

The Minutes of the Public Hearing for The Town of Wasaga Beach Committee of Adjustment held Monday, December 11, 2017 at 4:00 p.m. in The Classroom.

PRESENT: A. Sigouin Chair
 R. Groh Member
 A. Sestokas Member
 D. Vitali Member
 T. Jarratt Zoning Administrator/Secretary Treasurer
 D. de Rijke Recording Secretary

REGRETS: None

MOVED BY- D. Vitali

RESOLUTION NO. 2017-12-01

SECONDED BY- R. Groh

RESOLVED THAT this Committee of Adjustment/Consent does now come to order at 4:00 p.m.

CARRIED

MOVED BY- R. Groh

RESOLUTION NO. 2017-12-02

SECONDED BY- D. Vitali

RESOLVED THAT this Committee of Adjustment/Committee of Consent does hereby adopt the minutes of the meeting held November 20, 2017.

CARRIED

B24/17 Shore Lane/VanderMeer

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

Mr. VanderMeer was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Part of Lot 34, Concession 3, Part 3, RP 51R-662 located on Shore Lane, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Matthew and Andrew VanderMeer, owners 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 2) has a frontage of approximately 13.2 metres (43 feet), a depth of approximately 50.8 metres (167 feet) and an area of approximately 755 square metres (8,127 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part 1) has a frontage of 13.2 metres (43 feet), a depth of approximately 54.3 metres (178 feet) and an area of approximately 821 square metres (8,837 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.

Mr. VanderMeer was asked to explain the application. Mr. VanderMeer noted that the property was purchased by both sons and they would like to sever it to be able to both build a home on it. It was noted that a revised comment from the NVCA was received and there are no issues, but need a permit.

Mr. Groh asked if they foresee difficulties to fit the homes on the lot because the lots are narrow. Mr. VanderMeer commented that their designs fit the lots within the setbacks.

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 further 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 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) 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 the applicant obtain a clearance or permit from the Nottawasaga Valley Conservation Authority in support of the application for severance.
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. VanderMeer was thanked for his presentation.

B25/17 Robinson Road/Shaw Construction Management

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

Mr. Miceli was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Lot 21, Plan 1696, located on Robinson Road, Town of Wasaga Beach, County of Simcoe. Municipal sewer and water are available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Frank Miceli, agent acting on behalf of Shaw Construction Management Ltd., owners of the subject land. The purpose of this application is to create a consent to allow the conveyance of Part A, prior to the conveyance of Part B, as per the sketch provided.

The portion of the property proposed to be conveyed shown as Part A on the sketch provided has a frontage of approximately 22.67 metres (74 feet), a depth of approximately 36.58 metres (120 feet) and an area of approximately 829 square metres (8,923 square feet).

The portion of the property proposed to be retained shown as Part B on the sketch provided has a frontage of approximately 20 metres (66 feet), a depth of approximately 36.58 metres (120 feet) and an area of approximately 731 square metres (7,868 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 lands were the subject of a successful Application for Consent under File B14/16.

The Chair asked Mr. Miceli to explain the application. Mr. Miceli explained that the subject lands were recently severed and consent for Part B was obtained. They wish to sell Part A first before Part B. As required by the Planning Act, they need consent for Part A first; therefore they are before Committee requesting a consent for Part A.

As there were no questions from the Committee and no further 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 application is desirable for the appropriate development and use of the subject property.

WITH THE FOLLOWING CONDITIONS:

1. That the required documents be 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. Miceli was thanked for his presentation.

B26/17 Antigua Drive/Sola Developments Company

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

Mr. Raikes was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Lot 87, Plan 1475 located on Antigua Drive, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Eplett Warobec Raikes Surveying Ltd. on behalf of Sola Developments Company Ltd., 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 2) is irregular in shape and has a frontage of approximately 19.05 metres (62.5 feet), a depth of approximately 41.55 metres (136 feet) at its deepest point, and an area of approximately 686 square metres (7,385 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part 1) is irregular in shape and has a frontage of 19.05 metres (62.5 feet), a depth of approximately 45.7 metres (150 feet) at its deepest point, and an area of approximately 856 square metres (9,214 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. Raikes to explain the applications. Mr. Raikes explained that the owner is seeking consent to create a new lot for residential purposes.

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 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) 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. Raikes was thanked for his presentation.

B27/17 Zoo Park Road/Cautillo

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: Concession 9, Part Lot 26, RP 51R-908, Part 13 and part Part 12 located on Zoo Park Road, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Reynolds Surveying, on behalf of Giuseppe Cautillo, 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 B) has a frontage of approximately 13 metres (43 feet), a depth of approximately 60.9 metres (200 feet) and an area of approximately 799 square metres (8,600 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part A) has a frontage of approximately 13 metres (43 feet), a depth of approximately 60.9 metres (200 feet) and an area of approximately 799 square metres (8,600 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 explained that the lot is the biggest lot in that area. Most are 60/75 feet wide. The owner wants to build a small bungalow for himself on the one lot and retain other lot for future selling or building.

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 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) 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 the shed located on the subject land be removed.
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.

The next Committee of Adjustment/Consent meeting will be held on **Monday, January 15, 2018** at 4:00 p.m. in the Classroom.

MOVED BY- D. Vitali

RESOLUTION NO. 2017-12-03

SECONDED BY – R. Groh

RESOLVED THAT this Committee of Adjustment / Committee of Consent meeting does now adjourn at 4:35 p.m.

CARRIED