



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

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. B40/21**

LANDS SUBJECT TO THE APPLICATION: PLAN 805 BLK K, 90 37th Street North, 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 The Jones Consulting Group Ltd. c/o Amanada Hoffmann, on behalf of Beacon Ridge Homes Ltd. c/o Norm Stapely, owners of the subject land. The application proposed to create one (1) new residential building lot, for a total of two (2) lots.

The portion of the property proposed to be severed as shown on the surveyor's sketch provided as 'Part 2' has a frontage of approximately 24.55 metres (80.54 feet), a depth of approximately 57.51 metres (188.68 feet) and an area of approximately 724 square metres (7,793.07 square feet).

The portion of the property proposed to be retained as shown on the surveyor's sketch provided as 'Part 1' has a frontage of approximately 15.24 metres (50.0 feet), a depth of approximately 57.12 metres (187.4 feet) and an area of approximately 870.5 square metres (9,369.98 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 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.
4. THAT any existing and/or proposed sanitary services install a 200mmØ sanitary service clean out at street property line, as per Town Engineering Standards.

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 applicant provide municipal water and sewer services to the retained parcel, to the specification and location satisfactory to the Town of Wasaga Beach.
6. THAT confirmation of the existing services location in relation to the new property line be submitted to the Town to ensure that municipal services are a minimum of 1.5 metres from the side property line at the street property line.
7. THAT a Road Occupation Permit shall be taken out for any works within the right of way.
8. 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.

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



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