

THE PLANNING AGENCY INC.  
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Toronto ON



September 5, 2024

To:

Andrea Taylor  
Planning Administrator  
Town of Wasaga Beach  
30 Lewis Street, Wasaga Beach  
Ontario, Canada L9Z 1A1

**Re: Minor Variance Application for Patio Covering Structure, 346 Shore Lane, Wasaga Beach ON**

Hello Andrea

I am the land use planning consultant for the owners of 346 Shore Lane, Lori and Rocco Scocco. My clients are seeking relief from one side yard setback variance of 0.40m, where 0.90m is required, to authorize the already-constructed patio covering on top of an existing concrete patio in the rear yard of the property.

The patio covering structure covers a patio of approximately 34m<sup>2</sup>, with a height of 2.69m. The Patio Covering was constructed by Mr. and Mrs. Scocco's contractor in order to provide a patio cover that replaced the previously non-secured and temporary patio covers that had been blown away by the wind along Wasaga Beach. Their intent was to construct a more robust structure that could withstand the effects of strong wind, in order to increase safety of the covering of the patio while enjoying its use in the warmer months. Mr. and Mrs. Scocco did not realize at the time of construction, that securing the patio cover to the existing concrete patio would require a building permit, and that also relief from the zoning by-law's provision would need to be sought.

As such, on behalf of Mr. and Mrs. Scocco, I submit this minor variance application to rectify non-compliance with the zoning by-law for the newly constructed patio cover, and to facilitate Mr. and Mrs. Scocco's future application for a building permit.

In my opinion, the requested variance for a reduction in the side yard setbacks for the patio covering from the required 0.90m setback, to 0.40m, meets the Planning Act's "four tests", in that the proposal meets the intent of the City's Official Plan and zoning by-law, is minor in nature and is desirable.

A further planning rationale will be provided in advance of the hearing date and will be filed with the Application Technician assigned to the file.

Please find included with this covering letter:

1. Application Form with Authorization Signature;
2. Survey

3. Site Plan
4. Covered Patio Construction Details
5. Covered Patio Photos
6. Zoning Map
7. Zoning By-law Excerpts

A further planning rationale in advance of the COA hearing will be provided upon further discussions with the Town's divisions as the application process progresses.

I await communication from The Committee of Adjustment to advise me of the method in which to pay the fees payable.

Thank you and Regards,



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