

# Public Meeting – July 29, 2024

Applicant: Primont Homes (Wasaga 2 Inc.)

Proposed Official Plan Amendment and  
Zoning By-law Amendment

(Town File No's.: OP00524 and Z00824)

Associated File includes Draft Plan of  
Subdivision (Town File No.: PS00424)



# Overview

- Purpose of Public Meeting
- Planning Application Process
- Introduce the applications
- Present the subject lands and proposed development



# Purpose of Public Meeting

- A Public Meeting is required under the *Planning Act* for Official Plan Amendment and Zoning By-law Amendment Applications (related applications: Draft Plan of Subdivision)
- Town staff are introducing the applicant's proposal to Council and the general public
- The purpose of the Public Meeting is to provide an opportunity to the public for sharing written comments and making oral submissions to Council



# Planning Application Process

We are  
Here →

- Application Received
- Application Deemed Complete
- Notice of Complete Application and Public Meeting Circulated
- Public Meeting
- Staff and Agency Review
- Staff Recommendation to Council
- Council Decision
- Appeal Period



# Proposal Overview & Site Statistics

Municipal Address: 400 45<sup>th</sup> Street South

Lot Area: 298,000 sq. m (29.8 ha)

Lot Frontage: 582 m along 45th Street South; 713 m along Morgan Road

The requested Official Plan Amendment and Zoning By-law Amendment applications are in support of a residential development (proposed plan of subdivision) generally consisting of:

- 365 single detached dwellings with 8-11 metre lot frontages;
- 148 street townhomes with 6 metre frontages;
- 98 back-to-back townhomes with 6.5 metre frontages;
- 1 stormwater management block;
- 1 environmental protection block;
- 2 park blocks and 2 open space blocks; and
- 12 internal public streets



# Existing Official Plan Designation

Town of Wasaga Beach Official Plan Designation:

## “Rural” and “Natural Hazards”

Permitted Uses in “Rural” include, but are not limited to:

- Agricultural uses, including uses that are ancillary to agricultural production, and which serve the needs of the local rural population. Other uses permitted in the rural category include forestry, institutional uses, limited country recreational facilities, golf courses, and residences accessory to permitted uses.

Permitted Uses in “Natural Hazards” include, but are not limited to:

- Passive and active recreation including, golf courses, play fields, forest and wildlife management, flood and erosion control and conservation projects

Town of Wasaga Beach Official Plan designations surrounding the subject property include:

- “Residential” , “Natural Hazards” and “Open Space”

It is also noted that the Clearview Official Plan designations surrounding the subject property include “Rural” and “Agriculture”



# Proposed Official Plan Amendment

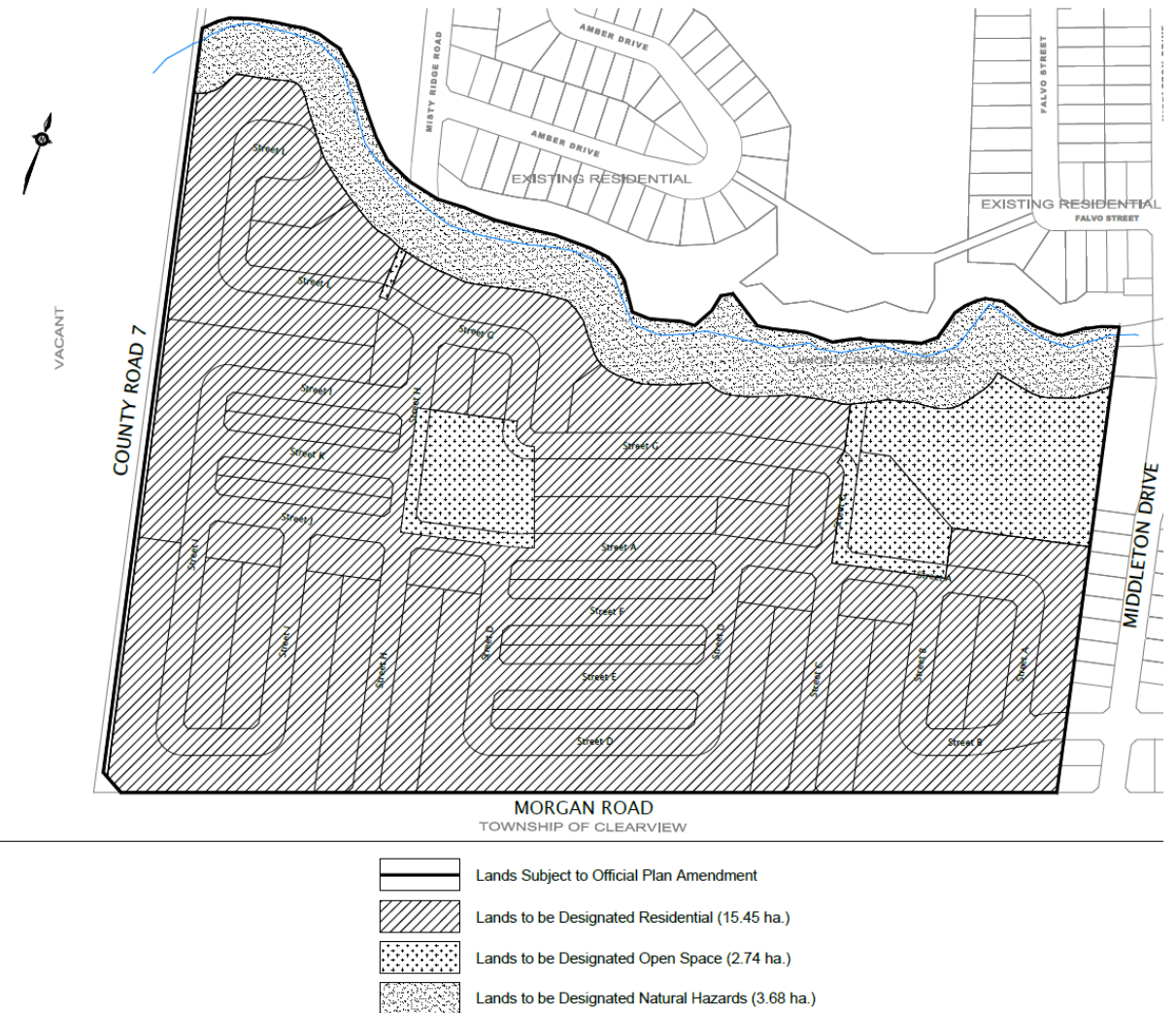
THE PROPOSED OFFICIAL PLAN AMENDMENT requested would re-designate the subject lands from “Rural” and “Natural Hazards”

to

“Residential”, “Open Space”, and “Natural Hazards” as appropriate, for the proposed development of single detached, townhouse, and back to back townhouse residential dwelling units within an overall medium density range.



This document



- Lands Subject to Official Plan Amendment
- Lands to be Designated Residential (15.45 ha.)
- Lands to be Designated Open Space (2.74 ha.)
- Lands to be Designated Natural Hazards (3.68 ha.)

# Existing Zoning

Zoning:

“Rural” (RU) & “Environmental Protection” (EP) Zones

Permitted Uses in the “Rural” zone, include but are not limited to:

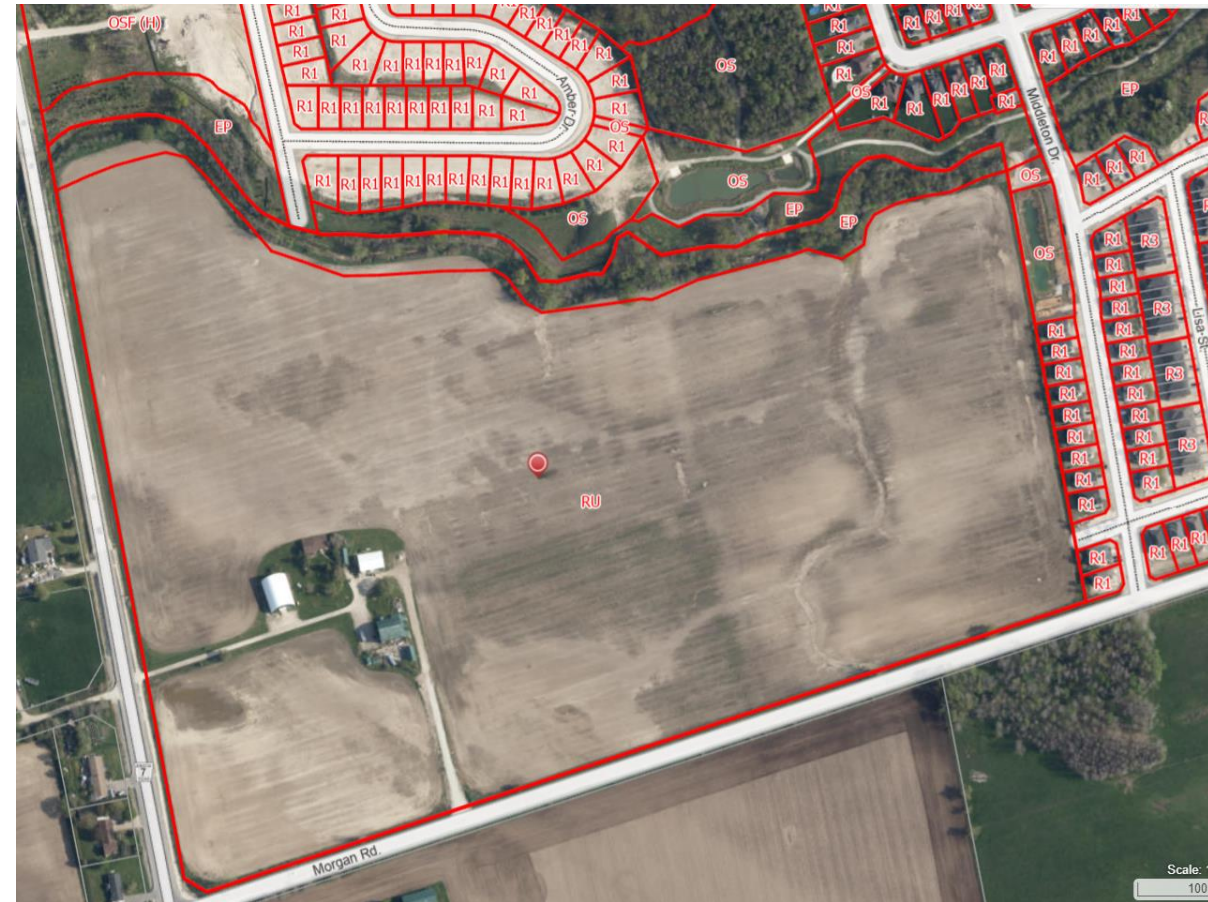
- Agricultural or Agricultural Cannabis Cultivation Site or forestry use but does not include an intensive agricultural use, agricultural produce sales outlet, bed and breakfast, conservation use and wildlife sanctuary, equestrian facility, fishing establishment, kennel, nursery and garden center, veterinary clinic, public use, accessory uses.

Permitted Uses in the “Environmental Protection” zone, include but are not limited to:

- Conservation uses and public park uses

Surrounding Zone(s):

- “Residential Type 1” (R1) and “Residential Type 3” (R3)
- “Open Space” (OS) & “Open Space Floodplain Holding Provision” (OSFH)
- “Environmental Protection”(EP)
- “Agriculture” (AG) – Clearview Zoning By-law



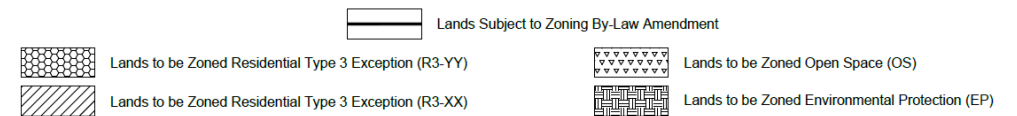
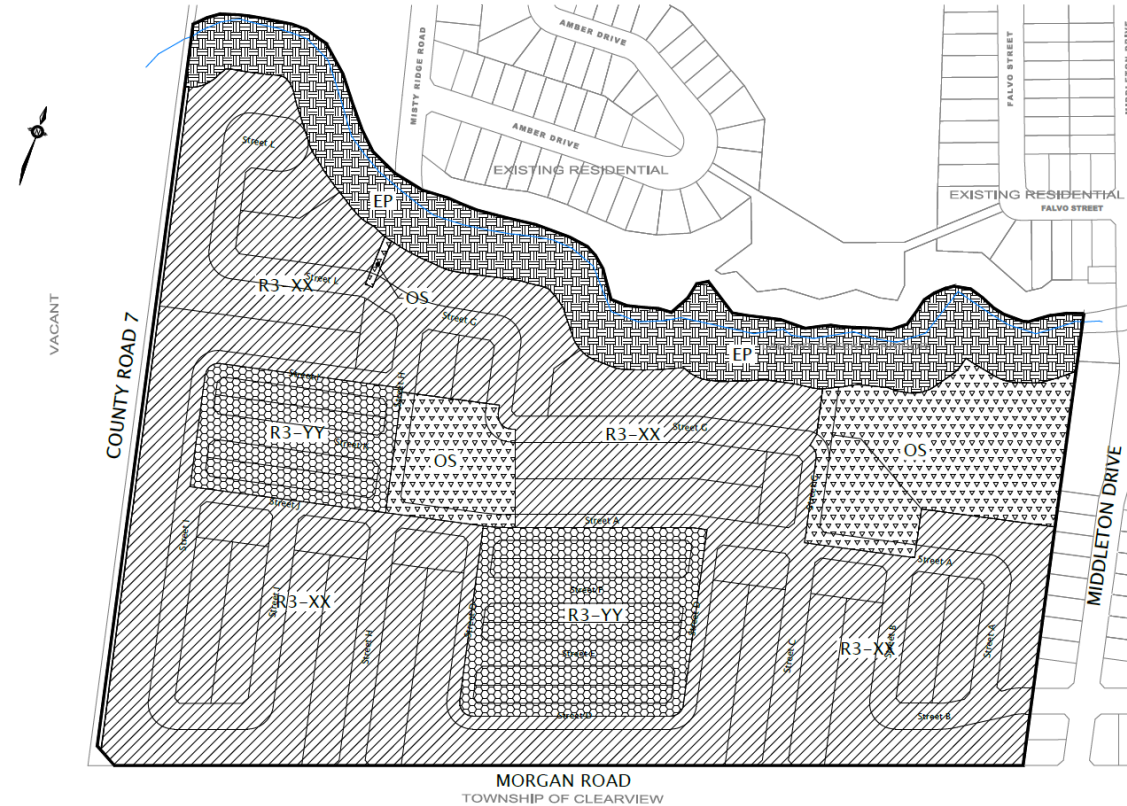


# Proposed Zoning By-law Amendment

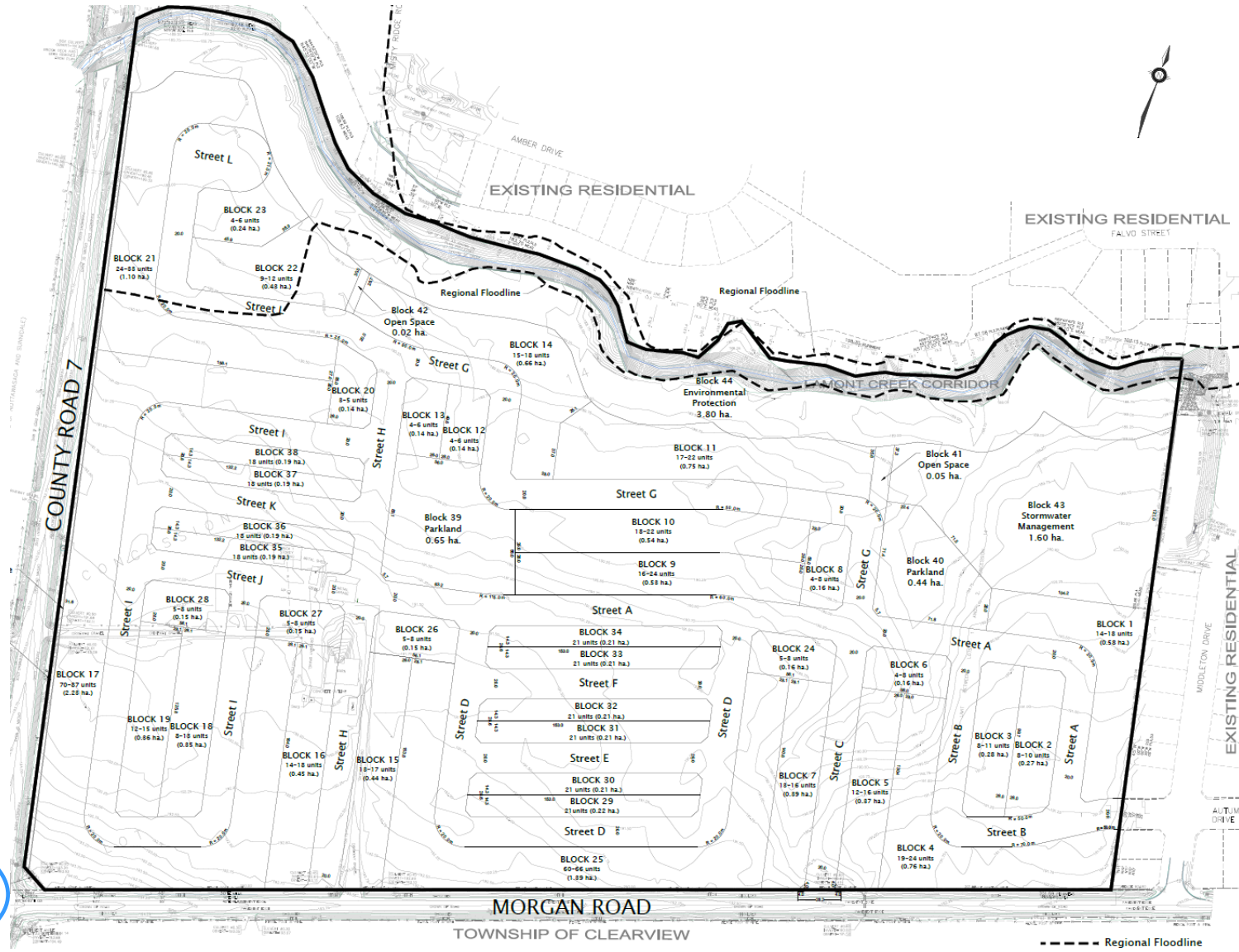
THE PROPOSED ZONING BYLAW AMENDMENT requested would rezone the lands from “Rural” (RU) Zone and “Environmental Protection” (EP) Zone to a number of site-specific zones.

Specifically, the proposal intends to:

- Rezone a portion of the subject lands to the “Residential Type 3 Exception XX (R3-XX) Zone”; including site specific zone provisions for single detached dwellings as an additional permitted dwelling type;
- Rezone a portion of the subject lands to the “Residential Type 3 Exception YY (R3-YY) Zone”; including site specific zone provisions for street and back to back townhouse dwellings;
- Rezone a portion of the subject lands to an “Open Space” (OS) Zone
- Rezone a portion of the subject lands to an “Environmental Protection (EP) Zone”
- Additional modifications are proposed to the “General Provisions” and “Definitions” Sections of the Zoning By-law.



# Draft Plan of Subdivision



# Concluding Remarks

- This Public Meeting is required by the *Planning Act*
- Town Staff are presenting the **applicant's proposal**
- A detailed review of the application(s) is ongoing, but **not yet completed**
- Staff will forward received comments to Council
- Staff will provide a recommendation report to Council at a later date



# THANK YOU

To request additional information on this application, please send an email to:

Email: [planning@wasagabeach.com](mailto:planning@wasagabeach.com)

The webpage below contains all supporting materials pertaining to the proposed application

<https://bit.ly/40045th>

