



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



32 River Road East, Wasaga Beach

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LOCATIONS **NORTH**



KEVIN DASILVA

Real Estate Agent
416-936-5656
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COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts

32 River Road East, Wasaga Beach

- Rare riverfront property in the heart of Wasaga Beach's evolving downtown core
- Desirable DC2 Downtown Core zoning offering flexibility for a wide range of future uses
- Strong potential for redevelopment, investment, residential, commercial, or tourism-related opportunities
- Airbnb Short Term Rental approved location
- Prime location just steps to the beach, riverfront amenities, and the centre of Wasaga Beach's downtown revitalization
- Walk-up lower level with direct access to the rear yard, creating excellent potential for a separate suite or guest space
- North-West facing river views with beautiful evening sunsets
- 3+1 bedrooms
- 2 bathrooms

| CollaborativeRealEstate.ca |
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Royal LePage Locations North Brokerage

CollaborativeRealEstate.ca



Virtually staged



Virtually staged



2,313 sq. ft.



3+1 Bed



2 Bath



KAREN E. WILLISON
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Royal LePage Locations North, Brokerage
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KEVIN DA SILVA
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Property Client Full

32 River Road E, Wasaga Beach, Ontario L9Z 2L1

Listing

32 River Rd E Wasaga Beach

Active / Residential Freehold / Detached

MLS® #: S13440586

List Price: \$895,000

New Listing



Simcoe/Wasaga Beach/Wasaga Beach

Tax Amt/Yr: **\$3,574.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **4**
Legal Desc: **LT 7 N/S RIVER AV PL 547 SUNNIDALE; WASAGA BEACH**

Style: **Bungalow Raised** Rooms Rooms+: **6+3**
Fractional Ownership: BR BR+: **3(2+1)**
Assignment: Baths (F+H): **2(2+0)**
Link: **No** SF Range: **1100-1500**
Storeys: SF Source: **Other**
Lot Irreg: Lot Acres:
Lot Front: **60.08** Fronting On: **N**
Lot Depth: **147.19** Builder Name:
Lot Size Code: **Feet**
Zoning: **DC2 (H)**
Dir/Cross St: **River Road East and Main Street**

PIN #: **583280054**
Holdover: **0**
Possession: **Flexible**

ARN #: **436401000875000**
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **No**
Basement: **Yes/Finished, Full, Separate Entrance, Walk-Up**
Fireplace/Stv: **Yes**
Fireplace Feat: **Living Room, Wood**
Interior Feat: **Primary Bedroom - Main Floor, Water Heater**
Parking Feat: **Private Double**
Heat: **Forced Air**
Heat Source: **Gas**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **51-99**
Laundry Lev: **Lower**
Property Feat: **Beach, Clear View, Golf, Grnbelt/Conserv, Rec Centre, Waterfront**

Exterior Feat: **Deck, Fishing, Patio, Porch, Recreational Area, Year Round Living**
Roof: **Asphalt Shingle**
Foundation: **Concrete Block**
Soil Type:

Alternate Power: **None**
Water Name: **Nottawasaga River**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Frontage: **60.09**
Water Features: **Breakwater, Riverfront**
Under Contract:
Access To Property: **Yr Rnd Municipal Rd**
Shoreline: **Mixed**
Shoreline Road Allowance: **Owned**
Docking Type: **Private**
View: **Downtown, River, Trees/Woods, Water**

Exterior: **Vinyl Siding**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **4.00**
Tot Pk Spcs: **4.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Waterfront: **Direct**
Easements/Restr: **Other**

Dev Charges Paid:

Shoreline Exposure: **North**

Water View: **Direct**
Lot Shape:

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal**
Water:
Water Supply Type:
Water Meter:
Waterfront Feat: **Breakwater, Riverfront**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Sewers: **Sewer**
Special Desig: **Unknown**
Farm Features:
Winterized: **Fully**

Island YN: **No**

HST App To SP: **Included In**

Channel Name:
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Rare riverfront opportunity in the heart of Wasaga Beach's highly sought-after DC2 (Downtown Core Exception) zoning district. This well-maintained 3+1 bedroom, 2 bathroom home is positioned directly beside the Main Street Bridge and offers exceptional redevelopment, investment, residential, and tourism-related potential in one of the fastest evolving areas of town. Enjoy a front-row seat to the transformation of Beach Area 1, with millions of dollars in public and private investment reshaping Wasaga Beach's**

waterfront and downtown core. From this prime location, you can walk to the beach, restaurants, shops, entertainment, festivals, and the growing collection of attractions that continue to drive tourism and year-round activity in the area. Inside, the home offers three bedrooms on the main level, an additional bedroom in the finished lower level, another full bathroom, and the flexibility to accommodate a variety of living arrangements. Whether you're looking for a year-round residence, cottage getaway, investment property, or future redevelopment opportunity, the possibilities here are extensive. The property's desirable DC2 zoning permits a wide range of potential uses, making it an attractive opportunity for investors, entrepreneurs, developers, or those looking to secure a prime piece of waterfront real estate in a high-growth location. Short-term accommodation opportunities may also be available, subject to municipal licensing and approvals. The combination of river frontage, exceptional visibility, walkability, and flexible zoning creates a rare opportunity that is becoming increasingly difficult to find. Whether you're looking for a personal waterfront retreat, an income-producing property, a future redevelopment project, or a strategic long-term investment, this property offers outstanding potential in one of Ontario's most recognized tourism destinations. Located just steps from the beach and at the centre of Wasaga Beach's exciting downtown revitalization.

Inclusions: Stove, range hood

Listing Contracted With: Royal LePage Locations North 705-429-4800

Date Prepared: 06/16/2026

Rooms

MLS® #: S13440586

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Office	Main	3.68 M X 2.77 M	12.07 Ft x 9.08 Ft		Laminate, Open Concept
Kitchen	Main	3.51 M X 2.76 M	11.51 Ft x 9.05 Ft		Double Sink, Pantry, Tile Floor
Living Room	Main	4.81 M X 5.69 M	15.78 Ft x 18.66 Ft		Fireplace, Laminate, W/O To Deck
Primary Bedroom	Main	3.59 M X 5.39 M	11.77 Ft x 17.68 Ft		Laminate
Bedroom	Main	3.55 M X 2.31 M	11.64 Ft x 7.57 Ft		Closet, Laminate
Bedroom	Main	3.59 M X 2.74 M	11.77 Ft x 8.98 Ft		Closet, Laminate
Recreation	Lower	4.28 M X 10.26 M	14.04 Ft x 33.66 Ft		Laminate, Walk-Up
Bedroom	Lower	4.65 M X 3.14 M	15.25 Ft x 10.30 Ft		Laminate, Partly Finished
Laundry	Lower	5.8 M X 4.49 M	19.02 Ft x 14.73 Ft		Laundry Sink
Bathroom	Main			4	
Bathroom	Lower			3	

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Expense/Utility/House Details

32 River Road East, Wasaga Beach

House Details

Item	Year	Notes
Year Home was Built	1969	
Air Conditioner	2023	
Windows	Various	
Roof	2019	
Furnace	2022	
Water Heater	2011 (estimate)	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$3,574.00	Town of Wasaga Beach
Gas	\$1,320.00 (est)	Enbridge Gas
Hydro	\$1,800.00 (est)	Wasaga Distribution Inc.
Rental Equipment Contracts		
Water/Sewer	\$660.00 (est)	Town of Wasaga Beach
Lawn/Garden Maintenance	N/A	Self
Snow Removal	N/A	Self

Rental Equipment

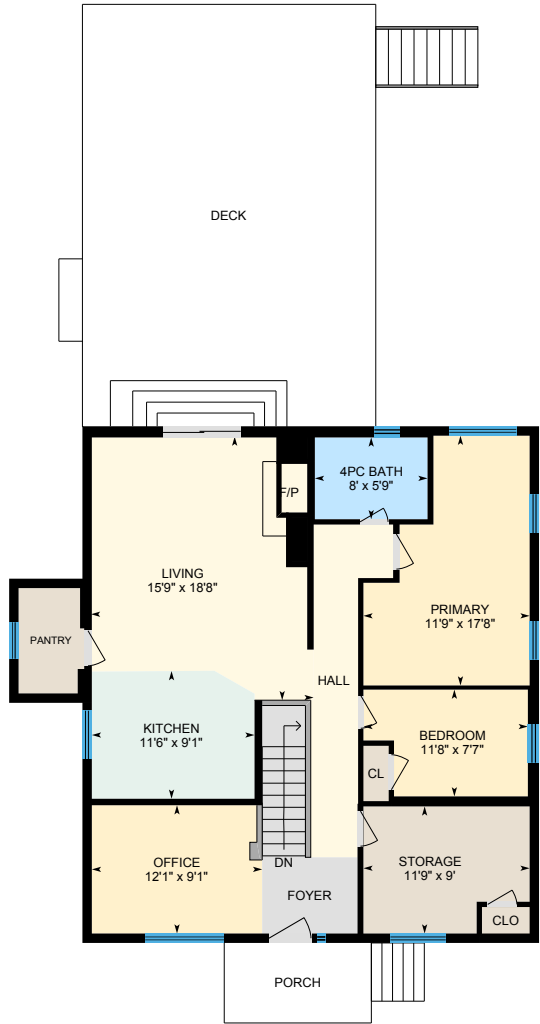
Item	Provider	Contact/Notes
Hot Water Heater		

Appliances

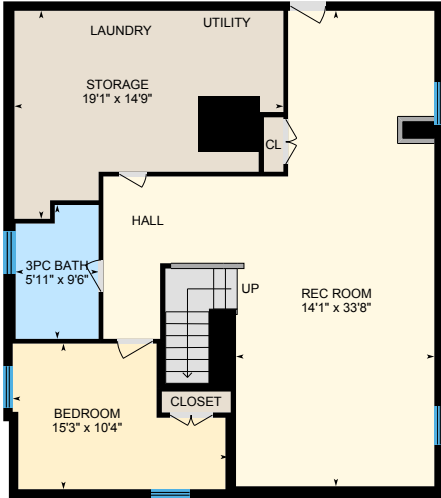
Appliance	Make/Model	Year/Notes
Stove/Oven		

32 River Rd E, Wasaga Beach, ON

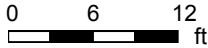
Main Building: Total Exterior Area Above Grade 1224.67 sq ft



Main Floor
Exterior Area 1224.67 sq ft



Lower Level (Below Grade)
Exterior Area 1089.11 sq ft



32 River Rd E, Wasaga Beach, ON

Main Floor Exterior Area 1224.67 sq ft
Interior Area 1127.74 sq ft



0 5 10
ft

PREPARED: 2026/06/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

32 River Rd E, Wasaga Beach, ON

Lower Level (Below Grade) Exterior Area 1089.11 sq ft
Interior Area 1002.50 sq ft



0 3 6 ft

PREPARED: 2026/06/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

32 River Rd E, Wasaga Beach, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 4pc Bath: 8' x 5'9"
- Bedroom: 11'8" x 7'7"
- Kitchen: 11'6" x 9'1"
- Living: 15'9" x 18'8"
- Office: 12'1" x 9'1"
- Primary: 11'9" x 17'8"
- Storage: 11'9" x 9'

LOWER LEVEL

- 3pc Bath: 5'11" x 9'6"
- Bedroom: 15'3" x 10'4"
- Rec Room: 14'1" x 33'8"
- Storage: 19'1" x 14'9"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 1127.74 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1224.67 sq ft

LOWER LEVEL (Below Grade)

- Interior Area: 1002.50 sq ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1089.11 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1127.74 sq ft
- Exterior Area: 1224.67 sq ft

32 River Rd E, Wasaga Beach, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

GENERAL INFORMATION

[Interactive Map](#)

Roll Number: 436401000875000

Civic Address: 32 RIVER ROAD EAST, WASAGA BEACH

Property Type: RESIDENTIAL UNIT

Tax Assessment: \$301,000

<https://www.mpac.ca/>

(May not reflect current market value)

EMERGENCY SERVICES

Police Service

Ontario Provincial Police - Huronia West Detachment (KM)

Closest Fire Station

Wasaga Beach Fire Station 1 (0.94 KM) [map](#)

WASTE COLLECTION

Garbage/Recycling Collection Day

MONDAY ZONE 1

Bag Tag Locations

Location 1: (1.72 KM)

Location 2: Foodland (1.24 KM)

Location 3: Town of Wasaga Beach Public Works (1.72 KM)

Waste Management Facility

General Waste:

Site 10 Nottawasaga Landfill (14.14 KM)

Hazardous Waste:

Site 10 Nottawasaga Landfill (14.14 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

SCHOOLS

Local Schools

Catholic Elementary: St Noel Chabanel Elementary Catholic School

Catholic Secondary: Jean Vanier Catholic High School

Catholic School Board: <http://smcdsb.on.ca/>

Public Elementary:

Public Secondary:

Public School Board: <http://scdsb.on.ca/>

OTHER

Closest Library

Wasaga Beach Public Library (0.69 KM)

<https://wasagabeachpubliclibrary.ca/>

Municipal Administration Centre

Town of Wasaga Beach (0.41 KM)

<http://www.wasagabeach.com/>

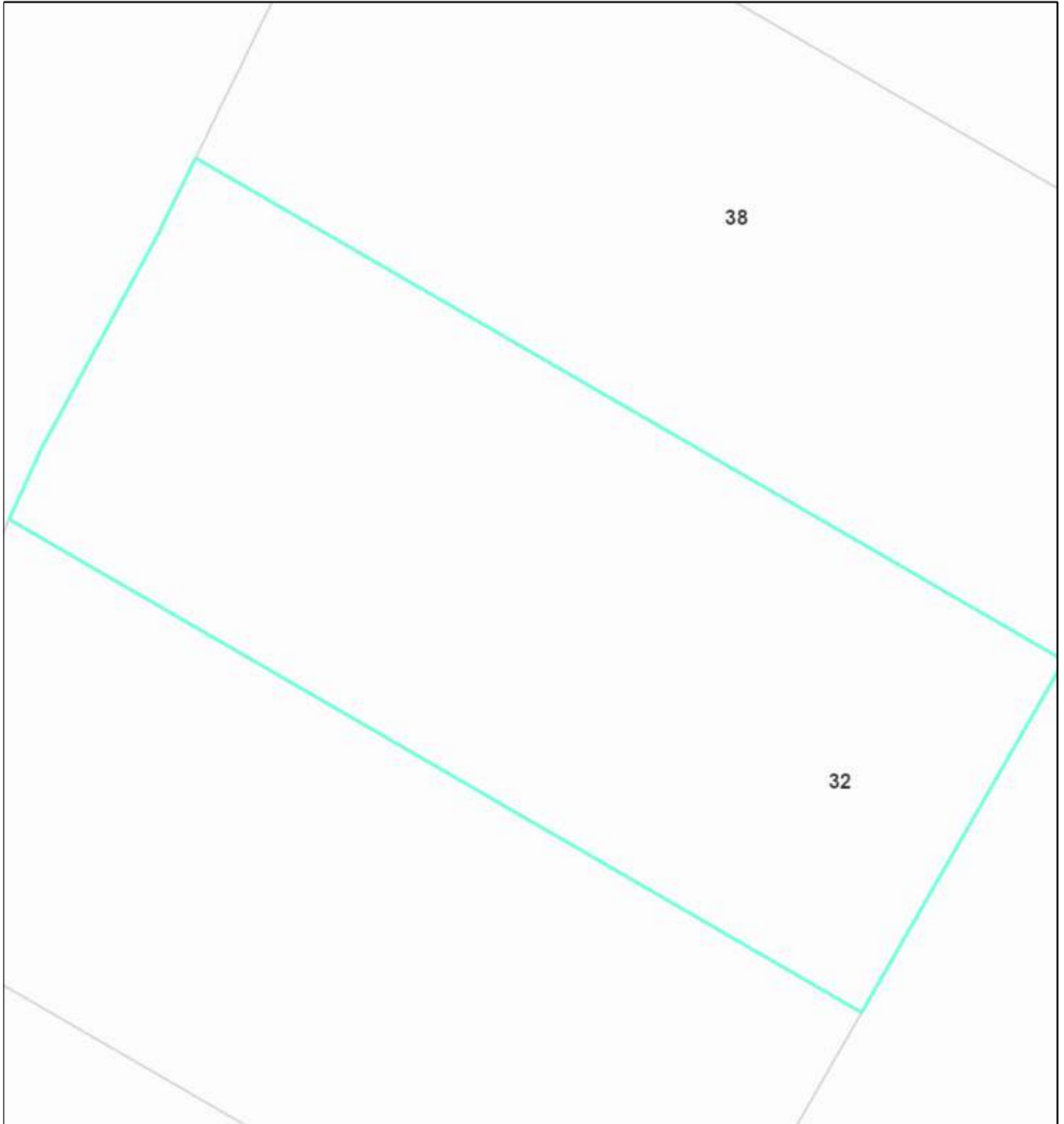
Closest Fire Hydrant

0.06 KM

Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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*****SECTION FROM TOWN OF WASAGA BEACH ZONING BYLAW*****

26.3.1 Permitted Uses

Unless otherwise permitted in this By-law, no person shall, within any Downtown Core (DC), Downtown Gateway (DG), or Beach (B) Mixed Use or Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in Table 5.

Table 5: Permitted Uses

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
Residential Uses						
Apartment Dwelling (1)		X		X	X	X
Apartment Dwelling as part of a Mixed Commercial/Office/Residential Building (1)	X	X	X	X	X	X
Apartment Dwelling Unit (1)	X	X	X	X	X	X
Triplex dwellings, four-plex dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings		X		X	X	X
Second Suite	X	X	X	X	X	X
Bed and Breakfast		X		X		X
Dwelling Unit (1)	X	X	X	X	X	X
Retirement Home	X	X	X	X		
Non-Residential Uses A						
Arcade	X	X			X	X
Assembly Hall	X	X	X	X	X	X
Adult Entertainment Establishment						
B						
Bakery	X		X	X	X	X
Bake Shop	X	X	X	X	X	X
Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
Business and Professional Offices	X	X	X	X	X	X
Business Incubator/Accelerator	X	X	X	X	X	X
Business Service Establishment	X	X	X	X	X	X
C						
Car Wash						
Catering Service	X	X	X	X	X	X

Clinic or Medical Office	X	X	X	X	X	X
Commercial Recreation Establishment	X	X	X	X	X	X
Commercial School	X	X	X	X	X	X
Commercial Use	X	X	X	X	X	X
Computer Service	X	X	X	X	X	X
Convenience Store	X	X	X	X	X	X
Custom Workshop	X	X	X	X	X	

D, E

Day Nursery	X	X	X	X	X	X
Delicatessen	X	X	X	X	X	X
Department Store			X	X	X	X
Dry Cleaning Outlet	X	X	X	X	X	X

F

Farmer's Market	X	X	X	X	X	X
Film, Television and Recording Studio	X	X	X	X	X	
Financial Service	X	X	X	X	X	X
Flea Market			X	X		

G

Gaming Facility					X	
Gasoline Retail Facility						
Grocery Store	X	X	X	X	X	X

Table 5: Permitted Uses

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
H						
Health Club	X	X	X	X	X	X
High Technology Retail Store	X	X	X	X	X	
Home Appliance Store	X		X	X	X	
Home Decorating Store	X		X	X	X	
Home Furnishing Store	X		X	X	X	
Home Improvement Store	X		X	X	X	
Home Occupation	X	X	X	X		
Hotel	X	X	X	X	X	X
I, J, K, L						
Laundromat	X	X	X	X	X	
M, N						
Mixed Commercial/Residential Building (1)	X	X	X	X	X	X
Motel					X	X
Motor Vehicle Sales and service Establishment, Body Shop and Repair Garage						
O						
Office, Business/Medical/Professional	X	X	X	X	X	X
P, Q						
Parking Lot/Parking Garage (as a principal use)	X	X	X	X	X	X
Personal Service Establishment	X	X	X	X	X	X
Pet Shop	X	X	X	X	X	X
Photographic Service	X	X	X	X	X	X
Post-Secondary Institution	X	X	X	X		
Printing Establishment	X	X	X	X	X	X

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
Private Club	X	X	X	X	X	X

R

Recreational Entertainment Establishment	X	X	X	X	X	X
Research and Development Establishment	X	X	X	X	X	X
Restaurant	X	X	X	X	X	X
Restaurant - Take-Out	X	X	X	X	X	X
Restaurant – Take-Out (Food Vehicle)					X	X
Restaurant, Convenience						
Retail Shopping Centre				X		
Retail Store	X	X	X	X	X	X

S

Short-term Rental	X	X	X	X	X	X
Sub Post Office	X	X	X	X	X	
Supermarket			X	X	X	X

T

Taxi Dispatch Office	X	X	X	X	X	
Theatre	X	X	X	X	X	X

U

V

Veterinarian's Office	X		X	X		
Vocational Training Centre	X	X	X	X	X	

W, X, Y, Z

Wholesale Establishment	X		X	X	X	
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Notes to Table 5:

(1) This use is subject to General Provisions 26.2.1 and 26.2.2 under By-law 2003-60.

26.3.2 Zone Provisions

BL2021-37

BL2021-37

Unless otherwise permitted in this By-law, no person shall, within any for Downtown Core (DC), Downtown Gateway (DG), and Beach (B) Mixed Use and Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the zone provisions indicated in Table 6.

Table 6 – Zone Provisions for Mixed Use and Transition Zones

Requirement	DC1	DC2	DG1	DG2	B1	B2
Minimum Lot Frontage	12.0 m	12.0 m	15.0 m	15.0 m	12.0 m	15.0 m
Minimum Lot Area	500.0 m ²	500.0 m ²	500.0 m ²	500.0 m ²	500.0 m ²	500.0 m ²
Minimum Front Yard	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Maximum Front Yard (1)	0.0 m where the lot is subject to Continuous Street Frontage (3)	1.2 m where the lot is subject to Continuous Street Frontage (3)	0.0 m where the lot is subject to Continuous Street Frontage (3)	3.0 m where the lot is subject to Continuous Street Frontage (3)	7.5 m	7.5 m
Minimum Exterior Side Yard (1)	0.0 m	1.2 m	0.0 m	3.0 m	0.0 m	3.0 m
Minimum Interior Side Yard	0.0 m	0.0 m or 4.5 m where abutting a Residential Zone	0.0 m	1.5 m or 4.5 m where abutting a Residential Zone	0.0 m	1.5 m or 4.5 m where abutting a Residential Zone
Minimum Rear Yard	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater
Maximum Lot Coverage	90%	75%	80%	70%	80%	70%
Minimum Landscaped Open Space	No requirement	10%	No requirement	10%	No requirement	10%
Minimum Ground Floor Height	4.5m where subject to Section 26.2.7	No requirement	4.5m where subject to Section 26.2.7	No requirement	4.5m where subject to Section 26.2.7	No requirement

Requirement	DC1	DC2	G1	DG2	B1	B2
Minimum Building Height	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement
Maximum Building Height	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8
Maximum Commercial Unit Width (2)	10 metres (2)	None	None	None	10 metres (2)	None
Minimum Building Setback above Three Storeys	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None

Note: Other General Provisions in Section 3 and Section 26.2 may apply.

Notes to Table 6:

- BL2021-37*
- (1) General Provisions 26.2.9 and 26.2.10 apply along the frontages and exterior side yards on Main Street and Mosley Street respectively.
 - (2) The Maximum Commercial Unit width of 10 metres shall only apply for properties fronting onto Main Street between the Nottawasaga River and Beck Street and those properties fronting onto the Town Square in the Downtown Core Mixed-Use (DC1) Zone and Festival Square in the Beach Mixed-Use (B1) Zone.
 - (3) Continuous Frontage requirements along Main Street are outlined in General Provisions 26.2.3, 26.2.4, and 26.2.5

26.3.3

Zone Provisions for Stand-Alone Residential Uses within Mixed Use and Transition Zones

Unless otherwise permitted in this By-law, no person shall, within any Downtown Core (DC), Downtown Gateway (DG), and Beach (B) Mixed

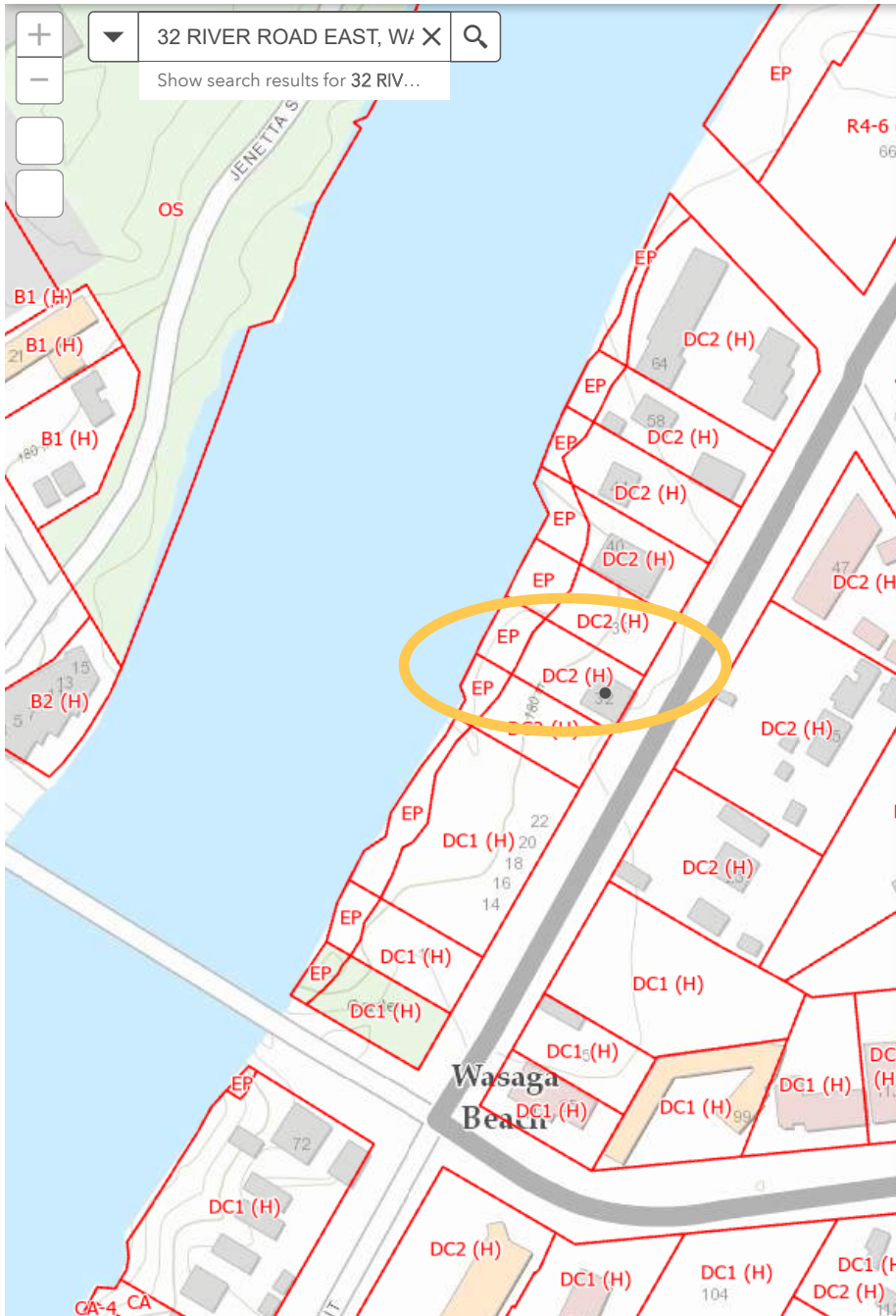
Use and Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the zone provisions indicated in Table 7.

Table 7 – Zone Provisions for Stand-alone Residential Uses within Mixed Use and Transition Zones

Requirement	Use	DC1 & DG1	DC2	DG2	B1 & B2
Minimum Lot Frontage	Apartment Dwelling	Not permitted	25.0 m	25.0 m	25.0 m
	Stacked and Back-to-back Townhouse Dwelling		30.0 m	30.0 m	30.0 m
	Triplex Dwelling		21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls
	Townhouse Dwelling		6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage	6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage	6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage
	Converted Dwelling		As legally existing	As legally existing	As legally existing
Minimum Lot Area	Apartment Dwelling	Not permitted	1,000.0 m ²	1,000.0 m ²	1,000.0 m ²
	Stacked and Back-to-back Townhouse Dwelling		180.0 m ² per unit	180.0 m ² per unit	180.0 m ² per unit
	Triplex Dwelling		600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m ² or in accordance with Street Townhouse provisions where separated by vertical walls
	Townhouse Dwelling		180.0 m ² per unit	180.0 m ² per unit	180.0 m ² per unit
	Converted Dwelling		540.0 m ²	540.0 m ²	540.0 m ²

Requirement	Use	DC1 & DG1	DC2	DG2	B1 & B2
Minimum Front Yard	All uses except those noted below	Not permitted	0.0 m	0.0 m	0.0 m
	Townhouse or Stacked or Back-to-back Townhouse Dwelling		4.5 m where driveways are located in front, 0.0 metres otherwise	4.5 m where driveways are located in front, 0.0 metres otherwise	4.5 m where driveways are located in front, 0.0 metres otherwise
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Exterior Side	All uses except those noted below	Not permitted	4.5m	4.5m	4.5m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Interior Side Yard (1)	All uses except those noted below	Not permitted	1.2m	1.2m	1.2m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Rear Yard (1)	All uses except those noted below	Not permitted	7.5m	7.5m	7.5m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
	Stacked and Back-to-back Townhouse Dwelling (1)		0.0m	0.0m	0.0m
Minimum Landscape Open Space	All permitted uses		30%	30%	30%
Maximum Height	All uses except those noted below	Not Permitted	10.0 metres and 3 storeys	10.0 metres and 3 storeys	10.0 metres and 3 storeys
	Apartment Dwelling		4 storeys and subject to Angular Plan provisions of Section 26.2.8	4 storeys and subject to Angular Plan provisions of Section 26.2.8	Maximum height is as per Table 6
	Townhouse or Stacked or Back-to-back Townhouse Dwelling		12.0 metres and 3 storeys	12.0 metres and 3 storeys	12.0 metres and 3 storeys
Minimum Lot Depth	All permitted uses	Not permitted	25.0m	25.0m	25.0m
Other Provisions					

Note: Other General Provisions in Section 3 and Section 26.2 may apply.



Zone List

- R1-Residential Type 1 Zone
- R2-Residential Type 2 Zone
- R3-Residential Type 3 Zone
- R4-Residential Type 4 Zone
- RM-Residential Modular Home
- RE-Residential Estate
- CD-District Commercial Zone
- CS-Service Commercial Zone
- CL-Local Commercial Zone
- CR-Recreation Commercial Zone
- CT-Tourist Commercial Zone
- CA-Accommodation Commercial Zone
- CC-Campground Commercial Zone
- I-Institutional Zone
- MI-Industrial Inside Storage Zone
- MO-Industrial Outside Storage Zone
- ME-Industrial Extractive Zone
- MW-Waste Disposal Zone
- OS-Open Space Zone
- EP-Environmental Protection Zone**
- RU-Rural Zone
- D-Development Zone
- DC1-Downtown Core Mixed-Use Zone
- DC2-Downtown Core Zone**
- DG1-Downtown Gateway Mixed-Use Zone
- DG2-Downtown Gateway Transition Zone
- B1-Beach Mixed-Use Zone
- B2-Beach Transition Zone