

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2024-68

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

AND WHEREAS Section 36 of the Planning Act, R.S.O., 1990, c. P. 13, as amended, permits a Council to pass a Bylaw that specifies the use to which lands, buildings or structures may be put at such time in the future as a Holding symbol is removed by amendment to the Bylaw;

AND WHEREAS an application to amend By-Law No. 2003-60 has been received with respect to PART OF LOT 27, CONCESSION 8, in the Town of Wasaga Beach, County of Simcoe;

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 Bylaw;

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 Bylaw 2003-60 as amended is hereby further amended by rezoning the subject lands from the Downtown Core Transition Holding (DC2H) and the from the Residential Type Three Holding Exception 30 (R3H-30) zone to Downtown Core Transition Holding Exception Two (DC2H-2) as shown on Schedule 'A' attached hereto.
2. That Section 26.4 of By-Law 2003-60, as amended, is hereby further amended by adding the following Section to create a new exception zone, as follows:

26.4.3 DC2H-2, Schedule 'N'

- a) A maximum building height of five storeys shall be permitted.

3. That Section 6.4.30 of By-Law 2003-60, as amended, is hereby further amended by deleting the text of the Residential Type Three Holding Exception 30 (R3H-30) zone and replacing it with “intentionally left blank” and reserving this exception zone for future use.
4. That Section 23.4.6 of By-Law 2003-60, as amended, is hereby further amended as follows:

23.4.6 EP-6 Zone, Schedule ‘P’

“Permitted Uses shall be limited to Conservation Uses, as defined in Section 26.39 and Passive Outdoor Recreation Uses as defined in Section 27.149 of By-Law 2003-60”.
5. The Holding ‘H’ Provision may be lifted from the affected lands upon the following:
 - a) Finalization and Execution of Site Plan Drawings and a Site Plan Agreement
6. That all other respective provisions of Zoning Bylaw 2003-60, as amended, shall apply.
7. That Schedule ‘A’ shall form part of this By-law.
8. 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 22nd DAY OF AUGUST, 2024.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

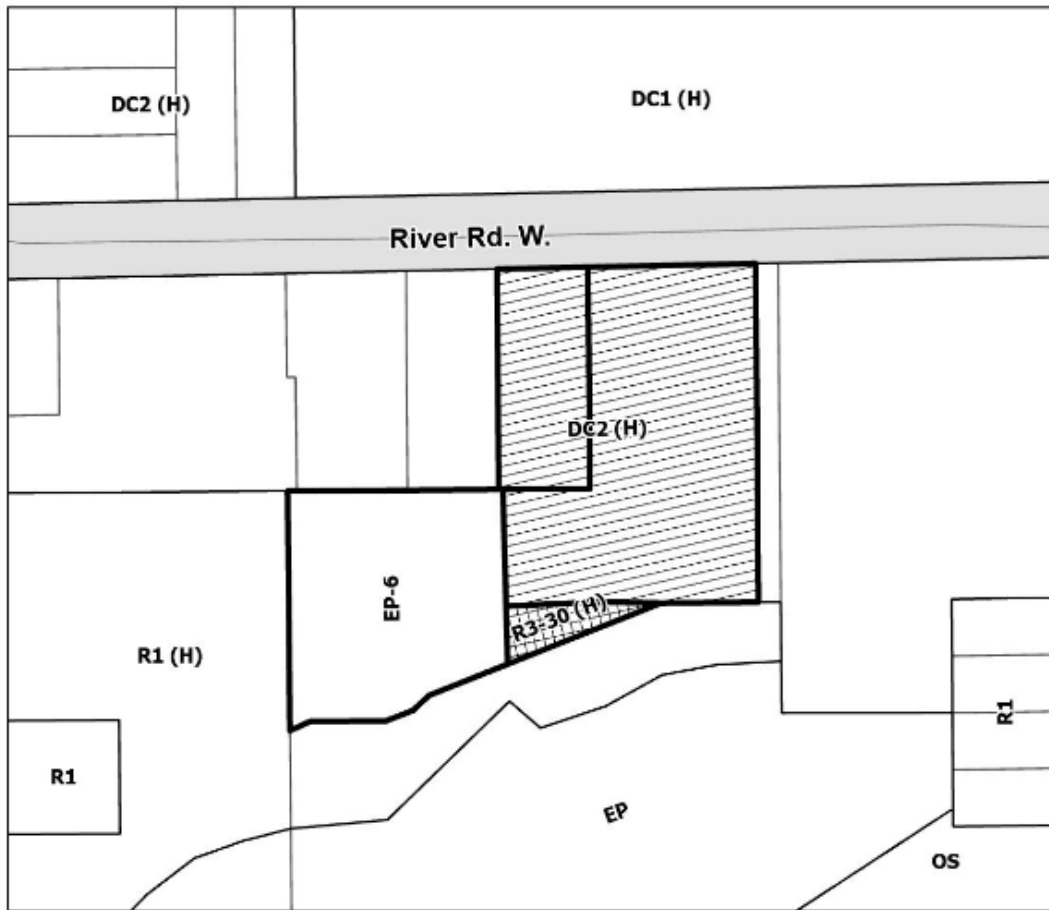
Brian Smith, Mayor

Nicole Rubli, Director, Legislative Services & Clerk



Town of Wasaga Beach

Schedule 'A'



Lands Rezoned from DC2-H to DC2H-2



Lands Rezoned from R3H-30 to DC2-H

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

Member _____

Member _____

