

The Minutes of the Public Hearing for The Town of Wasaga Beach Committee of Adjustment held Monday, September 18, 2017 at 4:00 p.m. in The Classroom.

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

REGRETS: R. Groh Member

MOVED BY- A. Sestokas
SECONDED BY- D. Vitali

RESOLUTION NO. 2017-09-01

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

CARRIED

MOVED BY- A. Sestokas
SECONDED BY- D. Vitali

RESOLUTION NO. 2017-09-02

RESOLVED THAT this Committee of Adjustment/Committee of Consent does hereby adopt the minutes of the meeting held August 21, 2017.

CARRIED

A10/17 Golf Course Rd/FHI Development Corp.

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

Mr. Brading was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Eric Brading, on behalf of FHI Development Corporation, owner of the property described as Part Lot 25, Concession 8, Part 7 Plan 51R-33266, located on Golf Course Road, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands are irregular in shape, have a frontage of approximately 34.68 metres (114 feet), a varying depth of approximately 31 metres (102 feet) at its deepest point and an area of approximately 750 square metres (8,073 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 rear yard setback requirement of 7.6m to 3.0m and the minimum required front yard setback requirement of 6.0m to 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.

Mr. Brading was asked to explain the application. He explained to get the best use of the oddly shaped property and to build a nice home, the configuration requires a minor variance. There is no neighbour behind, it's a storm water management area. The proposed dwelling will have a 2-car garage.

Concerns were noted regarding the driveway location. Ms. Jarratt commented that Public Works has no concerns.

The Chair asked if there was anyone in the audience that would like to comment on the application.

Mr. Gerry Freeman
82 Christy Drive

Mr. Freeman commented that the property backs onto his property and the proposed dwelling location will impede on his rear yard. He suggested to make the home smaller to fit on property.

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.

WITH THE FOLLOWING CONDITIONS:

1. That all other provisions of the zoning by-law be complied with.
2. That the proposed dwelling be sited on the subject parcel as per the site plan provided with the application for minor variance.

Mr. Brading was thanked for his presentation.

A11/17 71 Waterview Rd./MacLachlan

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

Mr. MacLachlan was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Alan MacLachlan, owner of the property described as Lot 37, Plan 51M-961, municipally addressed as 71 Waterview Road,

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 15.24 metres (50 feet), a depth of approximately 34 metres (112 feet) and an area of approximately 518 square metres (5,600 square feet).

VARIANCE REQUESTED

The applicant requests relief from the Residential Type 1 – Thirteenth Exception (R1-13) Zone of Zoning By-law 2003-60 as amended to increase the maximum lot coverage provision from 43% to 43.45% to facilitate the construction of a deck.

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. MacLachlan to explain the application. Mr. MacLachlan explained that the house is located in the Bluewater Canoe Club subdivision. He noted that all houses along the shore have bigger decks and his is quite small. He would like to put a deck on to go out and enjoy. The proposed deck is keeping in line with the neighbours.

As there were no questions from the Committee and no 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 increase in lot coverage only applies to the construction of a deck;
2. That all other provisions of the zoning by-law be complied with.

Mr. MacLachlan was thanked for his presentation.

A12/17 80 Christy Drive/Hill

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

Mr. Fleer was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Ron Fleer, on behalf of David and Marylou Hill, owners of the property described as Lot 33, Plan 51M-851, municipally addressed as 80 Christy 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 12.19 metres (40 feet), a depth of approximately 38.11 metres (125 feet) and an area of approximately 464.5 square metres (5,000 square feet).

VARIANCE REQUESTED

The applicant requests relief from Section 4 Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, from the minimum required interior side yard setback of 1.8m to 0.79m to facilitate the construction of a deck and stairs.

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. Fler to explain the application. Mr. Fler explained that when the addition was built off the back, the property owners wanted a deck. The floor assembly was thicker than proposed and sliding doors to go on the deck didn’t work. The only solution would be to add a door to side and a landing and stairs to ground level.

Mr. Ferguson asked if there was any other way to solve the problem. Mr. Fler noted that there is no access from main floor to deck level. They would have to go out the front door to get onto deck.

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 variance for interior side yard setback only applies to the deck and steps as shown on the site plan provided with the application for minor variance.
2. That all other provisions of the zoning by-law be complied with.

Mr. Fler was thanked for his presentation.

A13/17 14 51st Street N/Sestokas

The chair asked if there are any declarations of conflict or pecuniary interest. Mr. Arv Sestokas declared pecuniary interest and left the table for this application.

Mr. VanderMeer was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by VanderMeer Homes Ltd., on behalf of Anthony Sestokas, owner of the property described as Block A Part Lot 2, Plan 890 Part 1 RP 51R-32323, municipally addressed as 14 51st Street North, 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 22.5 metres (74 feet), a depth of approximately 34.5 metres (113 feet) and an area of approximately 776.25 square metres (8,362 square feet).

VARIANCE REQUESTED

The applicant requests relief from the Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, to increase the maximum lot coverage provision from 35% to 42.14% to facilitate the construction of a deck for a proposed 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. VanderMeer to explain the application. Mr. VanderMeer explained that the owners want a deck at the back, but there was confusion about the 2.5m above finished grade. When the details were finalized, they weren’t within the required 35% maximum lot coverage.

It was noted that the house is not yet built.

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 variance for coverage only pertains to the construction of the deck.
2. That all other provisions of the zoning by-law be complied with.

Mr. VanderMeer was thanked for his presentation.

A14/17 56 Forest Ave./Iwanusiw

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: An application submitted by VanderMeer Homes Ltd., on behalf of Ihor Iwanusiw, owner of the property described as Con 16 Part Lot 10, municipally addressed as 56 Forest Avenue, 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 30.5 metres (100 feet) and an area of approximately 463.6 square metres (5,000 square feet).

VARIANCE REQUESTED

The applicant requests relief from the Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, to increase the maximum lot coverage provision from 35% to 37.75% to facilitate the construction of a deck for a proposed 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. Vandermeer to explain the application. Mr. VanderMeer noted that the issue is similar to the previous application; the finalized drawings are exceeding the 35% maximum lot coverage.

The Chair asked if there was anyone in the audience that would like to comment on the application.

Ms. Jayne Skema
65 Forest Ave.

Ms. Skema noted she supports the idea but the property needs to be taken care off.

Mr. Vitali explained there is a procedure in place through the by-law department for property standards.

Diana Goucher
60 Forest Ave.

Ms. Goucher has the same concerns.

Mr. Vandermeer commented that the purchaser recently closed it and by the week following this meeting the existing cottage should be torn down and leveled.

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 increase in lot coverage only applies to the construction of a deck;
2. That all other provisions of the zoning by-law be complied with.

Mr. Vandermeer was thanked for his presentation.

A15/17 6 Seeley Crt/Greene

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

Mr. Greene was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Robert Greene, owner of the property described as Lot 8 Plan M67, municipally addressed as 6 Seeley Court, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 30.78 metres (101 feet), a depth of approximately 57.91 metres (190 feet) and an area of approximately 2,765 square metres (19,190 square feet).

VARIANCE REQUESTED

The applicant requests relief from Section 3 Accessory Uses, Buildings and Structures of Zoning By-law 2003-60 as amended, from the maximum coverage permission of 65 square metres to 98.8 square metres and from the maximum horizontal dimension of 9 metres to 11.58 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. Greene to explain the application. Mr. Greene explained that he used to live at HWY 26 and Klondike Park Road, where he had a 1800 square foot shop. They wanted to downsize and 6 Seeley Court seemed suitable. The previous owner took 1/3 of garage to extend main floor, so there is only 1/2 garage left. Mr. Greene needs more space for vehicles and storage.

It was noted that 2 trees at the front will be trimmed and 4 trees and bushes will be cut down.

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 all other provisions of the Zoning By-law be complied with.

Mr. Greene was thanked for his presentation.

A16/17 55 Antigua Dr./Turmelle

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

Mr. Turmelle was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by Jean Guy Turmelle, owner of the property described as Lot 26 Plan 1475, municipally addressed as 55 Antigua 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 30.5 metres (100 feet), a depth of approximately 45.7 metres (150 feet) and an area of approximately 1,394 square metres (15,000 square feet).

VARIANCE REQUESTED

To facilitate the continued construction of a detached garage, the applicant requests relief from Section 3.1.5.5 Accessory Uses, Buildings and Structures of Zoning By-law 2003-60 as amended to permit an increase in the maximum height of a detached accessory building from 3.7 metres to 3.9 metres when the detached accessory building is located with a minimum rear and side yard setback of 0.9 metres.

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. Turmelle to explain the application. Mr. Turmelle explained that he would like relief for the height of the garage. It's 0.2m too high for the existing setbacks, due to a mistake of the contractor. He also noted that the roof is at the minimum pitch required for snow load.

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 all other provisions of the zoning by-law be complied with.

Mr. Turmelle was thanked for his presentation.

A17/17 1101 Shore Lane/Howson

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

Ms. Patten was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by L. Patten and Sons, on behalf of Christa and Mac Howson, owners of the property described as Lot 128 Plan 805, municipally addressed as 1101 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 15.24 metres (50 feet), a depth of approximately 38.4 metres (126 feet) and an area of approximately 585.79 square metres (6,300 square feet).

VARIANCE REQUESTED

The applicant requests relief from Section 4 Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, to increase the maximum lot coverage provision from 35% to 39.3% 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 Ms. Patten to explain the application. Ms. Patten explained that the home is designed to the property owner's desire and keeping in line with neighbourhood. The maximum lot coverage of 35% is slightly exceeded due to the proposed shed and screened veranda.

It was noted that the grading will be addressed at building permit stage.

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;

Ms. Jarratt noted that a lot grading plan is a building permit requirement. If the lot grading was approved, the owner has a certificate and any issues would have to be addressed.

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 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 increase in lot coverage only applies to the construction of a deck;
2. That all other provisions of the zoning by-law be complied with.

Mr. De Rijke was thanked for his presentation.

A19/17 731 Mosley St/2243344 Ontario Inc.

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

Mr. Lee was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: An application submitted by 2243344 Ontario Inc., owner of the property described as Concession 16 Part Lot 6 Plan 674 Lot J RP 51R-9721 Parts 1 and 2, municipally addressed as 731 Mosley Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The lands are the subject to application for severance under files B15/17 and B16/17. This application for variance pertains to the retained parcel of the applications, identified as 'Lot 1' on the sketch provided.

'Lot 1' has a frontage of approximately 12 metres (39 feet), a depth of approximately 48.52 metres (159 feet) and an area of approximately 514 square metres (5,533 square feet).

VARIANCE REQUESTED

The applicant requests relief from Section 4 Residential Type One (R1) Zone of Zoning By-law 2003-60 as amended, from the minimum required side yard setback of 1.8 metres to 0.84 and 0.93 metres to recognize the location of an existing dwelling.

The Chair asked Mr. Lee to explain the application. Mr. Lee explained that he was granted a severance to create 3 lots (August, 2017 meeting). The existing house is too close to the side yard and one of the conditions of granting of severance is to solve this existing 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 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 the reduction in the interior side yard setback only applies to the existing dwelling and any future additions comply with the minimum yard requirements of the zoning by-law;
2. That all other provisions of the zoning by-law be complied with.

Mr. Lee was thanked for his presentation.

B17/17 36 6th Lane/1156891 Ontario Inc.

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

Mr. Lorusso was welcomed to the table.

The Recording Secretary read the application.

LANDS SUBJECT TO THE APPLICATION: Lot 45, Plan 1705, located at 36 6th Lane, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: An application submitted by Domenico Lorusso, on behalf of 1156891 Ontario Inc., 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 1) has a frontage of approximately 15.24 metres (50 feet), a depth of approximately 37.47 metres (123 feet) and an area of approximately 571 square metres (6,150 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part 2) has a frontage of 15.24 metres (50 feet), a depth of approximately 38.85 metres (127 feet) and an area of approximately 592 square metres (6,350 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. Lorusso to explain the application. Mr. Lorusso explained that he would like to build a new house on the severed part of the property.

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 municipal water and sewer services be provided to the lands to be severed and the lands to be retained to the satisfaction of the municipality.
4. That the accessory structure located on the severed part 1 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. Lorusso was thanked for his presentation.

B18/17 and B19/17 59 23rd Street N/1156891 Ontario Inc.

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

Mr. Fisher was welcomed to the table.

The Recording Secretary read both applications.

LANDS SUBJECT TO THE APPLICATION: Lot 91, Plan 1705, located at 59 23rd Street North, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: Applications submitted by Rod Reynolds, on behalf of Domenic Manno, owner of the subject lands. The applications propose to create two lots for a total of three lots.

FILE B18/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part A) has a frontage of approximately 15.28 metres (50 feet) on 1st Lane, a depth of

approximately 38.10 metres (125 feet) and an area of approximately 579 square metres (6,250 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part B and C) has a frontage of 30.34 metres (100 feet) on 23rd Street North, a depth of approximately 38.10 metres (125 feet) and an area of approximately 1,154 square metres (12,500 square feet).

FILE B19/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part B) has a frontage of approximately 15.17 metres (50 feet) on 23rd Street North, a depth of approximately 38.1 metres (125 feet) and an area of approximately 577 square metres (6,250 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part C) has a frontage of 15.17 metres (50 feet) on 23rd Street North, a depth of approximately 38.1 metres (125 feet) and an area of approximately 577 square metres (6,250 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. Fisher to explain the application. Mr. Fisher explained that lot 91 is irregular and the owner would like to build a single family dwelling, which fits better in the area than the existing configuration.

The existing building complies, if they chose to keep it. The existing gazebo will be removed.

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 B18/17

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 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.

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 B18/17 be granted and completed.
4. 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.
5. That the accessory structure located on the severed part B be removed.
6. 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. Fisher was thanked for his presentation.

B20/17 and B21/17 63 74th Street S/Wood

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

Ms. Wood was welcomed to the table.

The Recording Secretary read the applications.

LANDS SUBJECT TO THE APPLICATION: Part Lot 34, Con 3, located at 63 74th Street South, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

PURPOSE AND EFFECT: Applications submitted by Meribeth Wood, owner of the subject lands. The applications propose to create two lots for a total of three lots.

FILE B20/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part C) has a frontage of approximately 33.31 metres (109 feet), a depth of approximately 47.5 metres (156 feet) and an area of approximately 1,316 square metres (19,565 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part A, B and D) is irregular in shape, has a frontage of 39.15 metres (128 feet) on 74th Street South and 16 metres (50 feet) on Ayling Reid Court, and an area of approximately 2,911 square metres (25,312 square feet).

FILE B21/17

The portion of the property proposed to be severed as shown on the surveyors sketch provided (Part D) has a frontage of approximately 16 metres (50 feet) on Ayling Reid Court, a depth of

approximately 58.24 metres (125 feet) and an area of approximately 901 square metres (6,250 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided (Part A and B) has a frontage of 39.15 metres (128 feet) on 74th Street South, a depth of approximately 51.88 metres (170 feet) and an area of approximately 2,010 square metres (21,635 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. Wood to explain the applications. Ms. Wood explained that it's a large property and she is looking to sever 2 lots and retain the house. She noted that water and sewer went in in 2008. There is one more possible parcel, but she is waiting for the water/sewer penalty to be removed (10 years), therefore Part A and B will be retained for now.

Mr. Vitali asked if the grading and drainage plan takes trees into account. Ms. Jarratt commented that with this specific area where the lots are deeper, staff see that trees are being shown on the drainage plans to be preserved in a number of cases.

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 applications, the Committee granted the application.

FILE B20/17

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 the shed located on the severed parcel be removed.
4. That an overall lot grading and drainage plan be prepared by a qualified professional and to the satisfaction of the municipality for the severed and retained lands.
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.

FILE B21/17

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 B20/17 be granted and completed.
 4. That an overall lot grading and drainage plan be prepared by a qualified professional and to the satisfaction of the municipality for the severed and retained lands.
 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. was thanked for his presentation.

The next Committee of Adjustment/Consent meeting will be held on **Monday, October 16, 2017** at 4:00 p.m. in the Classroom.

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

RESOLUTION NO. 2017-09-03

RESOLVED THAT this Committee of Adjustment / Committee of Consent meeting does now adjourn at 6:10 p.m.

CARRIED