



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by MORGAN Planning & Development c/o Victoria Lemieux on behalf of the Simcoe Muskoka Catholic District School Board (SMCDSB). Far Sight Developments Wasaga Inc. is the owner of 486 River Road West and The Corporation of the Town of Wasaga Beach is the owner of 544 River Road West.

Property Location: 486 River Road West and a portion of 544 River Road West

Public Meeting Date: Wednesday, May 21, 2025 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

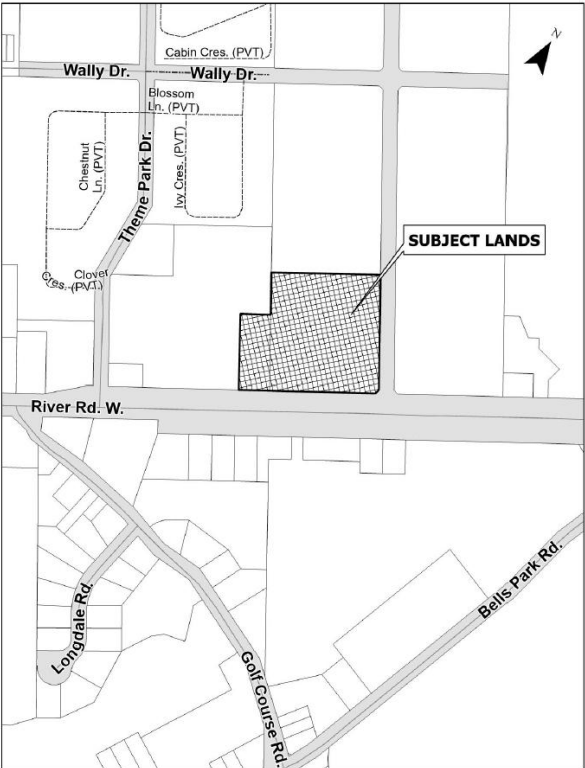
What is being proposed?

The applicant requests relief from Section 3 “General Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 3.6.1 – to permit a minimum building separation distance of 0.6 metres (portables only), whereas a minimum of 1.2 metres is required.
- Section 3.38.9 – to permit a minimum of 129 parking spaces for a proposed school, childcare and community theatre facility, whereas a minimum of 391 parking spaces is required.
- Section 3.38.9 – to permit a minimum of 271 parking spaces for the existing Twin Pad Arena and Library (TPAL) site, whereas a minimum of 363 parking spaces is required.
- Section 3.38.2.1 – to permit a portion of the proposed parking area outside of the lot occupied by a building, whereas the required parking area shall be provided on the lot occupied by the buildings, structure or use for which the said parking is required.
- Section 3.38.2.3 – to permit a minimum parking space area of 15.4 square metres, whereas a minimum of 16.7 square metres is required.
- Section 3.38.3.1 – to permit a parking area closer than 1.5 metres to any street line, whereas no part of any parking area, other than a driveway shall be located closer than 1.5 metres to any street line.

The applicant requests relief from Section 10 “District Commercial Zone Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 10.3.5 – to permit a minimum interior side yard setback of 0.0 metres (west side), whereas 3.0 metres is required.
- Section 10.3.8 – to permit a maximum building height of 13.7 metres, whereas 12 metres is permitted.



The requested variances in the Holding District Commercial (CD”H”) Zone and a portion of the subject lands in the Recreational Commercial (CR) Zone, would facilitate the construction of a 2-storey Kindergarten to Grade 12 School with a child care facility and community theatre, with deficient building separation distance, parking spaces, parking outside of the lot, parking space area, parking area located closer to street, interior side yard setback and building height.

OTHER APPLICATIONS: The property subject to this application for Minor Variances is currently the subject of a Site Plan application under the *Planning Act*.

The legal description of the subject lands is: PART OF THE SOUTH HALF OF LOTS 24 AND 25 CONCESSION 9, GEOGRAPHIC TOWNSHIP OF FLOS NOW IN THE 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

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 **May 20, 2025**.

To participate in the hearing and/or provide comments, you must register by 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) 429-3844 ext. 2282
Email: pmnotices@wasagabeach.com

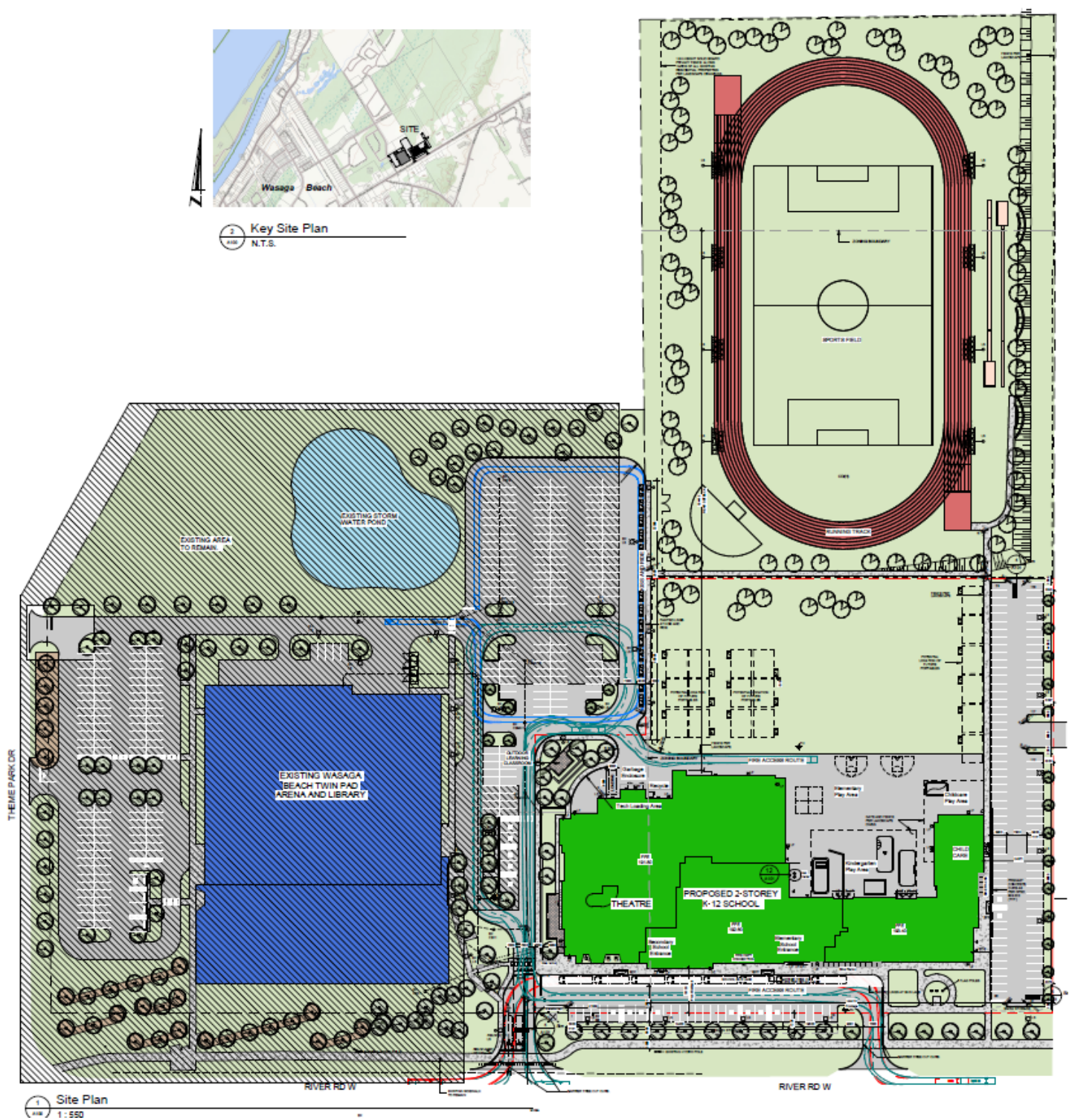
Questions? Ask the Planner!
Phone: (705) 429-3844 x 2274
Email: kandas.bondarchuk@wasagabeach.com

Note: Alternative formats available upon request.

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.

Applicant's Site Plan Sketch



Note: Alternative formats available upon request.