

A01525

Michael Krus Balcerowicz

Date of this Notice: May 5<sup>th</sup>, 2025

Tax Roll #: 436401001338000



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Michael Krus Balcerowicz, owner of the subject lands.

Property Location: 1580 Shore Lane

Public Meeting Date: Wednesday, May 21, 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 application requests relief from Section 4, "Residential Type 1 (R1)" of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from:

Section 4.3.4 - to permit an exterior side yard width/setback of 2 metres (6.56 ft.), whereas a minimum exterior side yard width/setback of 4.5 metres (14.76 ft.) is required in the R1 zone.

The variance would permit the construction of a 106.83 sq.m. (1150 sq. ft.) single detached dwelling, with a reduced exterior side yard setback.

The applicant seeks additional zoning 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 3.1.4 – to permit a detached accessory building with a height of 6 metres (19.68 ft.) whereas the maximum height of a detached accessory building shall be 5 metres (16.4 ft.).

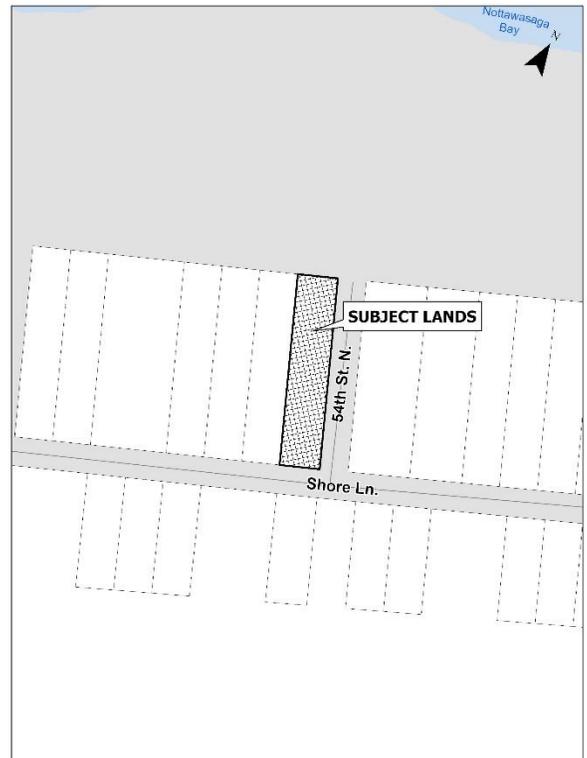
Section 3.1.5.4 – to permit the construction of a detached accessory building with a front yard setback of 6 metres (19.68 ft.), whereas accessory buildings are not permitted within the front yard or located closer to the street line than the main dwelling.

Section 3.1.5.7 – to permit the location of a detached accessory building with an increased height to be located between the front lot line and the main dwelling with a front yard setback of 6 metres (19.68 ft.), whereas a minimum front yard setback of 12 metres (39.37 ft.) is permitted for accessory buildings and structures that conform with all other provisions of the Zoning By-law.

The variance(s) would permit the construction of a 45.05 square metre (485 sq. ft.) detached accessory building located in the front yard with a reduced front yard setback and an increased height.

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

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



The legal description of the subject lands is: *PLAN 789 LOT 17 BF*

**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)

**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 **May 20<sup>th</sup>, 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](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

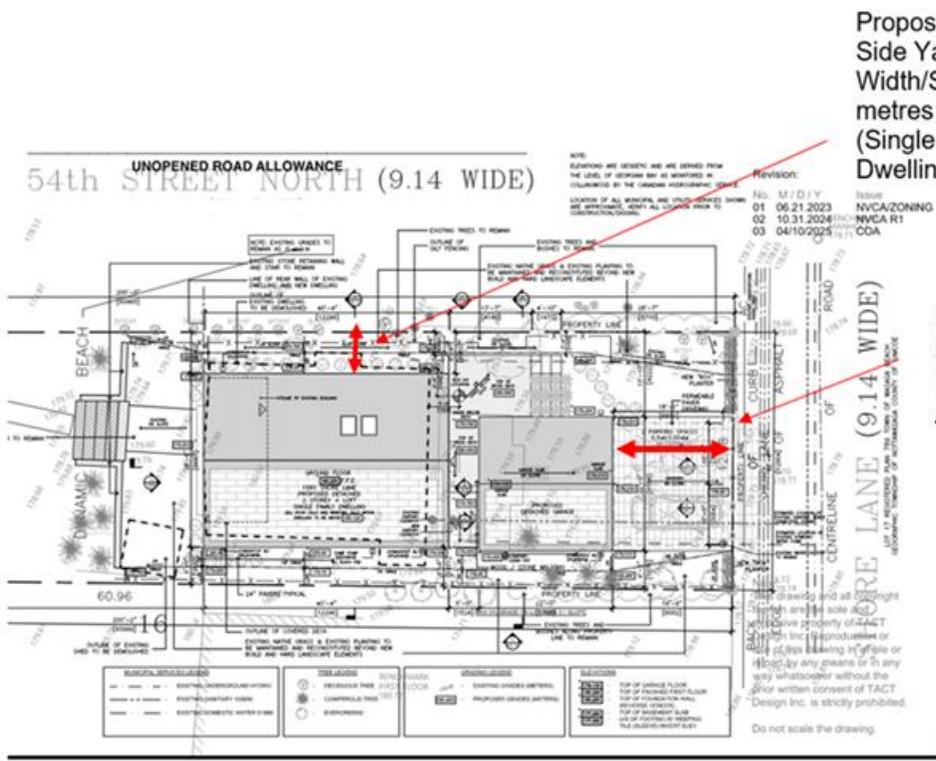
**Phone:** (705) 429-3844 x x2250  
**Email:** [c.watt@wasagabeach.com](mailto:c.watt@wasagabeach.com)

**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.**

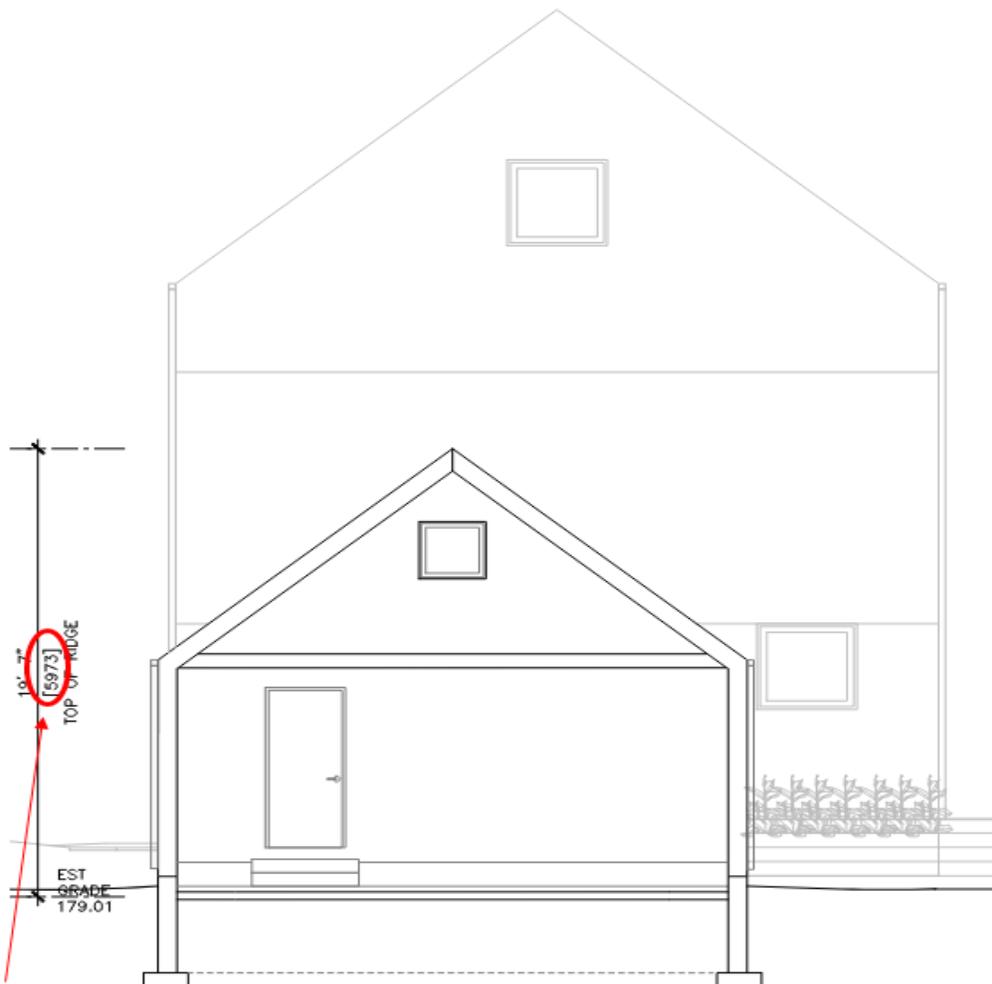
**Applicant's Site Plan/Sketch Submission**



Proposed Exterior Side Yard Width/Setback of 2 metres (6.56 ft.) (Single Detached Dwelling)

Proposed Front Yard Setback of 6 metres (19.68 ft.) (Detached Accessory Building)

**Applicant's Building Elevation Submission**



Proposed Building Height of 6 metres (19.68 ft.) (Detached Accessory Building)

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