

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. B1622**

**LANDS SUBJECT TO THE APPLICATION:** CON 15 PT LOT 1 RP 51R30556 PART 2, municipally addressed as 67 45<sup>th</sup> Street South, Town of Wasaga beach, County of Simcoe.

**OTHER APPLICATIONS:** The land subject to this application for consent is not currently the subject of an Official Plan Amendment, Zoning By-Law Amendment, Minister's Zoning Order Amendment, or Minor Variance.

**PURPOSE AND EFFECT**

An application submitted by Zelinka Priamo Ltd., on behalf of Canadian Tire Properties Inc., owner of the subject land. The purpose of the application is to permit a lease extension between the owner and Canadian Tire Real Estate Limited, for a period of 21 years or greater.

The portion of the property subject to the application for consent for lease shown as "Lands to be Severed" on the sketch provided, inclusive of all buildings, has an area of approximately 24,300 square metres (261,563.02 sq. ft.)

**DECISION: GRANTED**


**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 the applicant provide the following monies to the Municipality:
  - a) That any outstanding municipal fees, taxes and charges, be paid out in full
2. THAT the applicant provide a registered reference plan, said reference plan to show all of the parcel to be severed, and all of the parcel to be retained.
3. THAT the applicant provide the approval authority with a general document/schedule describing the leased lands for use for the issuance of a Certificate of Consent.
4. That all conditions of this decision be fulfilled and the documents presented to the Planning Department for issuance of the Certificate of Consent within a period not to exceed 24 months from the date of decision.

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/>).

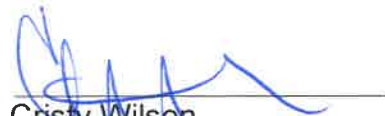
DATE OF HEARING:        August 15, 2022

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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