

A00824
Lisa-Marie Corazza
Date of this Notice: April 26 2024
Tax Roll #: 436401001029900



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Ron Fler on behalf of Lisa-Marie Corazza, owner of the subject land.

Property Location: The subject lands are located at 781 River Road East, legally described as PLAN 814 W PT LOT 15 S PT; LOT 15, Town of Wasaga Beach, County of Simcoe.

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

Virtual Hearing via Zoom & In-person

What is being proposed?

The applicant requests relief from Section 3.1, “Accessory Uses, Buildings and Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.5.5 - to recognize the location of an existing one-storey 2.4 metre (7.87 foot) tall detached accessory building (shed) with an interior side yard setback of 0.3 metres (0.98 feet) from the eastern property boundary, whereas a minimum interior side yard setback of 0.9 metres (2.95 feet) is required for accessory buildings with a height of 3.7 metres (12.14 feet) or less.

In addition to the above, the applicant requests relief from Section 3.28, “Accessory Dwelling Units in Residential Dwellings”, of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 3.28.2.6 - to permit a reduced landscaped open space of 33% within the front yard between the front lot line and the proposed single-detached dwelling, whereas a minimum of 45% of the front yard for a residential dwelling unit containing an accessory dwelling unit shall be landscaped open space.

Additionally, the applicant requests relief from Section 4, “Residential Type 1 (R1) Zone”, of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.6 – to recognize the location of the existing single-detached dwelling (proposed detached

Note: Alternative formats available upon request.

accessory dwelling unit) with a rear yard setback of 5.42 metres (17.78 feet) at the southeast corner of the dwelling and 2.36 metres (7.74 feet) at the southwest corner of the dwelling, whereas a minimum rear yard setback of 7.6 metres (24.93 feet) is required.

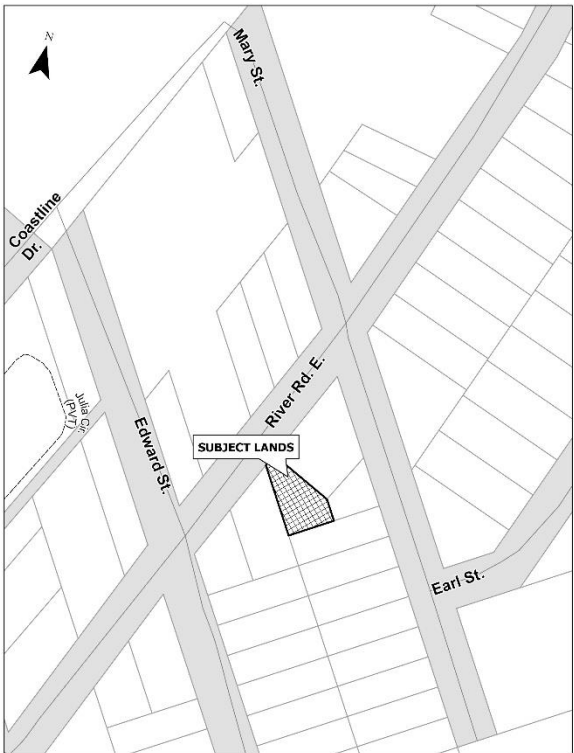
The variance(s) requested would recognize the location of the existing detached accessory building (shed) and the existing single-detached dwelling (proposed detached accessory dwelling unit). Further, the variance(s) would permit the construction of a new single-detached dwelling, and the conversion of the existing single-detached dwelling to a detached accessory dwelling unit with a reduction to the required front yard landscaped open space area.

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 814 W PT LOT 15 S PT; LOT 15.

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) on the Tuesday before the Public Meeting, by **May 14, 2024**.

To participate in the meeting and/or provide comments, you must register by following the link below or 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!

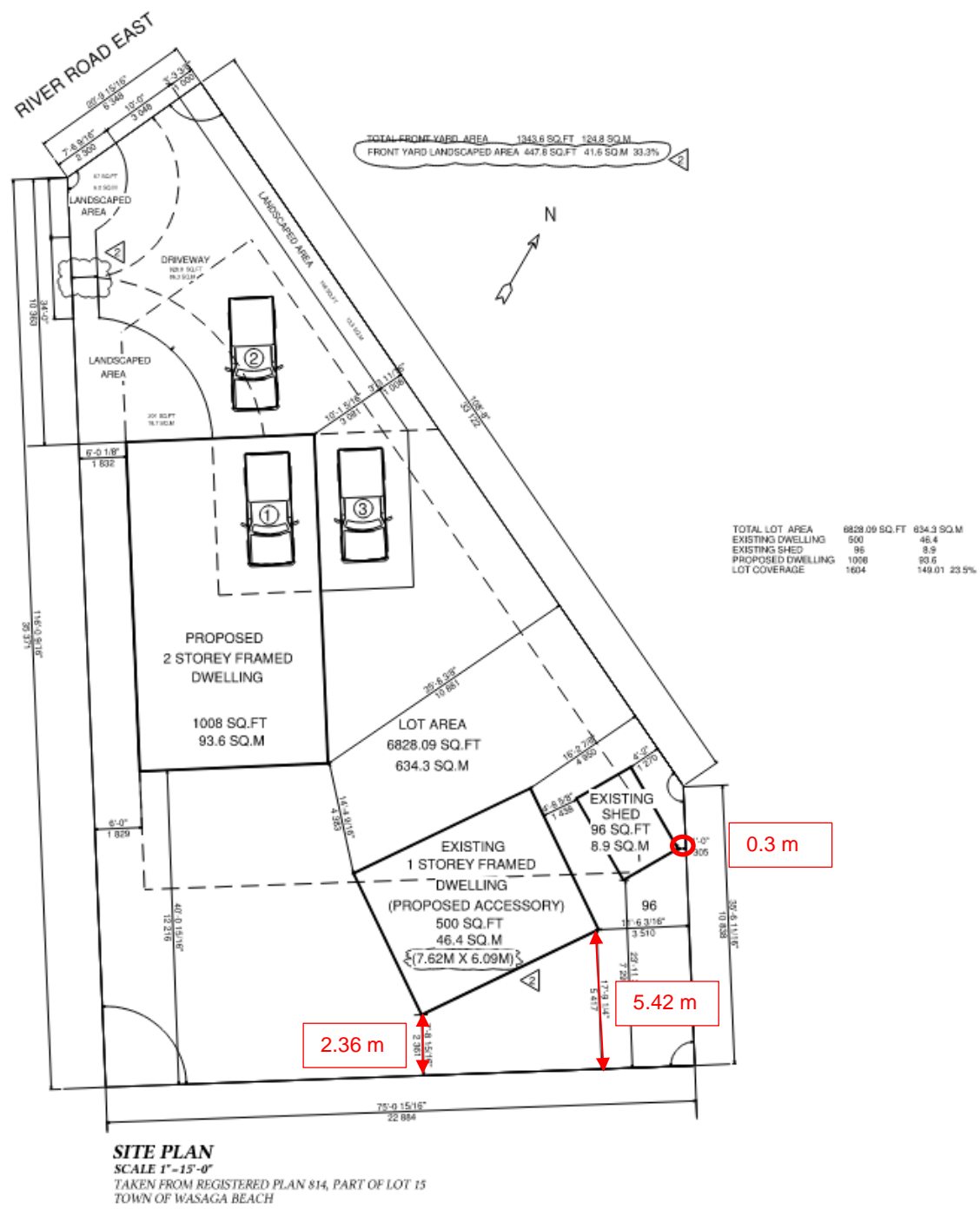
Phone: 705-429-3844 ext.2270
Email: samantha.hannah@wasagabeach.com

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 (200ft) of the area to which the application applies.

Note: *Alternative formats available upon request.*

Applicant's Site Plan Sketch



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.