

A02325

Matt Wickett

Date of this Notice: June 26, 2025

Tax Roll #: 436401000930900



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Matt Wickett, Owner of the subject land.

Property Location: 869 Eastdale Drive

Public Meeting Date: July 16, 2025

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

The application requests zoning relief from Section 3.1 "Accessory Uses, Buildings and Structures" of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

- Section 3.1.4 – to permit a 2-storey detached accessory building with a peaked roof and a maximum height of 6.69 metres (21.94 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.40 ft.) and detached accessory buildings shall not exceed one storey.
- Section 3.1.2 – to permit a total lot coverage of 70.59 sq. m. (759.82 sq. ft.) for all detached accessory buildings, whereas detached accessory buildings to a residential use in any R1 Zone shall not use more than 65 square metres (700 sq. ft.) of lot area in total; AND to permit a detached accessory building with maximum horizontal dimension of 9.75 metres (32 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres (29.53 ft.).

The variance(s) requested would facilitate the construction of a 2-storey, 59.45 square metre (640 sq. ft.) detached accessory building (garage) with an increased building height and horizontal dimension, and would permit an increased total lot coverage for all detached accessory buildings.

OTHER APPLICATIONS: The lands 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 1369 LOT 1*

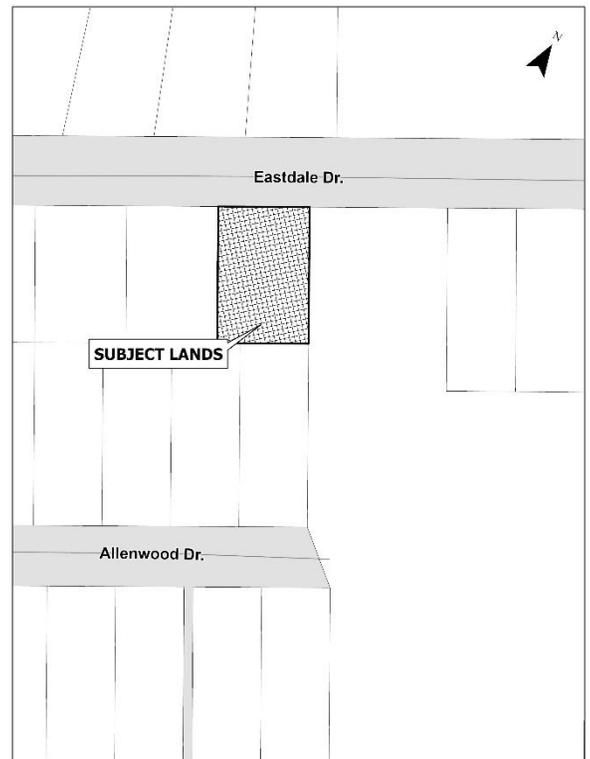
What happens at the Public Hearing?

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: coa@wasagabeach.com

Note: Alternative formats available upon request.



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 **July 15, 2025.**

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 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
120 Glenwood Drive
Wasaga Beach, ON

Hours of Operation:
Monday-Friday 8:30am-4:30pm

Phone: (705) 429-3844 ext. 2281

Email: coa@wasagabeach.com

Questions? Ask the Planner!

Phone: 705.429.3844 x2250

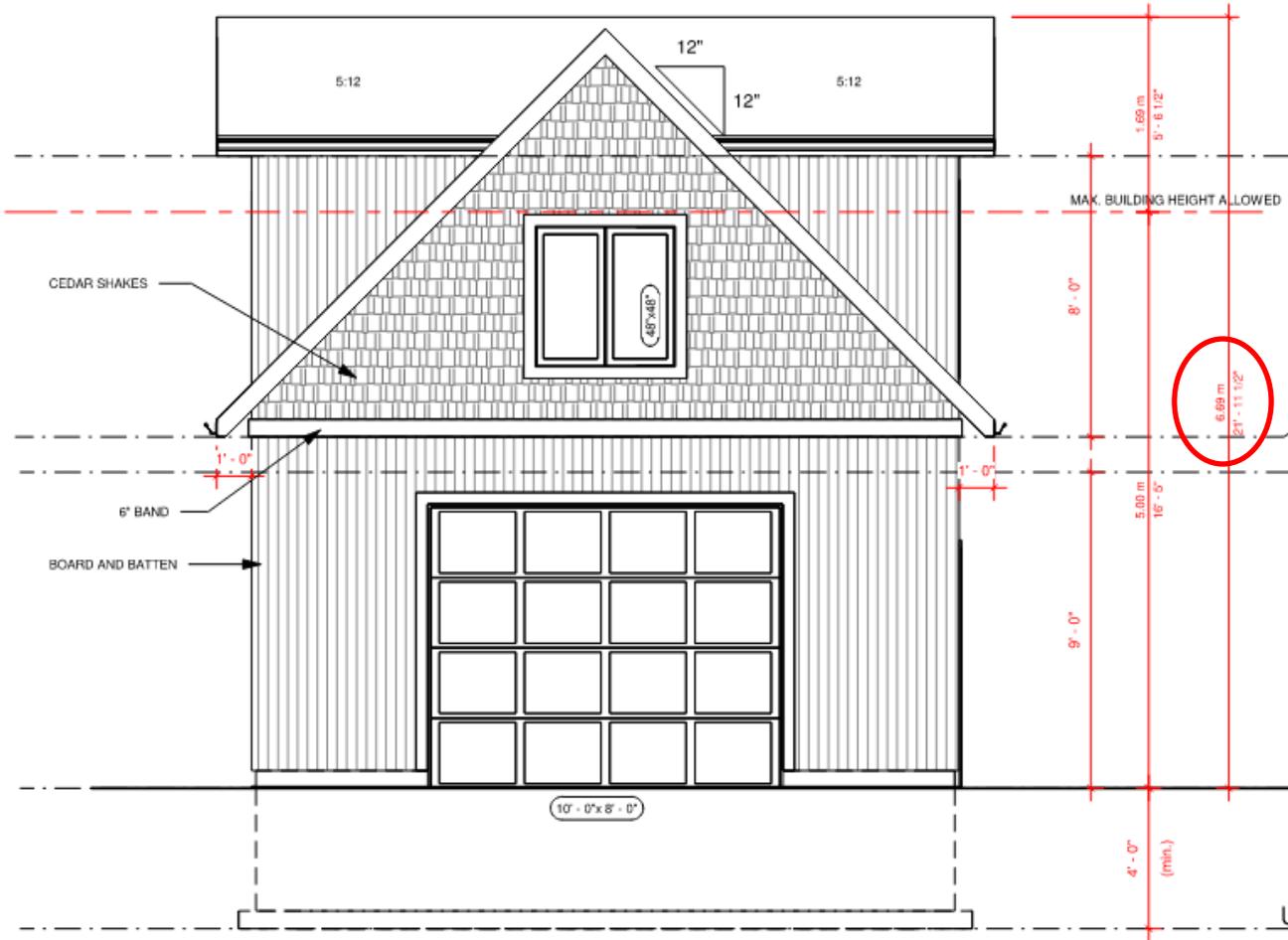
Email: c.watt@wasagabeach.com

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.

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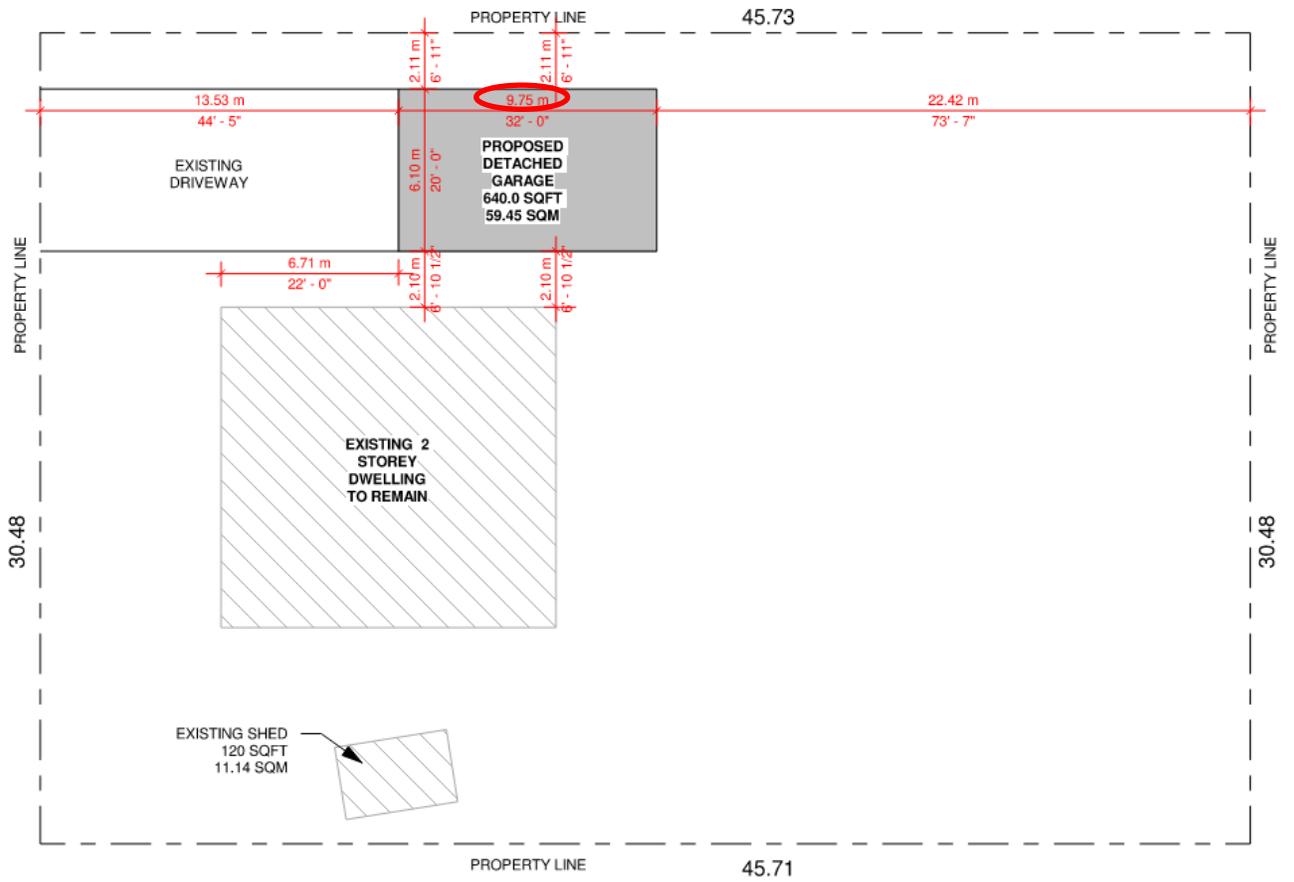
Applicant's Building Elevation Drawing Submission



Note: Alternative formats available upon request.

Applicant's Site Plan/Sketch Submission

EASTDALE DRIVE



Note: Alternative formats available upon request.