

**COMMITTEE OF ADJUSTMENT
FILE NO. A25/22**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT R.S.O. 1990,
AS AMENDED.**

LANDS SUBJECT TO THE APPLICATION: PLAN 713 LOT 67, municipally addressed as 245 Old Mosley Street, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 15.28 metres (50.13 ft.), a depth of approximately 54 metres (177.16 ft.) and an area of approximately 836.7 square metres (9,006.16 sq. ft.).

VARIANCE REQUESTED: Application for Minor Variance A25/22 was submitted by Kristine Loft of Loft Planning Inc., on behalf of Sixela Investments Inc., owner of the subject lands.

The application requests relief from Section 3.23 “Non-Complying Lots, Buildings or Structures”, of Comprehensive Zoning By-Law 2003-60 as amended. Specifically, the applicant requests relief from:

- Section 3.23.3 - to recognize the location of the existing one (1) storey dwelling with an interior side yard setback of 1.3 metres (4.27 ft.) along the south-west property boundary and 1.1 metres (3.6 ft.) along the north-west property boundary, whereas 1.8 metres (5.9 ft.) is required.

In addition to the above, the applicant requests further relief from Section 4, “Residential Type One” (R1) Zone, specifically from:

- Section 4.3.5 – to permit an interior side yard setback of 1.3 metres (4.27 ft.) along a portion of the western property boundary, whereas 1.8 metres (5.9 ft.) is required.

The variance(s) requested would recognize the location of the existing one (1) storey dwelling with reduced interior side yard setbacks on the western property boundary, and permit the construction of a 130 square metre (1,399.3 sq. ft.) addition which would add a second storey to the existing dwelling, proposed to maintain the deficient interior side yard setback on a portion of the western property boundary.

OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the Planning Act.

KEY MAP showing the general location of the lands subject to this application.



Please note that due to the COVID-19 Pandemic, and in an effort to continue with normal business operations, the Committee of Adjustment will now operate under Phase 2 of the Town's Hybrid Meeting Protocol. Under Phase 2, applicants and public participants of committee are welcome to attend in-person. Virtual meeting participation remains an option via Zoom.

The Committee of Adjustment has appointed **Monday, September 19, 2022 at 3:00 p.m.** in the Council Chambers of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario for the purpose of a public meeting in this matter.

How To Participate – Attending the Public Meeting

To participate virtually in this public meeting regarding application A25/22, **you must register in advance by 12:00 p.m. (noon) on Friday, August 12th, 2022.**

To register in advance, please contact the Secretary-Treasurer at planningapplicationnavigator@wasagabeach.com OR (705) 429-3844 ext. 2282 and provide the following information:

- **First and Last Name**
- **Municipal Address**
- **Phone Number**
- **Email Address**
- **The File/Application Number**

You will be contacted by the Secretary-Treasurer with further information regarding the hybrid public meeting once you have registered. If after registration you don't receive an email from the Town with instructions how to join the hybrid meeting, please first check your spam or junk email folders before re-contacting the Secretary-Treasurer. You will be given the option to attend the Public Meeting either by: a) audio/video means (i.e., by receiving a hyperlink by email), or b) by audio means only (i.e., by receiving a phone number and conference code).

How to Participate - Making an Oral or Written Submission for the Public Meeting

Participants that attend in-person, may provide signed, written submissions supporting or opposing this application to the Secretary-Treasurer prior to and/or during the Public Meeting.

If you are unable to attend the Public Meeting and you wish to make an oral and/or written submission in advance, you are welcome to do so. The *Planning Act* requires the opportunity for individuals to provide written or oral submissions in regard to the application. If making an oral and/or written submission in advance, ***please make your submission(s) by no later than 12:00 p.m. (noon) on Friday, September 16th, 2022.***

- Written submissions will be accepted via the drop-box in-front of Town Hall, 30 Lewis Street, Wasaga Beach Ontario, OR, may be sent by email to the Secretary-Treasurer planningapplicationnavigator@wasagabeach.com.
- Oral submissions will be accepted by telephone, by leaving a voicemail message. To make an oral submission, please call (705) 429-3844 ext. 2282 and leave a voicemail message when prompted. In your voicemail message, please provide your:

- **First and Last Names,**
 - **Municipal Address,**
 - **Phone Number,**
 - **File/Application Number in question, and**
 - **Your oral submission/comments on the proposal.**
- Oral submissions left by voicemail message will be summarized and read aloud by the Secretary-Treasurer.

NOTE: For more information about this matter, including where additional information regarding this application is available, contact the Secretary Treasurer, Town of Wasaga Beach Committee of Adjustment.

INFORMATION AVAILABLE: For further information regarding the hybrid public meeting or for more information on how to register in advance, you may attend the Planning Department, located in the Town of Wasaga Beach Municipal Offices at 30 Lewis Street, Wasaga Beach, Ontario, during regular business hours (8:30 a.m. – 4:30 p.m.) or contact the Secretary-Treasurer at (705) 429-3844 ext. 2282. This notice is also available for viewing on the Town of Wasaga Beach website at <https://www.wasagabeach.com/Pages/Public-Notices.aspx>

DATED this 1st day of September, 2022

Secretary-Treasurer, Committee of Adjustment, Town of Wasaga Beach

Site Plan

