

**COMMITTEE OF ADJUSTMENT
FILE NO. A07/22**

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

LANDS SUBJECT TO THE APPLICATION: PLAN 878 LOT 7, municipally addressed as 1817 Shore Lane, Town of Wasaga Beach, County of Simcoe. 17.39

The subject lands have a frontage of approximately 13.72 metres (45.01 ft.) along Shore Lane, a depth of approximately 36.58 metres (120.01 ft.) and an area of approximately 501.8 square metres (5,401.33 sq. ft.).

VARIANCE REQUESTED: Application for Minor Variance A07/22 was submitted by Graham & Linda Gibson, owners of the subject land.

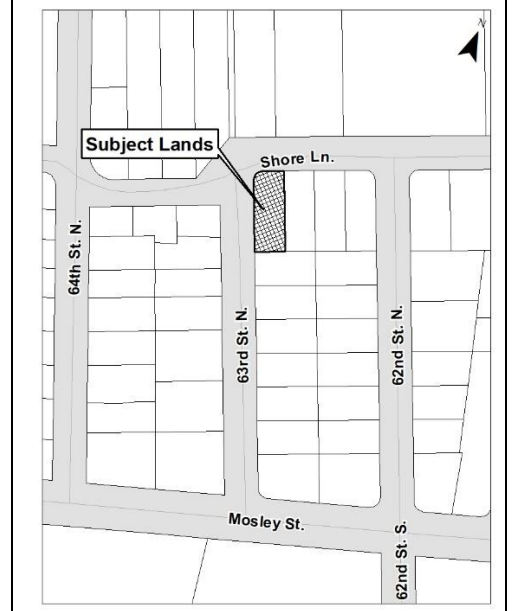
The application requests relief from Section 3.23, “Non-Complying Lots, Buildings or Structures” of Comprehensive Zoning By-law 2003-60, to recognize the existing non-complying dwelling with an interior side yard setback of 1.22 metres (4.0 ft.) along the easterly property boundary, whereas 1.8 metres (5.9 ft.) is required. Further, the variance would permit an addition that would maintain the existing building footprint on the easterly property boundary, and increase the height of the dwelling in compliance with the height provisions within the R1 Zone for detached dwellings.

In addition to the above, the application requests relief from Section 4, “Residential Type 1” Zone, specifically from:

- 4.3.4 – to permit an exterior side yard setback of 3.3 metres (10.83 ft.), whereas 4.5 metres (14.76 ft.) is required.
- 4.3.5 – to recognize the interior side yard setback of 1.22 metres (4.00 ft.) along the eastern property boundary, whereas 1.8 metres (5.9 ft.) is required.

The variance requested would permit the construction of a 120.5 square metre (1,297.05 sq. ft.) single detached dwelling that will maintain the existing interior side yard setback of 1.3 metres (4.26 ft.) along the eastern property boundary, and permit an addition that would increase the height of the dwelling to facilitate the construction of a crawlspace and loft, in compliance with the height provisions in the R1 Zone. Further to the above, the variance(s) would permit an exterior side yard setback of 3.3 metres (10.83 ft.) whereas 4.5 metres (14.76 ft.) is required.

KEY MAP showing the general location of the lands subject to this application.



OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the Planning Act.

Please Note that due to the COVID-19 Pandemic, and in an effort to continue with normal business operations, the Committee of Adjustment will be temporarily changing to a remote public hearing via electronic means (e.g., audio/video or audio only conference), using the application “ZOOM”

The Committee of Adjustment has appointed **Monday, February 14, 2022 at 3:30 p.m.** for the purpose of a remote public hearing via electronic means in this matter.

How To Participate – Attending the Public Hearing

To participate in this public hearing regarding application A07/22, **you must register in advance by 12:00 p.m. (noon) on Friday, February 11, 2021.**

To register in advance, please contact the Zoning Administrator at zoningadmin@wasagabeach.com OR (705) 429-3847 ext. 2272 and provide the following information:

- **First and Last Name**
- **Municipal Address**
- **Phone Number**
- **Email Address**
- **The File/Application Number**

You will be contacted by a member of the planning department with further information regarding the remote/virtual public hearing once you have registered. You will be given the option to attend the Public Hearing either by: a) audio/video means (i.e., by receiving a hyperlink by email), or b) by audio means only (i.e., by receiving a phone number and conference code).

How to Participate - Making an Oral or Written Submission in Advance of the Public Hearing

If you are unable to attend the Public Hearing and you wish to make an oral and/or written submission in advance, you are welcome to do so. The *Planning Act* requires the opportunity for individuals to provide written or oral submissions in regard to the application. If making an oral and/or written submission in advance, ***please make your submission(s) by no later than 12:00 p.m. (noon) on Friday, February 11, 2022.***

- Written submissions will be accepted via the drop-box in-front of Town Hall, 30 Lewis Street, Wasaga Beach Ontario, OR, may be sent by email to zoningadmin@wasagabeach.com.
- Oral submissions will be accepted by telephone, by leaving a voicemail message. To make an oral submission, please call (705) 429-3847 ext. 2272 and leave a

voicemail message when prompted. In your voicemail message, please provide your:

- **First and Last Names,**
- **Municipal Address,**
- **Phone Number,**
- **File/Application Number in question, and**
- **Your oral submission/comments on the proposal.**

NOTE: This is a virtual public hearing and if you are aware of any person who is interested in or affected by this application, kindly inform them. If you do not attend or are not represented at this hearing or do not submit a written submission, the Committee may proceed in your absence.

If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Adjustment in respect of the proposed minor variance does not give oral submissions prior to the virtual public hearing or make written submission to the Town of Wasaga Beach, Committee of Adjustment before a decision is made, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Town of Wasaga Beach Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Town of Wasaga Beach, Committee of Adjustment at 30 Lewis Street, Wasaga Beach, Ontario, L9Z 1A1.

INFORMATION AVAILABLE: For further information regarding the virtual public hearing or for more information on how to register in advance, please contact the Planning Department at (705) 429-3847 during regular business hours (8:30 a.m. – 4:30 p.m.). This notice is also available for viewing on the Town of Wasaga Beach website at <https://www.wasagabeach.com/Pages/Public-Notices.aspx>

DATED this 27th day of January, 2022

Secretary-Treasurer, Committee of Adjustment, Town of Wasaga Beach

1817 Shore Lane
Graham & Linda Gibson

Scale:
1 block = 0.61m (2ft)

63rd Street

Curb

