To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: **CCW - 2026-098**

Meeting Date: June 9, 2026

Subject: **Request for Approval – Town of Wasaga Beach Official Plan**

Recommendation

That Item CCW 2026-098, dated June 9, 2026, regarding the Request for Approval of the Town of Wasaga Beach Official Plan, be received; and

That the Town of Wasaga Beach Official Plan, as adopted by the Town of Wasaga Beach By-law 2025-62 on November 27, 2025, and modified as per Schedule 3 to Item CCW-2026-098 dated June 9, 2026, be approved save and except the Non-Decision as substantively outlined in Item CCW-2026-098; and

That the ELM Lands as identified in the Town of Wasaga Beach Official Plan Policy 7.3.2 and identified on Schedule B1, and further described below, be subject to a Non-Decision; and

That Notice of Decision of the Official Plan approval for the Town of Wasaga Beach be provided in accordance with the *Planning Act*; and

That for clarity, the County's approval does not apply to the following Non-Decision:

1. *That a Non-Decision, referred to as "ELM Lands Non-Decision", be placed on specific lands designated as Neighbourhood and Greenlands – Parks & Open Space within the Town's Adopted Official Plan, as well as within the Special Policy Area 3b (New England Village), subject to Official Plan Policy 7.3.2 and on Schedule B1. This property was originally approved for development by the Ontario Municipal Board (OMB) in 2011. The Lands are owned by ELM Wasaga Beach (2016) Inc. and /or ELM Wasaga Inc. (collectively known as "ELM"). The area of Non-Decision applies to both the policy and the schedule mapping.*

Location:
Area 1: Block 64, Plan 51M-1158
Area 2: Part of Block 68, Plan 51M-1158
Area 3: Block 83, Plan 51M-1158

Executive Summary

The Town of Wasaga Beach has undertaken a municipally initiated comprehensive update to its current Official Plan to responsibly guide growth and development, protect natural assets, and support a thriving community. Following extensive collaboration between Town and County staff, and informed by broad public and agency consultation, the updated official plan now reflects the most current provincial and County policy direction, as adopted on November 27, 2025, by By-law No. 2025-62.

It is a legislative requirement under Section 26(1) of the *Planning Act*, for the council of a municipality to revise their Official Plan as required every 10 years and update the Plan every 5 years thereafter to ensure that it; conforms with provincial plans or does not conflict with them, has regard to the matters of provincial interest, and is consistent with provincial policy statements issued by the Minister. This constitutes the Provincial plan conformity exercise identified in Section 26(2.1) of the *Planning Act.*

The County of Simcoe is currently the approval authority for local municipal official plans as per Section 17 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended. Therefore, it is the responsibility of County Council to make a decision on the official plans that are adopted by local municipalities. The official plan takes effect upon County Council approval, provided no appeals to the Ontario Land Tribunal (OLT) are received.

County Planning staff have reviewed the adopted official plan and collaborated with Town staff to ensure that the plan appropriately considered all public and agency comments, is consistent with provincial policy, and conforms to County Official Plan policies. County Planning staff are confident that the identified proposed modifications to the adopted official plan represent sound, future-ready planning and recommend its approval as modified by Schedule 3 to Item CCW-2026-098 (Recommended final version of the Official Plan).

Background/Analysis/Options

The following provides a summary of the Town of Wasaga Beach's adopted Official Plan:

Proponent: Town of Wasaga Beach
Location: All lands within the Town of Wasaga Beach
Proposal: The purpose of the Town of Wasaga Beach's Official Plan update is:

1. To bring the Official Plan into conformity with the Lake Simcoe Protection Plan, the County of Simcoe Official Plan (SCOP 2016) and other associated Provincial Plans, and

2. To ensure the Official Plan is consistent with the Provincial Planning Statement (PPS 2024).

County File: WB-OP-2501

An official plan is a general policy document that includes a statement of goals, objectives and policies for managing growth and development within a specific jurisdiction. It sets out a comprehensive framework for land use and resource management decision-making. The purpose of an official plan is to ensure that future planning and development will meet the specific needs of a community while protecting and enhancing the natural and built environment.

As a requirement of Section 26 of the *Planning Act*, the Town embarked on the process to comprehensively update its official plan to guide growth and development. The Phase 1 work began in 2017 with consultation with various stakeholders including Indigenous communities, County and Provincial staff, resident focus groups and Town staff. Various meetings were held during this phase, including a public meeting held on June 27, 2017, visioning workshop held on June 28, 2017, youth centred consultation held on August 17, 2017, and a pop-up booth consultation held on September 2, 2017. The Phase 2 work was re-initiated in 2023 with the first draft of the new Official Plan posted for public consultation in May 2024 and the final adoption taking place in November 2025.

Through the Town's process, County staff reviewed each draft of the Official Plan to ensure consistency with the PPS 2024 and conformity with the Simcoe County Official Plan, as well as all other applicable provincial legislation. The new Official Plan was adopted by Town Council on November 27, 2025, by By-law No. 2025-62, and is included as Schedule 1 to Item CCW-2026-098 (Town Adopted Official Plan).

Following adoption by Town Council, both County staff and Town staff identified some additional modifications necessary to achieve consistency and conformity with County and provincial plans. As a result of the County's review, a track changes version of the proposed modifications to the text and map schedules of the adopted Official Plan is included as Schedule 2 to Item CCW-2026-098 (Track Changes version of Adopted Official Plan). The modifications now being recommended by County staff are supported by Town Planning staff.

If County Council approves this new Official Plan as modified, the current in-effect Official Plan dated June 22, 2004, will be repealed and replaced with the adopted Official Plan as modified by Schedule 3 to Item CCW-2026-098.

COMMENTS RECEIVED

A public process is required when updating official plans. The Town of Wasaga Beach process to update their official plan has included public consultation pursuant to Section 17(15)(d) of the *Planning Act.* Appropriate notice was provided dated October 3, 2024, to the prescribed agencies, First Nations and indigenous communities, and the public as per the requirements of the *Planning Act.* The open house was held on October 10, 2024, and

the statutory public meeting was held on October 23, 2024. The Town also consulted on the development of the West Wasaga Beach Secondary Plan (WWSP) in a parallel process with the official plan review and these policies are incorporated into the adopted version of the official plan. A design charette took place on June 10 to 13, 2024 regarding the WWSP and a statutory public meeting was held on January 16, 2025.

The comments received during the statutory engagement process included approximately one hundred (100) written and oral submissions from the public, stakeholders, First Nations and indigenous communities, and public agencies. Eight (8) oral comments were presented by the general public during the statutory official plan public meeting, and six (6) oral comments were presented as part of the WWSP public meeting. The public agencies that provided comments included the County of Simcoe, Simcoe County District School Board, Simcoe Muskoka Catholic District School Board, Simcoe Muskoka District Health Unit, Town of Collingwood, Ministry of Transportation, Infrastructure Ontario, Bell Canada, and Nottawasaga Valley Conservation Authority (NVCA).

First Nations and indigenous consultation and outreach occurred throughout this process and included the Huron-Wendat Nation, Hiawatha First Nation, Beausoleil First Nation, and following adoption, the Saugeen Ojibway Nation. The general comments received has encouraged the recognition and role of First Nation, Inuit and Metis communities in the land use planning process. The Saugeen Ojibway Nation comments were more specific and range from document structure to rights recognition, engagement, natural environment, cultural heritage, climate change, housing, growth, roads and infrastructure. While not all comments were incorporated into the proposed modifications, all comments were considered and incorporated to the extent appropriate.

The significant volume and diversity of comments received demonstrate a high level of community engagement and interest in shaping the Town's future. Each submission was carefully reviewed, and where appropriate, incorporated into the updated policies or mapping. This responsiveness strengthens the legitimacy and durability of the Plan.

The themes of the public engagement were described in the Town's adoption report, dated November 27, 2025, and include housing options, mixed-communities, environmental protection, public space enhancement, transportation options, employment uses and tourism.

In accordance with the *Planning Act*, comments have continued to be received by the County of Simcoe after adoption of the Town's Official Plan leading up to the County's approval. A summary of all comments received throughout the process are identified in Schedule 4 to Item CCW-2026-098 (Comment Summaries Matrix) to this report. All comments received through the public process were addressed and/or considered.

Summary of Agency Comments:

County of Simcoe – Simcoe County Planning staff provided comments to the Town of Wasaga Beach staff on the various official plan drafts that were produced throughout the Town's process. County comments were broad ranging and typical for this type of

exercise and included matters of Provincial and County planning policy conformity, consistency, terminology, structure, formatting, suggestions, and questions. At all times through the process, County comments are primarily oriented to ensure conformity and consistency with the applicable Provincial and County policies and mapping, while respecting the local context and unique characteristics reflected in the document.

Simcoe County District School Board (SCDSB) – The SCDSB provided comments throughout the process. The comments focused on encouraging school facilities within the Town of Wasaga Beach, standardizing specific definitions under the umbrella of public service facilities and childcare. Requests were made for specific policy revisions to ensure public service facilities and infrastructure were considered as part of growth forecasting. In addition, specific policy revisions were requested throughout the official plan to ensure proper siting for public service facilities.

Simcoe Muskoka Catholic District School Board (SMCDSB) – Comments from the SMDCSB included active transportation and mobility issues, urban design, secondary planning and cost sharing agreements.

Simcoe Muskoka District Health Unit (SMDHU) – Comments from the SMDHU were technical in nature and relate to health focused policy themes such as climate resilience, sustainable development and food security.

Town of Collingwood – Comments from the Town of Collingwood included considerations of sanitary capacity allocation extensions, and various forms of mobility connections.

Ministry of Transportation of Ontario (MTO) – Comments from the MTO were technical in nature and serve to establish the MTO Permit Control Area in order to encourage consultation with the MTO and reviews of water management plans and traffic impact studies for developments adjacent to or in the vicinity of provincial highways (Highway 26) whose drainage would impact the highway downstream.

Infrastructure Ontario – Comments from Infrastructure Ontario relate to a policy error reference on Schedule C2 associated with a parcel of land that Infrastructure Ontario manages within the Town of Wasaga Beach. This error has been corrected.

Bell Canada – Comments from Bell Canada included general comments on the pre-consultation and complete development application process, and infrastructure and policy initiatives.

Nottawasaga Valley Conservation Authority (NVCA) – Comments from the NVCA provided greater clarity and direction regarding natural hazard policies and mapping, floodplains, wetlands, watercourses, and stormwater management. The NVCA sought clarification on the uses of a one-zone floodplain management concept versus a two-zone approach. The most impactful comments related to the Natural Hazard Mapping layer shown on Schedule G.

Summary of General Public/Stakeholder Comments:

The public comments can be summarized and consolidated into the following themes:

1. *Minor Errors/Omissions:*
   - Various typographical errors, omissions or formatting issues;
   - Section number clarifications;
   - Accuracy of legislative references, including *Municipal Act* and *Planning Act*;
   - Contradictory policies.

2. *Land Use Designations:*
   - Site-specific redesignation requests from individual landowners;
   - Clarification and permission for the 'Neighbourhood' designation;
   - Clarification on the 'Natural Heritage (Category 2)' designation;
   - Concerns with the 'Business and Commerce' designation;
   - Site-specific questions on specific secondary plans.

3. *Growth Management:*
   - Concerns with accommodating growth targets, intensification, density and urban sprawl;
   - Request to include both 2031 and 2051 growth forecasts into the Plan;
   - Questions or clarifications regarding densities, height restrictions and land expansions;
   - Questions on complete communities.
   - Questions on the infrastructure requirement to manage an increase in population and flood control;
   - Support for an increase in job opportunities.

4. *Natural Heritage Policies:*
   - Preservation of natural heritage features and trees within the official plan;
   - Concerns and opportunities with the redevelopment of the beach area;
   - Development occurring within wetlands;
   - Concern with sufficient water resources and watercourses;
   - Natural hazards, servicing and stormwater risks near the river;
   - Climate change concerns related to infrastructure.
   - The Wasaga Beach Climate Action Team (public group) commented:
     - Encouraging increased downtown densities;
     - Encouraging complete sustainable community principles;
     - Prohibiting development in environmentally sensitive areas, including all wetlands;
     - Encouraging active transportation;
     - Recommending establishing a green local economy and green development standards; and
     - Utilizing a general climate lens for all development applications.

5. *Cultural Heritage:*
    - Process and general criteria for determining potential for archaeological resources.

6. *Transportation:*
    - Specific road challenges, including complete streets, road widths, traffic congestion and enforcement of speed limits;
    - Active transportation, connectivity and pedestrian safety issues;
    - Concerns with ownership of Beachwood Road by the MTO.

7. *Affordable Housing and Additional Residential Units (ARU):*
    - Comments on ARUs including consideration of incentive programs;
    - Permissions for located within appropriately sized homes;
    - Balancing medium and high-density permissions;
    - Comments to encourage affordable housing.

8. *Tourism and Short-Term Rental Accommodation (STRA):*
    - Comments on both the merits and concerns associated with short term rental accommodation and the Town's policy approach;
    - Suggestion for STRAs to be permitted in historical cottage areas within walking distance of the beach;
    - Permission requests for site-specific zoning bylaw amendments to allow STRAs;
    - Requests for definitions of Bed & Breakfast and Short-Term Accommodation;
    - Clarification regarding bed and breakfast establishments;
    - Promoting long term economic prosperity through tourism;
    - Questions regarding the future entertainment complex and funding opportunities by the Province.

9. *GIS Mapping:*
    - Various requests for clarification or corrections to map schedules.

RECOMMENDED MODIFICATIONS

Town staff and County staff consulted with various technical experts to address specific concerns raised throughout the process, both before and after adoption. The comments received have been considered and/or appropriately addressed either through the adopted Official Plan or through the County's subsequent modifications, since adoption.

The County's proposed modifications not only ensure full conformity with provincial and County policy frameworks, but also enhance clarity, reduce ambiguity, and support more understanding of the policies by residents, developers, and agencies.

The following is a summary of the general themes of the County's proposed modifications to the adopted Official Plan. The details of the proposed modifications can be viewed in a

track changes version included as Schedule 2 to Item CCW-2026-098 (Track Changes version of Adopted Official Plan).

Textual Proposed Modifications to Adopted Official Plan:

1. *Land Use Designations:*
   - Site-specific redesignation requests from individual landowners (generally mapping modifications);
   - Updated policies associated with the 'Business and Commerce' designation.

2. *Growth Management:*
   - Modified the information pertaining to population and employment forecasts for 2031 to conform with the 2051 planning horizon forecasts outlined in the recent Ministry of Municipal Affairs and Housing (MMAH) decision on the County's Official Plan Amendment No. 7 (COPA 7).;
   - Due to MMAH decision on COPA 7, removed section 2.1.1 Transitional Policies as they were considered redundant;
   - Added clarifying policies to address infrastructure and servicing;
   - Additional policies were added to encourage cost sharing agreements as part of the secondary planning process;
   - Provided clarification in the Employment Areas and general policies section;
   - Provided specific indication of population-related employment to be located within the mixed-use designation within the Strategic Growth Area (SGA).

3. *Transportation & Stormwater Management (MTO):*
   - Various sections of the Plan were updated to reflect and clarify the MTO controlled area responsibilities;
   - Policy inclusion for stormwater management plans to be reviewed by MTO for developments adjacent Provincial highways.

4. *Waste Management:*
   - Removed a subsection (2.6.2) related to waste management under Future Urban Areas section and moved it to a stand-alone Waste Management designation section (2.8);
   - Modified policy language within the Municipal Infrastructure and Utilities section (3.3) to address long-term infrastructure planning;
   - Clarified the reference to the closed waste management sites as 'private or municipal' as per the County Official Plan;
   - Ensured accurate information was included for County Waste Management Site #15.

5. *Natural Heritage Policies:*
   - Addressed various natural hazards, servicing and stormwater risk policies;
   - Modified policy language to clarify Natural Hazards as per the NVCA;
   - Addressed climate change concerns related to infrastructure.

6. *First Nations:*
   - Many of the comments received were already incorporated to some extent into the Adopted Official Plan;
   - Some general modifications included additional recognition of the role for First Nation, Inuit and Metis communities in the land use planning process;
   - The Land Acknowledgement was moved as requested;
   - Added clarifying language to recognize early indigenous engagement in land use planning matters as components of the official plan goals and objectives;
   - Provided additional clarification for First Nations as rights holders;
   - Ensured Indigenous knowledge systems were built into the planning process;
   - While not all comments were incorporated into the proposed modifications, all comments were considered and incorporated to the extent appropriate.

7. *West Wasaga Secondary Plan (WWSP):*
   - Revised, clarified and added policies to this section based on the WWSP adoption, including employment area policies;
   - Clarified the Business and Commerce Designation policies and removed WWSP references where appropriate;
   - Removed references to Sunset District;
   - Added new exception policies for clarity.

8. *Existing Official Plan Amendments:*
   - Policy modifications and inclusions to appropriately integrate the recently approved amendments.

9. *Other revisions throughout the document:*
   - Minor edits to correct errors, omissions, formatting or policy wording;
   - Corrections to policy numbering and policy references;
   - Updated legislative terminology where necessary;
   - Various definitions added or modified according to COPA 7.

10. *Exception Policies:*
    - The following is a list of sections where exception policies were added or removed from various Strategic Growth Areas to update the stage of development:

      - 2.3.3.3 – Removal of the Sunrise District Strategic Growth Area exception;
      - 2.3.4.7 – Added exception to the Downtown Strategic Growth;
      - 2.3.5.3 – Added exception to the Old Mosley Village Strategic Growth Area;
      - 2.3.8.4 – Added two exceptions to the Sunset District Strategic Growth Area;
      - 2.4.3.3 – Added four exceptions to the Neighbourhood Designation;
      - 2.5.2.3 - Added and deleted exceptions within the Business & Commerce designation as a result of the West Wasaga Beach Secondary Plan adoption.

Proposed Modifications to the Mapped Schedules of the Adopted Official Plan:

Modifications were made to the map schedules as follows and as reflected within Schedule 3 of Item CCW 2026-098.

Schedule A: Community Structure Plan

- Change in designations from Greenlands - Environmental Protection to Neighbourhood for the Oxbow area, south of the Schooner town Strategic Growth Area. As this site is mostly developed residential lands, this mapping change was to provide appropriate development rights, while ensuring the necessary safeguards regarding natural hazards;
- Removed reference to 'Delineated' Built-up Area in the legend to conform with COPA 7.

Schedules B1, B2, B3: Land Use Plan

- Same change to the Oxbow area as noted in Schedule A was reflected on Schedule B3.
- Site specific land use designations were modified on several properties due to recent official plan amendments and/or existing development approvals.
- 'Subject to Area-Specific Policies' references were added to schedules.

Schedules C1-C6: Strategic Growth Areas

- Greenlands – Park & Open Space designation was added to Schedule C6.
- 'Subject to Area-Specific Policies' references were added to or removed from schedules.

Schedule D: Municipal Servicing and Service Areas

- No changes

Schedule E: Waste Management Sites

- No changes

Schedule F1, F2, F3: Road Classifications

- Wasaga Beach Provincial Park layer was added to Schedule F3.

Schedule G: Greenland Areas

- Areas of Natural and Scientific Interest (ANSI): Modified the Provincial ANSI layer to include symbology change and included the missing Regional ANSI in the east end of Wasaga Beach.
- The following disclaimer was added to Schedule G related to the Natural Hazard Overlay mapping to recognize the following site-specific properties with draft approval:
    - Disclaimer: *"It is recognized that these lands are the subject of recent Planning Act approvals that permit development and no further official plan amendments are required. It is noted that the associated development proposals are still required to address natural hazard issues through additional implementation process (e.g., registration of the plan of*

subdivision/condominium, site plan approval, agreement execution and/or permitting by a conservation authority). At that time the Schedule will be revised in accordance with Policy 8.1."

- Site Specific Properties:
  1. *630 Sunnidale Road S (Hillier)*
  2. *529 Sunnidale Road S (Stirling Homes)*
  3. *45th Street S/Knox Road W (Golden Sand)*
  4. *45th Street S/Ramblewood Drive (Ramblewood Med Centre)*
  5. *45th Street S/Robinson Road (Metro/Food Basics)*
  6. *31 Lyons Court (Primont)*
  7. *88 and 176 Lyons Court (DAS Developments-Phase 1 and 2)*
  8. *8859 Beachwood Road (Sunray)*

Schedules H1, H2, H3: Water Resources

- No changes

Schedule I: Community Improvement Project Areas

- Small change to the 'Affordable/Attainable Housing Community Improvement Project Study Area' hatched red line to encompass all the lands within the Town's boundary, rather than a line.

In general, various requests for clarification, corrections, or minor administrative modifications were made to the schedules and their legends. The above-noted text and schedule modifications have been thoroughly reviewed and are supported as good planning by Town and County staff and are shown as track changes in Schedule 2 to Item CCW-2026-098 (Track Changes version of Adopted Official Plan), and are incorporated into Schedule 3 to Item CCW-2026-098 (Recommended final version of the Official Plan).

Recommended Non-Decision

During the review of official plan policies and/or map schedules, a final decision on some matters can be deferred which is commonly referred to as a "Non-Decision". Reasons for rendering a non-decision can vary, but they typically relate to policies that could be impacted by other outstanding matters. A non-decision allows additional time for those other associated processes or proceedings to catch up and be considered prior to a final decision on the policies. In the case of the Town of Wasaga Beach Adopted Official Plan, one (1) non-decision is recommended, as described below.

ELM Lands Non-Decision:

That a Non-Decision, referred to as "ELM Lands Non-Decision", be placed on specific lands currently designated Neighbourhood and Greenlands – Parks & Open Space as well as within the Special Policy Area 3b (New England Village), subject to Official Plan Policy 7.3.2 and on Schedule B1.

This property was originally approved for development by the Ontario Municipal Board (OMB) in 2011. The Lands are owned by ELM Wasaga Beach (2016) Inc. and /or ELM

Wasaga Inc. (collectively known as “ELM”). The area of Non-Decision applies to both the policy and the schedule mapping.

Location:
Area 1: Block 64, Plan 51M-1158
Area 2: Part of Block 68, Plan 51M-1158
Area 3: Block 83, Plan 51M-1158

The recommended Non-Decision for the ELM lands is a strategic measure that preserves flexibility while the Town and the landowner continue to explore opportunities for improved community outcomes. This approach ensures that decisions affecting school siting, recreational amenities, natural habitat creation, and residential development are made with the benefit of complete information and mutual agreement.

County Planning staff will bring forward a recommendation regarding this matter at the appropriate time in the future.

POLICY REVIEW

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS 2024) provides policy direction on matters of provincial interest related to land use planning and development. It supports a comprehensive, integrated, and long-term approach to planning.

Chapter 2 of the PPS 2024 generally encourages building homes and sustaining strong and competitive communities. Section 2.1.3 recognizes that sufficient land shall be made available through new and updated official plans to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. The planning horizon for growth is 2051 with the recent approval of COPA 7 which is consistent with this policy. Planning for this growth also addresses Section 3.6 of the PPS Sewage, Water and Stormwater.

Section 2.1.4 and 2.2 (Housing) speaks to an appropriate range and mix of housing options and densities to meet the projected requirements. The Town’s Official Plan specifically reflects on housing mix in the Town’s Official Plan Section 3.1.1 ‘Mix of Housing Types & Densities’ under the Housing chapter.

Section 2.4 encourages the identification of strategic growth areas to identify and focus growth and development. The Town of Wasaga Beach’s Official Plan has several strategic growth areas which are included in the Plan as part of the growth management strategy and shown in the mapping. These areas promote the efficient use of land and infrastructure, which also addresses Section 3.6 Sewage, Water and Stormwater of the PPS.

Section 2.8.2 encourages planning authorities to protect and preserve employment areas for current and future uses, and Section 2.8.3 specifically requires planning

authorities to designate, protect and plan for all employment areas in settlement areas. Town's Official Plan Section 2.1 Employment Opportunities recognizes the importance of monitory employment forecasts and determining where this land use should be directed and prioritized. Section 2.5 Employment Areas indicates that the Town of Wasaga Beach is primarily focused on 'population-related employment', including tourism-related service employment. The Town's Official Plan recognizes and anticipates these service and land needs.

Chapter 3 of the PPS 2024 addresses issues of infrastructure and facilities. Section 3.9 speaks to Public Spaces, Recreation, Parks, Trails and Open Spaces. The Town of Wasaga Beach Official Plan policies showcase, promote, manage, and enhance the network of natural and well-designed resources throughout the Town.

Chapter 4 of the PPS 2024 focuses on the wise use and management of resources. Section 4.1 Natural Heritage requirements, including the long-term protection of natural features and areas. As part of the Town's Official Plan mapping, natural heritage features and areas have been protected.

Section 4.6 of the PPS Cultural Heritage and Archaeology is addressed in the Town's Official Plan through policies that provide protection of resources, consultation policies and ensuring indigenous interests are considered.

Chapter 5 of the PPS 2024 speaks to protecting public health and safety within natural and human-made hazards. Section 5.2 Natural Hazards, the Town's Official Plan includes dynamic beach hazards and floodways as they relate to the beach/coastal areas of the Town and Nottawasaga River.

The adopted Town of Wasaga Beach Official Plan policies and associated mapping, as modified by the County, is consistent with the policies of the PPS 2024.

County of Simcoe Official Plan, 2016 (Consolidated 2023 and as amended through COPA 7)

On August 9, 2022, County Council adopted County Official Plan Amendment No. 7 (COPA 7) as part of the County's Municipal Comprehensive Review (MCR) process, which distributed the growth allocated to the County among its 16 local municipalities to the planning horizon to 2051. Other growth management related updates were incorporated into COPA 7. On April 7, 2026, COPA 7 was approved by the Province with modifications.

Section 3.2 of the SCOP as amended through COPA 7 contains broad policies regarding population and employment projections and allocations to the planning horizon of 2051. Specific population and employment forecasts are identified in the SCOP and are reflective in the Town's Official Plan. In addition, the Town of Wasaga Beach has included intensification and density targets (50% & 55 people and jobs per hectare) in their Official Plan which reflects the SCOP. Wasaga Beach is considered a Category 2 settlement area, as reflected in Section 3.2.3 Table A, which recognizes as having a built boundary and existing municipal water and wastewater systems.

The objectives contained within Section 3.5.1 to 3.5.5 of the County of Simcoe Official Plan (SCOP), as amended, encourage settlement areas to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, and a development form and pattern to promote efficient use of lands and municipal services.

Sections 4.7 (Infrastructure: Sewage and Water Services), 4.8 (Transportation), and 4.9 (Waste Management) in the SCOP are appropriately reflected in the Official Plan as part of the long-term protection of services and infrastructure within the municipality.

The adopted Official Plan policies and associated mapping, as modified by the County, have appropriately addressed policies of the SCOP. The Town of Wasaga Beach Official Plan, as modified, conforms to the SCOP.

Summary

In summary, the adopted Official Plan represents a comprehensive, and community-driven framework for managing growth in Wasaga Beach. It reflects extensive consultation, aligns with all applicable policy frameworks, and positions the Town for sustainable, well-coordinated development.

County Planning staff recommends the following given the reasons outlined in this report which include consistency with the Provincial Planning Statement and conformity with the goals, objectives and general intent of the County Official Plan:

- That the new Town of Wasaga Beach Official Plan, as adopted by the Town By-law No. 2025-62 on November 27, 2025, and modified per Schedule 3 to Item CCW 2026-098, dated June 9, 2026, be approved;

- That the ELM Lands as identified in the Town of Wasaga Beach Official Plan Policy 7.3.2 and identified on Schedule B1 (as described in this report), be subject to a Non-Decision;

- That Notice of Decision of the approval for the Town of Wasaga Beach Official Plan be provided in accordance with the *Planning Act.*

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the OLT there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related OLT proceedings.

Relationship to Corporate Strategic Plan

No specific relationship to corporate strategies.

Reference Documents

- Town of Wasaga Beach Council Report 2025/11/27-38 (November 27, 2025)
  - Adoption Report for OP and WWSP
- Town of Wasaga Beach Council Report 2024/08/22-17 (Aug. 22, 2024)
  - West Wasaga Beach Secondary Plan Update
- Town of Wasaga Beach Council Report 2024/04/11-03 (April 11, 2024)
  - New Official Plan Update

Attachments

Schedule 1 – Official Plan – as Adopted by the Town of Wasaga Beach
Schedule 2 – Official Plan – as Modified by the County (Track Changes Version)
Schedule 3 – Official Plan – Recommended Final Version
Schedule 4 – Official Plan Review Comment Summaries Matrix

Prepared By Kristin D. Pechkovsky, MCIP, RPP
Planning Program Supervisor, Innovation and Acceleration

Approvals	**Date**
Nathan Westendorp, Director of Planning, Chief Planner	May 8, 2026
Rob Elliott, General Manager, Engineering, Planning and Environment	May 29, 2026
Trevor Wilcox, General Manager, Corporate Performance	June 2, 2026
Mark Aitken, Chief Administrative Officer	June 2, 2026