

A01124

Date of this Notice: April 30, 2024

Owner: Wuxly Realty Inc.

Tax Roll #: 436401001027000



Notice of Public Meeting

Committee of Adjustment

Application for Minor Variance has been submitted by Celeste Phillips on behalf of Wuxly Realty Inc., owner of the subject lands.

Property Location: 820 River Road East

Public Meeting Date: Wednesday, May 15, 2024 at 1:00 p.m.

Virtual Hearing via ZOOM & In-person

What is being proposed?

The applicant is seeking relief from the Town’s Zoning By-Law 2003-60 as amended to facilitate the replacement and enlargement of three Tourist Establishment – Cabins, known as “Cabin 18”, “Cabin 2” and “Cabin 1” on the site sketch submission.

The applicant requests relief from Section 27 “Definitions”, of Zoning By-law 2003-60 as amended, specifically:

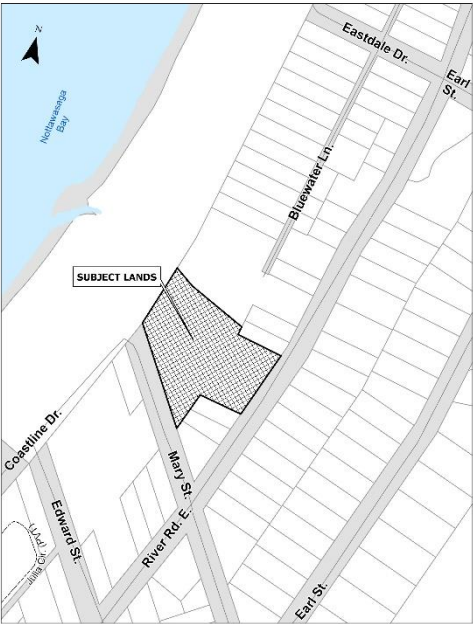
Section 27.195.4 – To vary the definition of *Tourist Establishment - Rental Cabins* for “Cabin 18”, “Cabin 2” and “Cabin 1” as shown on the applicant’s site sketch submission to mean a tourist establishment containing one rental unit in a detached building or two rental units in a building that has a common wall between the units or a vertical separation (multiple floors) which may have individual culinary and sanitary facilities together with an office serving the patrons of the tourist establishment and having a minimum of two (2) rental cabins on a lot, whereas the existing definition only allows for two rental units in a building that has a common wall between the units.

To facilitate the replacement and enlargement of “Cabin 18”, as shown on the applicant’s site sketch submission, the applicant requests the following zoning relief:

The applicant requests relief from Section 3.22 “Non-Conforming Uses”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.22.3 - To allow for the replacement and enlargement of the existing tourist establishment - cabin and its continued use as such, whereas the Zoning By-Law

Note: Alternative formats available upon request.



provision would necessitate compliance with the use permission and performance standards of the applicable Zoning requirements.

The applicant requests additional relief from Section 3.23 – Non-Complying Lots, Buildings and Structures, of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 - To replace and enlarge the existing tourist establishment- rental cabin with a new tourist establishment - rental cabin in the same location, that will retain an existing non-complying rear yard setback of 5.1 metres (16.73 ft.), whereas a minimum rear yard setback of 7.6 metres (24.93 ft.) is required in the Environmental Protection (EP) zone.

The applicant requests additional relief from Section 23 Environmental Protection (EP) Zone of Zoning By-law 2003-60 as amended, specifically:

Section 23.3.5 – To permit a maximum building height of 10 metres (32.80 ft.) for the new proposed tourist establishment cabin, whereas a maximum building height of 6 metres (19.68 ft.) is required in the Environmental Protection (EP) zone.

Section 23.3.4 – To permit a reduced rear yard setback of 5.1 metres (16.73 ft.) for the new proposed tourist establishment cabin, whereas a minimum rear yard setback of 7.6 metres (24.93 ft.) is required in the Environmental Protection (EP) zone.

To facilitate the replacement and enlargement of “Cabin 2”, as shown on the applicant’s site sketch submission, the applicant requests the following zoning relief:

The applicant requests relief from Section 15 – Accommodation Commercial (CA), of Zoning By-law 2003-60 as amended, specifically:

application for Minor Variance is not currently the subject of other application(s) under the *Planning Act*.

Section 15.3.4 b) – to permit a reduced exterior side yard setback of 0.5 metres (2.29 ft.), whereas a minimum exterior side yard setback of 6 metres (19.68 ft.) is required.

The legal description of the subject lands is: *FLOS CON 10 PT LOT 23 RP;51R13425 PART 1*

To facilitate the replacement and enlargement of “Cabin 1”, as shown on the applicant’s site sketch submission, the applicant requests the following zoning relief:

The applicant requests relief from Section 15 – Accommodation Commercial (CA), of Zoning By-law 2003-60 as amended, specifically:

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!

Section 15.3.6 c) – To permit a reduced rear yard setback of 2.6m, whereas a minimum rear yard setback of 3m is required.

Written Comments: You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary Treasurer

OTHER APPLICATIONS: The property subject to this

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:



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

Note: Alternative formats available upon request.

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.