

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 – A014/24 to A017/24 & A019/24 to A021/24
88 & 176 Lyons Court

DATE: May 6, 2024

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

SUMMARY OF REQUEST:

Multiple applications for Minor Variance (A01424 through A01724 and A01924 through A02124) have been submitted by MHBC Planning Inc. on behalf of DAS Development Corp., owner of the subject lands.

Consent applications B00724 through B01424 propose to sever the subject lands into a total of seven (7) lots and secure a total of 41 easements to secure required infrastructure for matters such as access, sanitary sewer and water services, stormwater management. Consent applications B00724 through B01424 are discussed in separate staff reports. Minor Variances, as described below have been applied for each of the severed lots in Consent applications B00724 through B01324.

Specifically, the applicant requests relief as follows:

A01424 (Supporting Proposed Severed Lot B00724)

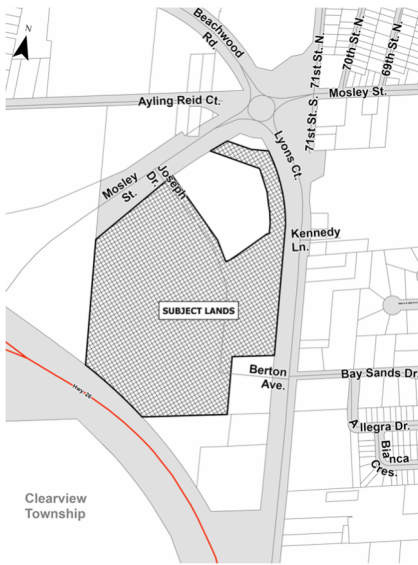
Section 3.18 –Section 3.18 – to permit development on a lot where direct access for vehicular traffic is being provided by a street which does not meet the definition of public or private street as defined in the Zoning By-law.

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.

(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.

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.

Public Works does not oppose the applicant's requests.

PUBLIC WORKS / ENGINEERING CONDITIONS

- PW has no conditions at this time.

Regards,

Dave Hatherley

Dave Hatherley,
Project Engineering Technologist