

A01526

Sergio Lio

Date of this Notice: May 29, 2026

Tax Roll #: 436401000404300



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Robert Lio on behalf of Sergio Lio, owner of the subject lands.

Property Location: 33 31st Street South

Public Meeting Date: Wednesday, June 17, 2026,
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 applicant requests relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.2 – to permit a maximum lot coverage of 77 square metres (828.82 sq. ft.) for all detached accessory buildings, whereas the maximum lot coverage for all detached accessory buildings in the R1 Zone is 65 square metres (699.65 sq. ft.).
- Section 3.1.2 – to permit a detached accessory building (garage) with a maximum horizontal dimension of 10.4 metres (34.12 ft.), whereas no horizontal dimension shall exceed 9 metres (29.53 ft.).
- Section 3.1.5.7 – to permit a detached accessory building (garage) that occupies an increased lot coverage for detached accessory buildings and has an increased horizontal dimension, to be located between the front lot line and the main dwelling, with a front yard setback of 8.5 metres (27.89 ft.), whereas a minimum front yard setback of 12 metres (39.37 ft.) is permitted for accessory buildings and structures that conform with all other provisions of the Zoning By-law.

The variances requested would facilitate the construction of a 24.53 square metre (264 sq. ft.) addition to the existing 44.96 square metre (484 sq. ft.) detached garage located within the front yard between the front lot line and the main building that would result in a reduced front yard setback and increased horizontal dimension. The variances would further permit an increased lot coverage for detached accessory buildings on the subject property.

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

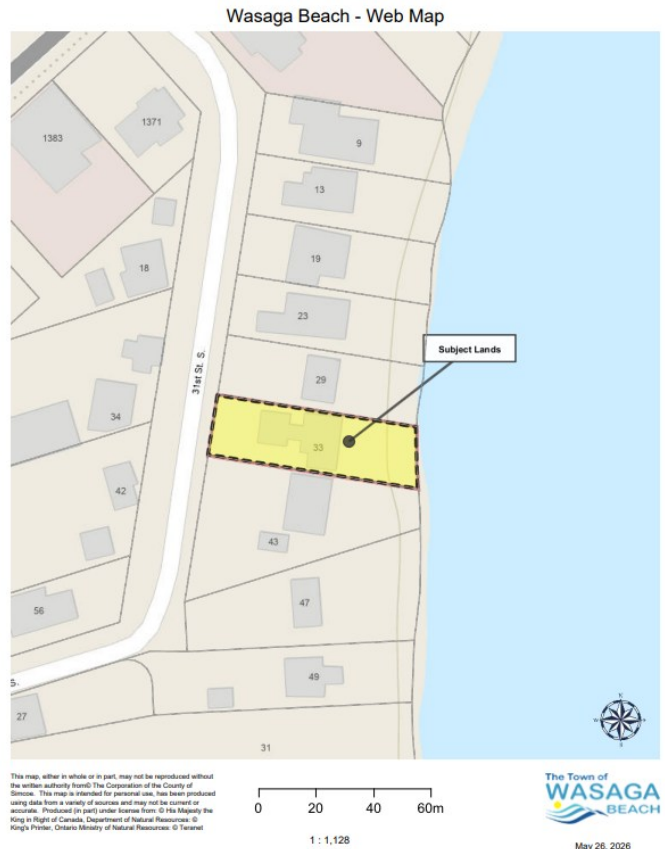
The legal description of the subject lands is: PLAN 1430 N PT LOT 34

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.

Note: Alternative formats available upon request.



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 **June 16, 2026**.

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 ext. 2270

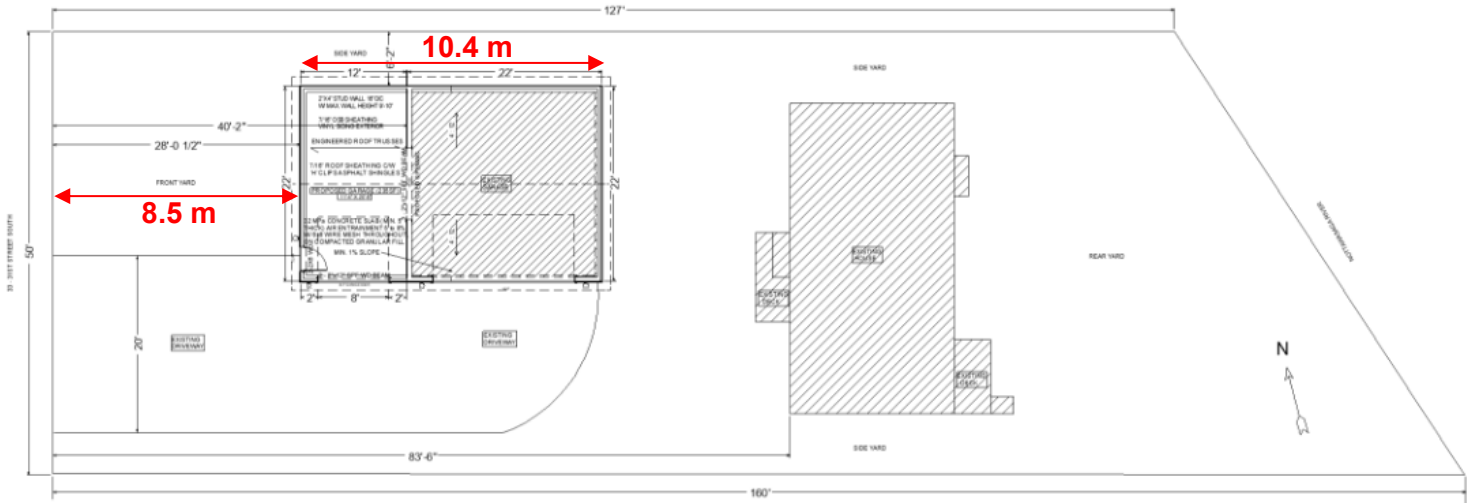
Email: samantha.elinesky@wasagabeach.com

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.