

**COMMITTEE OF ADJUSTMENT  
FILE NO. A34/21**

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

**LANDS SUBJECT TO THE APPLICATION:** SUNNIDALE CON 15 PT LOT 3 RP; 51R40234 PART 2, municipally addressed as 47 Knox Road East, Town of Wasaga Beach, County of Simcoe.

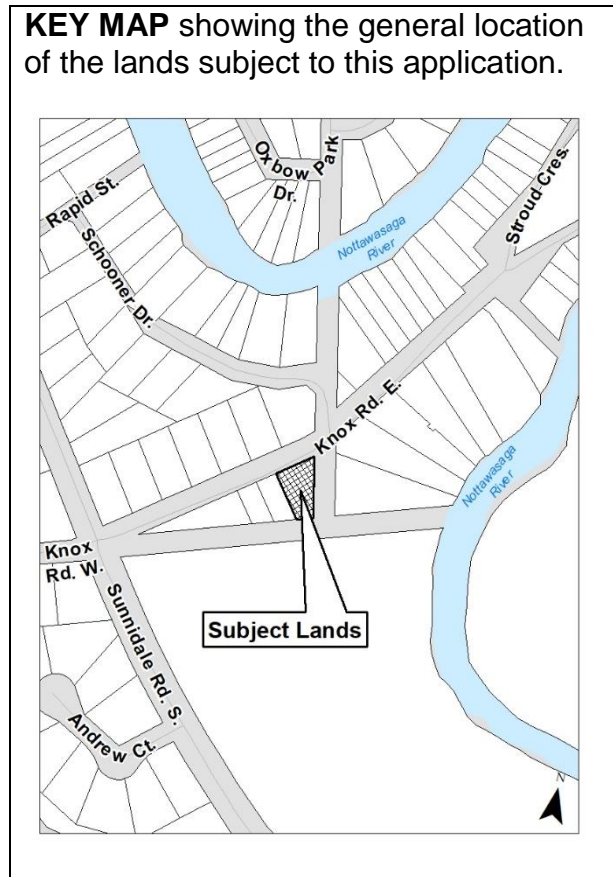
The subject lands have a frontage of approximately 39.35 metres (129.1 feet), a depth of approximately 52.65 metres (172.74 feet), and an area of approximately 1,391 square metres (14,972.6 square feet).

**VARIANCE REQUESTED:** Application for Minor Variance A34/21 was submitted by Mark Frankiewicz, owner of the subject lands.

The application requests relief from Section 3 “Accessory Uses, Buildings and Structures” Zoning provisions of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the applicant requests relief from:

- Section 3.1.2 – to increase the maximum permitted lot coverage for detached accessory buildings from 65 square metres (700 square feet) to 68.38 square metres (736 square feet).
- Section 3.1.4 – to increase the maximum height of a detached accessory building with a peaked roof, from 5 metres (16.4 feet) to 6.60 metres (21.67 ft.), and to increase the number of storey’s permitted from one (1) storey to two (2).
- Section 3.1.5.4 – to permit the construction of a detached garage with a front yard setback of 12.19 metres (40 feet), whereas accessory structures are not permitted within the front yard or located closer to the street line than the main dwelling.

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



The variance(s) requested would facilitate the construction of a 62.43 square metre (672 sq. ft.) detached garage consisting of two (2) storeys, with an increased height of 6.60 metres (21.67 ft.), located within the front yard between the front lot line and the main dwelling.

**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<sup>th</sup>, 2022 at 3:10 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 A34/21, **you must register in advance by 12:00 p.m. (noon) on Friday, February 11<sup>th</sup>, 2022.**

To register in advance, please contact the Zoning Administrator at [zoningadmin@wasagabeach.com](mailto: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<sup>th</sup>, 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](mailto: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 Ontario Land 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 27<sup>th</sup> day of January, 2022

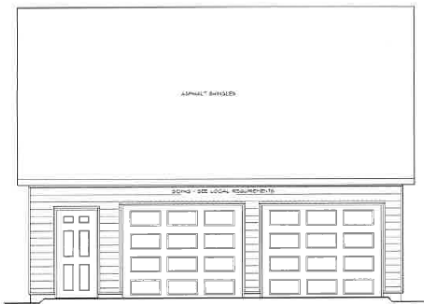
Secretary-Treasurer, Committee of Adjustment, Town of Wasaga Beach

# Proposed Site Plan

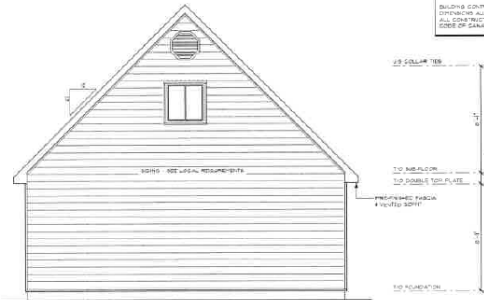


**ORIGINAL ROAD ALLOWANCE  
BETWEEN LOTS 3 AND 4  
(NOT TRAVELLED)**

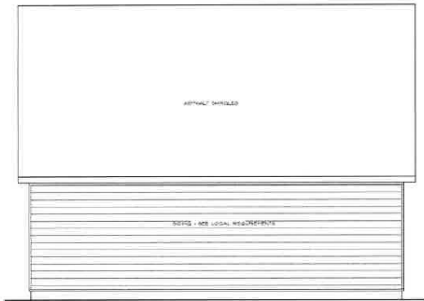
# Proposed Elevation Drawings



**FRONT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**

**IMPORTANT NOTE**  
 HOME HARDWARE STORES LIMITED DOES NOT ASSUME LIABILITY FOR ANY DAMAGE OR INJURY TO THE BUILDING OR THE ADJACENT PROPERTY CAUSED BY THE FAILURE TO FOLLOW THE INSTRUCTIONS PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE BUILDING OR THE ADJACENT PROPERTY CAUSED BY THE FAILURE TO FOLLOW THE INSTRUCTIONS PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE BUILDING OR THE ADJACENT PROPERTY CAUSED BY THE FAILURE TO FOLLOW THE INSTRUCTIONS PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO THE BUILDING OR THE ADJACENT PROPERTY CAUSED BY THE FAILURE TO FOLLOW THE INSTRUCTIONS PROVIDED IN THESE DRAWINGS.

**DECK LAYOUT**  
 FLOOR LAYOUT  
 10' x 10' x 10' x 10'  
 10' x 10' x 10' x 10'  
 10' x 10' x 10' x 10'

**FINISHES**  
 ALL GRANITE & NON GRANITE  
 MARBLE  
 CERAMIC TILE  
 LAMINATE  
 STAINLESS STEEL  
 PAINT

**FINISHING NOTE**  
 CHECK WITH LOCAL AUTHORITIES ON REQUIREMENTS FOR EXTERIOR FINISHES AND MATERIALS TO BE USED IN THE FINISH PACKAGE PRICE.