



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1
**TOWN OF WASAGA BEACH
COMMITTEE OF CONSENT
DECISION RE: FILE NO. B01/19**

IN THE MATTER OF Section 53 of the *Planning Act*, R.S.O. 1990, as amended.

LANDS SUBJECT TO THE APPLICATION: 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.

PURPOSE AND EFFECT: An application submitted by Zivan Bozinkocev, 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 survey provided (Part A) has a frontage of approximately 12.19 metres (40 feet), an irregular depth and an area of approximately 709 square metres (7,632 square feet).

The portion of the property to be retained as shown on the survey provided (Part B) has a frontage of 17.9 metres (59 feet), an irregular depth and an area of approximately 728 square metres (7,836 square feet).

OTHER APPLICATIONS: The subject lands are currently the subject of minor variance application A07/19

HAVING been assured that notice had been given in accordance with the requirements of The Planning Act and upon hearing the representations made at the Public Hearing at which time consideration was given to all matters which had to be considered in accordance with The Planning Act, R.S.O., 1990, as amended, the members of the Town of Wasaga Beach Committee of Consent reached the following decision:

DECISION: **GRANTED**

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;
4. 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 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 owner dedicate to the municipality a 3 metre road widening adjacent to the Mosley Street road allowance and that all costs associated with same be the responsibility of the owner.
3. That the applicant provide a registered reference plan, said reference plan to show all of the parcel to be severed, all of the parcel to be retained and the lands to be dedicated to the municipality.
4. That the one storey dwelling as shown on the survey sketch provided with the application be demolished and removed and that any necessary demolition permit be obtained from the Building Department to do so.
5. That the fencing, structures and landscaping that encroach onto the Provincial Park located to the north and west of the subject parcel be removed, the affected land restored to a natural state to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) and that any necessary permissions be obtained by the owner from Ontario Parks, MECP to do so.
6. That the owner demonstrate to the satisfaction of the Town of Wasaga Beach that the retained Parcel B complies with the minimum parking space requirements of Zoning By-law 2003-60.
7. That variance application A07/19 be approved to permit a reduced front and interior side yard setback for the retained Parcel B of this application.
8. That the owner demonstrate to the satisfaction of the Town of Wasaga Beach that the water and sewer piping used to connect the existing two storey dwelling to municipal services is located completely on the proposed retained Parcel B.
9. 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.
10. 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.

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

DATE OF DECISION: April 15, 2019
LAST DATE FOR APPEALING THIS
DECISION OR ANY OF THE CONDITIONS: May 6, 2019

PROVISIONAL CONSENT IS HEREBY GIVEN
TO GRANT THE APPLICATION SUBJECT TO
ALL OF THE AFOREMENTIONED CONDITIONS
BEING MET BY: April 15, 2020

ART SIGOUIN, CHAIR



ARV SESTOKAS, MEMBER



LES NEWTON, MEMBER



MARK RUTTAN, MEMBER



DOUG VITALI, MEMBER

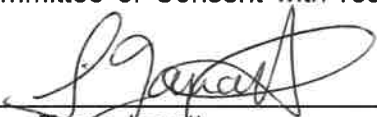


Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual 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/>).

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

I, Tracy Jarratt, Secretary-Treasurer of the Town of Wasaga Beach, Committee of Consent, certify that the above is a true copy of the decision of the Committee of Consent with respect to the application recorded therein.

DATED this 15th day of April, 2019


Tracy Jarratt
Secretary-Treasurer
Committee of Adjustment