

B025/24

Date of this Notice: November 4, 2024

Owner: Kevin Ferguson

Tax Roll #: 436401001441600



Notice of Public Meeting

Committee of Adjustment

Application for Consent (Severance) has been submitted by Kevin Ferguson owner of the subject lands.

Property Location: REG COMP PLAN 1695 LOT 67

Public Meeting Date: Wednesday, November 20, 2024 at 2:00 p.m.

Virtual Hearing via ZOOM & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

A consent (severance) application has been submitted by Kevin Ferguson, owner of the subject lands. The application proposes to create one (1) new lot for a total of two (2) lots.

The subject lands have a frontage of approximately 25.91 metres (85 feet), a depth of approximately 54.35 metres (178.31 feet) and an area of approximately 1,408.20 square metres (15,157.74 square feet).

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 (42.49 feet) along Mapleside Drive, a depth of approximately 54.35 metres (178.31 feet) and a lot area of approximately 703.83 square metres (7,575.96 square feet).

The portion of the lands proposed to be retained as shown on the severance sketch provided as ('Part 1'), has a frontage of approximately 12.96 metres (42.52 feet) along Mapleside Drive, a depth of approximately 54.35 metres (178.31 feet), and a lot area of approximately 704.37 square metres (7,581.77 square feet).

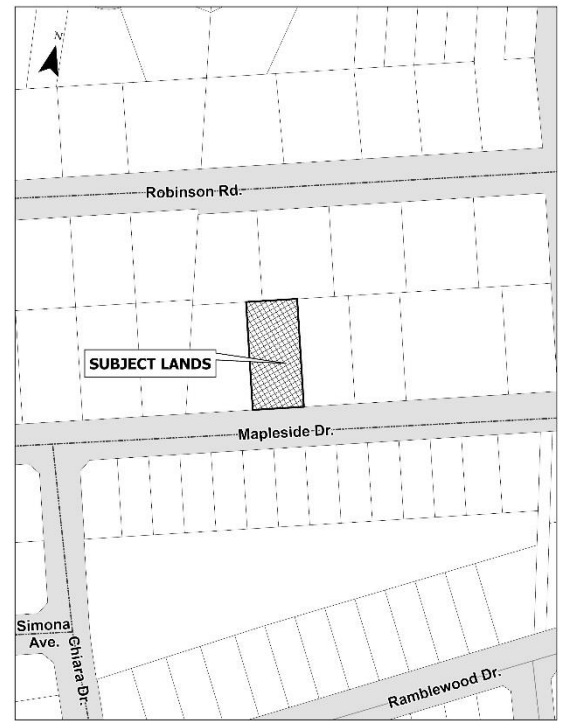
OTHER APPLICATIONS: The lands subject to the application for Consent are not currently the subject of other application(s) under the *Planning Act*.

To participate in the hearing and/or provide comments, you must register by scanning the below QR code



Register

Note: Alternative formats available upon request.



The legal description of the subject lands is: REG COMP PLAN 1695 LOT 67

What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

Written Comments: You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary Treasurer. Written comments received before the meeting will be read by the Secretary Treasurer at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public Meeting.

Comments can be emailed to: pmnotices@wasagabeach.com

Verbal Comments: This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Secretary-Treasurer, no later than 12:00 p.m. (Noon), by **Tuesday, November 19th, 2024.**

Notice of Decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the meeting date.

Where Can I Find More Information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Secretary-Treasurer,
Committee of Adjustment
30 Lewis Street
Wasaga Beach, ON

Hours of operation:
Monday-Friday 8:30am-4:30pm

Phone: (705) 429-3847 ext. 2282

Email: pmnotices@wasagabeach.com

Questions? Ask the Planner!

Phone: 705.429.3847 x2250

Email: c.watt@wasagabeach.com

Why Am I Receiving This Notice?

You are receiving this notice because the applicant noted above has submitted a Consent application to the Town of Wasaga Beach. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies.

A note about information you may submit to the Town:

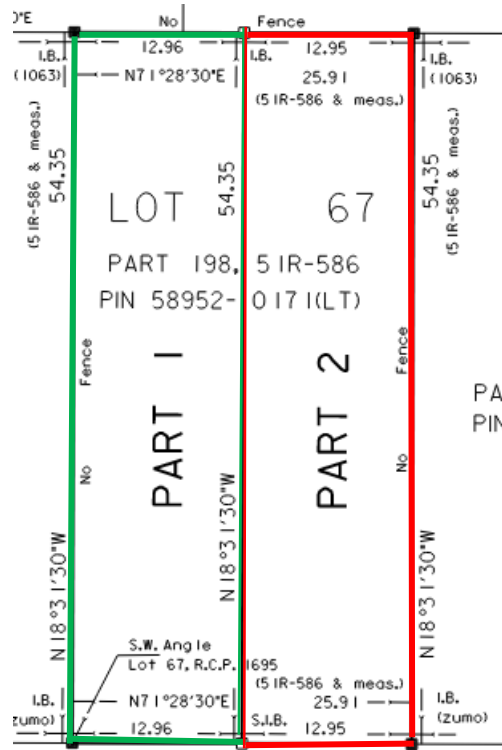
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. All public meetings are recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.

Appeals:

If an applicant, a specified person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed Consent does not make written submission to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Note: Alternative formats available upon request.

Proposed Severance Sketch (B02524)



MAPLESIDE

- Proposed Severed
- Proposed Retained

Note: Alternative formats available upon request.