

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

BY-LAW NO. 2014-

**A BY-LAW TO AMEND TOWN OF WASAGA BEACH
COMPREHENSIVE ZONING BY-LAW NO. 2003-60, AS AMENDED**
(Tourism Accommodation Conversions to Residential Uses)

WHEREAS pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, 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 Council has decided to update Comprehensive Zoning By-Law No. 2003-60 to implement provisions within the By-Law as it pertains to Tourism Accommodation Conversions to Residential Uses on specific properties located within the Town of Wasaga Beach, County of Simcoe;

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:

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

1. THAT Section 26, Definitions be amended as follows:
 - a) That all subtext under Subsection 26.195, Tourist Establishment be deleted and replaced with the following text:

“Shall mean a building designed and intended to provide living accommodation to the travelling or vacationing public or occupied for a seasonal or temporary period in accordance with exemptions set out in the Residential Tenancies Act, as amended, and where all other municipal licensing requirements are complied with. When used in this By-law, this term is understood to include the following accommodation types:”
 - b) That the final sentence of Subsection 26.61, Dwelling Unit be amended by replacing the words “commercial accommodation” with the words “tourist establishment or any short-term commercial accommodation rental use”.

2. THAT Schedule "D" to the By-law 2003-60 as amended, is hereby further amended by changing the zoning of the lands known as 16 Puccini Drive (Unnamed Units – 43rd Street North) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone, as shown on Schedule "A" attached hereto, forming part of this By-law;
3. THAT Schedule "G" to the By-law 2003-60 as amended, is hereby further amended by changing the zoning of the lands known as 199 Linda Lane (Whispering Waves Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type One (R1) Zone, as shown on Schedule "B" attached hereto, forming part of this By-law;
4. THAT Schedule "G" to the By-law 2003-60 as amended, is hereby further amended as follows, as shown on Schedule "C" attached hereto, forming part of this By-law:
 - a. By changing the zoning of the lands known as 32-34 31st Street South & 18 31st Street South (Golden Sands Motel) from the Accommodation Commercial (CA) Zone and District Commercial (CD) Zone to the Residential Type Four (R4) Zone;
 - b. By changing the zoning of the lands known as 130 32nd Street North (Grand Oaks Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type Four (R4) Zone;
 - c. By changing the zoning of the lands known as 1392 and 1393 Mosley Street (Leisure Court) from the Accommodation Commercial (CA) Zone and the District Commercial (DC) Zone to the Residential Type Four (R4) Zone;
 - d. By changing the zoning of the lands known as 136 32nd Street North (Park Lane Court) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone;
5. THAT Schedule "H" to the By-law 2003-60 as amended, is hereby further amended by changing the zoning of the lands known as 119 30th Street North (Costa Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type One (R1) Zone, as shown on Schedule "D" attached hereto, forming part of this By-law;
6. THAT Schedule "H" to the By-law 2003-60 as amended, is hereby further amended as follows, as shown on Schedule "E" attached hereto, forming part of this By-law:
 - a. By changing the zoning of the lands known as 195 Dunkerron

Avenue (Come By Chance Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone;

- b. By changing the zoning of the lands known as 931 Mosley Street (Park Plaza Motel) from the Accommodation Commercial (CA) and Accommodation Commercial Floodplain (CAF) Zones to the Residential Type Three (R3) Zone and the Residential Type Three Floodplain (R3F) Zone;
7. THAT Schedule "I" to the By-law 2003-60 as amended, is hereby further amended by changing the zoning of the lands known as 415 Mosley Street (Crystal Village Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone, as shown on Schedule "F" attached hereto, forming part of this By-law;
 8. THAT Schedule "O" to the By-law 2003-60 as amended, is hereby further amended as follows, as shown on Schedule "G" attached hereto, forming part of this By-law:
 - a. By changing the zoning of the lands known as 25 River Road East (Abby's Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone;
 - b. By changing the zoning of the lands known as 158 River Road East (Waterfront Apartments) from the Accommodation Commercial (CA) Zone to the Residential Type Four (R4) Zone;
 - c. By changing the zoning of the lands known as 165 River Road East (Granada Motel and Cottages) from the Accommodation Commercial (CA) Zone to the Residential Type Three (R3) Zone;
 9. THAT all other respective provisions of Zoning By-law 2003-60, as amended, shall apply.
 10. 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
____ DAY OF _____, 2014.

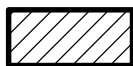
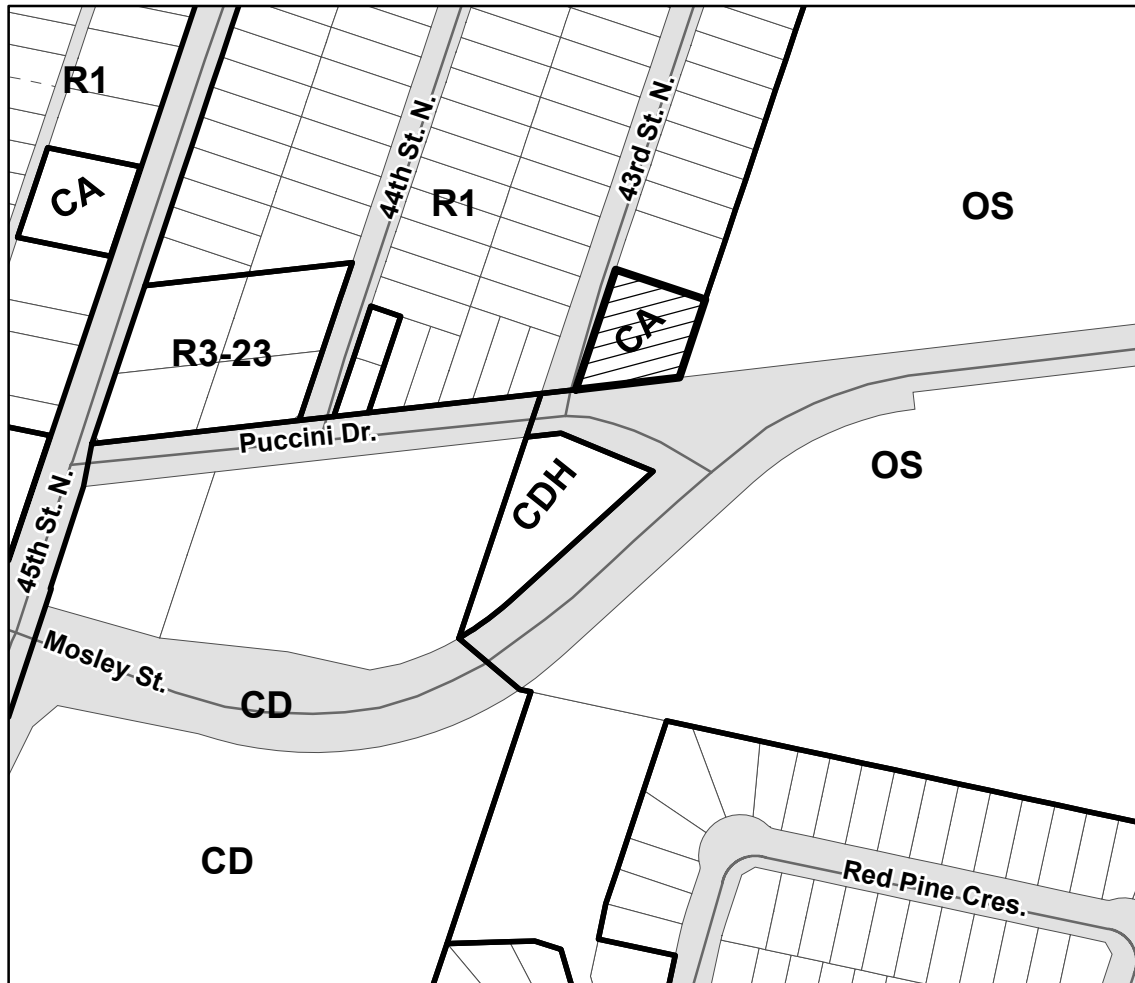
Cal Patterson, Mayor

Twyla Nicholson, Clerk

DRAFT



Town of Wasaga Beach Schedule 'A'



Area to be rezoned from CA to R3

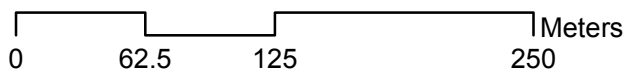
This is Schedule 'A' to By-Law _____

Passed the ___ day of _____ 2014.

Signatures of Signing Officers

Mayor _____

Clerk _____





Town of Wasaga Beach Schedule 'B'

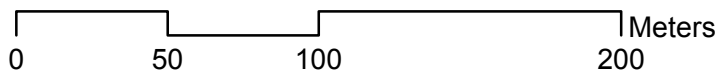


Area Rezoned from CA to R1

This is Schedule 'A' to By-Law _____
Passed the ___ day of _____ 2014.
Signatures of Signing Officers

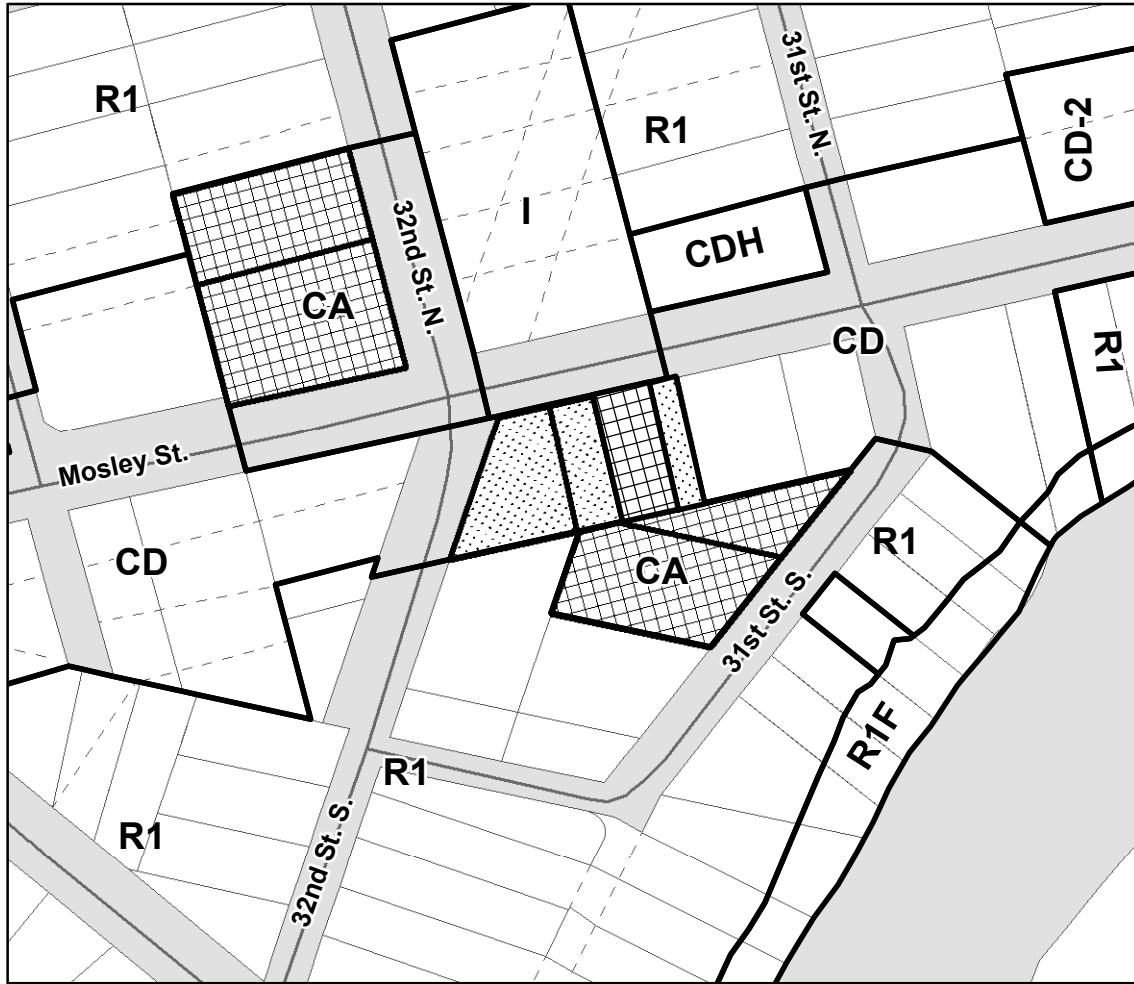
Mayor _____

Clerk _____

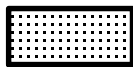




Town of Wasaga Beach Schedule 'C'



Area Rezoned from CA to R4

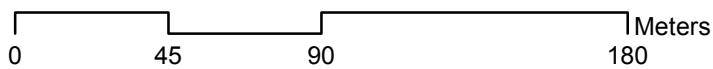


Area to be Rezoned from CD to R4

This is Schedule 'A' to By-Law _____
Passed the ___ day of _____ 2014.
Signatures of Signing Officers

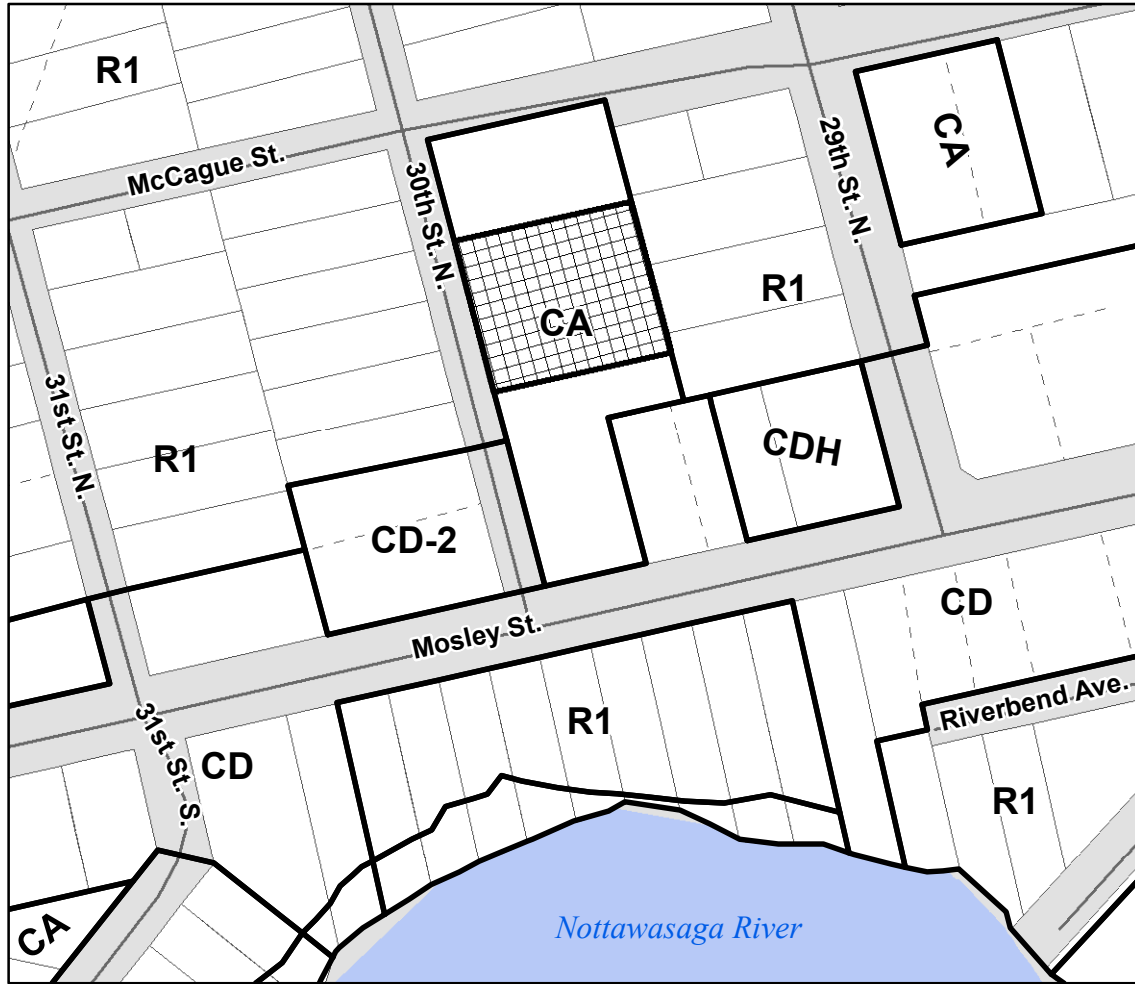
Mayor _____

Clerk _____





Town of Wasaga Beach Schedule 'D'

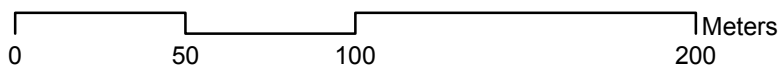


Area Rezoned from CA to R1

This is Schedule 'A' to By-Law _____
Passed the ___ day of _____ 2014.
Signatures of Signing Officers

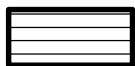
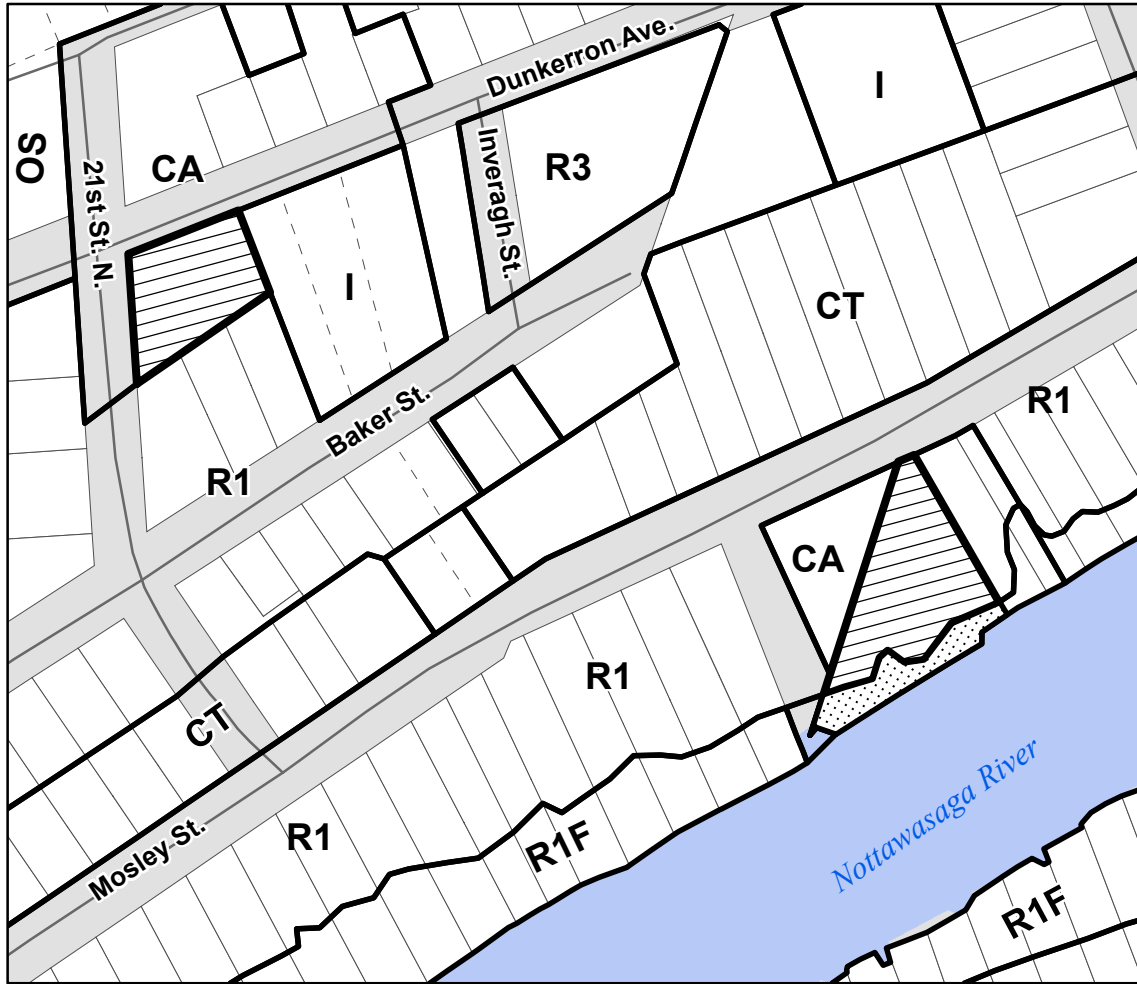
Mayor _____

Clerk _____

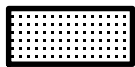




Town of Wasaga Beach Schedule 'E'



Area Rezoned from CA to R3



Area to be Rezoned from CAF to R3F

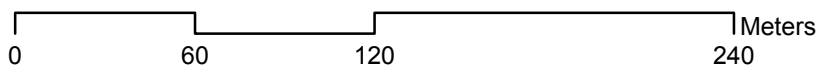
This is Schedule 'A' to By-Law _____

Passed the ___ day of _____ 2014.

Signatures of Signing Officers

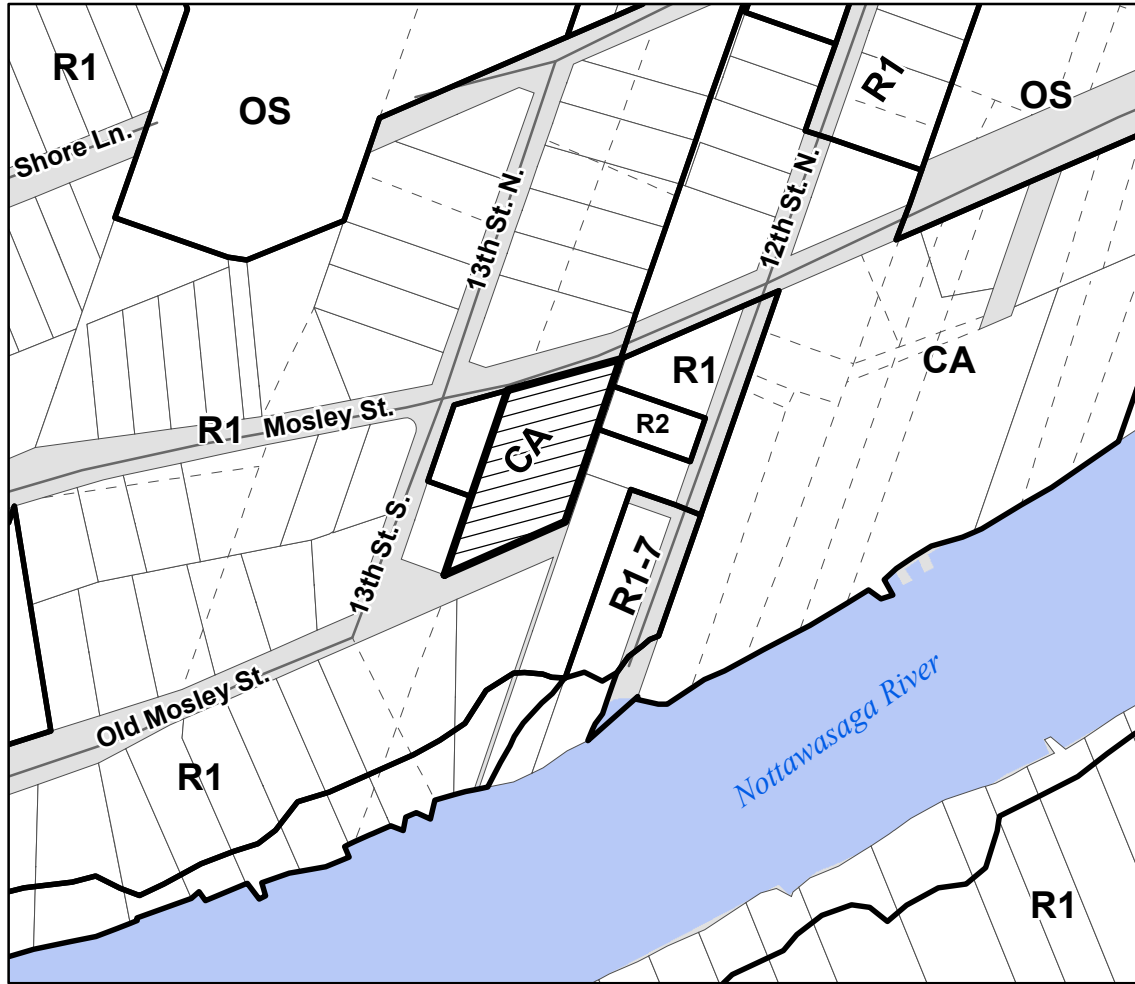
Mayor _____

Clerk _____





Town of Wasaga Beach Schedule 'F'



Area Rezoned from CA to R3

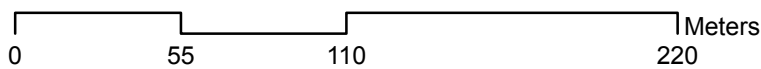
This is Schedule 'A' to By-Law _____

Passed the ___ day of _____ 2014.

Signatures of Signing Officers

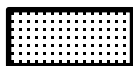
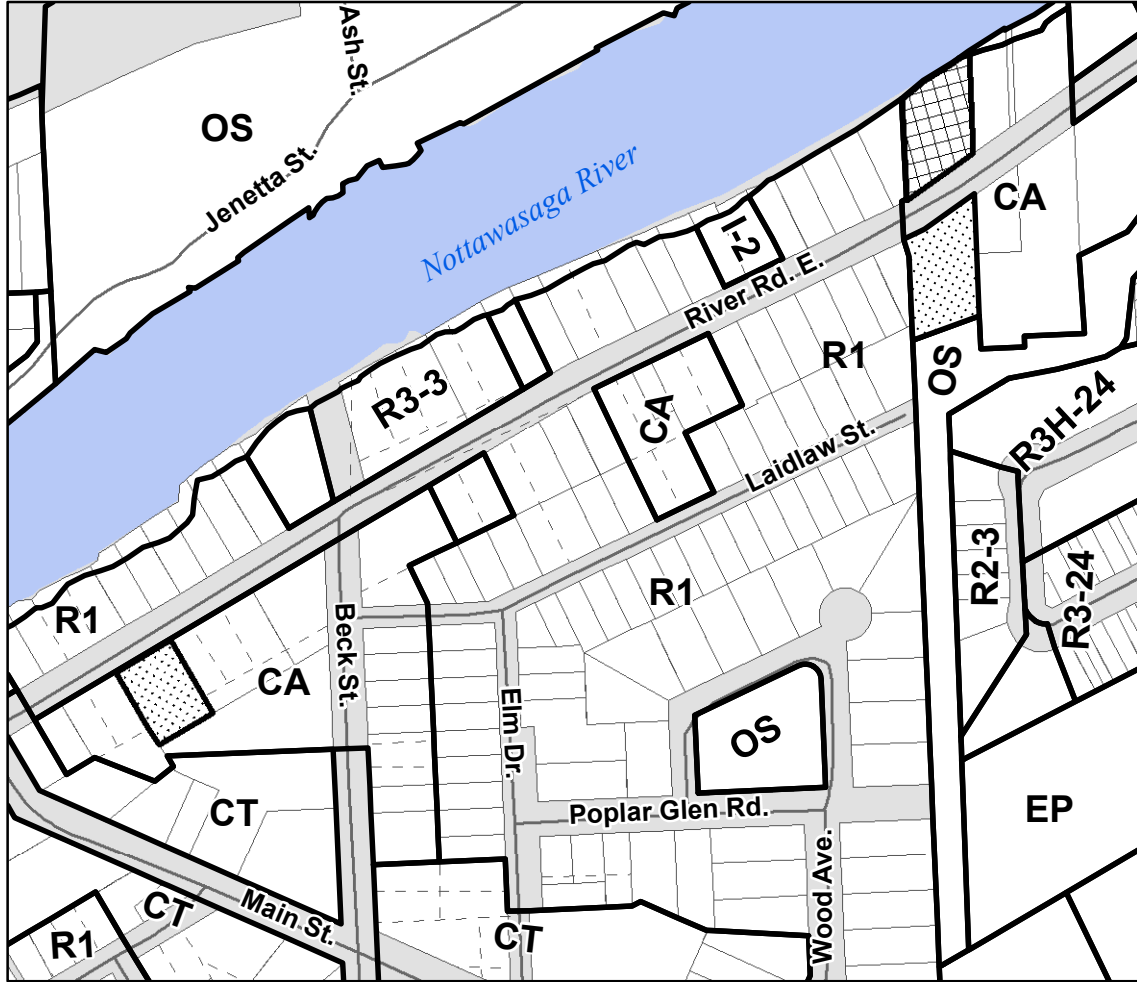
Mayor _____

Clerk _____





Town of Wasaga Beach Schedule 'G'



Area Rezoned from CA to R3



Area Rezoned from CA to R4

This is Schedule 'A' to By-Law _____

Passed the ___ day of _____ 2014.

Signatures of Signing Officers

Mayor _____

Clerk _____

