

Public Meeting – August 22, 2024

Applicant: Primont Homes (Wasaga 2 Inc.)

Proposed Official Plan Amendment
(Town File No.: OP00624) and Temporary Zoning By-law
Amendment (Town File No.: Z01024)

Associated File(s) include Draft Plan of Subdivision
(Town File No.: PS00424), Official Plan Amendment
(Town File No.: OP00524) and Zoning By-law Amendment
(Town File No.: Z00824)



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 Temporary Zoning By-law Amendment Applications
- Related applications include: Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment
- 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 45th 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 Temporary Zoning By-law Amendment applications are to facilitate a temporary Sales Centre for the proposed residential development.

The proposed Sales Centre will be one storey and have a building footprint of 240.8 square metres (2,591.95 sq. ft.) covering 0.84% of the total land holdings and 9.5% of the Sales Centre Area, with 14 parking spaces provided including 2 accessible parking spaces. Access to the site is through one entrance off Morgan Road.



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”

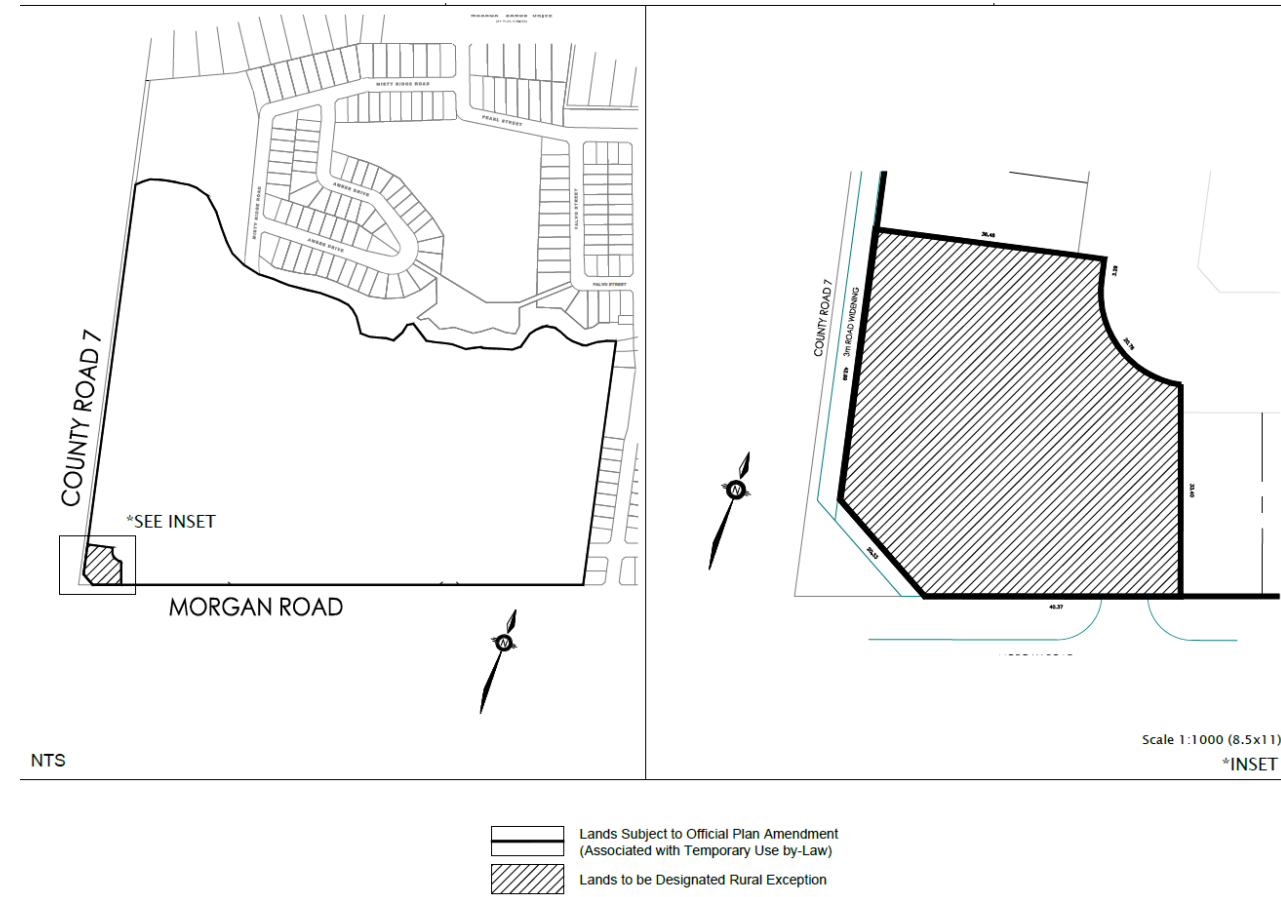


Proposed Official Plan Amendment

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

to

“**Rural Exception**” as appropriate, to facilitate the construction of a Temporary Sales Centre.



Existing Zoning

Zoning:

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

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

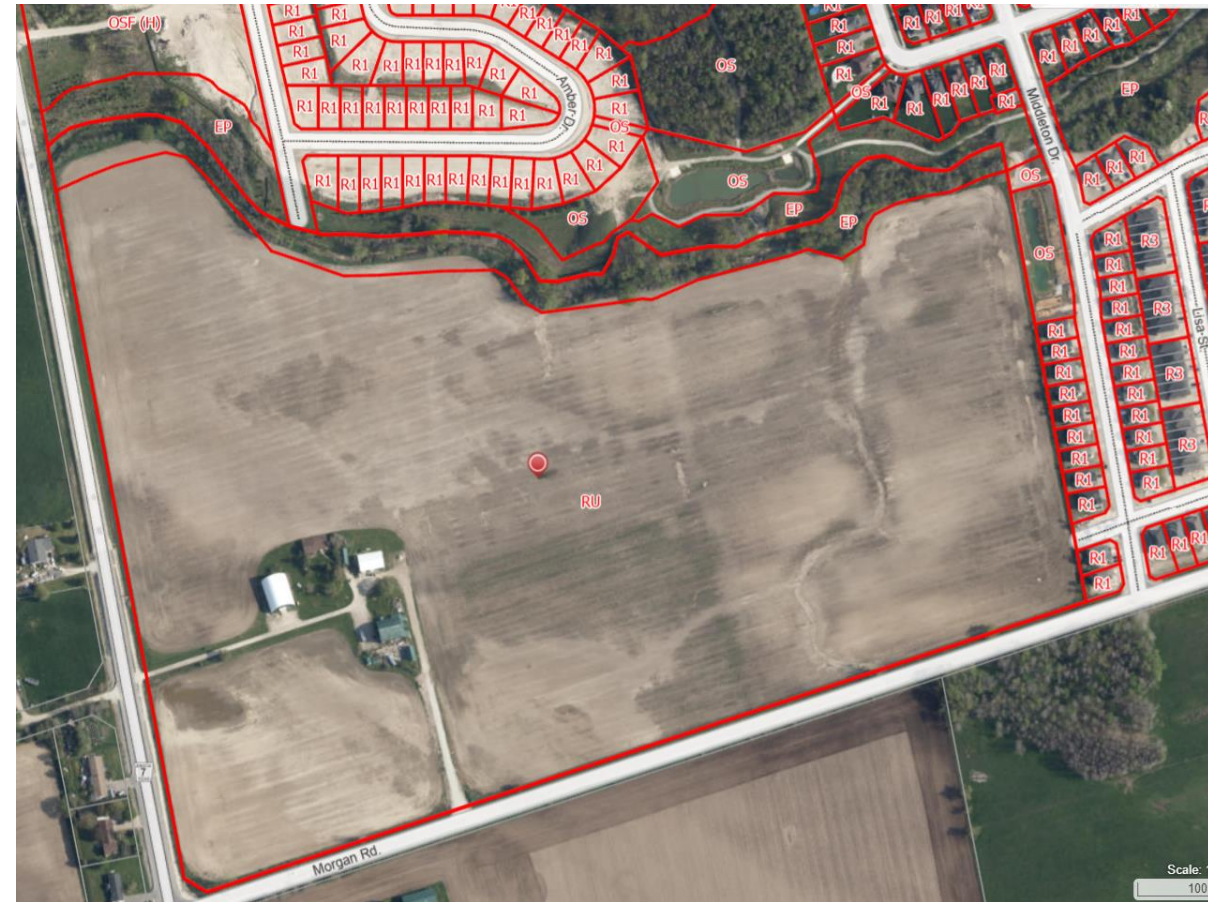
- Agricultural or Agricultural Cannabis Cultivation Site or forestry use but does not include an intensive agricultural use, agricultural produce sales outlet, bed and breakfast, conservation use, accessory uses, etc.

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 Temporary Zoning By-law Amendment

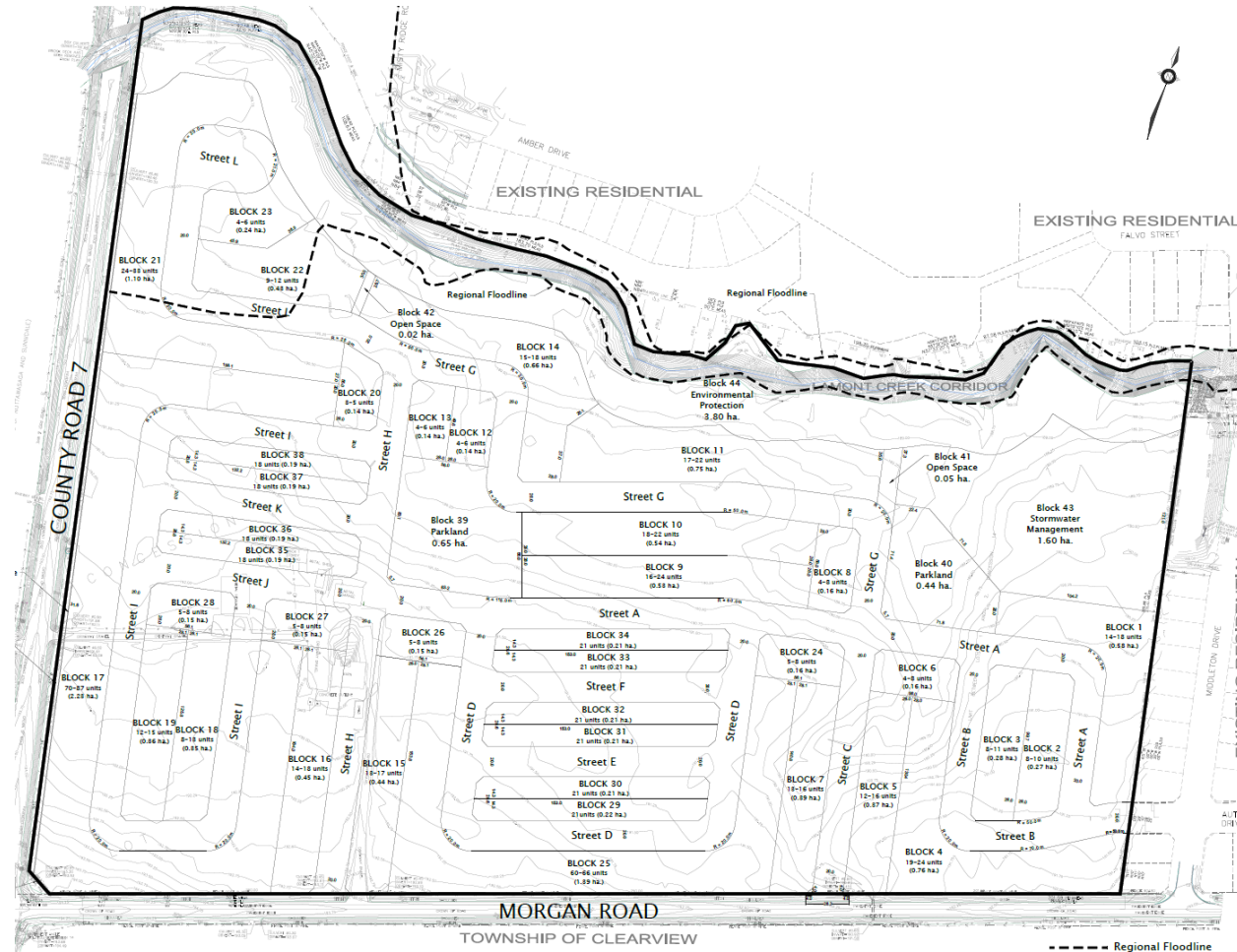
THE PROPOSED TEMPORARY ZONING BYLAW AMENDMENT requested would Temporarily rezone the lands from “**Rural**” (RU) Zone to the “**Rural Exception**” (RU-XX) Zone.

Specifically, the proposal intends to:

- Permit a Sales Centre as a temporary use for a time period of 3 years within the defined area.



Associated Files (Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment)



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

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

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



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