

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2026-15

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 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 *Lots 14 and 15, and Part of Block A Plan 853, Concession 16, geographic Township of Sunnidale*, 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 pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P.13, 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 "H" to By-law 2003-60, as amended, is hereby amended by re-zoning portions of the subject lands from "Residential Type One" with a 'floodplain' overlay ('R1F') to "Residential Type 1 Holding (R1H)" and "Environmental Protection (EP)" Zone as shown on Schedule 'A' attached hereto.
2. THAT Schedule 'A' shall form part of this By-law.
3. THAT the eligibility to remove the Holding ("H") symbol is registration of a development agreement regarding implementation of the associated development proposal, including the extension of Poplar Street.

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 26th DAY OF FEBRUARY, 2026.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk