

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. A23/22**

LANDS SUBJECT TO THE APPLICATION: PLAN 51M961 LOT 40, municipally addressed as 65 Waterview Road, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 15 metres (49.21 feet), a depth of approximately 34 metres (111.55 feet) and an area of approximately 553 square metres (5,952 square feet).

OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the Planning Act.

DECISION: GRANTED

The committee granted relief from Section 4 “Residential Type 1” Zoning provisions of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

- Section 4.4.13 – to allow for an increased lot coverage of 45%, whereas 43% is permitted.

The variance requested would permit the construction of a 39.38 square metre deck within the rear yard, the effect of which would permit an increase in total lot coverage for all buildings and structures from the permitted 43% to 45%.

RECOMMENDATION:

In consideration of the foregoing, the Planning Department supports application A23/22. At the time of writing this Staff recommendation report to the Committee, Planning Staff have not received comments from the NVCA. Should the Committee choose to approve application A23/22, Planning Staff recommend this approval also be subject to NVCA comments and approval, and subject to the following conditions being applied:

- 1) THAT all other provisions of Zoning By-law 2003-60 be complied with.
- 2) THAT the development will be consistent with the site plan and drawings provided with the application, contained within “Appendix 1” of this report.
- 3) THAT the proposed deck development on the subject lot will be in accordance with the current Town of Wasaga Beach Standards, as well as the Infill Lot Grading and Drainage Policy, if applicable.
- 4) THAT the applicant obtain the necessary NVCA permit and approval and provide confirmation to the satisfaction of the Building Department, if required.

ANDY FERGUSON MEMBER



HAROLD VAN GOOL MEMBER



KENT WOOTTON MEMBER



ADAM HARROD MEMBER



DANIEL PAUL

~~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 4, 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: August 15, 2022

DATE OF DECISION: August 15, 2022

LAST DATE OF APPEAL: September 4, 2022

Cristy Wilson, 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 15th day of August, 2022



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