



May 9<sup>th</sup>, 2024

To Whom it May Concern;

**Re: Rural Designated Lands in the Town of Wasaga Beach  
Comments on Draft Provincial Planning Statement through the Environmental Registry of  
Ontario (ERO) Commenting Portal – ERO Number 019-8462**

We are the registered owner of lands located on the eastern portion of the Town of Wasaga Beach. The lands are currently designated Rural in the Town of Wasaga Beach Official Plan and are zoned Rural (RU) in the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60. For residential development to occur on these lands an Official Plan Amendment Application and Zoning By-law Amendment Application are required to be submitted to the Town of Wasaga Beach, including a Draft Plan of Subdivision Application, to implement the use.

The Town of Wasaga Beach is one of a few Settlement Areas in the County of Simcoe where the Settlement boundary encompasses the entire Town. In other words, no additional municipal lands are located outside of the Settlement boundary. Within the Settlement boundary, there are lands that are located on the edge of the Town that have historically been designated Rural given there was no development activity occurring at the time. The subject lands fall within that category.

Currently, the A Place To Grow Growth Plan for the Greater Golden Horseshoe (APTG) has a Policy 6.3.5 which is problematic when it comes to any lands within a settlement boundary that are designated Rural prior to the identified date. The policy reads as follows:

- 6.3 *Managing Growth*
- 6.3.5 *Any lands that are designated for agricultural uses or rural uses in a lower-tier official plan as of January 20, 2017 can only be re-designated for the purposes of development within a settlement area subject to the policies in subsection 2.2.8.*

Policy 2.2.8 refers to Settlement Area Boundary Expansions which the Town is not currently seeking. The result of this policy in a Town such as Wasaga Beach is that development within the existing settlement boundary limits is essentially frozen in perpetuity as there is no chance for the lands to be developed unless there is a settlement area boundary expansion sometime in the future, which is not likely necessary in Wasaga Beach. The Town currently has many properties that are designated Rural meaning the Town can never realize their full development potential as they cannot re-designate any of these rural lands for development purposes. This appears counterintuitive.

Official Plan Amendment (OPA) No.7 that was adopted by the County of Simcoe on August 9, 2022, as part of the Municipal Comprehensive Review process, and subsequently sent to the Ministry for approval. As a direct response to APTG policy 6.3.5, OPA 7 created policy 3.2.10 in consultation with Town Staff which will allow for the re-designation of these serviceable and essentially infill in nature Rural lands to be in compliance with the APTG policies, provided that there are certain conditions that are met as outlined in the policy. We were in favour of this policy within OPA 7 and provided comments accordingly during the OPA 7 commenting period through the Environmental Registry of Ontario (ERO) posting. Our understanding at this time is that OPA 7 is not progressing forward and that there has been no date given as to when it may be approved by the Province.

We have reviewed the proposed Draft Provincial Planning Statement (PPS) and note that from what we can tell any reference to such a policy has been deleted which we fully agree with and support. For the Town of Wasaga Beach to continue to develop within their own boundaries it is critical that these policies are not carried forward into the new PPS.

Thank you for the opportunity to submit these comments.

Respectfully submitted,

**Ambria (Wasaga) Limited**

A handwritten signature in blue ink, appearing to be 'V. Baffa', written over a horizontal line.

Vincent Baffa MCIP, RPP, PLE  
Vice-President Development