



FOR IMMEDIATE RELEASE
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Get the facts on the application to amend the site plan for the casino property

Wasaga Beach – On June 13, 2019, the Town of Wasaga Beach received an application for a site plan amendment for the property where the new casino will be located.

The site is located on a parcel of land just south of the Mosley Street roundabout, on lands known municipally as 88 Lyons Court.

Development Services Committee will be formally receiving the application at its June 20, 2019 meeting. See here for the agenda: <http://bit.ly/2XSWryj>.

The following is a look at the application process.

What is a site plan?

The term “site plan” is used in reference to a type of development application - a process under the *Planning Act* (i.e., an “Application for Site Plan Approval”).

The “Site Plan Approval” process is a purely technical process similar in manner to an application for a building permit, where the principle of the proposed land use is permitted by zoning, but where the type and/or scale of development warrants a detailed technical review by town staff and external agencies (e.g., County, NVCA, MTO).

That technical review typically looks at details such as the means of servicing the site with water and sanitary infrastructure, stormwater management, driveway entrances and internal drive aisles, and lot grading and landscaping. Materials required from an applicant to address those details typically include detailed civil engineering materials (e.g. grading and servicing drawings, stormwater report), a traffic impact study, and landscaping and architectural materials.

The Site Plan Approval process culminates in the applicant and the town entering into a “Site Plan Agreement”. Thereafter, and once an applicant is in possession of any other approvals required, they may proceed to the building permit process.

In Wasaga Beach, staff have been delegated site plan approval authority by Council; however, once approved, the Agreement still has to be signed by the Town's signing authorities, the Mayor and the Clerk.

What is an application for site plan amendment?

When a site has previously achieved "Site Plan Approval", such as the casino site, and the property owners wish to change the site plan relative to what was previously approved, they must make application for an amendment. This is commonly referred to as a "Site Plan Amendment".

An application for "Site Plan Amendment" goes through a similar technical review as an original application for "Site Plan Approval", depending on the nature and scope of the proposed changes and culminates in the applicant entering into an agreement with the town to reflect the changes.

Who submitted the site plan amendment for the property involving the casino?

The application was submitted by the property owner, DAS Development Corporation, on behalf of Gateway Casinos.

Why is the site plan amendment necessary?

The Site Plan Amendment process is necessary because an original Site Plan Agreement typically requires that the lands only be built out per the approved plans. The purpose is to ensure the lands are used as intended. Any substantive deviation must go through a site plan amendment process.

What happens now that the town has received the application?

The application for site plan amendment will be circulated internally (i.e., Town departments) and to external agencies for detailed technical review. Town staff will also be reporting to council's Development Services Committee on June 20, 2019 with an information report to share information about the details of the proposed development.

Once detailed design drawings are submitted to the satisfaction of the town and applicable external agencies, an amending Site Plan Agreement will be produced.

Can I view the application?

Yes. Materials filed with an application for Site Plan Approval (including site plan amendments) are available for public viewing in the Planning & Economic Initiatives offices in the second floor of Town Hall, at 30 Lewis Street.

Is there an opportunity for public consultation?

Where a development proposal requires Site Plan Approval (or site plan amendment), and the proposed development is permitted by and fully complies with the town's Zoning Bylaw, the *Planning Act* does not require any form of public consultation.

What are the next steps after the site plan process is complete?

After the Site Plan Approval (or site plan amendment) process is complete, the applicant will enter into an Amending Site Plan Agreement with the town, to reflect changes in the proposed development of the property. Once the agreement is executed by all parties, and the required securities and insurance certificates are received, council may then consider a bylaw to lift the Holding (H) symbol from the property.

UPDATE: *Town council approved an amendment to the site plan agreement for the land at 88 and 176 Lyons Court at the July 30 council meeting. See the related staff report here: <http://bit.ly/2MVHedb>.*

What does the “H” or “Holding” designation mean?

This is a zoning provision under the Planning Act that municipalities use to control the issuance of a building permit. It overlays the underlying zoning designation.

Why is it used?

It is used to ensure that a property owner meets all their requirements before receiving a building permit. In the case of the casino site, once the owner has met all their site plan requirements, the municipality can pass a bylaw to remove the “Holding” designation or “H”.

Is there a public appeal process?

Under the Planning Act, a public meeting is not required to provide input on the lifting of the “H” and the public does not have the right to appeal the removal of the “H”. Only the property owner can appeal, if the municipality does not remove it.

Why does the town issue a notice pertaining to the lifting of the “Holding” designation?

Under the town's Official Plan, there is a requirement that the town provide notice about the earliest date that a bylaw can be passed to remove the “H” designation. It is a way to let the public know that development is about to occur on the affected site. The town has provided notice to lift the “H”.

UPDATE: *Town council at the Aug. 27 council meeting passed a bylaw to lift the “Hold” designation on the property. A bylaw to lift the “Hold” is only presented to council for*

consideration once an applicant for development has satisfied all the technical requirements for the project and has posted the required securities and insurance coverage with the town. The lifting of the "Hold" means the town can issue a building permit for the construction of the casino. Town staff anticipate issuing the permit in the next few weeks.

Where can I get more information about the casino project?

You can find a variety of background information regarding the casino on our website here: <http://bit.ly/2Y9pZYn>

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