

# Public Meeting

July 29, 2024

Application by Wasaga (Lyons Court) Ventures Inc.

Proposed Zoning By-law Amendment (Temporary Use By-law) (Town File: Z00924)

Related Application: Site Plan (File No. SP00324)

Associated Applications in Process: Draft Plan of Subdivision (PS0122), Official Plan Amendment (OP0122) and Zoning By-law Amendment (Z0122)



## Overview

- Purpose of Public Meeting
- Planning application process
- Introduce the application
- Present the subject lands and proposed development



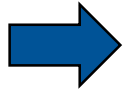
## Purpose of Public Meeting

- A Public Meeting is required under the *Planning Act* for a Zoning By-law Amendment Application (related application: Site Plan)
- Town staff are introducing the applicant's proposal to Council and the general public
- The purpose of the Public Meeting is to provide an opportunity to the public for sharing written comments and making oral submissions to Council



## Planning Application Process

We are  
Here



- Application Received
- Application Deemed Complete
- Notice of Complete Application and Public Meeting Circulated
- Public Meeting
- Staff and Agency Review
- Staff Recommendation to Council
- Council Decision
- Appeal Period



# Proposal Overview

- An application for Zoning By-law Amendment (Temporary Use By-law) was submitted by Wasaga (Lyons Court) Ventures Inc. to authorize the temporary use of a portion of the subject lands for a Sales Centre



# Site Location & Statistics

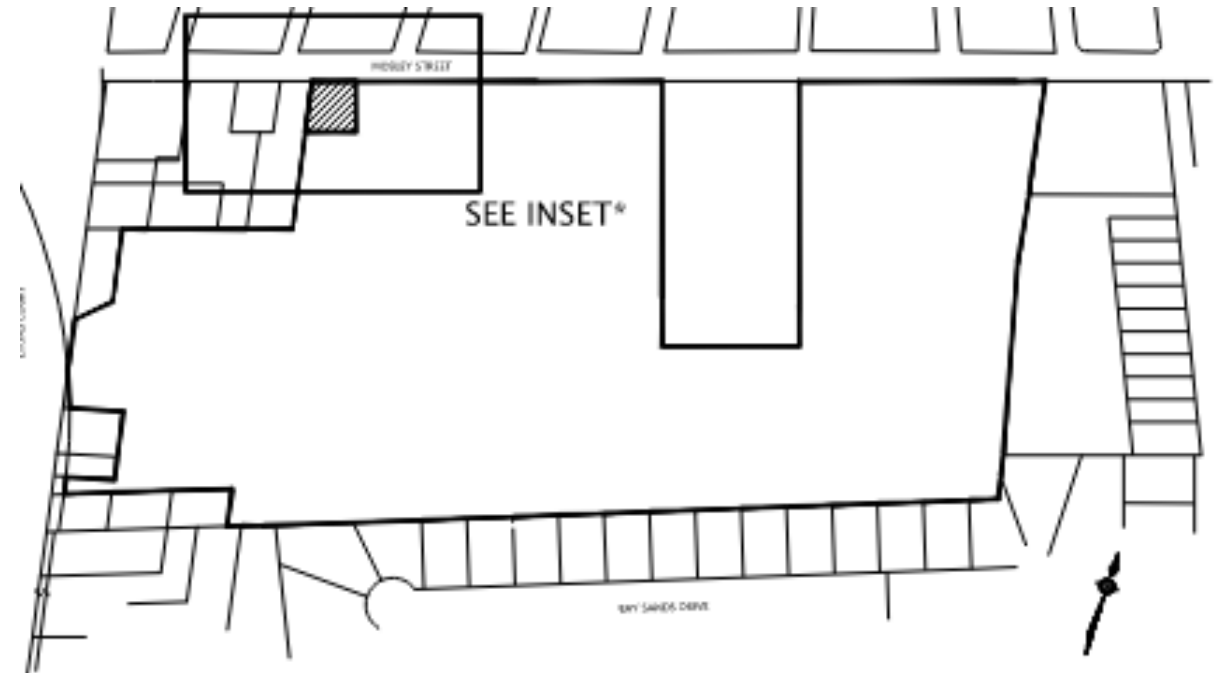
Site Plan Area: approx. 1,058.84 sq. m (0.11 ha)

Lot Frontage: approx. 29.09 metres along Mosley Street

Surrounding Uses:

- To north: Residential
- To south: Residential, Commercial and Vacant lands
- To east: Residential, Institutional and Vacant lands
- To west: Residential and Commercial

Municipal Address: 31 Lyons Court



# Existing Official Plan Designation

## Official Plan Designation: “Residential”

Permitted Uses in “Residential” include:

- Low Density Residential:
  - Detached, semi-detached and duplex dwellings to a maximum density of 20 units per net residential hectare.
- Medium Density Residential:
  - Semi-detached, linked semi-detached, duplexes, triplexes, fourplexes, linked and street townhouses and similar multiple dwellings at a density generally not exceeding 37 units per net residential hectare.
- Such uses that are compatible with and serve the basic residential use generally termed public and institutional uses may be also permitted in residential areas subject to the zoning by-law.



# Existing Zoning

Zoning of property:

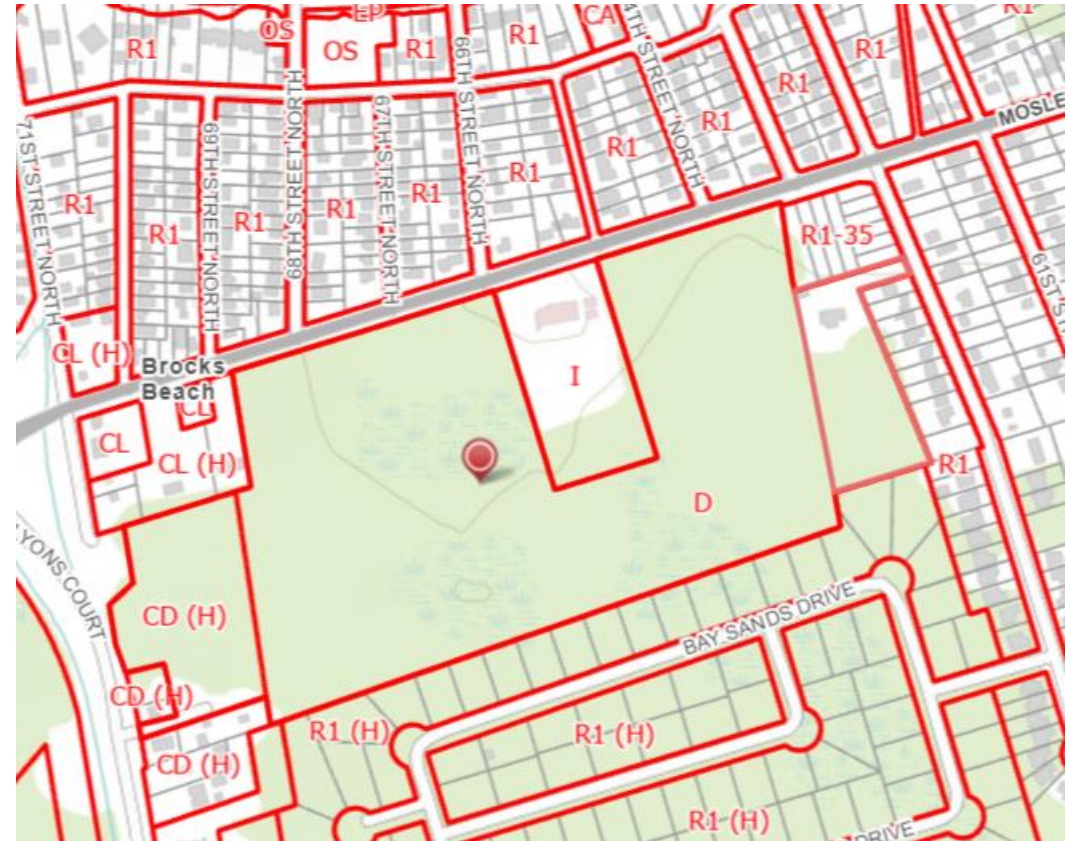
- “Development” (D)

Permitted Uses in the “Development” zone, include but are not limited to:

- Detached accessory dwelling unit, existing single detached dwelling unit, agricultural produce sales outlet, conservation use and wildlife sanctuary including a forestry use

Surrounding Zone(s):

- “Residential Type 1” (R1), “Residential Type 1 Exception 35” (R1-35) and “Residential Type 1 Hold” (R1H)
- “Local Commercial” (CL) and “Local Commercial Hold” (CLH)
- “District Commercial” (CD) and “District Commercial Hold” (CDH)
- “Development” (D)





# Proposed Zoning By-law Amendment (Temporary Use By-law)

The proposed Zoning By-law Amendment would authorize the temporary use of a portion of the subject lands for a Sales Centre with site-specific provisions related to front yard and interior side yard setbacks, parking, and deck height and projections within the front yard.

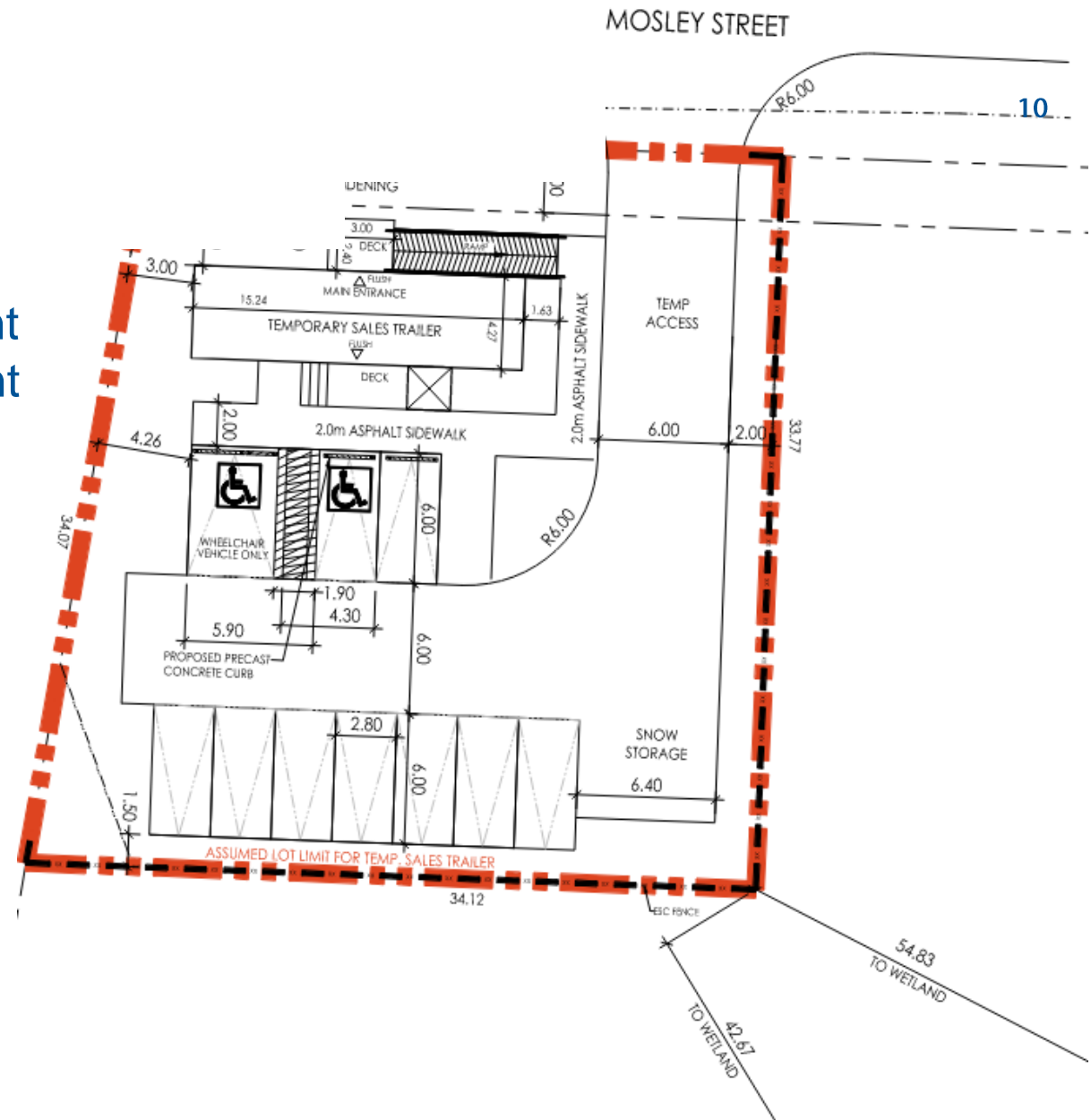


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# Other Applications - Overview

- Site Plan Application (File No. SP00324)
- The subject lands are also subject to applications for Zoning By-law Amendment (File No. Z0122 ), Official Plan Amendment (File No. OP0122 ) and Draft Plan of Subdivision (File No. PS0122)



## Concluding Remarks

- This Public Meeting is required by the *Planning Act*
- Town Staff are presenting the **applicant's proposal**
- A detailed review of the application is ongoing, but **not yet completed**
- Staff will forward received comments to Council
- Staff will provide a recommendation report to Council at a later date



# THANK YOU

To request additional information on this application, please send an email to:

Email: [planning@wasagabeach.com](mailto:planning@wasagabeach.com)

The webpage below contains all supporting materials pertaining to the proposed application

<https://bit.ly/4egvkox>

