

A02225

Mark Ruttan

Date of this Notice: June 26, 2025

Tax Roll #: 436401001461645



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Mark Ruttan, owner of the subject land.

Property Location: 194 Mapleside Drive

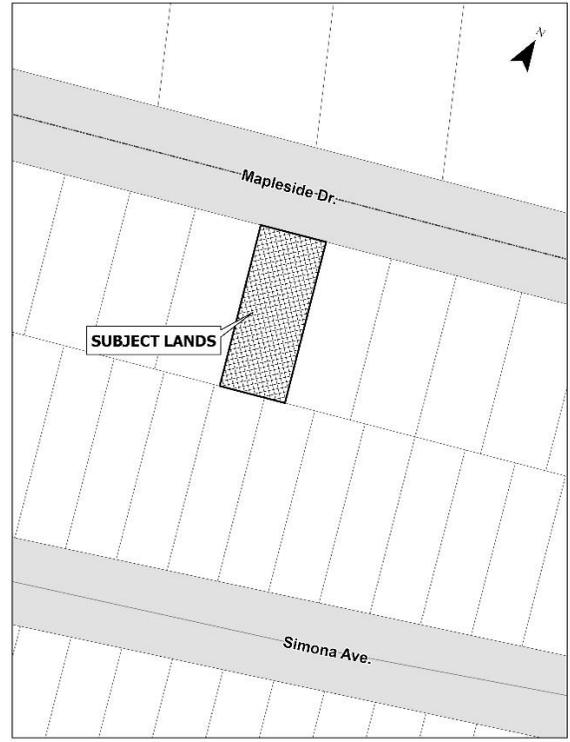
Public Meeting Date: Wednesday, July 16, 2025 at 2:00 p.m.

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

What is being proposed?

The application requests relief from Section 4 "Residential Type 1" (R1) Zone of Comprehensive Zoning By-law 2003-60. Specifically, the application requests relief from the following provision:

- Section 4.3.9 – to permit a maximum lot coverage of 44% for all buildings and structures, whereas the maximum lot coverage for all buildings/structures in the R1 Zone is 35%.



The variance requested would facilitate the construction of a 52 square metre (560 sq. ft.) deck, while also recognizing the existing 206 square metre (2,217 sq. ft.) dwelling and 13 square metre (140 sq. ft.) detached accessory building (shed).

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 51M1215 LOT 40

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

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**.

Note: Alternative formats available upon request.

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 x 2272

Email: joel.vines@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.

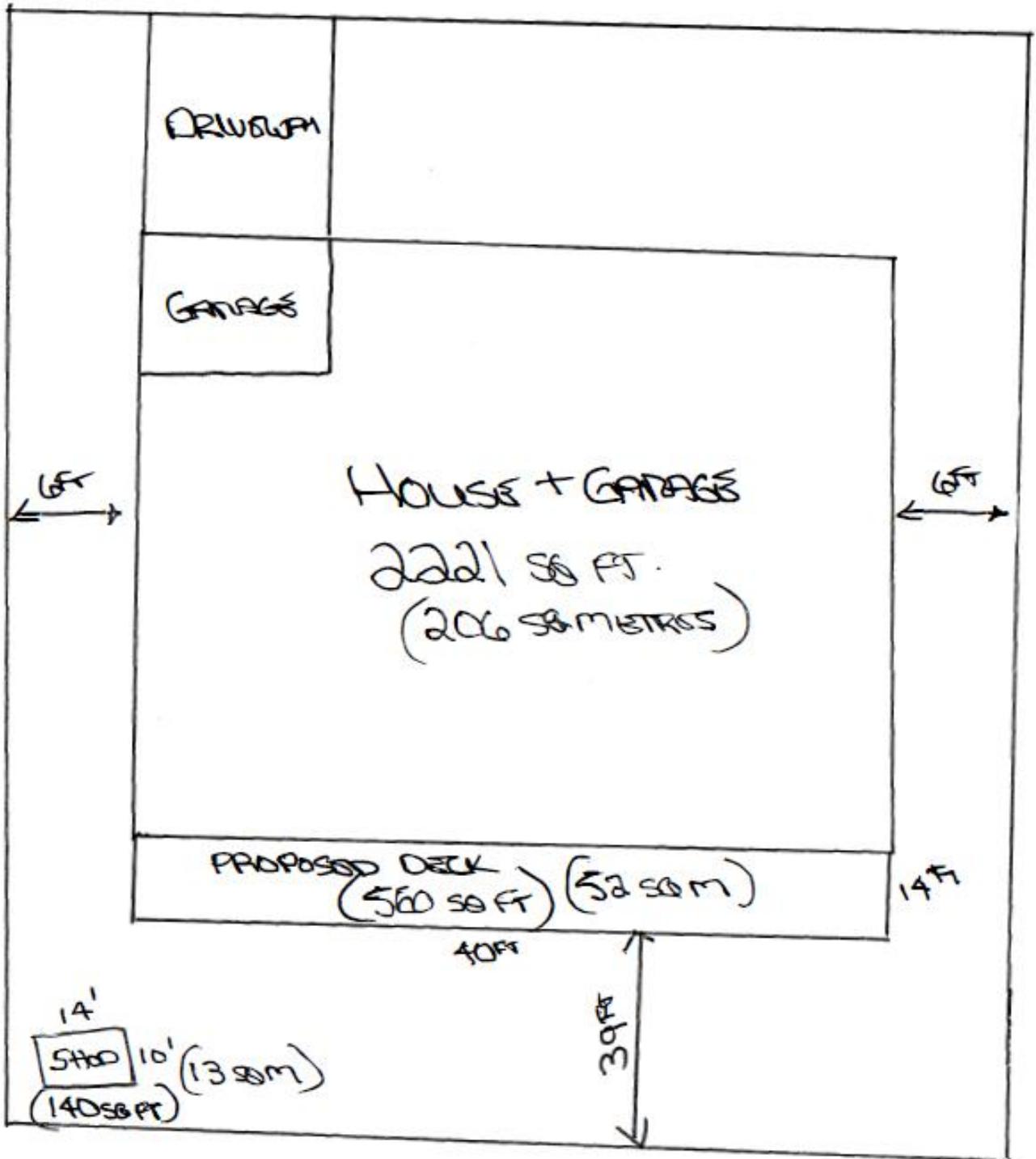
Appeals:

If an applicant, a specified person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed Minor Variance does not make written submission to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give a certificate of official, the Ontario Land Tribunal may dismiss the appeal.

Note: Alternative formats available upon request.

Applicant's Site Plan Sketch

Proposed Sketch(s)



TOTAL LOT SIZE 616.9 SQ M
= 6640 SQ FT.
DECK 43" OFF THE GROUND.