

The Minutes of the Public Hearing for The Town of Wasaga Beach Committee of Adjustment held Monday, January 15, 2018 at 4:00 p.m. in The Classroom.

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

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**MOVED BY-** A. Ferguson  
**SECONDED BY-** D. Vitali

**RESOLUTION NO. 2018-01-01**

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

**CARRIED**

**MOVED BY-** A. Ferguson  
**SECONDED BY-** D. Vitali

**RESOLUTION NO. 2018-01-02**

**RESOLVED THAT** Arv Sestokas is hereby appointed as Acting Chairman for the Town of Wasaga Beach, Committee of Adjustment/Committee of Consent.

**CARRIED**

**MOVED BY-** D. Vitali  
**SECONDED BY-**

**RESOLUTION NO. 2018-01-03**

**RESOLVED THAT** this Committee of Adjustment/Committee of Consent does hereby adopt the minutes of the meeting held December 11, 2017.

**CARRIED**

**A01/18                      29 Meadowood Drive/Moore and Visser**

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

Mrs. Moore and Mr. Visser were welcomed to the table.

The Recording Secretary read the application.

**LANDS SUBJECT TO THE APPLICATION:** An application submitted by Wendy Moore and Norbert Visser, owners of the property described as Lot 50 Plan 51M-796, municipally addressed as 29 Meadowood Drive, 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 15.2 metres (50 feet), a depth of approximately 39.96 metres (131 feet) and an area of approximately 607.4 square metres (6,538 square feet).

**VARIANCE REQUESTED**

The applicant requests relief from the Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, from the maximum permitted lot coverage of 35% to 42% to facilitate the construction of a deck and accessibility ramp.

**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.

Mr. Visser and Mrs. Moore were asked to explain the application. Mr. Visser explained that a number of family members are in a wheel chair. Also, his wife, Mrs. Moore is a minister at the church and there are a number of church members in wheelchairs as well. They are trying to make home accessible and inviting.

Mr. Vitali inquired regarding the access to the deck. Mr. Visser explained that access would be from the side of the house, which will be paved. There is no concern about the incline.

Mr. Moore confirmed that they are only adding a ramp, consisting of pavers on grade.

Ms. Jarratt explained that construction was started and the owners found out coverage was over the allowed 35%, therefore they need a variance. The coverage pertains to the deck and ramp; the existing wooden ramp and deck at the back of the house.

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 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 variance for lot coverage only applies to the construction of decks and walkways less than or equal to 0.9 metres (2 feet) in height.
2. That all other provisions of the zoning by-law be complied with.

Mrs. Moore and Mr. Visser were thanked for their presentation.

**A02/18                      1354 River Road West/Muscoiona**

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

Mr. and Mrs. Muscoiona were welcomed to the table.

The Recording Secretary read the application.

**LANDS SUBJECT TO THE APPLICATION:** An application submitted by Giorgio Muscoiona, owner of the property described as Lot 15 Plan 966, municipally addressed as 1354 River Road West, 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 18.2 metres (60 feet), a depth of approximately 72.2 metres (237 feet) and an area of approximately 1,314 square metres (14,144 square feet).

**VARIANCE REQUESTED**

The applicant requests relief from the Section 3.1 Accessory Uses, Buildings and Structures of Zoning By-law 2003-60 as amended, from the minimum required front yard setback of 12 metres to 10 metres and the minimum required side yard setback from 1.8 metres to 0.9 metres to facilitate the construction of a detached garage.

**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. Muscoiona to explain the application. Mr. Muscoiona explained that they would like to build the garage for storage purposes. The reason they are pushing setback closer, is to maintain access to water and sewer line and to not have to build over it. On the other side are two large trees they would like to keep as well.

Mr. Vitali asked to see where the water and sewer lines are, because they are not visible on the drawings. Mr. Muscoiona showed locates that were done to show where the lines are located.

Mr. Ferguson asked if River Road West would be considered rear yard or front yard. Ms. Jarratt explained that frontage is considered River Road West for zoning purposes. In the zoning by-law the front yard is considered the separation between the road and a property. Most people with waterfront properties treat their waterfront side as front yard, but it’s not considered front yard in the zoning by-law.

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 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.

Mr. Muscoiona was thanked for his presentation.

The next Committee of Adjustment/Consent meeting will be held on **Monday, February 12, 2018** at 4:00 p.m. in the Classroom.

**MOVED BY-** D. Vitali  
**SECONDED BY** – A. Ferguson

**RESOLUTION NO. 2018-01-04**

**RESOLVED THAT** this Committee of Adjustment / Committee of Consent meeting does now adjourn at 4:30 p.m.

**CARRIED**