

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW 2026-25

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: Lot 85 S/S Wasaga Av, Plan 525 Sunnidale; Lot 86 S/S Wasaga Av, Plan 525 Sunnidale; Lot 87 S/S Wasaga Av Plan 525 Sunnidale; Lot 88 S/S Wasaga Av, Plan 525 Sunnidale; Part of Georgina Ave Plan 525 Sunnidale Closed by By-law 54 as in R0754891; designated as Part 2 on Plan 51R-45111; Town of Wasaga Beach & PIN 58328-0039(LT) Part of Fifth Street, Plan 525, Sunnidale being Fifth Street North, by By-law 76-26 as in R0559127, aka Second Street; designated as Part 7 on Plan 51R-45111; and generally addressed as 14 1st Street, 87 & 93 Beach Drive, and 68 Mosley Street 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 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 "N" 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 PIN 58328-0033(LT) Lot 85 S/S Wasaga Av, Plan 525 Sunnidale; Lot 86 S/S Wasaga Av, Plan 525 Sunnidale; Lot 87 S/S Wasaga Av Plan 525 Sunnidale; Lot 88 S/S Wasaga Av, Plan 525 Sunnidale; Part of Georgina Ave Plan 525 Sunnidale Closed by By-law 54 as in R0754891; designated as Part 2 on Plan 51R-45111; Town of Wasaga Beach & PIN 58328-0039(LT) Part of Fifth Street, Plan 525, Sunnidale being Fifth Street North, by By-law 76-26 as in

R0559127, aka Second Street; designated as Part 7 on Plan 51R-45111; Town of Wasaga Beach, from the Beach Mixed-Use Holding (B1-H) Zone to the Beach Mixed-Use Exception 1 Holding (B1-1H), Beach Mixed-Use Exception 2 Holding (B1-2H), Beach Mixed-Use Exception 3 Holding (B1-3H), and Open Space (OS) Zones, as shown on Schedule "A-1", affixed hereto.

2. The following provisions shall apply to the B1-3H (Mixed Use Building)

Notwithstanding provisions to the contrary in Section 26.2.15 ("Parking"), a minimum of 15 parking spaces is required.

3. The following provisions shall apply to the B1-2H Zone (Back-to-Back Townhouse Dwellings)

Notwithstanding provisions to the contrary in Section 26.3.3 ("Zone Provisions for Stand-Alone Residential Uses within Mixed Use & Transition Zones") of this By-law:

Minimum Lot Frontage – 6.90 metres

Minimum Lot Area – 73.26 square metres

Minimum Front Yard – 1.91 metres

Minimum Interior Side Yard – 1.12 metres

Maximum Height – 12.2 metres

Minimum Lot Depth – 8.62 metres

Minimum Landscaped Open Space – 5.69%

4. The following provisions shall apply to the B1-1H Zone (Townhouse Dwellings)

Minimum Lot Frontage – 4.6 metres

Minimum Lot Area – 98.43 square metres

Minimum Rear Yard – 2.13 metres

Minimum Lot Depth – 21.39 metres

Minimum Landscaped Open Space – 13.65%

14. That Schedule 'A-1' shall form part of this By-law.
15. The eligibility to remove the Holding ("H") symbol on the B1-1H, B1-2H and B1-3H lands is registration of the Site Plan Agreement.
16. That all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 26th DAY OF MARCH, 2026.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

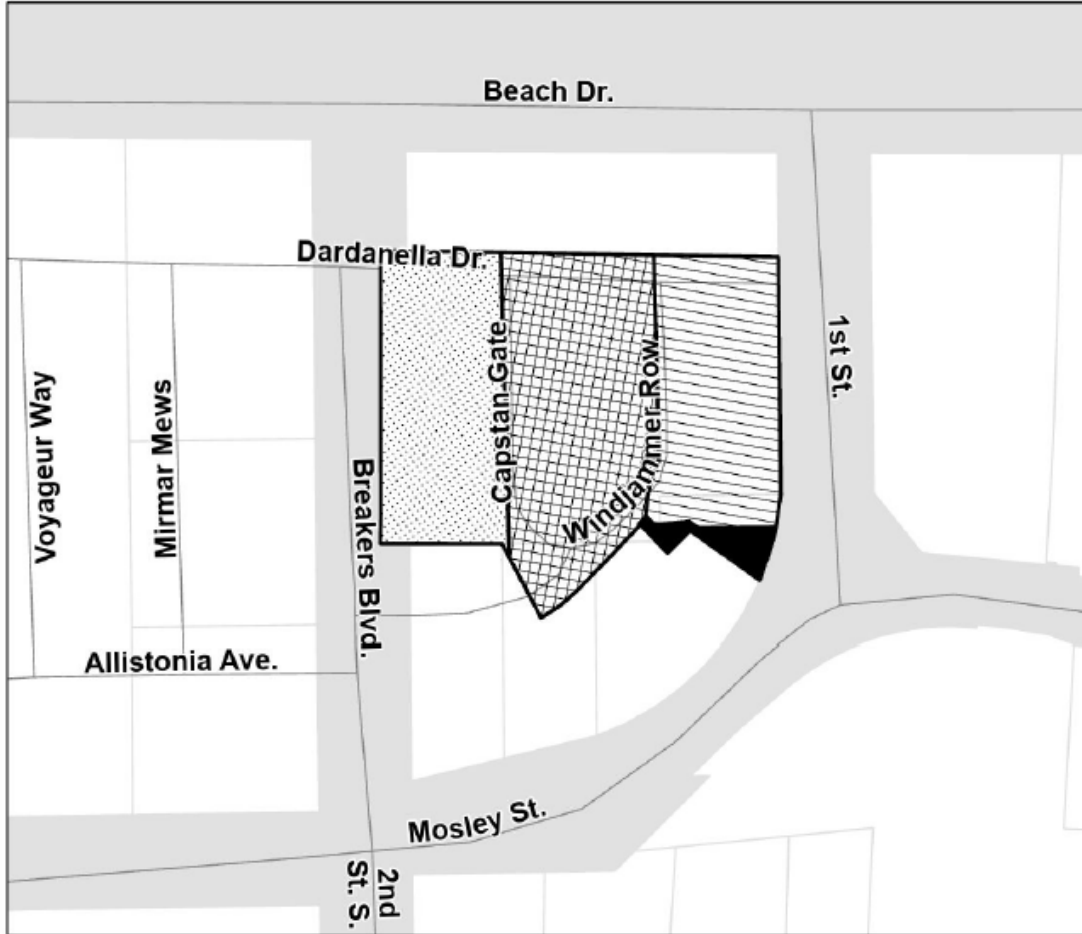
Brian Smith, Mayor





Nicole Rubli, Director, Legislative Services & Clerk



Town of Wasaga Beach

Schedule 'A-1'



-  Lands rezoned from Beach Mixed-Use Holding (B1-H) Zone to the Beach Mixed-Use Exception 1 Holding (B1-1H) Zone
-  Lands rezoned from Beach Mixed-Use Holding (B1-H) Zone to the Beach Mixed-Use Exception 2 Holding (B1-2H) Zone
-  Lands rezoned from Beach Mixed-Use Holding (B1-H) Zone to the Beach Mixed-Use Exception 3 Holding (B1-3H) Zone
-  Lands rezoned from Beach Mixed-Use Holding (B1-H) Zone to the Open Space (OS) Zone

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

Mayor _____

Clerk _____

