

Statutory Public Meeting

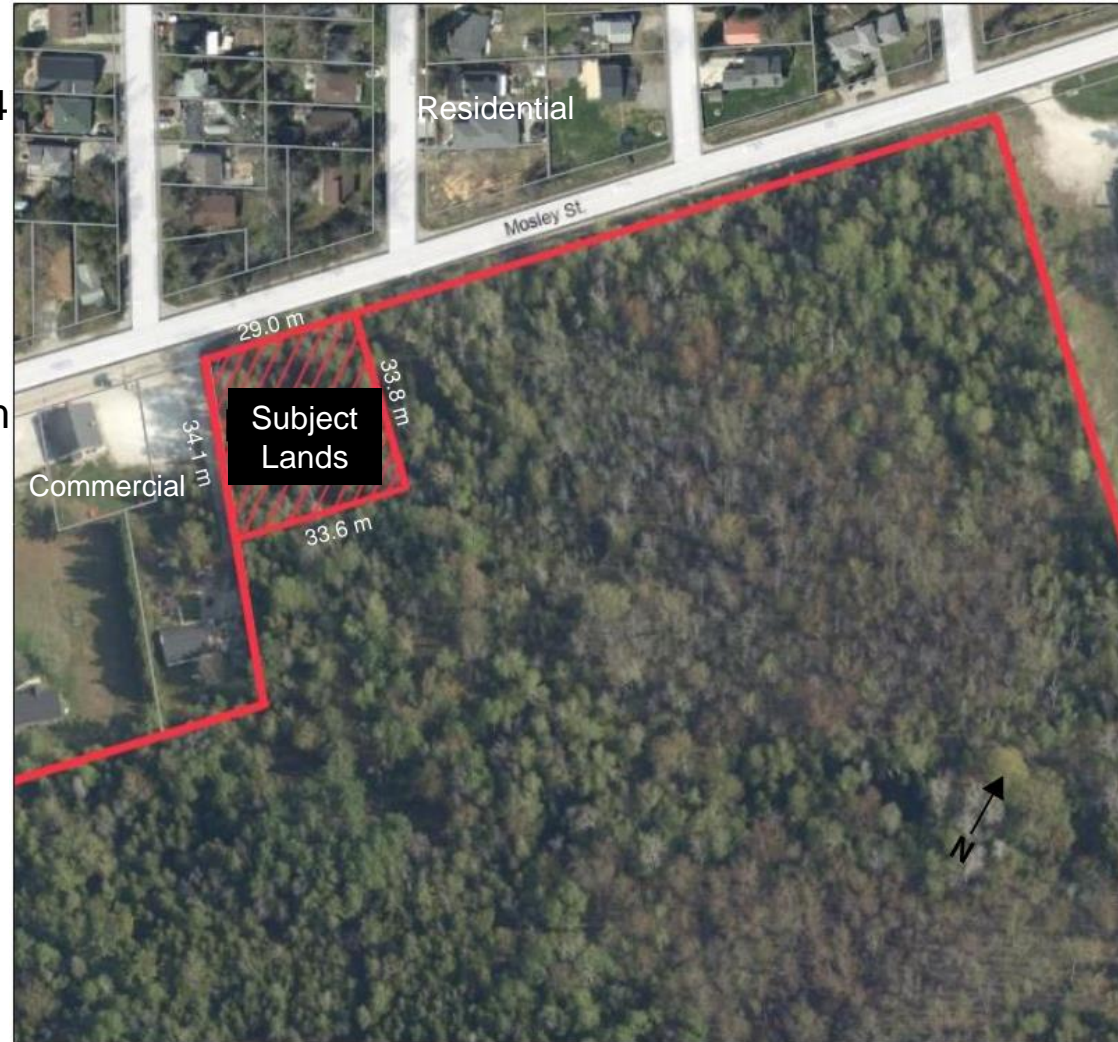


FOR DEMONSTRATION PURPOSES ONLY

31 Lyons Court
Temporary Use By-law – Sales Centre

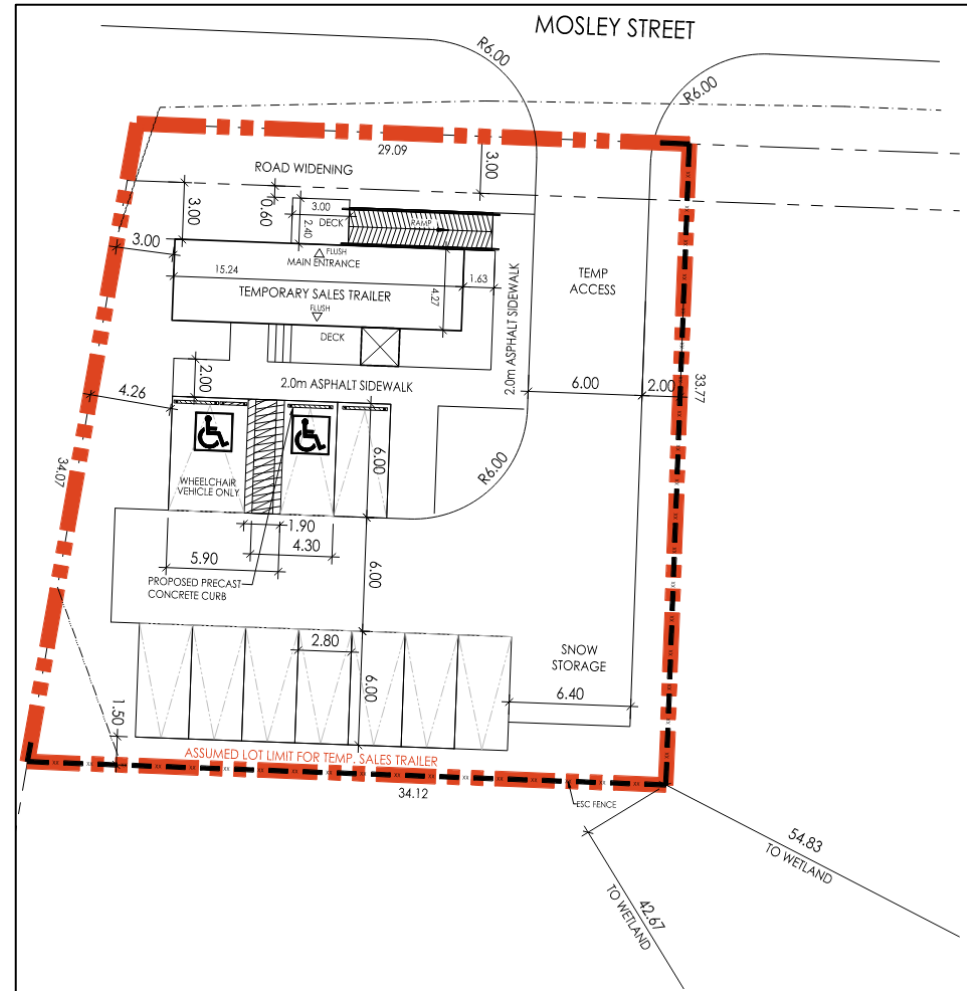
Site Location & Surrounding Land Uses

- Site Plan Area: 1,058.84 sq. m (0.11 ha)
- Frontage: 29 m on Mosley Street
- Average Depth: 32.95 m
- The lands have been cleared of trees and are vacant.



Proposed Sales Centre (Temporary Use)

- Building Footprint: 65.07 sq. m
- Proposed building covers 0.045% of the total land holdings
- Proposed building covers 6.15% of the Site Plan area.
- 1 storey building
- 10 asphalted parking spaces provided, including 2 accessible spaces.
- Access to Sales Centre from Mosley Street.
- 2 decks leading to the front and rear entrances of the trailer.
- An accessibility ramp leading to the front entrance
- Landscape buffers provided along the north and west sides

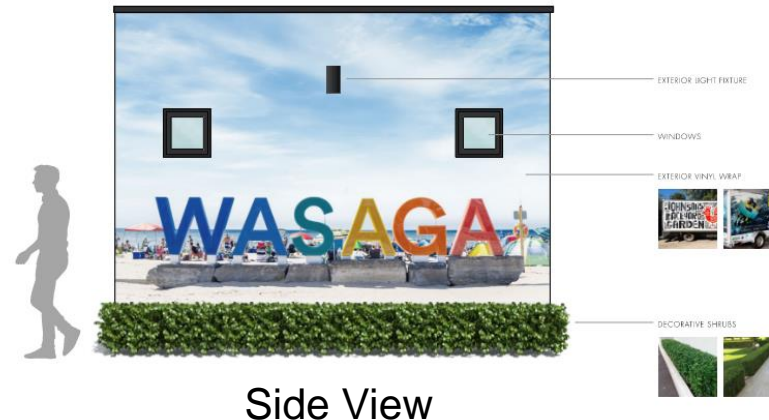


Sales Centre Elevations



Front View

Side View



Side View

Submitted Planning Applications

- **Temporary Use By-law:** To permit a Temporary Sales Centre on the Subject Lands for 3 years. This will help facilitate sales for the proposed residential subdivision.
- **Site Plan Control:** This was submitted concurrently with the Temporary Use By-law Application.
- Previously submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications on entire land holdings.

Proposed Temporary Use By-law

Existing Zoning: Development (D)

Proposed Exceptions:


- A 6 metre setback from the current right-of-way limits of Mosley Street.
- An interior side yard of 3 metres.
- A total of 10 parking stalls.
- The front deck may project a maximum distance of 2.4 metres into any required front yard provided it is not more than 1 metre above finished grade

Schedule 'A'
Proposed Temporary Use By-Law
31 Lyons Court
Town of Wasaga Beach
County of Simcoe
2024



Key Plan Scale 1:50,000 (8.5x11)



 Lands Subject to Temporary Use By-Law

Scale 1:1000 (8.5x11)

*INSET

Conclusion

- The proposed application conforms to the applicable policies of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and are consistent with the applicable policies of the Provincial Policy Statement.
- Application conforms to the applicable policies of the Town of Wasaga Beach Official Plan and meets the intent of the Town of Wasaga Beach Zoning By-law.
- The proposed use is temporary in nature as it will exist for approximately 3 years, the structure is easy to remove when needed as it is not erected on a permanent base.
- The proposed use will be compatible with and have a minimal impact on the surrounding land uses.
- The proposed temporary Sales Centre does not require services as a portable washroom facility will be provided and temporary hydro.
- The Sales Centre does not encroach upon the wetland feature on the Subject lands, it is located over 40 metres away from the closest point of the wetland.
- In our professional planning opinion, the proposed temporary use is appropriate and represents good planning.