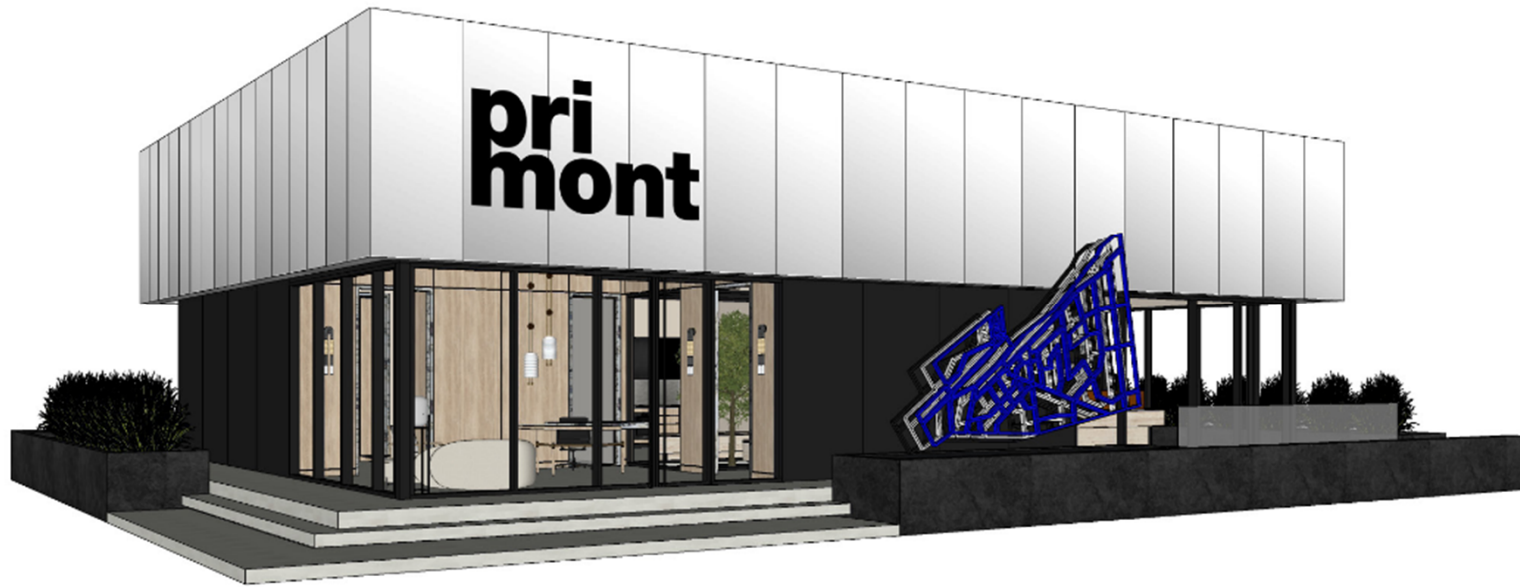


# Statutory Public Meeting



**400 45<sup>th</sup> Street South**  
**Official Plan Amendment & Temporary Use**  
**By-law – Sales Centre**

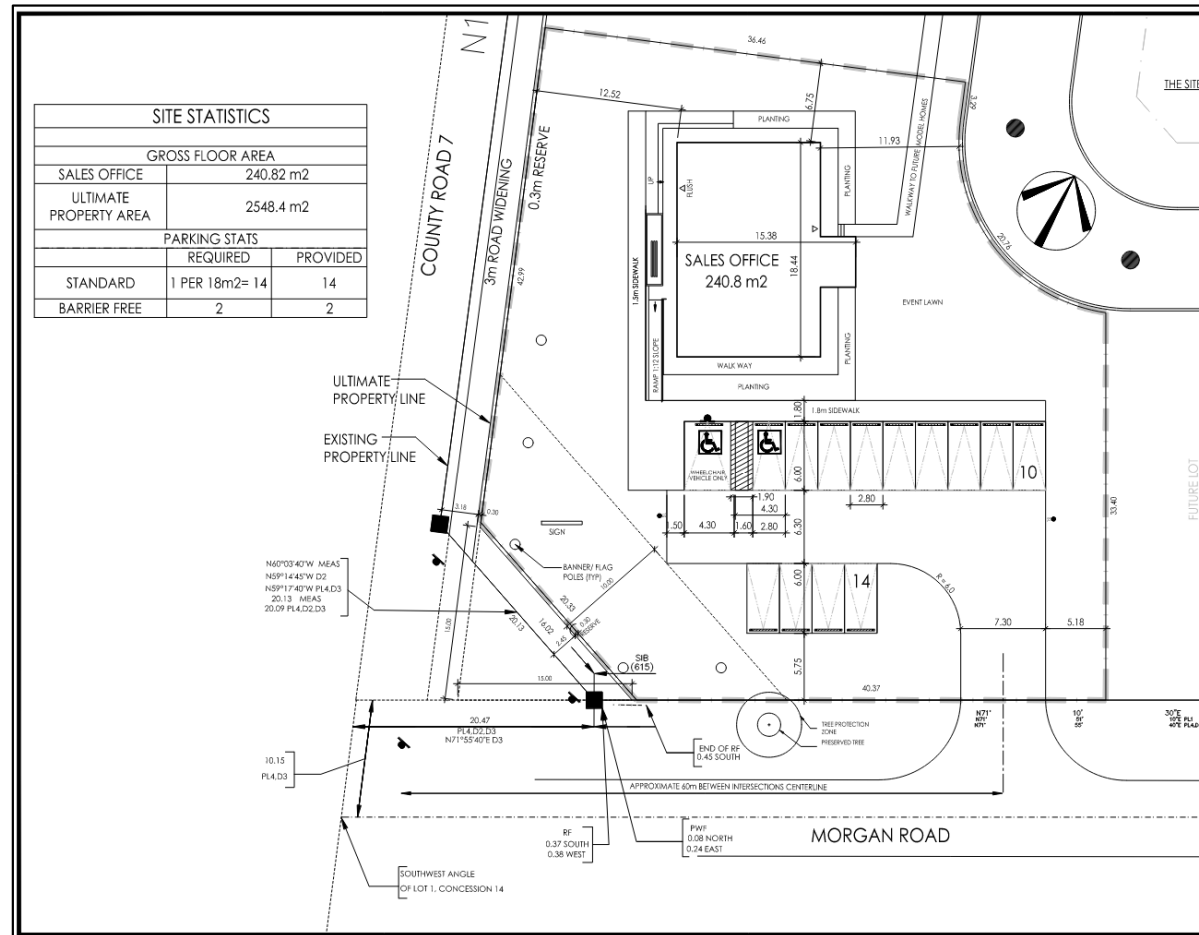
# Site Location & Surrounding Land Uses

- Site Plan Area:  
2,548.4 sq. m (0.25 ha)
- Frontage: 40.37 metres on Morgan Road; 42.99 metres on 45<sup>th</sup> Street
- Subject lands are vacant and cleared of vegetation



# Proposed Sales Centre (Temporary Use)

- Building Footprint: 240.8. m.
- Site Plan Area: 2,548.4 square metres (0.255 ha)
- Proposed building covers 0.84% of the total land holdings
- Proposed building covers 9.5% of the Sales Centre Site Plan area
- 14 asphalted parking spaces, including 2 accessible spaces
- Access from Morgan Road
- 1 storey building
- Accessibility ramp leading to the front entrance
- Sign at corner
- Landscape Buffers along County Road 7 (45<sup>th</sup> Street) and Morgan Road



# Architectural Renderings



Front View



Lobby Perspective



Model Area Perspective



Gallery Perspective



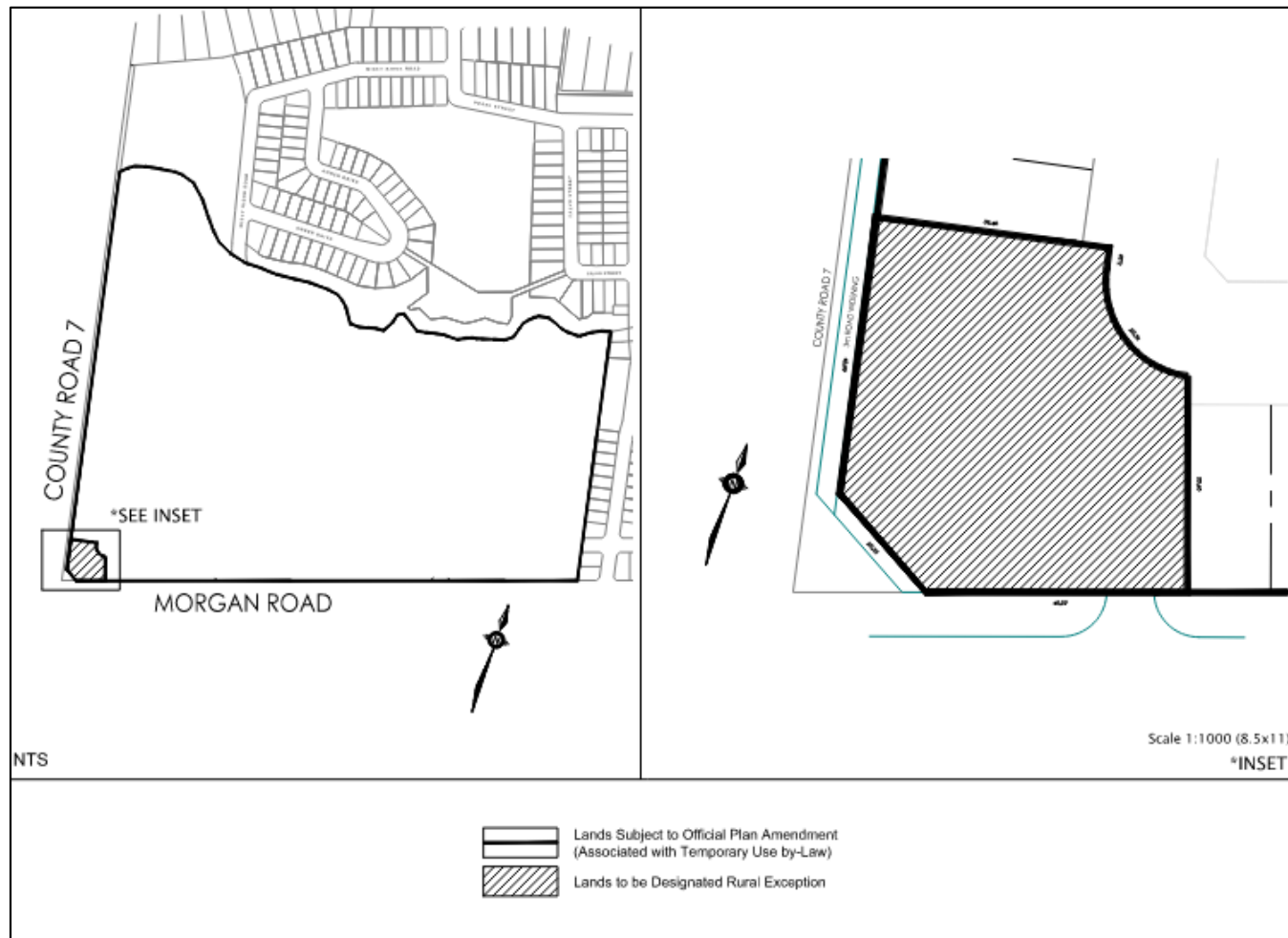
# Submitted Planning Applications

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- **Official Plan Amendment:** An Official Plan Amendment application was submitted to permit the proposed temporary Sales Centre on the Subject Lands in the Rural designation.
- **Temporary Use By-law:** A Temporary Use By-law application was submitted to permit a Temporary Sales Centre on the Subject Lands for 3 years to facilitate sales for the proposed residential subdivision.
- **Site Plan Control:** A Site Plan Control application was submitted concurrently with the Official Plan Amendment and Temporary Use By-law Applications.
- Previously submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications on entire land holdings.

# Proposed Official Plan Amendment

Existing Designation: Rural

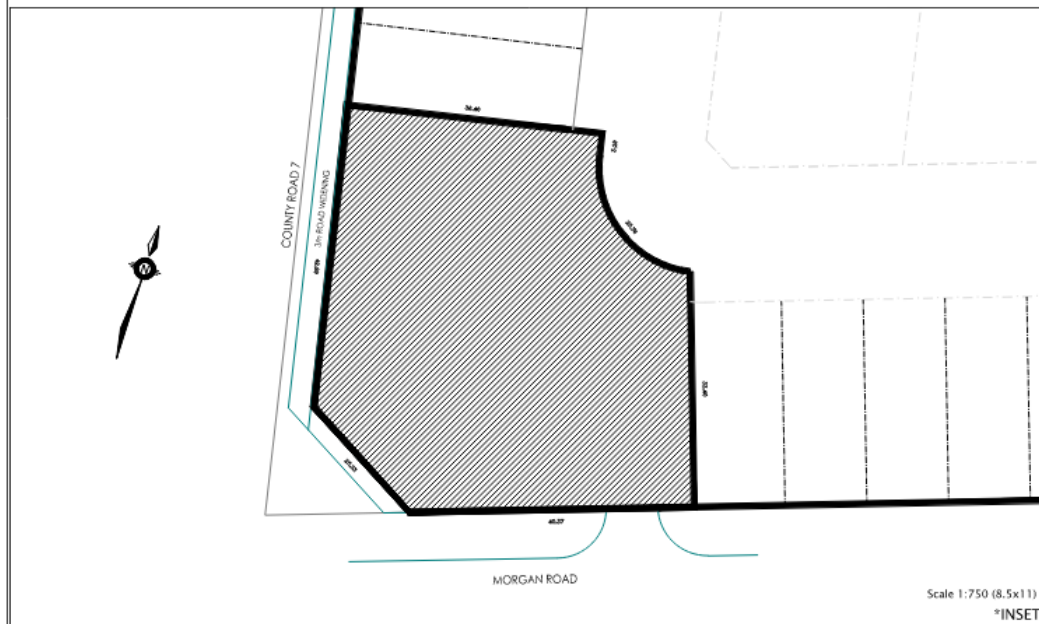



Proposed Designation: Rural Exception

# Proposed Temporary Use By-law

Existing Zoning:  
Rural (RU)

## Schedule 'A' Proposed Temporary Use By-Law Part of Lots 1 and 2, Concession 14 (Geographic Township of Sunnidale) Town of Wasaga Beach, County of Simcoe 2024



 Lands Subject to Temporary Use By-Law

STE-22025-TUB-1.dwg  
24-06-10

# Conclusion

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- The proposed applications conform 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 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 water or sewer services as a portable washroom facility will be provided and a temporary hydro service.
- The subject lands where the Sales Centre will be sited do not impact any natural heritage features or cultural heritage features.
- In our professional planning opinion, the proposed temporary use is appropriate and represents good planning.