



# TOWN OF Wasaga Beach

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## Notice...

### COMMITTEE OF ADJUSTMENT FILE NO. B17/22

#### NOTICE OF PUBLIC HEARING UNDER SECTION 53 OF THE PLANNING ACT R.S.O. 1990, AS AMENDED.

##### LANDS SUBJECT TO THE APPLICATION:

The subject lands are legally described as LOT 29 PLAN 721 and municipally addressed as: 1062 River Road East, Town of Wasaga Beach, County of Simcoe. The property has a frontage of approximately 27.58 metres (90.4 ft.) on River Road East, a depth of 38.1 metres (125 ft.) and an area of approximately 903.73 square metres (9727.6 sq. ft.).

##### PURPOSE AND EFFECT:

An application for consent has been submitted by Aby Javidnia, on behalf of Demetrius Dalios and Hedyeh Javidnia, owners of the subject lands. The application proposes to create an easement over the lands legally described as PLAN 721 LOT 29.

The proposed easement would grant access to install a new sanitary sewer connection to the benefitting parcel, which is legally described as PLAN 721 LOT 20. The registered easement would have an approximate frontage of 3 metres (9.8 ft.), a depth of approximately 42.73 metres (140 ft.) and an overall area of approximately 128.72 square metres (1385.5 sq. ft.).

The servicing easement is required, as a sanitary sewer connection is not currently available on Eastdale Drive, to service the proposed benefitting parcel on a legally existing lot (Lot 20, Plan 721).

##### OTHER APPLICATIONS:

The land subject to this application for consent is not currently the subject of an Official Plan Amendment, Zoning By-Law Amendment, Minister's Zoning Order Amendment, or Minor Variance.

**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, August 15, 2022 at 1:00 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

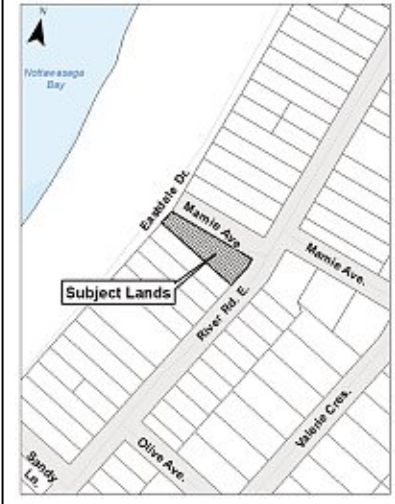
To participate virtually in this public meeting regarding application(s) B17/22, **you must register in advance by 12:00 p.m. (noon) on Friday, August 12th, 2022.**

To register in advance, please contact the Secretary-Treasurer at [planningapplicationnavigator@wasagabeach.com](mailto: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. You will be given the option to attend the

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



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, August 12th, 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](mailto: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:
  - o **First and Last Names,**
  - o **Municipal Address,**
  - o **Phone Number,**
  - o **File/Application Number in question, and**
  - o **Your oral submission/comments on the proposal.**
- Oral submissions left by voicemail message will be summarized and read aloud by the Secretary-Treasurer.

**NOTE:** If a person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed consent does not make written submissions to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer, Town of Wasaga Beach Committee of Adjustment.

For more information about this matter 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 28th day of July, 2022

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

