

A02425

Dennis & Marianna Venturin

Date of this Notice: June 26, 2025

Tax Roll #: 436401000770500



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Dennis & Marianna Venturin, owners of the subject land.

Property Location: 210 Oxbow Park Drive

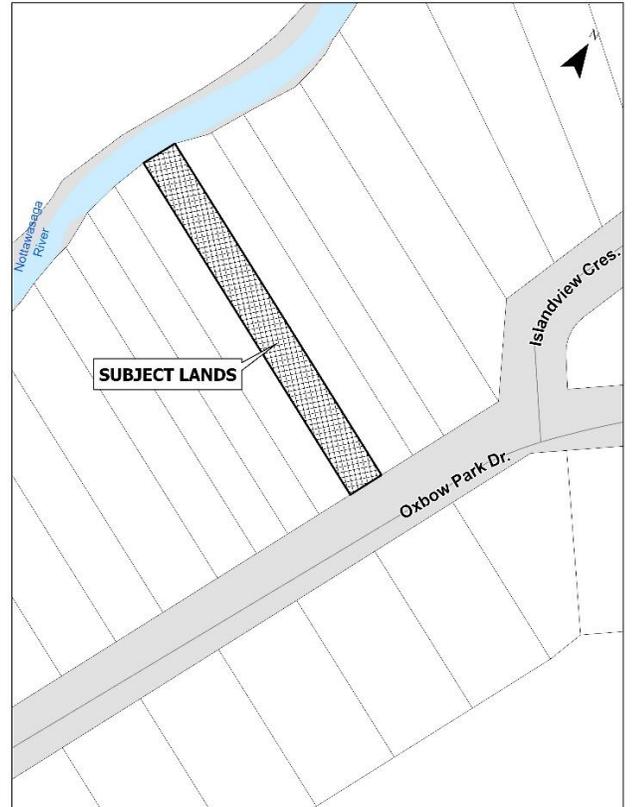
Public Meeting Date: Wednesday, July 16, 2025 at 2:00 p.m.

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. Specifically, the application requests relief from the following provision:

- Section 3.1.5.5 – to permit a detached building accessory to a residential use located in the front yard with a height of 3.75 metres (12.3 ft.) and interior side yard setback of 1.10 metres (3.6 ft.), whereas detached buildings accessory to a residential use equal to or less than 3.7 metres in height may be located in an interior or rear yard, but shall be no closer than 0.9 metres to the lot line.
- Section 3.1.5.7 – to permit a detached accessory building to be located in the front yard between the front lot line and the main building with a front yard setback of 7.0 metres (22.9 ft.), whereas detached accessory buildings may be located between the front lot line and the main building on the lot provided that the accessory building conforms to all other provisions of the By-law and that the minimum front yard setback for such accessory building shall be 12 metres (30.37 ft.).



The variance(s) requested would facilitate the construction of a 30.4 square metre (327.22 sq. ft.) detached accessory building (garage) with a height of 3.75 metres (12.3 ft.), located in the front yard with a front yard setback of 7.0 metres (22.9 ft.) and a side yard setback of 1.10 metres (3.6 ft.) on the southern property boundary.

OTHER APPLICATIONS: The lands subject to this application for minor variance is not currently the subject of other application(s) under the *Planning Act*.

The legal description of the subject lands is PLAN 1039 LOT 30 RP 51R24704 PART 3

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

Note: Alternative formats available upon request.

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 **July 15, 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
120 Glenwood Drive
Wasaga Beach, ON

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

Phone: (705) 429-3844 ext. 2281

Email: coa@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.

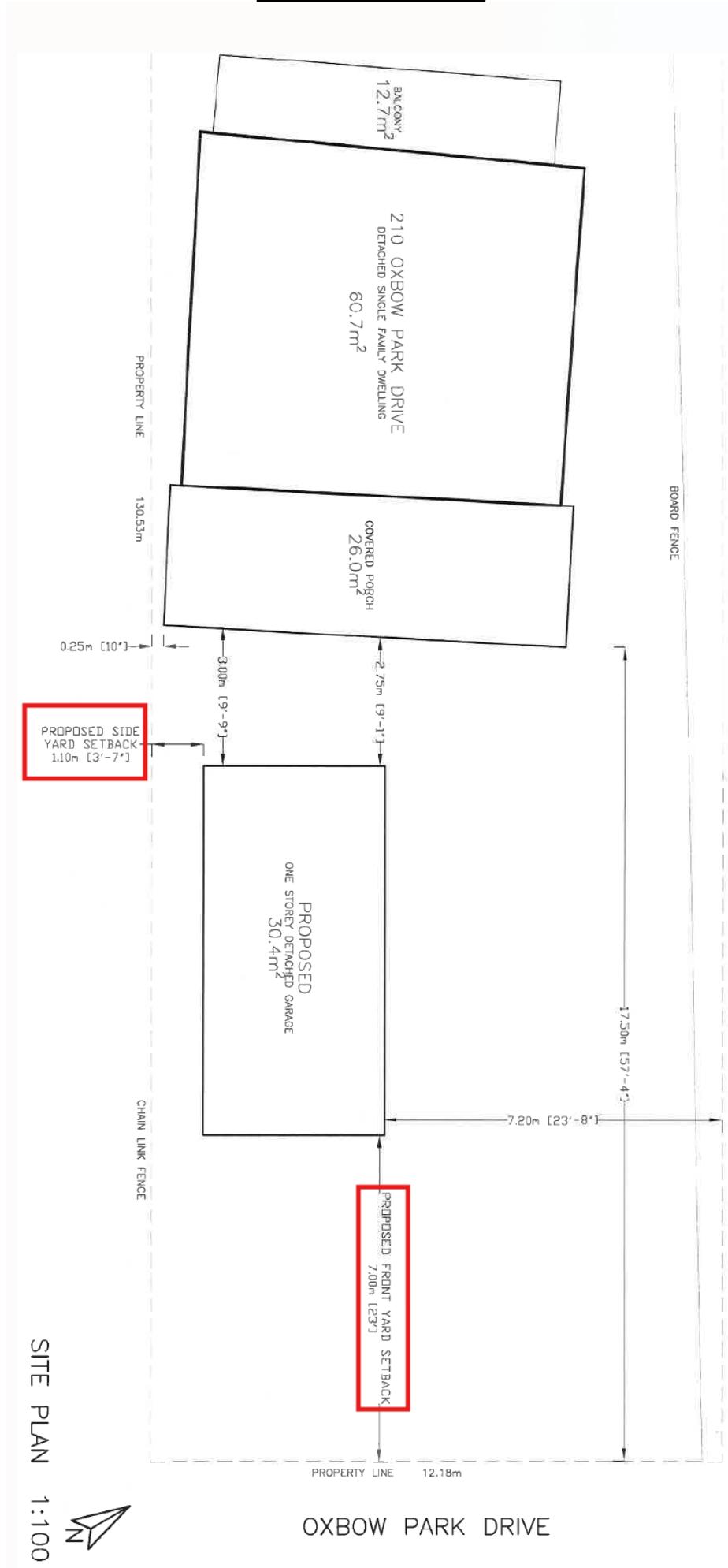
Appeals:

If an applicant, a specified person or public body that files an appeal of a decision of Town of Wasaga Beach Committee of Adjustment in respect of the proposed Minor Variance does not make written submission to Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give a certificate of official, the Ontario Land Tribunal may dismiss the appeal.

Note: Alternative formats available upon request.

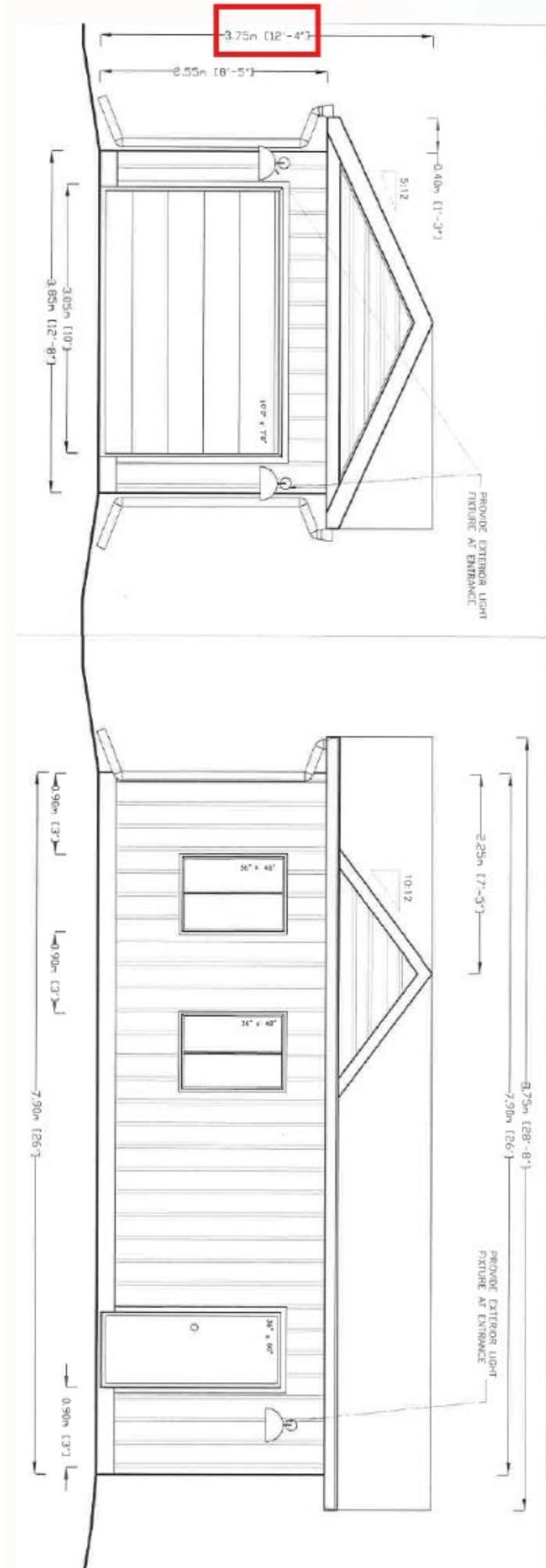
Applicant's Site Plan Sketch

Proposed Site Plan



Note: Alternative formats available upon request.

Proposed Sketch



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