

A02525  
Amicorp Developments Inc. c/o Emilio Carinci  
Date of this Notice: June 26, 2025  
Tax Roll #: 436401001444601 & 43640100144460344615



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by The Jones Consulting Group Ltd. c/o Brandi Clement and The South Georgian Bay Community Health Centre c/o Heather KleinGebbinck, on behalf of Amicorp Developments Inc. c/o Emilio Carinci owner of the subject land.

Property Location: 14 Ramblewood Drive & 166 45th Street South

Public Meeting Date: July 16, 2025  
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 “General Provisions” of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provision:

- Section 3.5.1 – to permit a maximum fence height of 1.8 metres (5.9 ft.) within the required front yard setback, whereas a fence shall not exceed 1.2 metres (3.93 ft.) in height to the distance required for front yard setbacks and thereafter a maximum of 2.13 metres (6.98 ft.).

The variance requested would permit a fence with an increased height to be located within the required front yard setback.

The application requests additional 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 provision:

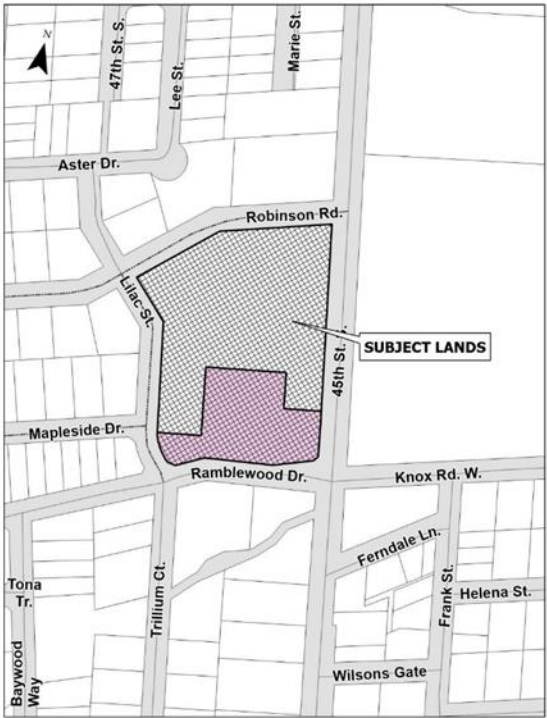
- Section 3.38.2.10 – to permit abutting driveways along a common lot line with a combined width of 13 metres (42.65 ft.) along 45 Street South, whereas no driveway shall be established closer than 1.0 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres.

The variance requested would permit abutting driveways along a common lot line with an increased combined width.

The application requests additional zoning relief from Section 3.39 “Off Street Loading Requirements” of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

- Section 3.39.4.1 – to permit a commercial use with loading spaces located in an interior side yard with a 0 metre setback, whereas for any commercial use, the required loading spaces shall be located in an interior side yard or rear yard provided such loading spaces are located no closer



**Note: Alternative formats available upon request.**

than 3 metres (9.84 ft.) to any Residential Zone or use, or 1.5 metres (4.92 ft.) to any lot line.

- Section 3.39.5 – to permit access to two loading spaces via a 6 metre (19.68 ft.) wide driveway located on the abutting lands from which the use is located, whereas access to loading spaces shall be by means of a driveway at least 6 metres (19.68 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the Zone in which the use is located.

The variance(s) requested would permit two commercial loading spaces to be located in an interior side yard with a 0 metre setback, and accessed from the abutting lands.

**OTHER APPLICATIONS:** The lands subject to this application for Minor Variance are currently the subject of Consent Applications B017/24, B018/24, B019/24, B03224 and B00425, and Site Plan Approval Application SP00125.

The legal description of the subject lands is: Lots 46-50, 84-87, RCP 1695 and Part of Lot 2, RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357

**AND**

PLAN 1699 PT LOT 2 PLAN 1695;LOTS 46 47 48 49 50 AND 84;PT LOTS 85 86 AND 87  
RP;51R36885 PARTS 2 TO 4

**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](mailto: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

**Note: Alternative formats available upon request.**

**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Phone:** 705.429.3844 ext. 2250

### 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.

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.

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***Note: Alternative formats available upon request.***