



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1

**TOWN OF WASAGA BEACH  
COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. A01/18**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT  
R.S.O. 1990, AS AMENDED.**

**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).

**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.

**DECISION: GRANTED**

The Committee GRANTS 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.

**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.

**Administration**  
ph (705) 429-3844  
fx (705) 429-6732

**By-Law/Business Licensing**  
(705) 429-2511

**Parks & Facilities**  
(705) 429-0412

**Planning/Building/C.D.O.**  
(705) 429-3847

**Recreation**  
(705) 429-3321

**Fire Department**  
(705) 429-5281

**Public Works**  
(705) 429-2540

**ANDY FERGUSON, MEMBER**

**ARV SESTOKAS, MEMBER** Acting  
CHAIR

**DOUG VITALI, MEMBER**

\_\_\_\_\_  
*Andy Ferguson*  
\_\_\_\_\_  
*Arv Sestokas*  
\_\_\_\_\_  
*Doug Vitali*

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group. In order to appeal the minor variance decision, notice of the appeal must be filed with the Secretary Treasurer of the Committee of Adjustment no later than **February 5, 2018** and shall set out reasons for the appeal of the consent. The appeal must be accompanied by the fee required by the Ontario Municipal Board in the form of a certified check and a completed Appellant Form. Appellant forms may be obtained from the Municipal Office or by visiting the Ontario Municipal Board website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

I, Tracy Jarratt, Secretary-Treasurer of the Town of Wasaga Beach, Committee of Adjustment, do hereby certify this to be a true copy of the decision of the Committee of Adjustment, and that this decision was concurred in by a majority of members who heard the application and whose names appear above.

**DATE OF HEARING: January 15, 2018**

**DATE OF DECISION: January 15, 2018**

**LAST DATE OF APPEAL: February 5, 2018**

\_\_\_\_\_  
*Tracy Jarratt*  
Tracy Jarratt  
Secretary-Treasurer  
Committee of Adjustment  
30 Lewis Street  
WASAGA BEACH, Ontario  
L9Z 1A1