

# THE CORPORATION OF THE TOWN OF WASAGA BEACH

## BY-LAW NO. 2024-80

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** pursuant to Section 39 (1) of the *Planning Act*, R.S.O., 1990, as amended, an application to amend By-Law No. 2003-60 for a Temporary Use has been received with respect to lands described as Concession 14 South Part Lots 1 & 2, municipally addressed as 400 45<sup>th</sup> Street South, in the Town of Wasaga Beach, County of Simcoe; for a sales centre;

**AND WHEREAS** pursuant to Section 34(17) of the *Planning Act*, R.S.O., 1990, 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 "E" to By-law 2003-60, as amended, is hereby further amended by re-zoning a portion of the subject lands from the Rural (RU) Zone to the Rural Exception 4 Zone (RU-4) Zone, as shown on Schedule 'A'.
2. THAT Section 24.4 of Zoning By-law No. 2003-60 is amended by adding the following Section to create a new exception zone, as follows:

"24.4.4 Rural Exception 4 (RU-4) Zone Schedule "E"

A Sales Centre shall also be a permitted use.

- The minimum Lot Area requirement for the area subject to the temporary use shall be 0.255 ha.
- The minimum Lot Frontage requirement for the area subject to the temporary use shall be 41 m.
- The minimum Rear Yard Depth requirement for the area subject to the temporary use shall be 6.75 m.

3. THAT Schedule 'A' shall form part of this By-law.
4. THAT this is a temporary use by-law, and the permissions granted under this by-law are for a time period of 3 years from the date this By-law being enacted, in accordance with the provision of S.39 of the *Planning Act*, R.S.O. 1990, c.P.13, after which time these permissions shall be deemed to be expired if an extension is not subsequently granted.
5. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
6. THAT all other respective provisions applicable to the above-described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
7. 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 24<sup>th</sup> DAY OF October, 2024.**

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

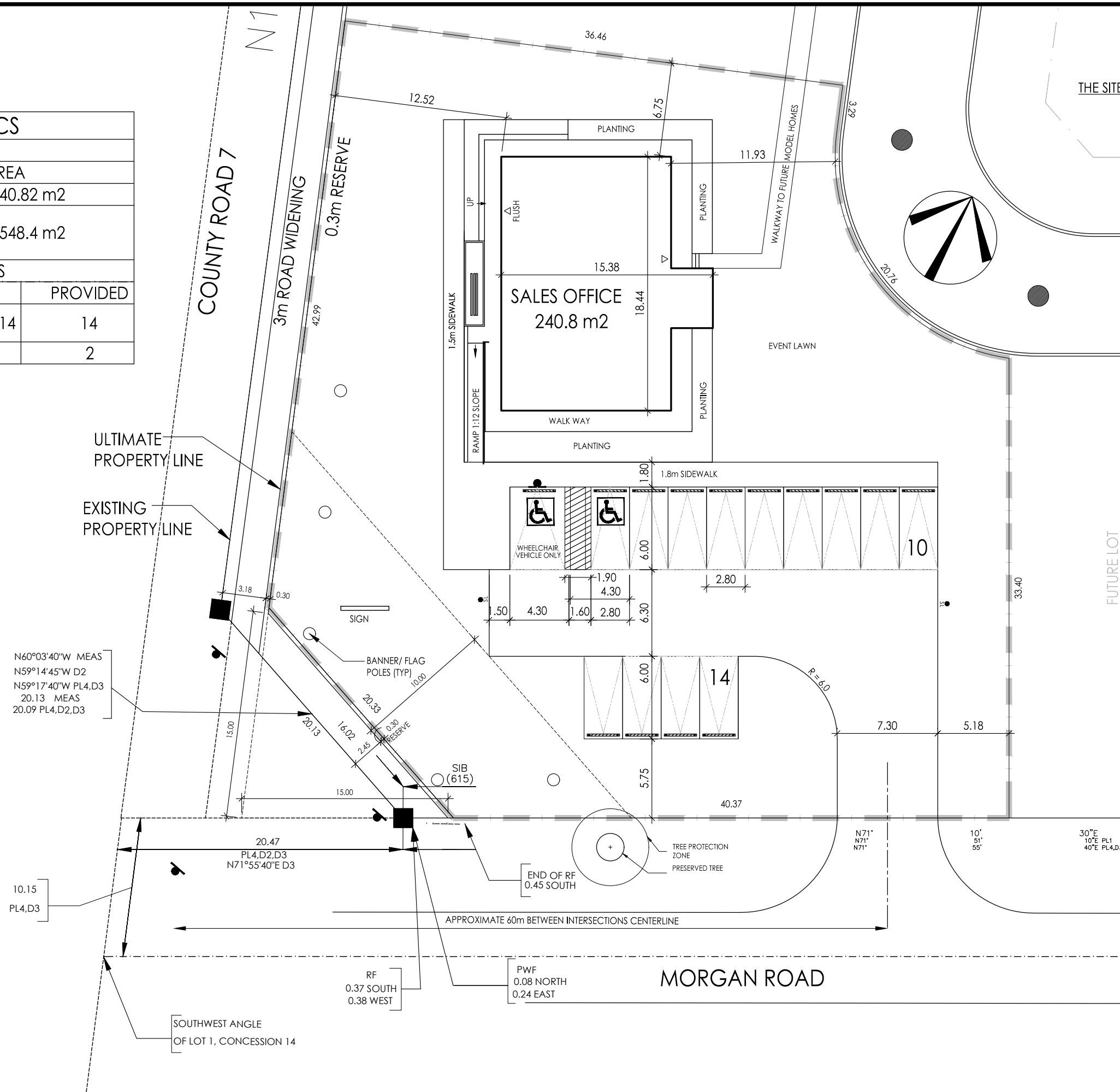
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Brian Smith, Mayor

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Nicole Rubli, Clerk

SITE STATISTICS		
GROSS FLOOR AREA		
SALES OFFICE	240.82 m <sup>2</sup>	
ULTIMATE PROPERTY AREA	2548.4 m <sup>2</sup>	
PARKING STATS		
	REQUIRED	PROVIDED
STANDARD	1 PER 18m <sup>2</sup> = 14	14
BARRIER FREE	2	2



KEY PLAN

LEGEND	
FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
WUB	WALK UP BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
WINDOW	WINDOW
AC	AIR CONDITIONING
DS	DOWN SPOUT TO SPLASH PAD
DS*	DOWN SPOUT CONNECTED TO STIM SWALE DIRECTION
SFP	SUMP PUMP
BELL	BELL PEDESTAL
CABLE	CABLE PEDESTAL
CATCH	CATCH BASIN
DBL	DBL. CATCH BASIN
ENGR	ENGINEERED FILL
HYDRO	HYDRO CONNECTION
FIRE	FIRE HYDRANT
STREET	STREET LIGHT
MAIL	MAIL BOX
TRANS	TRANSFORMER
SEWER 2	SEWER CONNECTIONS 2 LOTS
SEWER 1	SEWER CONNECTIONS 1 LOT
WATER	WATER CONNECTION
VALVE	WATER VALVE CHAMBER
HYDRANT	HYDRANT AND VALVE
METER	HYDRO METER
GAS	GAS METER
MANHOLE - STORM	MANHOLE - STORM
MANHOLE - SANITARY	MANHOLE - SANITARY
SIGN	SIGN POST
CHAINLINK	CHAINLINK FENCE
PRIVACY	PRIVACY FENCE
SOUND	SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.	

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN-13-24	DA	

**RN DESIGN** [WWW.RNDESIGN.COM](http://WWW.RNDESIGN.COM)  
 T:905-738-3177 [WWW.THEPLUSGROUP.CA](http://WWW.THEPLUSGROUP.CA)

CLIENT  
**PRIMONT (WASAGA 2) INC.**

PROJECT/LOCATION  
**45TH STREET WASAGA  
 WASAGA BEACH**

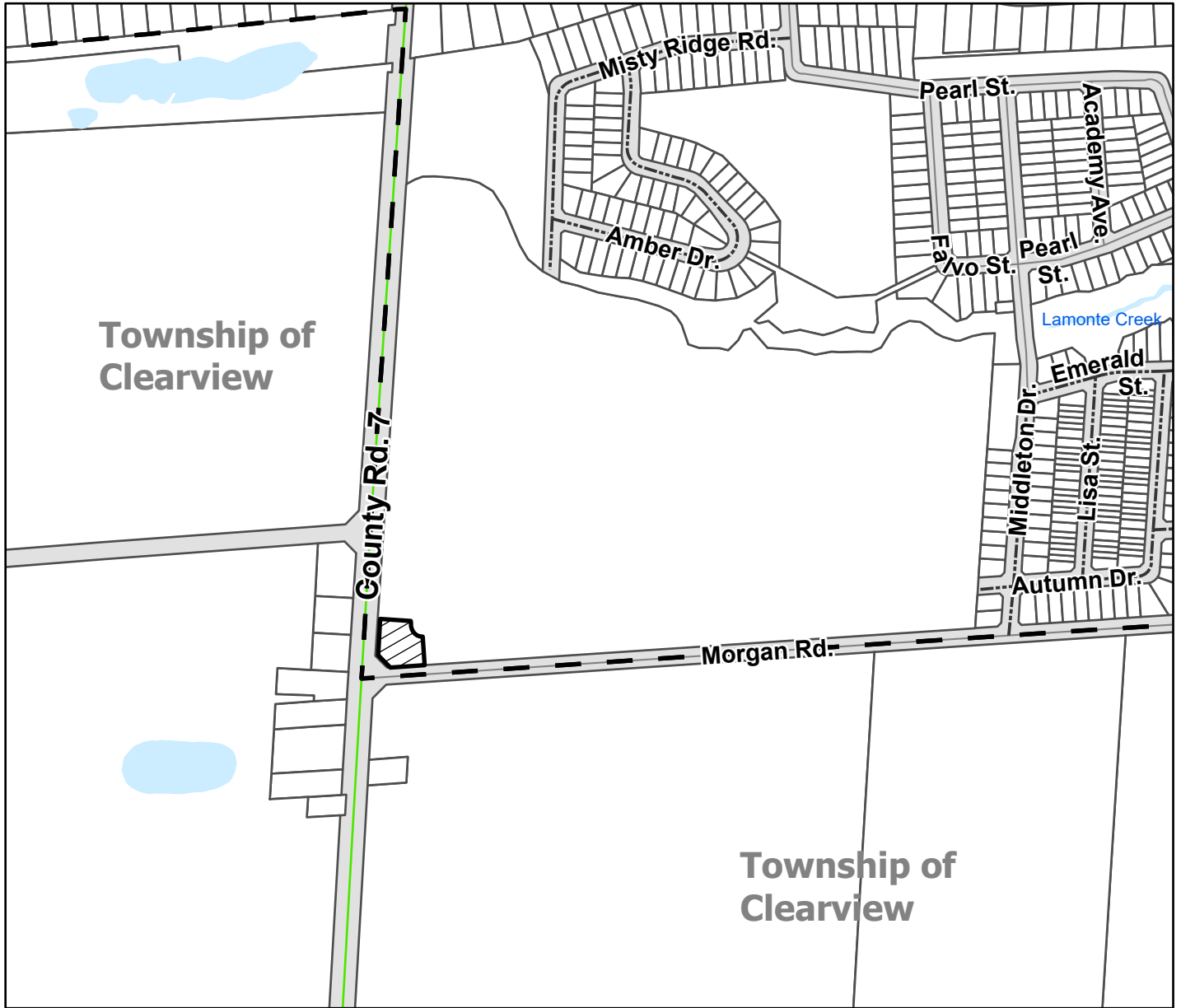
DRAWING  
**SITE PLAN**

DRAWN BY DA	SCALE 1:300
PROJECT No. 24012	LOT NUMBER 24012



# Town of Wasaga Beach

## Schedule 'A'



Lands Rezoned from RU to RU-4 and also subject to Temporary Use Bylaw

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

Member \_\_\_\_\_

Member \_\_\_\_\_

