



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

**TOWN OF WASAGA BEACH
COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A07/19**

**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 of Zivan Bozinkocev, owner of the property described as Part of Lot 30, Plan 678, Part of Lot 8, Concession 16, municipally addressed as 424 Mosley Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands are also the subject of application for severance under file B01/19. Both the proposed severed (Part A), and retained (Part B) parcels of application B01/19 are the subject of this application for variance.

The subject land is irregular in shape, has a frontage of approximately 30.19 metres/100 feet, and an area of approximately 1,437 square metres/15,469 square feet.

OTHER APPLICATIONS: The land subject to this application for minor variance is currently the subject of application for consent under file B01/19.

DECISION: GRANTED

For Proposed Part B of Application B01/19 – The applicant requests relief from the Residential Type 1 Zone of Zoning By-law 2003-60 from the minimum interior side yard setback of 1.8 metres to .24 metres and from the minimum front yard setback requirement of 6 metres to 2.5 metres to permit the location of an existing dwelling.

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

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

ART SIGOUIN	CHAIR
ARV SESTOKAS	MEMBER
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 May 6, 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: April 15, 2019
 DATE OF DECISION: April 15, 2019
 LAST DATE OF APPEAL: May 6, 2019

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