



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

**TOWN OF WASAGA BEACH  
COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A02/18**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT  
R.S.O. 1990, AS AMENDED.**

**LANDS SUBJECT TO THE APPLICATION:** An application submitted by Giorgio Muscoiona, owner of the property described as Lot 15 Plan 966, municipally addressed as 1354 River Road West, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands have a frontage of approximately 18.2 metres (60 feet), a depth of approximately 72.2 metres (237 feet) and an area of approximately 1,314 square metres (14,144 square feet).

**OTHER APPLICATIONS:** The land subject to this application for minor variance is **not** currently the subject of an Official Plan Amendment, Zoning By-Law Amendment, Minister's Zoning Order Amendment, or Severance.

**DECISION: GRANTED**

The Committee GRANTS relief from the Section 3.1 Accessory Uses, Buildings and Structures of Zoning By-law 2003-60 as amended, from the minimum required front yard setback of 12 metres to 10 metres and the minimum required interior side yard setback from 1.8 metres to 0.9 metres to facilitate the construction of a detached garage.

**FOR THE FOLLOWING REASONS:**

1. THAT approval of this application will maintain the policies of the Official Plan;
2. THAT approval of this application will maintain the general intent of Zoning By-Law 2003-60;
3. THAT the request for a minor variance is minor;
4. THAT the application for a minor variance is desirable for the appropriate development and use of the subject property;
5. THAT the comments and concerns of the public, both written and verbal, were considered in this decision of the Committee.

**WITH THE FOLLOWING CONDITIONS:**

1. That all other provisions of the zoning by-law be complied with.

**Administration**  
ph (705) 429-3844  
fx (705) 429-6732

**By-Law/Business Licensing**  
(705) 429-2511

**Parks & Facilities**  
(705) 429-0412

**Planning/Building/C.D.O.**  
(705) 429-3847

**Recreation**  
(705) 429-3321

**Fire Department**  
(705) 429-5281

**Public Works**  
(705) 429-2540

**ANDY FERGUSON, MEMBER**

**ARV SESTOKAS, MEMBER** *Ac 1/16  
CHAIR*

**DOUG VITALI, MEMBER**

*Andy Ferguson*  
*Arv Sestokas*  
*Doug Vitali*

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. In order to appeal the minor variance decision, notice of the appeal must be filed with the Secretary Treasurer of the Committee of Adjustment no later than **February 5, 2018** and shall set out reasons for the appeal of the consent. The appeal must be accompanied by the fee required by the Ontario Municipal Board in the form of a certified check and a completed Appellant Form. Appellant forms may be obtained from the Municipal Office or by visiting the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

I, Tracy Jarratt, Secretary-Treasurer of the Town of Wasaga Beach, Committee of Adjustment, do hereby certify this to be a true copy of the decision of the Committee of Adjustment, and that this decision was concurred in by a majority of members who heard the application and whose names appear above.

**DATE OF HEARING: January 15, 2018**

**DATE OF DECISION: January 15, 2018**

**LAST DATE OF APPEAL: February 5, 2018**

*Tracy Jarratt*  
\_\_\_\_\_  
Tracy Jarratt  
Secretary-Treasurer  
Committee of Adjustment  
30 Lewis Street  
WASAGA BEACH, Ontario  
L9Z 1A1