



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1
COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A15/20

NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT R.S.O. 1990, AS AMENDED.

LANDS SUBJECT TO THE APPLICATION: Lot 41, Plan 837, municipally addressed as 29 19th Street N, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 15.24 metres (50 ft.), a depth of approximately 45.73 metres (150 ft.) and an area of approximately 697 square metres (7,500 sq. ft.).

OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the Planning Act.

DECISION:

GRANTED

The Committee grants the following relief from Section 3.38, Off Street Parking Requirements, and Section 4, Residential Type One, of Zoning By-law 2003-60 as amended, specifically:

- Section 3.38.2.7 – To decrease the minimum required distance between a driveway and an intersection of street lines in Residential Zones from 9.0 metres to 6.0 metres.
- Section 4.3.4 – To decrease the minimum required front yard setback of 6.0m to 3.9m to facilitate the location of the main dwelling, and 3.0m to facilitate the location of a covered entry only.;
- Section 4.3.6 – To decrease the minimum required rear yard setback from 7.6 metres to 1.8 metres,
- Section 4.3.9 – To increase the maximum permitted lot coverage from 35% to 36.2%.

The variance requested would facilitate the construction of a single family dwelling with an attached garage.

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 all other provisions of the zoning by-law be complied with
2. THAT any future development on the lot will adhere to current Town of Wasaga Beach Standards and policies.
3. THAT a Road Occupation Permit shall be taken out for any works within the right of way
4. THAT no privacy fencing or large plantings, that could obstruct the sight triangle at 19th Street North and Dunkerron Avenue, be placed.

Administration

ph (705) 429-3844
fx (705) 429-6732

By-Law/Business Licensing
(705) 429-2511



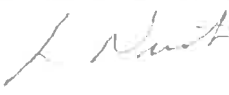


Parks & Facilities
(705) 429-0412

Planning/Building/C.D.O.
(705) 429-3847

Recreation
(705) 429-3321

Fire Department
(705) 429-5281


Public Works
(705) 429-2540

ARV SESTOKAS	CHAIR	
JOSEPH EMMONS		
LES NEWTON	MEMBER	
MARK RUTTAN	MEMBER	
ED STANYK	MEMBER	ABSENT
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 September 7, 2020 and shall set out reasons for the appeal of the minor variance. 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, Dagmar de Rijke, 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: August 17, 2020
DATE OF DECISION: August 17, 2020
LAST DATE OF APPEAL: September 7, 2020


Dagmar de Rijke
Secretary-Treasurer
Committee of Adjustment
30 Lewis Street
WASAGA BEACH, ON
L9Z 1A1