



MINUTES
Wasaga Beach Committee of Adjustment
Meeting

Friday, May 30, 2025, 2:00 p.m.
Council Chambers

Members Present: Daniel Paul
Dave Morrison
Harold Van Gool
Leo Cusumano

Members Absent: Adam Harrod
Andy Ferguson

1. CALL TO ORDER

1.1 Land Acknowledgement

2. DISCLOSURE OF PECUNIARY INTEREST

There was no pecuniary interest declared.

3. DEFERRED APPLICATIONS

3.1 Application #1- A01625 - 486 River Road West - Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 486 River Road West, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applicant requests relief from Section 3 “General Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 3.6.1 – to permit a minimum building separation distance of 0.6 metres (portables only), whereas a minimum of 1.2 metres is required.
- Section 3.38.9 – to permit a minimum of 129 parking spaces for a proposed school, childcare and community theatre facility, whereas a minimum of 391 parking spaces is required.

- Section 3.38.9 – to permit a minimum of 271 parking spaces for the existing Twin Pad Arena and Library (TPAL) site, whereas a minimum of 363 parking spaces is required.
- Section 3.38.2.1 – to permit a portion of the proposed parking area outside of the lot occupied by a building, whereas the required parking area shall be provided on the lot occupied by the buildings, structure or use for which the said parking is required.
- Section 3.38.2.3 – to permit a minimum parking space area of 15.4 square metres (*subsequently revised to 16.24 square metres), whereas a minimum of 16.7 square metres is required.
- Section 3.38.3.1 – to permit a parking area closer than 1.5 metres to any street line, whereas no part of any parking area, other than a driveway shall be located closer than 1.5 metres to any street line.

The applicant requests relief from Section 10 “District Commercial Zone Provisions” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 10.3.5 – to permit a minimum interior side yard setback of 0.0 metres (west side), whereas 3.0 metres is required.
- Section 10.3.8 – to permit a maximum building height of 13.7 metres, whereas 12 metres is permitted.

The requested variances in the Holding District Commercial (CD”H”) Zone and a portion of the subject lands in the Recreational Commercial (CR) Zone, would facilitate the construction of a 2-storey Kindergarten to Grade 12 School with a child care facility and community theatre, all located within an integrated Community Hub, also containing the existing Wasaga Stars Arena and Wasaga Beach Public Library. The new 2-storey Kindergarten to Grade 12 School with a child care facility and community theatre would be constructed with relief from zoning provisions associated with building separation distance, parking spaces, parking outside of the lot, parking space area, parking area located closer to street, interior side yard setback and building height. As noted, relief is also required to address a need for reduced parking for the existing Wasaga Stars Arena and Wasaga Beach Public Library that results from the overall creation of the integrated Community Hub – (i.e. pairing of the new and existing uses).

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application.

PUBLIC COMMENTS:

Corrine Lalonde of 9 Pauline Place wrote a letter of opposition to the proposed application.

Norman Schwegel of 113 Old Mosley Street provided comments related to the parking space size calculations of the proposed application.

Kara Vickrey wrote a letter of opposition to the proposed application.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **A01625**, subject to the following conditions being applied:

1. THAT the staff recommendation as submitted be approved, and with the understanding that the council conditions from the Council meeting of May 29th be incorporated as a solution for the parking concerns. Furthermore, should the requirements not be met, additional parking will be provided.

DISCUSSION:

Chief Administrative Officer, Andrew McNeill spoke to the proposed application and provided additional information on the concerns around the parking.

Member, H. Van Gool spoke to the concerns of the parking to the east side of the property, and the proximity to the arena.

Agent, Victoria Lemieux, Planner of Morgan Planning & Development Inc. and Kristine Hyde of Simcoe Muskoka Catholic District School Board provided additional information regarding the parking within the proposed site.

There was discussion amongst Committee members and Chief Administrative Officer, A. McNeill regarding the allotted parking details. It was shared that there is no opportunity to move any proposed parking from one side to another based off the proposed application.

Member, D. Paul inquired about the opportunity for the Town to purchase the reserved lands where the proposed ambulance hub would go. Chief Administrative Officer, A. McNeill indicated that further discussions have already taken place for the Town to purchase these reserved lands in the coming future.

Chair, D. Morrison raised concerns of the existing motion being proposed, and proposed additional verbiage to support the application.

There was a discussion amongst the committee and Planning staff regarding adding a "Plan B" should the acquired lands not be retained.

Director of Planning, T. Houghton provided the committee with information pertaining to their proposed additional motion of a "Plan B".

Committee added an additional condition stating:

THAT the staff recommendation as submitted be approved, and with the understanding that the council conditions from the Council meeting of May 29th be incorporated as a solution for the parking concerns. Furthermore, should the requirements not be met, additional parking will be provided.

Resolution No: COA-2025-32

Moved by: Leo Cusumano

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves application A01625 with the recommended conditions.

CARRIED

4. DATE OF NEXT MEETING

The next meeting is scheduled for June 18, 2025.

5. ADJOURNMENT

The meeting adjourned at 3:08 p.m.