



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

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A16/20**

LANDS SUBJECT TO THE APPLICATION: PLAN 1493 PT LOT 21 RP;51R33100 PART 2, located at Cedarlane Drive, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 24.07 metres (79 ft.), a depth of approximately 24.41 metres (80 ft.) and an area of approximately 558 square metres (6,006 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, General Provisions, and Section 4, Residential Type 1, of Zoning By-law 2003-60 as amended, specifically:

- Section 3.38.2.2 - To increase the maximum permitted driveway width for dwellings having no garage or single car garage from 6m to 8.46m;
- Section 3.3.6 – To increase the maximum permitted encroachment for steps in the required exterior side yard from 0.9 metres to 1.18 metres; and to increase the height of steps permitted to encroach within the required exterior side yard, from a maximum of 0.6 metres above grade, to 0.81 metres above finished grade.
- Section 4.3.6 – To decrease the minimum required rear yard setback from 7.6 metres to 6.45 metres.

The variance facilitates the construction of a single family dwelling with one basement apartment.

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 lots will adhere to current Town of Wasaga Beach standards and policies.
3. THAT only a maximum of one (1) accessory dwelling unit is permitted.
4. THAT a Road Occupation Permit shall be taken out for any works within the right of way.

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



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 October 13, 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: September 21, 2020

DATE OF DECISION: September 21, 2020

LAST DATE OF APPEAL: October 13, 2020



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