



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

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A25/20**

LANDS SUBJECT TO THE APPLICATION: Lots 1 through 4 in Plan 51M-1188, located on the west side of Berkely Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer is available for the subject lands.

The subject lands have a frontage of approximately 73.2 metres, a depth of approximately 33.5 metres and an area of approximately 2,445.5 square metres.

OTHER APPLICATIONS: The land subject to this application for Minor Variance is currently the subject of an application for Consent – lot addition under file B18/20.

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 4.3.5 – to decrease the minimum required interior side yard setback of 1.8 metres to 1.65 metres.

The variance requested would facilitate the construction of a 0.3 metre wider dwelling on each of the five (5) lots proposed through consent applications B14/20, B15/20, B16/20, and B17/20.

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 the boundary adjustments and severance sought by applications for consent B14/20 through B17/20 be granted and that the severance to create one additional residential building lot be completed.
2. THAT all other provisions of the Zoning By-law be complied with.
3. THAT any future development on the lots will adhere to current Town of Wasaga Beach standards and policies.

ARV SESTOKAS

CHAIR

LES NEWTON

MEMBER

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

MARK RUTTAN MEMBER



ED STANYK MEMBER

ABSENT

DOUG VITALI MEMBER

ABSENT

JOSEPH EMMONS MEMBER



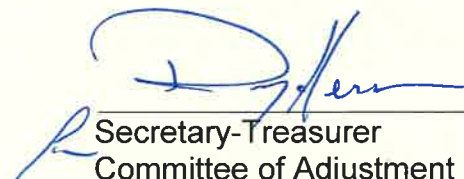
Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variance to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual 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 December 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, the 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: November 16, 2020

DATE OF DECISION: November 16, 2020

LAST DATE OF APPEAL: December 7, 2020



Secretary-Treasurer
Committee of Adjustment
30 Lewis Street
WASAGA BEACH, ON