

A03824

Arian Turdiu

Date of this Notice: October 4, 2024

Tax Roll #: 436401000143200



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Ron Fler on behalf of Arian Turdiu, owner of the subject land.

Property Location: The subject lands are located at 92 35th Street North

Public Meeting Date: Wednesday October 16, 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?

The applicant requests relief from Section 3.23 “Non-Complying Lots, Buildings or Structures”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 ii) – To recognize the location of the existing single-detached dwelling with an existing non-complying interior side yard setback of 1.02 metres (3.34 feet) along the southern property boundary, whereas 1.8 metres (5.90 feet) is required. Further, the variance would permit the construction of a 2-storey addition (inclusive of the reconstruction of the existing attached garage with a new 2nd storey) along the southern portion of the dwelling, with an interior side yard setback of 1.02 metres (3.34 feet) and 1.2 metres (3.93 feet).

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

Section 4.3.5 – To permit a reduced interior side yard setback of 1.02 metres (3.34 feet) and 1.2 metres (3.93 feet) along the southern property boundary to permit the construction of a new two-storey 51 square metre (548.9 square feet) addition to the existing single-detached dwelling and the reconstruction of the existing 24.2 square metre (260.48 square feet) attached garage with a new 2nd floor addition, whereas a minimum interior side yard setback of 1.8 metres (5.90 feet) is required.

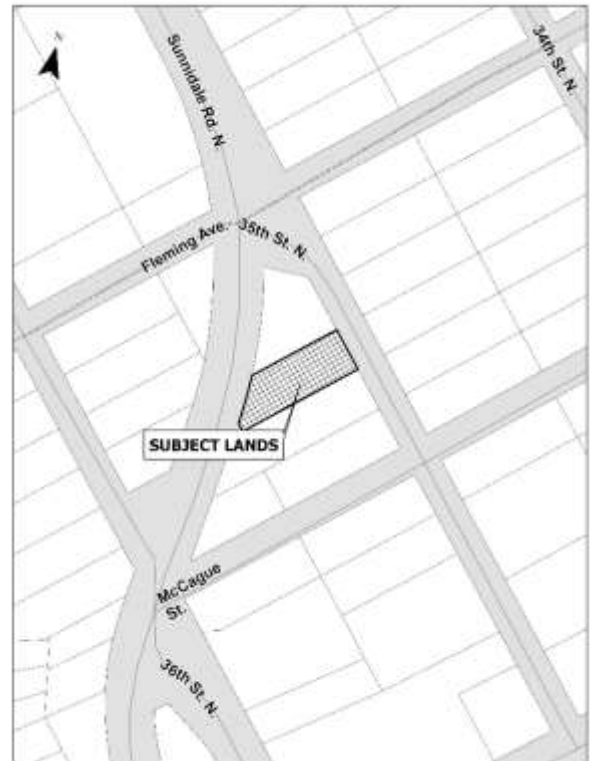
The variances requested would recognize the location of the existing 124.72 square metre (1,342.47 square foot) single-detached dwelling with an existing non-complying interior side yard setback along the southern property boundary; further, the variances would facilitate the construction of a new 2-storey 51 square metre (548.9 square feet) addition to the southern portion of the existing dwelling and the reconstruction of the existing 24.2 square metre (260.48 square feet) attached garage with a new 2nd floor addition, with a reduced interior side yard setback.

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

The legal description of the subject lands is PLAN 705 PART LOT 254 RP;51R7866 PART 21.

What happens at the Public Hearing?

Note: Alternative formats available upon request.



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) on the Tuesday before the Public Meeting, by **Tuesday, October 15, 2024.**

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



Register

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
Town of Wasaga Beach
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 Minor Variance 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:

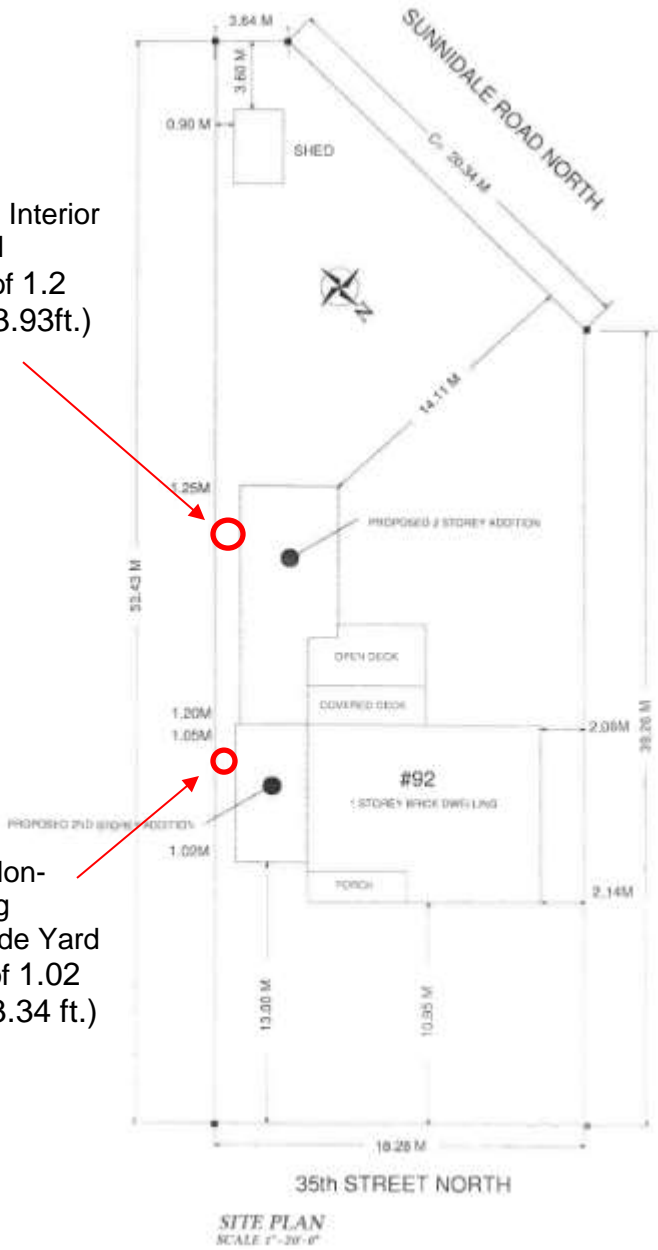
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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.

Note: Alternative formats available upon request.

Applicant's Site Plan Sketch

Proposed Interior Side Yard Setback of 1.2 Metres (3.93ft.)

Existing Non-Complying Interior Side Yard Setback of 1.02 Metres (3.34 ft.)



Note: Alternative formats available upon request.