

A04224

Melissa Gargaro

Date of this Notice: November 29, 2024

Tax Roll #: 436401000231422



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by LJV Architectural Design c/o Lincoln Hilger on behalf of Melissa Gargaro, owner of the subject lands.

Property Location: 12 Old Hickory Lane

Public Meeting Date: Wednesday, December 18, 2024 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 3.1, "Accessory Uses, Buildings and Structures", of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

- Section 3.3.4 – to permit a porch/veranda with a height of 1.58 metres (5.18 ft.) to project 2.99 metres (9.81 ft.) into the required front yard, whereas porches/verandas are permitted to project 1.2 metres (3.94 ft.) into the required front yard provided that they are not more than 1.2 metres (3.94 ft.) above finished grade.
- Section 3.3.4 – to permit a porch/veranda with an encroachment area of 8.72 square metres (93.86 sq. ft.) to project into the required front yard, whereas porches projecting into the required front yard shall not exceed an area of 1.5 square metres (16.15 sq. ft.).
- Section 3.3.6 – to permit steps with a height of 1.58 metres (5.18 ft.) to project 4.88 metres (16.01 ft.) into the required front yard, whereas steps with a maximum height of 0.6 metres (1.97 ft.) are permitted to project into a required front yard a maximum distance of 1.2 metres (3.94 ft.).

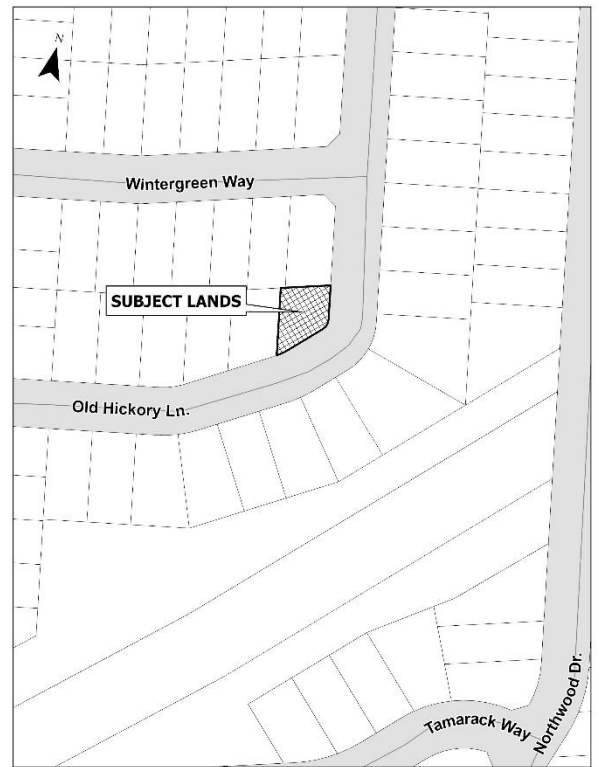
In addition to the above, the applicant further requests relief from Section 4, "Residential Type 1 (R1) Zone", of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.3 – to permit a reduced front yard setback of 4.91 metres (16.11 ft.) to the easterly corner of the proposed attached garage, whereas a minimum front yard setback of 6 metres (19.69 ft.) is required.

The variance(s) requested would facilitate the construction of a porch/veranda with a height of 1.58 metres an encroachment area of 8.72 square metres, and an encroachment distance of 2.99 metres. Further, the requested relief would permit steps with a height of 1.58 metres within the required front yard and an encroachment distance of 4.88 metres. In addition to the above, the variance(s) would further permit the construction of an attached garage with a reduced front yard setback of 4.91 metres (16.11 ft.) to the easterly corner.

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

Note: Alternative formats available upon request.



The legal description of the subject lands is PLAN 51M761 PT LOT 99 RP;51R42255 PART 2.

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: 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) on the Tuesday before the Public Meeting, by **December 17, 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 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
30 Lewis Street
Wasaga Beach, ON

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

Phone: (705) 429-3844 ext. 2282

Email: pmnotices@wasagabeach.com

Questions? Ask the Planner!

Phone: (705) 429-3844 x 2270

Email: samantha.hannah@wasagabeach.com

Why Am I Receiving This Notice?

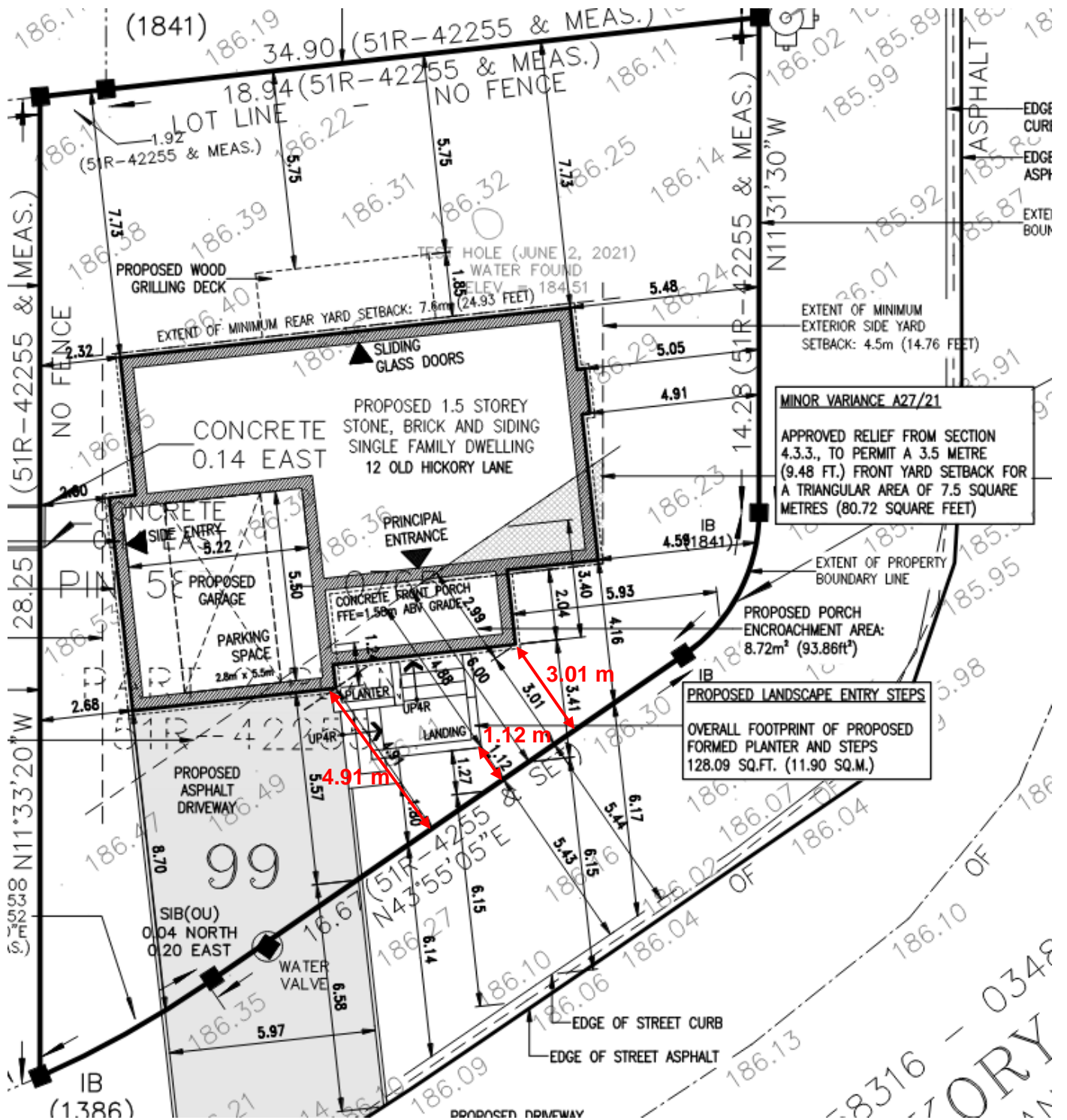
You are receiving this notice because the applicant noted above has submitted a Minor Variance application to the Town of Wasaga Beach. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies.

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.

Note: Alternative formats available upon request.

Applicant's Site Plan Sketch



Applicant's Elevation Drawing



FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

Note: Alternative formats available upon request.