

A04324

Rimas & Giedra Helen Paulionis

Date of this Notice: November 29, 2024

Tax Roll #: 436401001340500



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Rob Armstrong (Travis and Associates) on behalf of Rimas and Giedra Helen Paulionis, owners of the subject land.

**Property Location:** The subject lands are located at 1666 Shore 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 applicant requests relief from Section 4 "Residential Type 1 (R1) Zone" of the Zoning By-law, specifically:

Section 4.3.4 – To permit a reduced exterior side yard setback of 1.8 metres (5.90 feet) along the western property boundary, whereas a minimum exterior side yard setback of 4.5 metres (14.76 feet) is required.

The applicant requests further relief from Section 3, "General Provisions" of Zoning By-law 2003-60, as amended, specifically:

- Section 3.38.2.7 – to permit a reduced driveway setback of 2.8 metres (9.18 feet) measured along the street line from the exterior lot line, whereas a minimum distance between a driveway and an intersection of street lines within a Residential Zone shall be 9 metres (29.53 feet).

The variances would permit the construction of a 220.8 square metre (2376.6 sq. ft.) single-detached dwelling (inclusive of a 42.25 sq. m. attached garage and a 35.95 sq. m. covered porch) with a reduced exterior side yard setback and a driveway with a reduced setback/separation distance from an intersection.

**OTHER APPLICATIONS:** The property 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 810 LOT 6*.

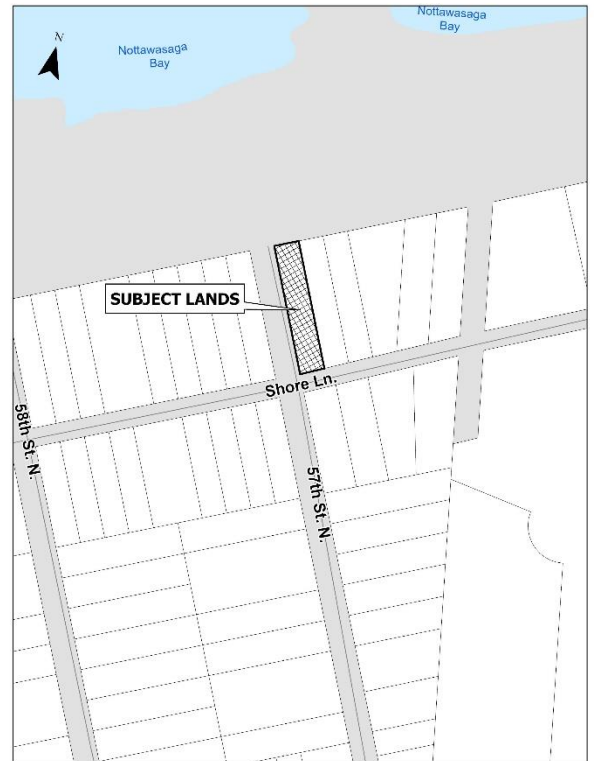
## What happens at the Public Hearing?

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](mailto:pmnotices@wasagabeach.com)

**Note:** Alternative formats available upon request.



**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 **Tuesday, 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](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** 705.429.3844 x2250  
**Email:** [c.watt@wasagabeach.com](mailto:c.watt@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



**MINOR VARIANCE SITE PLAN**

**1666 SHORE LANE**  
**WASAGA BEACH**  
**COUNTY OF SIMCOE**

*General Notes:*  
 - Drawing made primarily in AutoCAD  
 - All site plan features and measurements are approximate and subject to site plan review.  
 - Site Information:  
 - NVCA GIS Mapping (2016)  
 - Simcoe County GIS Mapping (2024)

LEGEND	
	Property Boundary (Lot Area = +/-778.2 sq.m.)
	Proposed Dwelling Footprint (Total Area = +/-220.8) - Proposed Garage (Area = 42.25 sq.m. or 6.5m x 6.5m) - Proposed Covered Porch (Area = +/-15.95 sq.m.) Proposed Lot Coverage +/-28.4%
	Existing Dwelling (To Be Demolished)

SCALE / METERS  
 (1:400 - 8.0"x11" Page Format)  
 0 2 4 6 8 12m

**travis**  
 leeds & associates  
 13300 KENNEDY RD  
 SCARBOROUGH, ONTARIO  
 M1V 2Z4  
 (416) 291-1111

PO Box 325  
 Wasaga Beach, ON  
 N0W 2A5  
 1.700-441-8917

Date (shiny): 18 / 11 / 2024

**Note: Alternative formats available upon request.**