

A01224

Myles Basic (Weather Guard Construction Inc.)

on behalf of Jessica Lynn Theyers

Date of this Notice: April 26, 2024

Tax Roll #: 436401001115500



Notice of Public Meeting

Committee of Adjustment

Application for a Minor Variance has been submitted by Myles Basic (Weather Guard Construction Inc.) on behalf of Jessica Theyeis, owner of the subject lands.

Property Location: The subject lands are located at 339 River Road East, legally described as PLAN 752 N PT LOT 16 S PT; LOT 17, 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 3.23, "Non-Complying Lots, Buildings or Structures", of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 – Non-Complying Lots, Buildings and Structures:

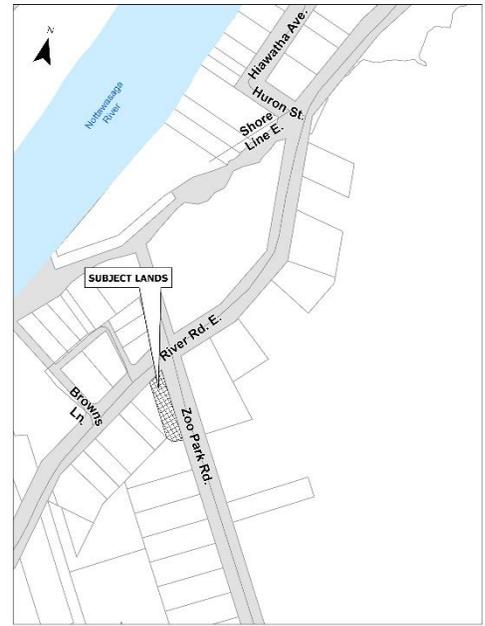
- Section 3.23.3 - to recognize the location and permit the expansion of the existing single detached dwelling with an existing non-complying interior side yard setback of 1.5m along the south-west property boundary and existing non-complying exterior side yard setback of 2.1m along the north-east property boundary, whereas a minimum interior side yard setback of 1.8m is required and a minimum exterior side yard setback of 4.5m is required in the R1 zone.

The application requests additional 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 4.3.5 - to permit an interior side yard setback of 1.5m (4.92 ft.), whereas a minimum interior side yard setback of 1.8m (5.9 ft.) is required.
- Section 4.3.4 - to permit an exterior side yard setback of 0.9m (2.95 ft.), whereas a minimum exterior side yard setback of 4.5m (14.76 ft.) is required.

Note: Alternative formats available upon request.



The variance(s) requested would permit the expansion of the existing single - detached dwelling in the form of a 52.83 square metre (568.50 sq. ft.) two – storey addition, and a 2.97 sq. m. (32 sq. ft.) porch and 9.53 sq. m. (102.56 sq. ft.) deck located in the exterior side 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 752 N PT LOT 16 S PT; LOT 17.

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: 705-429-3847 ext. 2250

Email: c.watt@wasagabeach.com

Why Am I Receiving This Notice?

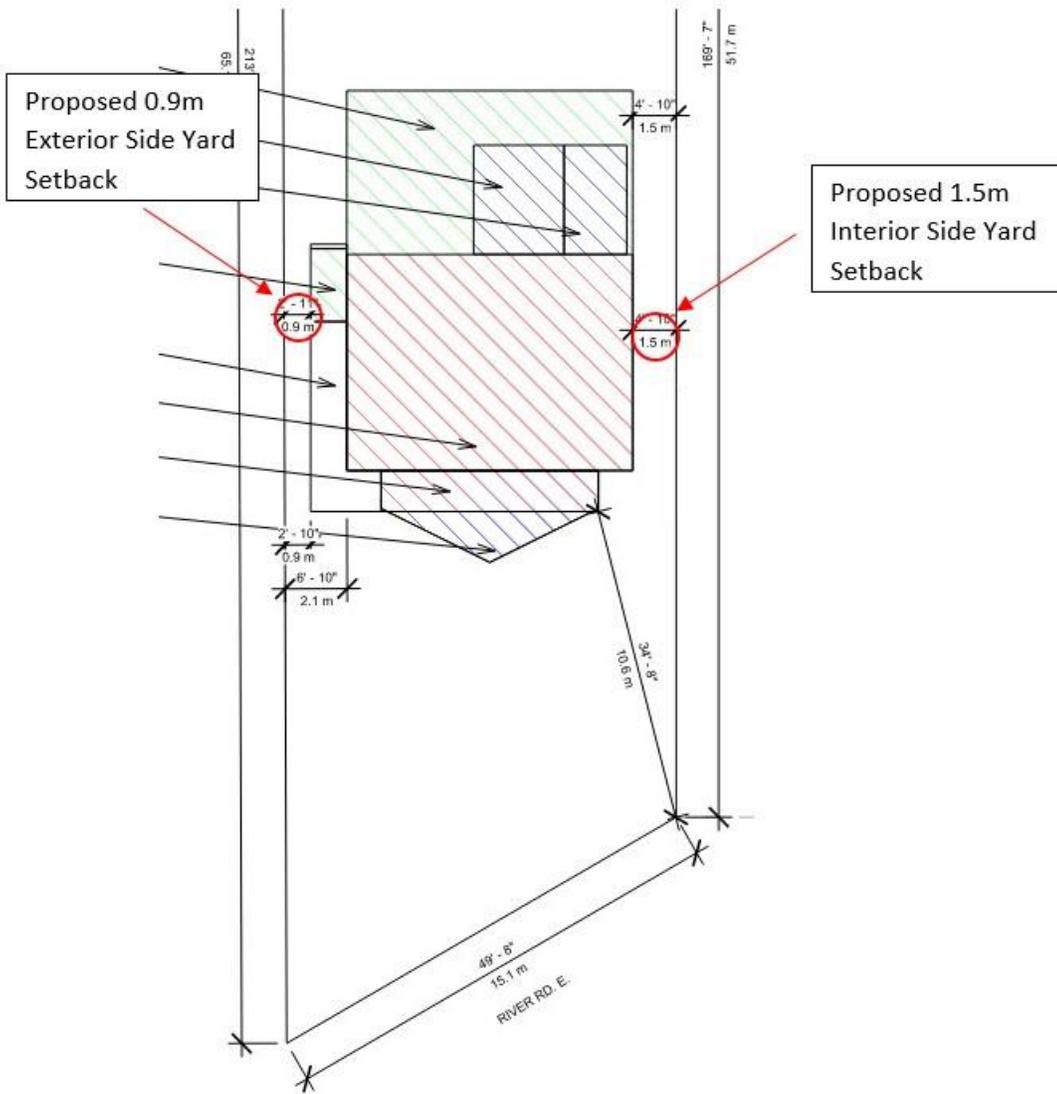
You are receiving this notice because the applicant noted above has submitted a Minor Variance application to the Town of Wasaga Beach. As stipulated by the Planning Act, notice must be provided to property owners within 60 metres (200ft) of the area to which the application applies.

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.

Note: Alternative formats available upon request.

Applicant's Site Plan Sketch



Note: Alternative formats available upon request.