



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

**TOWN OF WASAGA BEACH
COMMITTEE OF CONSENT
DECISION RE: FILE NO. B03/19**

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

LANDS SUBJECT TO THE APPLICATION: Lot 69 Plan 1391, located at 29 George Avenue, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands

PURPOSE AND EFFECT: An application submitted by Reynolds Surveying on behalf of Peter Wilson and Tanya Lawrence, owners 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 1) has a frontage of approximately 14.46 metres (47 feet), a depth of approximately 71.5 metres (235 feet) and an area of approximately 1,037 square metres (11,162 square feet).

The portion of the property to be retained as shown on the survey provided (Part 2) has a frontage of 16.06 metres (53 feet), a depth of approximately 71.5 metres (235 feet) and an area of approximately 1,143 square metres (12,303 square feet).

OTHER APPLICATIONS: The land subject to this application for consent are not currently the subject of an Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order Amendment, or Minor Variance.

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 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 two sheds located on the severed parcel be removed and any necessary demolition permits be obtained from the Building Department to do so.
4. That the owner demonstrate to the satisfaction of the Town of Wasaga Beach that the deck attached to the existing dwelling on the retained parcel complies with the minimum interior side yard setback requirements of Zoning By-law 2003-60.
5. That the owner demonstrate to the satisfaction of the Town of Wasaga Beach that the water and sewer piping used to connect the existing dwelling to municipal services is located completely on the proposed retained Part 2 and further that the owner confirm the location of the water sewer laterals in relation to the proposed interior lot lines.
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.

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) 429-3281
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

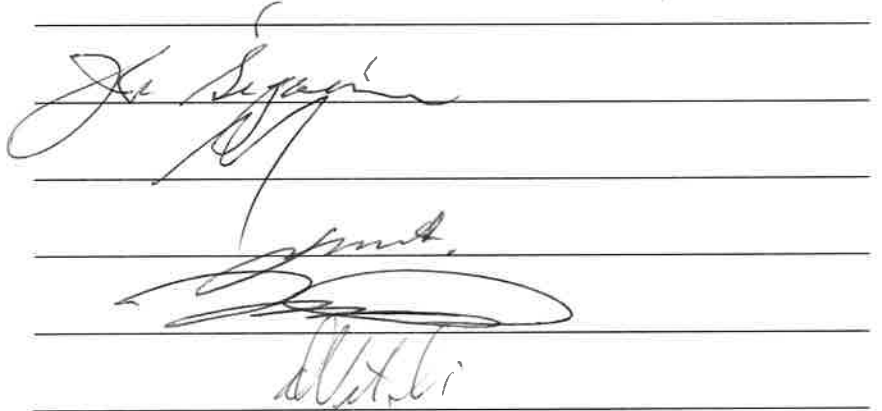
ART SIGOUIN, CHAIR

ARV SESTOKAS, MEMBER

LES NEWTON, MEMBER

MARK RUTTAN, MEMBER

DOUG VITALI, MEMBER

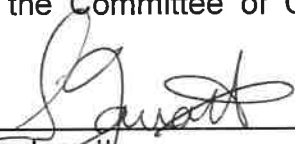


Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual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