Your Name

Your Address

Your Phone Number (optional)

Date:

To:

Town of Wasaga Beach

Planning Department

Attention: Mr. Todd Weatherell

30 Lewis Street  
Wasaga Beach   
Ontario, L9Z 1A1

**Subject**: Objection to Re-Zoning West of 74th Street between Shore Lane and Beachwood Drive

Dear Mr. Weatherell,

I am contacting you today to voice my concerns regarding a re-zoning application for a proposed high-density development in our neighbourhood.

The proposal I am concerned about is currently under review in your department under File No. OP02/21 (Official Plan Amendment), File No. ZBA 01/21 (Zoning By-Law Amendment), and File No. PS01/21 (Draft Plan of Vacant Land Condominium).

I understand that these applications request a re-zoning of Lot 82 west of 74th Street and north of Beachwood Rd. in Wasaga Beach, currently zoned as R1 residential, to an R4-X, R3-X and R1-X. The revised zoning would allow for the construction of up to 6 story high-density condominium buildings. This re-zoning proposal is not consistent with the Official Plan, which specifically discourages even medium density in the West End of Wasaga Beach.

This re-zoning application is not the result of an urban planning initiative by the Town. It would fundamentally change the fabric of the Shore Lane neighbourhood, and the proposed buildings would not be in keeping with the surrounding neighbourhood of cottages and single-family homes. The hundreds of additional residents would add a strain to existing traffic, water and drainage infrastructure as well as increased pressure to only minimal public beach access in the area. The well-used Shore Lane Trail section between Shore Lane and Betty Boulevard would be turned into a busy roadway and lost for recreational purposes.

The property also includes 3.1 ha of wetlands and is regulated by the NVCA. It is my understanding that a permit is required from the NVCA for the development to proceed, and that the NVCA has provided comments to the Town of Wasaga Beach concerning the above-mentioned re-zoning and development applications. In those comments, the NVCA left no doubt that given the negative impact the complete removal of wetlands on the property would pose to inherent ecological and hydrologic functions, that it cannot support the residential development concept as proposed, and that any development on the site would need to respect and preserve the existing coastal wetlands, including a buffer of 30m around them.

Based on my understanding of this proposed development, I want to express that I am fundamentally opposed to the Town approving these applications which would allow the developer to move forward with their proposal. The developer is seeking for a major exception to the Town’s Official Plan that would introduce high-density housing in an area that is characteristic for low-density, that is far from any commercial hubs, schools or health-care services, and that would be fundamentally transformed without any robust urban planning or public consultation process. If the Town intends to develop the West End into something different than it is today, this process should be started and concluded by the Town prior to any medium- or high-density zoning requests being approved.

I am also urging the Town to take into consideration the NVCA’s comments and their conclusion that they cannot support the application in its current form as it would destroy protected wetlands. The protection of those wetlands is not a lofty ecological consideration – they play a very tangible and practical role in our neighbourhood as hydrological buffers, preventing flooding of our streets and basements, as well as water filters, improving the water quality in Nottawasaga Bay. It would be incredibly short-sighted to destroy those invaluable natural features in sight of more and more dramatic impacts of climate change, bringing us more extreme dry and wet weather.

Therefore, I am asking the Town Planning Department to not support all three applications mentioned above, and to recommend to Council to deny those applications.

Yours truly,