

A01824

Date of this Notice: April 26, 2024

Owner: Freda and Walter Cesta

Tax Roll #: 436401001349400



Notice of Public Meeting

Committee of Adjustment

Application for a Minor Variance has been submitted by Freda and Walter Cesta, owner of the subject lands.

Property Location: 1736 Shore Lane

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 3.1.5.7** – To permit a new detached accessory building to be located between the front lot line and the main building on the lot with a reduced front yard setback of 8 metres (26.24 ft.), whereas a minimum front yard setback of 12 metres (39.37 ft.) is permitted for accessory buildings that conform with all other provisions of the Zoning By-Law.

The application requests further relief from Section 4, Residential Type One (R1), of Zoning By-law 2003-60 as amended, specifically:

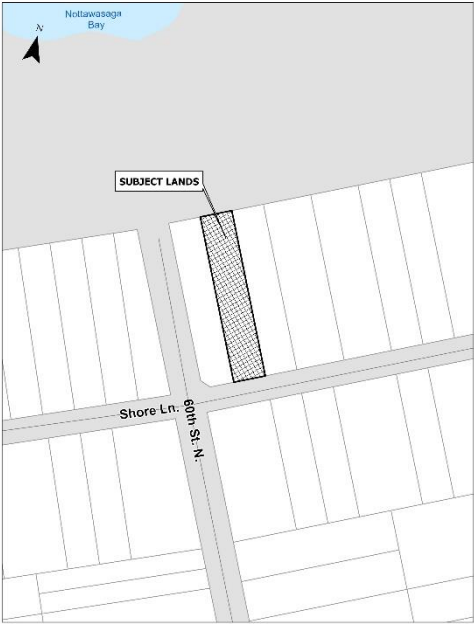
- **Section 4.3.5 Interior Side Yard Width (Min.)** – To decrease the minimum required interior side yard width/setback from 1.8 metres (5.9 ft.) to 0.9 metres (2.95 ft.) along the west property boundary

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), by **Tuesday May 14, 2024.**

To participate in the hearing and/or provide comments, you must register by scanning the below QR code:



to permit a new detached accessory building with a height of 3.6 metres (11.81 ft.).

The variance(s) requested would permit the construction/placement of an 11 sq. m. detached accessory building with a reduced front yard setback and interior side yard setback.

OTHER APPLICATIONS: The property subject to this application for Minor Variance is not currently the subject of application(s) under the *Planning Act*.

The legal description of the subject lands is: PLAN 810 LOT 25

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

Note: Alternative formats available upon request.



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

Questions? Ask the Planner!

Phone: 705.429.3847 x2250
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

