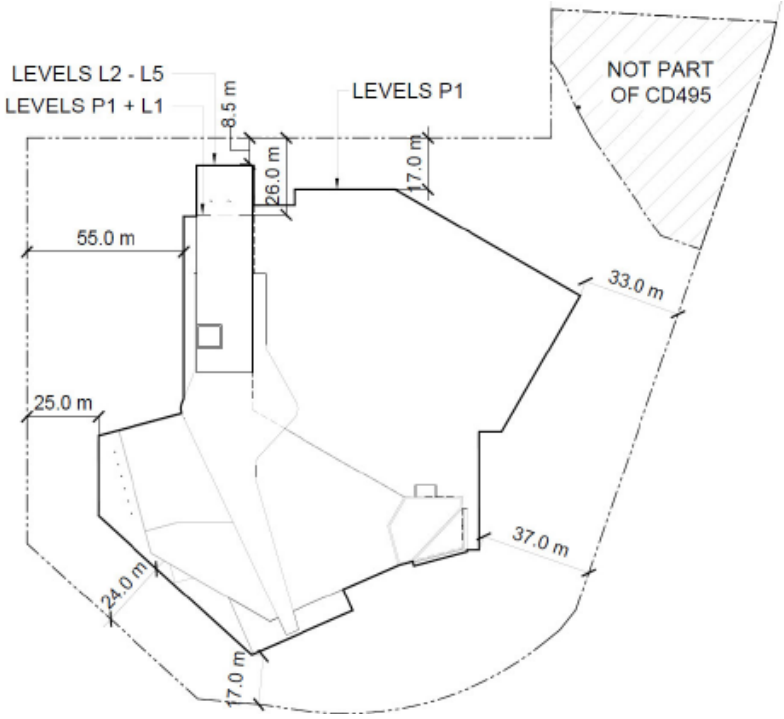


Project Data for 6005 Highway 17A (LU009905)

Owner	Shato Holdings (PCTC 1969) Ltd.	
Applicant	Shawn Gusikoski	
Application Date	July 2, 2025	
	<b>Existing</b>	<b>Proposed</b>
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Neighbourhood Centres & Corridors (NC)	No change
Zoning	Comprehensive Development (C.D. 495)	C.D. 495 with Amendments
No. of Lots	1	No change
Lot Area	36,442 m <sup>2</sup> (392,258 ft <sup>2</sup> )	No change
	<b>Permitted under C.D.495 Zone</b>	<b>Permitted under amended C.D.495 Zone</b>
Setbacks	The minimum 'Setbacks' for a principal 'Structure' and an 'Accessory Structure' shall be no closer to the 'Lot' lines than as shown on Schedule 7761-2 of this bylaw (Refer to Page 2)	Amended Schedule 7761-2 to reflect current proposal (Refer to Page 2)
Maximum Height	6 Storeys	No change
Density	(a) Maximum Number of 'Transient Accommodation Units': 124  (b) Maximum Gross Floor Area: 16,000 m <sup>2</sup> (172,222 ft <sup>2</sup> )	(a) Maximum Number of 'Transient Accommodation Units': 193  (b) Maximum Gross Floor Area: 21,000 m <sup>2</sup> (226,042 ft <sup>2</sup> )
Maximum Site Coverage	40%	No Change
Off-street Parking:	A minimum of 800 total parking spaces, which shall include 124 reserved for 'Hotel' users and 7 accessible parking spaces.	A minimum of 625 total parking spaces for Casino, Hotel, Banquet Hall and 2 Restaurant uses, which shall include 193 reserved for Hotel users and 7 accessible parking spaces A minimum of 5 additional parking spaces shall be provided if a third Restaurant is established on the lands."

**Schedule 7761-2  
Existing C.D.495**

**Under  
Zone:**



**Schedule 7761-2 Under Amended C.D.495 Zone:**

