

## THE CORPORATION OF THE TOWN OF WASAGA BEACH

### BY-LAW NO. 2026-05

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** an application to amend By-Law No. 2003-60 has been received with respect to lands legally described as *PLAN 1033 LOT 78 and* municipally addressed as 98 29<sup>th</sup> Street North, 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** 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 "G" to By-law 2003-60, as amended, is hereby amended by re-zoning the subject lands from the Residential Type One (R1) Zone, to the Residential Type Two – Exception 30 (R2-30) Zone, as shown on Schedule 'A-1' attached hereto.
2. THAT Section 5.4 of Zoning By-law No. 2003-60 is amended by adding the following Section to create a new exception zone, as follows:  
"5.4.30 R2-30 Zone Schedule "G"
  - The lot coverage (maximum) shall be 42%.
3. THAT Schedule 'A-1' 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 29<sup>th</sup> DAY  
OF JANUARY, 2026.**

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

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Brian Smith, Mayor

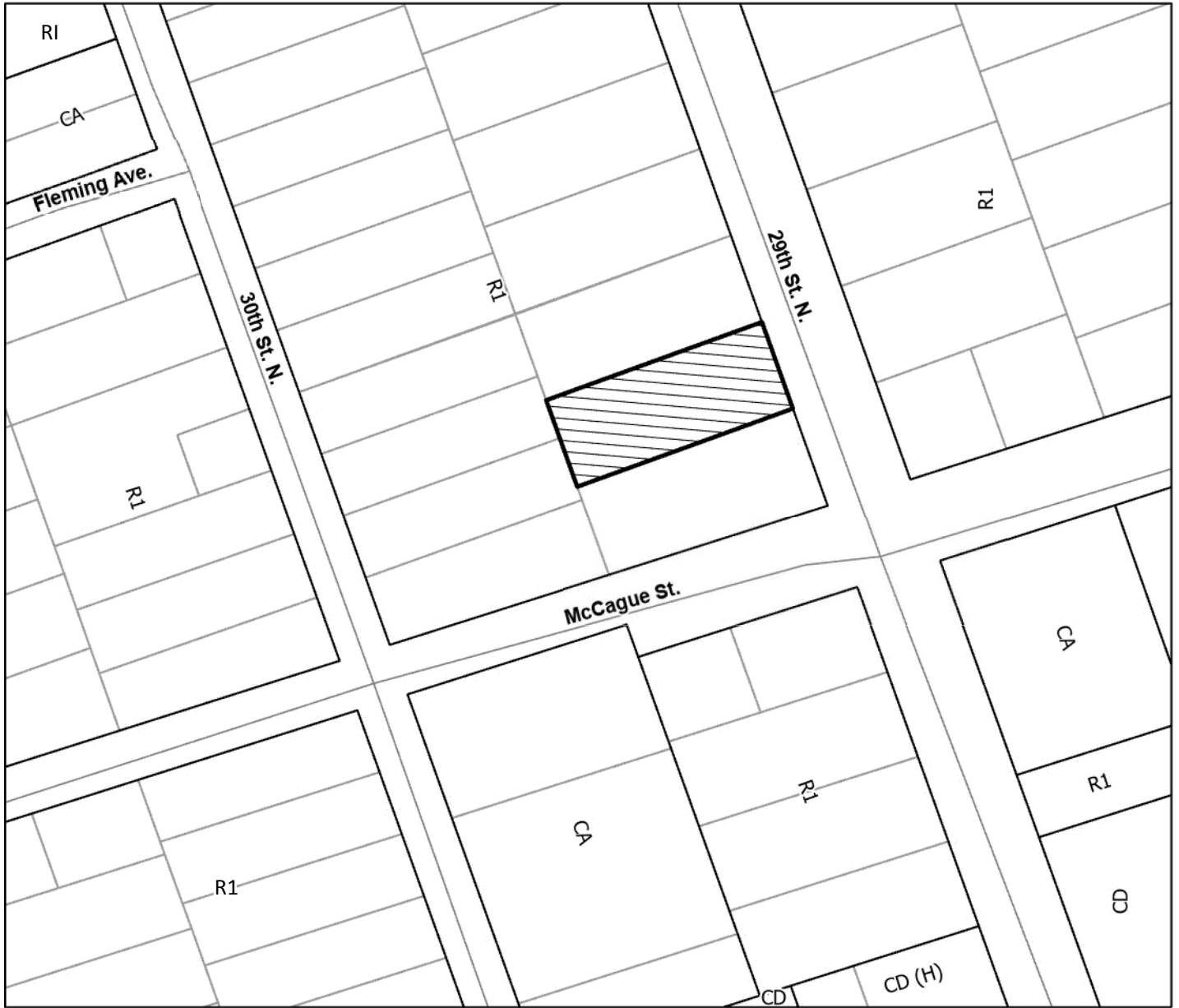
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Nicole Rubli, Clerk



# Town of Wasaga Beach

## Schedule 'A-1'



Lands to be rezoned from Residential Type 1 (R1) to Residential Type 2 Exception 30 (R2-30)

This is Schedule 'A' to By-Law 2026-05  
Passed the 29<sup>th</sup> day of January, 2026  
Signatures of Signing Officers

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_

