



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

**COMMITTEE OF ADJUSTMENT  
DECISION RE: FILE NO. B18/20**

**IN THE MATTER OF** Section 53 of the *Planning Act*, R.S.O. 1990, as amended.

**LANDS SUBJECT TO THE APPLICATION:** Sunnidale Concession 16 Part Lot 8 AND Plan 678 Lot 21 Lot G RP 51R32533 PT Parts 1 to 3, municipally addressed as 9 13<sup>th</sup> Street North, Town of Wasaga Beach, County of Simcoe.

**PURPOSE AND EFFECT:** An application submitted by Randy and Mary Stewart, owners of the subject land. This application will act as an application for lot addition.

The portion of the property proposed to be severed as shown on the severance sketch (Part 1) has no frontage, a depth of approximately 1.57 metres, and an area of approximately 24 square metres (258 sq. ft.). The severed parcel is proposed to be added to the abutting lands, shown as Lot H and Lot 22 on the severance sketch.

The portion of property to be retained as shown on the severance sketch (Part 2) has a frontage of 15.24 metres, a depth of approximately 45.33 metres and an area of approximately 715 square metres.

**OTHER APPLICATIONS:** The land subject to this application for Consent is currently the subject of an application for Minor Variance under file A26/20.

**HAVING** been assured that notice had been given in accordance with the requirements of The Planning Act and upon hearing the representations made at the Public Hearing at which time consideration was given to all matters which had to be considered in accordance with The Planning Act, R.S.O., 1990, as amended, the members of the Town of Wasaga Beach Committee of Adjustment reached the following decision:

**DECISION:**

**GRANTED**

**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.
2. THAT the applicant provides 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 the owners solicitor undertake to consolidate for registration purposes Lot H, Lot 22, and the portion of Lot 8 Concession 16 to be severed

**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

4. THAT Subsection(s) 50(3) and/or 50(5) of the Planning Act R.S.O. 1990 as amended shall apply to any subsequent conveyance or transaction involving the severed parcel.
5. 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.

**DATE OF DECISION:** November 16, 2020  
**LAST DATE FOR APPEALING THIS DECISION OR ANY OF THE CONDITIONS:** December 7, 2020

**PROVISIONAL CONSENT IS HEREBY GIVEN TO GRANT THE APPLICATION SUBJECT TO ALL OF THE AFOREMENTIONED CONDITIONS BEING MET BY:** November 16, 2021


ARV SESTOKAS	CHAIR	
LES NEWTON	MEMBER	
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 consent. 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/>).

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

I, the Secretary-Treasurer of the Town of Wasaga Beach, Committee of Adjustment, certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded therein.

DATED this 20th day of November, 2020



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