

## SET YOUR SIGHTS ON EVERYTHING YOU NEED

*Wasaga Beach's Nature-Inspired Master-Planned Community*

### Population Growth :

- The town of Wasaga Beach is one of the fastest growing communities in Ontario, growing at nearly double the provincial growth rate.
- Having experienced a 20% population growth between 2016-2021, Wasaga Beach is the 12th fastest growing community in Canada, outside of urban metropolitan areas and the second fastest growing community in all of Simcoe County.
- It's growth is far outpacing the population targets set for the community in the provincial Growth Plan.
- It is anticipated that the town will reach and exceed the 2031 projections by the end of 2025, putting Wasaga six years ahead of the projected population numbers.

StatsCan notes communities such as Wasaga, that are close to nature, large bodies of water, ski resorts or other outdoor sports facilities, are seeing greater than projected rates of growth. They offer a better quality of life, and while they're outside of large cities, they're close enough that people can reach them by car in a reasonable amount of time....*Wasaga offers all of this and so much more!*

Wasaga Beach is not only a true natural wonder but also a year-round recreational paradise

### Natural Amenities:

- Wasaga Beach is the world's longest freshwater beach, stretching over 14 kilometers along the southern most shores of Georgian Bay .
- Wasaga Beach residents enjoy, not one, but 8, different beach areas to choose from.
- The stunning waterfront areas include boardwalks, picnic areas, bike paths, playgrounds, swimming areas, kiteboarding and much more!
- There are 5 golf courses all within 13 to 20 minutes of Southbay.
- Wasaga Beach is perfectly situated for ski lovers; 30 minutes to Blue Mountain Ski Resort , 30 Minutes to Mt. St. Louis and 22 minutes from Snow Valley Ski Resort.
- Other outdoor winter activities to enjoy near Southbay include cross country skiing, snowshoeing, snowtubing and so much more!

### Getting Around:

Wasaga Beach is conveniently located:

- 20 Minutes to Collingwood
- 30 minutes to Blue Mountain Resort
- 27 minutes to Barrie
- 1 hr 15 min from the GTA

Wasaga Beach is easily accessed by 3 major roadways:

- Hwy 26, Hwy 92, and Airport Rd.
- Each of these roadways connect to the 401 and 400 series highways

# SOUTH BAY

AT RIVERS EDGE

## Playtime Casino - Wasaga Beach:

- Southbay is conveniently located 5 minutes away from the newly built 25,000 sq. ft casino; with 250 slot machines, electronic table games, & restaurant with outdoor patio and Arcade Bar.
- The Town of Wasaga Beach will receive approximately \$1 Million Dollars each year from the operations of the casino; which will be reinvested into the community
- This year's initiative is a new community health and after hours clinic, scheduled to open as early as September 1st, 2023.

**5 minutes to  
the new  
Playtime  
Casino  
Wasaga Beach**

*River's Edge is a collection of approximately 1,000 homes, consisting of 26' towns and 40', 43' & 50' single detached homes with parks, ponds, trails and proposed future elementary and high schools built right into the community.*

## 10 minutes to Cortellucci Zancor Centre

- Slated to open in November 2023, is the highly anticipated Cortellucci Zancor Centre - just 10 min from our site
- This is a \$60 Million Dollar facility comprised of a 120,000 sq. ft. twin pad arena and library complex
- The CZ Centre will include:
  - Outdoor basketball courts
  - Reading garden
  - Twin pad arena with 2 skating rinks
  - Library with adult lounge & children's activity room
  - Indoor Playground
  - Maker's Space/Learning Lab
  - Digital lab for 3D printing, music, film recording and editing
  - Youth zone with virtual reality and gaming pod

## The Homes:

- Beautifully appointed homes with a choice of Traditional, or Contemporary exterior elevations.
- Open concept layouts
- 9' ceilings on main floors and 8' ceilings on 2nd floor
- All tiled areas are 12" x 24" tiles
- Engineered Hardwood Flooring to Main floor and 2nd floor hallways
- Oak staircases
- Electric Linear fireplaces, as per plan
- 3 Piece washroom rough-in to basements

*The proposed Master Plan is a massive investment that will make Wasaga an even more compelling place to both visit and live.*

## Wasaga Beach Downtown Development Master Plan:

- Proposal to redevelop the beachfront and downtown areas
- This is a 7 to 15 year project with an anticipated budget of over \$625 Million Dollars
- First phase of the plan focuses on Beach 1 and the areas of Main St. and Beck St
- Some of the proposed initiatives include:
  - A Town Square
  - Entertainment Zone
  - Waterpark
  - Restaurants and Cafes
  - Performance Venue
  - A hotel/resort

**Fernbrook  
HOMES**

**ZANCOR  
HOMES**