



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

**TOWN OF WASAGA BEACH  
COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A06/19**

**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 Reynolds Surveying, on behalf of Green Hill Homes Ltd., owner of the property described as Part of Park Lot E, Plan 713, Part 1, Plan 51R-39415 located on Mosley Street, 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 59 metres (194 feet) on Mosley Street, a depth of approximately 21.86 metres (72 feet) and an area of approximately 1,289 square metres (13,882 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 Residential Type Three Exception 8 Zone (R3-8), of Zoning By-law 2003-60 as amended from the minimum required exterior side yard of 60 feet (18.3 metres) to 58.7 feet (17.9 metres) to permit the location of an existing 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 the exterior side yard setback only applies to the existing building and that any future additions to the dwelling comply with the provisions of the Zoning By-law.

**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

MARK RUTTAN MEMBER

DOUG VITALI MEMBER



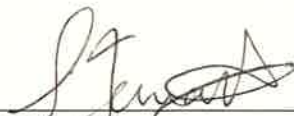
Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual 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

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