

A01025
Oscar & Sharon Lutz
Date of this Notice: May 5, 2025
Tax Roll #: 436401000120100



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by RF Design c/o Ron Fler, on behalf of Oscar & Sharon Lutz, owners of the subject land.

Property Location: 106 40th Street North

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 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended. More specifically, the application requests relief from:

- Section 3.1.2 – to permit a maximum lot coverage of 99.75 square metres (1,073.7 sq. ft.) for all detached accessory buildings, whereas detached accessory buildings in the R1 Zone have a maximum lot coverage of 65 square metres (699.65 sq. ft.); AND, to permit a detached accessory building (garage) with a maximum horizontal dimension of 9.14 metres (29.98 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9.0 metres (29.52 ft.).
- Section 3.1.4 – to permit a detached accessory building (garage) with a maximum height of 6.7 metres (21.98 ft.), whereas the maximum height of detached accessory building is 5.0 metres (16.4 ft.); AND, to permit a detached accessory building (garage) with a half storey, whereas detached accessory buildings shall not exceed one storey.



The variance(s) requested would facilitate the construction of a 66.88 square metre (719.89 sq. ft.) 1.5-storey detached accessory building (garage), with a maximum height of 6.7 metres (21.98 ft.) and attached 15.60 square metre (168.88 sq. ft.) covered patio. The variances would further permit an existing 17.27 square metres (185.89 sq. ft.) shed to remain on the lands.

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

The legal description of the subject lands is PLAN 1293 LOT 43.

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.

Note: *Alternative formats available upon request.*

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!

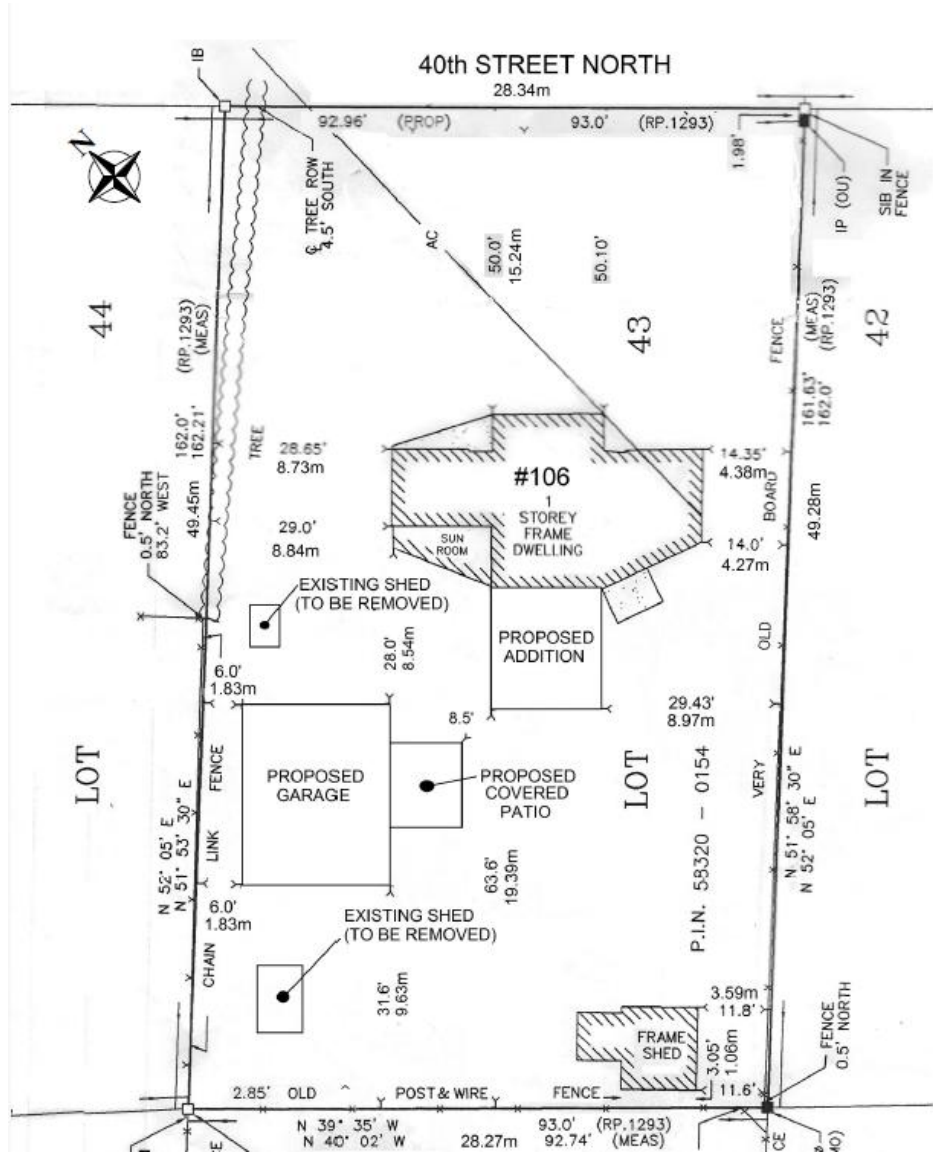
Phone: (705) 429-3844 x 2272
Email: joel.vines@wasagabeach.com

A note about information you may submit to the Town:

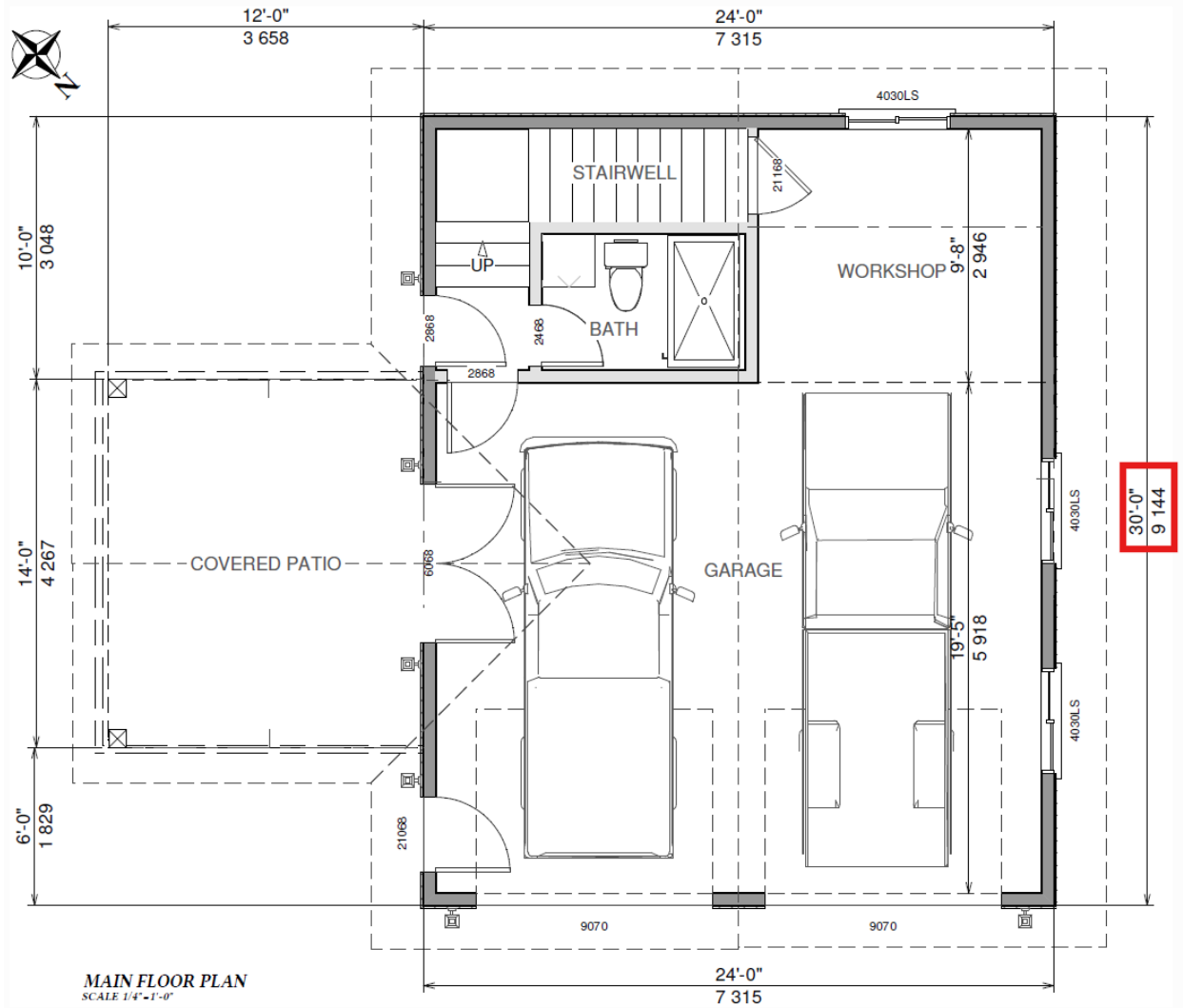
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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

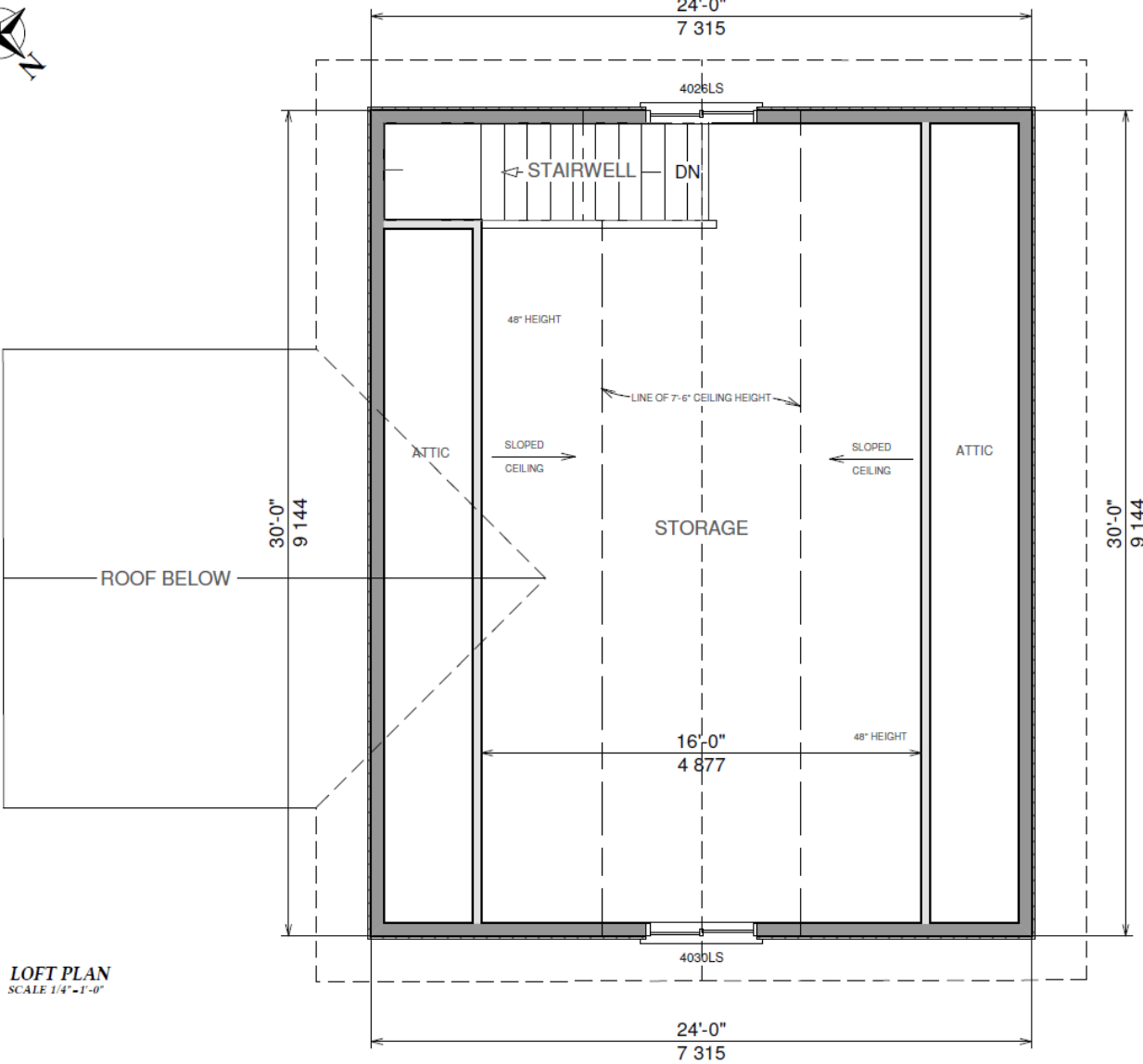


Applicant's Floor Plan



Note: Alternative formats available upon request.

Applicant’s Floor Plan (Half Storey)



Note: Alternative formats available upon request.