



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

**TOWN OF WASAGA BEACH
COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A02/19**

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 Lloyd Hunt, architect, on behalf of Tony Sensenberger, owner of the property described as Plan 799 PT BLK A, municipally addressed as 1531 Mosley Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject land is a through lot and has a frontage of approximately 35.15 metres (115 feet) on Mosley Street and 40.06 (134 feet) on Sunnyside Lane, a depth of approximately 40.96 metres (134 feet) and an area of approximately 1,287 square metres (13,853 square feet).

OTHER APPLICATIONS: The land subject to this application is currently the subject of Zoning By-law Amendment file Z02/19 (Lift H).

DECISION: GRANTED

The Committee grants relief from Section 10, District Commercial (CD) Zone of Zoning By-law 2003-60 as amended, from the minimum required front yard setbacks of 6 metres to 1.4 metres and 2.4 metres to recognize the location of the existing building and to permit a proposed addition (walk in refrigerator) that will comply with the minimum yard requirements of the CD zone.

The Committee further grants relief from Section 3.38, Off Street Parking Requirements of Zoning By-law 2003-60 to remove the requirement for one additional parking space on site that is a result of the proposed addition.

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 any additions to the building comply with the requirements of the zoning by-law.
2. That the addition proposed in the application for minor variance only be used for refrigeration.

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

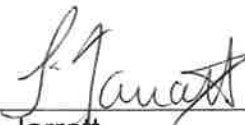
ARV SESTOKAS MEMBER/ACTING CHAIR
LES NEWTON MEMBER
DOUG VITALI MEMBER



Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. 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 11, 2019 and shall set out reasons for the appeal of the consent. The appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal in the form of a certified check and a completed Appellant Form. **Appellant Form (A1)**. Appellant forms may be obtained from the Municipal Office or by visiting the Local Appeal Tribunal website at (<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>).

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 21, 2019
DATE OF DECISION: January 21, 2019
LAST DATE OF APPEAL: February 11, 2019



Tracy Jarratt
Secretary-Treasurer
Committee of Adjustment
30 Lewis Street
WASAGA BEACH, ON
L9Z 1A1