

A04124

Willy Goertz

Date of this Notice: December 20, 2024

Tax Roll #: 436401001533400



Notice of Public Meeting Committee of Adjustment

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

Property Location: Municipal Address not yet assigned

Public Meeting Date: Wednesday, January 15, 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 applicant requests relief from Section 4 "Residential Type 1", of Zoning By-law 2003-60 as amended, specifically:

- 4.3.6 – to permit a rear yard setback of 7.0 metres (22.96 ft.) whereas a minimum rear yard setback of 7.6 metres (24.93 ft.) is required.
- 4.3.9 – to permit a maximum overall lot coverage of 41% whereas a maximum overall lot coverage of 35% is permitted.
- 4.3.1 a) – to permit a minimum lot area of 397.2 square metres (4,275.42 sq. ft.) whereas the minimum lot area for lots served by a public water system and a sanitary sewer system is 464.5 square metres (5,000 sq. ft.).

The variance(s) requested would permit a reduced minimum overall lot area, rear yard setback and maximum overall lot coverage associated with 'Part 2' of the proposed application for Consent to Sever, and would facilitate the construction of a proposed 161.62 square metre (1,739.66 square foot) single detached dwelling.

OTHER APPLICATIONS: The property subject to this application for Minor Variance is currently the subject of an application for Consent to Sever (Town File B02824) under the *Planning Act*.

The legal description of the subject lands is RCP 1696 PT LOT 17 RP;51R41313 PART 2.

What happens at the Public Hearing?

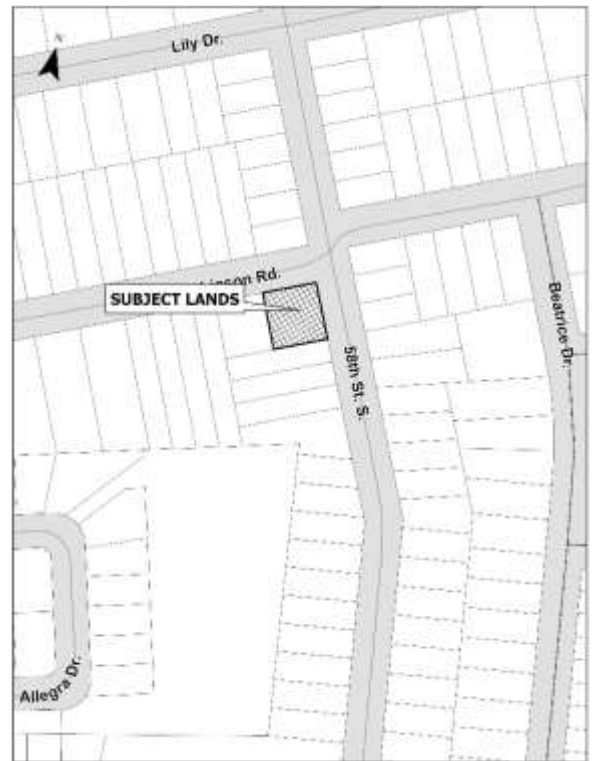
The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

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

Note: Alternative formats available upon request.



the Secretary-Treasurer, no later than 12:00 p.m. (Noon) on the Tuesday before the Public Meeting, by **January 14, 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
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 2272
Email: joel.vines@wasagabeach.com

Why Am I Receiving This Notice?

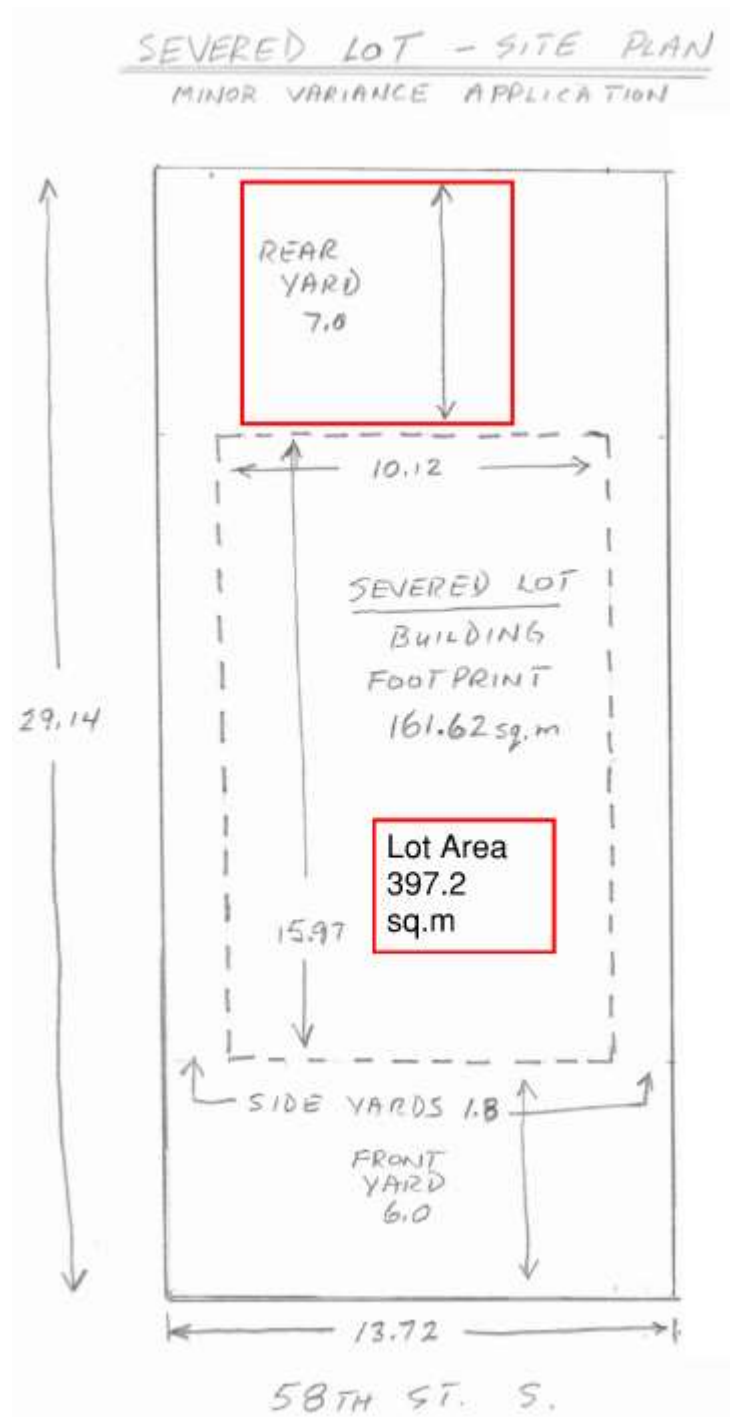
You are receiving this notice because the applicant noted above has submitted a Minor Variance application to the Town of Wasaga Beach. As stipulated by the *Planning Act*, notice must be provided to property owners within 60 metres (200 ft.) of the area to which the application applies.

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



Note: Alternative formats available upon request.