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.


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Brian Smith, Mayor

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