

A01026

Paul Posesorski & Linda Posesorki

Date of this Notice: April 23, 2026

Tax Roll #: 436401001014500



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Paul DaCunha Architect Inc. on behalf of, Paul Posesorski & Linda Posesorki, owners of the subject lands.

Property Location: 944 River Rd. East

Public Meeting Date: Wednesday, May 20th, 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 application requests zoning relief from Section 4 "Residential Type One (R1) Zone" of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

Section 4.3.5 – to permit a reduced interior side yard width/setback of 0.9 metres (2.95 ft.) along the southern property boundary, whereas an interior side yard width/setback of 1.8 metres (5.9 ft.) is required.

The variance requested would permit the construction of a new 605.3 square metre (6515.4 sq. ft.) single detached dwelling (with an attached garage) with a reduced interior side yard setback.

The application requests additional 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:

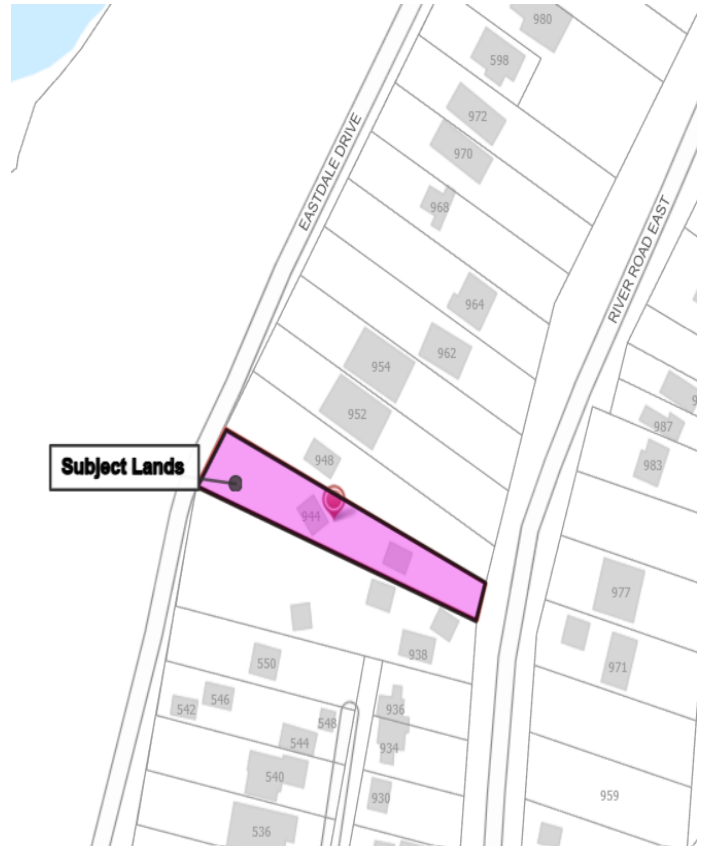
Section 3.1.5.4 – to permit the construction of a detached accessory building (shed) with a minimum front yard setback of 6 metres (19.68 ft.) to be located in the front yard between the main dwelling and the street line, whereas accessory buildings are not permitted within the front yard or located closer to the street line than the main dwelling.

Section 3.1.5.7 – to permit the location of a detached accessory building (shed) to be located between the front lot line and the main dwelling with a minimum front yard setback of 6 metres (19.68 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.

Section 3.1.4 – to permit a detached accessory building (shed with a flat roof) to have a total building height of 3.6 metres (11.81 ft.), whereas the maximum height of any detached accessory building to a residential use shall be 3.5 metres (11.48 ft.) measured from the established grade to the highest point of a flat roof.

The variance(s) would permit the construction of an 11.15 sq. m. (120 sq. ft.) detached accessory

Note: Alternative formats available upon request.



building (shed) located in the front yard, with an increased height.

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

The legal description of the subject lands is: *PLAN 841 LOT 10*

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 **May 19th, 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 x2250
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.

