



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

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A12/20**

**LANDS SUBJECT TO THE APPLICATION:** Legally described as Lot 4, Block 295, Concession 14 of Plan 51M-496, and municipally addressed as 776 Sunnidale Road South, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 107.6 metres (353 ft.) along Walnut Drive, a depth of approximately 77.7 metres (255 ft.) and an area of approximately 8,274 square metres (89,064 sq. ft.).

**OTHER APPLICATIONS:** The property subject to this application for minor variance is not currently the subject of other application(s) under the Planning Act.

**DECISION:**

**GRANTED**

The Committee granted the following relief from Section 3, Accessory Uses, Buildings and Structures, of Zoning By-law 2003-60 as amended:

- Section 3.38.9 – to decrease the minimum required number of parking spaces from 107 to 80.

The variance facilitates the construction of a 1,214.6 square metres place of worship that includes classrooms and a dining hall. The site will consist of 1 building, parking and landscaping.

**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.
2. THAT any future development on the lots will adhere to the current Town of Wasaga Beach standards and policies.
3. THAT a minimum of five (5) barrier free/accessible parking spaces be maintained for the subject property.
4. THAT a Road Occupation Permit shall be taken out for any works within the right of way.
5. THAT that the applicants must clearly outline within the second engineering drawings, that sufficient snow storage can be accommodated outside parking spaces, and a well defined plan for snow removal is provided within the Operations and Maintenance Manual, to the satisfaction and standards of the Engineering Department.
6. THAT the Site Plan showing the septic design would be re-oriented to be positioned from east-west, rather than north-south as shown on the current Site Plan.

**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

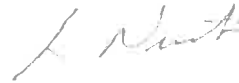
ARV SESTOKAS

CHAIR



LES NEWTON

MEMBER



MARK RUTTAN

MEMBER



ED STANYK

MEMBER

ABSENT

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 October 13, 2020 and shall set out reasons for the appeal of the minor variance. 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, Dagmar de Rijke, 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: September 21, 2020

DATE OF DECISION: September 21, 2020

LAST DATE OF APPEAL: October 13, 2020



Dagmar de Rijke  
Secretary-Treasurer  
Committee of Adjustment  
30 Lewis Street  
WASAGA BEACH, ON  
L9Z 1A1