



**TOWN OF WASAGA BEACH
COMMITTEE OF ADJUSTMENT
MINUTES**

The Minutes of the Public Hearing for The Town of Wasaga Beach Committee of Adjustment held Monday, July 16, 2018 at 4:00 p.m. in The Classroom.

PRESENT:	R. Groh	Member
	A. Sestokas	Acting Chair
	D. Vitali	Member
	D. Herron	Manager of Planning and Development Review
	D. de Rijke	Recording Secretary
REGRETS:	A. Sigouin	Chair
	M. Ruttan	Member
	T. Jarratt	Zoning Administrator/Secretary Treasurer

MOVED BY – R. Groh	RESOLUTION NO. 2018-07-01
SECONDED BY – D. Vitali	

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

CARRIED

MOVED BY – D. Vitali	RESOLUTION NO. 2018-07-02
SECONDED BY – R. Groh	

RESOLVED THAT Arv Sestokas is hereby appointed as Acting-Chairman for the Town of Wasaga Beach, COMMITTEE OF ADJUSTMENT AND COMMITTEE OF CONSENT

CARRIED

MOVED BY – R. Groh	RESOLUTION NO. 2018-07-03
SECONDED BY – D. Vitali	

RESOLVED THAT this Committee of Adjustment/Consent does hereby adopt the minutes of the meeting held June 18, 2018.

CARRIED

A14/18 **16 60th Street South/Kozaris**

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

Mr. Kozaris was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Evan Kozaris, owner of the property described as Lot 62 Plan 912, municipally addressed as 16 60th Street South, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands have a frontage of 15.24 metres (50 feet), a depth of approximately 46 metres (151 feet) and an area of approximately 701 square metres (7,545 square feet).

VARIANCE REQUESTED

The applicant requests relief from the Residential Type 1 (R1) Zone of Zoning By-law 2003-60 as amended from the minimum required interior side yard setback of 1.8 metres to 1.64 and 1.63 metres to permit the location of an existing dwelling currently under construction.

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. Kozaris was asked to explain the application. Mr. Kozaris explained that he purchased the cottage about 3 years ago, as is. When moving in, they found out the floor was rotten and they decided to re-build in the same footprint, adding a second storey and a garage. Mr. Kozaris explained that he was doing the footings himself, to reduce costs. When he submitted the building permit, the Town requested a tie-in survey for the garage. Again, due to limited funds he decided to just build the house, not the garage. Once they decided to also build the garage, he used the neighbour's fence assuming this was also the lot line. After the tie-in survey came in it showed they were off a few inches.

Mr. Groh asked if the applicant was aware of comments received from the Engineering department. Mr. Kozaris responded that a lot grading plan was provided at the time of building permit application and he doesn't foresee any issues with the water flow.

Mr. Herron had a look at the grading plan which was submitted with the building permit and confirmed there is enough room for a swale.

Mr. Sestokas re-confirmed that the building permit was first submitted including a garage. Mr. Sestokas asked when the foundation is supposed to be pinned. Mr. Herron responded that this is to happen at tie-in survey stage. He further noted this was discussed internally as well, due to the number of variance applications with similar requests. Ms. Jarratt has followed up with some surveyors. Mr. Herron commented that there is some difficulty in pinning because there is a pit and a dug out pile and it's not as easy as it would seem to figure out.

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 interior side yard setback only applies to the existing dwelling and that any future additions to the home comply with the provisions of the Zoning By-law.

Mr. Kozaris was thanked for his presentation.

As there are no applications for August, the next Committee of Adjustment/Consent meeting will be held on **Monday, September 17, 2018** at 4:00 p.m. in the Classroom.

MOVED BY – D. Vitali

RESOLUTION NO. 2018-06-04

SECONDED BY – R. Groh

RESOLVED THAT this Committee of Adjustment / Committee of Consent meeting does now adjourn at 4:20 p.m.

CARRIED