

A00925
Albert Romano
Date of this Notice: May 5, 2025
Tax Roll #: 436401000408200



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Ron Flear on behalf of Albert Romano, owner of the subject lands.

Property Location: 183 32nd Street South

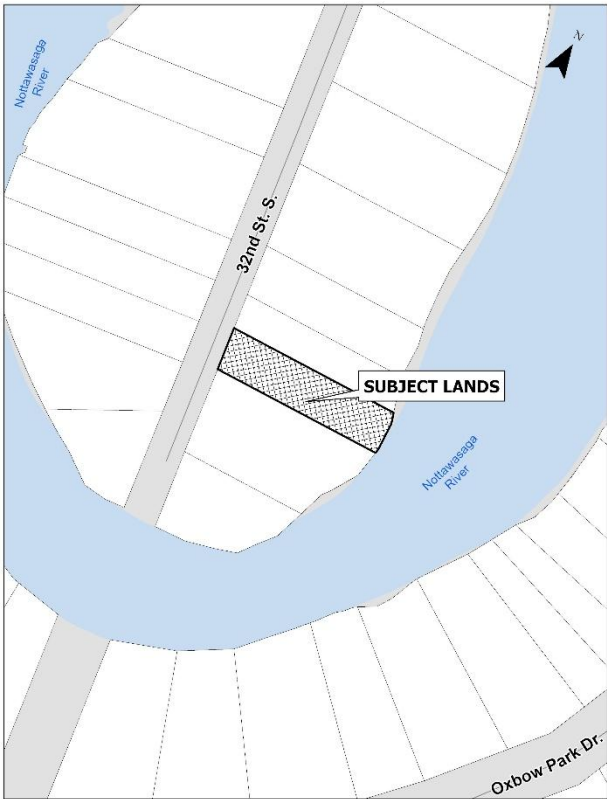
Public Meeting Date: Wednesday, May 21, 2025 at 2:00 p.m.

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 3.23 “Non-Complying Lots, Buildings or Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.23.3 ii) – To recognize the location of the existing 111.48 square metre (1,199.96 sq. ft.) detached garage, with an interior side yard setback of 0.9 metres (3 ft.) along the southern property boundary, whereas an interior side yard setback of 1.8 metres (5.9 ft.) is required, and to permit an expansion of 155.89 square metres (1,678 sq. ft.) in the form of covered/uncovered decks, and a 2nd storey addition consisting of living space and a balcony, to facilitate the use of the building as a single-detached dwelling with an attached garage.



Additionally, the applicant requests relief from Section 4 “Residential Type 1 (R1) Zone” of the Zoning By-law, specifically:

- Section 4.3.5 – To permit the construction of a 2nd storey addition with interior side yard setbacks of 0.9 metres (3 ft.) and 1.2 metres (4 ft.) along the southern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required.
- Section 4.3.5 – To permit the construction of a covered deck and an uncovered deck with interior side yard setbacks of 0.9 metres (3 ft.) along the southern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required.

The variances requested would recognize the location of the existing detached garage with a reduced interior side yard setback on the southern property boundary, and would facilitate the construction of a proposed 2nd storey addition with reduced interior side yard setbacks to the southern property boundary. The variances would further permit main floor additions in the form of covered/uncovered decks with reduced interior side yard setbacks to the southern property boundary. The proposed additions would result in an overall building area (inclusive of living space, covered/uncovered decks, and balconies) of 267.37 square metres (2,877.95 sq. ft.), and would facilitate the conversion of the existing garage to a single-detached dwelling with an attached garage.

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

The legal description of the subject lands is PLAN 822 N PT LOT 22.

What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the

Note: Alternative formats available upon request.

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

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, 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

Questions? Ask the Planner!

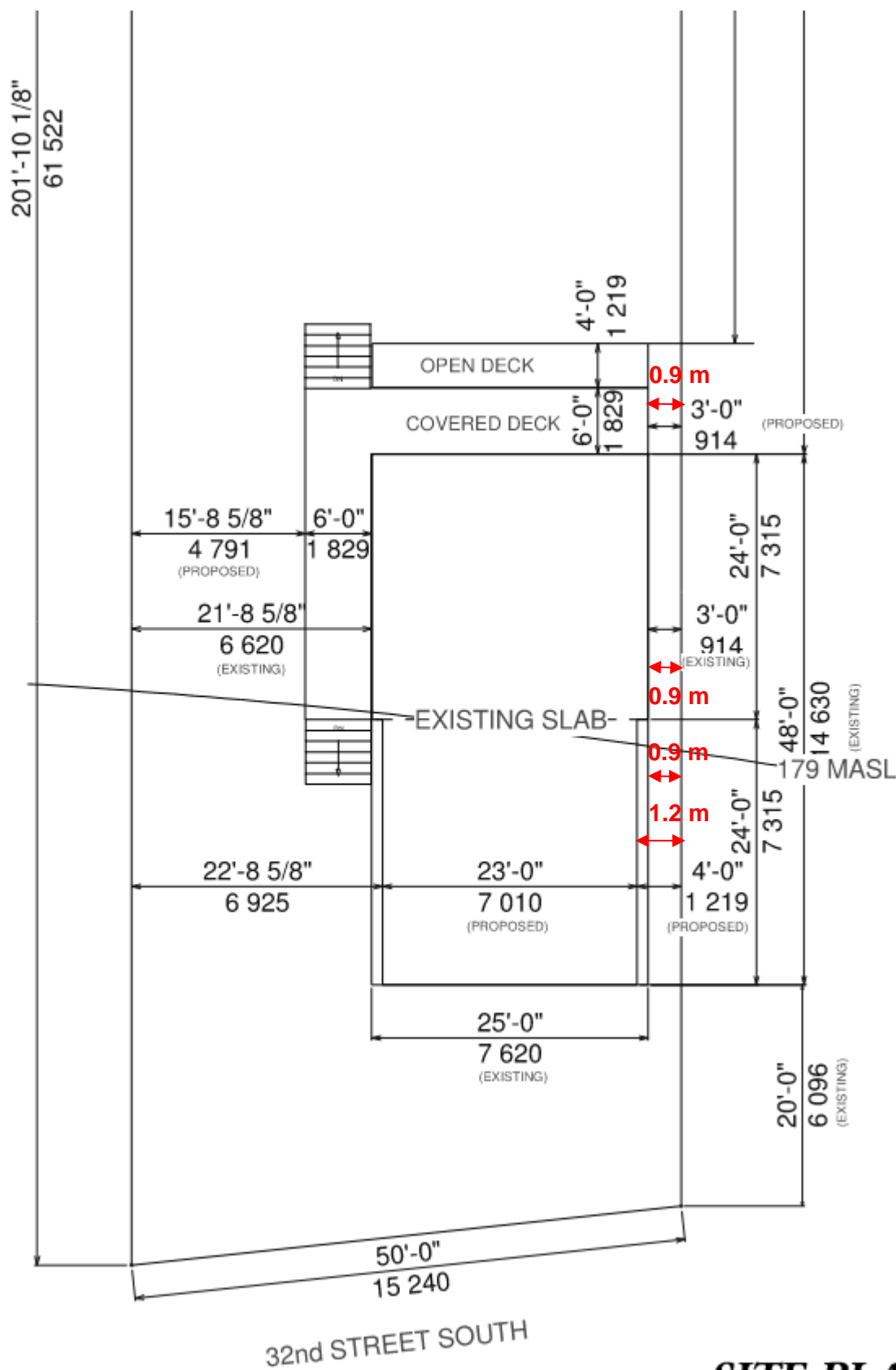
Phone: (705) 429-3844 x 2270
Email: samantha.hannah@wasagabeach.com

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



SITE PLAN

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