

A01425
Andrew and Dandy Baziw
Date of this Notice: May 5th, 2025
Tax Roll #: 436401001341500



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Chris Baziw, on behalf of Andrew and Dandy Baziw owners of the subject lands.

Property Location: 1677 Shore Lane

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

Specifically, the applicant requests relief from:

Section 3.23.3 ii) – to recognize the location, and to permit the expansion and renovation of the existing non-complying single-detached dwelling with:

- An existing non-complying front yard depth/setback of 4.85 metres (15.91 ft.), whereas a minimum front yard depth/setback of 6 metres (19.68 ft.) is required in the R1 zone.
- An existing non-complying interior side yard width/setback of 1.33 metres (4.36 ft.) along the eastern property boundary, whereas a minimum interior side yard width/setback of 1.8 metres (5.9 ft.) is required in the R1 zone.
- An existing non-complying dwelling unit area of 54 square metres (581.25 sq. ft.), whereas a minimum dwelling unit area of 93 square metres (1001 sq. ft.) is required in the R1 zone.

The variance would permit the expansion of the existing non-complying single detached dwelling in the form of a 1-story 78 square metre (839.58 sq. ft.) rear addition. The proposed addition would result in an overall building area of 132 square metres (1,420.84 sq. ft.).

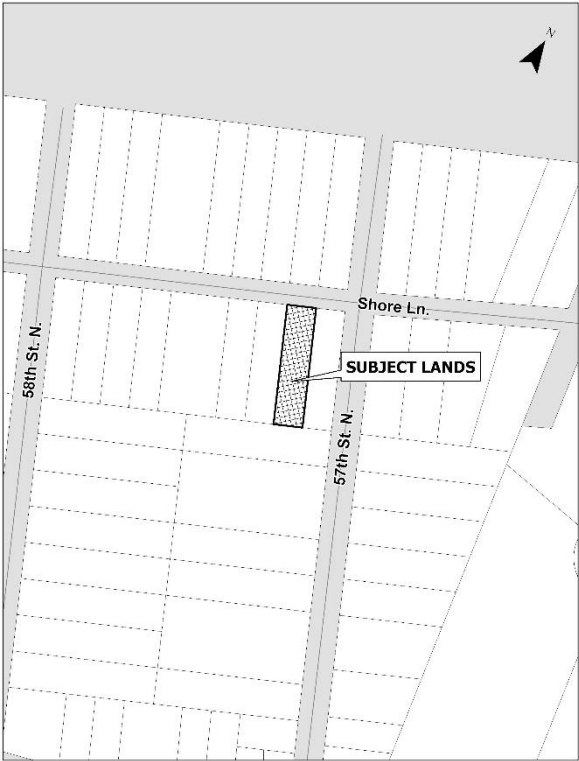
The applicant requests additional zoning relief from Section 3.3 “Yard Encroachments” of Zoning By-law 2003-60 as amended, specifically:

Section 3.3.3 – to permit a deck with a height of 0.26 metres (0.85 ft.) above the finished grade to project 2.49 metres (8.16 ft.) into the 4.85 metre (15.91 ft.) existing non-complying front yard setback, whereas decks may project into a required front yard a maximum distance of 1.2 metres (3.93 ft.) provided that the deck is not more than 0.6 metres (1.96 ft.) above finished grade.

The variance would permit a 14.8 square metre (159.3 sq. ft.) existing deck to project 2.49 metres (8.16 ft.) into the existing non-complying front yard setback.

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

Note: Alternative formats available upon request.



The legal description of the subject lands is: *PLAN 810 LOT 65*

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.

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 20th, 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 x2250
Email: 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.

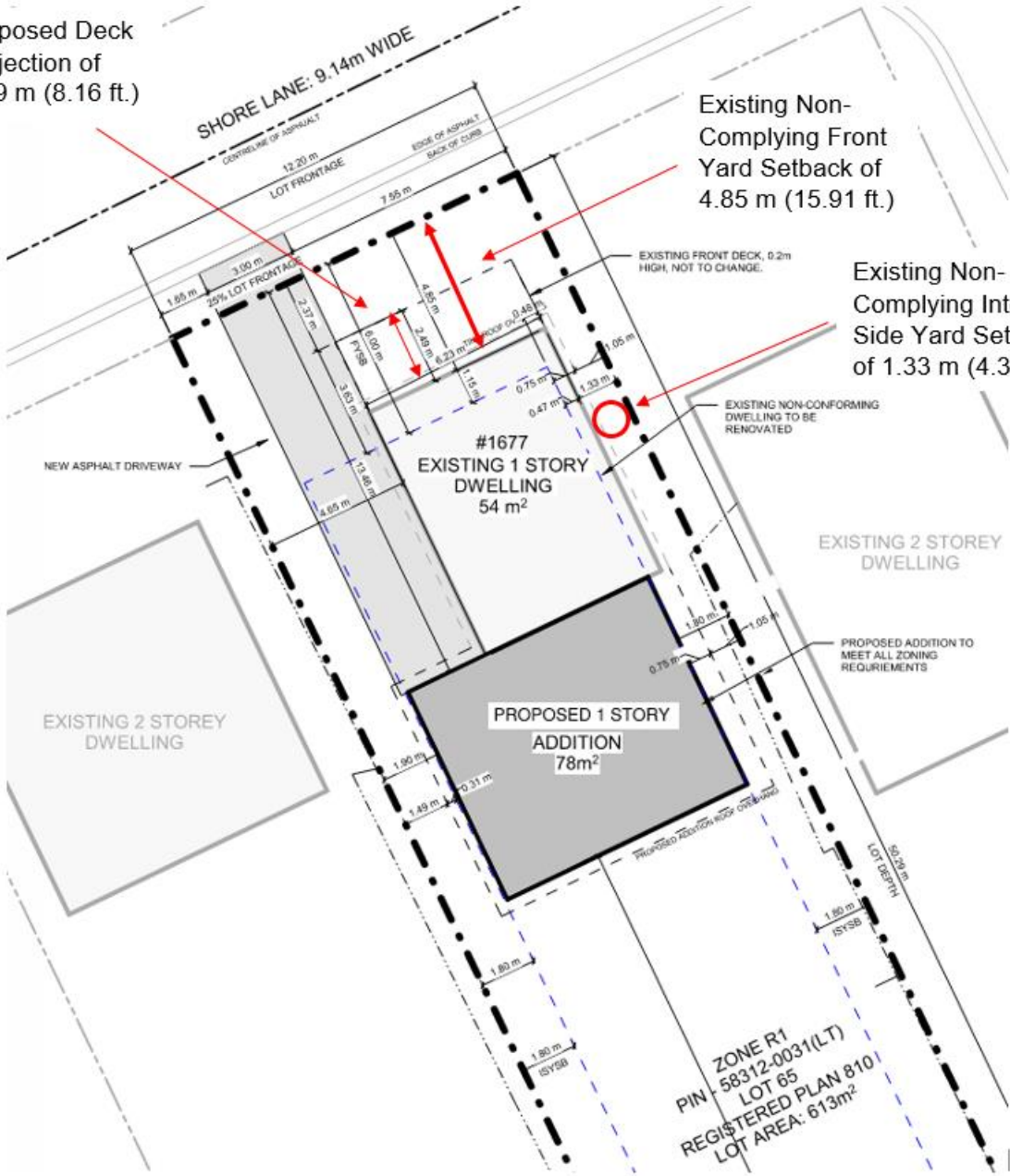
Note: Alternative formats available upon request.

Applicant's Site Plan Sketch

Proposed Deck
Projection of
2.49 m (8.16 ft.)

Existing Non-
Complying Front
Yard Setback of
4.85 m (15.91 ft.)

Existing Non-
Complying Interior
Side Yard Setback
of 1.33 m (4.36 ft.)



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