



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

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A27/20**

**LANDS SUBJECT TO THE APPLICATION:** PLAN 1699 PT LOT 2 PLAN 1700; PT LOT 28 RP 51R19021 PT; PART 1, located at Ramblewood Drive, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 881.07 metres, a depth of approximately 33.5 metres and an area of approximately 143,400 square metres.

**OTHER APPLICATIONS:** The property subject to this application for minor variance is currently the subject of an application for Plan of Subdivision under file PS02/16 and application for Lifting of Hold under file Z08/20 under the *Planning Act*.

**DECISION:**

**GRANTED**

The Committee grants the following relief from Section 4, "Residential Type One" (R1) Zone and Section 3, "General Provisions" of Zoning By-law 2003-60 as amended, specifically:

- Section 4.2 – to permit the construction of single detached dwellings for interim model home(s) use, subject to the minimum lot area and lot frontage provisions for fully serviced lots (i.e., Sections 4.3.1a and 4.3.2a); and
- Section 4.3.11 to permit the construction of two (2) single detached dwellings for interim use as model homes on one lot.
- Section 3.19 – to permit the construction of two (2) single detached dwellings without connections to municipal sanitary sewers and or water supply, only during their interim use as model homes.

The variance requested would facilitate the construction of two single detached dwellings for interim use as model homes, and the temporary use of one additional lot as associated parking area for the abutting model homes.

**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 the applicant enter into a Development Agreement (e.g., Model Home Undertaking) for the proposed model home units and associated parking area.

**Administration**

ph (705) 429-3844  
fx (705) 429-6732

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


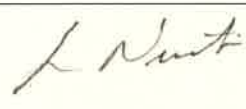


**Parks & Facilities**  
(705) 429-0412

**Planning/Building/C.D.O.**  
(705) 429-3847

**Recreation**  
(705) 429-3321

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

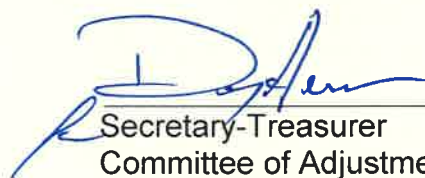
**Public Works**  
(705) 429-2540

ARV SESTOKAS	CHAIR	
LES NEWTON	MEMBER	
MARK RUTTAN	MEMBER	
ED STANYK	MEMBER	ABSENT
DOUG VITALI	MEMBER	ABSENT
JOSEPH EMMONS	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 December 7, 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, the 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: November 16, 2020  
DATE OF DECISION: November 16, 2020  
LAST DATE OF APPEAL: December 7, 2020

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