

A04024

Alcides Santos

Date of this Notice: November 1, 2024

Tax Roll #: 436401000159700



# Notice of Public Meeting Committee of Adjustment

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

Property Location: 72 31<sup>st</sup> Street North

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?

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 18.39 square metre (197.95 sq. ft.) shed along the south-west property boundary abutting Fleming Avenue, with an exterior side yard setback of 0.9 metres (2.95 ft.) whereas an exterior side yard setback of 4.5 metres (14.76 feet) is required, and to permit an expansion of 8.5 square metres (91.49 sq. ft.) on the north-western portion of the existing shed.

The variance requested would recognize the location of the existing shed with a reduced exterior side yard setback along Fleming Avenue, and would facilitate the construction of a proposed 8.5 square metre (91.49 square foot) addition to the north-west side of the shed.

**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 E PT LOT 77.

## What happens at the Public Hearing?

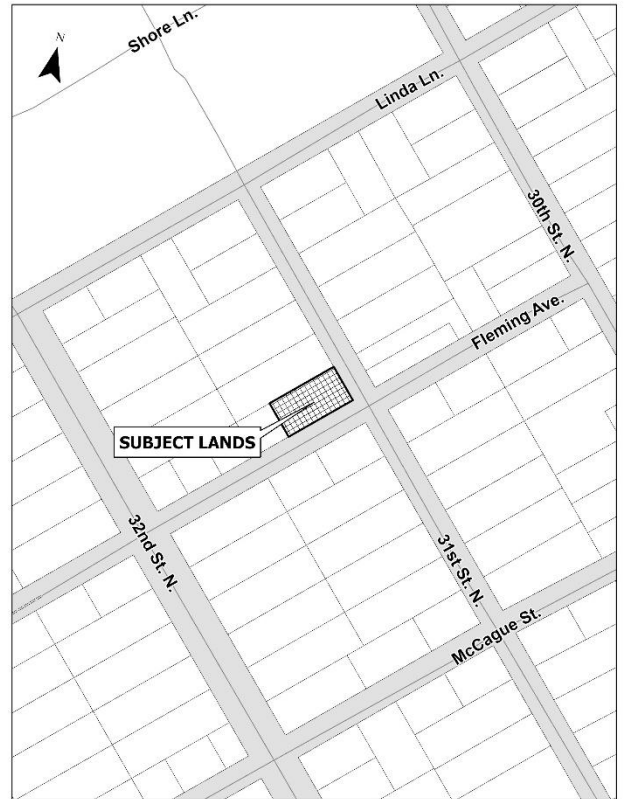
The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**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](mailto: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 **November 19, 2024**.

**Note: Alternative formats available upon request.**



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](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** (705) 429-3844 x 2270  
**Email:** [samantha.hannah@wasagabeach.com](mailto:samantha.hannah@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:**

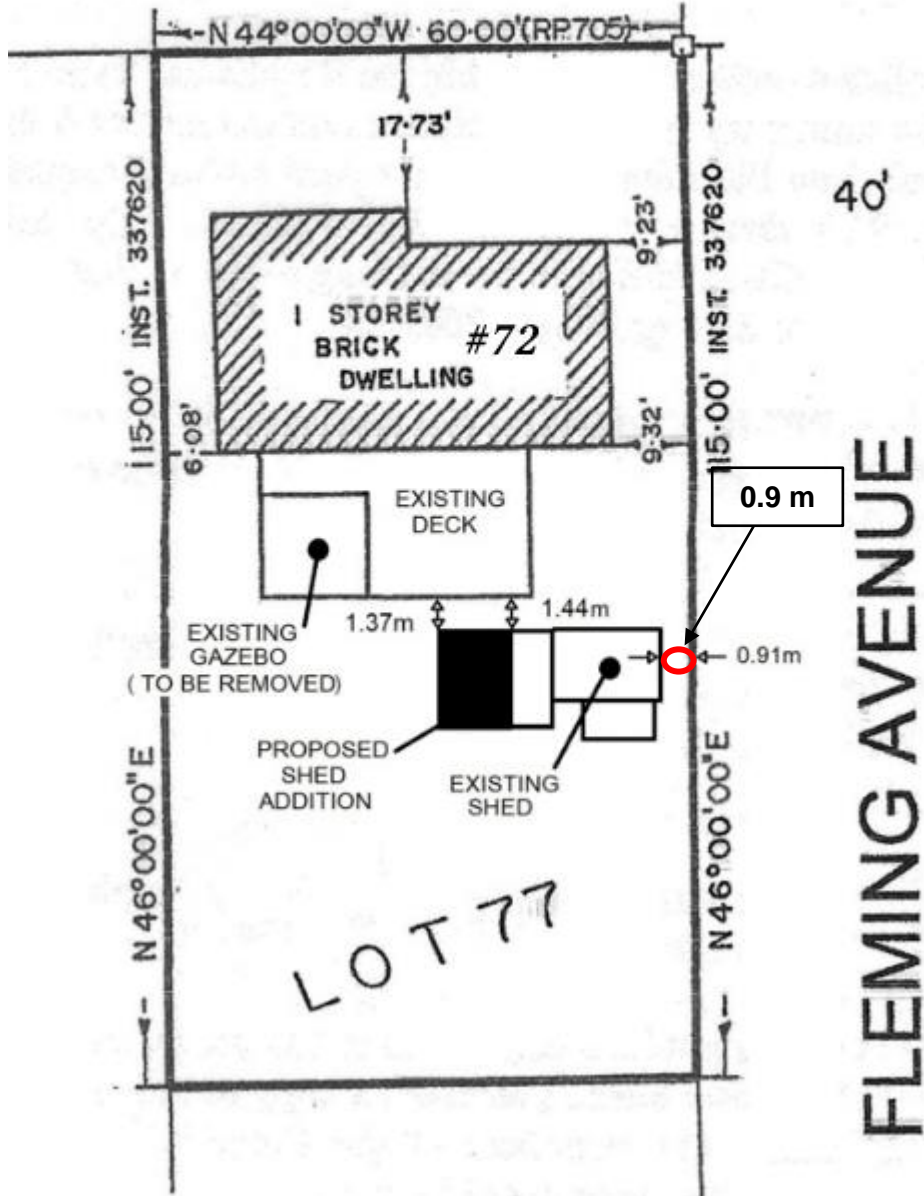
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including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

31<sup>st</sup> STREET NORTH

40'



Note: Alternative formats available upon request.