

A04025
The Corporation of the Town of Wasaga Beach
Date of this Notice: December 3, 2025
Tax Roll #: #: 436401000662400 & 436401000662700



Notice of Public Meeting Committee of Adjustment

Application for Minor Variances has been submitted by Ventawood Management Inc. c/o Vincent Galperin, on behalf of Stonebridge Building Group, owner of the subject lands.

Property Location: 14 1st Street and 87 & 93 Beach Drive and 68 Mosley Street

Public Meeting Date: Wednesday, Dec 17, 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?

Building #1 (Mixed Use Building):

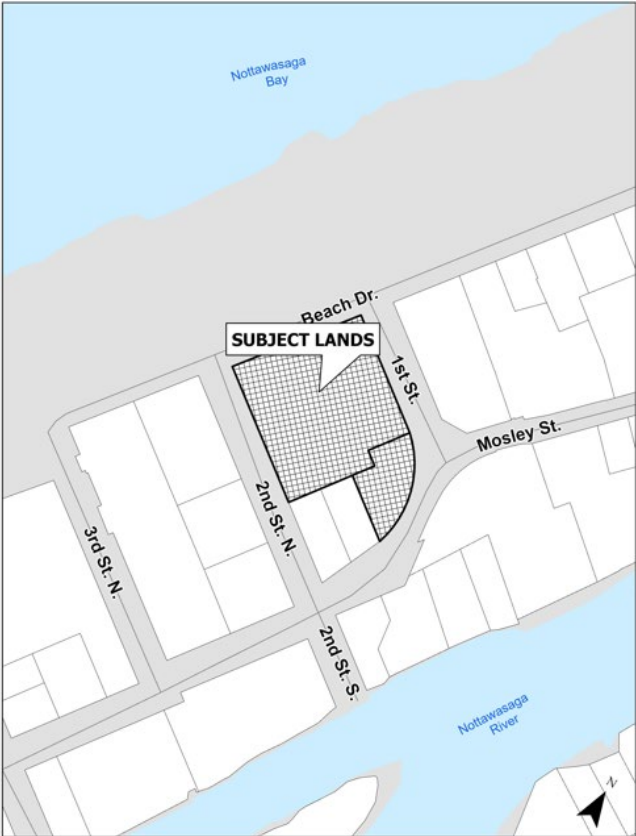
The applicant requests relief from Section 26 “Downtown Wasaga Beach” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 26.2.15 (Parking) - to permit 15 parking spaces in the Holding Beach Mixed Use (B1H) Zone, whereas 26 parking spaces is required.

Building #2 (Back-to-Back Townhouse Dwellings):

The applicant requests relief from Section 26 “Downtown Wasaga Beach” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 26.3.3 (Minimum Lot Frontage) - to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Frontage of 6.90 m, whereas a Minimum Lot Frontage of 30 m is required.
- Section 26.3.3 (Minimum Lot Area) - to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Area of 73.26 sq. m, whereas a Minimum Lot Area of 180 sq. m is required.
- Section 26.3.3 (Minimum Front Yard) – to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Front Yard of 1.91 m, whereas a Minimum Front Yard of 4.5 m is required.
- Section 26.3.3 (Minimum Interior Side Yard) – to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with an Interior Side Yard of 1.12 m, whereas a Minimum Interior Side Yard of 1.2 m is required.
- Section 26.3.3 (Maximum Height) – to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Height of 12.2 m, whereas a Maximum Height of 12 m is required.
- Section 26.3.3 (Minimum Lot Depth) – to permit back-to-back townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Depth of 8.62 m, whereas a Minimum Lot Depth of 25 m is required.



Note: Alternative formats available upon request.

required.

- Section 26.3.3 (Minimum Landscaped Open Space) – to permit landscaped open space in the Holding Beach Mixed Use (B1H) Zone with open space coverage of 5.69%, whereas a Minimum Landscaped Open Sapce of 30% is required.

Building #3 (Townhouse Dwellings):

The applicant requests relief from Section 26 “Downtown Wasaga Beach” of Zoning By-law 2003, as amended. More specifically, the applicant requests relief from:

- Section 26.3.3 (Minimum Lot Frontage) - to permit townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Frontage of 4.6 m, whereas a Minimum Lot Frontage of 5.5 m is required.
- Section 26.3.3 (Minimum Lot Area) - to permit townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Area of 98.43 sq. m, whereas a Minimum Lot Area of 180 sq. m is required.
- Section 26.3.3 (Minimum Rear Yard) – to permit townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Front Yard of 2.13 m, whereas a Minimum Front Yard of 7.5 m is required.
- Section 26.3.3 (Minimum Lot Depth) – to permit townhouse dwellings in the Holding Beach Mixed Use (B1H) Zone with a Lot Depth of 21.39 m, whereas a Minimum Lot Depth of 25 m is required.
- Section 26.3.3 (Minimum Landscaped Open Space) – to permit landscaped open space in the Holding Beach Mixed Use (B1H) Zone with open space coverage of 13.65%, whereas a Minimum Landscaped Open Sapce of 30% is required.

The requested variances in the Holding Beach Mixed Use (B1H) Zone, would recognize the deficient lot frontage and area, and would facilitate the construction of back-to-back townhouses and townhouse dwellings on the subject property (proposed Buildings 1, 2 & 3 and associated areas) within the B1 Zone with deficient interior side yards, rear yards, lot depth, landscaped open space and height.

OTHER APPLICATIONS: The property subject to this application for Minor Variances is currently the subject of a Site Plan application under the *Planning Act*.

The legal description of the subject lands is:

PIN 58328-0033(LT)

Lot 85 S/S Wasaga Av, Plan 525 Sunnidale; Lot 86 S/S Wasaga Av, Plan 525 Sunnidale; Lot 87 S/S Wasaga Av Plan 525 Sunnidale; Lot 88 S/S Wasaga Av, Plan 525 Sunnidale; Part of Georgina Ave Plan 525 Sunnidale Closed by By-law 54 as in R0754891;
designated as Part 2 on Plan 51R-45111;
Town of Wasaga Beach

PIN 58328-0039(LT)

Part of Fifth Street, Plan 525, Sunnidale being Fifth Street North, by By-law 76-26 as in R0559127, aka Second Street; designated as Part 7 on Plan 51R-45111;
Town of Wasaga Beach

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: coa@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 **December 16, 2025**.

Note: Alternative formats available upon request.

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
120 Glenwood Drive
Wasaga Beach, ON

Hours of operation:
Monday-Friday 8:30am-4:30pm

Phone: (705) 429-3844 ext. 2281

Email: pmnotices@wasagabeach.com

Questions? Ask the Planner!

Phone: (705) 429-3844 ext. 2274

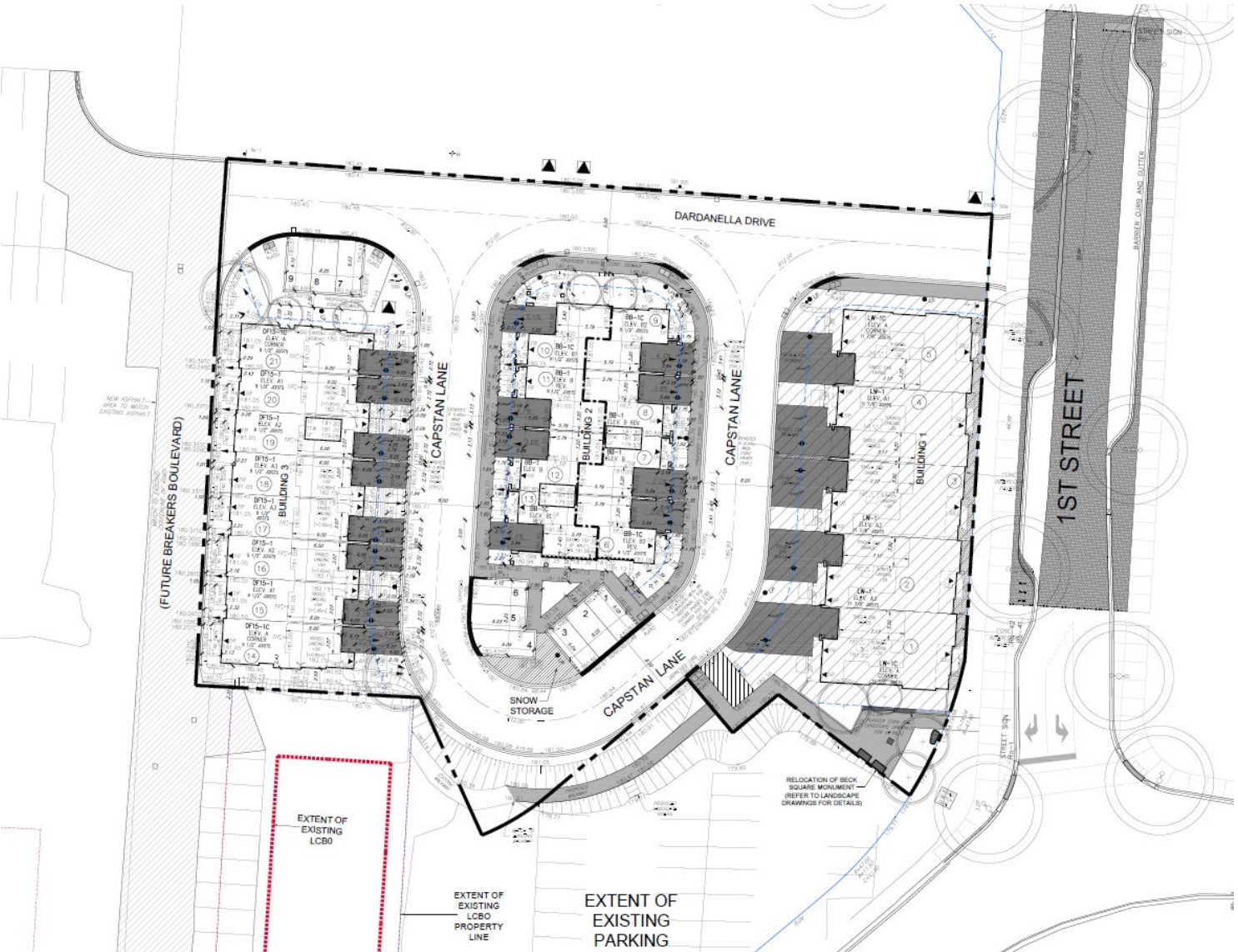
Email: kandas.bondarchuk@wasagabeach.com

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



Note: Alternative formats available upon request.