

A01826

Mike and Mary Pavia

Date of this Notice: May 29, 2026

Tax Roll #: 436401000628600



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by RF Design c/o Ron Fler on behalf of Mike and Mary Pavia, owners of the subject lands.

Property Location: 12 15<sup>th</sup> 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 3.23 “Non-Complying Lots, Buildings or Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.23.3 ii) – to permit a 31.21 square metre (336 sq. ft.) addition that would increase the area and height of an existing non-complying dwelling, with an existing front yard setback of 0.29 metres (0.95 ft.) along 15<sup>th</sup> Street South and an existing rear yard setback of 6.56 metres (21.52 ft.), whereas no person shall replace or make an addition to any existing building or structure which does not comply with the required yards of the Zone in which it is located. However, the said building or structure may be replaced, repaired and/or renovated provided that such replacement repair or renovation does not increase the height, area or volume of the original building or structure.

Additionally, the applicant requests relief from Section 4 “Residential Type 1 (R1) Zone” of the Zoning By-law, specifically:

- Section 4.3.6 – to permit an addition to the existing dwelling with a minimum rear yard setback of 2.66 metres (8.73 ft.), whereas a minimum rear yard setback of 7.6 metres (24.93 ft.) is required.

The variances requested would recognize the location of the existing dwelling with a reduced front yard setback along 15<sup>th</sup> Street South and a reduced rear yard setback, and would further permit a 31.21 square metre (336 sq. ft.) addition to the dwelling that would result in a further reduction to the rear yard setback, and increase the height of the building from 5.0 metres (16.4 ft.) to 5.4 metres (17.72 ft.).

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

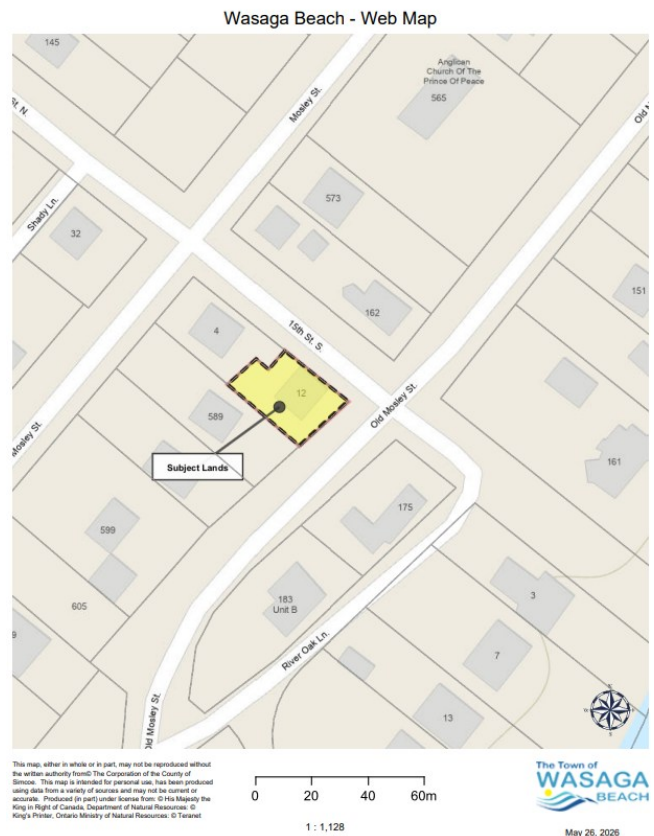
The legal description of the subject lands is: PLAN 713 PT LOT 20

## 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](mailto: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](mailto:cofa@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** (705) 429-3844 ext. 2270

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

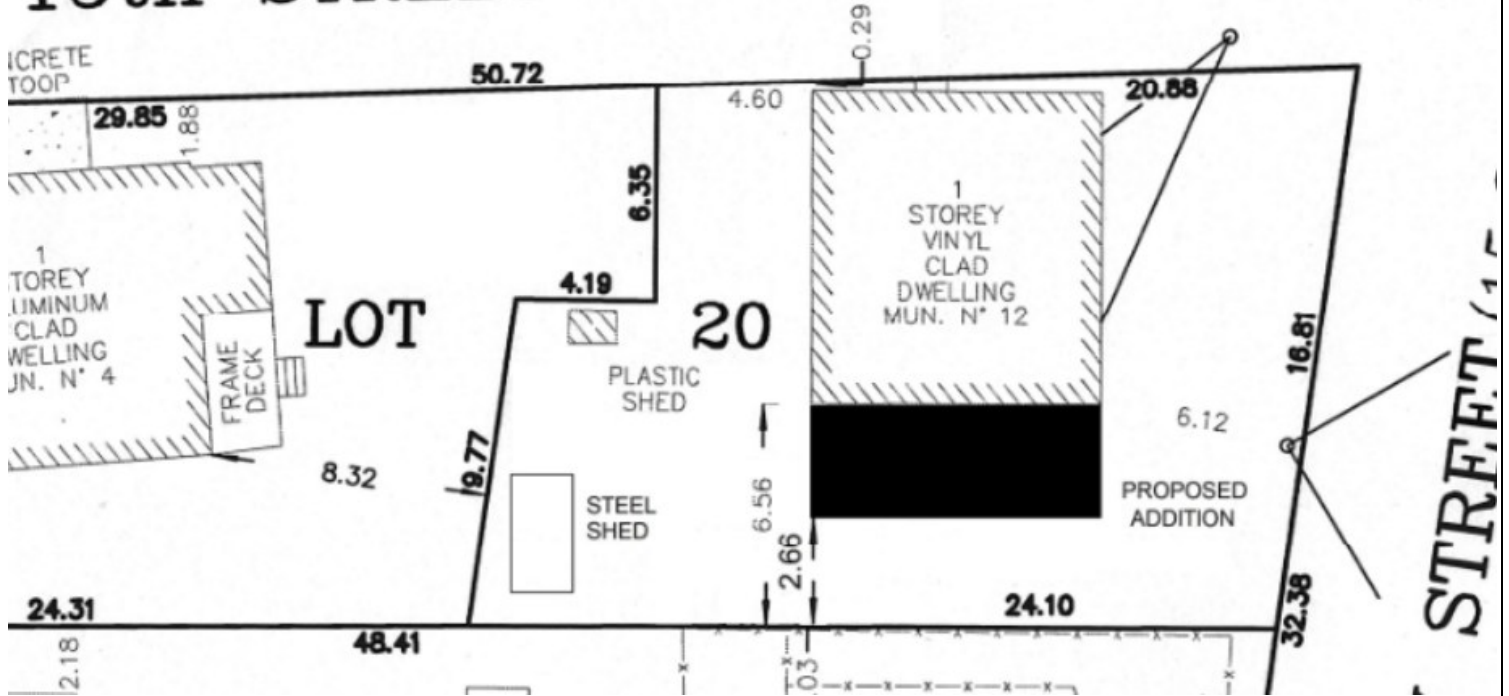
**A note about information you may submit to the Town:**

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

15th STREET NORTH (15.24 WIDE)



Applicant's Elevation Drawing



ELEVATION  
SCALE 3/16" = 1'-0"

Note: Alternative formats available upon request.