

B00224 & B00324  
Date of this Notice: April 26, 2024  
Owner: Les Kowalik  
Tax Roll #: 436401000313800



# Notice of Public Meeting

## Committee of Adjustment

Application(s) for Consent to Sever have been submitted by Les Kowalik, owner of the subject land.

Property Location: 39 Christopher Avenue

Public Meeting Date: Wednesday, May 15, 2024 at 2:00 p.m.

Virtual Hearing via ZOOM & In-person

### What is being proposed?

Two application(s) have been submitted by Les Kowalik, owner of the subject lands. The applicant proposes to create two (2) residential building lot(s) for a total of three (3) lots.

#### B00224

The portion of the property proposed to be severed as shown on the severance sketch provided ('Part 1') has a frontage of approximately 15.90 metres (52.16 ft.), a depth of approximately 42.96 metres (140.94 ft.), and a lot area of approximately 683.22 square metres (7,354.11 sq. ft.)

The portion of the property to be retained as shown on the severance sketch provided ('Part 2 & Part 3') has a frontage of approximately 31.8 metres (104.33 ft.), a depth of approximately 42.96 metres (140.94 ft.) and a lot area of approximately 1,366.44 square metres (14,708.23 sq. ft.).

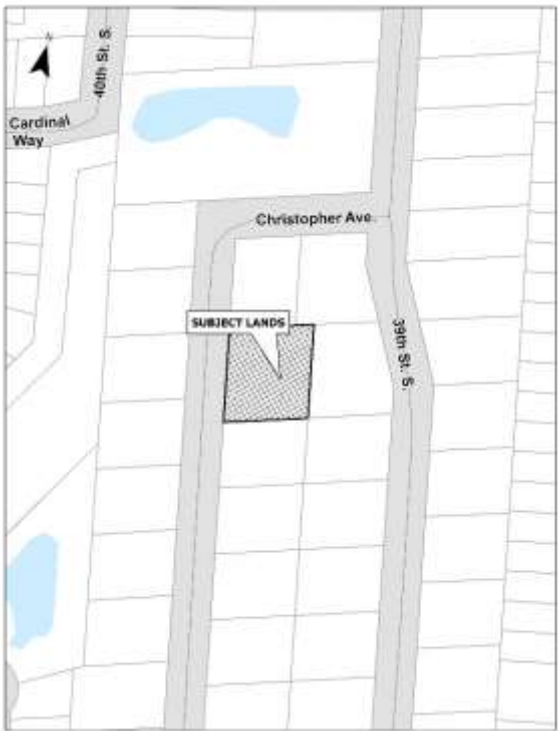
#### B00324

The portion of the property proposed to be severed as shown on the severance sketch provided ('Part 2') has a frontage of approximately 15.90 metres (52.16 ft.), a depth of approximately 42.96 metres (140.94 ft.), and a lot area of approximately 683.22 square metres (7,354.11 sq. ft.).

The portion of the property to be retained as shown on the severance sketch provided ('Part 3') has a frontage of approximately 15.90 metres (52.16 ft.), a depth of approximately 42.96 metres (140.94 ft.), and a lot area of approximately 683.22 square metres (7,354.11 sq. ft.).

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

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



The legal description of the subject lands is PLAN 1528 LOT 19.

### 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), by **Tuesday, May 14, 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 hearing 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](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** (705) 429-3844 x 2272

**Email:** [joel.vines@wasagabeach.com](mailto:joel.vines@wasagabeach.com)

**Why Am I Receiving This Notice?**

You are receiving this notice because the applicant noted above has submitted Consent application(s) 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.

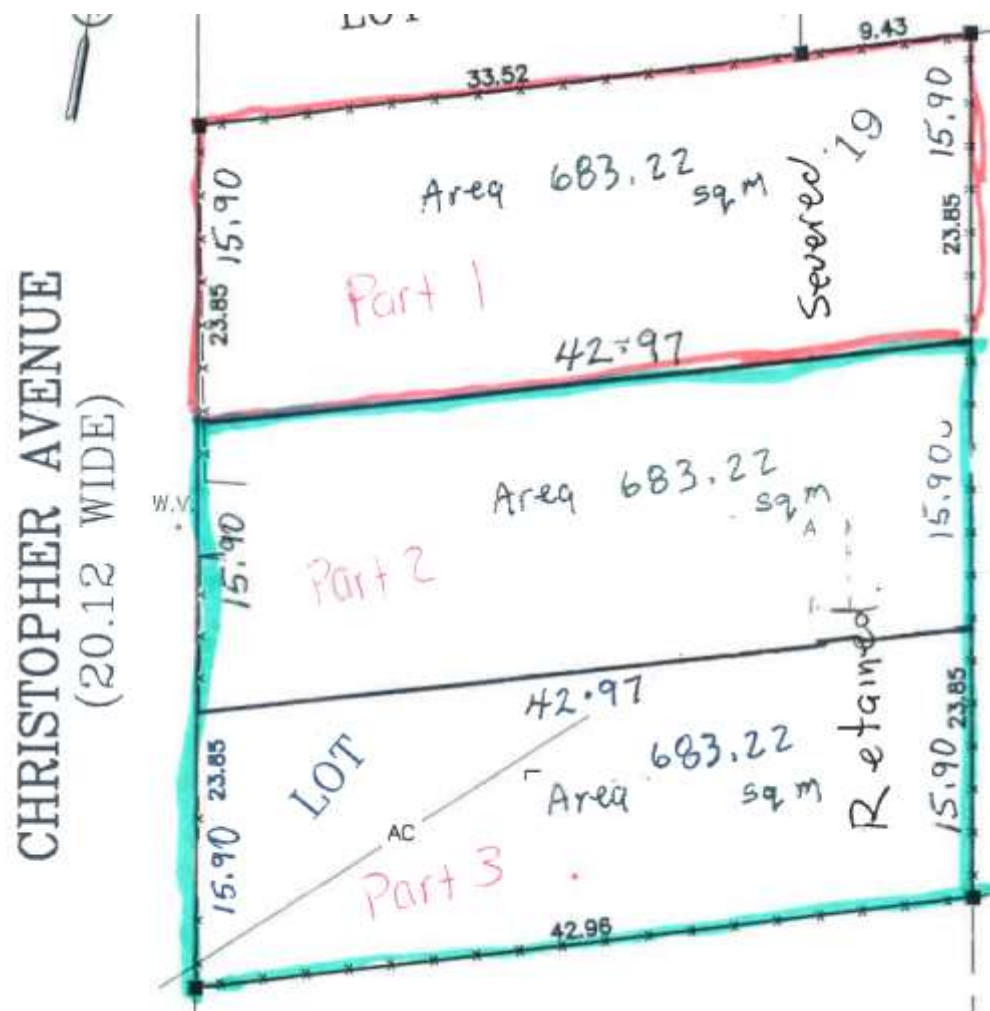
**Appeals:**

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.

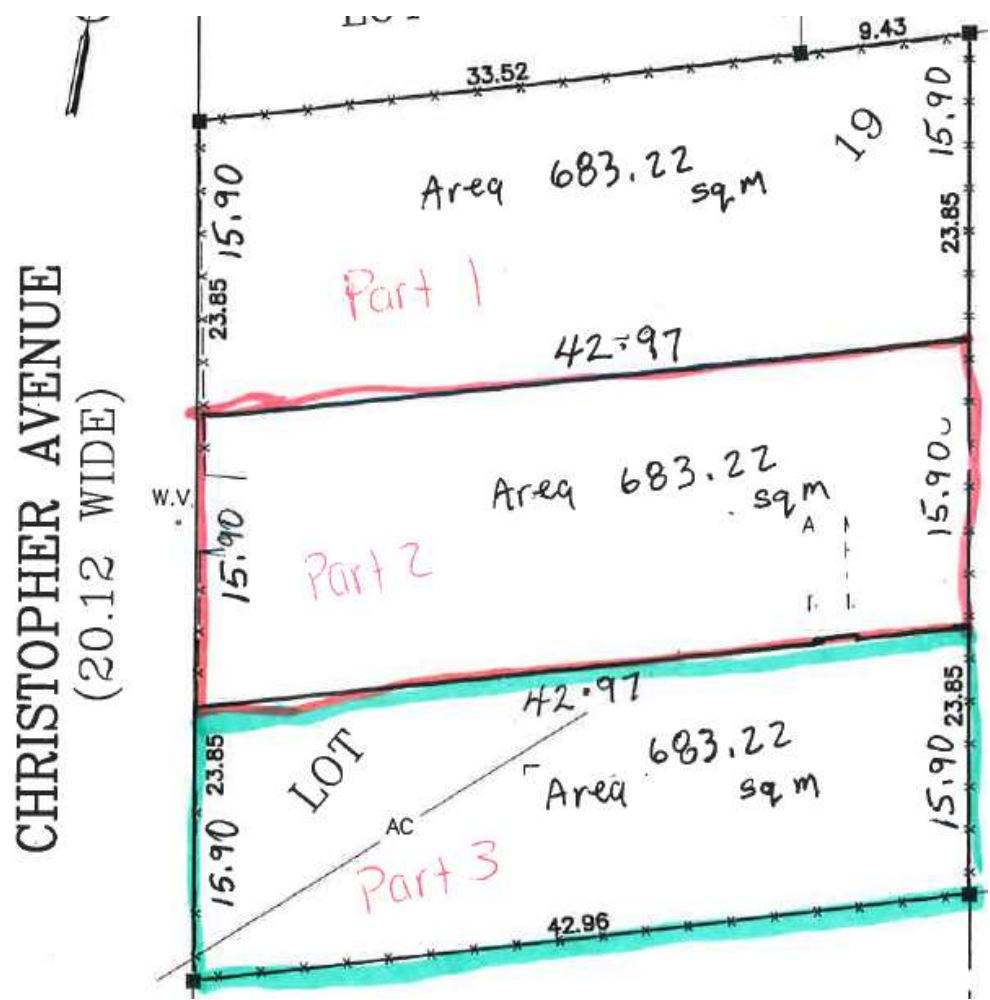
**Note: Alternative formats available upon request.**

**Applicant's Site Plan Sketch**

**Proposed Severance Sketch (B00224)**



**Proposed Severance Sketch (B00324)**



*Note: Alternative formats available upon request.*