

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

BY-LAW NO. 2017 -

**A BY-LAW TO AMEND TOWN OF WASAGA BEACH
COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED**

(Bremont Homes)

WHEREAS pursuant to Section 34 and 36 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 known municipally as 66 – 90 River Road East, Town of Wasaga Beach, County of Simcoe;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O., 1990, permits Council to pass a Zoning By-law Amendment that does not conform to the Official Plan, but will conform with it if Official Plan Amendment No. __ comes into effect;

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 Zoning By-law No.2003-60 as amended as follows:

That Section 7.4 Zone Exceptions be amended by adding a new subsection following Section 7.4.4, as follows:

“7.4.5 R4-5 Zone Schedule ‘O’

Maximum building height shall be 15 metres; minimum off-street parking requirements shall be 57 spaces; minimum parking

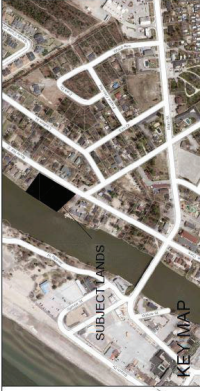
requirements for persons with disabilities shall be 3 spaces; minimum parking space encroachment into the front yard shall be 0 metres; and a 6.0 metre encroachment into the required Front Yard shall be permitted for steps/accessibility ramps.

2. THAT Zoning By-law No.2003-60 as amended as follows:
 - a. That Schedule “O” to By-law 2003-60 as amended is hereby further amended by re-zoning Lots 1, 2, 3, 4, and 5, Plan 648, municipally known as 66 – 90 River Road East, Wasaga Beach, from “Accommodation Commercial (CA-14) Zone” to “Residential Type 4 (R4 – 5) Zone” as depicted on Schedule A attached hereto, and Schedule “A” attached hereto forms part of By-Law 2003-60 as amended.
3. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
4. 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
__TH DAY OF _____, 2017.

Brian Smith, Mayor

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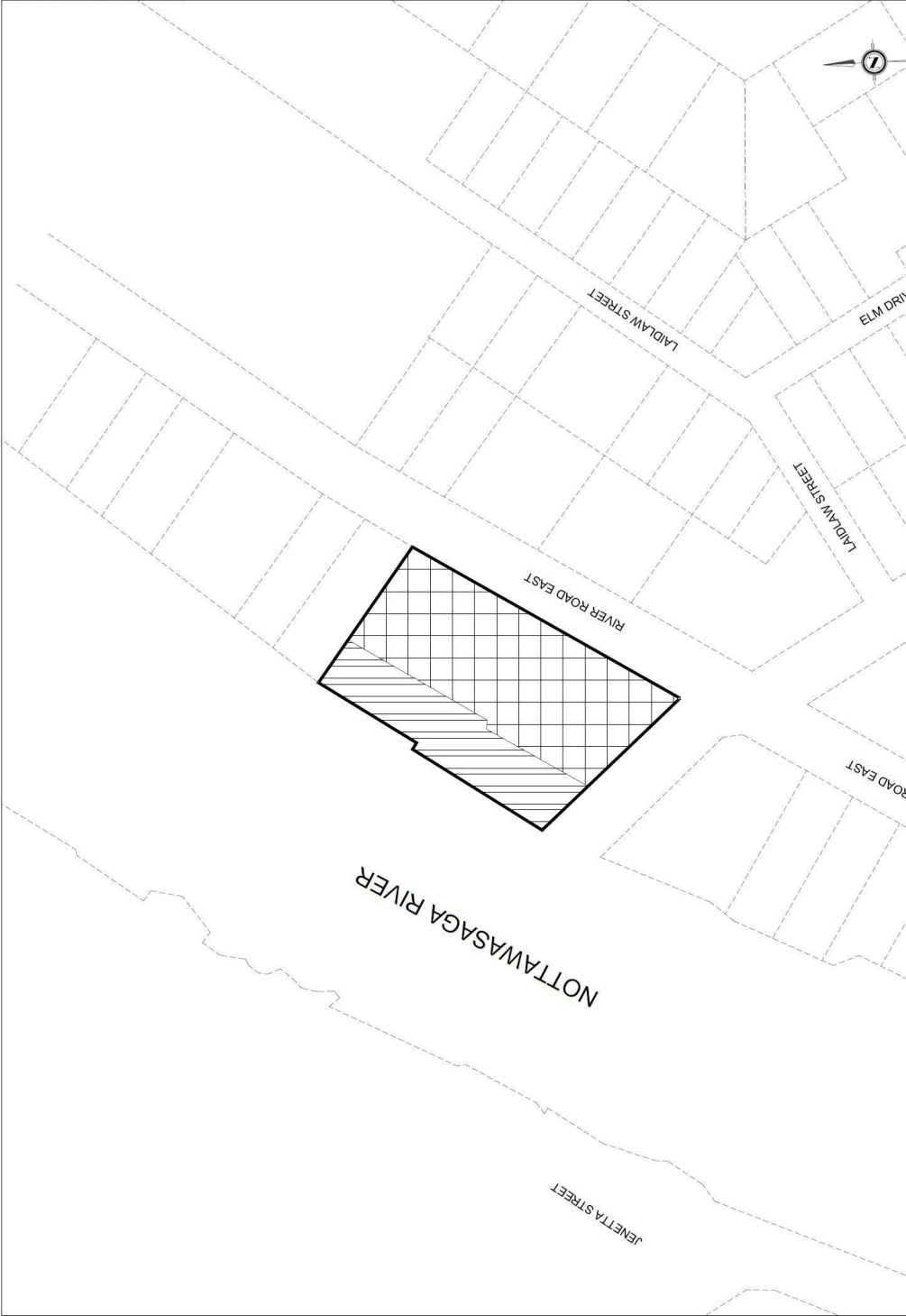
ZONING BY-LAW AMENDMENT SCHEDULE 'A'

PARTS 1, 2, 3, 4 AND 5
PLAN 648

MUNICIPALLY KNOWN AS
66-90 RIVER ROAD EAST
IN THE
TOWN OF WASAGA BEACH
COUNTY OF SIMCOE
2017



-  SUBJECT LANDS
0.04 ha (1.09 ac)
-  LANDS TO BE REZONED FROM
ACCOMMODATION COMMERCIAL (CA-14)
ZONE TO RESIDENTIAL TYPE 4 WITH
SPECIAL PROVISIONS (R4-5) ZONE
0.41 ha (1.01 ac)
-  LANDS TO REMAIN ZONED
ENVIRONMENTAL PROTECTION (EP)
0.19 ha (0.44 ac)



PLAN 648