

A01424-A01724 and A01924-A02124  
DAS Development Corp.  
Date of this Notice: April 25, 2024  
Tax Roll #: 436401001658800



Notice of Public Meeting Committee of Adjustment

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 applications propose to sever seven parcels from the existing property for a total of seven development lots and retained lands to accommodate private roads and a drainage channel.

Property Location: The subject lands are located at 88 and 176 Lyons Court, legally described as PART LOT 33, CONCESSION 3, in the former Township of Nottawasaga, Town of Wasaga Beach, County of Simcoe.

Public Meeting Date: Wednesday, May 15, 2024 at 2:00 p.m.

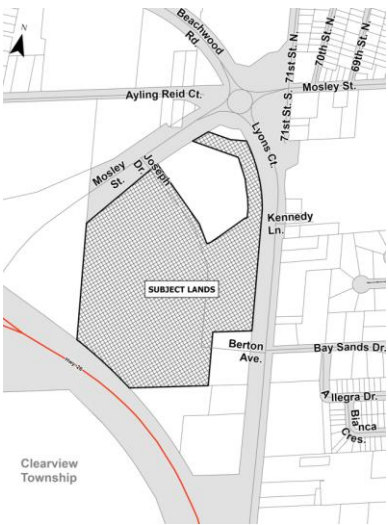
Virtual Hearing via ZOOM & In-person

What is being proposed?

The property from which the severances are being proposed has a frontage of approximately 191.29 metres (627.59 ft.) on Mosley Street, an irregular and an area of approximately 5.09 hectares (12.58 ac.).

The portion(s) of the property proposed for severance are shown on the attached Severance Sketch 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 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.).

**OTHER APPLICATIONS:** The subject lands are also the subject of Consent application B/18/23 (to create the lot which accommodates the existing Gateway Playtime Casino) that was conditionally approved by the Committee of Adjustment on September 20, 2023.

The portion(s) of the subject property that are the subject to Consent applications B00724 through B01324 are also the subject of another application for Consent, Town File No.: B01424 to create a total of 41 easements, and applications for Minor Variance, Town File Nos.: A01424, A01524, A01624, A01724, A01924, A02024 and A02124.

Note: Alternative formats available upon request.

The legal description of the subject lands is PART Lot 33, CONCESSION 3, in the former Township of Nottawasaga, Town of Wasaga Beach, County of Simcoe.

**What happens at the Public Hearing?**

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**Written Comments:** You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary-Treasurer. Written comments received before the meeting will be read by the Secretary-Treasurer at the Public Meeting for the benefit of everyone in  
To participate in the meeting and/or provide comments, you must register by following the link below or scanning the QR code:



Register

**Notice of Decision:**

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the meeting date.

**Where Can I Find More Information?**

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Secretary-Treasurer, Committee of Adjustment, Town of Wasaga Beach  
30 Lewis Street, Wasaga Beach, ON

Hours of Operation:  
Monday-Friday 8:30am-4:30pm

**Phone:** (705) 429-3847 ext. 2282  
**Email:** [pmnotices@wasagabeach.com](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**  
**Phone:** 705-429-3844 ext.2272  
**Email:** [matt.ellis@wasagabeach.com](mailto:matt.ellis@wasagabeach.com)

**Why Am I Receiving This Notice?**

You are receiving this notice because the applicant noted above has submitted a Consent application to the Town of Wasaga Beach. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies.

**A note about information you may submit to the Town**

Under the authority of the *Municipal Act*, 2001 and in accordance with *Ontario's Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. All public meetings are recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.

**Appeals:**

If an applicant, a specified person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed Consent does not make written submission to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give  
**Note: Alternative formats available upon request.**

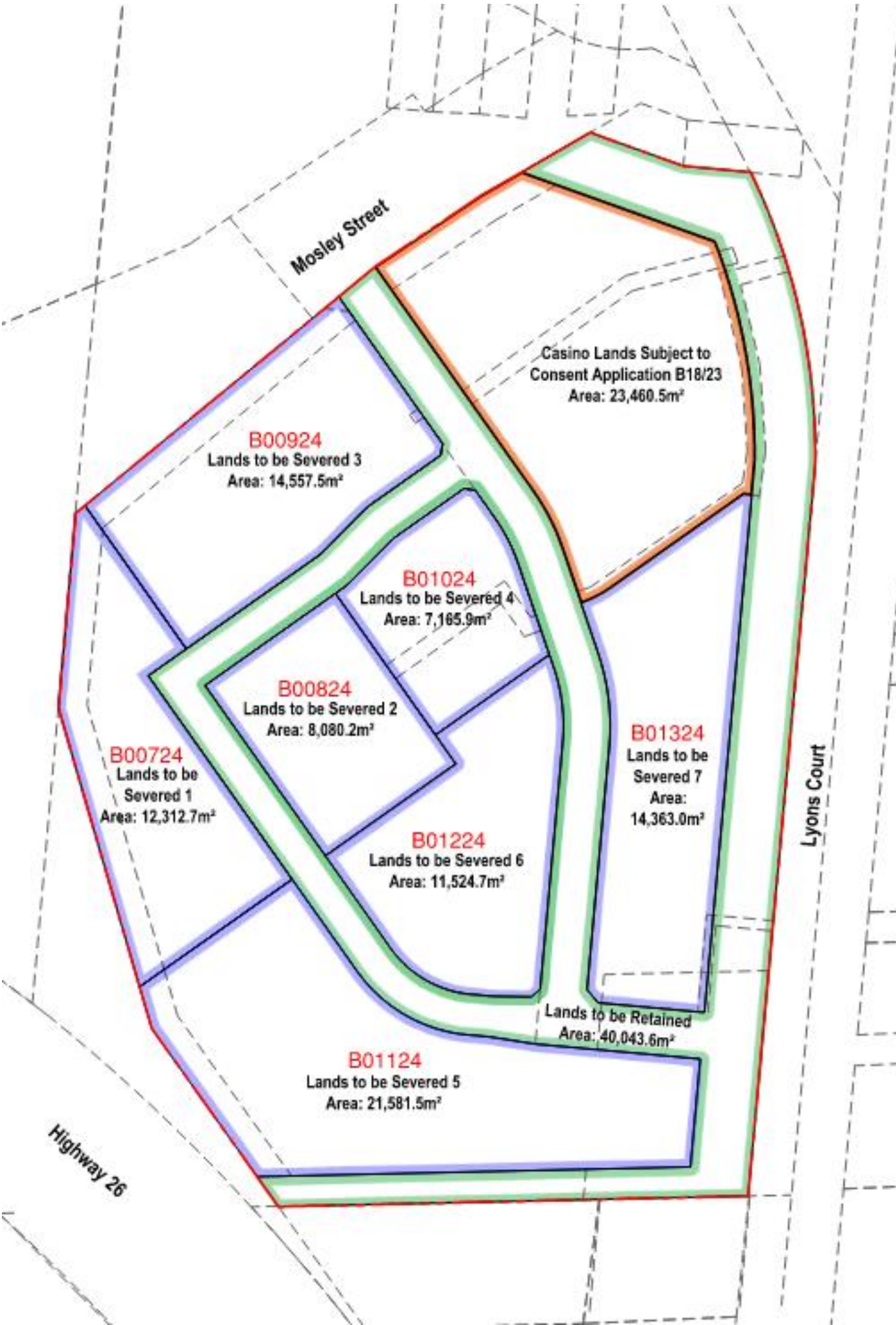
attendance and will be included in the record of the Public Meeting.

**Comments can be emailed to:**  
[pmnotices@wasagabeach.com](mailto:pmnotices@wasagabeach.com)

**Verbal Comments:** This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Secretary-Treasurer, no later than 12:00 p.m. (Noon) on the Tuesday before the Public Meeting, by **May 14<sup>th</sup>, 2024.**

provisional consent, the Ontario Land Tribunal may dismiss the appeal.

**Applicant's Proposed Severance Sketch**



*Note: Alternative formats available upon request.*