



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

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. B16/21**

**LANDS SUBJECT TO THE APPLICATION:** PLAN 1391 LOT 21, municipally addressed as 65 Robert Street South, Town of Wasaga Beach, County of Simcoe.

**OTHER APPLICATIONS:** The land subject to this application for consent is not currently the subject of an Official Plan Amendment, Zoning By-Law Amendment, Minister's Zoning Order Amendment, or Minor Variance.

**DECISION: GRANTED**

**PURPOSE AND EFFECT:** An application submitted by Innovative Planning Solutions, on behalf of David Snell, owner of the subject lands. The application(s) cumulatively propose to create two (2) new residential building lots, for a total of three (3) lots.

The portion of the property proposed to be severed as shown on the surveyors sketch as 'Lot 1', has a frontage of approximately 15.3 metres (50.2 feet), a depth of approximately 48.1 metres (157.81 feet) and an area of approximately 730.6 square metres (7,864.11 square feet).

The portion of the property to be retained as shown on the surveyors sketch provided as 'Lot 2' and 'Future Lots 3/4/5/6' has a frontage of approximately 52.9 metres (173.56 feet), a depth of approximately 38.2 metres (125.33 feet) and an area of approximately 1,311.7 square metres (14,119.02 square feet).

**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) That 5% Parkland Contribution as provided 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 a sanitary service clean out (inspection port) be installed at street property line for the existing and proposed sanitary services, as per Town Engineering Standards.
4. THAT the applicant provide a lot grading and drainage plan prepared by a qualified professional for the severed and retained parcels to the satisfaction of the municipality and any future development on the individual lots will be in accordance with the current Town of Wasaga Beach Infill Lot Grading and Drainage Policy.

**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

5. THAT the location of the existing municipal services be verified to confirm the location does not conflict with the proposed property line; municipal services must maintain a minimum 1.5 metres setback away from the side property line.
6. THAT any future development on the individual lots will be in accordance with the current Town of Wasaga Beach Standards, as well as the Infill Lot Grading and Drainage Policy.
7. THAT the applicant provide municipal water services to both the severed and retained parcels to the specification and location satisfactory to the Town of Wasaga Beach.
8. THAT the location of the proposed and/or relocated municipal services must be submitted on a plan and approved by the Town with a Road Occupation Permit.
9. 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.
10. THAT should the Committee choose to grant application B17/21, the owner enter into a site development agreement with the municipality to implement the approved lot grading and drainage plan including the posting of any necessary securities.

ARV SESTOKAS	CHAIR	 _____
LES NEWTON	MEMBER	 _____
MARK RUTTAN	MEMBER	 _____
ADAM HARROD	MEMBER	ABSENT _____
SUZANNE REU	MEMBER	 _____
JOHN SMEH	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 January 2, 2022 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/>).

DATE OF HEARING: December 13, 2021

DATE OF DECISION: December 13, 2021

LAST DATE OF APPEALING THIS DECISION OR ANY CONDITIONS WITHIN: January 2, 2022

PROVISIONAL CONSENT IS HEREBY GIVEN  
TO GRANT THE APPLICATION SUBJECT TO  
ALL OF THE AFOREMENTIONED CONDITIONS  
BEING MET BY:

December 13, 2022

Douglas Herron, 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.

DATED this 13th day of December, 2021



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Douglas Herron  
Secretary-Treasurer  
Committee of Adjustment  
30 Lewis Street  
WASAGA BEACH, ON  
L9Z 1A1