



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

**TOWN OF WASAGA BEACH
COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A03/19**

**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 Harold Wilson, owner of the property described as Lot 105, Plan 829, municipally addressed as 677 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 approximately 38.1 metres (125 feet), a depth of approximately 32.21 metres (106 feet) and an area of approximately 1,227 square metres (13,210 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 Section 3, Accessory Uses, Buildings and Structures of Zoning By-law 2003-60 as amended from:

Section 3.1.2 (Lot coverage)

- The maximum permitted lot area of 65 square metres to 93.57 square metres;
- The maximum permitted horizontal dimension of 9 metres to 10.97 metres.

Section 3.1.4

- The maximum permitted height of 5 metres to 6 metres.

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 proposed garage not exceed one storey;
2. That the applicant provide a lot grading plan, prepared by a qualified professional to the satisfaction of the Town of Wasaga Beach Engineering Services Department.

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


ARV SESTOKAS MEMBER/ACTING CHAIR
LES NEWTON MEMBER
MARK RUTTAN MEMBER
DOUG VITALI MEMBER



Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. 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 March 4, 2019 and shall set out reasons for the appeal of the consent. The appeal must be accompanied by the fee required by the Local Planning Appeal Tribunal in the form of a certified check and a completed Appellant Form. **Appellant Form (A1)**. Appellant forms may be obtained from the Municipal Office or by visiting the Local Appeal Tribunal website at (<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>).

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: February 11, 2019
DATE OF DECISION: February 11, 2019
LAST DATE OF APPEAL: March 4, 2019



Tracy Jarratt
Secretary-Treasurer
Committee of Adjustment
30 Lewis Street
WASAGA BEACH, ON
L9Z 1A1