

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-21

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 CON 15 PT LOT 1, and municipally addressed as 1926 Mosley Street.

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 'D' to By-law 2003-60 as amended is hereby further amended by modifying the District Commercial (CD) Zone to the District Commercial Exception 13 (CD-13) Zone as modified, as shown on Schedule 'A' attached hereto.
2. That Section 10.4 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:

"10.4.13 CD-13 Zone, Schedule 'D'

Notwithstanding the requirements of Section 10.2.1, residential uses up to ten (10) dwelling units shall be permitted in a non-residential building provided that the dwelling unit is contained above the first storey and is not in any building occupied by a motor vehicle repair garage or motor vehicle sales and service establishment.

Notwithstanding Section 10.3.4, Exterior Side Yard Width (minimum), a 0 metre setback shall be permitted.

Notwithstanding Section 10.3.5, Interior Side Yard Width (minimum), a 0 metre setback shall be permitted.

Notwithstanding Section 10.3.6, Rear Yard Depth (minimum), a 0 metre setback shall be permitted on Puccini Drive.

Notwithstanding Section 10.3.8, Building Height (maximum), a maximum building height of 13.8 metres shall be permitted.

Notwithstanding General Provision 3.38.9, Minimum Parking Requirements, a Total of 49 parking spaces shall be provided.

Notwithstanding Section 27.178, the minimum sight triangle dimension shall be 4 metres by 4 metres at the intersection of 45th Street North and Puccini Drive.

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 May, 2025.**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk