



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

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A22/20**

**LANDS SUBJECT TO THE APPLICATION:** PLAN M636 LOT 259, municipally addressed as 16 Fawndale Crescent, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 17 metres, a depth of approximately 39.48 metres and an area of approximately 3,566 square metres.

**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 grants the following relief from Section 3, Accessory Uses, Buildings and Structures, of Zoning By-law 2003-60 as amended, specifically:

- Section 3.1.5.4 – to construct an accessory structure in the exterior side yard with a setback of 2.1 metres, closer to the street line than the main dwelling.

The variance facilitates the construction of a garden shed.

**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 current Town of Wasaga Beach standards and policies; specifically the Infill Lot Grading and Drainage Policy.
3. THAT the minimum setback distance for the proposed accessory structure within the exterior side yard be consistent with the 4.5 metre minimum exterior side yard setback of the R1 Zone.
4. THAT a Road Occupation Permit shall be taken out for any works within the right of way.
5. THAT the applicant obtains Certification of Lot Grading for the subject property, approved by the Town.
6. THAT the applicant provides additional landscape buffering or wood board fence in the exterior side yard, by planting(s) or fence with an immediate height of 6ft. around the easterly perimeter of the proposed accessory structure.
7. THAT one of the existing accessory structures be removed to maintain a maximum of two (2) accessory structures on the property.
8. THAT the accessory structure being proposed through this request be permitted to be located within the exterior side yard 4.5 metres from the easterly property line, with a height not to exceed 3.04 metres (10 ft.) and a maximum area of 14.86 square metres (160 sq. ft.), with a length of 16 feet and width of 10 feet.

**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