

Ian Woods

From: Doug Herron <DirPlanEcDev@wasagabeach.com>
Sent: Friday, July 24, 2020 10:21 AM
To: Ian Woods
Cc: Nina Bifolchi; George Vadeboncoeur
Subject: FW: 164 Mosley Street

Good Morning Ian,

The zoning, site plan approval, and Holding(H) are planning and development requirements to ensure the safe and responsible development of a parcel.

The B1-H zoning applicable to Mr. Amendola's property at 164 Mosley Street permits a variety of uses including the existing short term rental (tourist accommodation) use. Here is a link to the Town Zoning By-Law on the Town of Wasaga Beach Website.

<https://www.wasagabeach.com/Planning%20Notices/ZBL%202003-60%20-%20Office%20Consolidation%202020%20-%20FINAL%20text.pdf> The permitted uses in the B1 zone are listed in Section 26.3.1 (pages 168-171).

To develop the parcel with anything other than the existing short term accommodation use, an owner will be required to secure site plan approval on the site. Site Plan approval is the review and acceptance by the Town of the proposed site design and layout of the proposed use on the parcel. Site design would include, safe ingress/egress to the parcel, compliance with minimum zoning requirements such as setback, building height, building coverages, parking, barrier-free access, landscaping, grading and drainage, among others.

Once the Town is satisfied that the site plan proposed by the owner represents safe and zoning compliant design, the owner can apply to request the Holding By-Law (the H suffix on the B1-H zone) be lifted from the property to allow a building permit to be issued. Lifting the "H" is effectively a zoning by-law amendment and requires Council approval. Council consideration of the by-law change is subject to staff bringing forward a recommendation to Council that the site plan represents good design per the criteria for development outlined within Provincial and Town requirements.

Trusting this is helpful to you.

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