



MINUTES
Wasaga Beach Committee of Adjustment
Meeting

Wednesday, June 19, 2024, 2:00 p.m.
Council Chambers

Members Present: Adam Harrod
Daniel Paul
Dave Morrison
Harold Van Gool
Leo Cusumano

Members Absent: Andy Ferguson

1. CALL TO ORDER

1.1 Land Acknowledgement

2. DISCLOSURE OF PECUNIARY INTEREST

There was no pecuniary interest declared.

3. ADOPTION OF MINUTES

3.1 Committee of Adjustment Meeting Minutes - May 15, 2024

Resolution No: COA-2024-46

Moved by: Dave Morrison

Seconded by: Daniel Paul

Resolved that the Committee of Adjustment minutes of May 15, 2024 be accepted as presented.

CARRIED

4. Status update for deferred application A01324 - 12 Old Hickory Lane

The Secretary Treasurer updated the committee on the current application for A01324 - 12 Old Hickory Lane (LJH Architectural Design), and advised it will be coming forward to next month's meeting.

5. APPLICATIONS

5.1 Application #1 - A02224 - 4 Bridgeview Court - Incidental Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 4 Bridgeview Court, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applicant requests relief from Section 3.1, “Accessory Uses, Buildings and Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.2 – to permit a maximum lot coverage of 86.93 square metres for detached accessory buildings, whereas detached accessory buildings shall not use more than 65 square metres of lot area in total.
- Section 3.1.2 – to permit a detached accessory building with a horizontal dimension of 10.97 metres, whereas detached accessory buildings cannot exceed a horizontal dimension of 9 metres.
- Section 3.1.4 – to permit a detached accessory building with a height of 5.33 metres, whereas the maximum height of a detached accessory building shall be 5 metres.

Additionally, the applicant requests relief from Section 4, “Residential Type 1 (R1) Zone” of Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.6 – to permit the construction of a detached accessory building with a rear yard setback of 3.04 metres, whereas a rear yard setback of 7.6 metres is required.

The variances requested would permit the existing shed to remain, and facilitate the construction of a 78.03 square metre detached garage, with a maximum horizontal dimension of 10.97 metres, a maximum height of 5.33 metres and a minimum rear yard setback of 3.04 metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

PUBLIC COMMENTS:

There were no comments from the public.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports applications **A02224**, subject to the following

conditions being applied individually, each of which is subject to the following:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 1" of the staff report.

DISCUSSION:

The agent spoke to the proposed application.

There were no comments from members of the public either online or in-person.

There were no comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-47

Moved by: Leo Cusumano

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves the Minor Variance application from 4 Bridgeview Court, with the recommended conditions.

CARRIED

5.2 Application #2 - B01524 - Mapleside Drive - Consent

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as Reg Plan 1696, Lot 3, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The Application proposes to create one new lot, for a total of two lot(s).

The portion of the lands proposed to be severed as shown on the severance sketch provided as ('Part 2') has a frontage of approximately 15.24 metres, a depth of approximately 57.1 metres, and a lot area of approximately 870.22 square metres.

The portion of the lands proposed to be retained as shown on the severance sketch provided as ('Part 1') has a frontage of approximately 15.24 metres, a depth of approximately 57.1 metres, and a lot area of approximately 870.22 square metres.

AGENCY COMMENTS:

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

Wasaga Distribution Inc (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

Public Works:

Public Works has no objections to this application indicated in their letter dated June 12th.

PUBLIC COMMENTS:

There were no comments from the public.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **B01524**, subject to the following conditions being applied:

1. THAT 5% Parkland Contribution as required by the *Planning Act* be paid as a requirement of the approval of the severance (the parcel severed). The determination of the value of the parkland contribution will be based upon an appraisal prepared by an individual who is a member of the Appraisal Institute of Canada (AIC); and pursuant to section 51.1(4) of the *Planning Act*.
2. THAT the applicant provides a deposited reference plan, said reference plan to show all of the parcel to be severed.
3. THAT An Overall Lot Grading Plan is to be provided showing the two lots in accordance with current Town of Wasaga Beach Engineering Standards and Policies, specifically the Infill Lot Grading and Drainage Policy. The overall lot grading plan is to show the existing services.
4. THAT A Road Occupation Permit (ROP) is to be obtained prior to any works within the Town's Right-of-Way (ROW).
5. THAT a 4.0m by 4.0m daylight triangle is required for Part 1 of the proposed retained lot, at the intersection of Mapleside Drive and Orchid Street.
6. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.
7. 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.

DISCUSSION:

The applicant spoke to the proposed application, and sought clarity on the condition of the Road Occupancy permit wording. Planner, C. Watt spoke to this inquiry.

The Secretary Treasurer, C. Wilson indicated that the condition would be cleared at the direction of the Public Works department.

There were no comments from members of the public either online or in-person.

There were no comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-48

Moved by: Dave Morrison

Seconded by: Harold Van Gool

THAT the Committee of Adjustment hereby approves the Consent application from Mapleside Drive, with the recommended conditions.

CARRIED

5.3 Application #3 - A02424 - 9 Longdale Road - Incidental Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 9 Longdale Road, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The application requests relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

- Section 3.1.2 – to permit a maximum lot coverage of 72.46 square metres for all detached accessory buildings and structures, whereas the maximum lot coverage for all detached accessory buildings and structures to a residential use in any R1 or R2 Zone is 65 square metres; AND, to permit a maximum horizontal dimension of 9.14 metres for the proposed detached accessory building whereas a maximum horizontal dimension of 9.0 metres is permitted.

Further to the above, the applicant is seeking additional relief from Section 4 “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60, as amended; specifically, the applicant requests relief from:

- Section 4.3.6 – to permit a rear yard setback of 4.0 metres for a detached accessory building, whereas the minimum rear yard setback requirement is 7.6 metres.

The variance(s) requested would facilitate the construction of a 72.46 square metre detached garage with a maximum horizontal dimension of 9.14 metres and minimum rear yard setback of 4.0 metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

PUBLIC COMMENTS:

There were no comments from the public.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports applications **A02424**, subject to the following conditions being applied individually, each of which is subject to the following:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within “Appendix 1” of the staff report.
2. THAT the applicant remove the accessory structure/building located in the front yard, and provide confirmation of the removal to the Town of Wasaga Beach Planning Department.
3. THAT the applicant show the location of the proposed detached building in relation to the existing septic tank and bed, to the satisfaction of the Town's Building Department, prior to the issuance of a building permit.

DISCUSSION:

There were no comments from members of the public either online or in-person.

There were no comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-49

Moved by: Leo Cusumano

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves the Minor Variance application from 9 Longdale Road, with the recommended conditions.

CARRIED

5.4 Application #4 - A02324 - 47 Hiawatha Avenue - Incidental Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 47 Hiawatha Avenue, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The application requests relief from Section 4 “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

- Section 4.3.9 – to permit an overall lot coverage of 40%, whereas the maximum lot coverage for all buildings and structures is 35%.

The variance requested would permit the construction of a 28.98 square metre deck, and permit an overall lot coverage of 40%, whereas the maximum lot coverage for all buildings and structures is 35%.

AGENCY COMMENTS:

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

Public Works:

Public Works has no objections to this application indicated in their letter dated June 12th.

PUBLIC COMMENTS:

There were no comments from the public.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **A02324** subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within “Appendix 1” of the staff report.

DISCUSSION:

The applicant was unable to attend the meeting, however the Secretary Treasurer, C. Wilson read out a letter received on their behalf.

There were no comments from members of the public either online or in-person.

Committee member D. Paul and Planner, C. Watt discussed the overall lot coverage.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-50

Moved by: Dave Morrison

Seconded by: Harold Van Gool

THAT the Committee of Adjustment hereby approves the Minor Variance application from 47 Hiawatha Avenue, with the recommended conditions.

CARRIED

5.5 Application #5 - B01624 - 410 Oxbow Park - Consent

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 410 Oxbow Park, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The application requests relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

- Section 3.1.2 – to permit a maximum lot coverage of 72.46 square metres for all detached accessory buildings and structures, whereas the maximum lot coverage for all detached accessory buildings and structures to a residential use in any R1 or R2 Zone is 65 square metres; AND, to permit a maximum horizontal dimension of 9.14 metres for the proposed detached accessory building whereas a maximum horizontal dimension of 9.0 metres is permitted.

Further to the above, the applicant is seeking additional relief from Section 4 “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60, as amended; specifically, the applicant requests relief from:

- Section 4.3.6 – to permit a rear yard setback of 4.0 metres for a detached accessory building, whereas the minimum rear yard setback requirement is 7.6 metres.

The variance(s) requested would facilitate the construction of a 72.46 square metre detached garage with a maximum horizontal dimension of 9.14 metres and minimum rear yard setback of 4.0 metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

PUBLIC COMMENTS:

There were no comments from the public.

RECOMMENDATION:

In consideration of the foregoing, based on the below, the Planning Department supports application **B01624**, subject to the following conditions being applied:

1. THAT 5% (residential) Parkland Contribution as required by the Planning Act be paid as a requirement of the approval of the severance (the parcel severed). The determination of the value of the parkland contribution will be based upon an appraisal prepared by an individual who is a member of the Appraisal Institute of Canada (AIC); and pursuant to section 51.1(4) of the Planning Act.
2. THAT the applicant provides a deposited reference plan, said reference plan to show all of the parcel to be severed.
3. THAT the applicant demonstrate and provide any required documentation to the Planning Department to confirm the condition(s) associated with Minor Variance Application A06/14 have been satisfied.
4. THAT the applicant provide confirmation by way of an Ontario Land Surveyor (OLS) that the existing dwelling contained on the retained land ('Part 2') maintains a minimum 1.8 metre side yard setback to the proposed new lot line.

5. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.
6. THAT an Overall Lot Grading Plan is to be provided to the Town's Public Works/Engineering Department, showing both lots in accordance with current Town of Wasaga Beach Engineering Standards and Policies, specifically the Infill Lot Grading and Drainage Policy. The overall lot grading plan is to show the existing and proposed services.
7. THAT a Road Occupation Permit (ROP) is to be obtained prior to any works within the Town's Right Of Way (ROW).
8. THAT a new set of sanitary sewer and municipal water service connections be provided to the proposed Severed lot ('Part 1').
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 24 months from the date of decision.

DISCUSSION:

The applicant was not in attendance to the meeting.

There were no comments from members of the public either online or in-person.

Member, D. Morrison sought clarity from Planning staff on minimum restrictions on the rear yard when it comes to head with water frontage. Planner, C. Watts provided clarity on this.

Member Van Gool asked for clarification to planning staff on the current conditions outlined.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-51

Moved by: Harold Van Gool

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves the Consent application from 410 Oxbow Park, with the recommended conditions.

CARRIED

5.6 Application #6 - B00424 - Lot 74&75 Mapleside Drive (Part 4) - ARD Holdings - Consent

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as Plan 1695, Lot 74 & Lot 75, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applications propose to create three (3) residential building lots for a total of four (4) lots.

The portion of the lands proposed to be severed as shown on the severance sketch provided as ('Part 4') has a frontage of approximately 12.96 metres, a depth of approximately 54.30 metres, and a lot area of approximately 703.72 square metres.

The portion of the lands proposed to be retained as shown on the severance sketch provided as ('Part 1, 2 and 3') has a combined frontage of approximately 38.86 metres, a depth of approximately 54.30 metres, and a lot area of approximately 2,110.1 square metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

PUBLIC COMMENTS:

There was a letter of opposition submitted to the town dated June 18th.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **B00424**, subject to the following conditions being applied:

1. THAT 5% Parkland Contribution as required by the *Planning Act* be paid as a requirement of the approval of the severance (the parcel severed). The determination of the value of the parkland contribution will be based upon an appraisal prepared by an individual who is a member of the Appraisal Institute of Canada (AIC); and pursuant to section 51.1(4) of the *Planning Act*.

2. THAT the applicant provides a deposited reference plan, said reference plan to show all of the parcel to be severed.
3. THAT an Overall Lot Grading Plan is to be provided showing the two lots in accordance with current Town of Wasaga Beach Engineering Standards and Policies, specifically the Infill Lot Grading and Drainage Policy. The overall lot grading plan is to show the existing and proposed services.
4. THAT a Road Occupation Permit (ROP) is to be obtained prior to any works within the Town's Right-of-Way (ROW).
5. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.
6. 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.

DISCUSSION:

The applicant spoke to the concerns outlined in the letter read by the Secretary Treasurer, C. Wilson.

There were no comments from members of the public either online or in-person.

There were no questions or comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-52

Moved by: Daniel Paul

Seconded by: Leo Cusumano

THAT the Committee of Adjustment hereby approves the Consent application from ARD Holdings, with the recommended conditions.

CARRIED

5.7 Application #7 - B00524 - Lot 74&75 Mapleside Drive (Part 3) - ARD Holdings - Consent

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as Plan 1695, Lot 74 & Lot 75, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applications propose to create three (3) residential building lots for a total of four (4) lots.

The portion of the lands proposed to be severed as shown on the severance sketch provided as ('Part 3') has a frontage of approximately 12.95 metres, a depth of approximately 54.30 metres, and a lot area of approximately 703.185 square metres.

The portion of the lands proposed to be retained as shown on the severance sketch provided as ('Part 1 and 2') has a combined frontage of approximately 25.91 metres, a depth of approximately 54.30 metres, and a lot area of approximately 1,406.91 square metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

PUBLIC COMMENTS:

There was a letter of opposition submitted to the town dated June 18th.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **B00524**, subject to the following conditions being applied:

1. THAT 5% Parkland Contribution as required by the *Planning Act* be paid as a requirement of the approval of the severance (the parcel severed). The determination of the value of the parkland contribution will be based upon an appraisal prepared by an individual who is a member of the Appraisal Institute of Canada (AIC); and pursuant to section 51.1(4) of the *Planning Act*.
2. THAT the applicant provides a deposited reference plan, said reference plan to show all of the parcel to be severed.
3. THAT an Overall Lot Grading Plan is to be provided showing the two lots in accordance with current Town of Wasaga Beach Engineering Standards and Policies, specifically the Infill Lot

Grading and Drainage Policy. The overall lot grading plan is to show the existing and proposed services.

4. THAT a Road Occupation Permit (ROP) is to be obtained prior to any works within the Town's Right-of-Way (ROW).
5. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.
6. THAT consent application B00424 is approved.
7. 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.

DISCUSSION:

The applicant spoke to the concerns outlined in the letter read by the Secretary Treasurer, C. Wilson.

There were no comments from members of the public either online or in-person.

There were no questions or comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-53

Moved by: Leo Cusumano

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves the Consent application from ARD Holdings, with the recommended conditions.

CARRIED

5.8 Application #8 - B00624 - Lot 74&75 Mapleside Drive (Part 2) - ARD Holdings - Consent

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as Plan 1695, Lot 74 & Lot 75, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applications propose to create three (3) residential building lots for a total of four (4) lots.

The portion of the lands proposed to be severed as shown on the severance sketch provided as ('Part 2') has a frontage of approximately 12.95 metres, a depth of approximately 54.30 metres, and a lot area of approximately 703.185 square metres.

The portion of the lands proposed to be retained as shown on the severance sketch provided ('Part 1') has a frontage of approximately 12.96 metres, a depth of approximately 54.30 metres, and a lot area of approximately 703.72 square metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

PUBLIC COMMENTS:

There was a letter of opposition submitted to the town dated June 18th.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **B00624**, subject to the following conditions being applied:

1. THAT 5% Parkland Contribution as required by the *Planning Act* be paid as a requirement of the approval of the severance (the parcel severed). The determination of the value of the parkland contribution will be based upon an appraisal prepared by an individual who is a member of the Appraisal Institute of Canada (AIC); and pursuant to section 51.1(4) of the *Planning Act*.
2. THAT the applicant provides a deposited reference plan, said reference plan to show all of the parcel to be severed.
3. THAT an Overall Lot Grading Plan is to be provided showing the two lots in accordance with current Town of Wasaga Beach Engineering Standards and Policies, specifically the Infill Lot Grading and Drainage Policy. The overall lot grading plan is to show the existing and proposed services.

4. THAT a Road Occupation Permit (ROP) is to be obtained prior to any works within the Town's Right-of-Way (ROW).
5. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.
6. THAT consent application B00524 is approved.
7. 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.

DISCUSSION:

The applicant spoke to the concerns outlined in the letter read by the Secretary Treasurer, C. Wilson.

There were no comments from members of the public either online or in-person.

There were no questions or comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-54

Moved by: Harold Van Gool

Seconded by: Daniel Paul

THAT the Committee of Adjustment hereby approves the Consent application from ARD Holdings, with the recommended conditions.

CARRIED

5.9 Application #9 - A02624 - 1824 Shore Lane - Incidental Minor Variance

LANDS SUBJECT TO THE APPLICATION:

Municipally addressed as 1824 Shore Lane, Town of Wasaga Beach.

PURPOSE AND EFFECT:

The applicant requests relief from Section 3.1 "Accessory Uses, Buildings and Structures" of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.5.7 – to permit a detached accessory building with a setback of 7 metres from the front lot line, whereas detached accessory buildings may be permitted to be located between the

front lot line and the main building on the lot, provided the accessory building maintains a minimum setback of 12 metres

The variance requested would permit the construction of a shed with a height of 3.5 metres within the front yard, with a front yard setback of 7 metres.

AGENCY COMMENTS:

Public Works:

Public Works has no objections to this application indicated in their letter dated June 6th.

Wasaga Distribution Inc. (WDI):

WDI has no objections to this application indicated in their letter dated June 6th.

Nottawasaga Valley Conservation Authority (NVCA):

The NVCA has no objections to this application indicated in their letter dated June 10th.

PUBLIC COMMENTS:

A comment was received from a member of the public stating their opposition to the application.

RECOMMENDATION:

In consideration of the foregoing, based on the above, the Planning Department supports application **A02624**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan drawing provided with the application, contained within "Appendix 1" of this report.

DISCUSSION:

The applicant spoke to the proposed application.

There were no comments from members of the public either online or in-person.

There were no comments from committee members.

That upon deliberation of the written comments received, the committee rendered the following decision:

Resolution No: COA-2024-55

Moved by: Leo Cusumano

Seconded by: Harold Van Gool

THAT the Committee of Adjustment hereby approves the Incidental Minor Variance application from 1824 Shore Lane, with the recommended conditions.

CARRIED

6. **DATE OF NEXT MEETING**

7. **ADJOURNMENT**

The meeting was adjourned at 3:05pm.