be located on the balconies within the front yard.

Notwithstanding Section 3.3.4, porches/verandas are permitted in the required front yard with a maximum area of 10 square metres and a maximum height of 1.2 metres, provided that the porches/verandas maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage.

Notwithstanding Section 3.3.5, for back-to-back townhouses balconies are permitted in the required front yard, provided that the balconies maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that the balconies are located at a greater height than the bottom of the first floor ceiling joists. Notwithstanding any policies to the contrary in the Zoning By-law, a balcony shall not extend beyond a porch/veranda whether over the porch or driveway.

Notwithstanding Section 3.3.6, steps are permitted in the required front yard, provided that the steps maintain a minimum front yard setback of 1.5 metres on lots with a sidewalk along the frontage and a minimum front yard setback of 3 metres for lots that do not contain a sidewalk along the frontage, and provided that such uses are not below grade or not more than 1.2 metres above grade within the required front yard.

Notwithstanding Section 3.10, where a lot includes a portion of an easement, such easement may be considered part of the lot for the purpose of computing the lot area and the yard depth or width of the lot, provided that the depth of the rear yard of the lot shall not be less than 0 metres for the back-to-back townhouses.

Notwithstanding Section 3.18, buildings and structures may be erected on lands that do not front onto a municipal street and a private street shall be deemed to be a public street.

Notwithstanding Section 3.38.2.7, the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 8 metres in all Residential Zones for back-to-back townhouses.”

R3-50T Zone, Schedule ‘B’

Temporary Sales Centre

A Sales Centre shall also be a permitted use subject to the following provisions:

- The minimum lot area requirement for the area subject to the temporary use shall be 0.11 hectares;
- The minimum lot frontage requirement for the area subject to the temporary use shall be 29.09 metres;

- The minimum front yard setback, as measured from the front lot line post-road widening, shall be 6 metres;
- The minimum interior side yard setback shall be 3.2 metres;
- A total of 6 parking stalls will be provided;
- The front deck may project a maximum distance of 2.4 metres into any required front yard provided it is not more than 1 metre above finished grade;
- Notwithstanding Section 3.3.6, Steps and Accessibility Ramps, an accessibility ramp may project into any required front yard a maximum distance of 2 metres provided that such uses are not below grade or not more than 1 metre above grade within the required yard; and
- The Sales Centre building shall not exceed an area of 66 square metres.

This is a temporary zone, and the permissions granted within this zone are for a time period of 3 years from November 14, 2024, after which time these permissions shall be deemed to expire if an extension is not subsequently granted, and the provisions of the R3-50 Zone will apply.

3. That Section 22.4 of Zoning By-law 2003-60 is amended by adding the following Sections to create new exception zones, as follows:

“22.4.6 OS-6 Zone, Schedule ‘B’

Notwithstanding Section 22.3.1 c), the minimum lot area for a lot not served by a public water system and public sanitary sewer system shall be 620 square metres.

Notwithstanding Section 22.3.2 c), the minimum lot frontage for a lot not served by a public water system and public sanitary sewer system shall be 20 metres.”

“22.4.7 OS-7 Zone, Schedule ‘B’

Notwithstanding Section 22.3.1 c), the minimum lot area for a lot not served by a public water system and public sanitary sewer system shall be 2860 square metres.”

4. That Section 23.4 of Zoning By-law 2003-60 is amended by adding the following Section to create a new exception zone, as follows:

“23.4.9 EP-9 Zone, Schedule ‘B’

Stormwater management facilities shall be an additional permitted use.”

3. That Schedule ‘A’ shall form part of this By-law.
4. That all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.

5. 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. including Section 24(2) of the Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF JULY, 2025.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

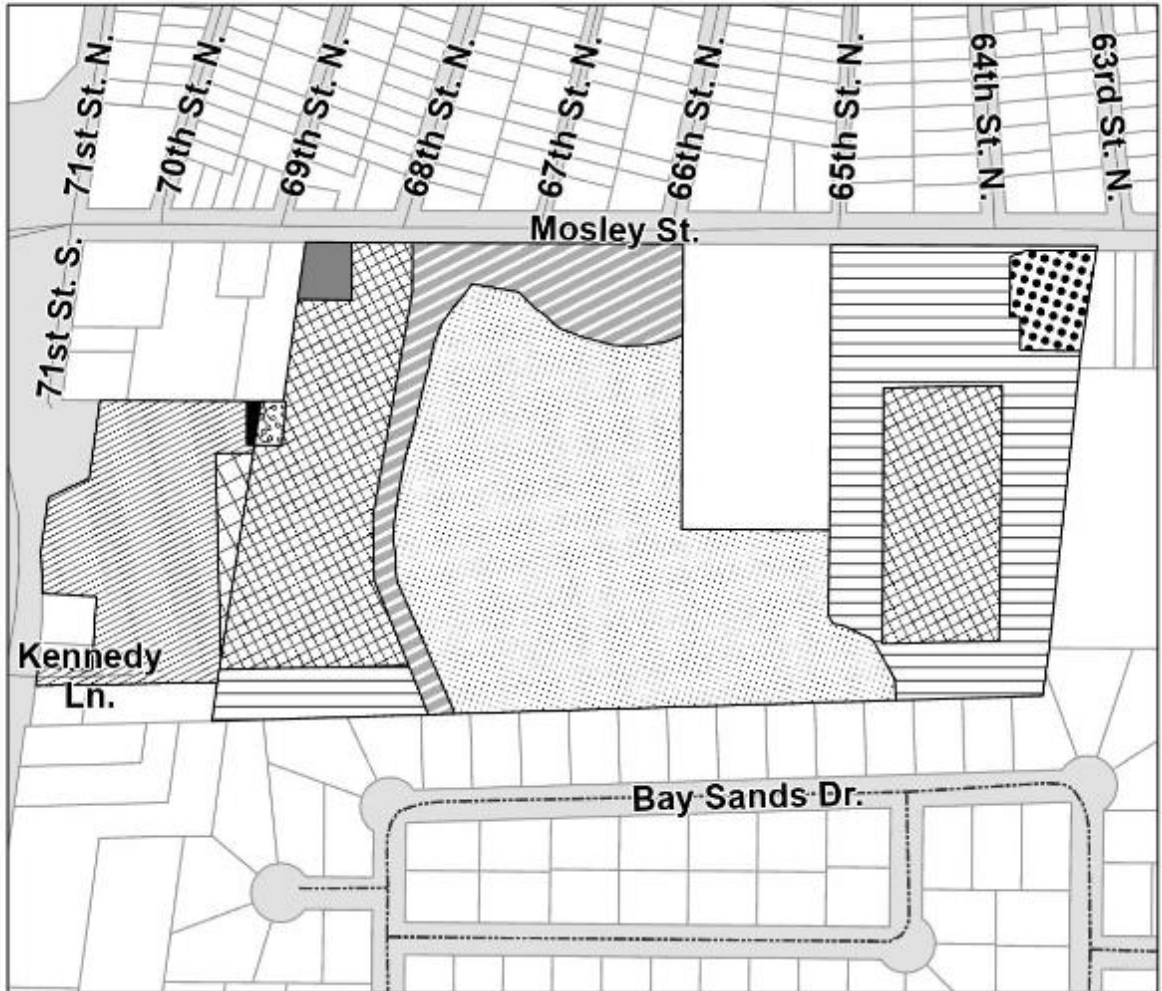
Brian Smith, Mayor

Nicole Rubli, Clerk









Town of Wasaga Beach

Schedule 'A'



-  Lands to be Zoned from Development (D) Zone to Open Space Exception 6 (OS-6) Zone
-  Lands to be Zoned from Development (D) Zone to Open Space Exception 7 (OS-7) Zone
-  Lands to be Zoned from Development (D) Zone to Residential Type 3 Exception 49 (R3-49) Zone
-  Lands to be Zoned from Development (D) Zone to Residential Type 3 Exception 50 (R3-50) Zone

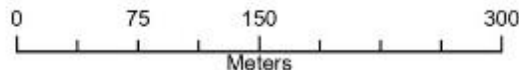
-  Lands to be Zoned from Development Exception 2 (D-2) Zone to Residential Type 3 Exception 50 Temporary (R3-50T) Zone
-  Lands to be Zoned from Development (D) Zone to Environmental Protection Exception 9 (EP-9) Zone
-  Lands to be Zoned from Development (D) Zone to Environmental Protection (EP) Zone

-  Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Open Space Exception 6 (OS-6) Zone
-  Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Residential Type 3 Exception 49 (R3-49) Zone
-  Lands to be Zoned from District Commercial Hold (CD (H)) Zone to Residential Type 3 Exception 50 (R3-50) Zone

This is Schedule 'A' to By-Law _____
Passed the ____ day of _____, _____.
Signatures of Signing Officers

Mayor _____

Clerk _____



Explanatory Note

To

By-law 2025-30

The purpose of this by-law is to authorize the execution of the Transfer Payment Agreement (TPA) between His Majesty the King in Right of Ontario, as represented by the Minister of Infrastructure, and the Town of Wasaga Beach under the Municipal Housing Infrastructure Program: Housing-Enabling Critical Infrastructure Stream (MHIP: HECS).

The Town of Wasaga Beach was successful in its application to this program and has been awarded funding to support the reconstruction of Beachfront Redevelopment. The execution of the TPA is a required step to formalize the funding arrangement and allow the Town to proceed with the project.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-30

A By-law to authorize the execution of the Transfer Payment Agreement for the Municipal Housing Infrastructure Program (MHIP): Housing-Enabling Core Servicing Stream (HECS) between His Majesty the King in right of the Province of Ontario represented by the Minister of Infrastructure for the Province of Ontario and the Town of Wasaga Beach

WHEREAS pursuant to section 9 of the Municipal Act, 2001 S.O. 2001, chapter 25 a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS pursuant to section 8 (1) of the Municipal Act, 2001 S.O. 2001, chapter 25 the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate to enhance the municipality's ability to respond to municipal issues;

WHEREAS it is deemed expedient to authorize the execution of an Agreement with His Majesty the King in right of the Province of Ontario, represented by the Minister of Infrastructure for the Province of Ontario for funding under the Investing in Canada Infrastructure Program (ICIP): Public Transit Stream.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:

1. That the Mayor and Clerk are hereby authorized to execute on behalf of the Town of Wasaga Beach the Municipal Housing Infrastructure Program (MHIP): Housing-Enabling Core Servicing Stream (HECS) ("Agreement") between His Majesty the King in right of the Province of Ontario, represented by the Minister of Infrastructure for the Province of Ontario, and the Town of Wasaga Beach in a form satisfactory to Legal Services.
2. That, the Mayor and Clerk and, as applicable, the delegate specified in Schedule "B" of the Agreement are hereby authorized to execute on behalf of the Town of Wasaga Beach any amendment to the Agreement or ancillary document necessary to fulfil the MHIP-HECS requirements in a form satisfactory to Legal Services.
3. That Mayor and Clerk have the delegation of authority to execute any and all required documentation, on behalf of the Town of Wasaga Beach, as required under the Municipal Housing Infrastructure Program (MHIP).

4. That the Town of Wasaga Beach commits to spending Investing in Canada Infrastructure Program funding in accordance with all of the terms and conditions specified in the Agreement.
5. That the Town of Wasaga Beach commits to spending Investing in Municipal Housing Infrastructure funding only on implementing the approved projects identified in the Agreement.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF JULY, 2025.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-31

A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Regular Council meeting held
Thursday July 17, 2025

WHEREAS Section 5(1) of the *Municipal Act*, 2001, provides that the powers of a municipality shall be exercised by its council;

AND WHEREAS Section 5(3) of the *Municipal Act*, 2001, provides that municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the *Municipal Act*, 2001, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS in many cases, action which is taken or authorized to be taken by the council does not lend itself to the passage of an individual by-law;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach adopted By-Law 2023-119, as amended, establishing rules of order and procedures for the Council;

AND WHEREAS provision was made in By-law 2023-119, as amended, for enactment of- a Confirmatory By-Law at the end of each Regular or Special Council Meeting to confirm recommendations and actions approved at that meeting;

AND WHEREAS the Council of the Town of Wasaga Beach deems it advisable and expedient that the proceedings of these meetings be confirmed and adopted by by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:

1. That the actions of the Council of the Corporation of the Town of Wasaga Beach, at its meetings held on the dates listed above in respect of every report, motion, resolution, declaration or other action passed, taken or adopted by Council at these meetings, including the exercise of natural person powers, except where approval of another authority is required by law or where implementation is subject to other legislation, are hereby adopted, ratified, and confirmed as if each report, motion, resolution or other action was adopted, ratified, and confirmed by a separate by-law.

2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Town of Wasaga Beach in the above- mentioned minutes, then this By-Law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein and thereby or required for the exercise of any powers therein by the Town of Wasaga Beach.
3. That any a member of Council who dissented from any action or proceeding or has abstained from discussion and voting thereon shall be deemed to have dissented or abstained, as the case may be, in respect to this By-Law as it applies to such action or proceeding.
4. That the Mayor or designate and the proper officials of the Town of Wasaga Beach are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required and are to execute all documents as may be necessary in that behalf, and the Clerk or designate is hereby authorized and directed to affix the Corporate Seal to all such documents.
5. For the purposes of the exercise of the authority of the head of council to veto a by-law in accordance with section 284.11 of the *Municipal Act, 2001*, as amended, this Confirming By-law shall be deemed to be separate Confirming By-laws for each item listed on the meeting agenda.
6. That this By-law shall come into force and effect on the final passage thereof.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 17th DAY OF JULY, 2025.**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk

By signing this by-law on July 17, 2025, Mayor Brian Smith will not exercise the power to veto this by-law.