

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2025-60

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 9 PT LOT 24 RP 51R30900 PART 1, CON 9 PT LOT 24 RP 51R30900 PART 7, CON 9 PT LOT 24 RP 51R30900 PART 3, CON 9 PT LOT 24 RP 51R30900 PART 5, CON 9 S PT LOT 24 RP 51R14993 PART 2, CON 9 S PT LOT 24 51R 14993 PART 1, and CON 9 PT LOT 24 RP 51R9065 PART 1, and generally addressed where available as 486 River Road West, 485 River Road West, 396 River Road West 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 Section 36 of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that specifies the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, c. P.13, as amended, permits a Council to pass a by-law that does not conform with the Official Plan but will conform with it when an amendment to the Official Plan comes into effect;

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. Schedule "O" to Zoning By-law No. 2003-60, as amended, is hereby amended by changing the zone symbols on a portion of those lands described as Part of Lot 24, Concession 9, Town of Wasaga Beach, from the Commercial Recreation

(CR), District Commercial Holding (CDH), Development (D) and Environmental Protection (EP) Zones to the Residential Type 2 Exception 29 Holding (R2-29H), Residential Type 3 Exception 56 Holding (R3-56H), Residential Type 3 Exception 57 Holding (R3-57H), Residential Type 3 Exception 58 Holding (R3-58H), Residential Type 3 Exception 59 Holding (R3-59H), Residential Type 3 Exception 60 Holding (R3-60H), Residential Type 3 Exception 61 Holding (R3-61H), Residential Type 3 Exception 62 Holding (R3-62H), Residential Type 3 Exception 63 Holding (R3-63H), Residential Type 3 Exception 64 Holding (R3-64H), District Commercial Exception 14 Holding (CD-14H), Open Space Exception 11 (OS-11) and Environmental Protection (EP) Zones, as shown on Schedules "A-1" and "A-2", affixed hereto.

2. The following provisions shall apply to the R2-29 Zone (Singles)

Minimum Lot Area – 300 square metres

Minimum Lot Frontage – 10.5 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 1.35 metres on one side and 0.6 metres on one side

Minimum Rear Yard - 6 metres

Maximum Lot Coverage – 55%

Maximum Height – 11.5 metres

Maximum Driveway Width – 6 metres

Section 3.38.2.8 shall not apply to this zone

Notwithstanding 3.1.5.2, Air Conditioning units and heat pumps shall not be located closer than 0.1 metres to any interior side lot line; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are

permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.

- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

3. The following provisions shall apply to the R3-56 Zone (Street Towns)

Minimum Lot Area – 160 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard - 6 metres

Minimum Landscaped Open Space – 20%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.10 metres

Minimum Parking Space Size (internal to garage) – 2.7 metres X 6.0 metres unobstructed area

Maximum Driveway Width – 3.2 metres

Play Area – not required (section 6.3.13)

Section 3.38.2.8 shall not apply to this zone

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located in the rear yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

4. The following provisions shall apply to the R3-57 Zone (Rear Lanes)

Permitted Use: Rear Lane Townhouse

Minimum Lot Area – 125 square metres

Minimum Lot Frontage – 5.7 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard (house) – 4.5 metres

Minimum Rear Yard (garage) – 6 metres

Minimum Landscaped Open Space – 10%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 5.8 metres

Maximum Driveway Width – 4 metres on interior units

Play Area – not required (section 6.3.13)

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2, Air Conditioning units and heat pump may be located in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

5. The following provisions shall apply to the R3-58 Zone (B2B Towns)

Permitted Use – Back-to-Back Townhouse

Minimum Lot Area – 85 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard – 0 metres

Minimum Landscaped Open Space – 8%

Maximum Lot Coverage – 75%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.5 metres

Maximum Driveway Width – 3.2 metres

Maximum Unit Per Structure – 16

Play Area – not required (section 6.3.13)

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located on a balcony in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres

- provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
 - iv. steps below grade can project 2.5 metres from the rear main wall.
 - v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

6. The following provisions shall apply to the R3-59 Zone (Street Towns)

Minimum Lot Area – 160 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard - 6 metres

Minimum Landscaped Open Space – 20%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.10 metres

Minimum Parking Space Size (internal to garage) – 2.7 metres X 6.0 metres unobstructed area

Maximum Driveway Width – 3.2 metres

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 6.0 metres

Section 3.38.2.8 shall not apply to this zone

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located in the rear yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage;

uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

7. The following provisions shall apply to the R3-60 Zone (Rear Lanes)
Permitted Use: Rear Lane Townhouse

Minimum Lot Area – 125 square metres

Minimum Lot Frontage – 5.7 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard (house) – 4.5 metres

Minimum Rear Yard (garage) – 6 metres

Minimum Landscaped Open Space – 10%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 5.8 metres

Maximum Driveway Width – 4 metres on interior units

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 6.0 metres

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

8. The following provisions shall apply to the R3-61 Zone (B2B Towns)

Permitted Use – Back-to-Back Townhouse

Minimum Lot Area – 85 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard – 0 metres

Minimum Landscaped Open Space – 8%

Maximum Lot Coverage – 75%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.5 metres

Maximum Driveway Width – 3.2 metres

Maximum Unit Per Structure – 16

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 6.0 metres

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located on a balcony in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not

- more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

9. The following provisions shall apply to the R3-62 Zone (Street Towns)

Minimum Lot Area – 160 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard - 6 metres

Minimum Landscaped Open Space – 20%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.10 metres

Minimum Parking Space Size (internal to garage) – 2.7 metres X 6.0 metres unobstructed area

Maximum Driveway Width – 3.2 metres

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 7.5 metres

Section 3.38.2.8 shall not apply to this zone.

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located in the rear yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may

include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

10. The following provisions shall apply to the R3-63 Zone (Rear Lanes)

Permitted Use: Rear Lane Townhouse

Minimum Lot Area – 125 square metres

Minimum Lot Frontage – 5.7 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard (house) – 4.5 metres

Minimum Rear Yard (garage) – 6 metres

Minimum Landscaped Open Space – 10%

Maximum Lot Coverage – 65%

Maximum Height – 13.5 metres

Minimum Unit Width – 5.8 metres

Maximum Driveway Width – 4 metres on interior units

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an

intersection of street lines, measured along the street line intersected by such driveways, shall be 7.5 metres

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3,

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

11. The following provisions shall apply to the R3-64 Zone (B2B Towns)

Permitted Use – Back-to-Back Townhouse

Minimum Lot Area – 85 square metres

Minimum Lot Frontage – 6 metres

Minimum Front Yard Setback (house) – 4 metres

Minimum Front Yard Setback (garage) – 6 metres

Minimum Exterior Side Yard – 2.4 metres to the daylighting triangle and 3.0 metres for the remainder of the property boundary

Minimum Interior Side Yard – 0 metres, 1.35 metres (exposed end wall)

Minimum Rear Yard – 0 metres

Minimum Landscaped Open Space – 8%

Maximum Lot Coverage – 75%

Maximum Height – 13.5 metres

Minimum Unit Width – 6.5 metres

Maximum Driveway Width – 3.2 metres

Maximum Unit Per Structure – 16

Play Area – not required (section 6.3.13)

Notwithstanding 3.38.2.7 – the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveways, shall be 7.5 metres

Section 3.38.2.8 shall not apply to this zone

Minimum Balcony Amenity Area – 7.0 square metres, unobstructed

Notwithstanding 3.1.5.2 Air Conditioning units and heat pump may be located on a balcony in the front yard; accessory air conditioner, heat pump, utility meter or similar item may project into any required yard, but its location shall not interfere with the surface drainage of water or impede a pathway to the rear yard.

Notwithstanding Section 3.3:

- i. porches/verandas inclusive of steps and accessibility ramps are permitted in the exterior side yard and may encroach up to 1.5 metres of the required exterior side yard, for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- ii. porches/verandas inclusive of steps and accessibility ramps are permitted in the front and may encroach up to 3.0 metres of the required front yard for a maximum area for a porch of 8 square metres provided that such uses are not below grade or not more than 1.2 metres above grade.
- iii. steps and accessibility ramps may project into any required rear yard no closer than 2.5 metres to the rear lot line, and not more than 3 metres above grade.
- iv. steps below grade can project 2.5 metres from the rear main wall.
- v. balconies may project into any required front or rear yard a maximum distance of 2 metres and into any required exterior yard a maximum of 1.8 metres provided that they are located at a greater height than the bottom of the first floor ceiling joists and provided there is no encroachment into the 3 metre utility easement. A balcony located on top of a porch/veranda may encroach to the same extent and may include vertical supports.

Notwithstanding section 27.110, a porch/deck in the front or rear yard up to a maximum of 8 square metres is not included when calculating lot coverage; uncovered and covered balconies greater than 2.5 metres above finished grade are not included when calculating lot coverage.

Notwithstanding Section 3.3.1, ornamental and communication structures within the interior side yard shall maintain a minimum setback of 0.3 metres from the property line

12. The following provisions shall apply to the CD-14 Zone.

Maximum Height – 16 metres

Notwithstanding the permitted uses of the District Commercial Zone, a Hydro Station, an EMS Station and an Indoor Storage facility shall be permitted uses in the CD-14 Zone.

13. The following provisions shall apply to the OS-11 Zone.

Additional permitted use being stormwater management facilities and emergency access.

14. That Schedules 'A-1' and 'A-2' shall form part of this By-law.
15. The eligibility to remove the Holding ("H") symbol is registration of the Subdivision Agreement and confirmation from the County of Simcoe with regard to waste collection.
16. That all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
17. 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. including Section 24(2) of the Act.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF NOVEMBER, 2025.

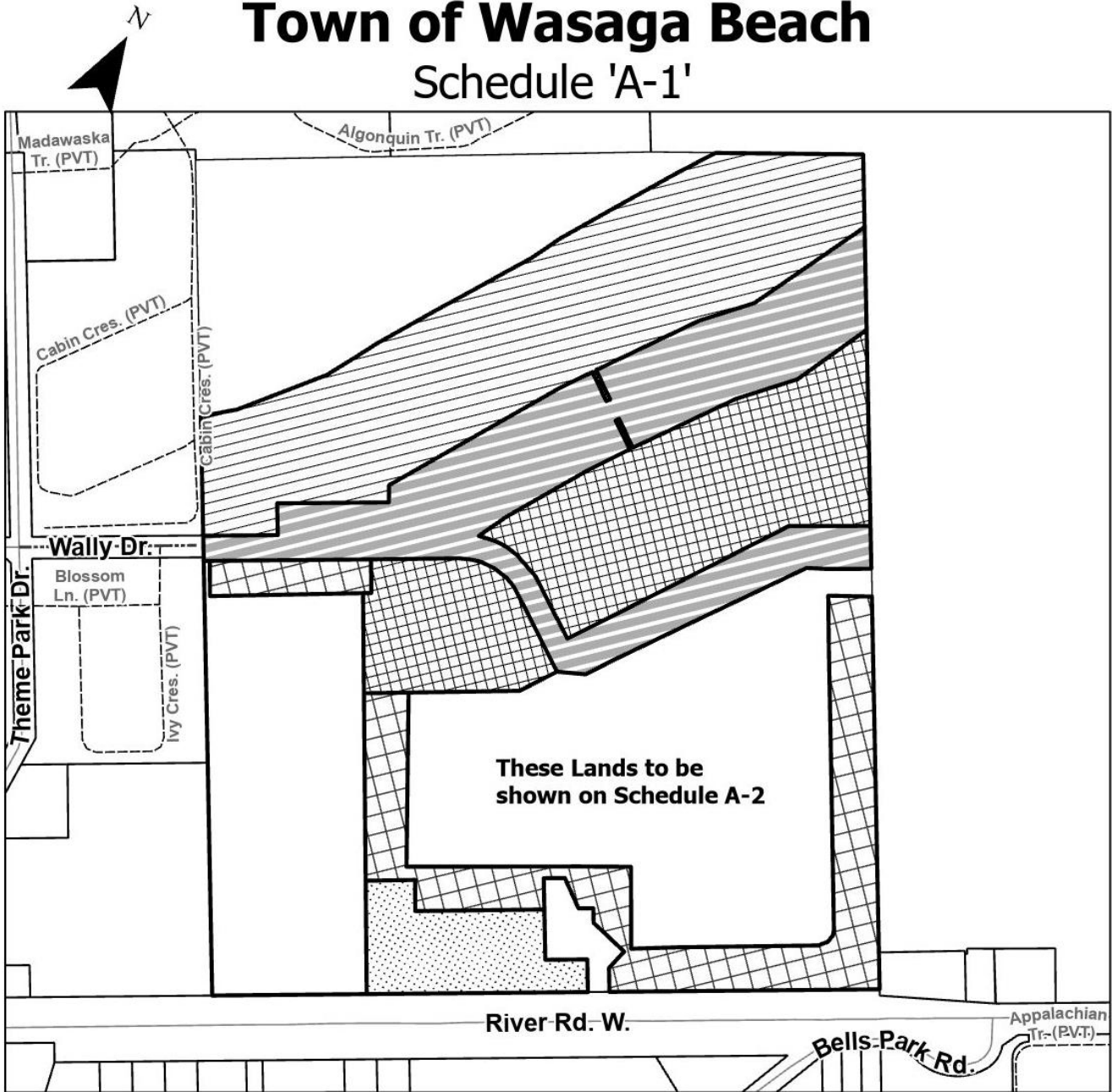
THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk

Town of Wasaga Beach

Schedule 'A-1'

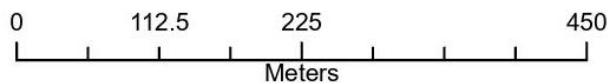


-  Lands to be Owned by the Town
-  Lands to be Rezoned to District Commercial Exception 14 Holding (CD-14H)
-  Lands to be Rezoned to Environmental Protection (EP)
-  Lands to be Rezoned to Open Space Exception 11 (OS-11)
-  Lands to be Rezoned to Residential Type 2 Exception 29 Holding (R2-29H)
-  Lands to be Rezoned to Residential Type 3 Exception 56 Holding (R3-56H)

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

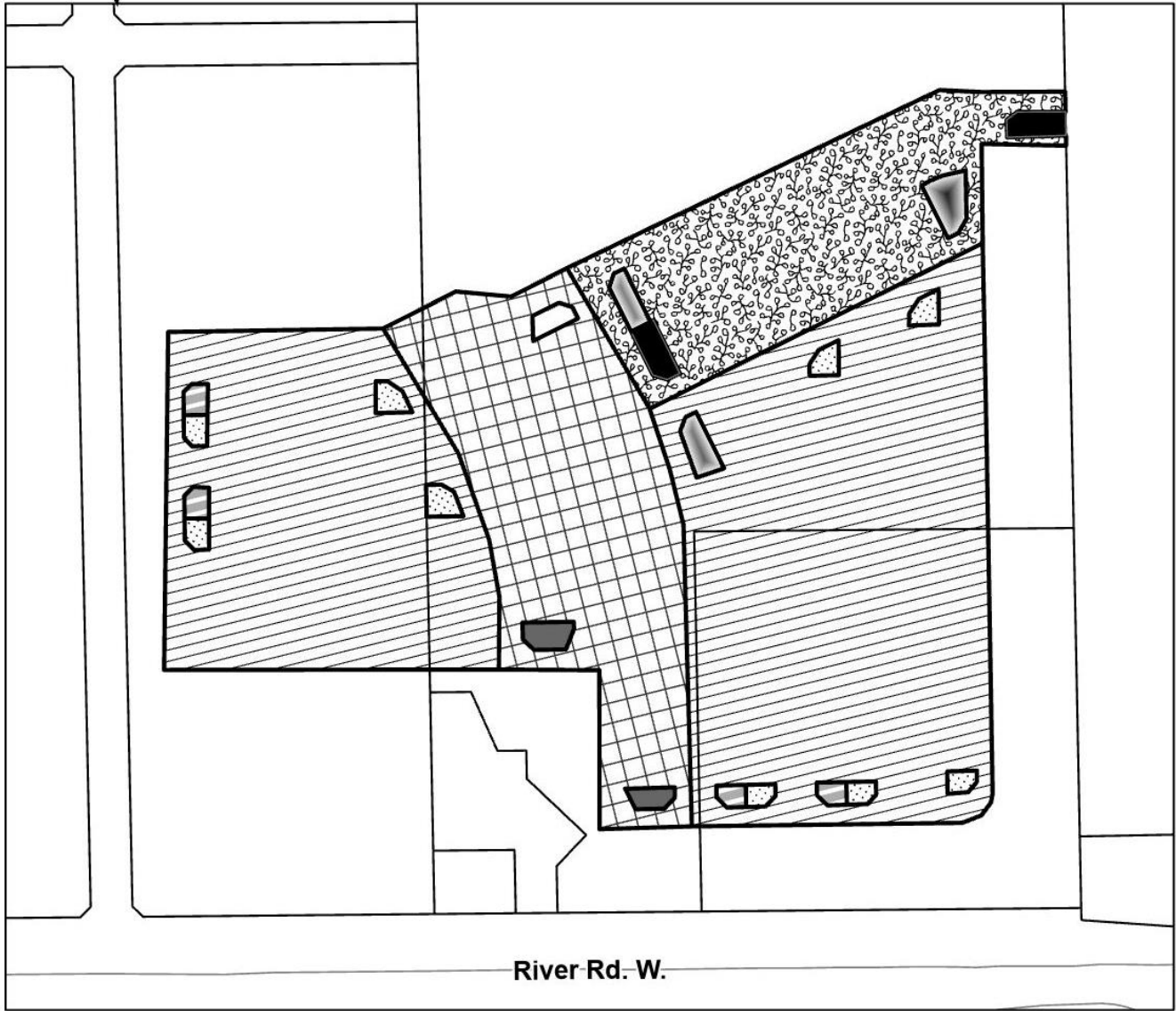
Mayor _____










Clerk _____



Town of Wasaga Beach

Schedule 'A-2'



-  Lands to be Rezoned to Residential Type 3 Exception 56 Holding (R3-56H)
-  Lands to be Rezoned to Residential Type 3 Exception 57 Holding (R3-57H)
-  Lands to be Rezoned to Residential Type 3 Exception 58 Holding (R3-58H)
-  Lands to be Rezoned to Residential Type 3 Exception 59 Holding (R3-59H)
-  Lands to be Rezoned to Residential Type 3 Exception 60 Holding (R3-60H)
-  Lands to be Rezoned to Residential Type 3 Exception 61 Holding (R3-61H)
-  Lands to be Rezoned to Residential Type 3 Exception 62 Holding (R3-62H)
-  Lands to be Rezoned to Residential Type 3 Exception 63 Holding (R3-63H)
-  Lands to be Rezoned to Residential Type 3 Exception 64 Holding (R3-64H)

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

Mayor _____

Clerk _____

