

# THE CORPORATION OF THE TOWN OF WASAGA BEACH

## BY-LAW 2024-87

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** 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 REG COMP PLAN 1698 LOT 96, municipally addressed as 31 Lyons Court, 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, 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 "B" to By-law 2003-60, as amended, is hereby further amended by re-zoning a portion of the subject lands from the Development (D) Zone to the Development Exception 2 Zone (D-2) Zone, as shown on Schedule 'A'.
2. That Section 25.4 of Zoning By-law 2003-60 is amended by adding the following Section to create a new exception zone, as follows:

"25.4.2 Development Exception 2 D-2 Zone Schedule "B"

A Sales Centre shall also be a permitted use subject to the following provisions:

- The minimum lot area requirement for the area subject to the temporary use shall be 0.11 hectares;
- The minimum lot frontage requirement for the area subject to the temporary use shall be 29.09 metres;
- The minimum front yard setback, as measured from the front lot line post-road widening, shall be 6 metres;
- The minimum interior side yard setback shall be 3.2 metres;

- A total of 6 parking stalls will be provided;
  - The front deck may project a maximum distance of 2.4 metres into any required front yard provided it is not more than 1 metre above finished grade;
  - Notwithstanding Section 3.3.6, Steps and Accessibility Ramps, an accessibility ramp may project into any required front yard a maximum distance of 2 metres provided that such uses are not below grade or not more than 1 metre above grade within the required yard; and
  - The Sales Centre building shall not exceed an area of 66 square metres.
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 of this By-law being enacted, in accordance with the provisions 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 14<sup>th</sup> DAY OF NOVEMBER, 2024.**

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

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Brian Smith, Mayor

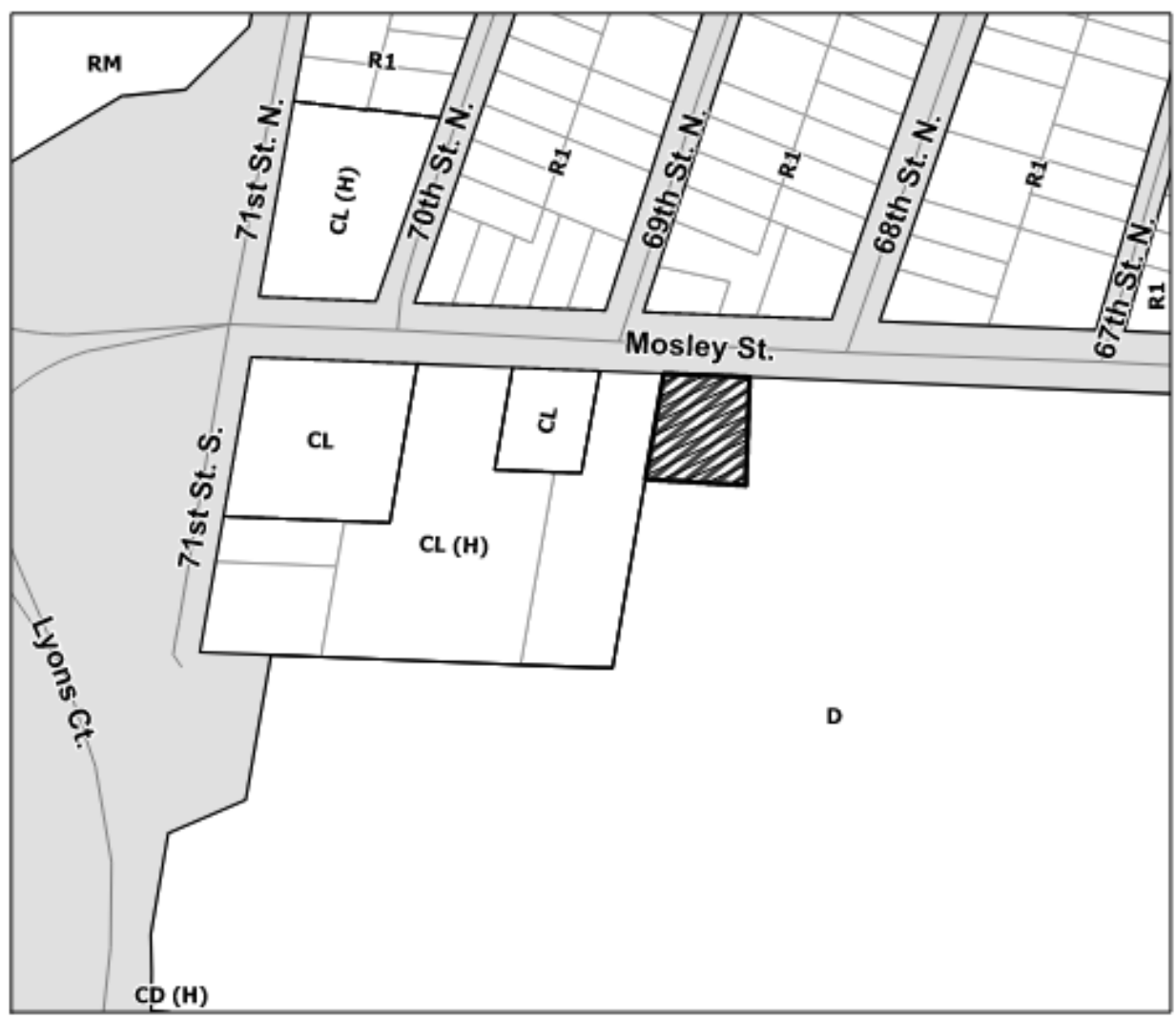
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Nicole Rubli, Clerk



# Town of Wasaga Beach

## Schedule 'A'



Lands to be Rezoned from D to D-2 and also subject to Temporary Use Bylaw

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

Member \_\_\_\_\_

Member \_\_\_\_\_

