

A01225  
Randy Shaver  
Date of this Notice: May 5<sup>th</sup>, 2025  
Tax Roll #: 436401001130744



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Mike Teeple, on behalf of Randy Shaver owner of the subject lands.

Property Location: 36 Little River Crossing

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 applicant requests relief from Section 6 “Residential Type 3 (R3)”, of Zoning By-law 2003-60, as amended.

Specifically, the applicant requests relief from the “Residential Type 3 Exception 40” (R3-40) Zone:

Section 6.4.40 – to permit an increased lot coverage of 63%, whereas a maximum lot coverage of 56% is required.

The applicant seeks additional zoning relief from Section 3.3 “Yard Encroachments” of Zoning By-law 2003-60 as amended, specifically:

Section 3.3.6 – to permit steps (attached to the proposed rear yard deck) with a height of 1.52 metres (5 ft.) above the finished grade to project 4.2 metres (13.7 ft.) into the required rear yard setback, whereas steps and/or accessibility ramps to an entrance may project into any required front yard a maximum distance of 1.2 metres (3.9 ft.) and may project into any required interior or exterior side yard a maximum distance of 0.9 metres (2.9 ft.) provided that such uses are not below grade or not more than 0.6 metres (1.9 ft.) above grade within the required yard.

The variance would permit the construction of a 12.6 square metre (135.62 sq. ft.) deck with a height of 1.52 metres (5 ft.) with attached steps located in the rear yard.

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

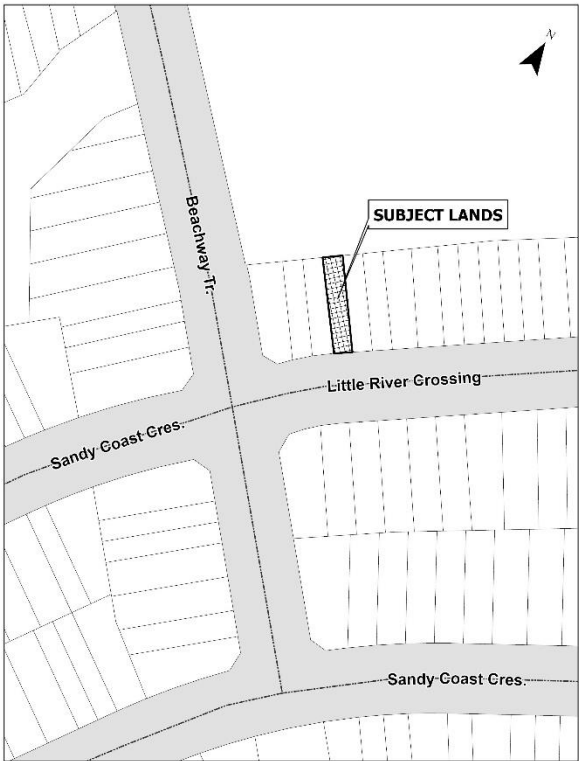
The legal description of the subject lands is: *PLAN 51M1203 PT BLK 1 RP;51R43384 PARTS 4 AND 52*

### 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](mailto: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<sup>th</sup>, 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](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

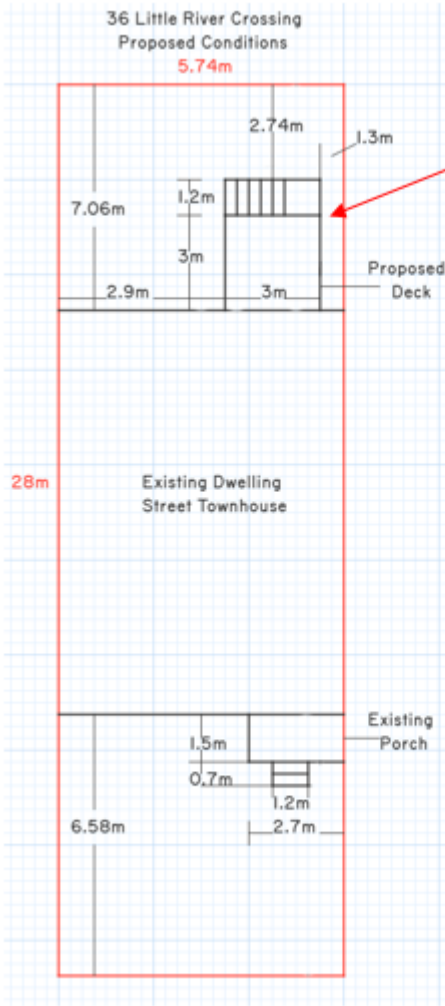
**Phone:** (705) 429-3844 x2250  
**Email:** [c.watt@wasagabeach.com](mailto:c.watt@wasagabeach.com)

**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**



Proposed Step  
Projection of 4.2  
m (13.7 ft.)