

A01825
Bryan & Debbie Walker
Date of this Notice: June 2, 2025
Tax Roll #: 436401000636000



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Bryan & Debbie Walker, owners of the subject land.

Property Location: 523 Mosley Street

Public Meeting Date: Wednesday, June 18, 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 Comprehensive Zoning By-law 2003-60.

Additionally, the application requests relief from Section 4, “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60. More specifically, the application requests relief from the following provisions:

- Section 3.23.3 – to recognize the existing interior side yard setback of 1.21 metres (4.0 ft.) for a portion of the eastern side of the detached dwelling, and to recognize the existing rear yard setback of 4.11 metres (13.5 ft.) for the detached dwelling, whereas the minimum interior side yard setback requirement is 1.8 metres (5.9 ft.) and the minimum rear yard setback requirement is 7.6 metres (24.9 ft.)
- Section 4.3.6 – to permit a rear yard setback of 4.11 metres (13.5 ft.) for an addition to the existing detached dwelling, whereas the minimum required rear yard setback is 7.6 metres (24.9 ft.)

The variances requested would recognize the location of the existing dwelling with a reduced rear yard setback, and a reduced interior side yard setback on the eastern property boundary. The variances would further facilitate the construction of a 63.59 square metre (684.5 sq. ft.) addition to the western portion of the existing dwelling in the form of an attached garage, with a deficient rear yard setback of 4.11 metres (13.5 ft.).

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

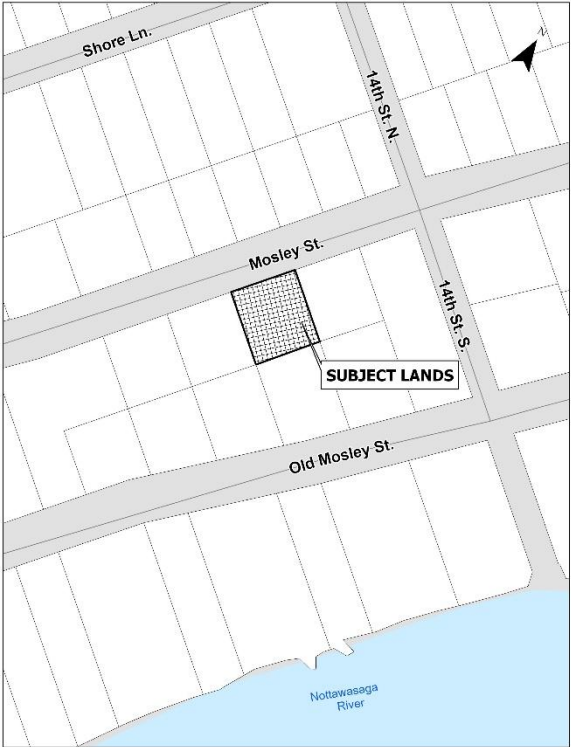
The legal description of the subject lands is PLAN 713 N PT LOT 79 N PT LOT 78.

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

Note: Alternative formats available upon request.



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 **June 17, 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!

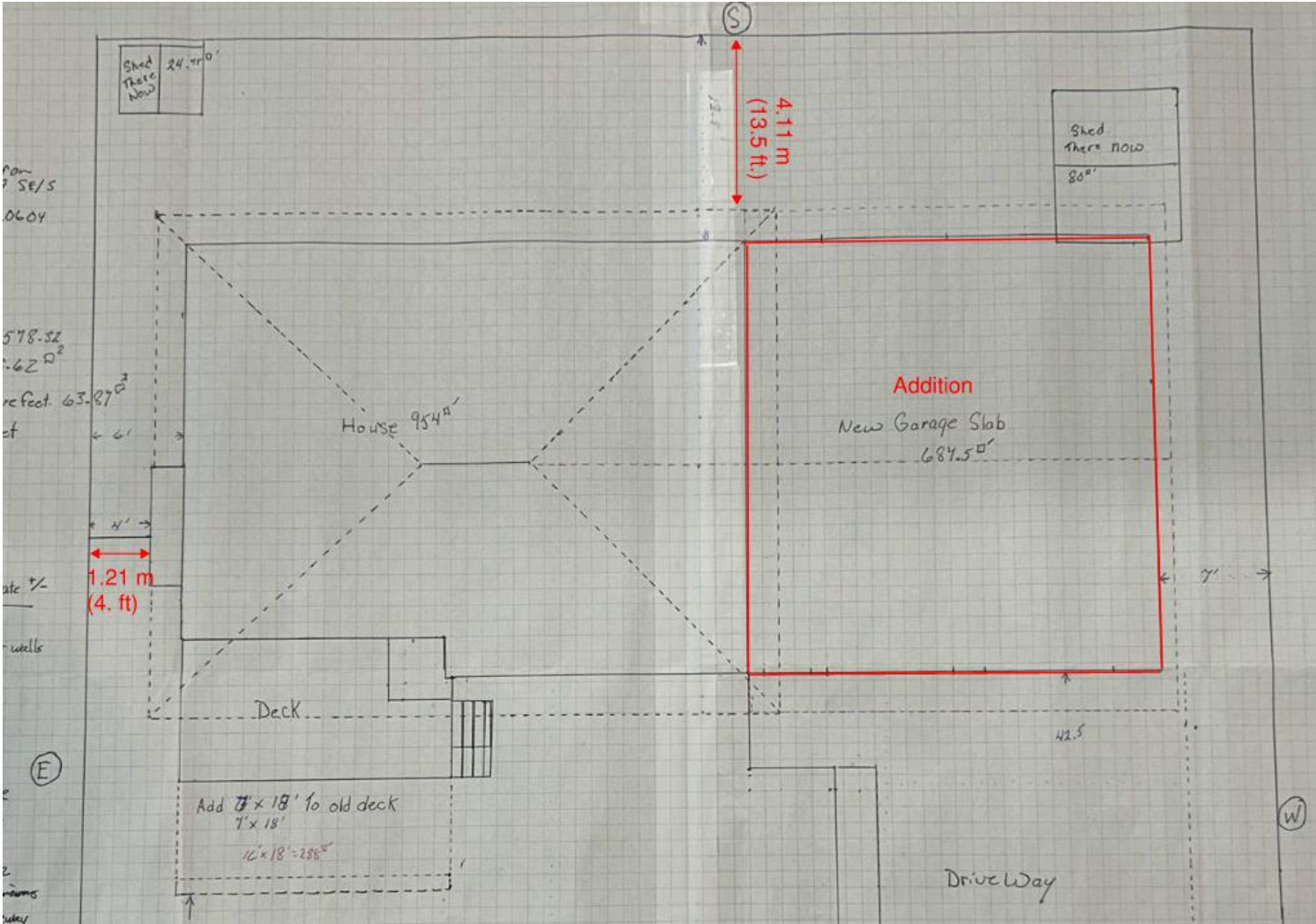
Phone: (705) 429-3844 x 2272
Email: joel.vines@wasagabeach.com

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



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