



**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

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**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:

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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