

**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**

**Applications for a Minor Variance A01424-A01724 and A01924-A02124 have 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<sup>th</sup>, 2024 at 2:00 p.m.**

**Virtual Hearing via ZOOM & In-person**

### **What is being proposed?**

Multiple applications, pertaining to seven (7) proposed lots, request relief from Sections 3 "General Provisions" and 10, "District Commercial" (DC) Zone of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief as follows:

#### **A01424 (Supporting Proposed Severed Lot B00724)**

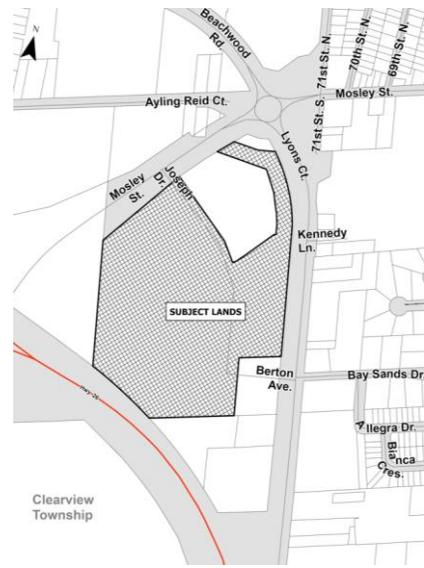
Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

Section 3.38.2.7 – to permit a driveway/access with a 0.0 metre setback from an intersection of street lines, whereas the required minimum distance between a driveway and an intersection of street lines is 15.0 metres (49.21 ft.) in all Commercial Zones.

Section 3.38.2.10- to permit a driveway/access with a 0.0 metre setback from a side lot line where a minimum setback from a driveway/access and side lot line of 1.0 metres (3.28 ft.) is required.

Section 3.38.9 – to permit a total of 130 parking stalls for a Tourist Establishment (Hotel), where a minimum of 166 parking stalls are required.

Section 10.3.8- to permit a building in the Commercial District (CD) zone with a height of 18.1 m (59.38 ft.) where a maximum height of 12 metres (39.37 ft.) is permitted



#### **(A01524- Proposed Severed Lot B00824)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

Section 3.38.2.10- to permit a driveway/access with a 0.0 metre setback from a side lot line where a minimum setback from a driveway/access and side lot line of 1.0 metres (3.28 ft.) is required.

Section 3.38.9 – to permit a total of 120 parking stalls for a Tourist Establishment (Hotel), where a minimum of 159 parking stalls are required.

Section 10.3.4-To permit a building on the proposed lot in the Commercial District (CD) zone with an exterior side yard setback of 5 metres (16.40 ft.) where a minimum exterior side yard setback of 6 metres (19.69 ft.) is required.

Section 10.3.8- to permit a building in the Commercial District (CD) zone with a height of 19.1 m (62.66 ft.) where a maximum height of 12 metres (39.37 ft.) is permitted

#### **(A01624- Proposed Severed Lot B00924)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

Section 3.38.2.10- to permit a driveway/access with a 0.0 metre setback from a side lot line where a minimum setback from a driveway/access and side lot line of 1.0 metres (3.28 ft.) is required.

**Note: Alternative formats available upon request.**

**(A01724- Proposed Severed Lot B01024)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

Section 3.38.2.10- to permit a driveway/access with a 0.0 metre setback from a side lot line where a minimum setback from a driveway/access and side lot line of 1.0 metres (3.28 ft.) is required.

Sections 3.38.8.3 and 3.38.9 – to permit a total of 74 parking stalls for the proposed buildings on this lot that include a restaurant/restaurant, take-out and a multi-tenant commercial building (which may accommodate professional offices, financial services, restaurant, restaurant- take-out, retail store or personal service shop) where a minimum of 78 parking stalls are required.

Section 3.39.1- to permit a combined total of two loading spaces on a lot that contains a building exceeding 100 square metres (1,076.39 sq. ft.) but less than 1,000 square metres (10,763.91 sq. ft.) and a building exceeding 1,000 square metres (10,763.91 sq. ft.), where a combined total of three loading spaces are required.

Section 10.3.3- to permit a building in the Commercial District (CD) zone with a front yard setback of 4.5m (14.76 ft.) where a minimum front yard setback of 6 metres (19.68 ft.) is required.

**(A01924- Proposed Severed Lot B01124)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

**(A02024- Proposed Severed Lot B01224)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

**A02124- Proposed Severed Lot B01324)**

Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

The variance(s) requested are needed to address zoning compliance issues to facilitate the development of two Tourist Establishments (Hotels), three restaurants, a gas bar and convenience store and a multi-tenant commercial retail building on seven (7) proposed lots within the bounds of the subject lands.

**OTHER APPLICATIONS:** The lands subject to these applications for Minor Variance are currently the subject of applications for Consent (lot creation), Town File Nos.: B00724-01324, as indicated above and application for Consent (easements), Town File No.: B01424.

**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 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 **Tuesday, May 14, 2024.**

To participate in the meeting and/or provide comments, you must register by following the link below or scanning the below 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 x 2273  
**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 Minor Variance and/or Consent application to the Town of Wasaga Beach. As stipulated by the Planning Act, notice must be provided to property owners within 60 metres (200ft) 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.

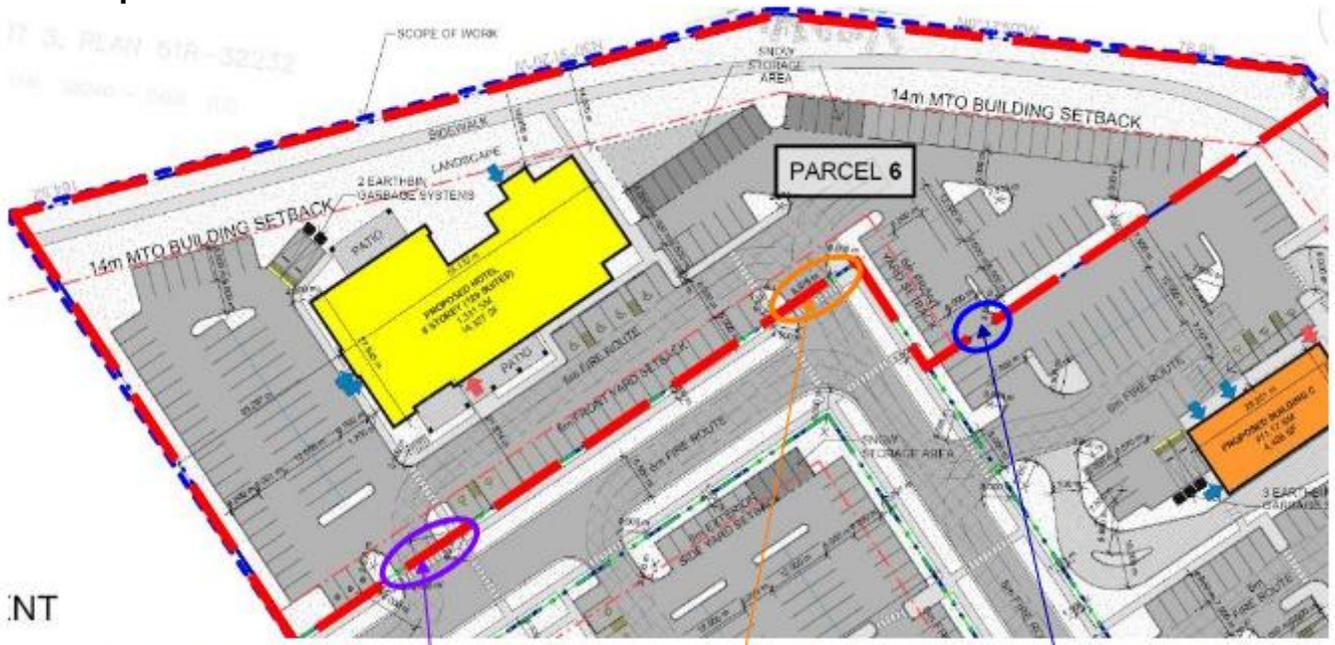
**Appeals:**

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 and/or variance 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.**

# Applicant's Site Plan/Elevation Sketches

## A01424- Proposed Severed Lot B00724

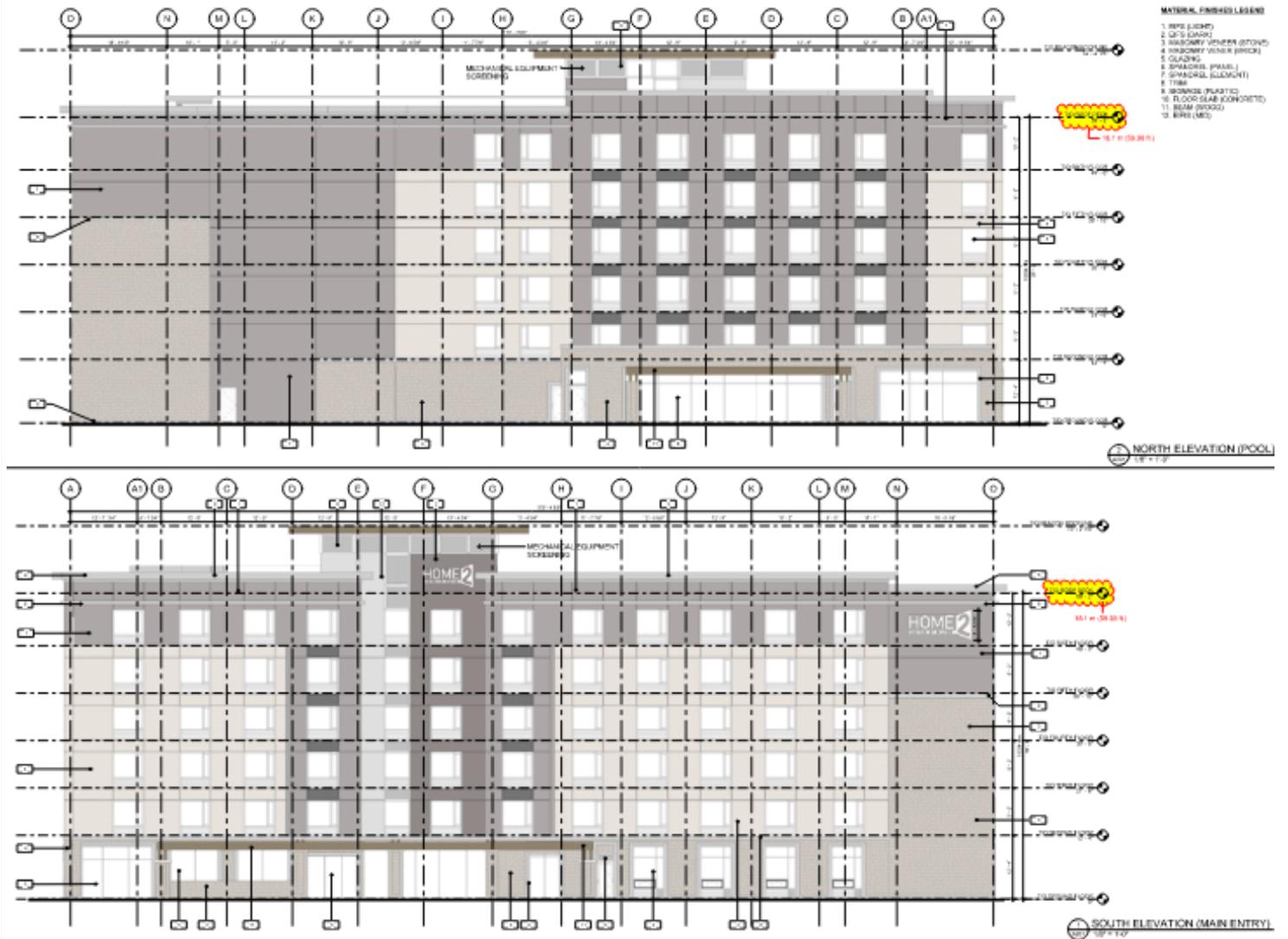


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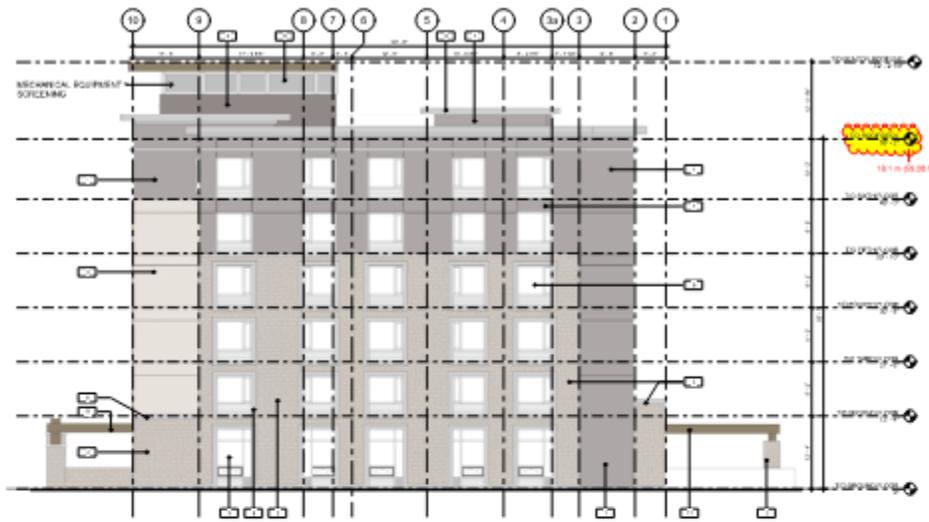
Proposed driveway from private right-of-way

Proposed driveway from private right-of-way and 0m from intersection

Proposed driveway 0m from lot line

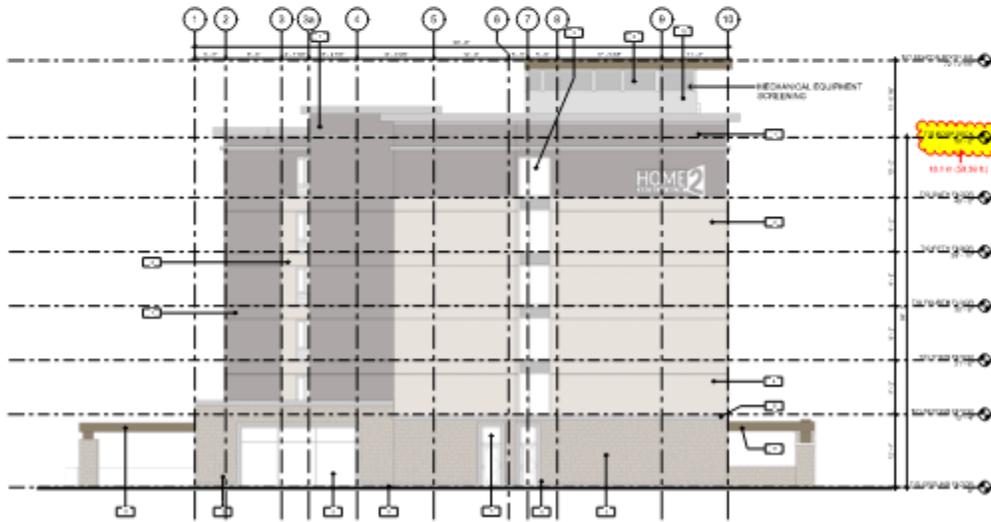


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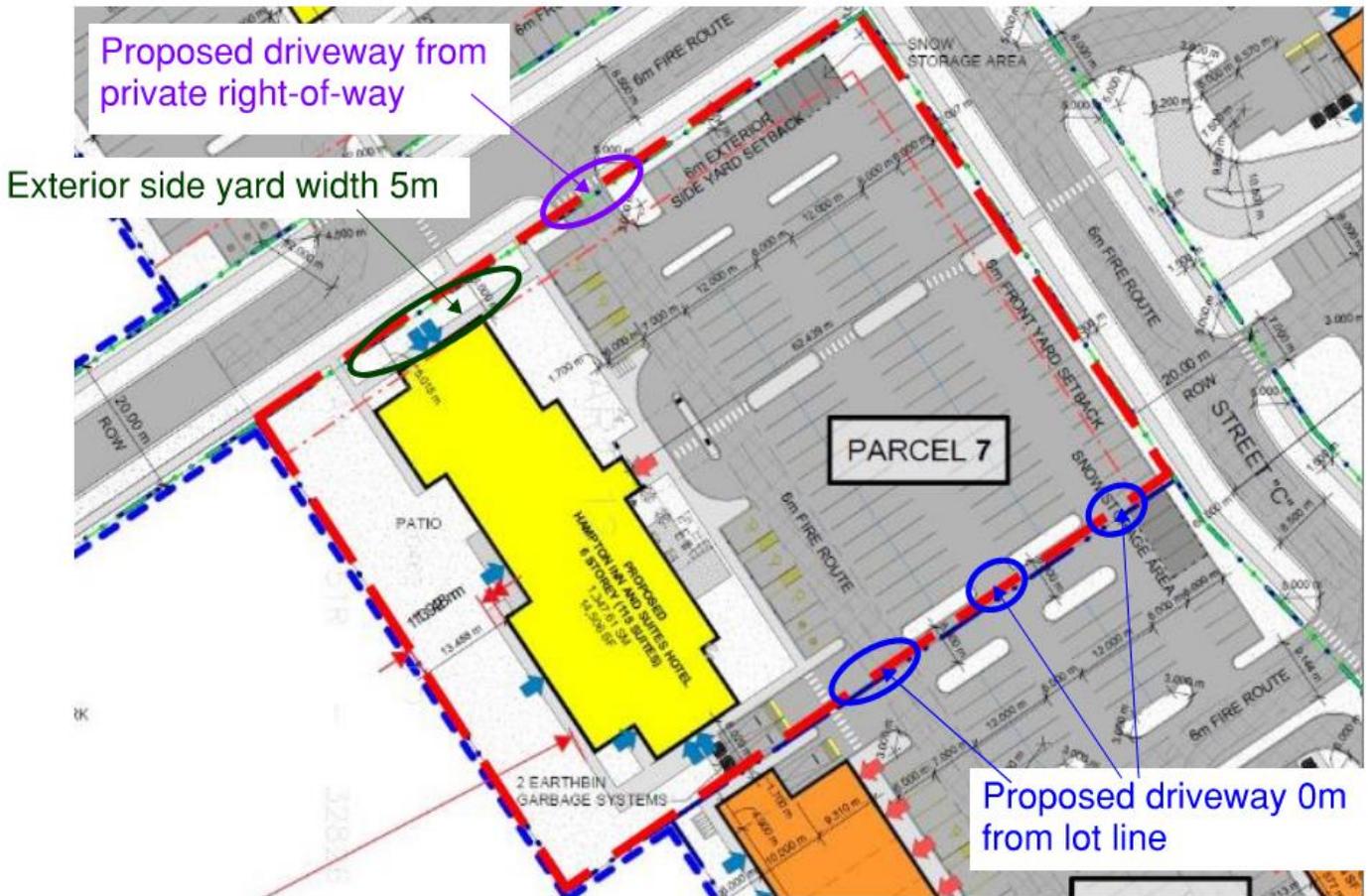
- MATERIAL FINISHES LEGEND**
- 1. BRICK (CLAY)
  - 2. GIPS (CONCRETE)
  - 3. MASONRY (CLAY BRICK)
  - 4. MASONRY (CONCRETE BLOCK)
  - 5. CLADDING
  - 6. SPANDREL (PAINT)
  - 7. SPANDREL (GLASS)
  - 8. TRIM
  - 9. SPANDREL (GLASS)
  - 10. FLOOR SLAB (CONCRETE)
  - 11. BEAM (CONCRETE)
  - 12. RAMP (CONCRETE)

EAST ELEVATION

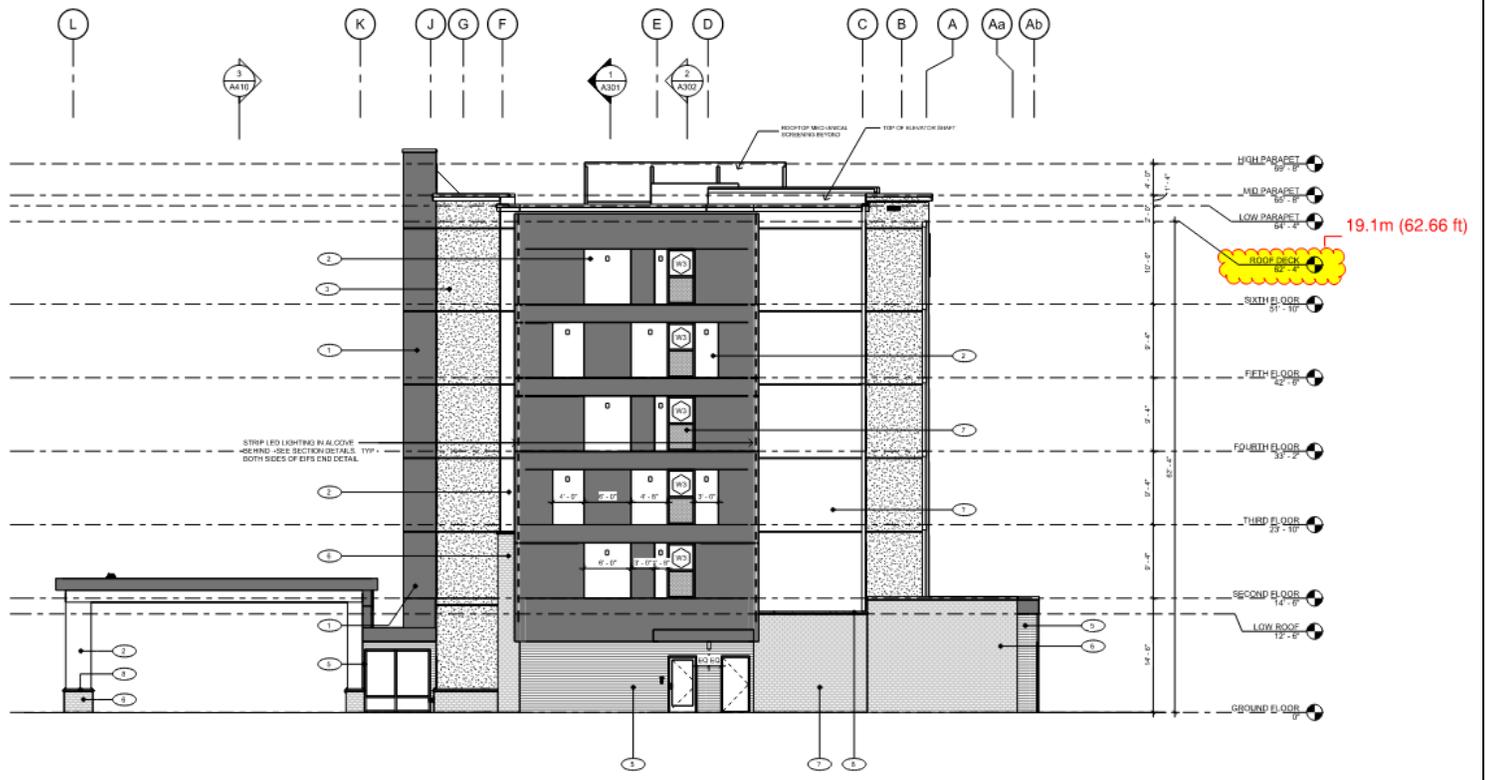


WEST ELEVATION

**A01524- Proposed Severed Lot B00824**



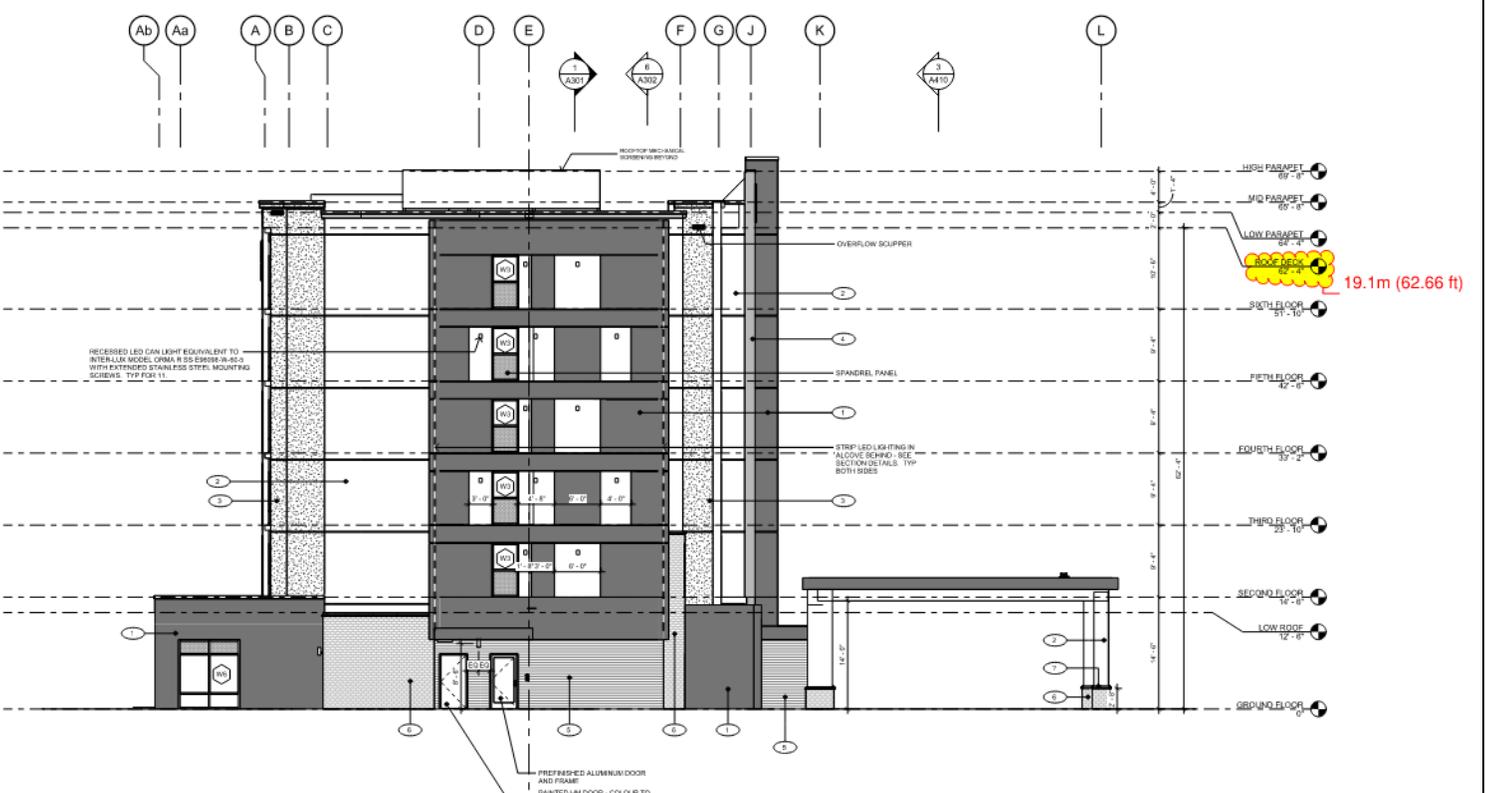
**Note: Alternative formats available upon request.**



1 WEST ELEVATION  
A301 1/8" = 1'-0"



2 NORTH ELEVATION  
A302 1/8" = 1'-0"

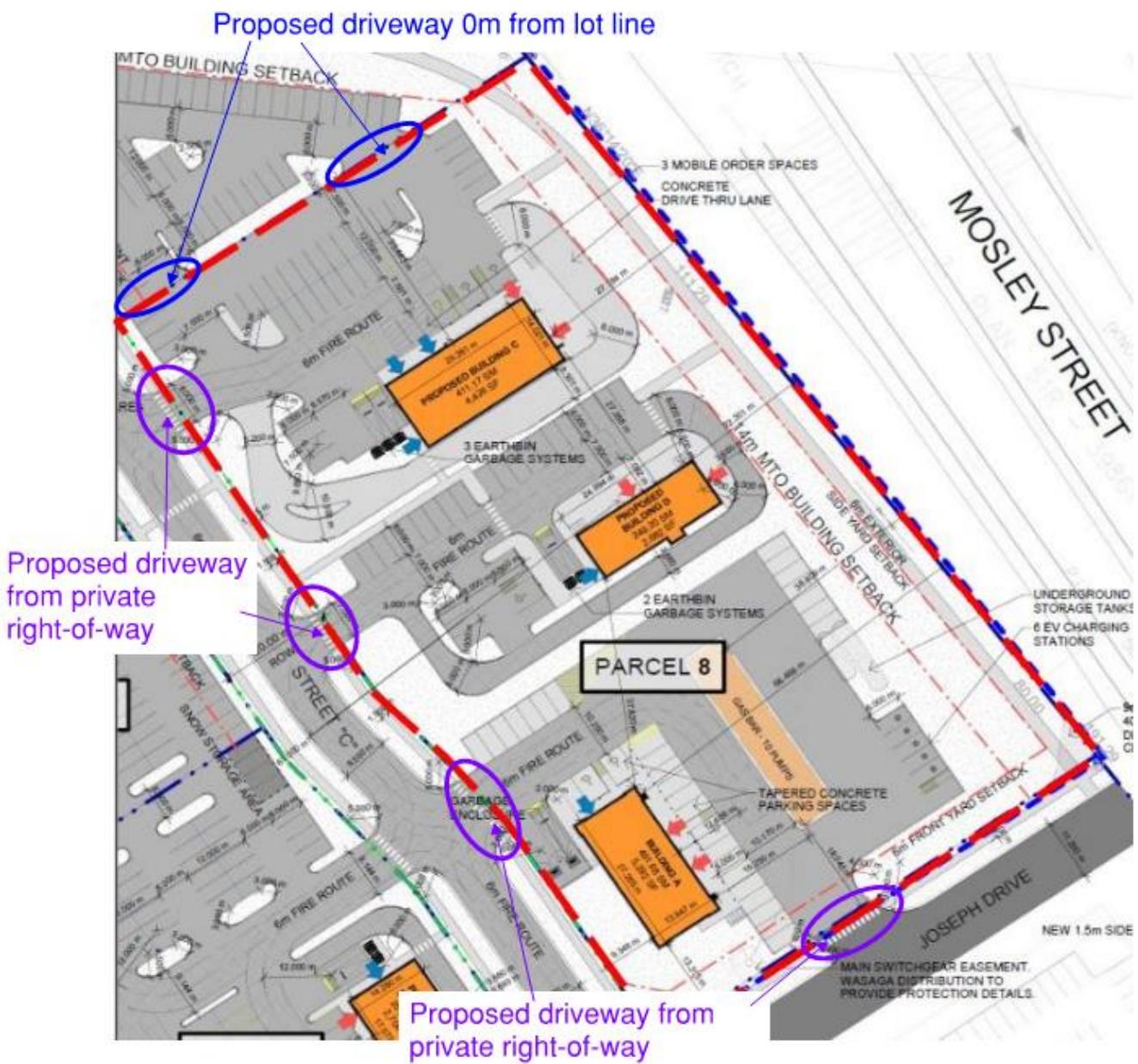


2 EAST ELEVATION  
A302 1/8" = 1'-0"

**Note: Alternative formats available upon request.**



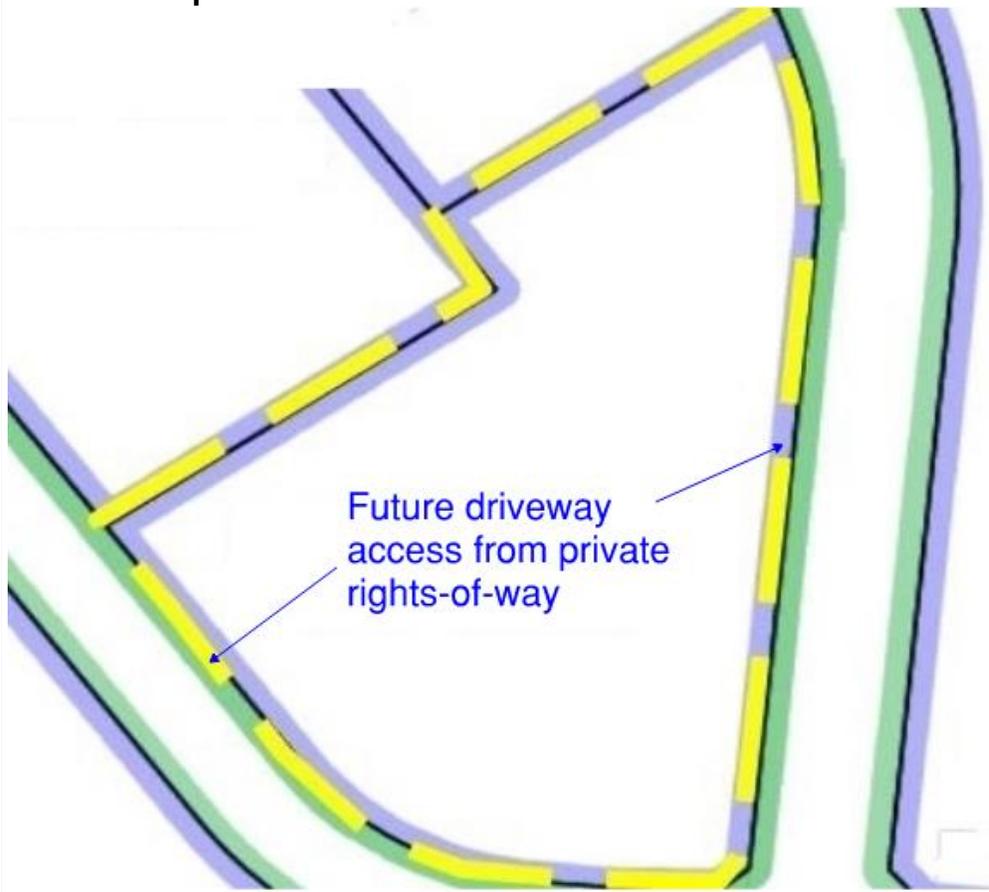
**A01624- Proposed Severed Lot B00924**



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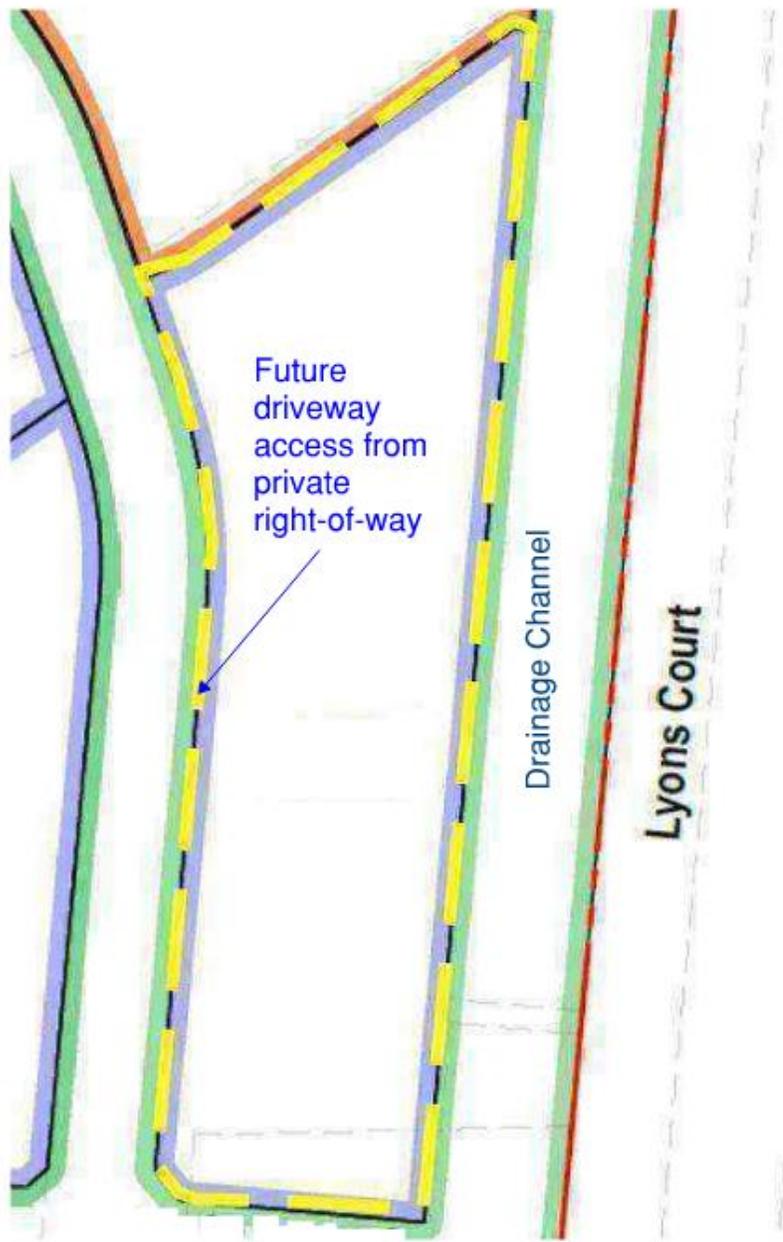


**A02024- Proposed Severed Lot B01224**



**A02124- Proposed Severed Lot B01324**

***Note: Alternative formats available upon request.***



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