



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, October 15, 2018 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: M. Ruttan Member

MOVED BY – R. Groh

RESOLUTION NO. 2018-10-01

SECONDED BY – D. Vitali

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

CARRIED

MOVED BY – A. Sestokas

RESOLUTION NO. 2018-10-02

SECONDED BY – R. Groh

RESOLVED THAT this Committee of Adjustment/Consent does hereby adopt the minutes of the meeting held September 17, 2018.

CARRIED

A18/18 252 Oxbow Park Drive/Magee

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

Mr. Fler was welcomed to the table.

The Recording Secretary read the application.

LAND SUBJECT TO THE APPLICATION: An application submitted by Ron Fler, on behalf of Scott Magee, owner of the property described as Lot 24 Plan 1039, municipally addressed as 252 Oxbow Park 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 12.19 metres (40 feet), a depth of approximately 142.4 metres (467 feet) and an area of approximately 1,736 square metres (18,686 square feet).

currently. He noted that the garage doors would be facing the street, to have safe entrance and exit.

It was noted that due to the location of the property, a large part of the frontage is owned by the Town.

Mr. Sestokas asked what the distance between the back of the proposed garage and the front of the house is. Mr. Fler responded that it is approximately 30 feet. However, if the garage would be pushed further back, it will have to go into the hill and the property would require re-grading. The garage will be built on slab.

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.

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. Fler was thanked for his presentation.

B13/18 62nd Street South/Beacon Ridge Homes Ltd.

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

Ms. Pratt-Defoe was welcomed to the table.

The recording secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Lot 63, Plan 1697, located at 62nd Street South, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

PURPOSE AND EFFECT: An application submitted by The Jones Consulting Group Ltd., on behalf of Beacon Ridge Homes Ltd., owner of the subject land. The application proposes to create one residential building lot, for a total of two lots.

The portion of the property proposed to be severed as shown on the surveyor's sketch provided (Part 2) has a frontage of approximately 16.78 metres (55 feet), a depth of approximately 48.16 metres (158 feet) and an area of approximately 808 square metres (8,697 square feet).

The portion of the property to be retained as shown on the surveyor's sketch provided (Part 1) has a frontage of 13.7 metres (45 feet), a depth of approximately 48.16 metres (158 feet) and an area of approximately 659 square metres (7,093 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 Ms. Pratt-Defoe to explain the application. She explained that the applicant would like to sever the lands on 62nd St S. She addressed the compliance with the Official Plan, Zoning By-law and provincial policies. The property is located within the town's settlement area and are designated and zoned residential. The one lot is planned to be larger than the other due to it being a corner lot and to be able to meet the exterior side yard setback of 4.5 metres. Ms. Pratt-Defoe noted that the Public Works department confirmed that two water sewer connections are already in place. She further noted that the homes to be developed will be similar in style and size to the surrounding neighbourhood.

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 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.

Ms. Pratt-Defoe was thanked for her presentation.

The next Committee of Adjustment/Consent meeting will be held on **Monday, November 19, 2018** at 4:00 p.m. in the Classroom.

MOVED BY – R. Groh
SECONDED BY – D. Vitali

RESOLUTION NO. 2018-10-03

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

CARRIED