

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2024-61

A By-law to amend Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60, as amended

WHEREAS pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, 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 lands described as PLAN 51M923 BLK 26 & BLK 29, and municipally addressed as 265 and 271 River Road East (no municipal address assigned to Block 29) in the Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that prohibits the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS pursuant to Section 34(17) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed by-law;

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 Schedule 'N' to By-law 2003-60 as amended is hereby further amended by modifying the Residential Type 3 Exception 13 Holding (R3-13H) Zone to the Residential Type 3 Exception 13 (R3-13) Zone as modified, as shown on Schedule 'A' attached hereto.
2. That Section 6.4 of Zoning By-law 2003-60 is further amended by adding to and/or replacing identified site-specific provisions with the following Section to create a modified exception zone, as follows:

"6.4.13 R3-13 Zone, Schedule 'N'

For the purpose of this by-law, a private street shall be deemed a public street and for Unit 15 the side lot line abutting the private right-of-way shall be considered an interior side yard.

Appendix 1

Notwithstanding Sections 6.3.1 a), 6.3.2 a), 6.3.8, 6.3.9 a), and 6.3.13 of the Residential Type 3 (R3) Zone, and Sections 3.3.6, and 3.38.2.10 of the General Provisions, the following provisions apply:

Street Townhouse Dwelling Unit

Lot Area (minimum) shall be 160 sq. m; Lot Frontage (minimum) shall be 5.45 metres;

Landscape Open Space (minimum) shall be 20%; Lot Coverage (maximum) shall be 62%; and no play area shall be required.

Steps and/or accessibility ramps may encroach into any required front yard a maximum distance of 3.8 metres provided that such uses are not below grade or not more than 1.2 metres above grade within the required yard; non-abutting driveways may be established with a 0 metre setback along an interior lot line; and abutting driveways may be established along an interior side lot line provided the abutting driveways do not exceed a combined width of 11 metres.

3. That Schedule 'A' shall form part of this By-law.
4. That all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
5. 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 29th DAY OF JULY, 2024.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

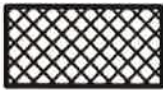
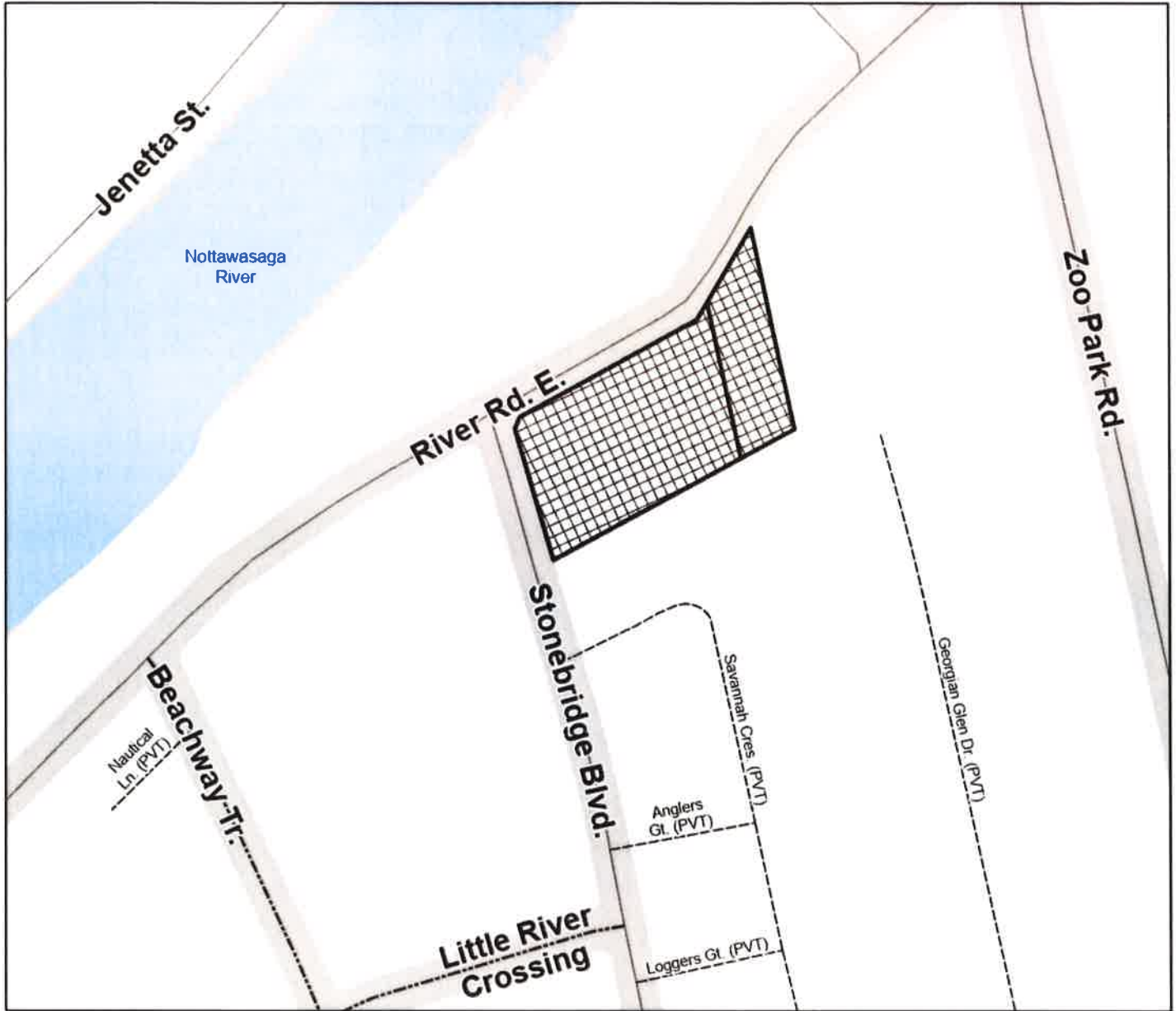
Brian Smith, Mayor

Nicole Rubli, Director, Legislative Services & Clerk



Town of Wasaga Beach

Schedule 'A'



Lands Rezoned from Residential Type 3 Exception 13 Hold (R3-13H) to Residential Type 3 Exception 13 (R3-13)

This is Schedule 'A' to By-Law _____
 Passed the ___ day of _____,
 Signatures of Signing Officers

Member _____

Member _____

