



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

**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

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**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.

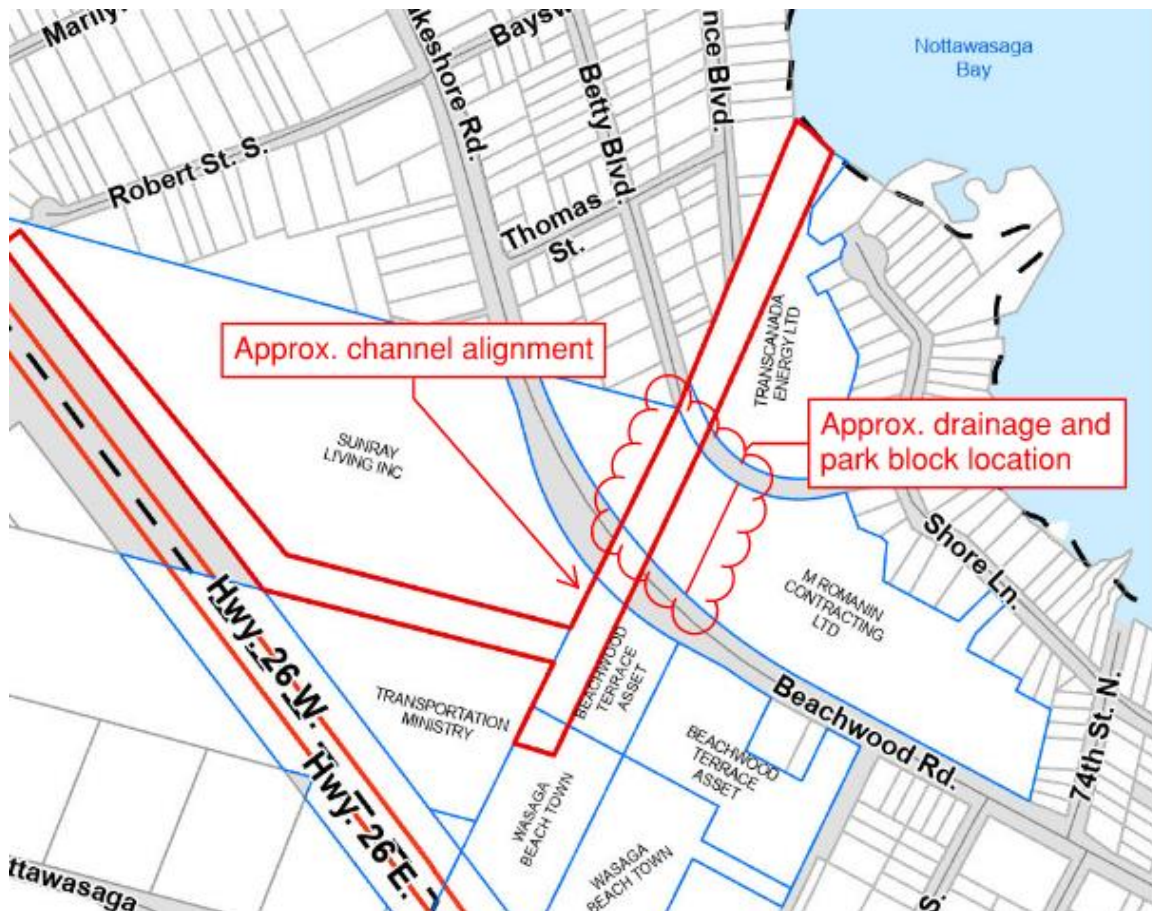
## DISCUSSION:

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 1<sup>st</sup>, 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:

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## **Appendices:**

Appendix A: Romanin Parkland Dedication Agreement