



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

**TOWN OF WASAGA BEACH  
COMMITTEE OF CONSENT  
DECISION RE: FILE NO. B04/19**

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

**LANDS SUBJECT TO THE APPLICATION:** Lot 16 Plan 1696, located at 58<sup>th</sup> Street South, 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 Pasquale and Grazia Bria, 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 A) has a frontage of approximately 12.2 metres (40 feet), a depth of approximately 54.29 metres (178 feet) and an area of approximately 670 square metres (7,212 square feet).

The portion of the property to be retained as shown on the survey provided (Part B) is irregular in shape, has a frontage of 15.32 metres (50 feet), a depth of approximately 54.29 metres (178 feet) and an area of approximately 1,552 square metres (16,706 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:**

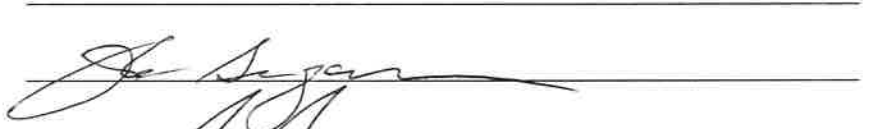
1. That the applicant provide the following monies to the Municipality:
  - a) That all outstanding municipal fees, taxes and charges, including local improvement charges, be paid out in full ;
  - b) 5% Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of 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 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.

<b>Administration</b> ph (705) 429-3844 fx (705) 429-6732	<b>By-Law/Business Licensing</b> (705) 429-2511	<b>Planning/Building/C.D.O.</b> (705) 429-3847	<b>Fire Department</b> (705) 429-5281
	<b>Parks &amp; Facilities</b> (705) 429-0412	<b>Recreation</b> (705) 429-3321	<b>Public Works</b> (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



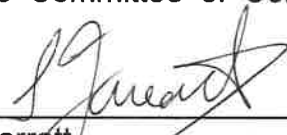
DOUG VITALI, MEMBER

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 15<sup>th</sup> day of April, 2019

  
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Tracy Jarratt  
Secretary-Treasurer  
Committee of Adjustment