



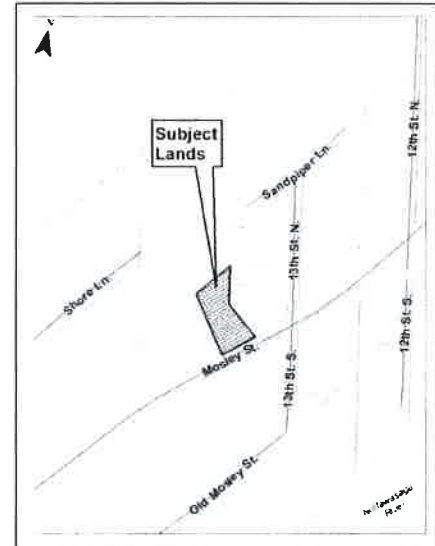
**COMMITTEE OF ADJUSTMENT
FILE NO. A07/19**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45 OF THE PLANNING ACT R.S.O. 1990,
AS AMENDED.**

LANDS SUBJECT TO THE APPLICATION: An application submitted by Reynolds Surveying, on behalf of Zivan Bozinkocev, owner of the property described as Part of Lot 30, Plan 678, Part of Lot 8, Concession 16, municipally addressed as 424 Mosley Street, Town of Wasaga Beach, County of Simcoe. Municipal water and sewer are available for the subject lands.

The subject lands are also the subject of application for severance under file B01/19. Both the proposed severed (Part A), and retained (Part B) parcels of application B01/19 are the subject of this application for variance.

The subject land is irregular in shape, has a frontage of approximately 30.19 metres/100 feet, and an area of approximately 1,437 square metres/15,469 square feet.



A KEY MAP showing the general location of the lands subject to the application is provided with this notice.

VARIANCE REQUESTED

For Proposed Part A of Application B01/19 - The applicant requests relief from the Residential Type One (R1) Zone, of Zoning By-law 2003-60 as amended from the minimum required rear yard setback of 7.6 metres/24.7 feet to 3 metres/9.8 feet to facilitate the construction of a single detached dwelling.

For Proposed Part B of Application B01/19 – The applicant requests relief from the Residential Type 1 Zone of Zoning By-law 2003-60 from the minimum interior side yard setback of 1.8 metres to .24 metres and from the minimum front yard setback requirement of 6 metres to 2.5 metres to permit the location of an existing dwelling.

The Committee of Adjustment has appointed **Monday, March 18, 2019, at 4:20 p.m.** in the Classroom of the Municipal Office, 30 Lewis Street, Wasaga Beach, Ontario for the purpose of a public meeting in this matter.

INFORMATION AVAILABLE: For further information, 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 am – 4:30 pm) or contact Tracy Jarratt at (705) 429-3847 ext. 2272. This notice is also available for viewing on the Town of Wasaga Beach website at www.wasagabeach.com.

This is a public hearing and if you are aware of any person interested in or affected by this application who has not received a copy of this notice, it would be appreciated if you would so inform them.

Dated at the Town of Wasaga Beach this 21st day of February, 2019.

Tracy Jarratt
Secretary-Treasurer

Committee of Consent, Town of Wasaga Beach

Administration: (705) 429-3844
Fax: 429-6732
Planning: 429-3847

Building: 429-1120
By-Law: 429-2511
Parks & Rec: 429-3321

Arena: 429-0412
Public Works: 429-2540
Fire Department: 429-5281



(ZONED OS)

8 16

PART 6 PLAN
51R-14889

PART 1 PLAN 51R-14889

LOT
CONCESSION

(ZONED R1)

52.29
15.79
19.84
3.00
34.29

FENCE



34.94

3.00

FENCE

6.32

PROPOSED
DWELLING

21.05

LOT
28

PART A
AREA= 914.0 Sq.m.

LOT
29

PLAN



1 STOREY
DWELLING
MUN. No. 420

○ CONCRETE
CASING

PART B
AREA= 523.0 Sq.m.

CONCRETE ○
CASING

30

FENCE

33.18



2 STOREY
DWELLING
MUN. No. 424

T.V. ANTENNA

BLOCK WALLS
CONCRETE

REGISTERED

EDGE

OF

ASPHALT

PART 3 PLAN
51R-41303

5.06

12.84

12.19

MOSLEY STREET