

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

Application for Consent to create a total of 41 easements B01424 has been submitted by MHBC Planning Inc. on behalf of DAS Development Corp., owner of the subject lands.

Property Location: 88 and 176 Lyons Court

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

Virtual Hearing via ZOOM & In-person

What is being proposed?

The application proposes the creation of a total of 41 easements for servicing and access including, but not limited to stormwater pipes, driveway access, sewers, watermain, gas, hydro and telecommunications. Each of the 41 easements are shown on the attached drawings titled Severance Sketch - Proposed Easement and Severance Sketch- Proposed Severed Lands and described (outlined) in the attached chart titled Severances/Proposed Easements-Chart.

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 portions of the property that are subject to this Consent application are also subject to other Consent Applications, being Town File Nos.: B00724 through B01324, to create a total of seven lots, and Minor Variance Applications, being Town File Nos.: A01424 A01524, A01624, A01724, A01924, A02024 and A02124.

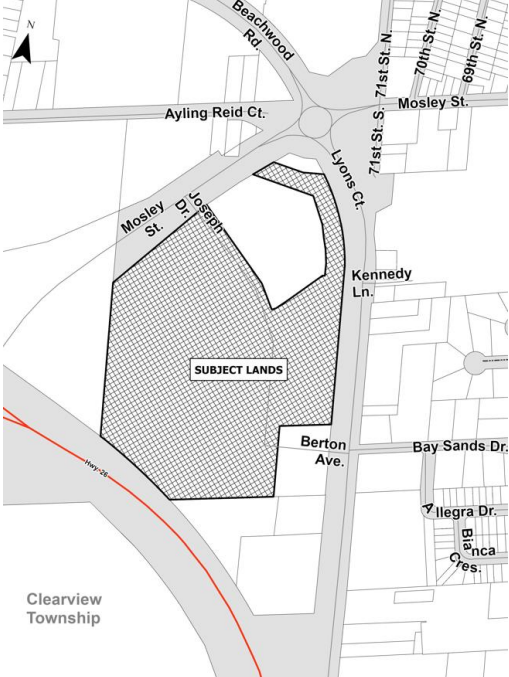
The legal description of the subject lands is PART Lot 33,
To participate in the meeting and/or provide comments, you must register by following the link below or scanning the QR code:



Register

Note: Alternative formats available upon request.

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

Comments can be emailed to:
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 14th, 2024.**

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

Questions? Ask the Planner!

Phone: 705-429-3844 ext.2272
Email: 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

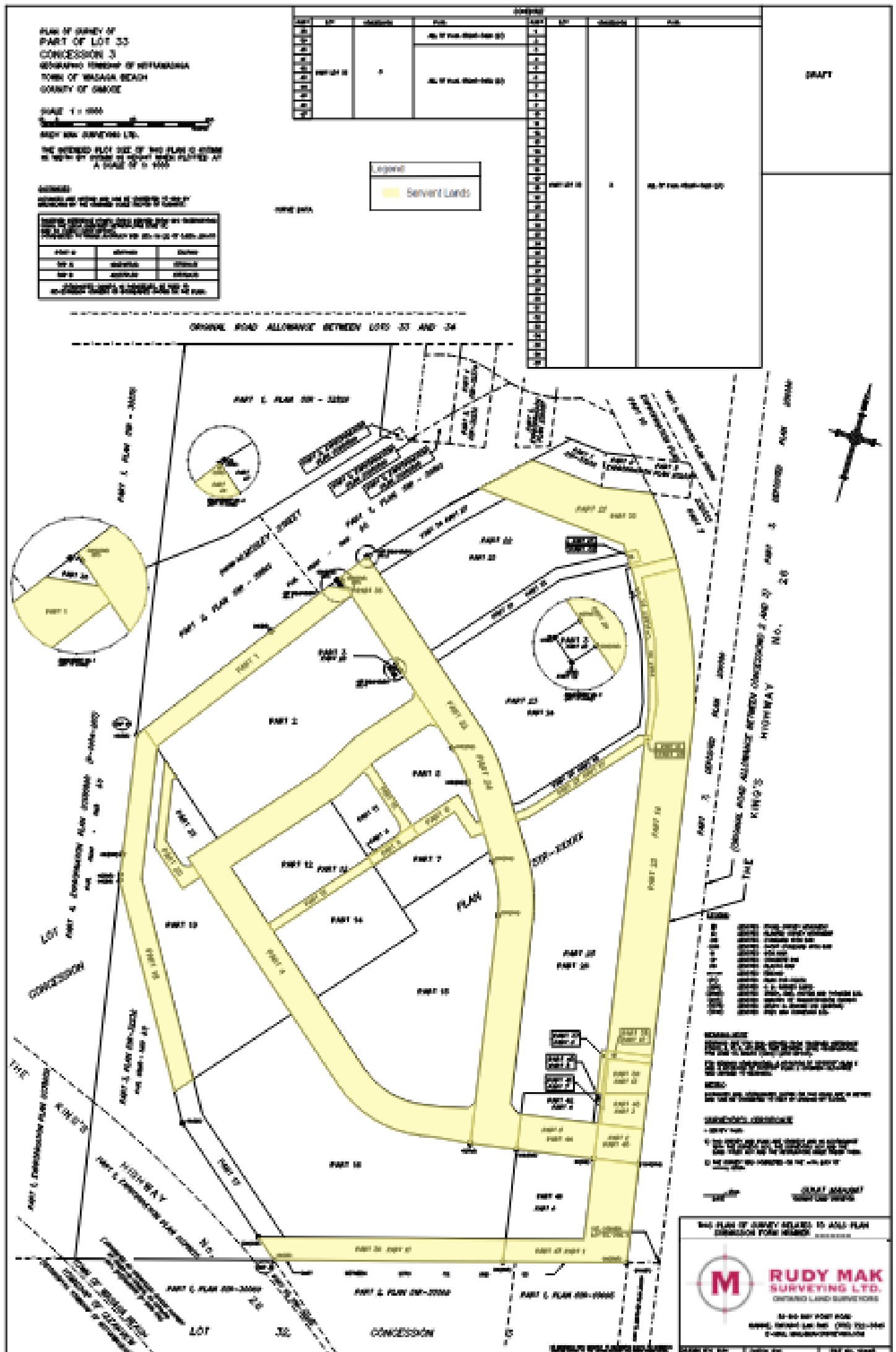
Under the authority of the *Municipal Act*, 2001 and in accordance with *Ontario's Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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:

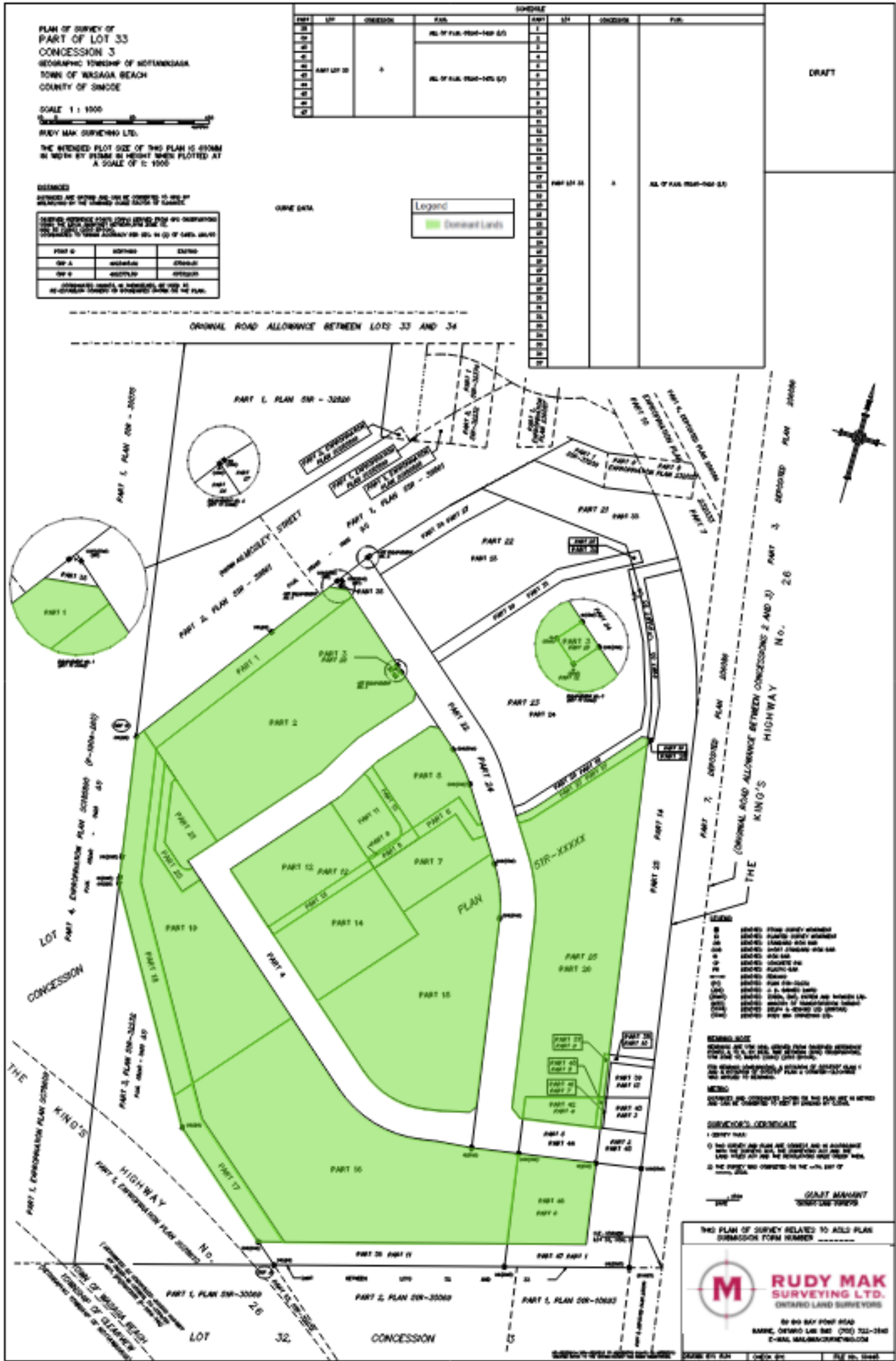
If an applicant, a specified person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed Consent does not make written submission to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Note: Alternative formats available upon request.

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Severance Sketch- Proposed Severed Lands



Severances/Proposed Easements- Chart

	Conveyance Type	Instrument Type	Purpose/General description	Servient Lands	Dominant Lands	Separate Certificate of Consent Required
1. *	Fee Simple conveyance of Parts 1, 2 and 3	Transfer	Conveyance of severed lands	N/A	N/A	YES
2.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Parts 1, 2 and 3	YES
3.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 1, 2 and 3	YES
4.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Parts 1, 2 and 3	YES

NTD: All Parts referred to herein are based on a draft reference plan prepared by Rudy Mak Surveying Ltd. (undated)
*Numbering is included for reference purposes only and is not indicative of the order of registration of the respective conveyances required to execute the consents sought herein

5.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 40	In favour of Parts 1, 2 and 3	YES
6.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 1, 2 and 3	YES
7.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for ingress and egress and use of drive aisle to be released in the event that Part 2 is no longer used for retail/commercial use	Part 20	In favour of Part 2	YES
8.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for hydro	Part 4	In gross in favour of Wasaga Distribution	YES
9.	Fee Simple conveyance of Parts 18, 19, 20 and 21	Transfer	Conveyance of severed lands	N/A	N/A	YES
10.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables	Parts 4, 22, 44 and 45	In favour of Parts 18, 19, 20 and 21	YES

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			for telecommunications, watermains, sewers and gas lines			
11.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 18, 19, 20 and 21	YES
12	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Parts 18, 19, 20 and 21	YES
13.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 41	In favour of Parts 18, 19, 20 and 21	YES
14.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 18, 19, 20 and 21	YES
15.	Fee Simple conveyance of	Transfer	Conveyance of severed lands	N/A	N/A	YES

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	Parts 5, 6, 7, 8, 9, 10 and 11					
16.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES
17.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES
18.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES
19.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications,	Parts 37 and 41	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES

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			watermains, sewers and gas lines			
20.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES
21.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for ingress and egress and use of drive aisle to be released in the event Parts 5, 6, 7, 8, 9, 10 and 11 are no longer used for retail/commercial use	Part 13	In favour of Parts 5, 6, 7, 8, 9, 10 and 11	YES
22.	Fee Simple conveyance of Parts 12, 13 and 14	Transfer	Conveyance of severed lands	N/A	N/A	YES
23.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Parts 12, 13 and 14	YES
24.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications,	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 12, 13 and 14	YES

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			watermains, sewers and gas lines			
25.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Parts 12, 13 and 14	YES
26.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 41	In favour of Parts 12, 13 and 14	YES
27.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 12, 13 and 14	YES
28.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for ingress and egress and use of drive aisle to be released in the event In favour of Parts 12, 13 and 14 are no longer used for as a retail/commercial use	Parts 8 and 10	In favour of Parts 12, 13 and 14	YES
29.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes for	Parts 6, 8 and 9	In favour of Parts 12, 13 and 14	YES

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			watermains, storm and sanitary sewer			
30.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for pedestrian sidewalk (ingress and egress and right to construct and repair)	Part 1	In favour of Parts 16, 17 and 46	YES
31.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for pedestrian sidewalk (ingress and egress and right to construct and repair)	Part 18	In favour of Parts 16, 17 and 46	YES
32.	Fee Simple conveyance of Parts 15	Transfer	Conveyance of severed lands	N/A	N/A	YES
33.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Part 15	YES
34.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Part 15	YES

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35.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Part 15	YES
36.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 41	In favour of Part 15	YES
37.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Part 15	YES
38.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 41	In favour of Part 15	YES
39.	Fee Simple conveyance of Parts 16, 17 and 46	Transfer	Conveyance of severed lands	N/A	N/A	YES

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40.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Part 16, 17 and 46	YES
41.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Part 16, 17 and 46	YES
42.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Part 27	In favour of Part 16, 17 and 46	YES
43.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 37 and 41	In Favour of Parts 16, 17 and 46	YES

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44.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts 16, 17 and 46	YES
45.	Fee Simple conveyance of Parts 26, 27, 37, 40 and 42	Transfer	Conveyance of severed lands	N/A	N/A	YES
46.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for access, ingress and egress for pedestrians and vehicles and the installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 4, 22, 44 and 45	In favour of Parts Part 26, 27, 37, 40 and 42	YES
47.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for installation, replacement, repair and maintenance of pipes, wires for hydro, cables for telecommunications, watermains, sewers and gas lines	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts Part 26, 27, 37, 40 and 42	YES
48.	Easement/Right of Way in perpetuity (non-exclusive)	Transfer Easement	Easement for stormwater overflow, related piping and outlet	Parts 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 45 and 47	In favour of Parts Part 26, 27, 37, 40 and 42	YES

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49.	Fee Simple conveyance of Parts 4, 22, 25, 28, 30, 32, 33, 36, 38, 39, 41, 43, 44, 45 and 47	Transfer	Conveyance of severed lands	N/A	N/A	YES YES. THIS IS THE REMAINDER PARCEL
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Note: Alternative formats available upon request.