



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

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A37/21**

LANDS SUBJECT TO THE APPLICATION: PLAN 1450 LOT 1, 2, 3, 4, & 5, municipally addressed as 3050 Mosley Street, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 58.87 metres (193.14 feet), a depth of approximately 122.67 metres (402.46 feet) and an area of approximately 7,263.78 square metres (78,186.68 square feet).

OTHER APPLICATIONS: The property subject to this application for minor variance is currently subject to a Site Plan Control application (SP3287/21).

DECISION: GRANTED

The Committee grants the following relief from Section 3, "Accessory Uses, Buildings and Structures" Zoning provisions of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

- Section 3.38.9 – to reduce the minimum number of parking spaces required for the proposed addition from eight (8) parking spaces (1 space per 30 square metres of gross floor area) to three (3) parking spaces.

The variance would facilitate the construction of the proposed addition to Fire Hall 2 with a reduction in the number of required parking spaces from eight (8) spaces to three (3) spaces, for a total decrease of five (5) parking spaces.

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 revised Infill Lot Grading and Drainage Plan be submitted to the Town for review and approval.

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	
ADAM HARROD	MEMBER	ABSENT
SUZANNE REU	MEMBER	
JOHN SMEH	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 January 2, 2022 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/>).


DATE OF HEARING: December 13, 2021

DATE OF DECISION: December 13, 2021

LAST DATE OF APPEAL: January 2, 2022

Douglas Herron, 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.

DATED this 13th day of December, 2021



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