

**COMMITTEE OF ADJUSTMENT
DECISION RE: FILE NO. B1722**

LANDS SUBJECT TO THE APPLICATION: The subject lands are legally described as LOT 29 PLAN 721 and municipally addressed as: 1062 River Road East, Town of Wasaga Beach, County of Simcoe

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

PURPOSE AND EFFECT / APPLICATION:

An application for consent has been submitted by Aby Javidnia, on behalf of Demetrius Dalios and Hedyeh Javidnia, owners of the subject lands. The application proposes to create an easement over the lands legally described as PLAN 721 LOT 29.

The proposed easement would grant access to install a new sanitary sewer connection to the benefitting parcel, which is legally described as PLAN 721 LOT 20. The registered easement would have an approximate frontage of 3 metres (9.8 ft.), a depth of approximately 42.73 metres (140 ft.) and an overall area of approximately 128.72 square metres (1385.5 sq. ft.). The servicing easement is required, as a sanitary sewer connection is not currently available on Eastdale Drive, to service the proposed benefitting parcel on a legally existing lot (Lot 20, Plan 721).

DECISION: GRANTED

FOR THE FOLLOWING REASONS:

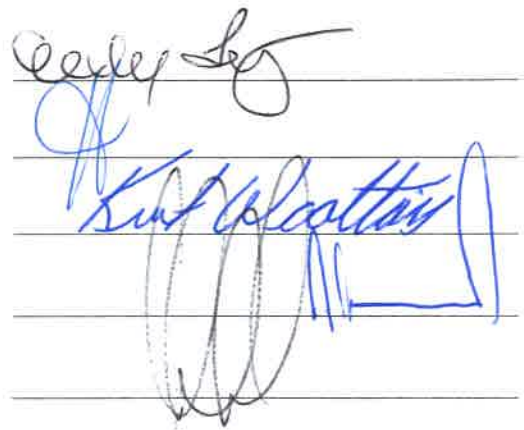
1. THAT approval of this application will maintain the policies of the Official Plan;
2. THAT approval of this application will maintain the general intent of Zoning By-law 2003-60;
3. THAT the request for a minor variance is minor;
4. THAT the application for a minor variance is desirable for the appropriate 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 any existing and/or proposed sanitary services will require a 200mmØ sanitary service clean out (inspection port) to be installed at street property line, as per Town Engineering Standards drawing #12A.
- 2) 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
- 3) THAT a Road Occupation Permit shall be taken out for any works within the right of way.
- 4) THAT the applicant provide a registered reference plan, and said reference plan to show lands subject to the easement, and all of the parcel to be retained.
- 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 24 months from the date of decision.

6) ~~As amended.~~ (W)

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
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