

A00924
Adam Mighton on behalf of Domenic Donato
Date of this Notice: April 26, 2024
Tax Roll #: 436401001315200



Notice of Public Meeting

Committee of Adjustment

Application for Minor Variance has been submitted by Adam Mighton on behalf of Domenic Donato, owner of the subject lands.

Property Location: The subject lands are located at 53 48th Street North, legally described as PLAN 869 LOT 111, 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 application requests relief from Section 4, “Residential Type 1 (R1) Zone”, of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

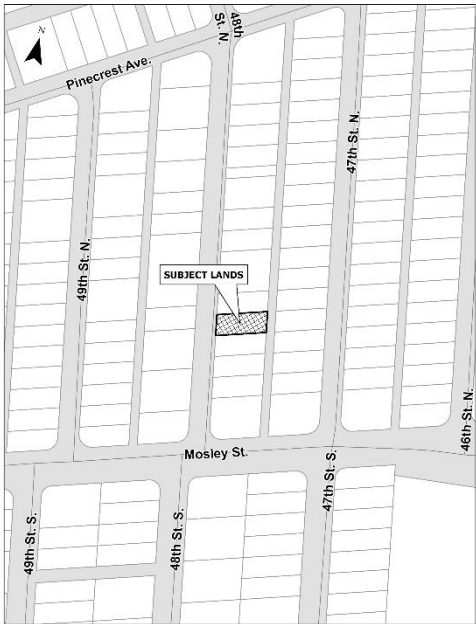
- Section 4.3.9 – to permit an increased lot coverage of 45.1%, whereas the maximum lot coverage is 35% for all buildings and structures.

The variance requested would recognize the existing 18.6 square metre (200.2 sq. ft.) shed in the rear yard, and permit the construction of a new 193.2 sq. m. (2079.58 sq. ft.) single-detached dwelling with a 39.9 sq. m. (429.48 sq. ft.) covered deck located in the rear yard.

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 869 LOT 111.



Note: Alternative formats available upon request.

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

Questions? Ask the Planner!

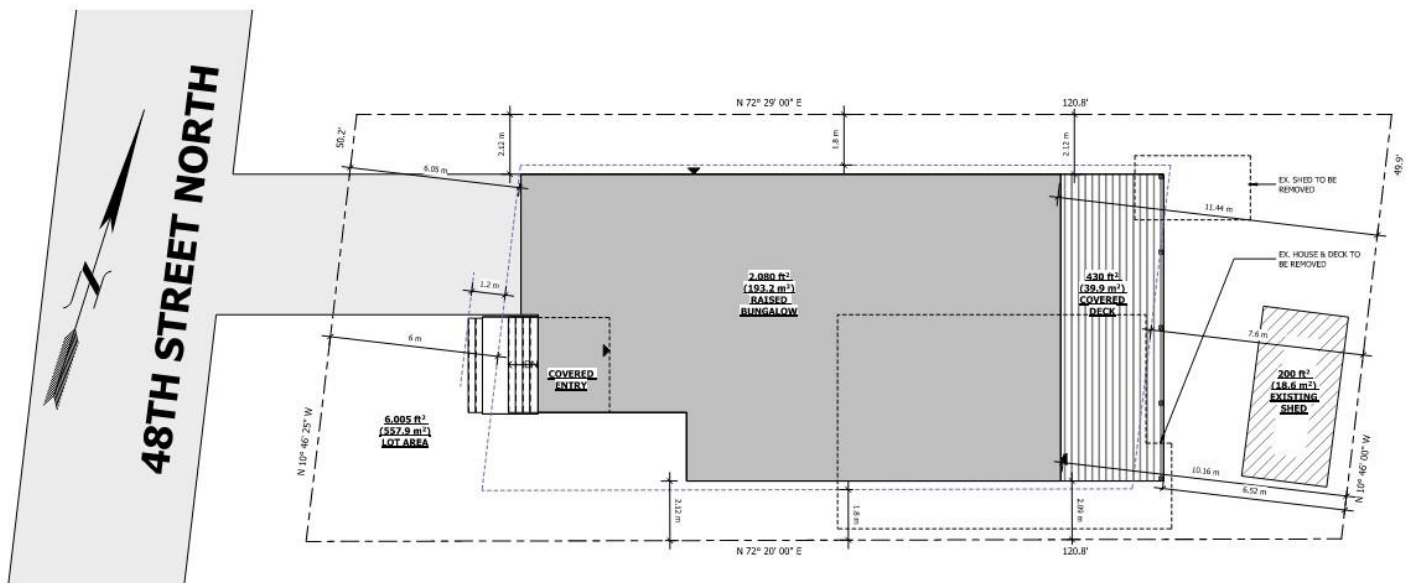
Why Am I Receiving This Notice?

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.

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.

Applicant's Site Plan Sketch



Note: Alternative formats available upon request.