



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

**TOWN OF WASAGA BEACH  
COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A05/19**

**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 Innovative Planning Solutions on behalf of ELM Wasaga Beach (2016) Inc., owner of the property described as Block 49 Plan 51M-1158 located on Shelburne Avenue, Town of Wasaga Beach, County of Simcoe.

Block 49 has a frontage of approximately 112.73 metres (369.8 feet), a depth of approximately 27 metres (89 feet) and an area of approximately 3043 square metres (.75 acres). The application for variance pertains to Unit 49-O located within Block 49. The parcel proposed to support Unit 49-O has a frontage of approximately 9.25 metres (30 feet), a depth of approximately 27 metres (89 feet) and an area of approximately 247.9 square metres (2,268 square feet).

**OTHER APPLICATIONS:** The land subject to this application for minor variance is currently the subject of application for site plan approval under file SP02/17.

**DECISION: GRANTED**

The Committee grants relief from the Residential Type Three Exception 33 Zone (R3-33), of Zoning By-law 2003-60 as amended from the minimum required exterior side yard setback of 4 metres to 3 metres to facilitate the construction of a townhouse dwelling.

**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 the variance for a reduction in the exterior side yard setback only applies to the unit identified as Unit 49-O on the site plan submitted with the application for minor variance.

**Administration**

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

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(705) 429-3847

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

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

ARV SESTOKAS            MEMBER/ACTING CHAIR  
LES NEWTON            MEMBER  
MARK RUTTAN           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 April 8, 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:            March 18, 2019  
DATE OF DECISION:            March 18, 2019  
LAST DATE OF APPEAL:        April 8, 2019



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