



30 Lewis Street, Wasaga Beach, Ontario, Canada L9Z 1A1  
**COMMITTEE OF ADJUSTMENT**  
**DECISION RE: FILE NO. A31/19**

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

**LANDS SUBJECT TO THE APPLICATION:** An application submitted by Reynolds Surveying, on behalf of Giuseppe Fusco, owner of the property described as Lot 78, Plan 1391, municipally addressed as 10 George Avenue, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 46.98 metres (154 feet), a depth of 15.45 metres (51 feet) and an area of approximately 730 square metres (7,857 square feet).

**OTHER APPLICATIONS:** This Minor Variance application is also the subject of an application for consent under file B22/19.

**DECISION:**

**GRANTED**

To facilitate a building envelope on the subject lands, the Committee grants relief from the minimum required rear yard setback of 7.6m to 1.83m.

**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 severance sought by application for consent B22/19 be granted and that the severance be completed.
2. THAT all other provisions of the zoning by-law be complied with
3. THAT any future development on the lot will adhere to current Town of Wasaga Beach Standards and policies.
4. THAT the proposed front porch shown on the site plan provided, would be constructed not more than 1.2 metres above finished and shall not exceed more than 1.5 square metres
5. THAT the development of the proposed severed lot occur in a manner that is substantially consistent with that shown in the Sketch for Severance Application for Part of Lot 78, Registered Plan 1391, prepared by Rodney G. Reynolds, Ontario Land Surveyor, dated August 12, 2020, as submitted with Consent Application B22/19 and Variance Application A31/19.
6. THAT certificate of Lot Grading be approved by the Town for the subject lot.

**Administration**

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

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


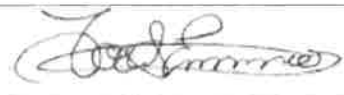
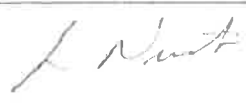


**Parks & Facilities**  
(705) 429-0412

**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