

A03725
Ashbury Properties Inc. c/o Vince Minicucci
Date of this Notice: December 4, 2025
Tax Roll #: 436401000600300



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Ouellet & Associates, on behalf of Ashbury Properties Inc. c/o Vince Minicucci, owner of the subject lands.

Property Location: 421 Shore Lane

Public Meeting Date: Wednesday,
December 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?

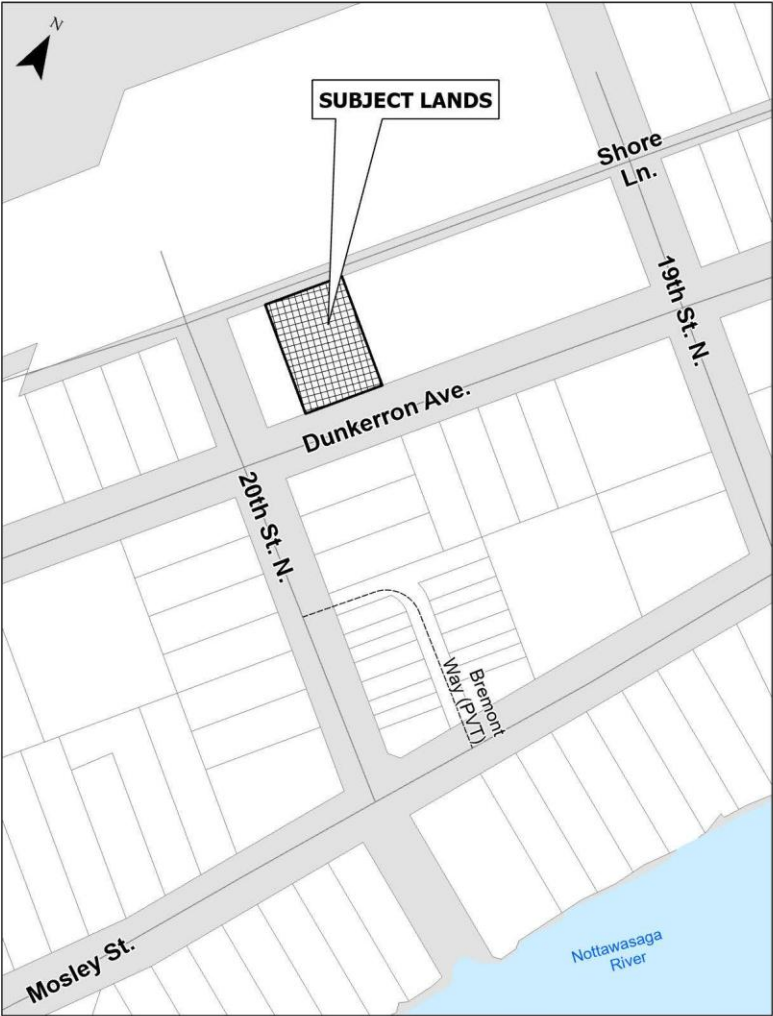
The application requests zoning relief from Section 3.38, “Off Street Parking Requirements” of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provisions:

- Section 3.38.2.2 – to permit a maximum driveway width (combined) of 7.94 metres (26.04 ft.) for a residential use with a double car garage, whereas the maximum driveway width for residential uses with double car garages is 7.6 metres (24.93 ft.)
- Section 3.38.2.6 – to permit a minimum distance of 1.83 metres (6.0 ft.) between two separate driveways on one lot, whereas the minimum distance between two separate driveways on one lot measured along the street line is 7.6 metres (24.93 ft.)
- Section 3.38.2.9.i) – to permit two driveways with a combined width not exceeding 52% of the lot frontage, whereas every lot shall be limited to two driveways with a combined width not exceeding 30% of the lot frontage.

Additionally, the application requests relief from Section 3.3, “Yard Encroachments” of the Zoning By-law. Specifically, the application requests relief from the following provision:

- Section 3.3.6 – to permit steps with a height of 1.2 metres (3.93 ft.) above grade to encroach into the required front yard setback a maximum distance of 2.95 metres (9.68 ft.), whereas steps may project into any required front yard a maximum distance of 1.2 metres (3.93 ft.) provided such use is not below grade and not more than 0.6 metres (1.96 ft.) within the required yard.

The variance(s) would permit the construction of two driveways along Shore Lane, each with a maximum width of 3.97 metres (13.02 ft.) for a combined width not to exceed 7.94 metres (26.04 ft.), with a distance between the two separate driveways of 1.83 metres (6.0 ft.); the width of the driveways (combined) would be equivalent to 52% of the lot frontage along Shore Lane. The variance would also facilitate the



Note: Alternative formats available upon request.

construction of steps leading to an entrance in the front yard, with a setback of 3.05 metres (10.0 ft.).

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

The legal description of the subject lands is PLAN 837 LOT 32 TO 33.

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: cofa@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 16th, 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: cofa@wasagabeach.com

Questions? Ask the Planner!

Phone: 705.429.3844 x 2272

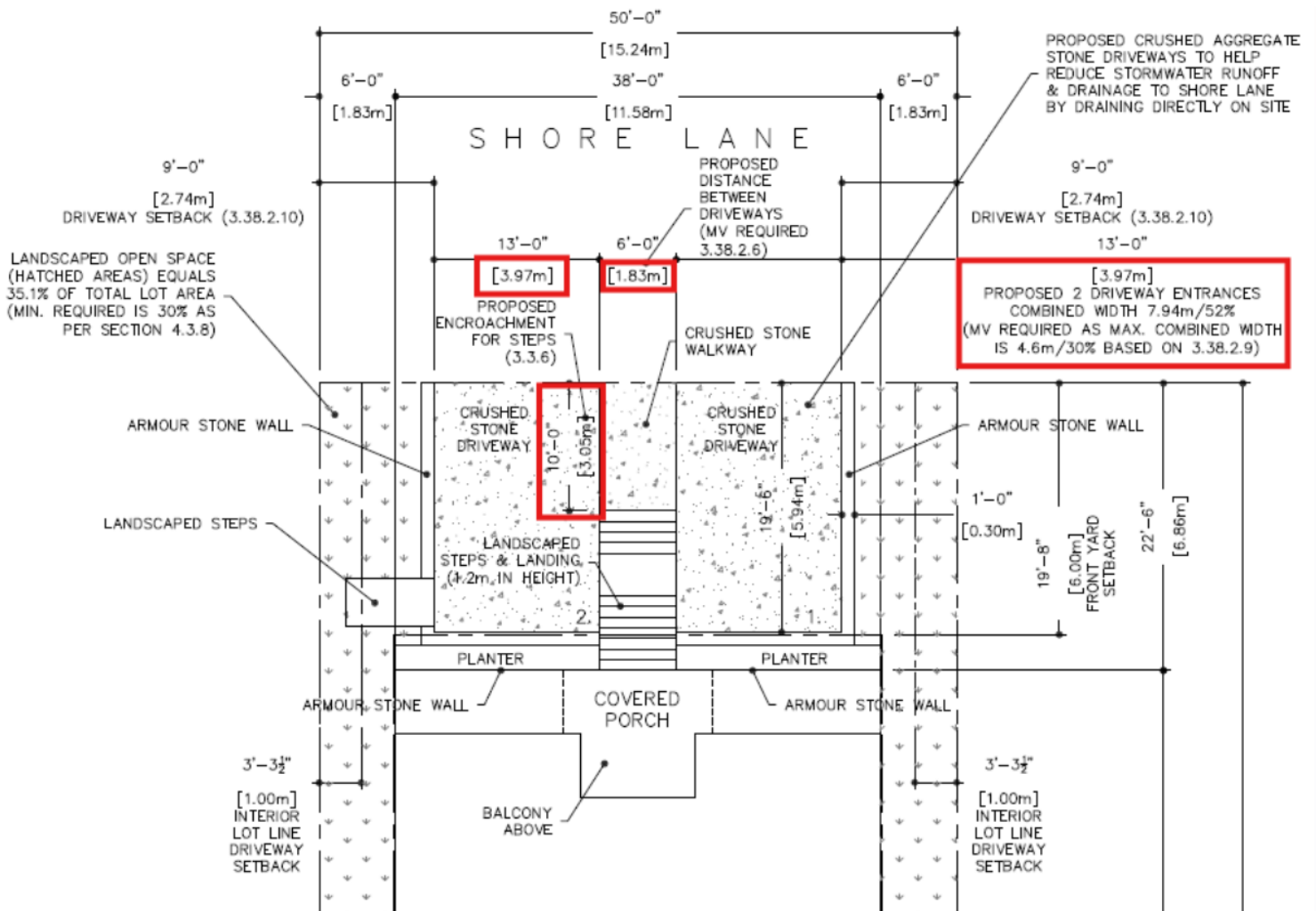
Email: joel.vines@wasagabeach.com

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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