

MEMORANDUM



TO: Cristy Wilson, Planning Application Navigator

CC: Mike Pincivero, Manager of Engineering Services
Andrea Taylor, Planning Administrator

FROM: Dave Hatherley, Project Engineering Technologist

SUBJECT: Committee of Adjustment – B07/24 to B14/24
88 & 176 Lyons Court (DAS Developments)

DATE: May 6, 2024

As requested, Public Works has reviewed the above noted consent application.

SUMMARY OF REQUEST:

B07/24 to B14/24

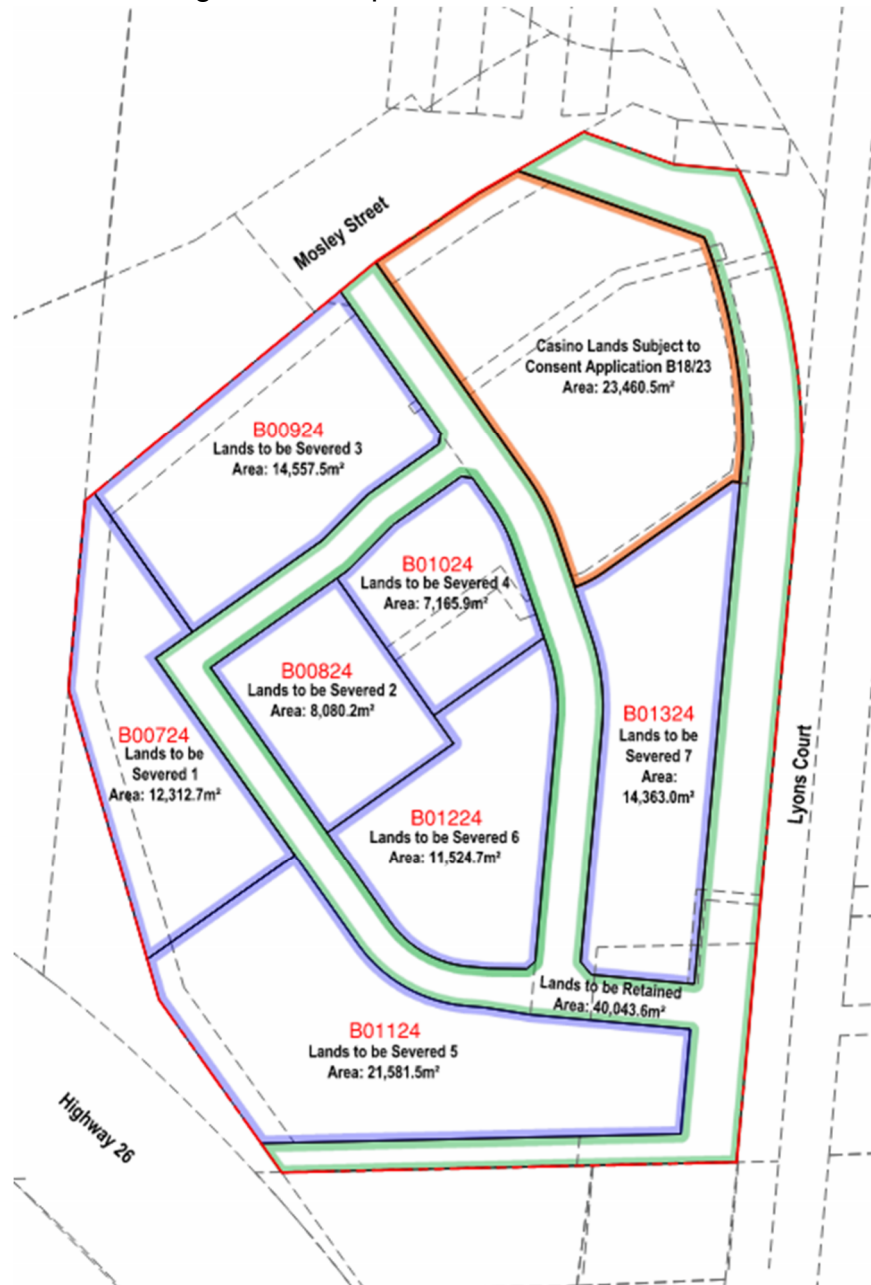
Multiple applications for Consent to sever (B00724 through B01324) have been submitted by MHBC Planning Inc. on behalf of DAS Development Corp., owner of the subject lands. The portions of the property proposed for severance are shown on the Severance Sketch and in Figure 1 below and are described as:

- Application B00724 - 'Lands to be Severed 1', has frontages on Berton Avenue and a currently un-named street and an area of approximately 12,312.7 square metres (132,532.80 sq. ft.).
- Application B00824 - 'Lands to be Severed 2', has frontages on Berton Avenue and a currently un-named street and an area of approximately 8,080.2 square metres (86,974.55 sq. ft.).
- Application B00924 - 'Lands to be Severed 3', has a frontage of 191.29 metres (627.59 ft.) on Mosley Street as well as frontages on Joseph Drive and an un-named street and an area of approximately 14,557.5 square metres (156,695.63 sq. ft.).
- Application B01024 - 'Lands to be Severed 4' has frontages on Joseph Drive and a currently un-named street and an area of approximately 7,165.9 square metres (77,133.11 sq. ft.).
- Application B01124 - 'Lands to be Severed 5' has frontage on Berton Avenue and an area of approximately 21,581.5 square metres (232,301.33 sq. ft.).

- Application B01224 - 'Lands to be Severed 6' has frontage on Berton Avenue and currently un-named street and an area of approximately 11,524.7 square metres (124,050.84 sq. ft.).
- Application B01324 - 'Lands to be Severed 7' has frontage on Berton Avenue and currently un-named street and an area of approximately 14,363.0 square metres (154,602.05 sq. ft.).

The portion(s) of the property proposed to be retained as shown on the attached Severance Sketch and in Figure 1 below would consist of three privately maintained streets (Joseph Street, Berton Avenue and a currently un-named street) and comprise an area of approximately 40,043.6 square metres (431,025.72 sq. ft.).

Figure 1 – Proposed Severance Sketch



Planning staff also notes the lands subject to Consent applications B00724 through B01324 are also subject to the following previous or currently proposed applications:

- Consent application B/18/23 to create the lot which accommodates the existing Gateway Playtime Casino (as the severed lot of that application), conditionally approved by the Committee of Adjustment on September 20, 2023.
- Site Plan Control application SP08/23 to permit the development of three restaurants, two hotels, a gas bar and convenience store and a multi-unit retail building on a single lot, conditionally approved on January 4, 2024.
- Currently proposed Consent application B01424 to create a total of 41 easements to accommodate servicing and access including, but not limited to stormwater pipes, driveway access, sewers, watermains, gas, hydro and telecommunications.
- Currently proposed Minor Variance applications A01424-A01724 and A01924-A02124.

Consent applications B00724 through B01324 would create the parcels that accommodate the land uses that were conditionally approved in Site Plan Control application SP08/23 (shown as B00724 through B01024 on the attached severance sketch) as well as three other parcels (shown as B01124 through B01324 on the severance sketch) for future development purposes as separately conveyable lots.

PUBLIC WORKS / ENGINEERING COMMENTS

Any future development on the subject lot(s) will be required to adhere with current Town of Wasaga Beach Engineering Standards and Policies.

It is noted that Future Phases of the development beyond the lands currently identified in Conditional Site Plan Approval SP08/23 (Phase 2) may not be able to proceed until the construction of the West End Water Reservoir is completed.

It is noted that the Conditional Site Plan Approval SP08/23 (Phase 2) will address any Engineering comments through the Development process.

Public Works does not oppose the applicant's requests.

PUBLIC WORKS / ENGINEERING CONDITIONS

- Public Works has no conditions at this time.

Regards,

Dave Hatherley

Dave Hatherley
Project Engineering Technologist

\\wbchs-fs\Data\RMS\D\D10\2024 Consent Applications\B00724 - 88 & 176 Lyons Court (DAS Developments)\3. Comments\Public Works\B0724-B1424 - 88 & 176 Lyons Court (DAS Developments)- PW Comments.docx