

**COMMITTEE OF ADJUSTMENT
FILE NO. A02/22**

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

LANDS SUBJECT TO THE APPLICATION: CON 4 PT LOT 37, municipally addressed as 16 Middlebrook Road, Town of Wasaga Beach, County of Simcoe.

The subject lands have a frontage of approximately 27.43 metres (90 feet) along Middlebrook Road, a depth of approximately 33.38 metres (109.51 feet) and an area of approximately 915.61 square metres (9,855.9 square feet).

VARIANCE REQUESTED: Application for Minor Variance A02/22 was submitted by Marlene Arispe, owner of the subject lands.

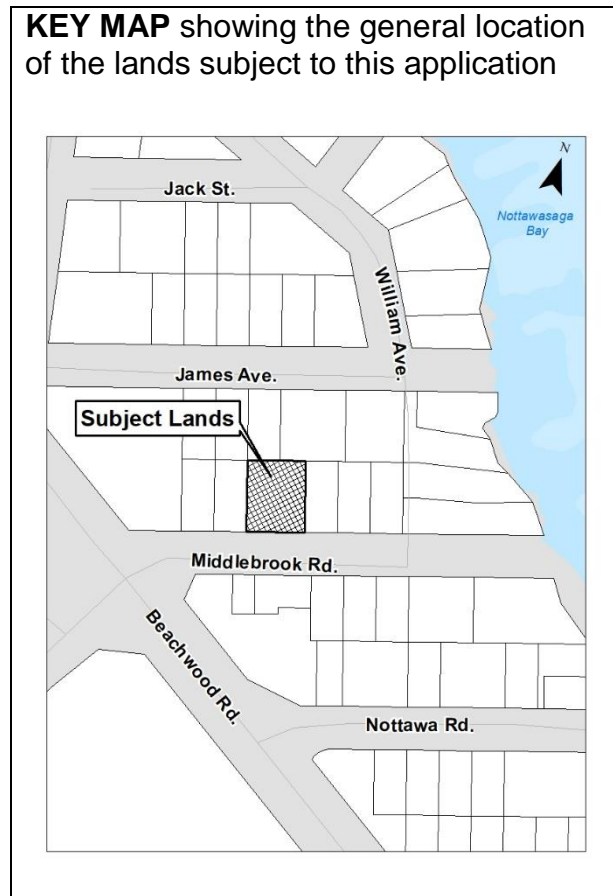
The application requests relief from Section 3.23, “Non-Complying Lots, Buildings or Structures” of Comprehensive Zoning By-law 2003-60, to recognize the location of the existing dwelling with a front yard setback of 1.58 metres (5.18 feet) on the south-west portion of the existing dwelling and 0.71 metres (2.33 feet) on the south-east portion of the existing dwelling, and to permit a second floor addition that would maintain the existing building footprint and increase the height from 5 metres (16.4 feet) to 9.6 metres (31.5 feet).

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

- 4.3.3 – to permit the construction of a second floor addition to the existing single detached dwelling with a proposed front yard setback of 1.58 metres (5.18 feet) and 0.71 metres (2.33 feet), whereas 6 metres is required (19.69 feet).

The variance(s) requested would recognize the existing non-complying dwelling with reduced front yard setbacks. The variance(s) would further permit a second floor addition to the existing dwelling that would maintain the existing front yard setbacks of 1.58 metres (5.18 feet) and 0.71 metres (2.33 feet) along the southern property boundary.

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, January 17, 2022 at 3:40 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 A02/22, **you must register in advance by 12:00 p.m. (noon) on Friday, January 14, 2022.**

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, January 14th, 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.

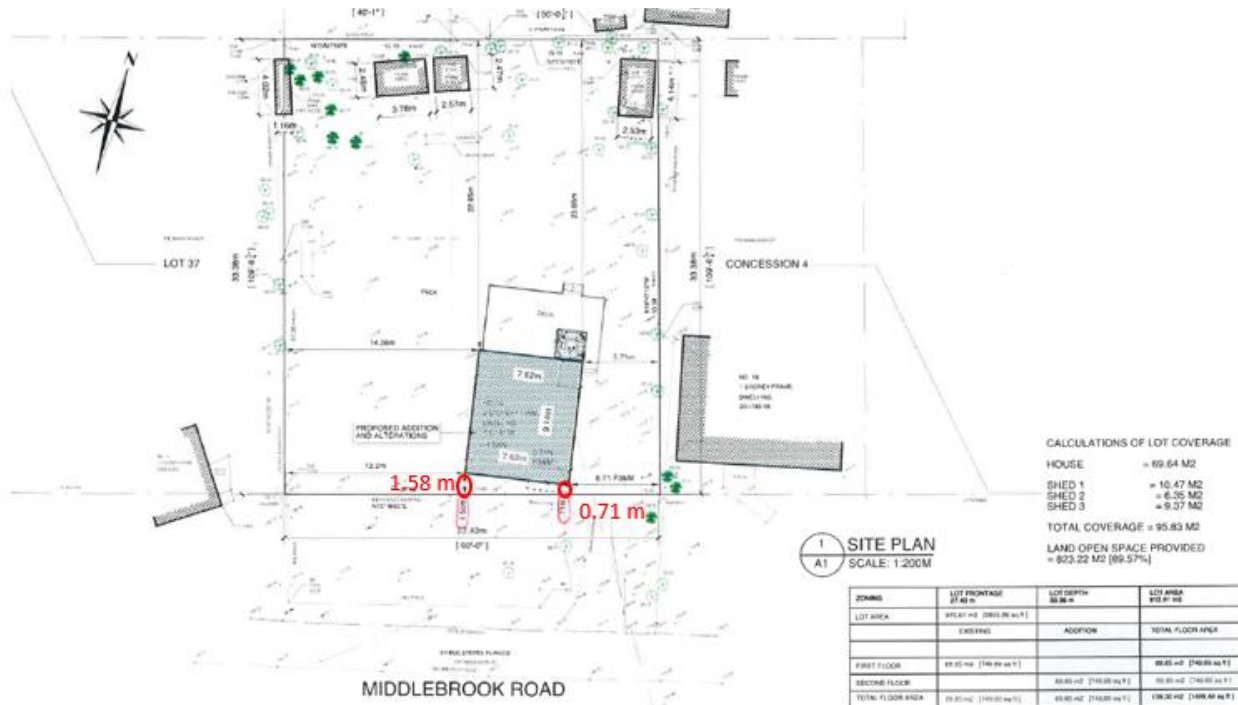
If a person or public body that files an appeal of a decision of the Town of Wasaga Beach, Committee of Adjustment in respect of the proposed Minor Variance does not give oral submissions prior to the virtual public hearing or make written submission to the Town of Wasaga Beach, Committee of Adjustment before a decision is made, the 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 30th day of December, 2021

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



1 FRONT ELEVATION
A5 SCALE: 1/4" = 1'-0"