

Ms. Divita was asked to explain the application. She noted that the home owner had requested to extend the covered porch at the back. Zancor opted to apply for a minor variance instead of re-designing the home.

The Chair asked if there was anyone in the audience that would like to comment on the application. There were none.

As there were no questions or comments from the audience, the Chair closed the portion of the meeting to make a decision.

Following discussion, the Committee granted the application

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.

Ms. Divita was thanked for her presentation.

B13/17 Lily Drive/Zollhaus Corp.

The chair asked if there are any declarations of conflict or pecuniary interest. There were none.

Mr. Reynolds was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Lot 107, Plan 1697, located at Lily Drive, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Rodney Reynolds, on behalf of Zollhaus Corp, owner of the subject lands. This application will create one lot for a total of two lots.

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part A) has a frontage of approximately 14.77 metres (48 feet), a depth of approximately 45.76 metres (150 feet) and an area of approximately 725 square metres (7,800 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part B) has a frontage of 14.77 metres (48 feet), a depth of approximately 45.76 metres (150 feet) and an area of approximately 725 square metres (7,800 square feet).

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.

The Chair asked Mr. Reynolds to explain the application. Mr. Reynolds noted that the owner would like to build more than one house at a time and the property allows for 2 building lots to build 2 homes.

The Chair asked if there was anyone in the audience that would like to comment on the application. There were none.

As there were no more questions or comments from the audience, the Chair closed the portion of the meeting to make a decision.

Following discussion of the application, the Committee granted the application.

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 all outstanding municipal fees, taxes and charges, including local improvement charges, be paid out in full;
 - b) That 5% Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of the severance.
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 accessory building be removed from the subject lands.
4. That municipal water and sewer be provided to the lands to be severed and the lands to be retained to the satisfaction of the Town of Wasaga Beach.
5. 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 12 months from the date of decision.

Mr. Reynolds was thanked for his presentation.

B14/17 Leslie Street/Buharin

The chair asked if there are any declarations of conflict or pecuniary interest. There were none.

Mr. Reynolds was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Part of Park Lot A, Plan 1369, Parts 6, 7, 8 Registered Plan 51R-36868 located on Leslie Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Rodney Reynolds, on behalf of Aleksandr Buharin, owner of the subject lands. This application proposes to create one lot for a total of two lots.

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part A) has a frontage of approximately 41.97 metres (138 feet), a depth of approximately 52.33 metres (172 feet) and an area of approximately 2,177 square metres (23,732 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part B) has a frontage of 29 metres (95 feet), a depth of approximately 52.33 metres (172 feet) and an area of approximately 1,870 square metres (16,340 square feet).

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.

The Chair asked Mr. Reynolds to explain the application. Mr. Reynolds noted that he has been dealing with this property for 5 years and that the NVCA has jurisdiction over part of the lot and this is the building envelope that is left. The new owners would like to divide this into two lots.

The Chair noted the comments from Public Works.

Ms. Bondarchuk asked what the setbacks to the boundary are. Ms. Jarratt explained that it's 30 metres from the Environmental Protection (EP) setbacks, unless NVCA allows for a lesser setback. In this case NVCA is ok with the proposed building envelope.

Ms. Bondarchuk further asked if removal of the Holding symbol should be added as a condition for severance. Ms. Jarratt explained that the owner will need a permit from the NVCA before removing the holding.

Mr. Sestokas asked regarding the developable area. Mr. Reynolds explained that the dashed line shows the building envelope.

Mr. Vitali asked if a condition should be added concerning agreements that were put in place before. Ms. Jarratt noted that the site development agreement addresses future development lots. She noted a concern with asking them to lift the holding as a condition as they would need the permit from NVCA prior to that.

It was noted that the site development agreement is registered on title.

The Chair asked if there was anyone in the audience that would like to comment on the application. There were none.

As there were no questions or comments from the audience, the Chair closed the portion of the meeting to make a decision.

Following discussion of the application, the Committee granted the application.

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:
 - b) That all outstanding municipal fees, taxes and charges, including local improvement charges, be paid out in full;
 - c) That 5% Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of the severance.
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 municipal water and sewer be provided to the lands to be severed and the lands to be retained to the satisfaction of the Town of Wasaga Beach.
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 12 months from the date of decision.

Mr. Reynolds was thanked for his presentation.

A09/17 1911 Shore Lane/Price

The chair asked if there are any declarations of conflict or pecuniary interest. There were none.

Mr. Reynolds was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Rod Reynolds, on behalf of James Price, owner of the property described as Part Lots 35 and 36, Plan 687, Part 1 RP 51R-23168, municipally addressed as 1911 Shore Lane, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands have a frontage of approximately 16.23 metres (53 feet), a depth of approximately 30.48 metres (103 feet) and an area of approximately 497 square metres (5,459 square feet).

VARIANCE REQUESTED

The applicant requests relief from Zoning By-law 2003-60 as amended from the Residential Type One (R1) Zone from the minimum exterior side yard setback requirement of 4.5m to 4.2m and 4.0m, to facilitate the construction of a single detached dwelling.

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

The Chair asked Mr. Reynolds to explain the application. He explained that the lot is a corner and because of the strange configuration of the lot, the home doesn't fit. The garage is fine, it's only the setback for the house that the variance applies to.

The Chair asked if there was anyone in the audience that would like to comment on the application. There were none.

As there were no questions or comments from the audience, the Chair closed the portion of the meeting to make a decision.

Following discussion of the application, the Committee granted the application.

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 approved reduction in the minimum exterior side yard setback only applies to a single detached dwelling, and further that the variance pertains to the exterior yard setback to the building face not including the face of an attached garage.

Mr. Reynolds was thanked for his presentation.

B15/17 and B16/17 731 Mosley Street/2243344 Ontario Inc.

The chair asked if there are any declarations of conflict or pecuniary interest. There were none.

Mr. Townes was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Part of Lot 6 Concession 16, located at 731 Mosley Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Patrick Townes (MHBC Planning Ltd.), on behalf of 2243344 Ontario Inc., owner of the subject land. The combined applications propose to create two residential building lots for a total of three lots.

FILE NUMBER B15/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Lot 3) has a frontage of approximately 14 metres (46 feet), an irregular depth and an area of approximately 486 square metres (5,231 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Lot 1 & 2) has a frontage of 24 metres (79 feet), a depth of approximately 48.5 metres (159 feet) and an area of approximately 1,048 square metres (11,280 square feet).

FILE NUMBER B16/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Lot 2) has a frontage of approximately 12 metres (39 feet), a depth of approximately 42 metres (138 feet) and an area of approximately 534 square metres (5,748 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Lot 1) has a frontage of 12 metres (39 feet), a depth of approximately 48.52 metres (159 feet) and an area of approximately 514 square metres (5,532 square feet).

The Chair asked Mr. Townes to explain the application. He explained that the application proposes to create 3 lots, with an existing dwelling on lot 1. The proposed lots conform to the neighbourhood and comply with the R1 standards. There is a condition to obtain a minor variance for the existing building. Mr. Townes noted that his client feels there is no bearing on the consent application and the variance is not technically required. Therefore they are asking for review of that condition.

The Chair commented that he feels that it is required because of the possible future sale of the property.

Discussion ensued regarding the application of the minor variance condition.

The Chair asked if there was anyone in the audience that would like to comment on the application. There were none.

As there were no questions or comments from the audience, the Chair closed the portion of the meeting to make a decision.

Following discussion of the application, the Committee granted the application for File B15/17.

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 application is desirable for the appropriate development and use of the subject property.

WITH THE FOLLOWING CONDITIONS:

1. That the applicant provide the following monies to the Municipality:
 - a) That all outstanding municipal fees, taxes and charges, including local improvement charges, be paid out in full;
 - b) That 5% Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of the severance.
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 an application for minor variance be applied for and approved for the existing interior side yard setback of 0.84 metres for the existing dwelling located on the subject lands.
4. That municipal water and sewer be provided to the lands to be severed and the lands to be retained to the satisfaction of the Town of Wasaga Beach.
5. 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 12 months from the date of decision.
6. That the applicant submit an overall grading plan for the severed and retained lands to be prepared by a qualified professional and to the satisfaction of the Town of Wasaga Beach.

And File B16/17

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 application is desirable for the appropriate development and use of the subject property.

WITH THE FOLLOWING CONDITIONS:

1. That the applicant provide the following monies to the Municipality:
 - a) That all outstanding municipal fees, taxes and charges, including local improvement charges, be paid out in full;
 - b) That 5% Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of the severance.
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 application for severance B15/17 be granted and completed.
4. That municipal water and sewer be provided to the lands to be severed and the lands to be retained to the satisfaction of the Town of Wasaga Beach.
5. 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 12 months from the date of decision.
6. That the applicant submit an overall grading plan for the severed and retained lands to be prepared by a qualified professional and to the satisfaction of the Town of Wasaga Beach.

Mr. Townes was thanked for his presentation.

The next Committee of Adjustment/Consent meeting will be held on **Monday, September 18, 2017** at 4:00 p.m. in the Classroom.

MOVED BY- D. Vitali

RESOLUTION NO. 2017-08-03

SECONDED BY – R. Groh

RESOLVED THAT this Committee of Adjustment / Committee of Consent meeting does now adjourn at 5:10 p.m.

CARRIED