

A00926

Ryan McCoy

Date of this Notice: March 25, 2026

Tax Roll #: 436401000863700



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Ryan McCoy, owner of the subject lands.

Subject Lands: 1264 River Road West

Public Meeting Date: Wed. April. 15, 2026, at 2:00pm
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 provisions:

Section 3.1.5.4 – to permit the construction of a detached accessory building (garage) with a minimum front yard setback of 3.65 metres (12 ft.) to be located in the front yard between the main dwelling and the street line, whereas accessory buildings are not permitted within the front yard or located closer to the street line than the main dwelling.

Section 3.1.5.7 – to permit the location of a detached accessory building (garage) to be located between the front lot line and the main dwelling with a minimum front yard setback of 3.65 metres (12 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 variance(s) would permit the construction of a 61.31 sq. m. (660 sq. ft.) detached accessory building (garage) located in the front yard.

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 696 PT LOT 49 PLAN 1694;PT LOT 12 RP 51R11966 PART 6;& 7*

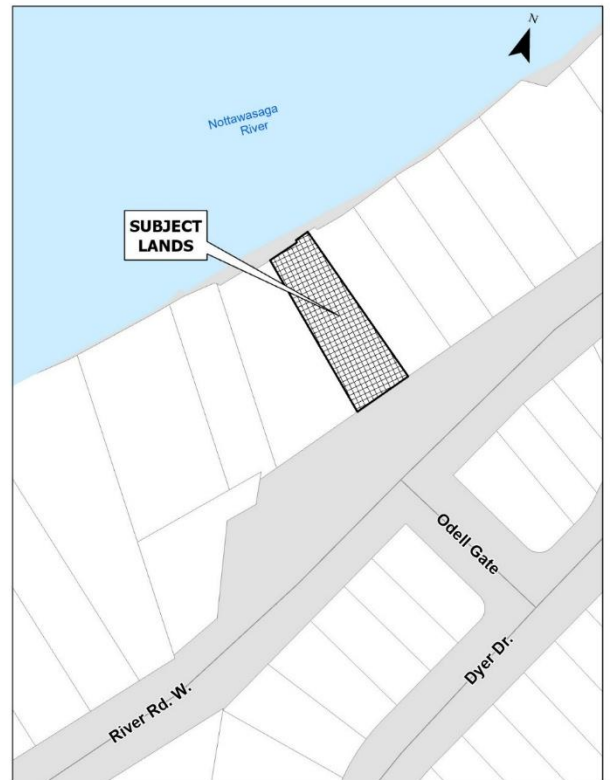
What happens at the Public Hearing?

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

Note: Alternative formats available upon request.



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 **April 14, 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.

Appeals:

If a person or public body has the ability to appeal the decision of the Town of Wasaga Beach Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 2250

Email: c.watt@wasagabeach.com

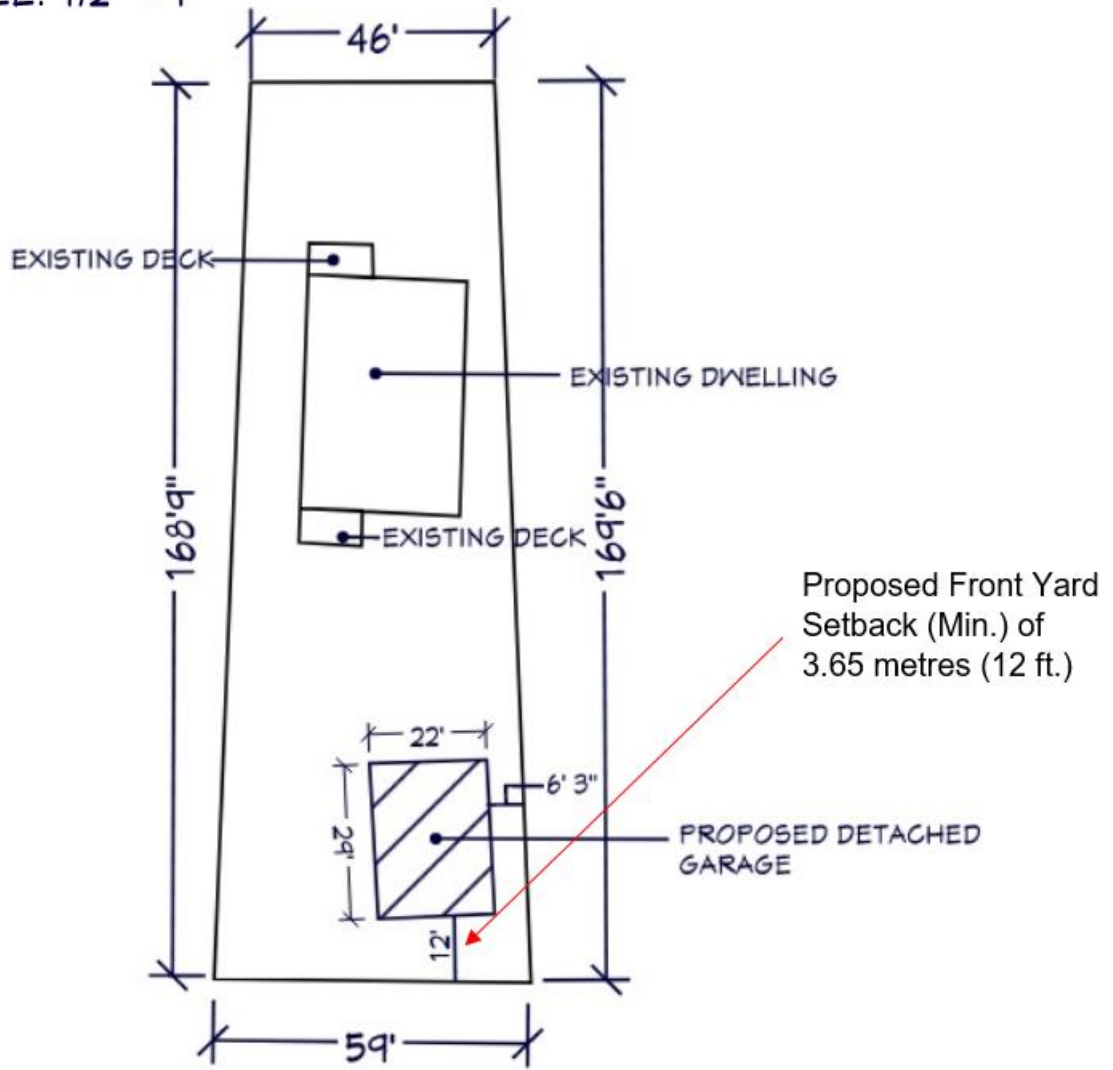
A note about information you may submit to the Town:

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

SCALE: 1/2" = 1'



Note: Alternative formats available upon request.