



# AGENDA

## Wasaga Beach Special Council

### Thursday, February 28, 2019

A meeting of the Special Council will be held Thursday, February 28, 2019 in the Classroom commencing at **12:30 PM**.

Page

#### 1. CALL TO ORDER

#### 2. DISCLOSURE OF PECUNIARY INTEREST

#### 3. COMMITTEE, BOARDS & STAFF REPORTS

- 3.1. Director, Recreation, Events and Facilities and Director, Library Services - Twinpad and Library Location Update Report 4 - 5

**Recommendation:** THAT Committee of the Whole receive the update on the Twinpad Location Report from the Director of Recreation, Events and Facilities, as well as the Library Location Report from the Director of Library Services, for information.

[Report - Twinpad and Library Location Report Update](#)

- 3.2. Senior Planner - Ontario Endangered Species Act, 10-Year Review Discussion Paper – Protecting and Recovering Species at Risk 6 - 9

**Recommendation:** THAT Council direct staff to forward a letter to the Province of Ontario in response to the 10-Year Review Discussion Paper on the Endangered Species Act prior to the March 3, 2019 deadline

[Report - Ontario Endangered Species Act Letter](#)

#### 4. BY-LAWS AND CONFIRMATORY BY-LAW

- 4.1. **2019-17** A By-law to adopt Amendment No. 53 to the 10 - 19

Official Plan for the Town of Wasaga Beach

**Recommendation:** THAT a By-law to adopt Amendment No. 53 to the Official Plan for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2019-17.

[2019-17 OPA 53](#)

[2019-17 OPA 53 - Schedule B](#)

- 4.2. **2019-18A** By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended (Pacific Developments Inc. & 1415069 Ontario Ltd.) 20 - 24

**Recommendation:** THAT a By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended (Pacific Developments Inc. & 1415069 Ontario Ltd.), be received and be deemed to have been read a first, second and third time, passed and numbered No. 2019-18.

[2019-18 Zoning By-law Amendment \(Pacific\) RD Rev](#)

[2019-18 Zoning By-law Amendment SCHEDULE \(Pacific\)](#)

- 4.3. **2019-19** A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Special meeting held Thursday, February 28, 2019. 25 - 26

**Recommendation:** THAT a By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Special meeting held Thursday, February 28, 2019, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2019-19.

[2019-19 Confirmatory Bylaw Feb 28, 2019](#)

## 5. CLOSED SESSION

- 5.1. Chief Administrative Officer's Report Re: Main Street Property - Section 239 (2) (c) of the *Municipal Act*, as amended, a proposed or pending acquisition or disposition of land by the municipality or local board.

**Recommendation:** THAT Pursuant to Section 239 (2) (c) of the *Municipal Act*, 2001, as amended, the next portion of the Special Meeting of Council of February 28, 2019 be closed to the public to discuss a proposed or pending acquisition or disposition of land by the municipality or

local board.

## **6. REPORTS FROM CLOSED SESSION**

## **7. ADJOURNMENT**

## **STAFF REPORT**



**TO:** Committee of the Whole

**FROM:** Chris Roos, Director, Recreation, Events and Facilities  
Pamela Pal, Director, Library Services

**SUBJECT:** Twinpad and Library Location Update Report

**DATE:** February 28, 2019

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### **RECOMMENDATION**

THAT Committee of the Whole receive the update on the Twinpad Location Report from the Director of Recreation, Events and Facilities, as well as the Library Location Report from the Director of Library Services for information.

### **BACKGROUND**

Following a presentation regarding the Town's Community Hub facility on January 8, 2019 Council directed staff to investigate alternative locations and compare the pros and cons to the site already considered at the corner of Beck and Main Streets. Staff were asked to bring an updated report to Committee by the end of February. The Director of Recreation, Events and Facilities and Director of Library Services have been working with a small task force of staff to evaluate all viable options.

### **DISCUSSION**

Staff have identified a number of possible sites for a Twin Pad Arena and Library, and have been assessing them for appropriateness. It is proposed that the March 7<sup>th</sup> meeting of Committee of the Whole be used to discuss the various sites with Council. Staff are working to evaluate present and future requirements for the facilities including accessibility, proximity to population, parking, planning requirements, as well as varying impacts related to timing, servicing, local economy and complexity at numerous locations.

Not unlike the existing Community Hub location, because some of the possible location alternatives are privately owned land, there will have to be a closed session component to the discussion. Any privately held sites that are selected to move forward for further evaluation will need to have appraisals done so that Council is aware of approximate value of property. From there, if a private sector site(s) is selected as the preferred site(s) negotiations will take place with property owners although this is not the case with Town owned sites.

### **CONCLUSION**

In addition to confirming that each identified location is workable, staff can present and discuss the pros and cons of each of the possible locations at the March 7<sup>th</sup> meeting. Although all locations identified have viable attributes, when looked at through the evaluation criteria established, staff

intend to recommend a shortlist of locations to be further evaluated. Committee may wish to consider a public engagement process at this stage to obtain the input of the community on the preferred location so that this input can form part of the evaluation process.

This phase would involve more intensive screening, financial modelling, including land appraisals of privately owned parcels. Staff would then bring a recommended site forward to a subsequent meeting of Committee of the Whole.

Respectfully Submitted,

*Chris Roos*

Chris Roos  
Director – Recreation, Events & Facilities

*Pamela Pal*

Pamela Pal  
Director – Library Services

## STAFF REPORT



**TO:** Mayor and Council

**FROM:** Nathan Wukasz, Senior Planner

**SUBJECT:** Ontario Endangered Species Act  
10-Year Review Discussion Paper – Protecting and Recovering Species at Risk  
Ministry of the Environment, Conservation and Parks

**DATE:** February 28, 2019

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### **RECOMMENDATION**

“THAT Council direct staff to forward a letter to the Province of Ontario in response to the 10-Year Review Discussion Paper on the Endangered Species Act prior to the March 3, 2019 deadline.”

### **BACKGROUND**

The Endangered Species Act, 2007, came into effect on June 30, 2008. The Province is conducting a 10-year review of Ontario's Endangered Species Act, through consultation on a discussion paper. The Discussion Paper is posted on the Environmental Registry for comments until March 3, 2019. The web site address is: <https://ero.ontario.ca/notice/013-4143>

Staff reported to Development Services Section of Coordinated Committee on February 7, 2019 with initial comments, which can be found on page 367 in the attached agenda:

<https://www.wasagabeach.com/Shared%20Documents/2019-02-07%20Coordinated%20Committee%20-%20Agenda.pdf>

### **DISCUSSION**

Coordinated Committee asked that staff bring a letter back to Council in February prior to providing comments to the Province. Staff have consulted with Engineering Services staff, who raised similar concerns to those raised in the report. Their concerns were with delays and uncertainty in the environmental assessment process for public infrastructure and maintenance projects in the Nottawasaga River, relating to the presence of Lake Sturgeon.

### **CONCLUSION**

The Province is consulting stakeholders on the effectiveness of the Endangered Species Act, and seeking comments by March 3, 2019. Staff have identified some broad challenges with the efficiency of receiving provincial comments on development applications from provincial agencies, and concerns with the significant restrictions to beach maintenance in Piping Plover nesting areas and Nottawasaga River maintenance operations relating to Lake Sturgeon. Staff seek feedback

from Council on the letter content, and recommend sending a letter in final form to the Province in advance of the March 3, 2019 commenting deadline.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nathan Wukasz', written in a cursive style.

Nathan Wukasz, MCIP, RPP  
Senior Planner

Appendix A – Draft Comment Letter re: Endangered Species Act Review

February 28, 2019

Public Input Coordinator  
Species Conservation Policy Branch  
300 Water Street  
Floor 5N  
Peterborough ON K9J 3C7  
Canada

RE: Ontario Endangered Species Act  
10-Year Review Discussion Paper – Protecting and Recovering Species at Risk

Thank you for the opportunity to provide comments on the 10<sup>th</sup> Year Review of Ontario's Endangered Species Act Discussion Paper.

The Town supports the broader goals of the Endangered Species Act, in protecting species at risk and maintaining biodiversity in the province. However, there are areas of improvement for administration of the Endangered Species Act.

The development community in Wasaga Beach has experienced challenges with the efficiency of receiving comments from provincial agencies relating to development applications, creating delays in timing and uncertainty in economic development and investment opportunities.

Specifically, the Town has experienced challenges in processing development applications under the Planning Act and environmental assessments under the Environmental Assessment Act, relating to:

1. the extended length of time for provincial comments and technical advice;
2. untimely identification of species and/or habitat protection through development applications, that is often received at a point where a development application is well advanced in the planning process;
3. the uncertainty of the effects of species at risk 'general' habitat protection, particularly for the Eastern Hog-nosed Snake, Piping Plover, and Lake Sturgeon, on private development and public infrastructure and maintenance projects;
4. the uncertainty of how to effectively implement 'general' habitat protection vs. future habitat regulations for the variety of species at risk under the Endangered Species Act;
5. the precedence over the Planning Act, Environmental Assessment Act, and all other legislation afforded to the Endangered Species Act.



The Town recommends that the provincial administration be empowered with the resources to be engaged and effectively meet reasonable Planning Act and Environmental Assessment Act timelines in implementing the Endangered Species Act and regulations.

Additionally, particular beachfront neighbourhoods in Wasaga Beach have expressed concern with the lack of maintenance on significant portions of the beach due to nesting Piping Plovers dating back nearly 10 years. Once a pair of plovers has nested, the beach area within 400 meters of the nest cannot be maintained for 10 years. This has led to the portions of the beach being overgrown with vegetation. In a tourist town that relies on tourist visits to the beach as its main economic generator, this has created issues. Ontario Parks has done limited maintenance, but are constrained by the Act in how much maintenance they can do. There have been some recent pilots of limited maintenance in nesting areas that have shown the plovers still return to the area to nest. The review of the Act is an opportunity to revisit the limitations on habitat maintenance.

Please take these comments and concerns in to consideration in the review of the Endangered Species Act.

Sincerely,

George Vadeboncoeur  
Chief Administrative Officer

**AMENDMENT NO. 53**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF WASAGA BEACH**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**BY-LAW NO. 2019-17**

A By-law to adopt Amendment No. 53 to the Official Plan for the Town of Wasaga Beach

WHEREAS the Council of the Corporation of the Town of Wasaga Beach, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 53 to the Official Plan for the Town of Wasaga Beach shall be and is hereby adopted.

Read three times and finally passed in open Council this 28<sup>th</sup> day of February, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text, appendix and Schedule A, constitutes Amendment No. 53 of the Town of Wasaga Beach Official Plan.

**AMENDMENT NO. 53**

**TO THE TOWN OF WASAGA BEACH OFFICIAL PLAN**

**PART A - THE PREAMBLE**

**Purpose of the Amendment:**

The purpose of this Amendment is to amend the existing Sunnidale Trails Secondary Plan in order to allow for an increase in the maximum amount of units by approximately 20% in order to capitalize on the efficiencies the Town has found within the Knox Road East sanitary sewer system. These amendments are required to facilitate increases in the unit counts of approved draft plans of subdivision and to enable other developments within the Sunnidale Trails Secondary Plan area to benefit from updates to the Official Plan. The amendment will modify policies within Section 21 – The Sunnidale Trails Secondary Plan and the legend of Land Use Plan Schedule 'A-9'.

**Location:**

The lands subject to this Amendment are located within the Sunnidale Trails Secondary Plan Area and are indicated on the attached Schedule "A".

**Basis:**

Following the approval of the original Secondary Plan, and site-specific approvals of Zoning By-law Amendments and Draft Plans of Subdivision within the Sunnidale Trails Secondary Plan area, the Town of Wasaga Beach discovered additional capacity in the Knox Road East Sanitary Sewage System which could support an increase in unit yield in the Sunnidale Trails Secondary Plan area of up to 20%. In addition, since the approval of the Sunnidale Trails Secondary Plan in 2007, updated versions of the Provincial Policy Statement (2014), Growth Plan for the Greater Golden Horseshoe (2017) and the County of Simcoe Official Plan (2016) have come into effect. All of these documents generally promote increased residential densities, compact built form and the efficient use of land and infrastructure.

The proposed amendments to the Sunnidale Trails Secondary Plan are required in order to facilitate redline revision applications to the existing Rivers Edge and Pacific draft plan approved plans of subdivision. Both redline revision applications propose to make use of the additional sewage capacity by increasing the overall unit yield by approximately 20%, increasing the efficiency of the existing Knox Road East sewage infrastructure.

The proposed amendments to the Sunnidale Trails Secondary Plan include amending the prescribed overall maximum unit count for the Secondary Plan area as well as amending a number of prescriptive design related policies in order to generally allow for the implementation of smaller lot sizes.

Official Plan Amendment No. 53 is consistent with the Provincial Policy Statement (2014), and conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and the Simcoe County Official Plan (2016).

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following changes to the text and Schedules, constitutes Amendment No. 53 of the Town of Wasaga Beach Official Plan.

### **Details of the Amendment**

1. Section 21.3.1 c) is amended to the following:
  - c) The residential density of the Sunnidale Trails Secondary Plan area will generally not be less than approximately 22 units per net residential hectare (9 units per net residential acre).
2. Section 21.3.2 a) is amended to the following:
  - a) The housing mix for the Sunnidale Trails Secondary Plan area will consist of three general categories. These categories would include large lot single detached (frontages of 14 metres or greater), small lots (lot frontages of 11 – 13.99 metres for singles), and medium/high density development.
3. Section 21.3.2 c) is amended by deleting the word “minor”.
4. Section 21.3.2 d) is amended to the following:
  - d) The medium/high density forms of housing for the purposes of this plan may include street townhouses, block and/or stacked townhouses, three storey walk-up apartments and apartment buildings. The density of proposed developments will determine whether a given proposal will constitute a medium or high density development.
5. Section 21.3.4 c) is amended to the following:
  - c) Institutional sites may be provided for other institutional uses.
6. Section 21.4.1 b) is amended by changing the approximate number of dwelling units from 2,700 to 2,750, and Table 2.0 is deleted in its entirety.
7. Section 21.5.1 a) is amended to the following:

- a) Within the Sunnidale Trails Secondary Plan area, the minimum lot depth for any low density single or semi detached residential lot shall be 27.4 metres and the minimum lot frontage for any low density single detached residential lot shall not be less than 11 metres. The minimum lot area for any low density single family residential lot shall not be less than 301.4 m<sup>2</sup>.
8. Sections 21.5.1 b) and 21.5.1 c) are added:
- b) Street townhouses may be located within areas designated “Low Density Residential” as shown on Schedule “A-9”, Land Use Plan, subject to the Town being satisfied that their location, configuration and density contribute to an appropriate housing mixture and neighbourhood structure.
  - c) Any street townhouses developed within the “Low Density Residential” designation as per policy 21.5.1 b) shall contribute to the unit count considered within policy 21.5.2 d).
9. Section 21.5.1.1 b) is amended to the following:
- b) Large lot singles shall be defined as those lots with a minimum frontage of 14 metres and a minimum lot area of 400 m<sup>2</sup>.
10. Section 21.5.1.1 c) is amended by replacing “should” with “are encouraged to”.
11. Section 21.5.1.1 d) is amended by changing 30% to 20%.
12. Section 21.5.1.2 is deleted in its entirety.
13. Section 21.5.1.3 is amended to 21.5.1.2
14. The heading title of Section 21.5.1.3 (now 21.5.1.2) is amended to the following:
- Small Lots
15. Section 21.5.1.3 (now 21.5.1.2) a) is amended to the following:
- a) Permitted residential uses shall be limited to single detached dwelling units, semi-detached dwelling units and street townhouses.

16. Section 21.5.1.3 (now 21.5.1.2) b) is amended to the following:
  - b) Small lot single detached dwellings shall be defined as those residential lots having a minimum frontage of no less than 11 metres and a frontage of no more than 13.99 metres.
17. Section 21.5.1.3 (now 21.5.1.2) c) is amended to the following:
  - c) The minimum lot frontage for individual semi-detached residential dwelling units shall be 8.5 metres.
18. Section 21.5.1.3 (now 21.5.1.2) d) is deleted and replaced with the following:
  - d) The minimum width for townhouse units shall be 7.6 metres.
19. Section 21.5.1.3 (now 21.5.1.2) e) is amended by adding a new subsection:
  - e) Street townhouses should generally not contain more than six units in a single building.
20. Section 21.5.1.3 (now 21.5.1.2) e) is amended by changing 27 units to 30 units and will now become 21.5.1.2 f).
21. Section 21.5.2 is amended by adding “/High” after “Medium” (in two instances).
22. Section 21.5.2 a) is amended to the following:
  - a) Permitted uses may include street townhouses, block and/or stacked townhouses and other multi-unit residential buildings.
23. Section 21.5.2 b) is deleted in its entirety.
24. Section 21.5.2 c) is amended by changing “45 units” to “50 units” and deleting “in medium density areas proposed”. This will now become 21.5.2 b).
25. Section 21.5.2 d) will now become 21.5.2 c) and is amended to the following:
  - c) A maximum density of up to 76 units per net residential hectare shall be permitted for other permitted residential uses.

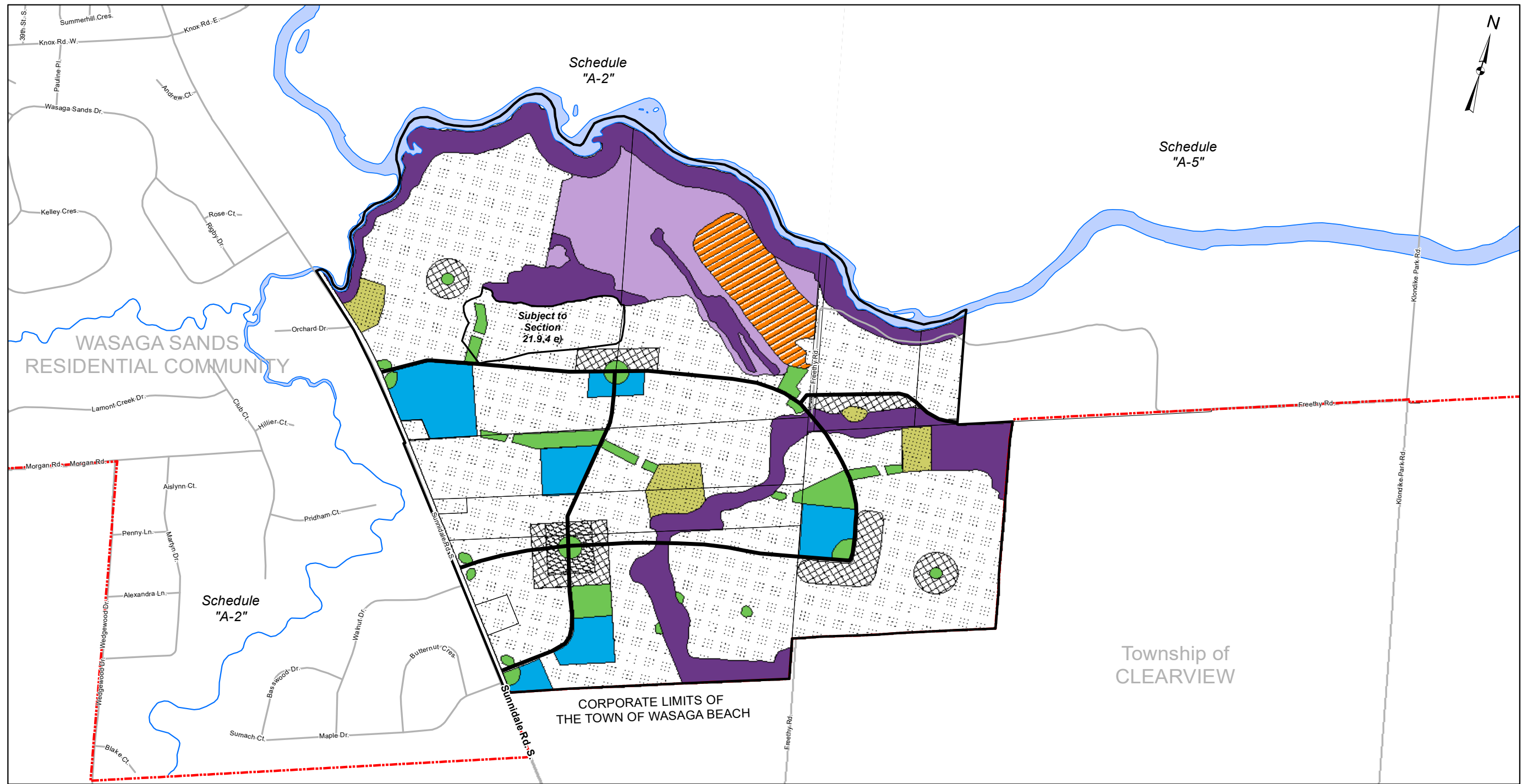


26. Section 21.5.2 e) will now become 21.5.2 d) and is amended to the following:
  - d) It is the policy of this Plan that generally no less than 10 % and no more than 35% of the total number of residential units in plans of subdivision should be developed as the permitted unit types.
27. Section 21.5.2 f) is deleted in its entirety.
28. Section 21.5.2 g) will now become 21.5.2 e) and is amended to the following:
  - e) The minimum width for townhouse units shall be 7.6 metres.
29. Section 21.5.2 h) will now become 21.5.2 f).
30. Section 21.5.2 g) has been added as a new subsection:
  - g) Multi-unit residential buildings shall not exceed 6 storeys in height. Buildings in excess of 3 storeys in height shall be located in general conformity with the Medium/High density designation on Schedule A-9.
31. Section 21.5.2 h) has been added as a new subsection:
  - h) Council may consider a rezoning for additional locations for multi-unit buildings in accordance with the policies of Section 5.2.6.1 of this Plan and other applicable policies of this Plan.
32. Section 21.5.4 is amended by replacing “another three” with “other”.
33. Section 21.5.4 is amended by adding a new subsection:
  - e) Notwithstanding the Institutional policies of the Sunnidale Trails Secondary Plan, the identified school sites may be developed for residential use as per the policies of the Secondary Plan but no sooner than the time frame for acquisition by the respective School Boards(s) as identified in the Option Agreements required to be entered into in fulfillment of conditions of Draft Plan Approval. The predominate use shall be low density residential but may also include medium density residential as per the policies of this Secondary Plan.
34. Section 21.8.3 c) is amended to the following:
  - c) It shall be the policy of this Plan to discourage wherever possible the back lotting of collector roads in the Sunnidale Trails Secondary

Plan area. Through efficient design, efforts will be made to reduce the number of driveways accessing collector roads, where feasible.

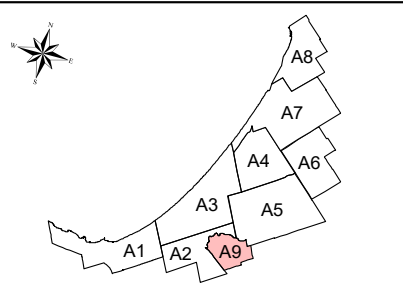
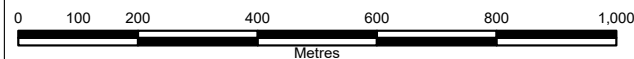
35. Section 21.8.3 d) is amended to the following:

- d) The Town may require, as a condition of approval for any draft plan of subdivision for the south-easterly quadrant of the Sunnidale Trails Secondary Plan area, the provision for a road stub for the future extension of the southerly east – west collector road further to the east and the option of extending the collector road network to the south.



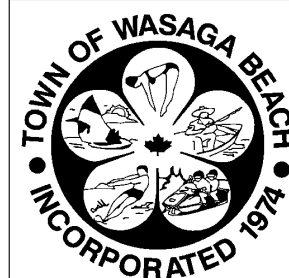
This is Schedule 'A' to  
Official Plan Amendment No. 53  
to the Official Plan of the  
Town of Wasaga Beach

NOTE: The lot lines depicted on this map are for reference only  
and may not reflect accurately property boundaries in all instances.



#### Legend

- |                                 |   |
|---------------------------------|---|
| Collector Roads                 | Open Space  |
| Low Density Residential         | Natural Hazards                                   |
| Medium Density Residential      | Natural Heritage System Category 1                |
| Medium/High Density Residential | Natural Heritage System Category 2                |
| Community Centre                | Special Study Area (Subject to Section 21.6.2 b)) |
| Institutional                   | Storm Water Management Pond                       |



## Schedule 'A-9' Land Use Plan

Official Plan of the Town of Wasaga Beach

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**BY LAW NO. 2019-18**

A By-law to amend Town of Wasaga Beach  
Comprehensive Zoning By-law No. 2003-60, as amended  
(Pacific Developments Inc. &  
1415069 Ontario Ltd.)

WHEREAS pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, the Council of the Town of Wasaga Beach has passed a comprehensive Zoning By-Law No. 2003-60 for the Town of Wasaga Beach;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to 775 and 801 Sunnidale Road South; Part of Lot 4, Concession 13; and North Part of Lot 7, Concession 13, Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Council deems it advisable and expedient to amend Zoning By-Law No. 2003-60;

NOW THEREFORE the Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT Zoning By-Law No. 2003-60, as amended by By-law 2014-42 is amended as follows:

That Schedule "F" to By-Law 2003-60 as amended is hereby further amended by changing the zoning of portions of the subject properties for the areas shown on Schedule "A" attached hereto and forming part of this By-Law from the:

- a) "Residential Type 2 Holding Exception" (R2H-6) Zone to the "Institutional Holding Exception" (IH-7) Zone and the "Residential Type 2 Holding Exception" (R2H-6) Zone;
- b) "Residential Type 1 Holding Exception" (R1H-22) Zone to the "Institutional Holding Exception" (IH-7) Zone and the "Residential Type 2 Holding Exception" (R2H-6) Zone;
- c) "Residential Type 1 Holding Exception" (R1H-22) Zone to the "Residential Type 2 Holding Exception" (R2H-6) Zone;
- d) "Residential Type 2 Holding Exception" (R2H-6) Zone to the "Open Space" (OS) Zone;
- e) "Open Space" (OS) Zone to the "Residential Type 2 Holding Exception" (R2H-6) Zone;
- f) "Residential Type 2 Holding Exception" (R2H-22) Zone to the "Open Space" (OS) Zone;
- g) "Residential Type 2 Holding Exception" (R2H-6)

- Zone to the "Residential Type 3 Holding Exception" (R3H-19) Zone;
- h) "Residential Type 2 Holding Exception" (R2H-7) Zone to the "Open Space" (OS) Zone;
- i) "Residential Type 2 Holding Exception" (R2H-6) Zone to the "Residential Type 2 Holding Exception" (R2H-7) Zone;
- j) "Residential Type 2 Holding Exception" (R2H-6) Zone to the "Open Space" (OS) Zone and the "Residential Type 2 Holding Exception" (R2H-6) Zone;
- k) "Residential Type 1 Holding Exception" (R1H-22) Zone to the "Open Space" (OS) Zone and the "Residential Type 2 Holding Exception" (R2H-7) Zone;
- l) "Residential Type 1 Holding Exception" (R1H-22) Zone to the "Residential Type 2 Holding Exception" (R2H-7) Zone;
- m) "Residential Type 4 Holding" (R4H) Zone to the "Residential Type 4 Holding Exception" (R4H-7) Zone; and
- n) "Institutional" (I) Zone to the "Residential Type 2 Holding Exception" (R2H-6) Zone and "Institutional Holding" (IH) Zone.
- o) "Residential Type 2 Holding Exception" (R2H-14) Zone to "Residential Type 3 Holding Exception Zone" (R3H-19) Zone.
- p) "Residential Type 2 Holding Exception" (R2H-7) Zone to "Residential Type 3 Holding Exception Zone" (R3H-19) Zone.
- q) "Residential Type 2 Holding Exception" (R2H-10) Zone to "Residential Type 2 Holding Exception Zone" (R2H-7) Zone.
- r) "Residential Type 2 Holding Exception" (R2H-10) Zone to "Residential Type 3 Holding Exception Zone" (R2H-6) Zone.
- s) "Residential Type 2 Holding Exception" (R2H-10) Zone to "Residential Type 3 Holding Exception Zone" (R3H-19) Zone.
- t) "Residential Type 2 Holding Exception" (R2H-10) Zone to "Residential Type 2 Holding Exception" (R2H-6) Zone and "Institutional Holding Exception" (IH-7).
- u) "Residential Type 2 Holding Exception" (R2H-6) Zone to "Residential Type 2 Holding Exception" (R2H-14) Zone.

2. THAT Zoning By-law 2003-60 as amended, is further amended by adding a new section 7.4.7 following section 7.4.6 as follows:

#### **R4-7 Zone      Schedule “F”**

Notwithstanding:

- Section 7.3.3 respecting minimum front yard, the minimum front yard depth shall be 2 metres;
- Section 7.3.5 respecting minimum interior side yard, the minimum interior side yard shall be 5 metres;
- Section 7.3.8 respecting maximum building height, the maximum number of storeys shall be 6 and the maximum building height shall be 21 metres;
- Section 7.3.9 respecting maximum gross floor area for an apartment building, the maximum gross floor area shall be 140%;
- Section 7.3.10 respecting maximum lot coverage, the maximum lot coverage shall be 45%;
- Section 7.3.13 respecting recreation use areas, the minimum recreation use area does not apply; and
- Section 7.3.14 respecting privacy yards, the minimum privacy yard adjacent to a wall containing a first storey habitable room window shall not apply.

3. THAT Zoning By-law 2003-60 as amended, is further amended by adding a new section 17.4.7 following section 17.4.6 as follows:

#### **I-7 Zone      Schedule “F”**

Notwithstanding:

- Section 3,38.9 respecting minimum parking requirements, the minimum parking requirement for an Elementary School shall be 2.0 parking spaces per classroom; and
- Section 17.3.9 respecting maximum building height, the maximum building height for a School shall be 15 metres.

4. THAT Zoning By-law 2003-60 as amended, is further amended by replacing Section 26.172 with the following:

*“Shall mean a school under the jurisdiction of a Board of Education or Separate School Board, a college or university or any other similar educational institution or parochial school operated on a non-profit basis which is maintained either wholly or partially at public expense whether or not the same is also a boarding school, and includes a dormitory building accessory to such a school, and includes a community partner.”*

5. THAT all other respective provisions of Zoning By-Law 2003-60, as amended, shall apply.

6. THAT this By-Law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.'O., 1990 c.P .13.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY  
PASSED THIS 28th DAY OF FEBRUARY, 2019.

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Nina Bifulchi,  
Mayor

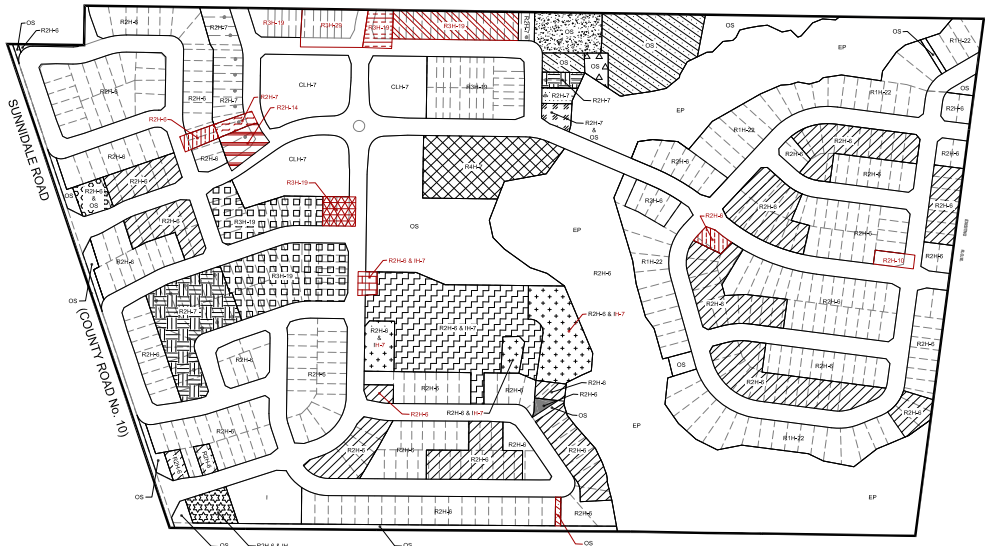
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Dina Lundy,  
Clerk



# Town of Wasaga Beach

## Schedule 'A'



Scale 1:7500 (8.5x14)

	Lands Subject to <b>By-law Amendment</b>		Area Rezoned from (R2H-7) to (OS)
	Area Rezoned from (R2H-6) to (IH-7) and (R2H-6)		Area Rezoned from (R2H-6) to (R2H-7)
	Area Rezoned from (R1H-22) to ( <b>I-H7</b> ) and (R2H-6)		Area Rezoned from (R2H-6) to (R2H-6) <b>and (OS)</b>
	Area Rezoned from (R1H-22) to (R2H-6)		Area Rezoned from (R1H-22) to (R2H-7) <b>and (OS)</b>
	Area Rezoned from (R2H-6) to (OS)		Area Rezoned from (R1H-22) to (R2H-7)
	Area Rezoned from (OS) to (R2H-6)		Area Rezoned from (R4H) to (R4H-7)
	Area Rezoned from (R2H-22) to (OS)		Area Rezoned from (I) to (R2H-6) and (IH)
	Area Rezoned from (R2H-6) to (R3H-19)		Lands with Zoning Remaining Unchanged
	Area Rezoned from (R2H-14) to (R3H-19)		Area Rezoned from (R2H-10) to (R3H-19)
	Area Rezoned from (R2H-10) to (R2H-7)		Area Rezoned from (R2H-10) to (IH-7) and (R2H-6)
	Area Rezoned from (R2H-10) to (R2H-6)		Area Rezoned from (R2H-6) to (R2H-14)
	Area Rezoned from (R2H-7) to (R3H-19)		

This is Schedule 'A' to By-Law \_\_\_\_\_  
Passed the \_\_\_\_\_ day of \_\_\_\_\_ 2019.  
Signatures of Signing Officers

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_





## THE CORPORATION OF THE TOWN OF WASAGA BEACH

### **BY-LAW 2019- 19**

A By-law to confirm the proceedings of the Council of the Corporation of the Town of Wasaga Beach at its Special meeting held Thursday, February 28, 2019.

**WHEREAS** Section 5(1) of the *Municipal Act*, 2001, provides that the powers of a municipality shall be exercised by its council;

**AND WHEREAS** Section 5(3) of the *Municipal Act*, 2001, provides that municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the *Municipal Act*, 2001, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** in many cases, action which is taken or authorized to be taken by the council does not lend itself to the passage of an individual by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Wasaga Beach adopted By-Law 2016-101, as amended, establishing rules of order and procedures for the Council;

**AND WHEREAS** provision was made in By-Law 2016-101, as amended, for enactment of a Confirmatory By-Law at the end of each Regular or Special Council Meeting to confirm recommendations and actions approved at that meeting;

**AND WHEREAS** the Council of the Town of Wasaga Beach deems it advisable and expedient that the proceedings of these meetings be confirmed and adopted by by-law;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:**

1. That the actions of the Council of the Corporation of the Town of Wasaga Beach, at its meetings held on the dates listed above in respect of every report, motion, resolution, declaration or other action passed, taken or adopted by Council at these meetings, including the exercise of natural person powers, except where approval of another authority is required by law or where implementation is subject to other legislation, are hereby adopted, ratified, and confirmed as if each report, motion, resolution or other action was adopted, ratified, and confirmed by a separate by-law.

2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by the Town of Wasaga Beach in the above-mentioned minutes, then this By-Law shall be deemed for all purposes to be the by-law required for approving and authorizing and taking of any action authorized therein and thereby or required for the exercise of any powers therein by the Town of Wasaga Beach.
3. That any a member of Council who dissented from any action or proceeding or has abstained from discussion and voting thereon shall be deemed to have dissented or abstained, as the case may be, in respect to this By-Law as it applies to such action or proceeding.
4. That the Mayor or designate and the proper officials of the Town of Wasaga Beach are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required and are to execute all documents as may be necessary in that behalf, and the Clerk or designate is hereby authorized and directed to affix the Corporate Seal to all such documents.
5. That this By-Law shall come into force and effect on the final passage thereof

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28<sup>TH</sup> DAY OF FEBRUARY, 2019.**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

\_\_\_\_\_  
Nina Bifulchi, Mayor

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Dina Lundy, Director, Legislative Services & Clerk