

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A11/22**

LANDS SUBJECT TO THE APPLICATION: PLAN 810 LOT 146 TO 147, municipally addressed as 47 61st Street North, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 36.53 metres (119.85 square feet) along 61st Street North, a depth of approximately 25.559 (83.85 feet) along Mosley Street and an area of approximately 973 square metres (10,473.3 square feet).

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 4, "Residential Type 1" (R1) Zone - 4.3 Zone Provisions of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

Section 4.3.5 – to permit the construction of a detached garage with an interior side yard setback of 1.5 metres (4.92 feet) on the north-west corner, whereas 1.8 metres (5.9 feet) is required.

Section 4.3.6 – to permit the construction of a detached garage with a rear yard setback of 3 metres (9.84 feet), whereas 7.6 metres (24.93 feet) is required.

The variance(s) requested would permit the construction of the 53.5 square metre (575.87 square foot) detached garage with a height of 4.6 metres (15.5 feet), with a reduced interior side yard setback on the north-west corner and a reduced rear yard setback.

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 lot will adhere to current Town of Wasaga Beach standards and policies, including the Infill Lot Grading and Drainage Policy.
3. THAT a Road Occupation Permit shall be taken out for any works within the right of way.
4. THAT the development will be consistent with the conceptual site plan sketch provided with the application, shown as "Schedule 1" of this report.
5. THAT the maximum height of the detached accessory structure subject to the application for relief not exceed 4.6 metres (15.09 ft.).
6. THAT the existing shed(s) be removed prior to the issuance of building permits.

ANDY FERGUSON MEMBER
HAROLD VAN GOOL MEMBER
KENT WOOTTON MEMBER
ADAM HARROD MEMBER
DANIEL PAUL 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 **September 4, 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: August 15, 2022

DATE OF DECISION: August 15, 2022

LAST DATE OF APPEAL: September 4, 2022

Cristy Wilson, 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 15th day of August, 2022



Cristy Wilson
Secretary-Treasurer
Committee of Adjustment
30 Lewis Street
WASAGA BEACH, ON
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