

A04424

Brett Buck

Date of this Notice: December 20, 2024

Tax Roll #: 436401001365000



Notice of Public Meeting Committee of Adjustment

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

Property Location: 41 66th Street North

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 3.23 “Non-Complying Lots, Buildings or Structures”, of Zoning By-law 2003-60 as amended, specifically:

- 3.23.3 ii) – to recognize an existing dwelling with an interior side yard setback of 1.2 metres (3.93 ft.) on a portion of the northern side of the building, an interior side yard setback of 0.15 metres (0.5 ft.) on a portion of the southern side of the building, and to permit an addition to the rear of the existing building that will maintain the required interior side yard setback of 1.8 metres (5.9 ft.).

The variance requested would recognize an existing 126 square metre (1,356.25 sq. ft.) dwelling with an interior side yard setback of 1.2 metres (3.93 ft.) on a portion of the northern side of the building and interior side yard setback of 0.15 metres (0.5 ft.) on a portion of the southern side of the building, and permit a 35 square metre (376.73 sq. ft.) addition to the rear of the dwelling that will maintain an interior side yard setback of 2.0 metres (6.56 ft.).

OTHER APPLICATIONS: The property subject to this application for Minor Variance is Not currently the subject of any other application under the *Planning Act*.

The legal description of the subject lands is PLAN 862 E PT LOT 10.

What happens at the Public Hearing?

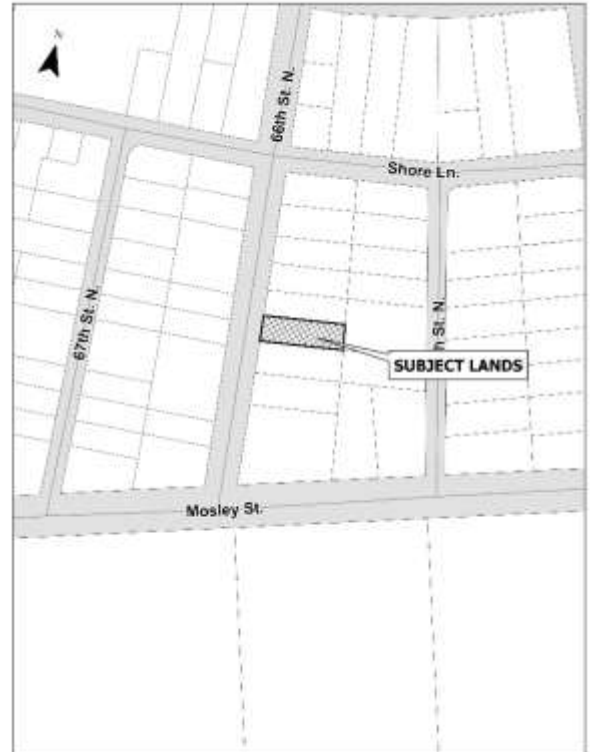
The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

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 **January 14, 2025**.

Note: Alternative formats available upon request.



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.

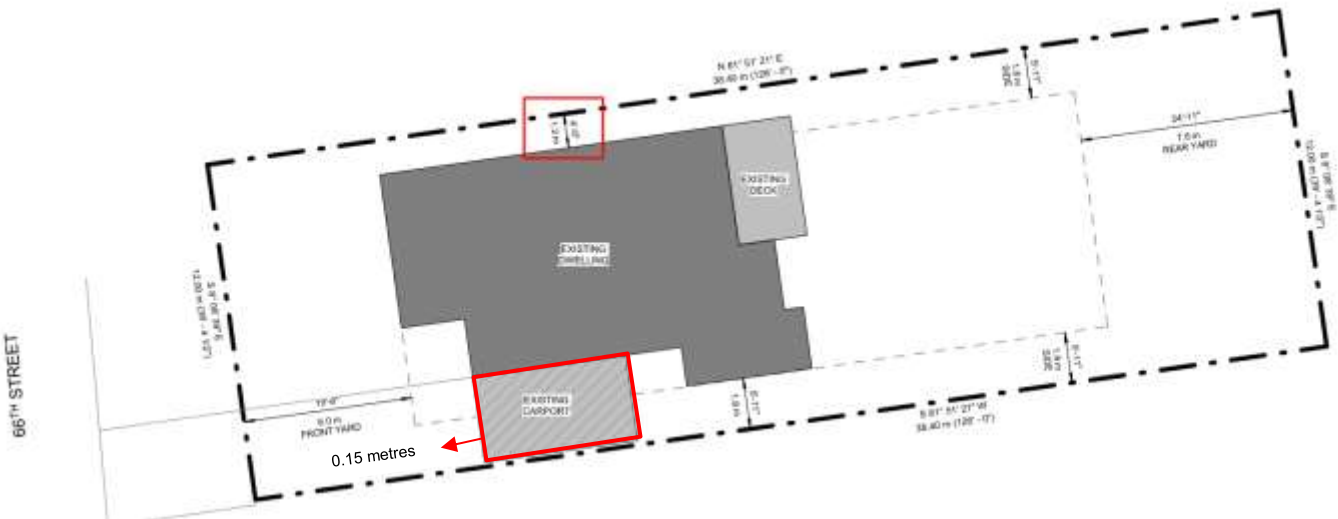
A note about information you may submit to the Town:

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.

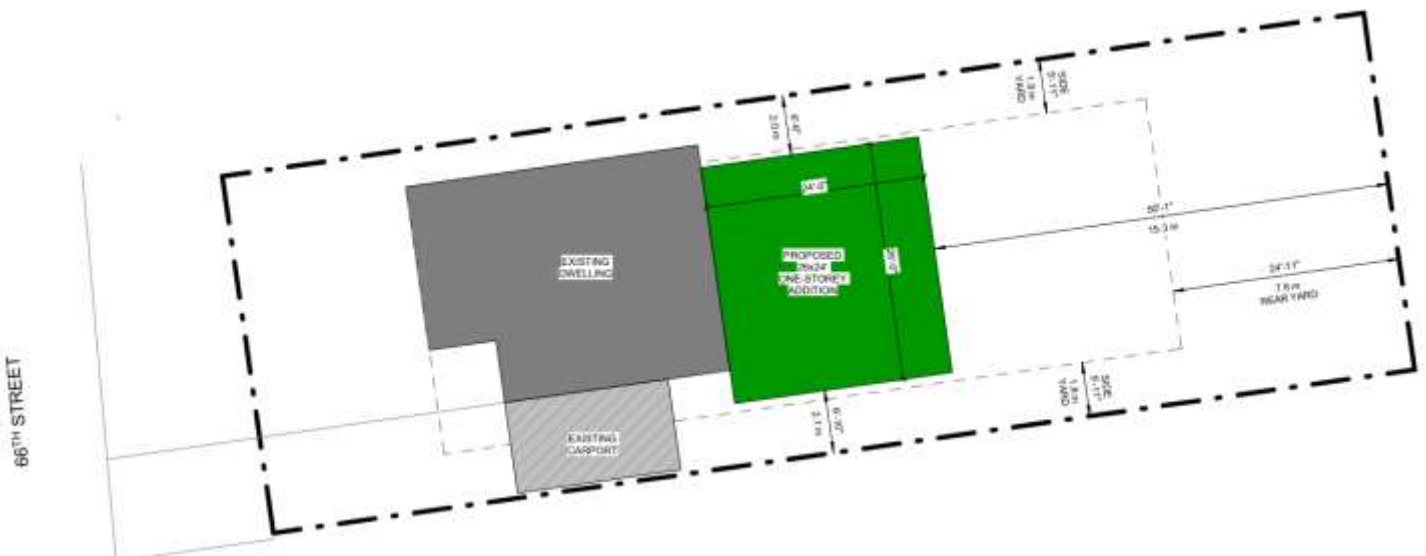
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Applicant's Site Plan Sketch

Existing



Proposed



Note: Alternative formats available upon request.