



**Nottawasaga Valley**  
Conservation Authority

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May 6<sup>th</sup>, 2024

SENT BY EMAIL

Town of Wasaga Beach  
30 Lewis Street  
Wasaga Beach, Ontario  
L9Z 1A1

Attn: Cristy Wilson  
Secretary Treasurer  
[c.wilson@wasagabeach.com](mailto:c.wilson@wasagabeach.com)

**RE: Comments for Consents, Easements, and Minor Variances  
88 and 176 Lyons Court  
Town File No. B00724-B01324; B01424 Easement; A01424-A01724 &  
A01924-A02124  
NVCA ID #33550**

Dear Ms. Wilson,

Nottawasaga Valley Conservation Authority [NVCA] staff are in receipt of multiple formal applications for consent, easements, and minor variances to facilitate development on the lands at 88 & 176 Lyons Court. The property has been reviewed under other Planning Act applications. Based upon the review of material provided in this submission, the NVCA submits the following comments to be considered.

**Ontario Regulation 41/24**

Based on currently approved mapping, the noted property falls within an area affected by Ontario Regulation 41/24 (the Authority's Prohibited Activities, Exemptions and Permits Regulation) to due floodplain and meander erosion hazards associated with Brock's Beach Creek.

It is noted that Site Plan Approval (SP03/19) was granted in 2019 and again in 2021 (revised) in relation to Phase 1 of the Gateway Casino development. Phase 2 was previously reviewed and signed off in January 2024.

**Consents**

7 new lots are being proposed under the consent applications with the retained lands forming the future road network. The area has been reviewed

**Easements**

41 easements are being proposed for the installation of various services including, but not limited to stormwater pipes, driveway access, sewers, watermain, gas, hydro and telecommunications. Easements are not considered development.

### **Minor Variances**

The minor variances are to facilitate the proposed development. Reduced setbacks from private right-of-way, loading spaces,

It is understood that through review of the realignment and overflow channel previously approved, any flooding and erosion hazard concerns on site were addressed and the limits of development were determined. NVCA staff have no further natural hazard concerns based on the submitted site plan provided a permit is obtained and erosion and sediment control measures are in place prior to any site alteration and construction on site.

### **Stormwater Management**

The Stormwater Management and Functional Servicing Brief prepared by Crozier should be updated to reflect developments. It is noted that the development of Phase 2 would align with the Functional Servicing Brief submitted and approved by NVCA in 2019. This stormwater strategy is in line with the design criteria in the Master Drainage Study and Flood and SWM Implementation Report (2013).

These documents should be submitted for NVCA Permit Applications.

### **Conclusion**

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the consents, easement, and minor variances applications and based upon our mandate and policies under the *Conservation Authorities Act*. Given the comments above, the NVCA has no objections to the approval of the application. Please feel free to contact the undersigned at extension 233 or [tboswell@nvca.on.ca](mailto:tboswell@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Sincerely,



Tyler Boswell  
Planner