



**AGENDA**  
**Wasaga Beach**  
**Committee of Adjustment**  
**Meeting**

**Wednesday, July 16, 2025, 2:00 p.m.**  
**Council Chambers**

**Pages**

**1. CALL TO ORDER**

**1.1 Land Acknowledgement**

The Town of Wasaga Beach acknowledges it is located upon the traditional territory of the Anishnaabe people of the Three Fires Confederacy and the Wyandot Nation.

We respect the spiritual interconnection among these nations to the land and to the water, and acknowledge that waterways were the lifeblood of the Indigenous people by trade and hunting routes.

We are dedicated to inclusivity of First Nations, Inuit and Metis people in our future stewardship of the land and the longest freshwater beach in the world. In the spirit of reconciliation, we welcome the opportunity of learning to be sustainable caretakers of the land and waterways for all future generations.

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. ADOPTION OF MINUTES**

**3.1 Committee of Adjustment Meeting Minutes - June 18, 2025**

**4**

Recommended Motion:

Resolved that the Committee of Adjustment minutes of June 18, 2025 be accepted as presented.

**4. APPLICATIONS**

**4.1 Application #1 - A02125 - 26 Cedarlane Drive - Minor Variance**

**13**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application A02125

with the recommended conditions.

**4.2 Application #2 - A02225 - 194 Mapleside Drive - Minor Variance 27**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application A02225 with the recommended conditions.

**4.3 Application #3 - A02325 - 869 Eastdale Drive - Minor Variance 42**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application A02325 with the recommended conditions.

**4.4 Application #4 - A02425 - 210 Oxbow Park - Incidental Minor Variance 69**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application A02425 with the recommended conditions.

**4.5 Application #5 - A02525 - 14 Ramblewood Drive - Minor Variance 83**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application A02525 with the recommended conditions.

**4.6 Application #6 - B00425 - 14 Ramblewood Drive - Consent 120**

Recommended Motion:

THAT the Committee of Adjustment hereby approves application B00425 with the recommended conditions.

**5. UNFINISHED BUSINESS**

**5.1 Tree Preservation Discussion**

The committee is proposing the following wording to be added to any future reports where this condition applies:

"THAT the Applicant shall prior to the removal of any Trees on the Subject Property provide the Planning Department for its review a Site Plan indicating any New Building Location or any extensions to Existing Structures. Such plan shall clearly indicate which trees are required to be removed within the Building Area Envelope and any other trees deemed to dead or dangerous."

**6. NEW BUSINESS**

7. DATE OF NEXT MEETING

Next meeting is scheduled for August 20, 2025.

8. ADJOURNMENT



**MINUTES**  
**Wasaga Beach Committee of Adjustment**  
**Meeting**

**Wednesday, June 18, 2025, 2:00 p.m.**  
**Council Chambers**

Members Present: Adam Harrod  
Daniel Paul  
Dave Morrison  
Harold Van Gool  
Leo Cusumano

Members Absent: Andy Ferguson

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**1. CALL TO ORDER**

**1.1 Land Acknowledgement**

**2. APPOINTMENT OF SECRETARY TREASURER**

**Resolution No: COA-2025-33**

**Moved by:** Leo Cusumano

**Seconded by:** Adam Harrod

THAT effective immediately, Andrea Taylor, Planning Administrator be appointed as Secretary Treasurer to the Committee of Adjustment for the remainder of the 2022-2026 Term of Council.

**CARRIED**

**3. DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest declared.

**4. ADOPTION OF MINUTES**

**4.1 Committee of Adjustment Meeting Minutes - May 21st & May 30th**

**Resolution No: COA-2025-34**

**Moved by:** Adam Harrod

**Seconded by:** Daniel Paul



Resolved that the Committee of Adjustment minutes of May 21st and May 30th be accepted as presented.

**CARRIED**

**5. APPLICATIONS**

**5.1 Application #1 - A01725 - 745 Sunnidale Road - Incidental Minor Variance**

**LANDS SUBJECT TO THE APPLICATION:**

Municipally addressed as 745 Sunnidale Road, Town of Wasaga Beach.

**PURPOSE AND EFFECT:**

The application requests relief from Section 3.1, "Accessory Uses, Buildings and Structures" of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.4 – to permit a one-storey detached accessory building with a peaked roof and a maximum height of 7.45 metres, whereas the maximum height of a detached accessory building with a peaked roof is 5 metres.

The variance requested would facilitate the construction of a one-storey, 185.81 square metre detached accessory building (garage) with a height of 7.45 metres.

**AGENCY COMMENTS:**

**Public Works:**

Public Works has no objections to this application.

**Nottawasaga Valley Conservation Authority (NVCA):**

The NVCA has no objections to this application.

**Wasaga Distribution Inc. (WDI):**

WDI has no objections to this application.

**PUBLIC COMMENTS:**

There were no comments from the public.

**RECOMMENDATION:**

In consideration of the foregoing, based on the above, the Planning Department supports application **A01725**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 1" of this report.
2. THAT the applicant provide confirmation that a maximum overall lot coverage of 20% will be maintained on the subject lands.
3. THAT any existing buildings/structures within a 1.2 metre setback of the proposed garage be removed or relocated and that the applicant apply for and obtain any necessary permits for the demolition of the buildings/structures, as applicable.

**DISCUSSION:**

Member, A. Harrod inquired about Public Works condition regarding connection of the water and sewer.

Planner, S. Hannah indicated that the recommendation does not apply to the current application.

There were no additional comments or questions from Committee members or members of the public.

That upon deliberation of the written comments received, the committee rendered the following decision:

**Resolution No: COA-2025-35**

**Moved by:** Harold Van Gool

**Seconded by:** Leo Cusumano

THAT the Committee of Adjustment hereby approves application A01725 with the recommended conditions.

**CARRIED**

**5.2 Application #2 - A01825 - 523 Mosley Street - Incidental Minor Variance**

**LANDS SUBJECT TO THE APPLICATION:**

Municipally addressed as 523 Mosley Street, Town of Wasaga Beach.

**PURPOSE AND EFFECT:**

The application requests relief from Section 3.23 "Non-Complying Lots, Buildings or Structures" of Comprehensive Zoning By-law 2003-60. Additionally, the application requests relief from Section 4, "Residential Type 1" (R1) Zone of Comprehensive Zoning By-law 2003-60.

More specifically, the application requests relief from the following provisions:

- Section 3.23.3 – to recognize the existing non-complying interior side yard setback of 1.21 metres for a portion of the eastern side of the single detached dwelling, and to recognize the existing non-complying rear yard setback of 4.11 metres for the single detached dwelling, whereas the minimum interior side yard setback requirement is 1.8 metres and the minimum rear yard setback requirement is 7.6 metres in the R1 zone.
- Section 4.3.6 – to permit a rear yard setback of 4.11 metres for an addition to the existing single detached dwelling with an existing rear yard setback of 4.11 metres, whereas the minimum required rear yard setback is 7.6 metres.

The variances requested would facilitate a 63.59 square metre addition (garage) to the western portion of the existing single detached dwelling, with an existing deficient rear yard setback of 4.11 metres and existing deficient interior side yard setback of 1.21 metres.

#### **AGENCY COMMENTS:**

##### **Public Works:**

Public Works has no objections to this application.

##### **Wasaga Distribution Inc. (WDI):**

WDI has no objections to this application.

#### **PUBLIC COMMENTS:**

There were no comments from the public.

#### **RECOMMENDATION:**

In consideration of the foregoing, based on the above, the Planning Department supports application **A01825**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the applicants site plan sketch with the application, contained within "Appendix 1" of this report.
2. THAT the shed located in the westerly portion of the rear yard as shown in 'Appendix 2', be located no closer than 1.2 metres to any building/structure, with a minimum rear yard setback of 0.9 metres (3 ft.) and a minimum side yard setback of 0.9 metres (3 ft.).
3. THAT the shed located in the easterly portion of the rear yard as shown in 'Appendix 2', be removed, and the applicant provide confirmation of the demolition/removal to the Town of Wasaga Beach Planning Department, prior to the issuance of the Certificate of Official.

## **DISCUSSION:**

Member, A. Harrod inquired if there was a condition of approval attached to this application.

Planner, C. Watt verified that this was not attached as a condition of approval. There were no additional comments or questions from Committee members or members of the public.

That upon deliberation of the written comments received, the committee rendered the following decision:

### **Resolution No: COA-2025-36**

**Moved by:** Adam Harrod

**Seconded by:** Daniel Paul

THAT the Committee of Adjustment hereby approves application A01825 with the recommended conditions.

**CARRIED**

### **5.3 Application #3 - A01925 - 114 Sunnidale Road South - Incidental Minor Variance**

#### **LANDS SUBJECT TO THE APPLICATION:**

Municipally addressed as 114 Sunnidale Road, Town of Wasaga Beach.

#### **PURPOSE AND EFFECT:**

The application requests relief from Section 3.1, "Accessory Uses, Buildings and Structures" of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.2 – to permit a maximum lot coverage of 72.46 square metres for a detached accessory building (garage) in the R1 Zone, whereas detached accessory buildings in the R1 Zone shall not use more than 65 square metres of lot area in total; AND, to permit a detached accessory building (garage) with a maximum horizontal dimension of 9.14 metres, whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres.
- Section 3.1.4 – to permit a detached accessory building with a peaked roof and a maximum height of 5.44 metres, whereas the maximum height of a detached accessory building with a peaked roof is 5 metres.

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

- Section 4.3.4 – to permit the construction of a detached accessory building (garage) with an exterior side yard setback of 4.27 metres, whereas a minimum exterior side yard setback of 4.5 metres is required.

The variances requested would facilitate the construction of a 72.46 square metre detached accessory building (garage) with a height of 5.44 metres, a maximum horizontal dimension of 9.14 metres and an exterior side yard setback of 4.27 metres.

#### **AGENCY COMMENTS:**

##### **Public Works:**

Public Works has no objections to this application.

##### **Nottawasaga Valley Conservation Authority (NVCA):**

The NVCA has no objections to this application.

#### **PUBLIC COMMENTS:**

There were no comments from the public.

#### **RECOMMENDATION:**

In consideration of the foregoing, based on the above, the Planning Department supports application **A01925**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 1" of this report.
2. THAT the applicant apply for and obtain any necessary permits for the demolition of the two (2) existing detached accessory buildings/structures shown within Attachments 1 and 2 of the Staff Report. THAT the two (2) existing detached accessory buildings/structures shown within Attachments 1 and 2 of the Staff Report shall be removed.

THAT the applicant provide confirmation that a minimum of 7.6 meters can be maintained between the existing proposed driveways, or the existing driveway be removed as applicable.

THAT any trees on the property will be maintained, other than for the building envelope or for safety reasons.

#### **DISCUSSION:**

Member, L. Cusumano inquired about the recommendations made by Public Works.

Planner, S. Hannah stated that since the writing of the report, the applicant confirmed that they will be decommissioning the existing driveway as per the recommendations 7.6 meters in width.

Member, A. Harrod inquired if the current condition as read in record should be amended to reflect the current site plan drawing as per the condition outlined in the comments received by Public Works. Planner, S. Hannah proposed adding verbiage to condition 3 to support this.

Member, H. Van Gool made a suggestion to preserve the trees as much as possible.

Planner, S. Hannah provided a update on the recommended conditions as follows:

**3. THAT the applicant provide confirmation that a minimum of 7.6 meters can be maintained between the existing proposed driveways, or the existing driveway be removed as applicable.**

**4. THAT any trees on the property will be maintained, other than for the building envelope or for safety reasons.**

There were no additional comments or questions from Committee members or members of the public.

That upon deliberation of the written comments received, the committee rendered the following decision:

**Resolution No: COA-2025-37**

**Moved by:** Leo Cusumano

**Seconded by:** Adam Harrod

THAT the Committee of Adjustment hereby approves application A01925 with the recommended conditions.

**CARRIED**

**5.4 Application #4 - A02025 - 430 Golf Course Road - Incidental Minor Variance**

**LANDS SUBJECT TO THE APPLICATION:**

Municipally addressed as 430 Golf Course Road, Town of Wasaga Beach.

**PURPOSE AND EFFECT:**

The application requests relief from Section 3.1 "Accessory Uses, Buildings and Structures" of Comprehensive Zoning By-law 2003-60. More specifically, the application requests relief from the following provisions:

- Section 3.1.3 – to permit a maximum of three (3) detached accessory buildings/structures, whereas the maximum number of detached accessory buildings/structures in the R1 Zone is two (2).
- Section 3.1.2 – to permit a maximum lot coverage of 125.73 square metres for all detached accessory buildings/structures, whereas the maximum lot coverage for all detached buildings/structures on the subject lands is 106.58 square metres.

The variances requested would permit the existing 10.16 square metre detached building (pool house) and 8.99 square metre detached structure (pergola) to remain, in addition to the existing 106.58 square metre detached building (garage).

#### **AGENCY COMMENTS:**

##### **Public Works:**

Public Works has no objections to this application.

#### **PUBLIC COMMENTS:**

Resident, Erika Clark wrote a letter of support for the proposed application.

Resident, Janet Vasey wrote a letter of support for the proposed application.

#### **RECOMMENDATION:**

In consideration of the foregoing, based on the above, the Planning Department supports application **A02025**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the applicants site plan sketch provided with the application, contained within "Appendix 1" of this report.

#### **DISCUSSION:**

The applicant spoke to the proposed application.

There were no additional comments or questions from Committee members or members of the public.

That upon deliberation of the written comments received, the committee rendered the following decision:

#### **Resolution No: COA-2025-38**

**Moved by:** Daniel Paul

**Seconded by:** Leo Cusumano

THAT the Committee of Adjustment hereby approves application A02025 with the recommended conditions.

**CARRIED**

**6. NEW BUSINESS**

"Unfinished Business" - Member, D. Paul to bring forward suggested wording for future applications pertaining preservation of trees, etc.

**7. DATE OF NEXT MEETING**

Next meeting is scheduled for July 16, 2025.

**8. ADJOURNMENT**

The meeting adjourned at 2:35 p.m.



A02125  
1001217123 Ontario Corp  
Date of this Notice: June 26, 2025  
Tax Roll #: 436401000939300



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Khalsa Design Inc. c/o Amritpal S. Bansal on behalf of 1001217123 Ontario Corp, owner of the subject lands.

Property Location: 26 Cedarlane Drive

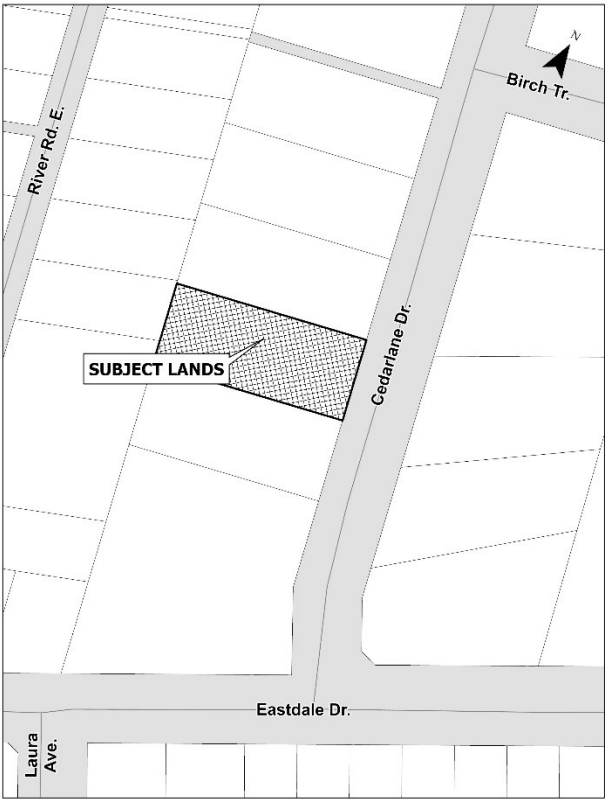
Public Meeting Date: Wednesday, July 16, 2025 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

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

- Section 4.3.5 – to permit the construction of a single-detached dwelling with an interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required.
- Section 4.3.10.1 - to permit a single detached dwelling with a maximum of three storeys, whereas a single detached dwelling is restricted to two storeys but may have a loft or living space within the pitched roof area/attic of the said dwelling.



The variance requested would facilitate the construction of a three storey, 168.53 square metre (1,814 sq. ft.) single-detached dwelling with a reduced interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary.

**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 1493 LOT 3.

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

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

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

**Phone:** (705) 429-3844 ext. 2281  
**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Questions? Ask the Planner!**

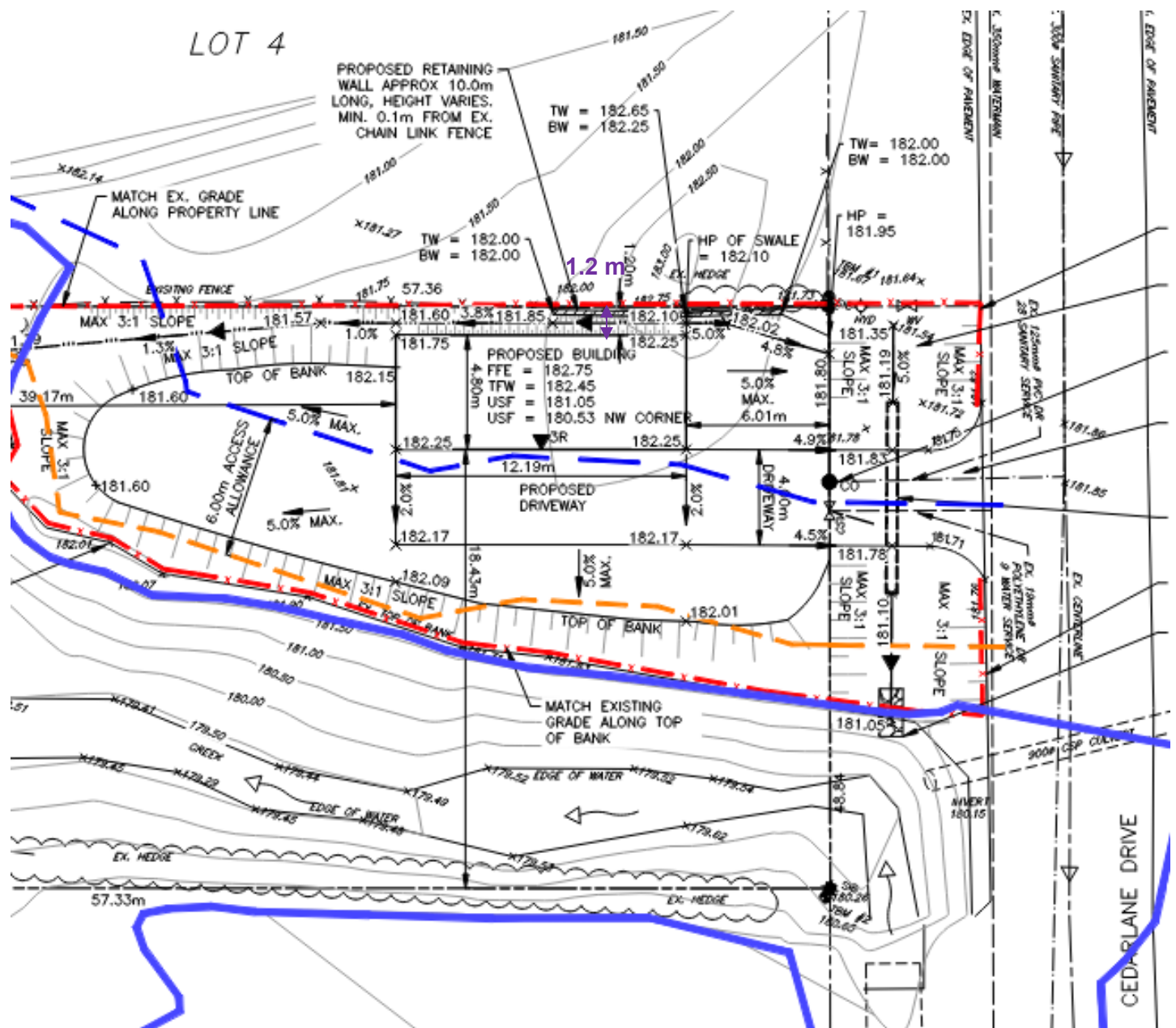
**Phone:** (705) 429-3844 x 2270  
**Email:** [samantha.hannah@wasagabeach.com](mailto:samantha.hannah@wasagabeach.com)

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

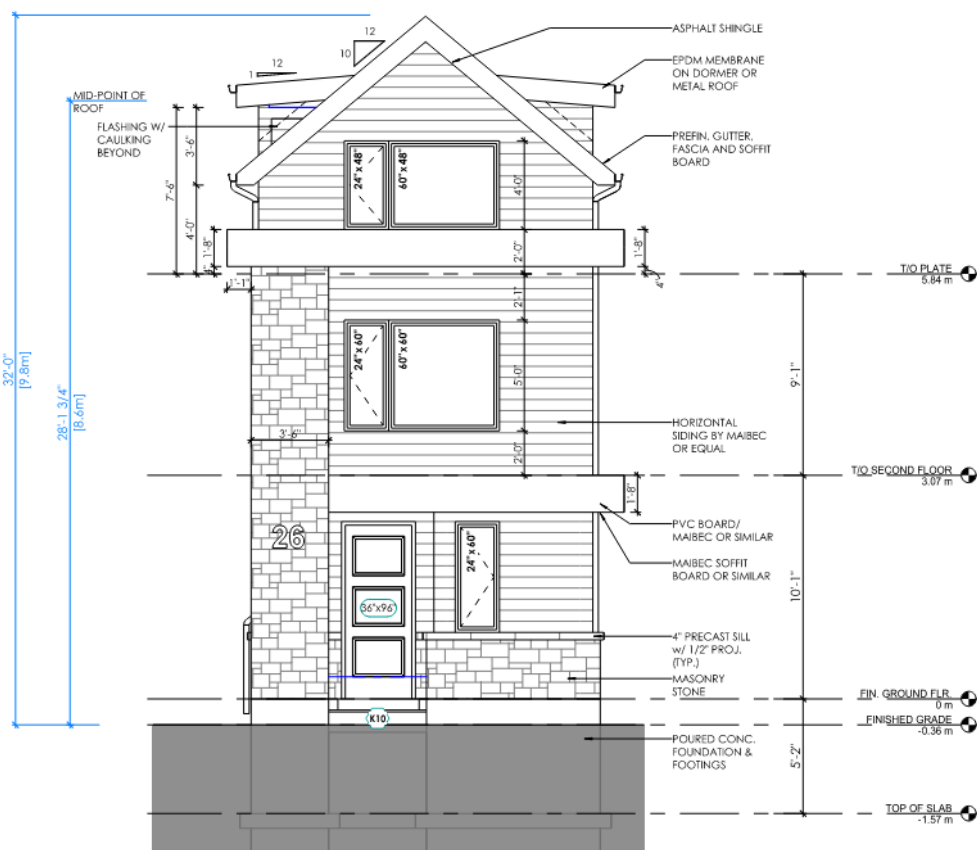
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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



### **Applicant's Proposed Elevation Drawing**



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

## STAFF REPORT

**TO:** Committee of Adjustment

**FROM:** Samantha Hannah, Planner I

**SUBJECT:** **A02125, 1001217123 Ontario Corp**  
Khalsa Design Inc. c/o Amritpal S. Bansal  
26 Cedarlane Drive  
PLAN 1493 LOT 3  
Minor Variance – Reduced Interior Side Yard Setback & Increased Number of Storeys

**DATE:** July 9, 2025

### LANDS SUBJECT TO THE APPLICATION:

The subject lands are located at 26 Cedarlane Drive, and are legally described as PLAN 1493 LOT 3, Town of Wasaga Beach, County of Simcoe.

### PURPOSE AND EFFECT:

An application for Minor Variance has been submitted by Khalsa Design Inc. c/o Amritpal S. Bansal on behalf of 1001217123 Ontario Corp, owner of the subject lands. The application requests relief from Section 4 “Residential Type 1 (R1) Zone” of Zoning By-law 2003-60, specifically:

- Section 4.3.5 – to permit the construction of a single-detached dwelling with an interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required.
- Section 4.3.10.1 - to permit a single detached dwelling with a maximum of three storeys, whereas a single detached dwelling is restricted to two storeys but may have a loft or living space within the pitched roof area/attic of the said dwelling.

The variances requested would facilitate the construction of a three storey, 168.53 square metre (1,814 sq. ft.) single-detached dwelling, with a reduced interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary.

**Figure 1 - Site Location**

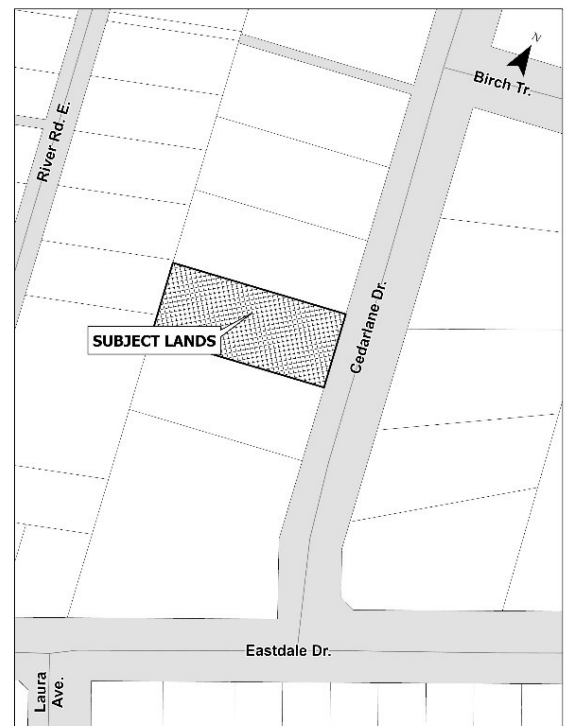


Figure 2 - Applicant's Site Plan Sketch

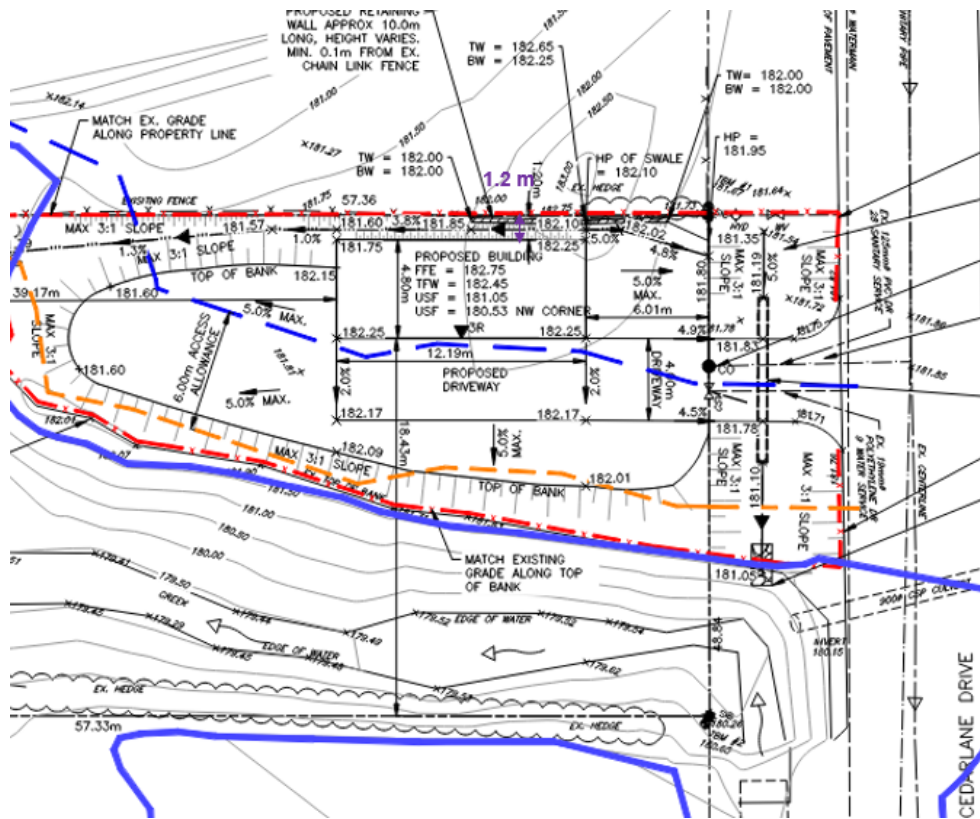
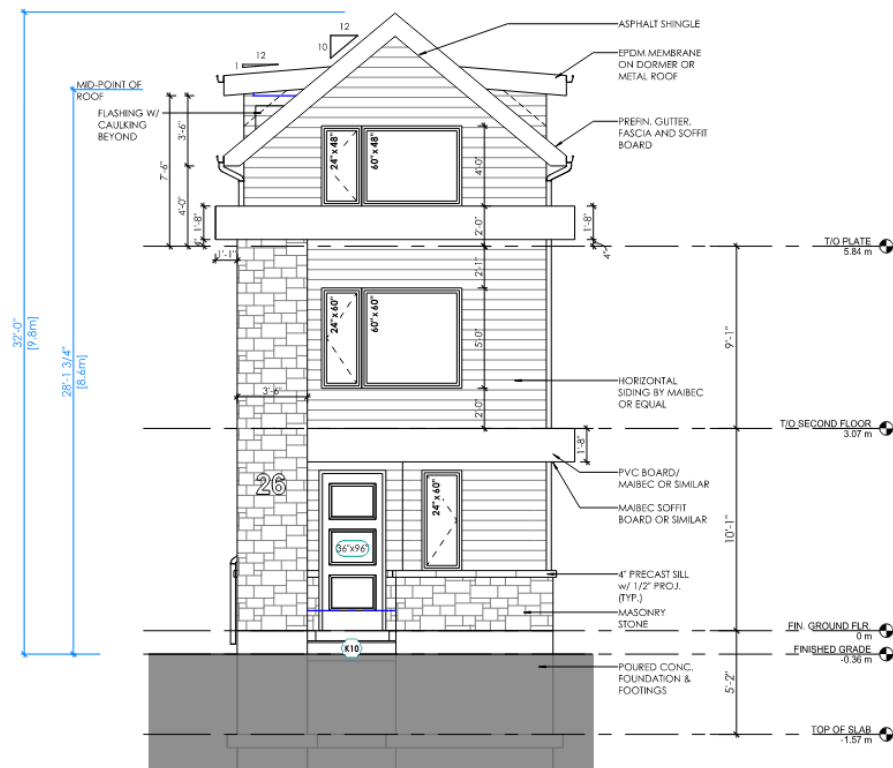


Figure 3 – Applicant's Proposed Elevation Drawing





**RECOMMENDATION:**

In consideration of the foregoing, the Planning Department supports application A02125, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 1" of this report.
2. THAT the applicant obtain the appropriate NVCA permit(s), as applicable.

**COMMENTS:**

<b>Submitted From</b>	<b>Comments</b>
<b>Town of Wasaga Beach Public Works/Engineering Department</b>	<p>1) The subject lot must manage all storm water within the property and not impact adjacent lands.</p> <p>2) A Road Occupation Permit (ROP) will be required for any works within the Town's Right-of-way (ROW).</p> <p>3) The subject lot is within the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).</p> <p>4) A Lot Grading and Drainage plan is required in accordance with the Town's Infill Lot Grading and Drainage Policy.</p> <p>5) Public Works does not oppose the applicant's requests and defer to Planning staff for any further comments.</p> <p>Please see 'Appendix 2' for a copy of the Town of Wasaga Beach Public Works Department comments.</p>
<b>Nottawasaga Valley Conservation Authority (NVCA)</b>	At the time of writing this staff recommendation report to the Committee, Planning Staff have not yet received comments from the NVCA. Planning staff reserve the right to speak to Committee on further comments and/or conditions received from the NVCA as an addendum to the original staff report.
<b>Ministry of Transportation (MTO)</b>	The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed location. The location is outside the MTO permit control area.

<b>Public Comments</b>	<p>A member of the public provided written comments with regard to the proposed Minor Variance application. Planning staff provide below, a summary of the written comments and themes:</p> <ul style="list-style-type: none"> <li>- objects to the proposed construction of a three-storey house with a reduced setback</li> <li>- concerns regarding character of the neighbourhood</li> <li>- concerns regarding shadows from the proposed dwelling</li> <li>- impact on existing trees and landscaping</li> </ul>
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### **SUBJECT SITE:**

The subject lands are situated north of Eastdale Drive, south of Birch Trail east of Laura Avenue and are located along the west side of Cedarlane Drive. The subject lands have a frontage of approximately 24.2 metres (79.4 ft.), a depth of approximately 57.33 metres (188.09 ft.) and an area of approximately 1,387.4 square metres (14,933.85 sq. ft.).

The surrounding lands are predominantly zoned “Residential Type 1” (R1) in the Town’s Zoning By-Law and are occupied by single-detached dwellings and some vacant parcels. Further east and west of the subject lands are vacant lands zoned “Open Space” (OS). To the south-west of the subject lands along Eastdale Drive are lands zoned “Local Commercial Exception 2” (CL-2), “Local Commercial Exception 4” (CL-4) and “Accommodation Commercial” (CA).

Planning staff attended the subject lands on July 3, 2025, for a site visit; it is noted that the subject lands are currently vacant.

The subject lands are zoned “Residential Type 1” (R1) within the Town’s Comprehensive Zoning By-law 2003-60, as amended, and are designated ‘Residential’ within the Town of Wasaga Beach Official Plan. The subject lands are regulated by the Nottawasaga Valley Conservation Authority (NVCA).

### **APPLICATION:**

The applicant is requesting relief from Sections 4.3.5 and 4.3.10.1 of the Town’s Zoning By-law, as summarized in the tables below:

#### **Section 4.3.5 – Interior Side Yard Width (minimum)**

Permitted:	Proposed:	Difference:
1.8 m (5.9 ft.)	1.2 m (3.94 ft.) on the northern property boundary only.	0.6 m (1.97 ft.)

### Section 4.3.10.1 – Number of Storeys

<p>Permitted:</p> <p>A single detached dwelling will be restricted to two storeys but may have a loft or living space located within the pitched roof area/attic of the said dwelling.</p>	<p>Proposed:</p> <p>To permit a single detached dwelling with a maximum of three storeys.</p>
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### ANALYSIS:

#### Planning Act, R.S.O. 1990, c. P.13

The Ontario *Planning Act* requires that in making planning decisions, the Committee must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the Provincial Policy Statement, as outlined by Section 3 of the Act. Based on review of the pertinent policies, Staff have no concerns with respect to the provisions of Section 2 of the Ontario *Planning Act*.

#### Provincial Planning Statement (2024)

Section 3(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the Council of a municipality, or a Committee of Adjustment, in exercising any authority that affects a planning matter, shall be consistent with the policy statements issued by the Province. Upon review of the policies outlined in the Provincial Planning Statement (2024), it is the opinion of Planning staff that the Minor Variance(s), if granted, will be consistent with this subsection of the *Planning Act*.

#### County of Simcoe Official Plan

The subject lands are designated “Settlement” in the Official Plan for the County of Simcoe. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement. The County of Simcoe has provided no comments with respect to this application. However, it is the opinion of Planning Services staff that the Minor Variance(s), if granted, will conform to the County of Simcoe Official Plan.

#### Maintains the General Intent of the Official Plan

The subject lands are designated ‘Residential’ within the Town of Wasaga Beach Official Plan. The proposed single-detached dwelling is permitted within the Residential designation. Therefore, the proposal maintains the general intent of the Official Plan. Based on the applicant’s site plan sketch, it appears that a topographic feature in the form of a creek exists on the subject lands.

#### Maintains the General Intent of the Zoning By-law

The subject lands are zoned “Residential Type 1” (R1), within the Town’s Zoning By-law 2003-60, as amended. The proposed single-detached dwelling is permitted within this zone category, subject to compliance with applicable provisions of the Zoning By-law.

The applicant has requested relief from Section 4.3.5 of the Town’s Zoning By-law, to permit a reduced interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary associated with the proposed single-detached dwelling, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required in the R1 zone.



The intent of the minimum interior side yard setback provision is to:

- Ensure adequate separation between properties
- Allow sufficient space for drainage, property maintenance and access

It is not anticipated that the 0.6 m (1.97 ft.) reduction to the interior side yard setback along the northern property boundary associated with the proposed dwelling will impact property maintenance. Planning staff are of the opinion that the proposed 1.2 metre (3.94 ft.) interior side yard setback proposed on the northern side of the dwelling, would allow for sufficient access to the rear yard to be maintained. Further an interior side yard setback of 18.43 metres (60.47 ft.) is proposed to be maintained from the southern property boundary.

With regard to separation between properties, it is the opinion of Planning staff that the proposed 1.2 metre (3.94 ft.) interior side yard setback along the northern property boundary will have a minimal impact compared to the required 1.8 metre (5.9 ft.) interior side yard setback of the R1 Zone. Through measurements using the County of Simcoe GIS, it appears there are other examples of properties in the surrounding neighbourhood that contain existing single detached dwellings with reduced interior side yard setbacks. The Public Works Department has advised that the subject lot must manage all stormwater within the property and not impact adjacent lands.

The applicant further requests relief from Section 4.3.10.1 of the Town's Zoning By-law, to permit a single detached dwelling with a maximum of three storeys, whereas a single detached dwelling in the R1 Zone is restricted to two storeys, but may have a loft or living space within the pitched roof area/attic of the said dwelling. As indicated within the elevation drawings provided, the height between the finished floor and the finished ceiling for the proposed additional storey is approximately 3.05 metres (10.01 ft.), and the living space is not fully contained within the pitch of the roof. The purpose of Section 4.3.10.1 of the Zoning By-law is to allow architects to create attractive rooflines, while also limiting the construction of 10 metre tall (3) storey dwellings with flat roofs.

As shown in the elevation drawings contained within "**Appendix 1**" of this staff report, the proposed single detached dwelling is to be constructed with a peaked roof and dormers. Further, the single detached dwelling has a proposed height of 8.6 metres (28.22 ft.), which complies with the provisions of the R1 Zone where a maximum building height of 10 metres (32.81 ft.) is permitted.

Planning staff recommend that the proposed variance(s) maintain the general intent of the Town's Zoning By-law.

### **Desirable for the Appropriate Development of the Land**

Planning staff recommend that the proposed variance(s) to permit the construction of a three storey single detached dwelling that would result in a reduced interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary, should not impact the proper uses of the land, the neighbourhood, nor the municipality. Planning staff suggest that the variance(s) are considered desirable and appropriate for the development of the land.

### **Considered Minor in Nature**

Planning staff recommend that the variance(s) applied for are considered minor in nature, and would result in minimal impact relative to a form of development that would generally comply with existing provisions of the Town's Zoning By-law.

### **CONCLUSION:**

In consideration of the above, the Town's Planning Department supports application **A02125** for the lands municipally addressed as 26 Cedarlane Drive. Should the Committee choose to approve application **A02125**, Planning staff recommend this approval also be subject to the above noted conditions.

Respectfully Submitted,



Samantha Hannah  
Planner I

Appendix 1: Site Plan Sketch and Building Elevations

Appendix 2: Town of Wasaga Beach Public Works/Engineering Department Comments





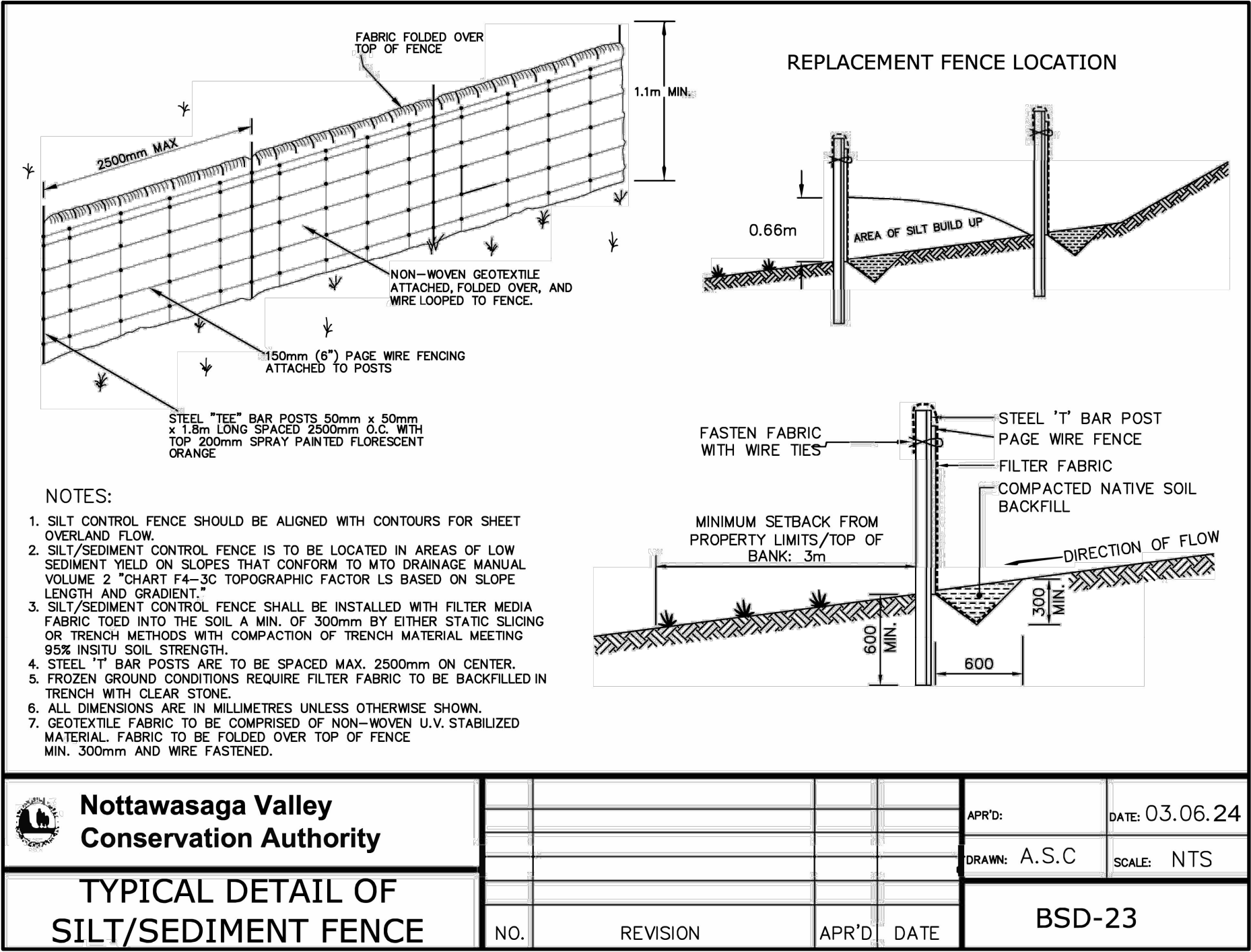
KEY PLAN  
NTS

LEGEND

- PROPERTY LINE
- 1.6% PROPOSED SWALE
- PROPOSED SILT FENCE AS PER NVCA DETAIL BSD-23 DRAFT
- PROPOSED GROUND ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED 200mm SANITARY CLEAN OUT INSTALL NEW CLEANOUT AS PER TOWN OF WASAGA BEACH STD. DWG 12.A C/W CAST IRON LID
- EXISTING ELEVATION
- EXISTING CONTOURS
- EXISTING FENCE
- EXISTING DRAINAGE DIRECTION
- EXISTING DITCH
- EXISTING CURB STOP VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING HYDRO POLE
- EXISTING WATERVALVER
- TEMPORARY BENCHMARK
- FIRST FLOOR LEVEL ELEVATION
- TOP OF FOUNDATION WALL ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- NUMBER OF RISERS
- HIGH POINT IN SWALE
- ENTRANCE TO HOUSE
- EROSION HAZARD LIMIT
- NATURAL HAZARD LIMIT/EROSION HAZARD LIMIT 6.0m ACCESS ALLOWANCE

GENERAL NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
- INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
- ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT, AND THE LOCATION AND ORIENTATION OF SPLASH PADS SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
- IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER/APPLICANT TO CONFIRM THAT THE BUILDING MEETS ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 150mm OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER. SOD IS TO BE USED IN LIEU OF HYDRO-SEEDING WITHIN SWALES OR ANY OTHER FOCUS POINTS OF RUNOFF THAT WILL BE PRONE TO EROSION. FURTHERMORE, ANY AREAS THAT HAVE BEEN HYDRO-SEEDING RATHER THAN SODDED CANNOT BE ACCEPTED UNTIL THE SEEDING HAS ESTABLISHED SUFFICIENT GROWTH FOR GROUND COVER TO THE SATISFACTION OF THE TOWN.
- THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.
- ALL EXISTING SERVICES AND CONNECTIONS SHOULD BE EXPOSED TO VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION.
- A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER/APPLICANT TO CONFIRM THE FOUNDATION WEEPING TILE ELEVATION IN WRITING AND PROVIDE TO THE BUILDING INSPECTOR PRIOR TO THE BACKFILL.
- IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN WRITTEN PERMISSION FOR ADJACENT PROPERTIES PRIOR TO ADJUSTING ANY GRADES ON THEIR PROPERTY.
- CSV AND SANITARY CLEANOUT TO BE EXPOSED AND ADJUSTED TO BE FLUSH WITH PROPOSED GRADE.
- SANITARY SERVICE CONNECTION TO HAVE CLEANOUT AT PROPERTY LINE AND BE 200mm IN ACCORDANCE WITH TOWN OF WASAGA BEACH STD.DWG.NO 12A.
- RETAINING WALLS ARE TO BE CONSTRUCTED OF ACCEPTABLE TREATED LUMBER, ARCHITECTURAL BLOCK OR APPROVED EQUIVALENT. FILTER CLOTH SHALL BE PLACED BEHIND ALL RETAINING WALLS TO PREVENT THE MIGRATION OF FINES. IF ANY RETAINING WALL MEETS OR EXCEEDS 1.0 METRE IN HEIGHT.
- A 1.2 METRE HIGH SAFETY FENCE MAY BE REQUIRED ON TOP OF THE WALL.
- PROOF OF ENGINEERING DESIGN WILL BE REQUIRED INCLUDING ENGINEERING STAMPED DRAWING FOR RETAINING WALLS OVER 1.0 METRE IN HEIGHT.
- RETAINING WALLS ARE NOT TO ENCROACH INTO THE MUNICIPAL ROAD ALLOWANCE.



DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

BENCHMARKS

TBM1 = 181.67  
THE TOP OF THE IB AT THE NORTHEAST CORNER OF LOT 3.

TBM2 = 180.65  
THE TOP OF THE IB NEAR THE SOUTHEAST CORNER OF LOT 3.

NOTES

- TOPOGRAPHIC INFORMATION FROM RUDY MAK SURVEYING LTD. ON JANUARY 30, 2023.
- SIGNED HOUSE PLANS RECEIVED BY IBRA HOUSE PLANS ON FEBRUARY 18, 2025.
- NATURAL HAZARD EROSION LIMITS AND FLOOD HAZARD LIMIT FROM PLAN NH-1 PREPARED BY TATHAM ENGINEERING IN MARCH 2024.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	NVCA SUBMISSION	MAR 2025	

26 CEDARLANE DRIVE  
WASAGA BEACH

LOT GRADING PLAN

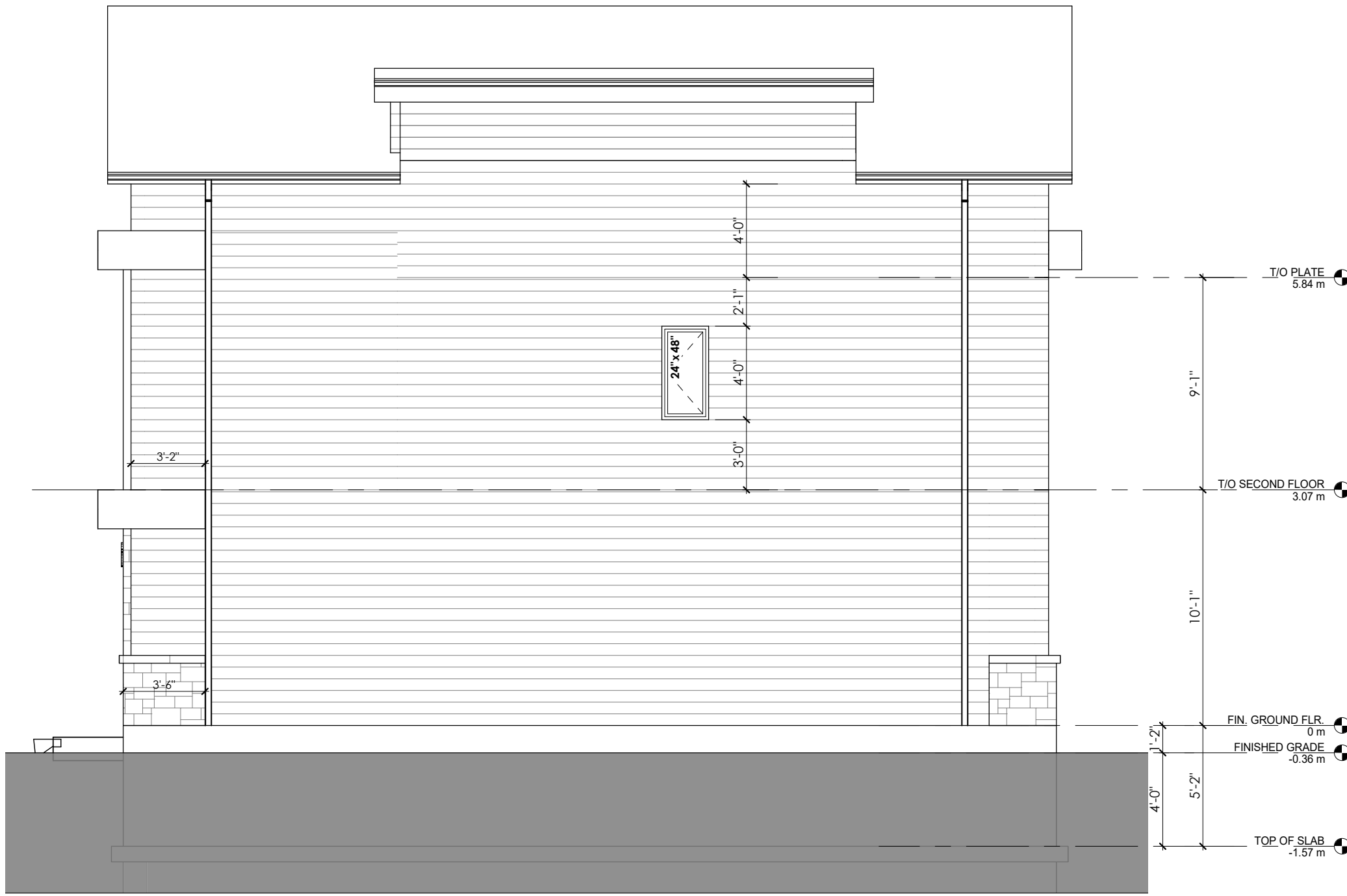


DESIGN: PM	FILE: 123099	DWG:
DRAWN: DMS	DATE: FEB 2025	LG-01
CHECK: KRS	SCALE: 1:200	

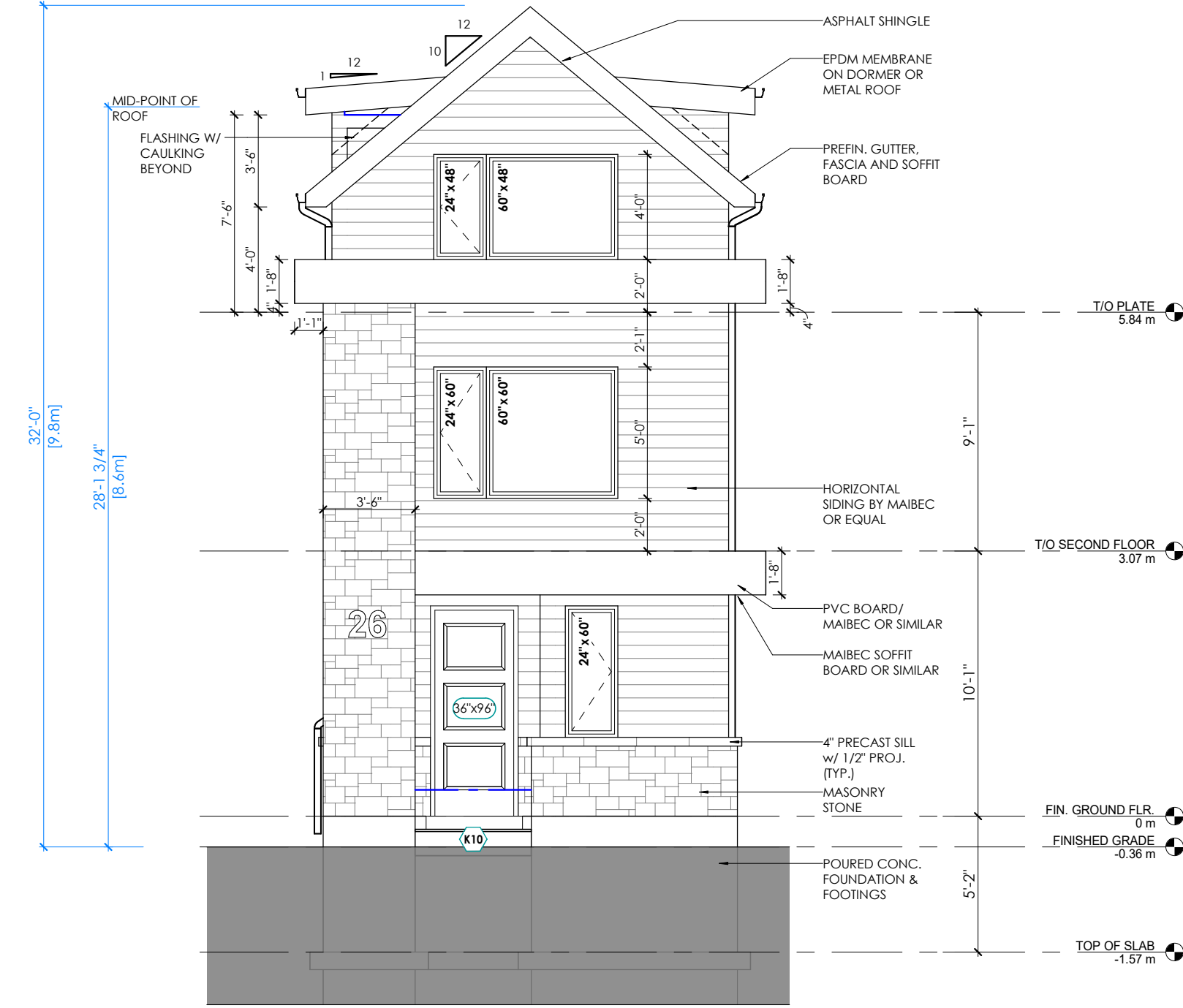


WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION			
QUANT.	WIDTH	HEIGHT	WINDOW/DOOR FRAME SIZE (SF)
1	24"	48"	6.11 SF
			6.11 SF

SPATIAL CALCULATION			
EXPOSING BUILDING FACE	355.00	S.F.	
AREA	355.00	S.F.	
PORTION WALL AREA	355.00	S.F.	
MAX. S. OPENINGS	1.00	S.F.	
OPENINGS ALLOWED	66.85	S.F.	
OPENINGS PROVIDED	6.11	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED BY FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



④ PROPOSED RIGHT SIDE ELEVATION  
3/16" = 1'-0"



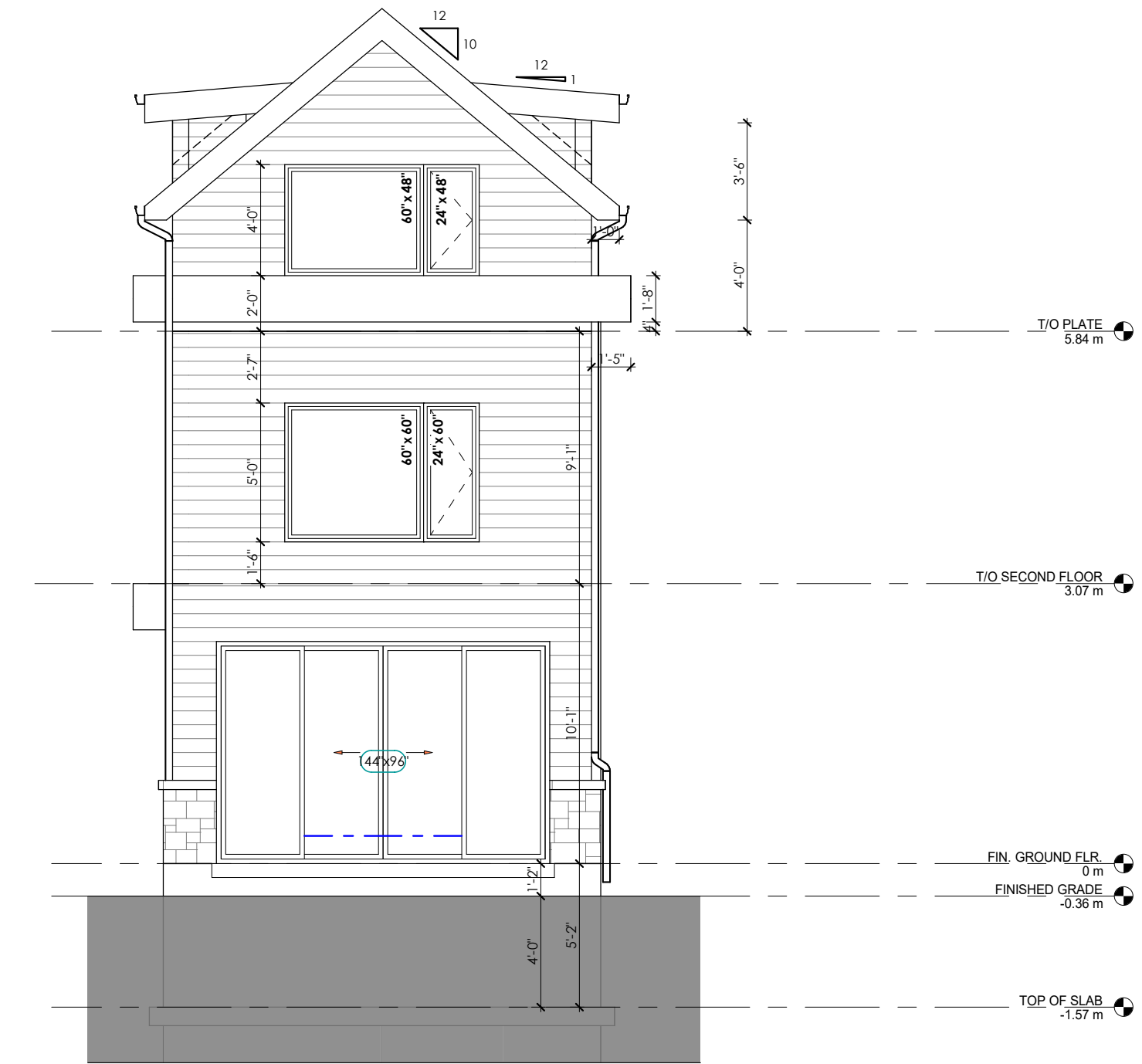
② PROPOSED FRONT ELEVATION  
3/16" = 1'-0"

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION			
QUANT.	WIDTH	HEIGHT	WINDOW/DOOR FRAME SIZE (SF)
4	24"	60"	31.11 SF
1	60"	48"	17.11 SF
2	60"	48"	42.86 SF
			97.89 SF

SPATIAL CALCULATION			
EXPOSING BUILDING FACE	1000.00	S.F.	
AREA	95.67	S.F.	
PORTION WALL AREA	1000.00	S.F.	
MAX. S. OPENINGS	100.00	S.F.	
OPENINGS ALLOWED	100.00	S.F.	
OPENINGS PROVIDED	97.89	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED BY FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



③ PROPOSED LEFT SIDE ELEVATION  
3/16" = 1'-0"



① PROPOSED REAR ELEVATION  
3/16" = 1'-0"

PROJECT NAME  
**26 Cedarlane Dr,  
Wasaga Beach, ON  
L9Z 2S1**

PROJECT ADDRESS  
**26 Cedarlane Dr, Wasaga Beach,  
ON L9Z 2S1**

CLIENT  
**NORTHRIDGE  
HOMES LTD.**

ARCHITECT  
**KHALSA DESIGN INC.**



BRAMPTON, ON  
TELEPHONE: 647-468-2940

CONSULTANTS:  
STRUCTURAL ENGINEER:  
MEM ENGINEERING INC.

STRUCTURAL SEAL:

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SHALL RESULT IN THE FULLEST EXTENT OF  
PROSECUTION UNDER LAW

ARCHITECT SEAL:

Project number 25013  
Date 05/05/2025  
Drawn by ASB  
Checked by KDI  
Scale 3/16" = 1'-0"

REVISIONS		
No.	Description	Date

ELEVATIONS

**A-300**

26 Cedarlane Dr, Wasaga Beach,  
ON L9Z 2S1

# MEMORANDUM



**TO:** Andrea Taylor, Planning Administrator

**CC:** Mike Pincivero, Manager of Engineering Services

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – A02125  
26 Cedarlane Drive, PLAN 1493 LOT 3.

**DATE:** July 4, 2025

---

As requested, Public Works has reviewed the above noted variance application.

## **SUMMARY OF REQUEST:**

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

- Section 4.3.5 – to permit the construction of a single-detached dwelling with an interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required.
- Section 4.3.10.1 - to permit a single detached dwelling with a maximum of three storeys, whereas a single detached dwelling is restricted to two storeys but may have a loft or living space within the pitched roof area/attic of the said dwelling.

The variance requested would facilitate the construction of a three storey, 168.53 square metre (1814 sq. ft.) single-detached dwelling with a reduced interior side yard setback of 1.2 metres (3.94 ft.) along the northern property boundary.

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands.
- 2) A Road Occupation Permit (ROP) will be required for any works within the Town’s Right-of-way (ROW).
- 3) The subject lot is within the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).
- 4) A Lot Grading and Drainage plan is required in accordance with the Town’s Infill Lot Grading and Drainage Policy.
- 5) Public Works does not oppose the applicant’s requests and defer to Planning staff for any further comments.

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- PW has no conditions at this time.

Regards,



Amy Mejia, C.E.T., rcji  
Engineering Technologist

Reviewed by,



Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI

A02225  
Mark Ruttan  
Date of this Notice: June 26, 2025  
Tax Roll #: 436401001461645



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Mark Ruttan, owner of the subject land.

Property Location: 194 Mapleside Drive

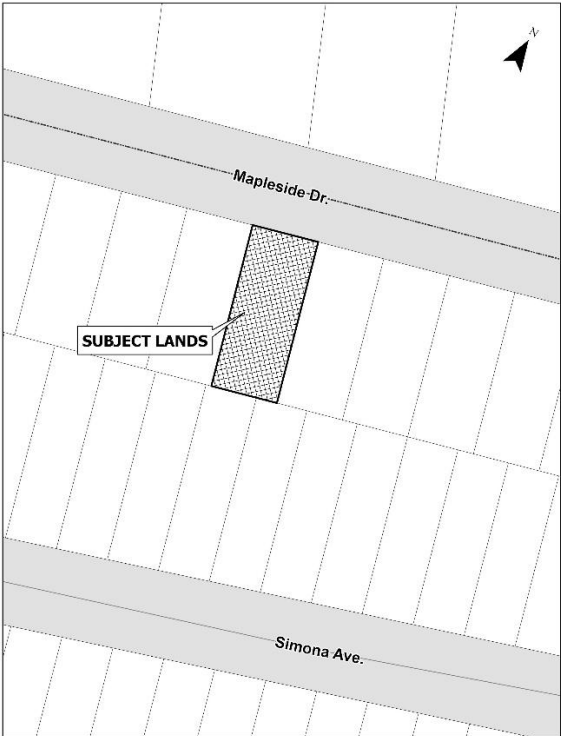
Public Meeting Date: Wednesday, July 16, 2025 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

The application requests relief from Section 4 “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60. Specifically, the application requests relief from the following provision:

- Section 4.3.9 – to permit a maximum lot coverage of 44% for all buildings and structures, whereas the maximum lot coverage for all buildings/structures in the R1 Zone is 35%.



The variance requested would facilitate the construction of a 52 square metre (560 sq. ft.) deck, while also recognizing the existing 206 square metre (2,217 sq. ft.) dwelling and 13 square metre (140 sq. ft.) detached accessory building (shed).

**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 51M1215 LOT 40

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**.

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

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

**Questions? Ask the Planner!**

**Phone:** (705) 429-3844 x 2272  
**Email:** [joel.vines@wasagabeach.com](mailto:joel.vines@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.

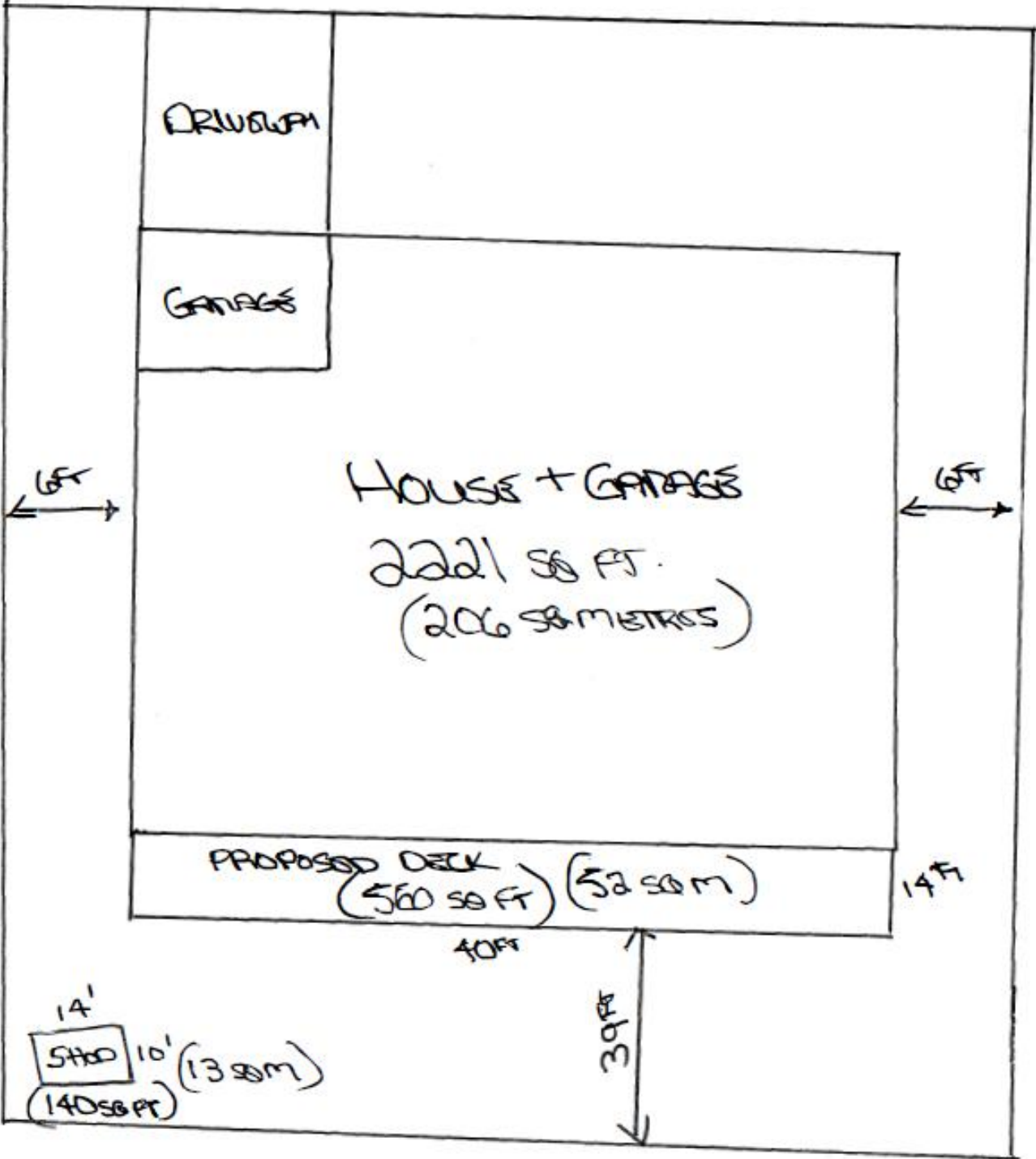
**Appeals:**

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.



Applicant's Site Plan Sketch

Proposed Sketch(s)



TOTAL LOT SIZE 616.9 SQ M  
= 6640 SQ FT.  
DECK 43" OFF THE GROUND.



## Incidental Minor Variance Report

The Corporation of the Town of Wasaga Beach

Date of Meeting: July 16, 2025

**DATE:** July 8, 2025  
**TO:** Committee of Adjustment  
**FROM:** Joel Vines, Planner I

### APPLICATION INFORMATION:

<b>Minor Variance Application No.:</b>	A02225
<b>Owners/Applicants:</b>	Mark Ruttan
<b>Legal Description:</b>	PLAN 51M1215 LOT 40
<b>Municipal Address:</b>	194 Mapleside Drive

### PROPOSAL:

The application requests relief from Section 4 "Residential Type 1" (R1) Zone of Comprehensive Zoning By-law 2003-60. Specifically, the application requests relief from the following provision:

- Section 4.3.9 – to permit a maximum lot coverage of 44% for all buildings and structures, whereas the maximum lot coverage for all buildings/structures in the R1 Zone is 35%.

The variance requested would facilitate the construction of a 52 square metre (560 sq. ft.) deck, while also recognizing the existing 206 square metre (2,217 sq. ft.) dwelling and 13 square metre (140 sq. ft.) detached accessory building (shed).

### MATTERS OF PROVINCIAL INTEREST:

Has had proper regard ☒

Has not had proper regard ☐

### PROVINCIAL PLANNING STATEMENT:

Is consistent with Provincial Planning Statement ☒

Is not consistent with Provincial Planning Statement ☐

COUNTY OF SIMCOE OFFICIAL PLAN DESIGNATION: Settlement		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

TOWN OF WASAGA BEACH OFFICIAL PLAN DESIGNATION: Residential		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

ZONING BY-LAW CLASSIFICATION(S): Residential Type 1 (R1) Zone		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>


PLANNING ACT SECTION 45 - FOUR (4) TESTS:		
1. Meets general intent and purpose of the Official Plan?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2. Meets general intent and purpose of the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is appropriate and desirable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is minor in nature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

INTERNAL DEPARTMENT COMMENTS:	
Town of Wasaga Beach Public Works Department	<p>1) The subject lot must manage all storm water within the property and not impact adjacent lands.</p> <p>2) A Road Occupation Permit (ROP) will be required for any works within the Town's Right-of-way (ROW).</p> <p>3) The majority of the subject site is in the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).</p> <p>4) Public Works does not oppose the applicant's requests and defer to Planning staff for any further comments.</p> <p>PW has no conditions at this time.</p>
Nottawasaga Valley Conservation Authority (NVCA)	The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the proposed variance; based upon our mandate and policies, we have no objection to the approval of this application.

RECOMMENDATION:	
DEFER	<input type="checkbox"/>
APPROVE	<input type="checkbox"/>
APPROVE WITH CONDITIONS	<input checked="" type="checkbox"/>
DENY	<input type="checkbox"/>

CONDITIONS:
1. THAT the development will be substantially consistent with the applicants site plan sketch and drawings provided with the application, contained within "Appendix 1" and "Appendix 2" of this report.

**Authored by:**


---

 Joel Vines, Planner I

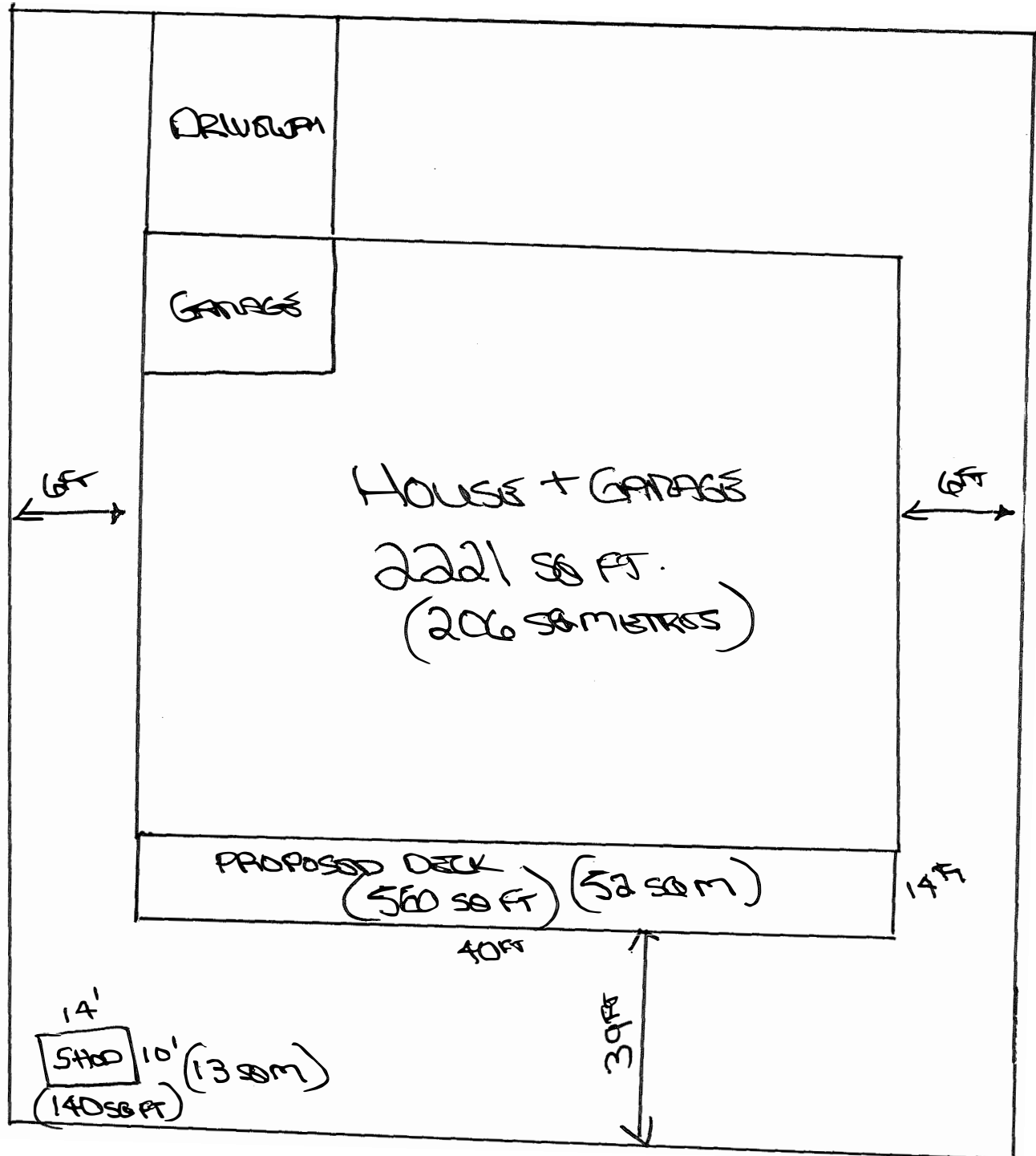
**July 8, 2025**

Date

Appendix 1: Site Plan

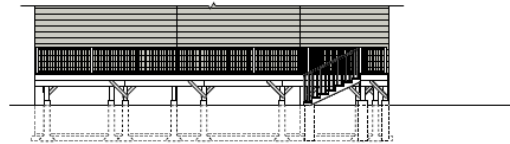
Appendix 2: Drawings

#194 MAPLEBIDE DRIVE LOT #40 SIMI VALLEY  
ROLL # 010-014-61645-0000 PIN# 58952-0914



TOTAL LOT SIZE  $616.9 \text{ sq m}$   
 $= 6640 \text{ sq ft.}$

DECK 43" OFF THE GROUND.



TITLE PAGE	A-1
PIER LAYOUT	A-2
FOUNDATION PLAN	A-3
MAIN FLOOR PLAN	A-4
FRAMING PLAN	A-5
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RIGHT ELEVATION	A-8
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CALCULATIONS	A-10
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LEDGER DETAIL	A-14-15
BRACING DETAIL	A-16
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LEGEND	
BEAM DETAILS	A-18-25
JOIST DETAILS	A-26-42
GUARD DETAILS	A-43
STAIR DETAIL	A-44

CLIMATIC & DESIGN LOAD DATA	
Collingwood, Ontario	
ROOF LOADING	KPA (psf)
GROUND SNOW LOAD Ss	2.7 (58.39 psf)
RAIN LOAD Sr	0.4 (8.35 psf)
SNOW LOAD FACTOR Cb	0.55
ROOF DESIGN SNOW LOAD	1.89 (39.37 psf)
ROOF & CEILING DESIGN DEAD LOAD	0.57 (12.00 psf)
FLOOR LOADING	
GROUND & SECOND FLOOR	1.92 (40.00 psf)
FLOOR DESIGN DEAD LOAD	0.48 (10.00 psf)
WIND LOADING	
1/50 WIND PRESSURE	0.39 (8.15 psf)
1/10 WIND PRESSURE	0.3 (6.27 psf)
TEMPERATURE	
DEGREE DAYS BELOW 18°C	4180
SOIL	
ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S)	75 (1570 psf) Firm Clay
FREEZING INDEX (°F) - 100 YR RETURN PERIOD	1902
ELEVATION (METERS)	190
THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED.	
IBD INTERACTIVE BUILDING DESIGN	

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



1021-7 Beach Builders Supplies



IBD remains in possession of the original drawing as purchased. It is a criminal offense to electronically alter our pertinent design information in any way. If you require an unlocked PDF, open the PDF in Adobe Reader or a PDF writer and print a PDF. This flattens all of our information so it cannot be changed and removes the security password.

Ruttan  
194 Mapleside drive  
Wasaga Beach, Ontario

Issue Date: Mar. 31, 2025

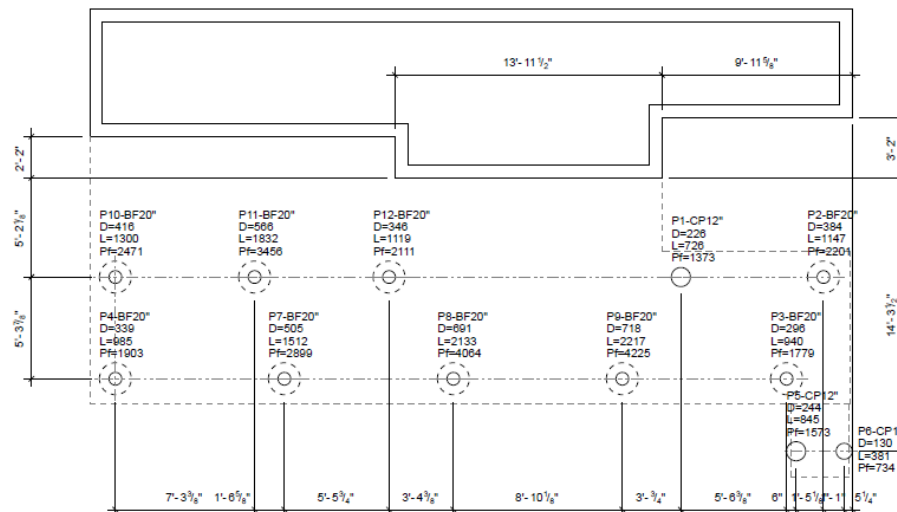
Scale: N/A

TITLE PAGE

File No:  
DKP-25-63438

Drawing No:  
A-1

Sheet Size: 11x17



GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



1021-7 Beach Builders Supplies



IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you require an unlocked PDF, open the PDF in Adobe Reader or a PDF writer and print a PDF. This flattens all of our information so it cannot be changed and removes the security password.

Ruttan  
194 Mapleside drive  
Wasaga Beach, Ontario

Issue Date: Mar. 31, 2025

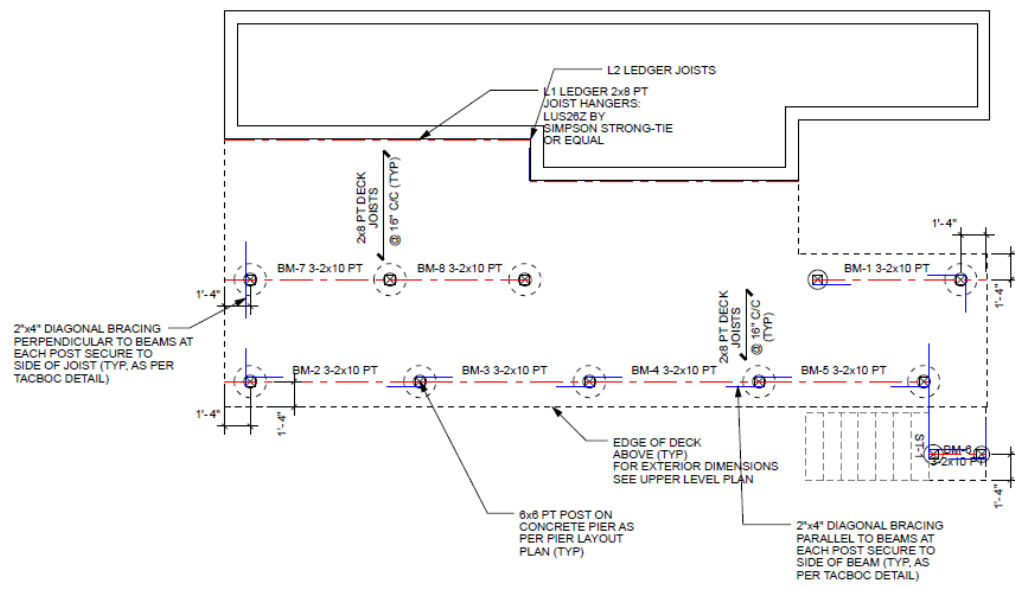
Scale: 3/16" = 1'-0"

PIER LAYOUT

File No:  
DKP-25-63438

Drawing No:  
A-2

Sheet Size: 11x17



GENERAL NOTE:  
 - FOR BEAM SPAN DIMENSIONS SEE THE PIER LAYOUT PLAN.  
 - SOIL TYPE IS: FIRM CLAY.  
 - FOR ESTIMATED PIER DEPTH SEE PIER CALCULATIONS IN THE CALCULATIONS SHEET.  
 - PIER FOUNDATIONS MUST REST ON UNDISTURBED SOIL BENEATH THE ANGLE OF REPOSE. WHERE THE ANGLE OF REPOSE INTERSECTS EITHER DISTURBED SOIL (FROM FILLED SOIL AROUND BUILDING FOUNDATION) OR THE BUILDING FOUNDATION WALL, THEN THE PIER DEPTH MUST BE GREATER.

LEDGER SCHEDULE:  
 L1 - 2x8 PT CONNECTORS - 0.22 SDWS SCREW WITH 2" AT MAX 14" C/C STAGGERED PATTERN SECURED TO BUILDING AS PER LEDGER SECTION DETAIL  
 L2 - PT PARALLEL JOIST SECURED TO BUILDING FACE AT 24" C/C MAX (STAGGERED PATTERN)

STAIR SCHEDULE:  
 ST-1 14"

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

1021-7 Beach Builders Supplies

IBO remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you require an unlocked PDF, open the PDF in Adobe Reader or a PDF writer and print a PDF. This flattens all of our information so it cannot be changed and removes the security password.

Ruttan  
 194 Mapleside drive  
 Wasaga Beach, Ontario

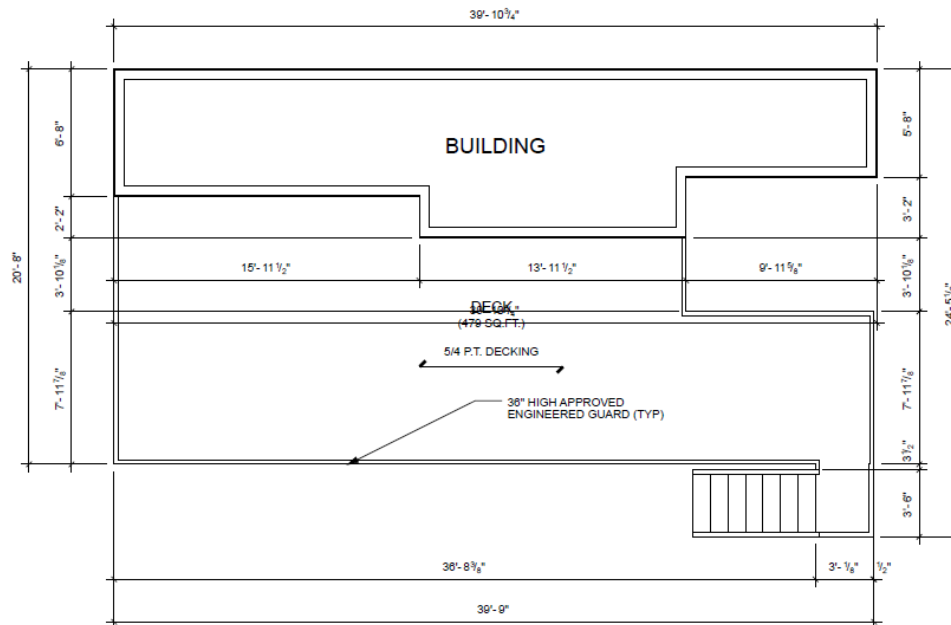
Issue Date: Mar. 31, 2025  
 Scale: 3/16" = 1'-0"

FOUNDATION PLAN

File No: DKP-25-63438  
 Drawing No: A-3

Sheet Size: 11x17

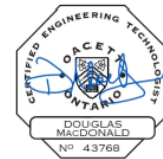




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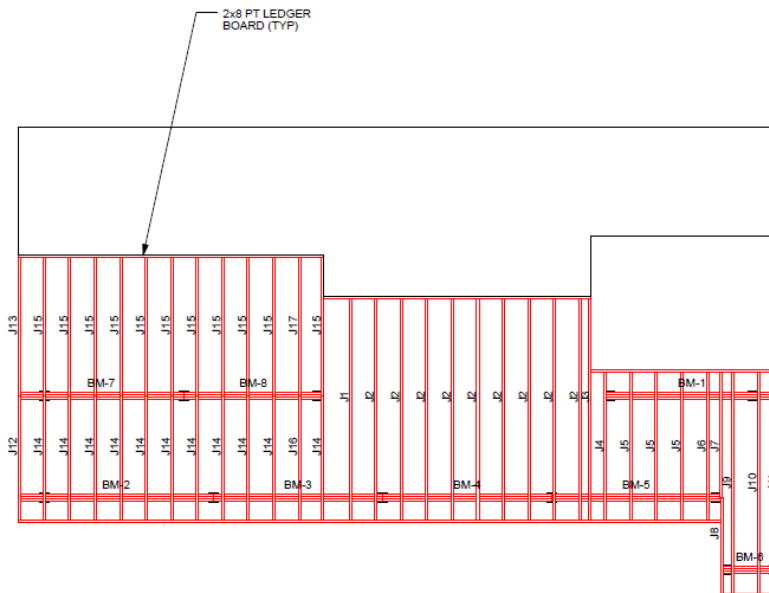
Scale: 3/16" = 1'-0"

MAIN FLOOR PLAN

File No:  
DKP-25-63438

Drawing No:  
A-4

Sheet Size: 11x17



GENERAL NOTE:  
SOLID BLOCKING BETWEEN JOISTS  
SPANNING GREATER THAN  
2.1m (6'-11") REQUIRED.  
SPACING BETWEEN BLOCKING AND  
SUPPORT OR OTHER BLOCKING  
NOT MORE THAN 6'-11" C/C.

2x8 PT DECK JOISTS @ 16" C/C

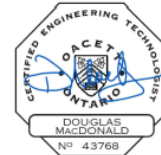
#### BEAM LEGEND

BM-1	3-2x10 PT
BM-2	3-2x10 PT
BM-3	3-2x10 PT
BM-4	3-2x10 PT
BM-5	3-2x10 PT
BM-6	3-2x10 PT
BM-7	3-2x10 PT
BM-8	3-2x10 PT

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Issue Date: Mar. 31, 2025

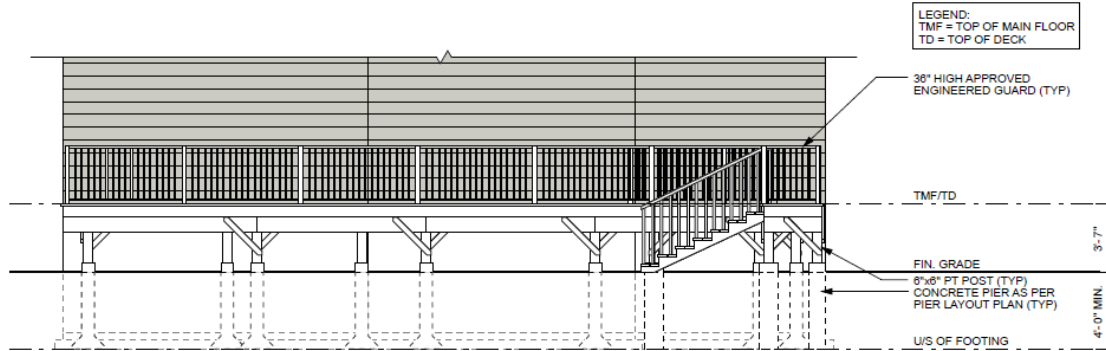
Scale: 3/16" = 1'-0"

#### FRAMING PLAN

File No:  
DKP-25-63438

Drawing No:  
A-5

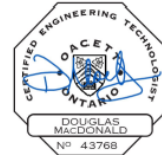
Sheet Size: 11x17



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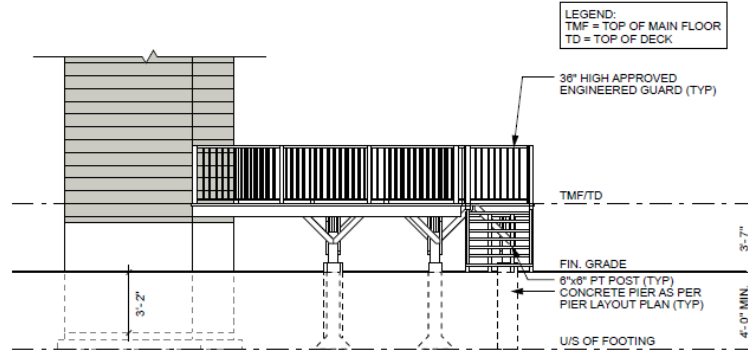
Scale: 3/16" = 1'-0"

FRONT ELEVATION

File No:  
DKP-25-63438

Drawing No:  
A-6

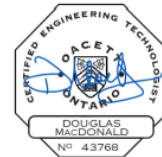
Sheet Size: 11x17



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Issue Date: Mar. 31, 2025

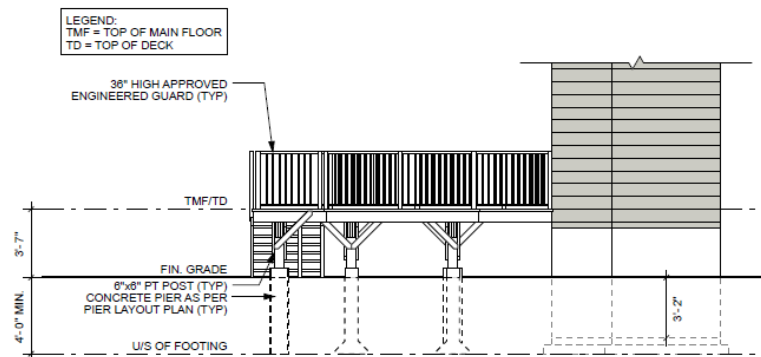
Scale: 3/16" = 1'-0"

LEFT ELEVATION

File No:  
DKP-25-63438

Drawing No:  
A-7

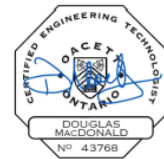
Sheet Size: 11x17



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Ruttan  
194 Mapleside drive  
Wasaga Beach, Ontario

Issue Date: Mar. 31, 2025

Scale: 3/16" = 1'-0"

RIGHT ELEVATION

File No:  
DKP-25-63438

Drawing No:  
A-8

Sheet Size: 11x17

A02325  
Matt Wickett  
Date of this Notice: June 26, 2025  
Tax Roll #: 436401000930900



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Matt Wickett, Owner of the subject land.

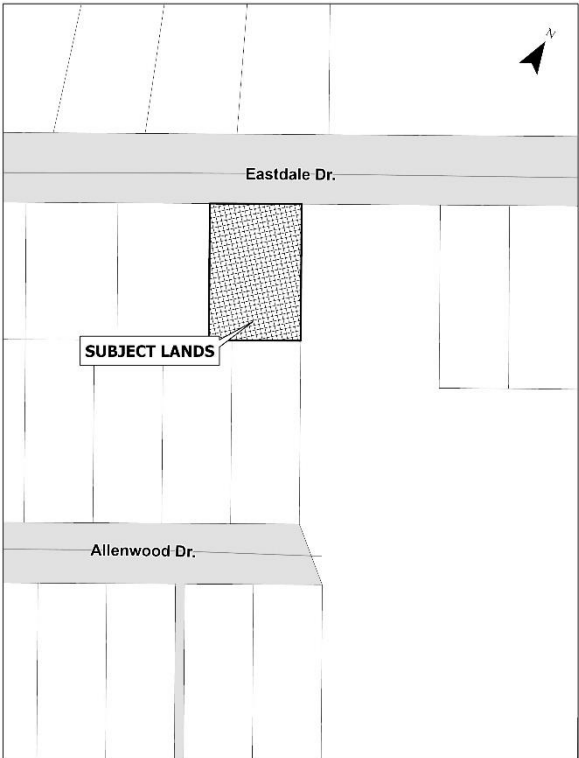
Property Location: 869 Eastdale Drive

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 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

- Section 3.1.4 – to permit a 2-storey detached accessory building with a peaked roof and a maximum height of 6.69 metres (21.94 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.40 ft.) and detached accessory buildings shall not exceed one storey.
- Section 3.1.2 – to permit a total lot coverage of 70.59 sq. m. (759.82 sq. ft.) for all detached accessory buildings, whereas detached accessory buildings to a residential use in any R1 Zone shall not use more than 65 square metres (700 sq. ft.) of lot area in total; AND to permit a detached accessory building with maximum horizontal dimension of 9.75 metres (32 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres (29.53 ft.).



The variance(s) requested would facilitate the construction of a 2-storey, 59.45 square metre (640 sq. ft.) detached accessory building (garage) with an increased building height and horizontal dimension, and would permit an increased total lot coverage for all detached accessory buildings.

**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 1369 LOT 1*

**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

**Phone:** (705) 429-3844 ext. 2281  
**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

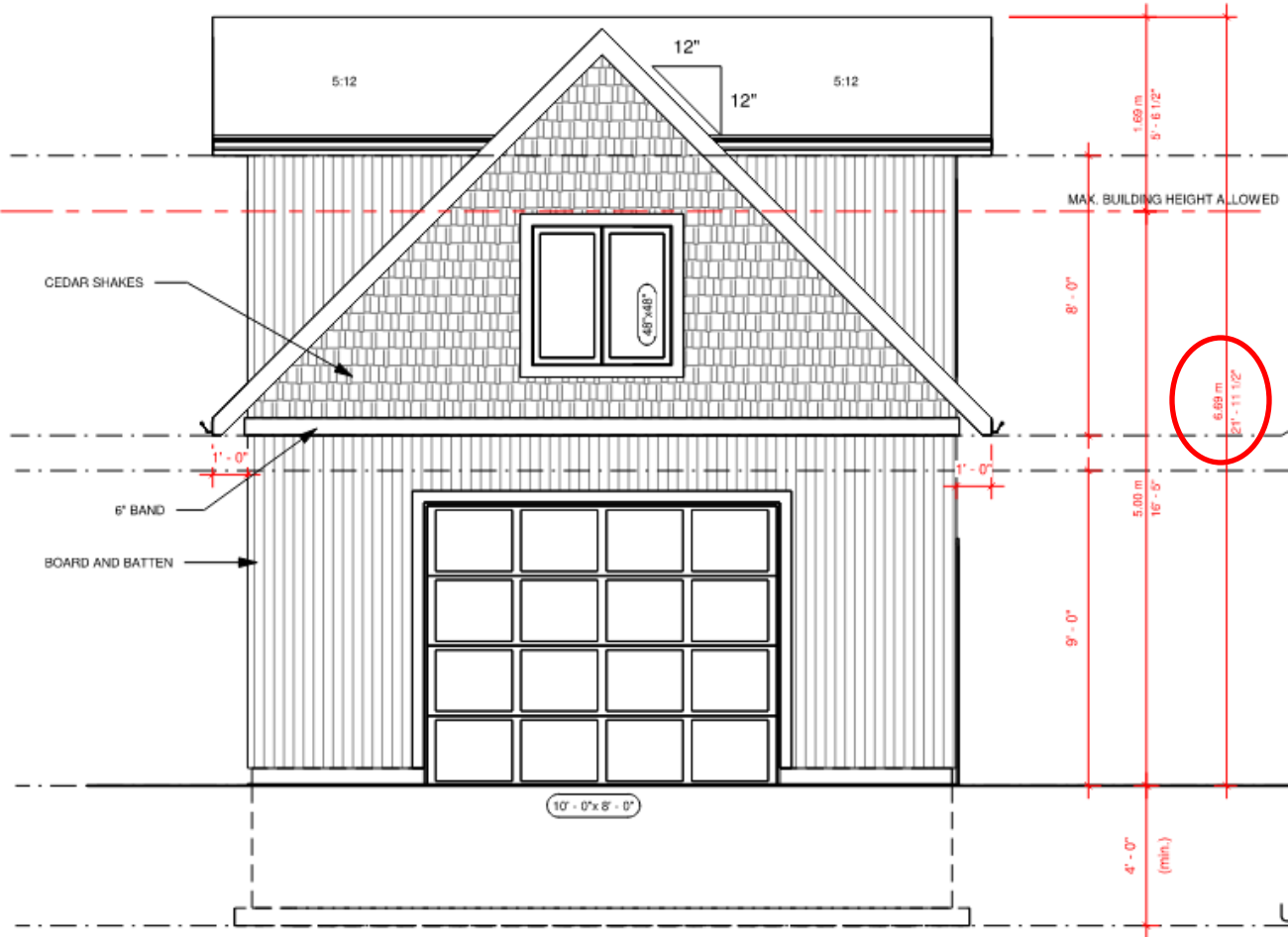
**Questions? Ask the Planner!**

**Phone:** 705.429.3844 x2250  
**Email:** [c.watt@wasagabeach.com](mailto: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.

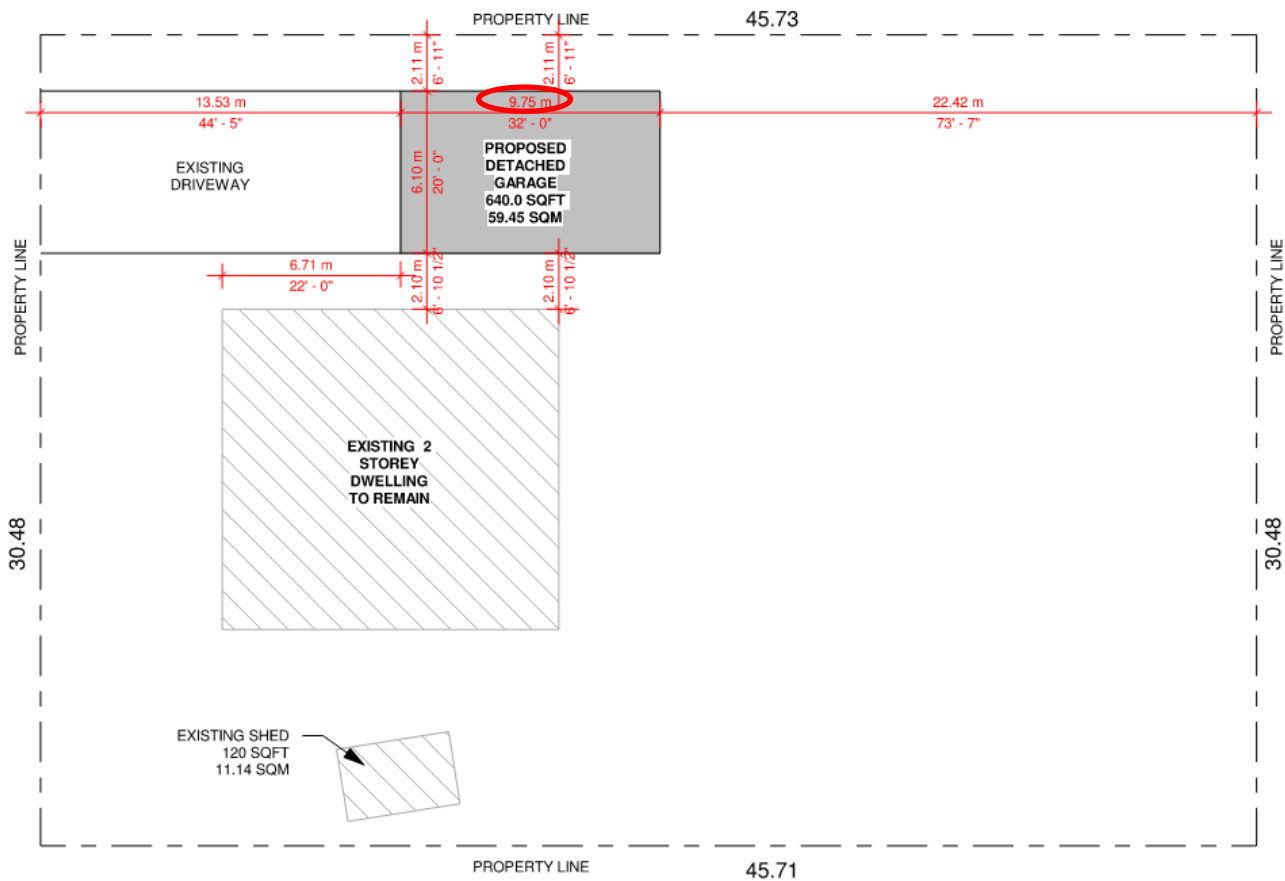
**Applicant’s Building Elevation Drawing Submission**





Applicant's Site Plan/Sketch Submission

EASTDALE DRIVE





## Incidental Minor Variance Report

The Corporation of the Town of Wasaga Beach

Date of Meeting: July 16<sup>th</sup>, 2025

**DATE:** July 9th, 2025  
**TO:** Committee of Adjustment  
**FROM:** Cameron Watt, Planner I

### APPLICATION INFORMATION:

<b>Minor Variance Application No.:</b>	A02325
<b>Owners/Applicants:</b>	Matt Wickett
<b>Legal Description:</b>	<i>PLAN 1369 LOT 1</i>
<b>Municipal Address:</b>	869 Eastdale Drive

### PROPOSAL:

The application requests zoning relief from Section 3.1 "Accessory Uses, Buildings and Structures" of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

- Section 3.1.4 – to permit a 2-storey detached accessory building with a peaked roof and a maximum height of 6.69 metres (21.94 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.40 ft.) and detached accessory buildings shall not exceed one storey.
- Section 3.1.2 – to permit a total lot coverage of 70.59 sq. m. (759.82 sq. ft.) for all detached accessory buildings, whereas detached accessory buildings to a residential use in any R1 Zone shall not use more than 65 square metres (700 sq. ft.) of lot area in total; AND to permit a detached accessory building with maximum horizontal dimension of 9.75 metres (32 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres (29.53 ft.).

The variance(s) requested would facilitate the construction of a 2-storey, 59.45 square metre (640 sq. ft.) detached accessory building (garage) with an increased building height and horizontal dimension, and would permit an increased total lot coverage for all detached accessory buildings.

### MATTERS OF PROVINCIAL INTEREST:

Has had proper regard ☒

Has not had proper regard ☐

PROVINCIAL PLANNING STATEMENT:	
Is consistent with Provincial Planning Statement	<input checked="" type="checkbox"/>
Is not consistent with Provincial Planning Statement	<input type="checkbox"/>

COUNTY OF SIMCOE OFFICIAL PLAN DESIGNATION: Settlement		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

TOWN OF WASAGA BEACH OFFICIAL PLAN DESIGNATION: Residential		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

ZONING BY-LAW CLASSIFICATION(S): Residential Type One (R1) Zone		
CONFORMITY:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

PLANNING ACT SECTION 45 - FOUR (4) TESTS:		
1. Meets general intent and purpose of the Official Plan?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2. Meets general intent and purpose of the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is appropriate and desirable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is minor in nature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

INTERNAL DEPARTMENT COMMENTS:	
Town of Wasaga Beach Public Works/Engineering Department	The Town's Public Works/Engineering Department does not oppose the application, subject to formal comments and conditions outlined in 'Appendix 2'.

Town Planning Department Comments	<p>The proposed variances are incidental in nature. The requested zoning relief maintains the intent of the building height (max.) provision and the lot coverage (max.) provision for detached accessory buildings.</p> <p>The impact of the variance(s) is minimal, as the property will retain an existing vegetative/landscaped buffer between the location of the proposed detached accessory building and the abutting lands located to the East.</p>
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#### EXTERNAL DEPARTMENT COMMENTS:

Nottawasaga Valley Conservation Authority (NVCA)	<p>The NVCA does not oppose the application, subject to formal comments and conditions outlined in 'Appendix 3'.</p>
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#### RECOMMENDATION:

DEFER	<input type="checkbox"/>
APPROVE	<input type="checkbox"/>
APPROVE WITH CONDITIONS	<input checked="" type="checkbox"/>
DENY	<input type="checkbox"/>

#### CONDITIONS:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 1" of this report.
2. THAT the applicant apply for and obtain any necessary permits for the demolition of all other detached accessory buildings/structures on the lands, which are not subject to the Minor Variance A02325 approval, AND THAT the applicant provide confirmation of the demolition/removals to the Town of Wasaga Beach Planning Department and Building Department, prior to the issuance of the building permit for the new 2-storey detached accessory building (garage).



---

Cameron Watt, Planner I

Appendix 1: Site Plan and Building Elevation

Drawings

Appendix 2: Town of Wasaga Beach Public Works/Engineering Department Comments

Appendix 3 – Nottawasaga Valley Conservation Authority (NVCA) Comments

Appendix 4: Site Photo – Proposed Building Envelope



Sheet List

G0.0	Cover Page
G0.1	Interior 3D Views
G0.2	General Notes
G0.3	Wall Legend
G1.0	Foundation Plan
G1.1	Main Floor Plan
G1.2	Loft Floor Plan
G1.3	Roof Plan
G2.0	Front Elevation
G2.1	Left Side Elevation
G2.2	Rear Elevation
G2.3	Right Side Elevation
G3.0	Cross Section
G3.1	Cross Section 2
SP-1	Site Plan

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

No.	Issued	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

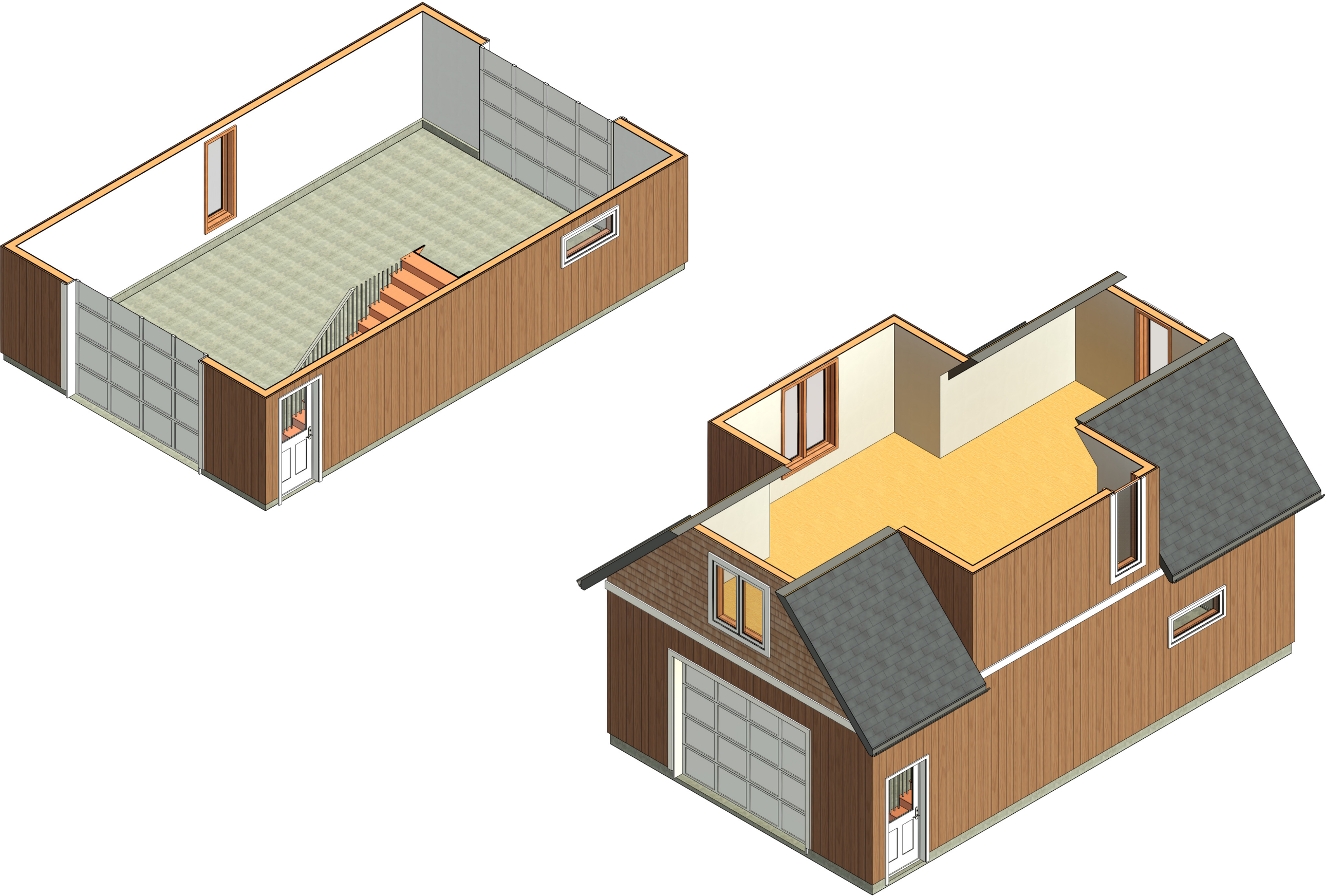
Cover Page

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G0.0

Scale:





STAMP:

PROJECT:  
  
DETACHED GARAGE

ADDRESS:  
  
869 Eastdale Dr,  
Wasaga Beach

No.	Issued	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Interior 3D  
Views

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G0.1  
  
Scale:

GENERAL NOTES:

1.

THIS DRAWING SET IS THE PROPERTY OF DORION DRAFTING & DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SPRINGWATER ENGINEERING.
2.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND SPECIFICATIONS.
3.

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS AND DIMENSIONS PROVIDED AND REQUIRED TO PERFORM THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO DORION DRAFTING & DESIGN IMMEDIATELY TO OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.
4.

NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION.
5.

NO SUBSTITUTIONS. CONTRACTOR AGREES TO USE ALL SPECIFIED MATERIALS WITHOUT SUBSTITUTION. NON SPECIFIED MATERIALS MUST BE APPROVED BY DORION DRAFTING & DESIGN PRIOR TO USE. NON SPECIFIED OR APPROVED MATERIALS WILL BE REMOVED AND REPLACED WITH SPECIFIED MATERIALS AT CONTRACTOR'S COST.
6.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR CO-ORDINATING THE VARIOUS PARTS OF THE WORK. ADDITIONAL COSTS INCURRED AS A RESULT OF ANY OF THE ABOVE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7.

TYPICAL DETAILS ARE SHOWN ON DRAWINGS. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 (OBC 2012) AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.
8.

PROVIDE ALL ACCESSORY ITEMS OR MATERIALS, SUCH AS BRACKETS, CLEATS, UNDERLAYS, OVERLAYS, CONNECTORS, FASTENERS, COVER PLATES, SEALANTS, LUBRICANTS, CLEANERS, BONDING AGENTS, AND SIMILAR ITEMS, WHETHER SPECIFIED OR NOT, SO THAT THE WORK IS COMPLETE AND WILL PERFORM AS REQUIRED.

WOOD FRAMING NOTES:

1.

WOOD CONSTRUCTION SHALL CONFORM TO ONTARIO BUILDING CODE 2012, PART 9 UNLESS NOTED OTHERWISE.
2.

LUMBER: - UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO.1/NO.2, CONFORMING TO CSA STANDARD 0141 WITH A MAXIMUM MOISTURE CONTENT OF 19 % AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
3.

COMPLY WITH THE REQUIREMENTS OF ONTARIO BUILDING CODE FOR SUB-FLOORING IN TABLE 9.23.14.A, ROOF SHEATHING IN TABLE 9.23.15.A, AND WALL SHEATHING IN TABLE 9.23.16.A.
4.

NAILS, SPIKES, AND STAPLES: - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE.
5.

ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED IF EXPOSED TO EXTERIOR USE.
6.

WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M. ALL WOOD PRODUCTS BEARING ON CONCRETE OR MASONRY AT OR BELOW GRADE TO BE PRESSURE TREATED OR BE PROTECTED WITH A MINIMUM 0.05 POLYETHYLENE VAPOUR BARRIER, ROLL ROOFING, OR APPROVED EQUIVALENT.
7.

ALL WOOD PRODUCT EXPOSED DIRECTLY TO SOIL SHALL BE PRESSURE TREATED.
8.

FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON OR AN APPROVED EQUAL, AND SIZED APPROPRIATELY FOR THE CONNECTING MEMBERS. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UTILIZING NAILS OR SCREWS WHERE REQUIRED.
9.

SPLICES, NOTCHING, AND DRILLING THROUGH MEMBERS IS NOT PERMITTED EXCEPT AS SPECIFIED BY THESE PLANS.
10.

MANUFACTURED WOOD PRODUCT TO BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
11.

NUMBER, SIZE, AND LOCATION OF BRACING, BLOCKING, AND BRIDGING BETWEEN LUMBER OR TIMBER STRUCTURAL ELEMENTS TO CONFORM TO THE REQUIREMENTS IN THE ONTARIO BUILDING CODE PART 9.
12.

MINIMUM BEARING OF WOOD JOISTS TO BE MINIMUM 1.5" (38mm).
13.

MINIMUM BEARING OF WOOD BEAMS TO BE MINIMUM 3" (76mm).
14.

MINIMUM BEARING OF WOOD ELEMENTS NOT SPECIFIED TO BE MINIMUM 3" (76mm).
15.

ALL MULTIPLY WOOD MEMBERS SHALL BE BUILT-UP IN ACCORDANCE WITH OBC 2012, PART 9 OR PER MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
16.

ALL LVL BEAMS SHALL MEET OR EXCEED 2.0E, 3100Fb.
17.

PROVIDE ALL WOOD AND BRICK LINTELS PER OBC 2012, PART 9.
18.

PROVIDE SOLID BLOCKING, SQUASH BLOCKS AS REQUIRED BELOW ALL POINT LOADS TO TRANSFER DOWN TO FOUNDATION.

FOUNDATION NOTES:

1.

FOUND ALL FOOTINGS ON APPROVED SOUND BEDROCK OR NATIVE OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 75 kPa (1,500 psf).
2.

DAMP PROOF/ WATER PROOF FOUNDATION WALLS, SLABS PER OBC 2012, PART 9 REQUIREMENTS.
3.

PROTECT THE FOUNDATIONS FROM FROST DAMAGE, WHERE NECESSARY, UNTIL PERMANENT CONSTRUCTION PROVIDES SUCH PROTECTION.
4.

FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE LATERALLY SUPPORTED AT THE TOP AND BOTTOM.
5.

ALL EXTERIOR FOOTINGS OR OTHER FOOTINGS EXPOSED TO FREEZING IN THE FINISHED BUILDING SHALL BE FOUNDED AT A MINIMUM OF 1200 MM (4'-0") BELOW FINISHED GRADE UNLESS NOTED OTHERWISE. FOOTINGS EXPOSED TO FROST ACTION DURING CONSTRUCTION SHALL BE PROTECTED BY A MINIMUM OF 1200MM (4'-0") OF EARTH OR ITS EQUIVALENT SUFFICIENT TO PREVENT FREEZING, IF NOT BEARING ON BEDROCK.
6.

IF ACTUAL JOB SITE OR SOIL CONDITIONS VARY FROM THOSE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE STRUCTURAL CONSULTANT BEFORE PROCEEDING WITH THE WORK.
7.

KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL AND THE BOTTOM OF THE FOOTINGS LOWERED TO SUIT.

CONCRETE:

1.

ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-A23.1, AND BE READY-MIX TYPE.
2.

CONCRETE SHALL BE DESIGNED, BATCHED, DELIVERED, PLACED AND CURED IN CONFORMANCE WITH THE REQUIREMENTS OF OBC 2012, PART 9 & CAN/CSA-A23.1.
3.

CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

a)

BASEMENT SLABS 20 MPa (4-7% AIR)

b)

FOOTINGS, FOUNDATION WALLS 15 MPa

c)

EXTERIOR FLATWORK 32MPa (5-8% AIR)
4.

NO CONCRETE SHALL BE POURED WITHOUT PRIOR REVIEW BY THE BUILDING INSPECTOR.
5.

CONCRETE COLD WEATHER REQUIREMENTS WHEN FORECASTED AIR TEMPERATURE AT OR BELOW 5 DEG.

a)

TEMPERATURE OF THE CONCRETE AT ALL SURFACES SHALL BE KEPT AT A MINIMUM OF 10°C FOR 3 DAYS.

b)

NO FROZEN MATERIAL SHALL BE USED IN CONCRETE MIX.

CONCRETE SLAB:

1.

PLACE SLAB ON 150 mm (6") GRANULAR FILL COMPACTED TO 98% SPDD FOUNDED ON NATIVE SOILS OR APPROVED ENGINEERED FILL, UNLESS NOTED OTHERWISE.
2.

SEE FLOOR PLANS FOR RECESSES AND DEPRESSIONS IN SLAB ON GRADE.
3.

CONCRETE FLOORS SHALL BE COVERED WITH PLASTIC AND KEPT MOIST FOR THE FIRST FOUR DAYS OF CURING.
4.

REINFORCE SLABS ON GRADE WITH 1 LAYER OF 152 x 152 x MW 18.7 / MW 18.7 (6 X 6 X 6/6) WELDED WIRE MESH UNLESS NOTED OTHERWISE ON DRAWINGS.

STRUCTURAL STEEL:

1.

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16.1 AND THE CISC CODE OF STANDARD PRACTICE.
2.

STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA G40.21 GRADE 350W UNLESS NOTED.
3.

ALL H.S.S. SHALL CONFORM TO CAN/CSA G40.21 GRADE 350W (CLASS C) UNLESS NOTED.
4.

ALL STEEL PLATE TO BE A36 (250W MPa) MATERIAL (MINIMUM).
5.

BOLTED CONNECTIONS SHALL BE MADE USING GRADE A325 BOLTS, UNLESS NOTED.
6.

ALL STRUCTURAL STEEL SHALL BE NEW MATERIAL.

Key Notes (Cross reference with plans/sections)

1

EXTERIOR LIGHTING

AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY - 9.34.2.1(1)

2

MAIN DOOR

TO BE OPERABLE FROM INSIDE W/O KEY-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEGREES UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT 9.7.2.1. EXTERIOR DOORS TO BE INSTALLED TO RESIST FORCED ENTRY AS PER O.B.C. 9.7.5.2

3

INTERIOR & EXTERIOR STAIRS (9.8)

MAIN STAIRS (MIN. REQUIREMENTS) DIMENSIONS SHOWN ON SECTIONS TO RULE:

MAX RISE: 200mm (7 7/8") - MIN RISE: 125mm (4 7/8")  
MAX RUN: 355mm (14") - MIN. RUN: 255mm (10")  
MAX TREAD: 355mm (14") - MIN. TREAD: 280mm (11")  
MIN. NOSING: 25mm (1")  
MIN. HEADROOM: 1.95m (6'-5")  
RAIL. AT LANDING: 1070mm (42.12")  
RAIL AT STAIRS: MIN.: 865mm (34") - MAX: 965mm (42")  
MIN STAIR WIDTH: 860mm (34")

FOR CURVED STAIRS: MIN. RUN: 150mm (6") - MIN. AVERAGE RUN: 280mm (11")

AN EQUIVALENT BACK SLOPE ON THE RISE MAY BE ADDED TO OBTAIN THE MIN, TREAD WIDTH OF 280mm (11") FOR EXTERIOR STAIRS.

INTERIOR/EXTERIOR HANDRAIL (9.8.7.)

PAINTED WHITE WOOD HANDRAIL ON WOOD OR METAL PICKETS (UNLESS OTHERWISE SHOWN) MAX. 100mm (4") O.C. IF HANDRAIL IS USED AGAINST AN INTERIOR WALL THE HANDRAIL SHALL BE FIRMLY SECURE TO WALL STUD AS PER OBC 9.8.8.  
HANDRAIL MAX HEIGHT: 965mm (38") HANDRAIL MIN. HEIGHT: 865mm (34")  
HANDRAIL HEIGHT MEASURED VERTICALLY FROM OUTSIDE EDGE OF STAIR NOSING. PROVIDE GUARDS AT LANDINGS. REQUIRED GUARDS REQUIRED IN ANY OTHER INTERIOR AREAS SHALL BE MIN. 900mm (36"). EXTERIOR HANDRAIL/GUARDS ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS AND SHALL BE MIN. 900mm (36") HIGH UNLESS WHERE HEIGHT ABOVE ADJACENT SURFACES EXCEEDS 5'-11", EXTERIOR GUARDS SHALL BE 1070mm (42.12") HIGH.  
NO MEMBER FORMING PART OF GUARD BETWEEN 140mm (5 1/2") AND 900mm (36") ABOVE FLOOR SURFACE SHALL FACILITATE CLIMBING.

4

ATTIC ACCESS HATCH

22" x 28" HATCH WITH WEATHER STRIPPING

5

LIGHTING

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ON LIGHTING OUTLET WITH THE FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS 9.34.2.3(2)



JESSICA DORION  
jdorion@doriondrafting.com  
(705) 984-3729

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

No.	Issued	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

General Notes

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G0.2

Scale: 3/16" = 1'-0"



FOOTING LEGEND			
SYMBOL	TAG	WALL SECTION	DESCRIPTION
<div><div></div><div></div></div>	<div>FT1</div>	<div></div>	<div>FOOTING 20x6 FOOTING MIN. 2200psi (20MPa) CONCRETE AFTER 28 DAYS FOOTING TO REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MIN. 10.9psi (75kPa) BEARING CAPACITY. FOOTING TO HAVE CONTINUOUS KEY</div>
WALL LEGEND			
SYMBOL	TAG	WALL SECTION	DESCRIPTION
<div></div>	<div>W1</div>	<div></div>	<div>FOUNDATION WALL 8" THICK 25MPA (3626 Psi) POURED CONCRETE FOUNDATION WALL. 3-6% AIR ENTRAINMENT WALL SHALL EXTEND A MIN. 6" ABOVE FINISHED GRADE AND MIN. 4'-0" BELOW GRADE. BACKFILL w/NON FROST SUSCEPTIBLE SOIL. WALL SHALL HAVE MAX UNSUPPORTED HEIGHT OF 3'-11" AND MAX SUPPORTED HEIGHT OF 6'-11" BITUMINOUS DAMPROOFING WITH FOUNDATION WALL DRAWINAGE AS PER OBC 9.13 &amp; 9.14 OR WATERPROOFING. 2"x6" SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS 8" LONG MIN. 4" IN CONC. @ 48" O.C. ALL SILL PLATES TO BE ON FULL MORTAR BED, CAULKED OR SEALED W/ AN ACCEPTABLE GASKET PLATE. WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE &amp; WHICH ARE SUPPORTED ON CONCRETE, IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No. 50 (45#) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" ABOVE THE GROUND.</div>
<div><div></div><div></div></div>	<div>W2</div>	<div></div>	<div>EXTERIOR WALL CONSTRUCTION SIDING (BY OWNER) 3/8" EXT. TYPE PLYWOOD SHEATHING 2x6 STUDS @ 16" O.C. 1 LAYER 1/2" GYPSUM BOARD</div>

FLOOR LEGEND			
SYMBOL	TAG	FLOOR SECTION	DESCRIPTION
-	<div>F1</div>	<div></div>	<div>GARAGE SLAB 4" CONCRETE SLAB 25MPA COMPRESSION STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. &amp; w/5-8% AIR ENTRAINMENT AS PER OBC 9.3.1.6. 6" OF COARSE GRANULAR MATERIAL ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED TO 98% SPMDD</div>
-	<div>F2</div>	<div></div>	<div>LOFT FLOOR 3/4" SUBFLOOR ENGINEERED FLOOR JOIST @16" O.C. 1/2" GYPSUM BOARD</div>
CEILING LEGEND			
SYMBOL	TAG	FLOOR SECTION	DESCRIPTION
-	<div>C1</div>	<div></div>	<div>VAULTED CEILING POLYETHYLENE VAPOUR BARRIER IN CONFORMANCE w/OBC 9.25.4. &amp; CAN/CGSB 51.34 M 1 LAYER OF 1/2" GYPSUM BOARD</div>
	<div>C2</div>	<div></div>	<div>FLAT CEILING BOTTOM CHORD OF TRUSS POLYETHYLENE VAPOUR BARRIER IN CONFORMANCE w/OBC 9.25.4. &amp; CAN/CGSB 51.34 M 1 LAYER OF 1/2" GYPSUM BOARD</div>
ROOF LEGEND			
SYMBOL	TAG	FLOOR SECTION	DESCRIPTION
-	<div>R1</div>	<div></div>	<div>TRUSS ROOF ASPHALT SHINGLES, 5/8" SHEATHING WITH "H" CLIPS, ENG TRUSS SLOPE AS PER TRUSS DRAWINGS @24" O.C.<ul style="list-style-type: none"><li>4'-0" STRIP 153 MICROMETER (6mil.) EAVES PROTECTION,</li><li>EAVESTROUGH ON ALUM. FASCIA AND VENTED SOFFIT.</li><li>ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.</li></ul><div>ROOF VENTILATION:<ul style="list-style-type: none"><li>PROVIDE PREFINISHED ROOF VENTS IN ACCORDANCE WITH OBC 9.19.1.2.</li></ul></div><div>FLASHING:<ul style="list-style-type: none"><li>EXPPOSED FLASHING TO BE PRE-FINISHED METAL UNLESS NOTED OTHERWISE. FLASHING IS REQ'D UNDER ALL JOINTED SILLS &amp; OVERHEADS OF WINDOWS DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVE IS MORE THAN ROOF OVERHANG.</li><li>FLASHING REQ'D @ INTERSECTIONS OF ROOFS, WALLS &amp; VALLEYS FLASHING BETWEEN ROOF SHINGLES &amp; WALL SIDING 10" UP BEHIND AIR BARRIER &amp; EXTEND 4" HORIZONTALLY</li></ul></div><div>BUILT UP ROOF FRAMING:<ul style="list-style-type: none"><li>FRAMING OVER APPROVED TRUSS SYSTEMS TO BE 2"x4") SPF #2 RAFTERS @ 24" O.C. WITH VERTICAL SUPPORTS AT EACH TRUSS INTERSECTION.</li></ul></div><div>NOTE: VERTICAL SUPPORTS LONGER THAN 6'-0" SHALL BE Laterally Braced.</div></div>

D

DORION

Drafting & Design

JESSICA DORION  
jdorion@doriondrafting.com  
(705) 984-3729

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

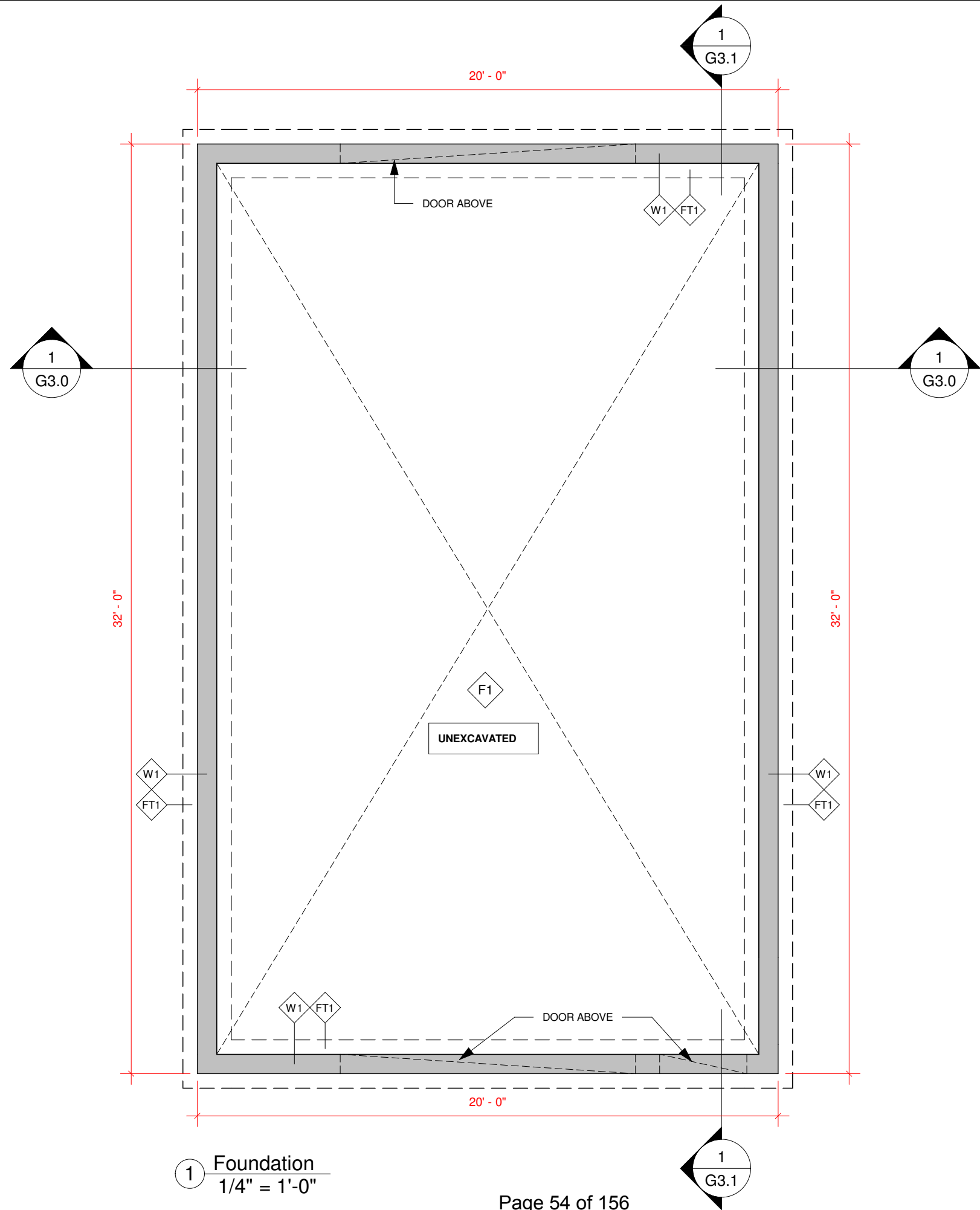
No.	Issued	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Wall Legend

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G0.3

Scale:1/4" = 1'-0"



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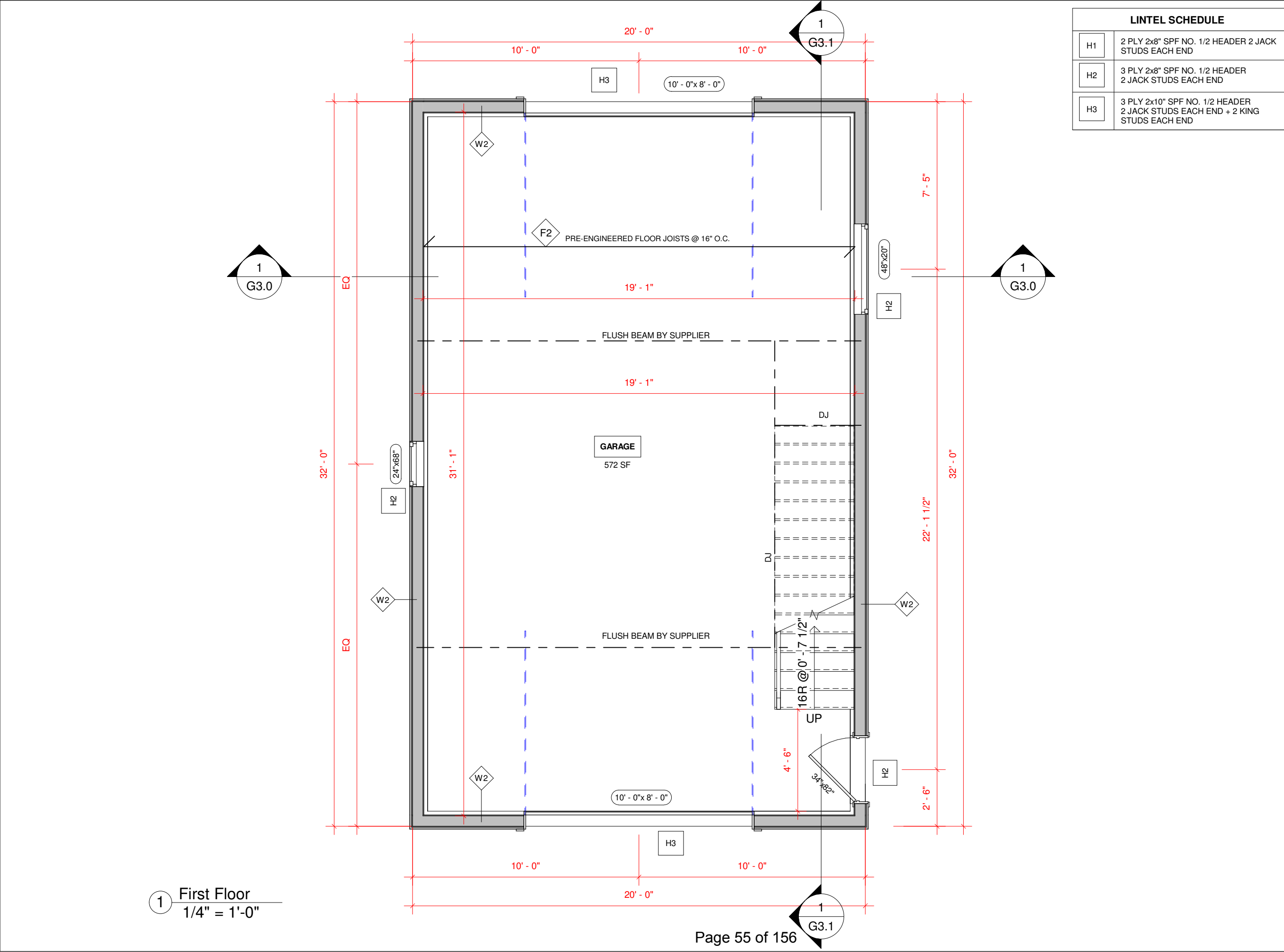
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Foundation  
Plan


Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G1.0

Scale: 1/4" = 1'-0"



LINTEL SCHEDULE	
H1	2 PLY 2x8" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END
H2	3 PLY 2x8" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END
H3	3 PLY 2x10" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END + 2 KING STUDS EACH END



DORION

Drafting & Design

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No.	Revision	Date
1	Review	Mar. 24,2025
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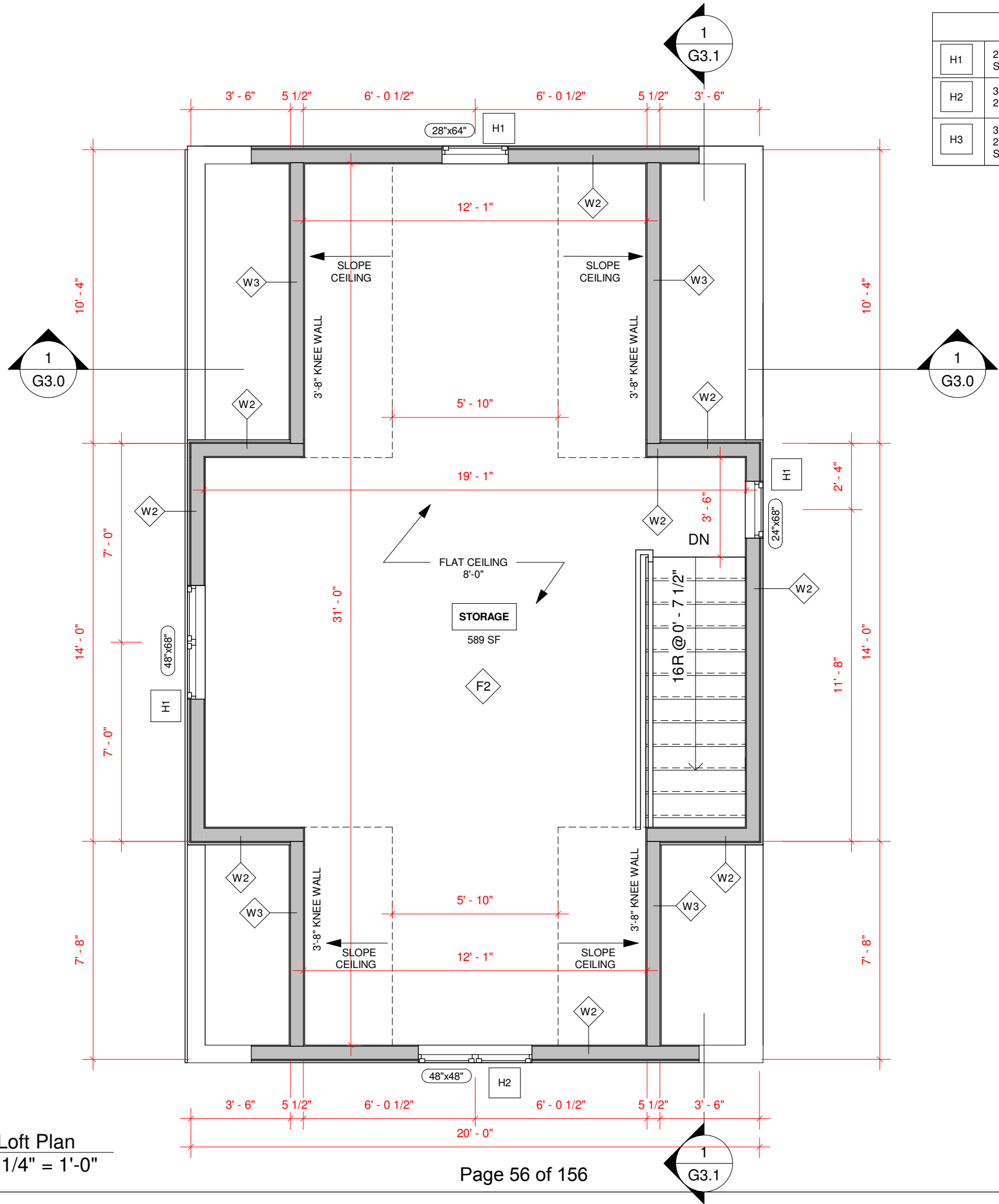
Main Floor Plan

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G1.1

Scale: 1/4" = 1'-0"

1 First Floor  
1/4" = 1'-0"



LINTEL SCHEDULE	
H1	2 PLY 2x8" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END
H2	3 PLY 2x8" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END
H3	3 PLY 2x10" SPF NO. 1/2 HEADER 2 JACK STUDS EACH END + 2 KING STUDS EACH END



**DORION**  
Drafting & Design

JESSICA DORION  
jdorion@doriondrafting.com  
(705) 984-3729

STAMP:

PROJECT:  
**DETACHED GARAGE**

ADDRESS:  
**869 Eastdale Dr,  
Wasaga Beach**

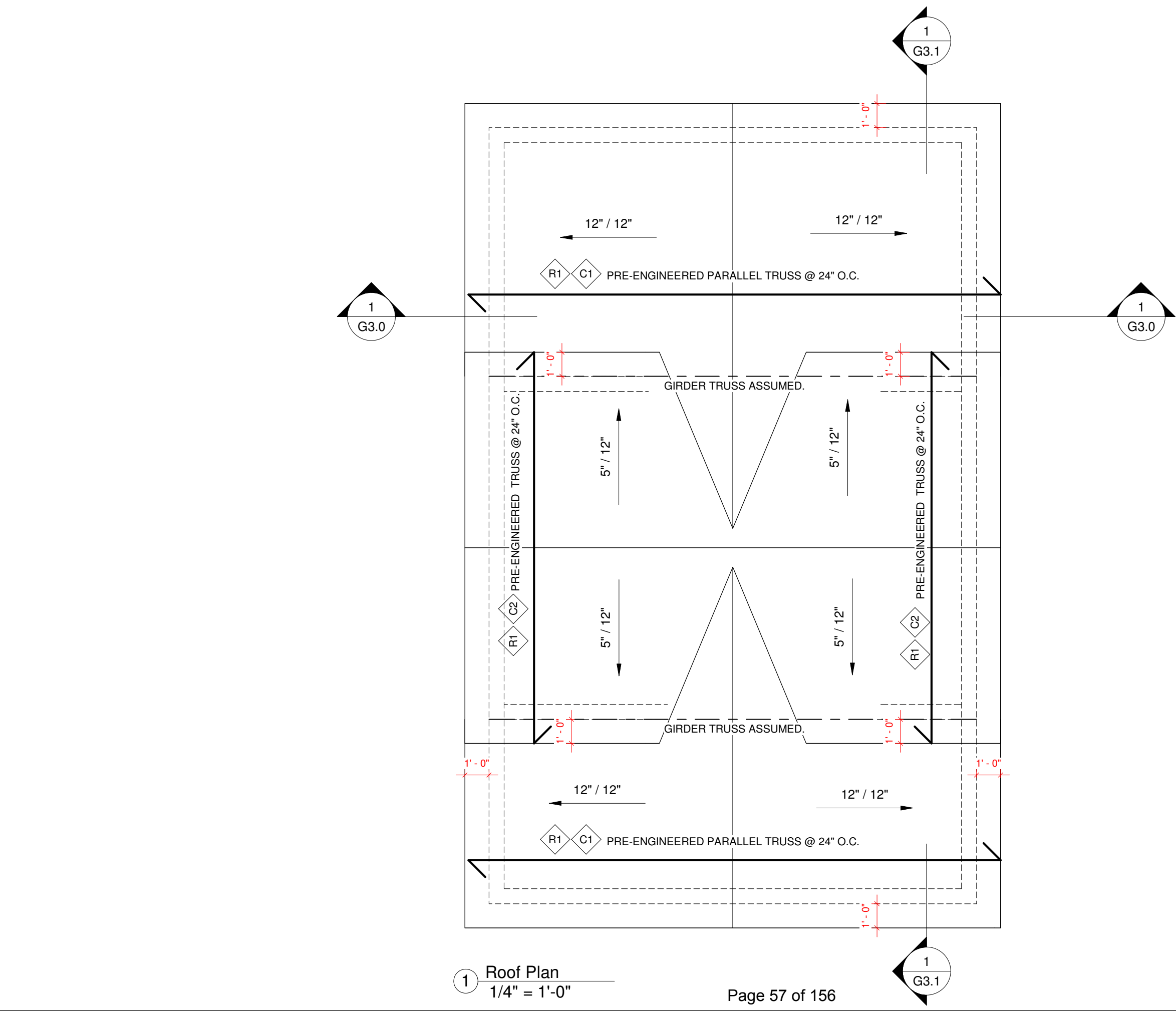
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

## Loft Floor Plan

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

**G1.2**  
Scale: 1/4" = 1'-0"

1 Loft Plan  
1/4" = 1'-0"



STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Roof Plan

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G1.3

Scale: 1/4" = 1'-0"

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

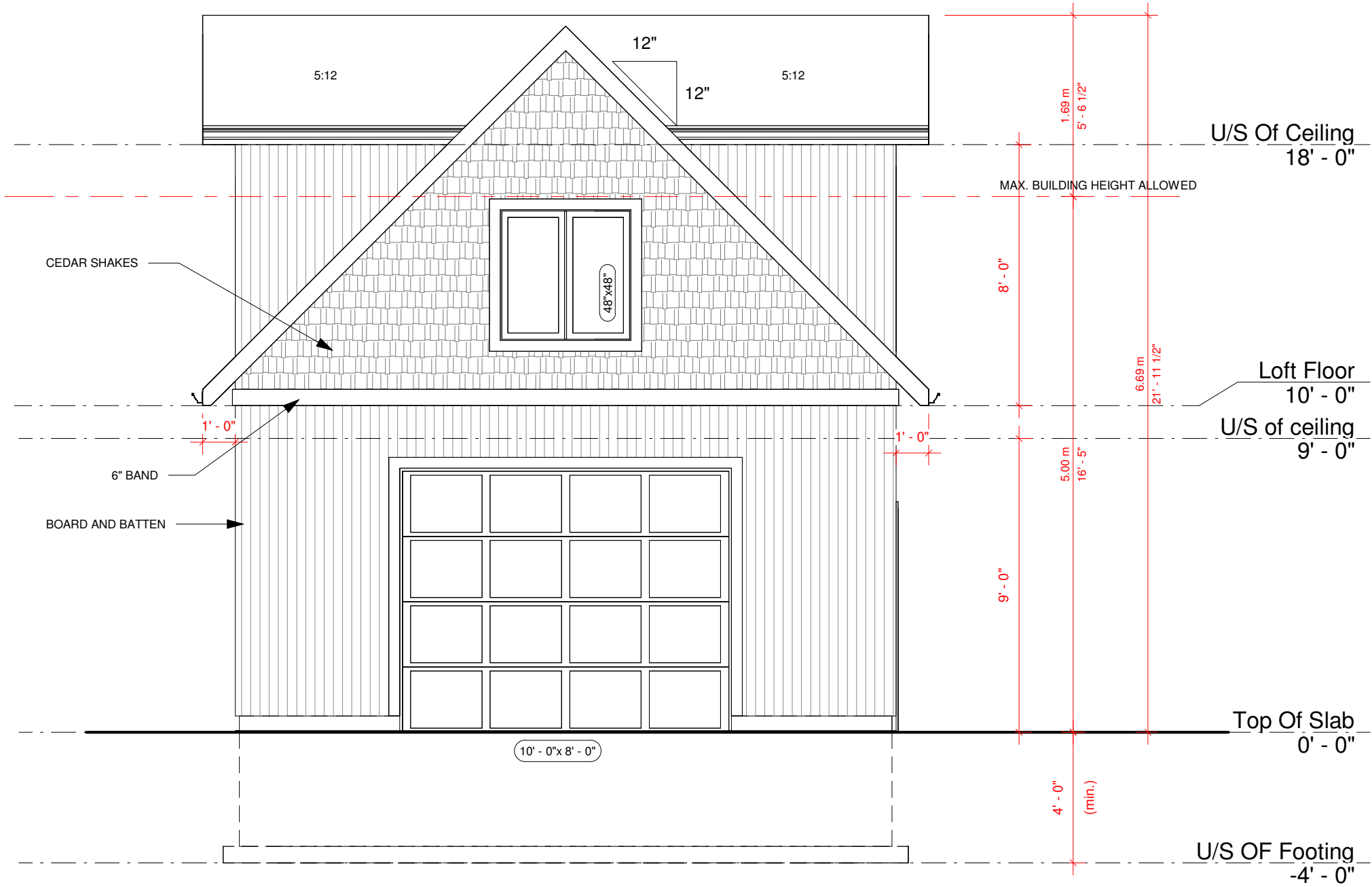
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Front Elevation

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G2.0

Scale: 1/4" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

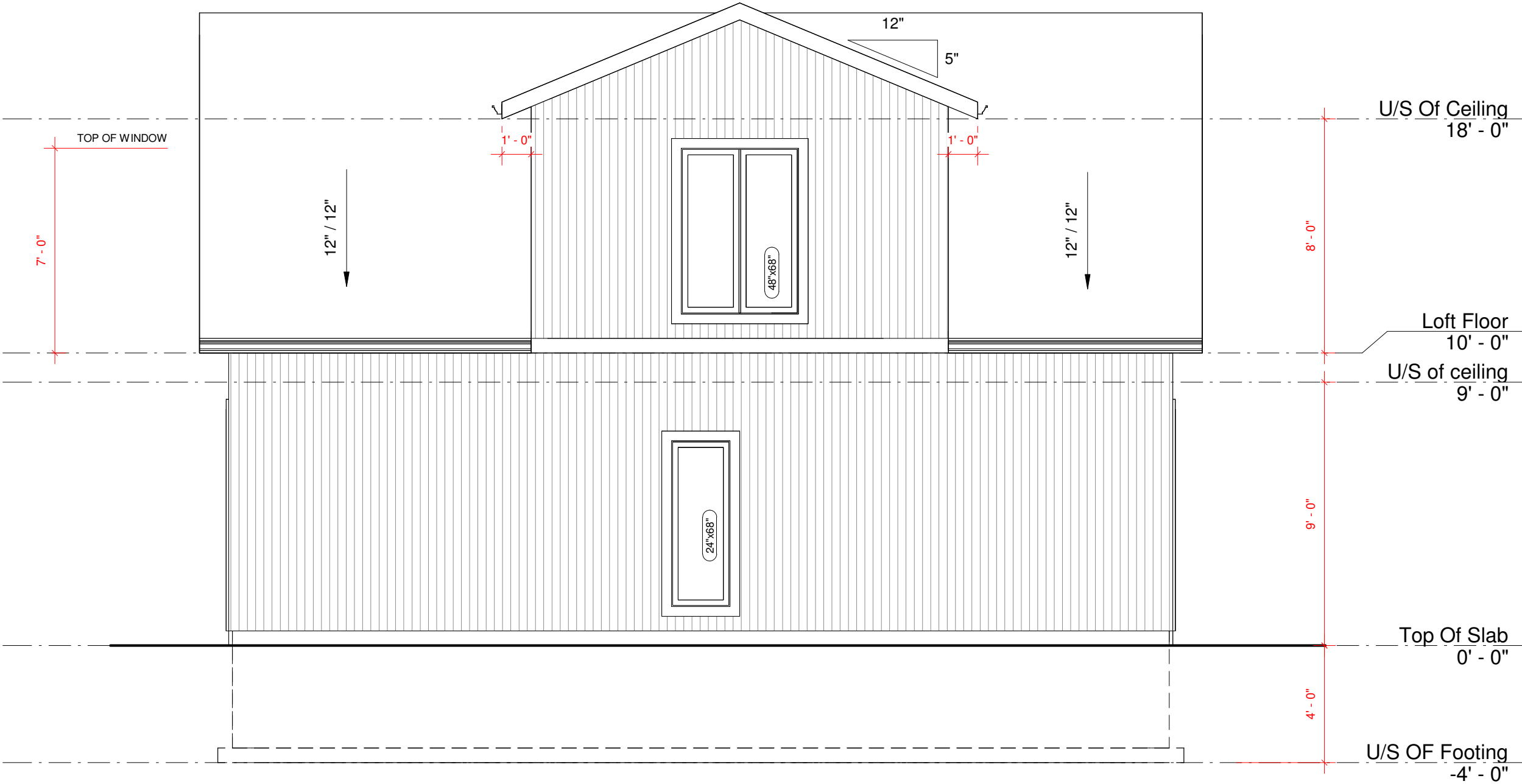
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Left Side  
Elevation

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G2.1

Scale: 1/4" = 1'-0"



1 Left Side Elevation  
1/4" = 1'-0"

STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

869 Eastdale Dr,  
Wasaga Beach

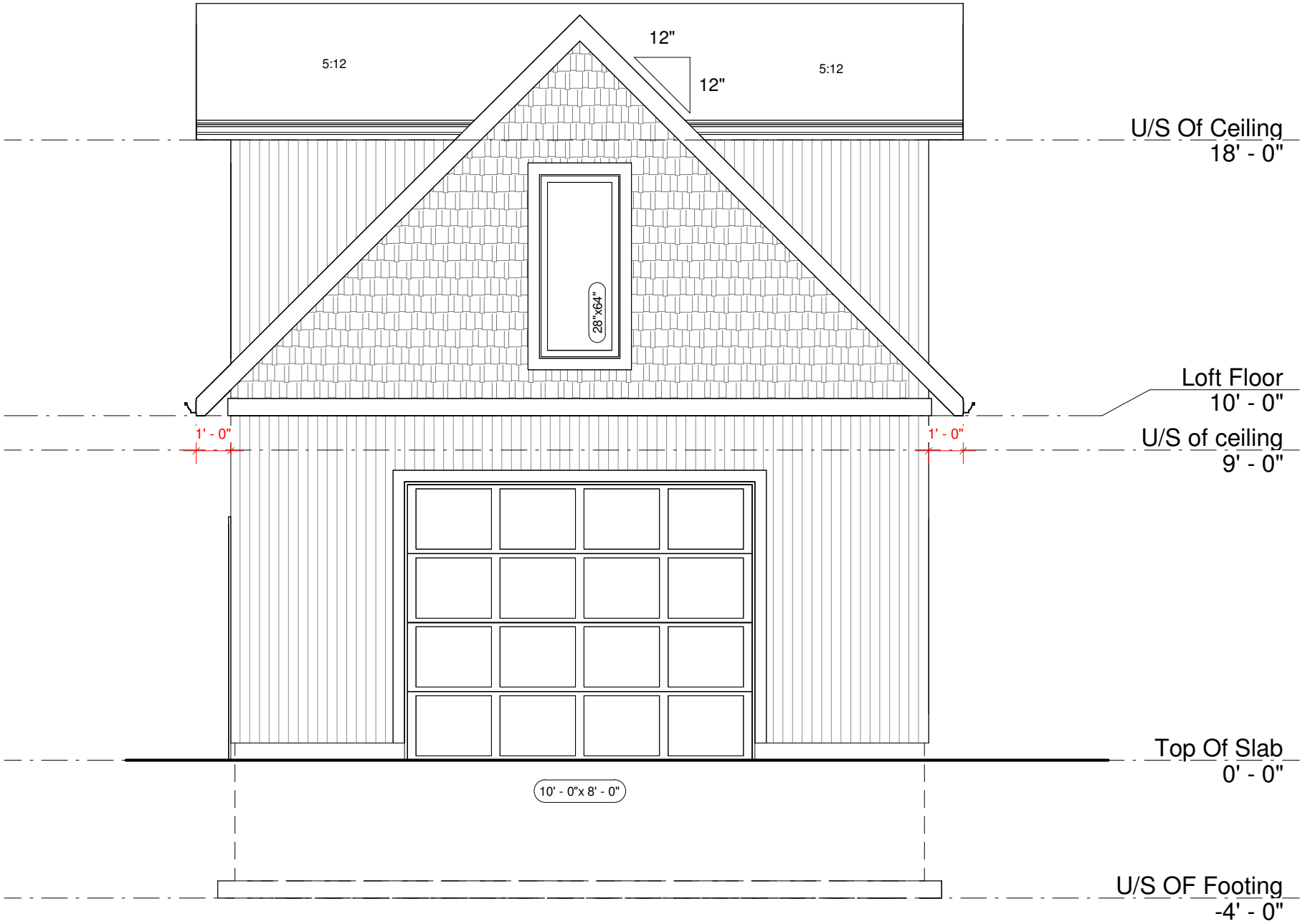
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Rear Elevation

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G2.2

Scale: 1/4" = 1'-0"



1 Rear Elevation  
1/4" = 1'-0"



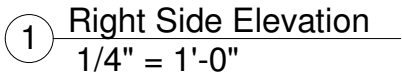
DETACHED GARAGE

869 Eastdale Dr,  
Wasaga Beach

Right Side  
Elevation

## G2.3

Scale:  $1/4" = 1'-0"$



STAMP:

PROJECT:  
DETACHED GARAGE

ADDRESS:  
  
869 Eastdale Dr,  
Wasaga Beach

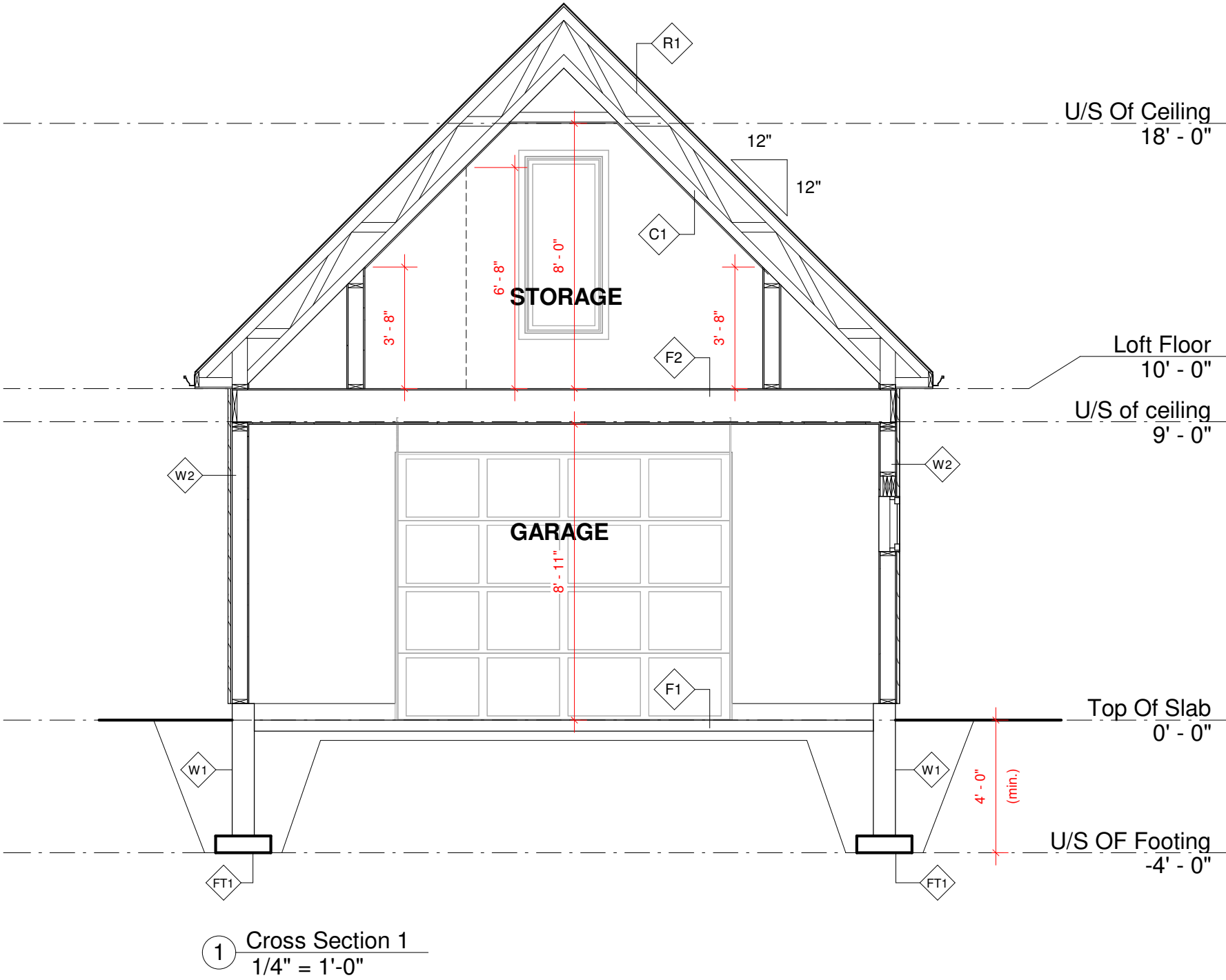
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Cross Section

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G3.0

Scale: 1/4" = 1'-0"



STAMP:

PROJECT:

DETACHED GARAGE

ADDRESS:

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Wasaga Beach

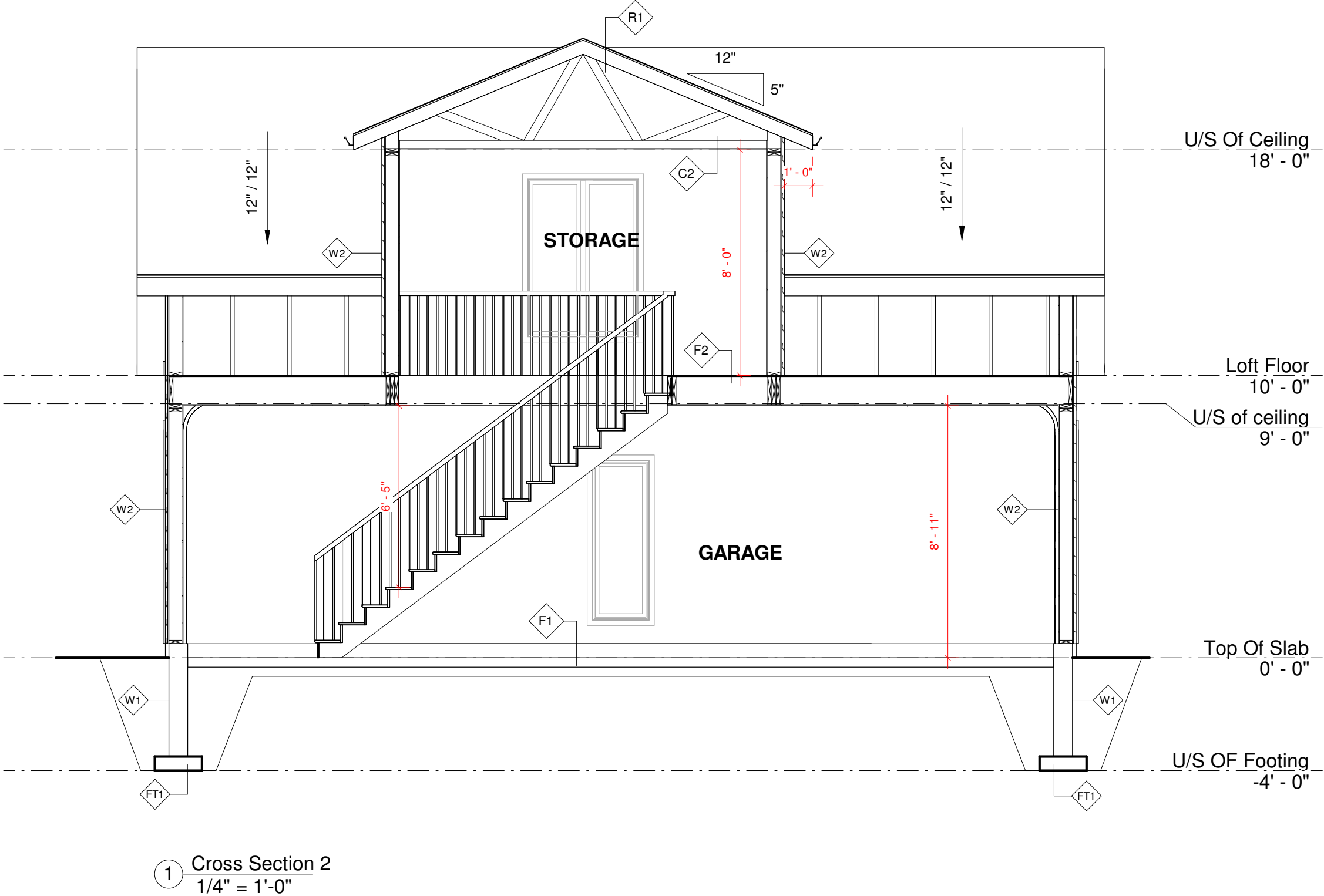
No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Cross Section  
2

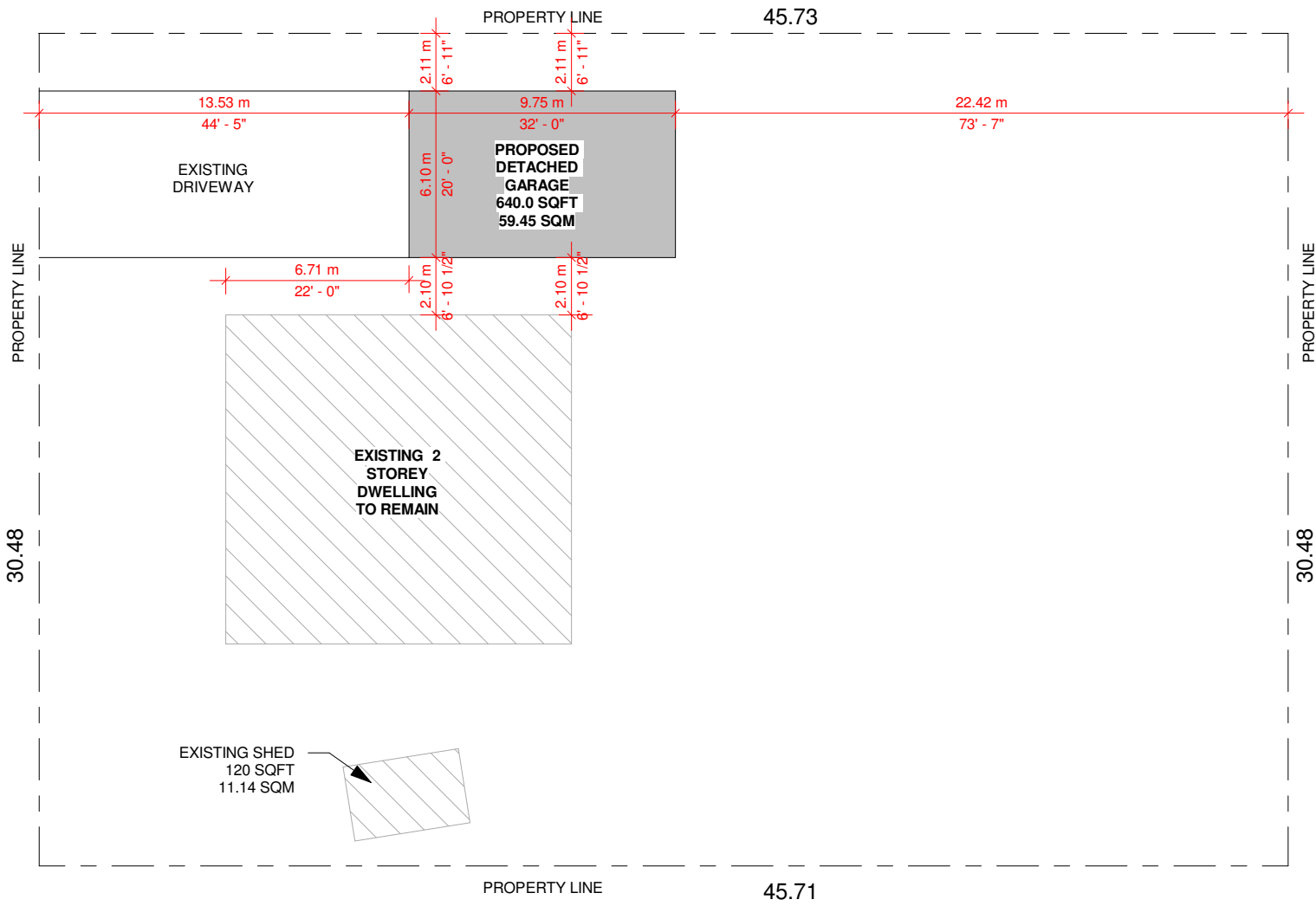
Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

G3.1

Scale: 1/4" = 1'-0"



EASTDALE DRIVE



1 Arch. Site Plan  
1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY PROVIDED BY HOMEOWNER

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FROM ALL EXTERIOR WALLS.

ZONING INFORMATION		
ZONE DESIGNATION "R1"	REQUIRED	PROVIDED
LOT AREA (MIN.) (m²)	464.5	1393.24
LOT FRONTAGE (MIN.) (m)	12	30.48
FRONT YARD SETBACK (m)	9.0	13.53
REAR YARD SETBACK (m)	7.6	22.42
INTERIOR SIDE YARD SETBACK (m)	1.8	2.11
BUILDING/ STRUCTURE SETBACK (m)	1.2	2.1
MAX. TOTAL LOT AREA DETACHED ACCESSORY BUILDING (m²)	65	59.45
BUILDING HEIGHT (max. m.)	5.0	6.69

STAMP:

PROJECT:  
  
DETACHED GARAGE

ADDRESS:  
  
869 Eastdale Dr,  
Wasaga Beach

No.	Revision	Date
1	Review	Mar. 24,2025
2	Minor Variance	Mar. 26,2025

Site Plan

Date:	March 18, 2025
Drawn by:	DC
Checked by:	JD
Job number:	Project Number

SP-1

Scale: 1" = 20'-0"

# MEMORANDUM



**TO:** Andrea Taylor, Planning Administrator

**CC:** Mike Pincivero, Manager of Engineering Services

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – A02325  
869 Eastdale Drive, PLAN 1369 LOT 1

**DATE:** July 4, 2025

---

As requested, Public Works has reviewed the above noted variance application.

## **SUMMARY OF REQUEST:**

The application requests zoning relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provisions:

- Section 3.1.4 – to permit a 2-storey detached accessory building with a peaked roof and a maximum height of 6.69 metres (21.94 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.40 ft.) and detached accessory buildings shall not exceed one storey.
- Section 3.1.2 – to permit a total lot coverage of 70.59 sq. m. (759.82 sq. ft.) for all detached accessory buildings, whereas detached accessory buildings to a residential use in any R1 Zone shall not use more than 65 square metres (700 sq. ft.) of lot area in total; AND to permit a detached accessory building with maximum horizontal dimension of 9.75 metres (32 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres (29.53 ft.).

The variance(s) requested would facilitate the construction of a 2-storey, 59.45 square metre (640 sq. ft.) detached accessory building (garage) with an increased building height and horizontal dimension, and would permit an increased total lot coverage for all detached accessory buildings.

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands.
- 2) A Road Occupation Permit (ROP) will be required for any works within the Town’s Right-of-way (ROW).
- 3) A Lot Grading and Drainage plan is recommended and may be required at the discretion of the Chief Building Official (CBO), in accordance with the Town’s Infill Lot Grading and Drainage Policy.

- 4) The subject site is within the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).
- 5) Public Works does not oppose the applicant's requests and defer to Planning staff for any further comments.

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- PW has no conditions at this time.

Regards,

Amy Mejia, C.E.T., rcji  
Engineering Technologist

Reviewed by,



Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI



**Nottawasaga Valley**  
Conservation Authority

---

July 9, 2025

SENT BY EMAIL

Town of Wasaga Beach  
120 Glenwood Drive,  
Wasaga Beach ON L9Z 2K5

Attn: Andrea Taylor  
Secretary-Treasurer, Committee of Adjustment  
[andrea.taylor@wasagabeach.com](mailto:andrea.taylor@wasagabeach.com)

**RE: NVCA Comments for a Minor Variance**  
**869 Eastdale Drive**  
**Town of Wasaga Beach**  
**Town File: A02325**  
**NVCA ID #58290**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for a minor variance at the subject property. The variance(s) requested would facilitate the construction of a 2-storey, 59.45 square metre (640 sq. ft.) detached accessory building (garage) with an increased building height and horizontal dimension, and would permit an increased total lot coverage for all detached accessory buildings.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under the *Conservation Authorities Act*. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach.

**Provincial Planning Statement PPS (2024)**

1. Natural hazards policies contained within the PPS generally direct development to areas outside hazardous lands adjacent to river and stream systems which are impacted by flooding hazards and/or erosion hazards.

**Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation)**

2. The NVCA mapping illustrates that the property is regulated for flood and erosion hazards pursuant to Ontario Regulation 41/24.
3. Permits will be required for any development within the NVCA regulated area. The NVCA has a new e-permitting system in which applications can be submitted online using the following link: <https://permitv2.nvca.on.ca/>.
4. The location of the proposed detached accessory structure (garage) is partially located within the flood hazard and partially within the flood allowance.
5. Development associated with existing uses located within the Regulatory floodplain such as non-habitable detached accessory buildings may be permitted if it has been

demonstrated to the satisfaction of the NVCA that the control of flooding will not be affected.

6. For non-habitable structures, NVCA would require wet flood-proofing of the accessory structure as per NVCA Natural Hazards Technical Guidelines. Through engineering review, it was confirmed that the flood depths range from an estimated 0.2m to 0.53m in the area of the proposed garage. The estimated flood elevation is 184.03, therefore the structure must be wet floodproofed to 0.3m above this elevation (184.33 masl).

### **Conclusion**

The NVCA has reviewed the minor variance based upon our mandate. Given the comments above, the NVCA has no objection to the approval of the application conditional to obtaining appropriate NVCA permit(s). Please feel free to contact the undersigned at 705-424-1479 extension 281 or [mkaczmarczyk@nvca.on.ca](mailto:mkaczmarczyk@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Please circulate the NVCA with a copy of any Decision regarding the application to [planning@nvca.on.ca](mailto:planning@nvca.on.ca).

Sincerely,



Mariella Kaczmarczyk  
*Planner I*

CC: Cameron Watt – Town of Wasaga Beach



A02425  
Dennis & Marianna Venturin  
Date of this Notice: June 26, 2025  
Tax Roll #: 436401000770500



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Dennis & Marianna Venturin, owners of the subject land.

Property Location: 210 Oxbow Park Drive

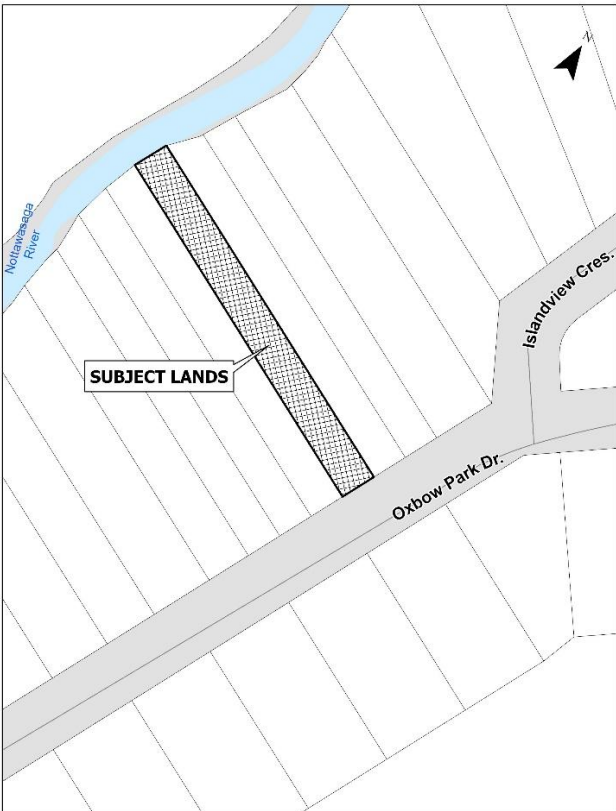
Public Meeting Date: Wednesday, July 16, 2025 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

The application requests relief from Section 3.1, “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60. Specifically, the application requests relief from the following provision:

- Section 3.1.5.5 – to permit a detached building accessory to a residential use located in the front yard with a height of 3.75 metres (12.3 ft.) and interior side yard setback of 1.10 metres (3.6 ft.), whereas detached buildings accessory to a residential use equal to or less than 3.7 metres in height may be located in an interior or rear yard, but shall be no closer than 0.9 metres to the lot line.
- Section 3.1.5.7 – to permit a detached accessory building to be located in the front yard between the front lot line and the main building with a front yard setback of 7.0 metres (22.9 ft.), whereas detached accessory buildings may be located between the front lot line and the main building on the lot provided that the accessory building conforms to all other provisions of the By-law and that the minimum front yard setback for such accessory building shall be 12 metres (30.37 ft.).



The variance(s) requested would facilitate the construction of a 30.4 square metre (327.22 sq. ft.) detached accessory building (garage) with a height of 3.75 metres (12.3 ft.), located in the front yard with a front yard setback of 7.0 metres (22.9 ft.) and a side yard setback of 1.10 metres (3.6 ft.) on the southern property boundary.

**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 1039 LOT 30 RP 51R24704 PART 3

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

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

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

**Phone:** (705) 429-3844 ext. 2281  
**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** (705) 429-3844 x 2272  
**Email:** [joel.vines@wasagabeach.com](mailto:joel.vines@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.

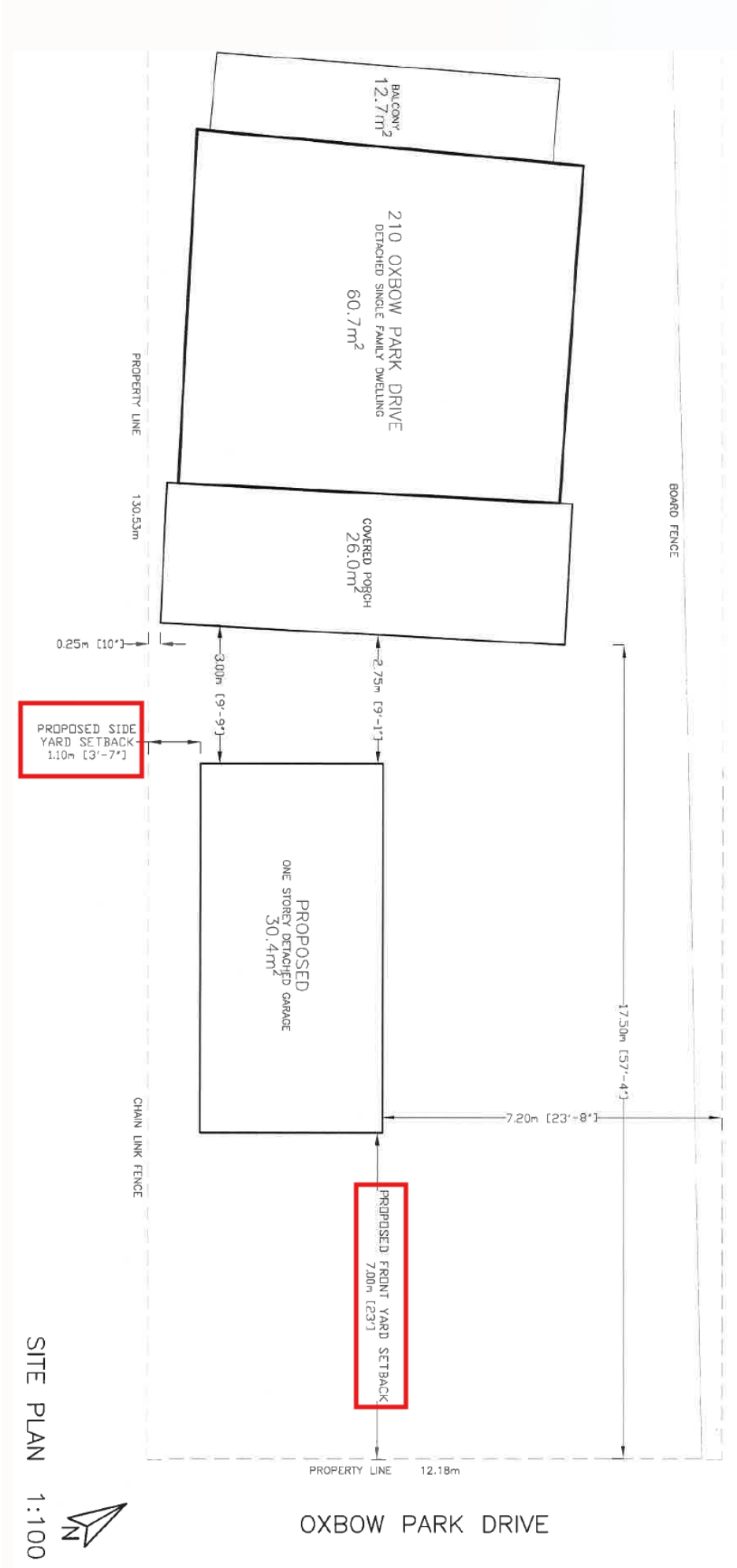
**Appeals:**

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.

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

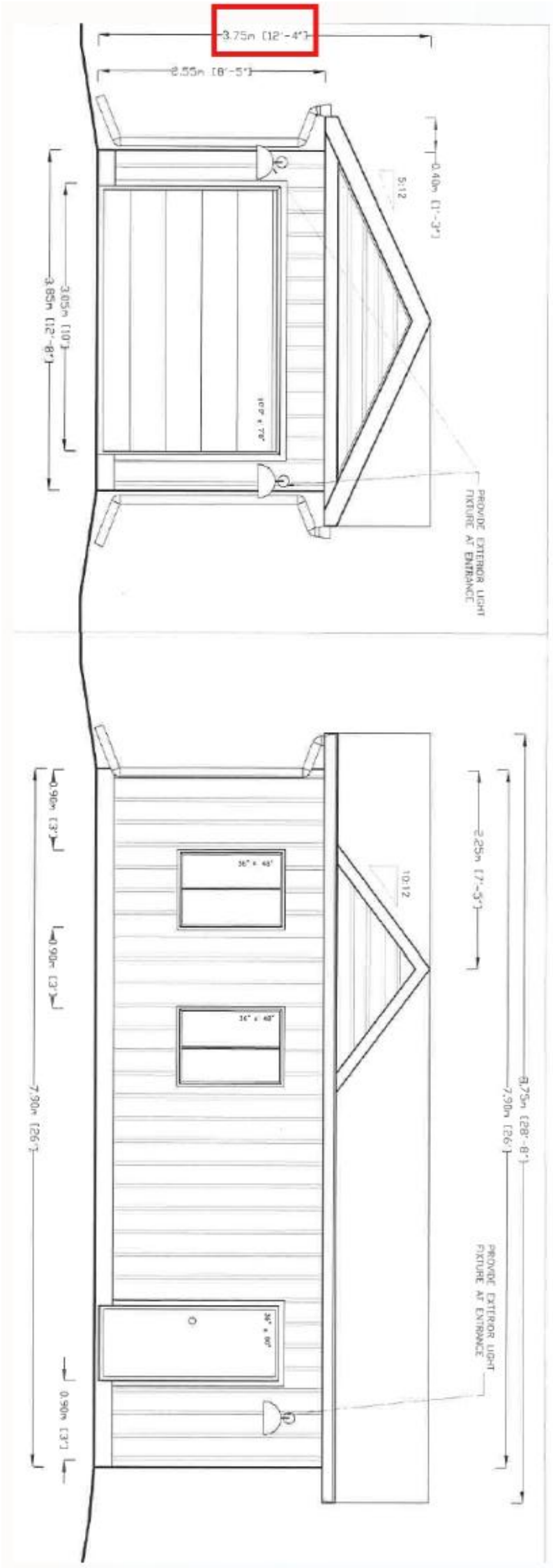
Applicant’s Site Plan Sketch

Proposed Site Plan



Note: Alternative formats available upon request.

Proposed Sketch



## STAFF REPORT

**TO:** Committee of Adjustment

**FROM:** Joel Vines, Planner I

**SUBJECT:** **File: A02425,**  
**Owner:** Dennis & Marianna Venturin  
**Municipal Address:** 210 Oxbow Park Drive  
**Legal Description:** PLAN 1039 LOT 30 RP 51R24704 PART 3  
**Minor Variance:** Detached Accessory Building Location in Front Yard, Interior Side Yard Setback for Detached Accessory Building

**DATE:** July 8, 2025

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### LANDS SUBJECT TO THE APPLICATION:

The subject lands are legally described as PLAN 1039 LOT 30 RP 51R24704 PART 3, and municipally addressed as 210 Oxbow Park Drive, Town of Wasaga Beach, County of Simcoe.

### PURPOSE AND EFFECT:

Application for Minor Variance A02425 was submitted by Dennis and Marianna Venturin, owner(s) of the subject lands.

The application requests relief from Section 3.1, "Accessory Uses, Buildings and Structures" of Comprehensive Zoning By-law 2003-60. Specifically, the application requests relief from the following provision:

- Section 3.1.5.5 – to permit a detached building accessory to a residential use located in the front yard with a height of 3.75 metres (12.3 ft.) and interior side yard setback of 1.10 metres (3.6 ft.), whereas detached buildings accessory to a residential use equal to or less than 3.7 metres (12.1 ft.) in height may be located in an interior or rear yard, but shall be no closer than 0.9 metres (2.9 ft.) to the lot line.
- Section 3.1.5.7 – to permit a detached accessory building to be located in the front yard between the front lot line and the main building with a front yard setback of 7.0 metres (22.96 ft.), whereas detached accessory buildings may be located between the front lot line and the main building on the lot provided that the accessory building conforms to all other provisions of the By-law and that the minimum front yard setback for such accessory building shall be 12 metres (30.37 ft.).

The variance(s) requested would facilitate the construction of a 30.4 square metre (327.22 sq. ft.) detached accessory building (garage) with a height of 3.75 metres (12.3 ft.), located in the front yard with a front yard setback of 7.0 metres (22.96 ft.) and a side yard setback of 1.10 metres (3.6 ft.) on the southern property boundary.

**COMMENTS:**

At the time of writing this report, the following comments had been received; should additional comments be received prior to the Committee making their decision on the matter, Committee shall have regard for the comments:

<u>Submitted From</u>	<u>Comments:</u>
<b>Town of Wasaga Beach Public Works and Engineering Department</b>	<p>1) The subject lot must manage all storm water within the property and not impact adjacent lands with the construction of the addition.</p> <p>2) The subject lot is in the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).</p> <p>3) A Road Occupation Permit (ROP) will be required for any works within the Town's Right-of-way (ROW).</p> <p>4) A Lot Grading and Drainage plan is recommended and may be required at the discretion of the Chief Building Official (CBO), in accordance with the Town's Infill Lot Grading and Drainage Policy.</p> <p>5) Public Works does not oppose the applicant's requests.</p> <p>PW has no conditions at this time.</p>
<b>Nottawasaga Valley Conservation Authority (NVCA)</b>	<p>The subject property appears to be partially regulated under the Conservation Authority Regulation 41/24 (Prohibited Activities, Exemptions and Permits).</p> <p>The proposed development as per the submitted site plan drawing appears to be located outside of the regulated area. On this basis, the NVCA has no objection to the approval of this application.</p>

## RECOMMENDATION:

In consideration of the foregoing, the Planning Department supports application A02425 subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the plan(s) provided with the application, contained within “Appendix 1” of this report at the time of the building permit review.
2. THAT the applicant apply for and obtain any necessary permits for the demolition of one existing detached accessory building/structure. THAT the existing detached accessory building/structure be removed, and the applicant provide confirmation of the demolition/removal to the Town of Wasaga Beach Planning Department.

## SUBJECT SITE:

The subject land is rectangular in shape, and is situated on the northern portion of Oxbow Park Drive. The subject land is situated south of Islandview Crescent, west of Cameron Drive, north of Woodland Drive; the subject land abuts Nottawasaga River to the west. The neighbourhood surrounding the subject land consists of low-density residential properties. The subject land has a frontage of approximately 12.18 metres (39.96 ft.) along Oxbow Park Drive, a depth of approximately 130.53 metres (428.24 ft.), and an area of approximately 1,589.2 square metres (17,106.00 sq. ft.).

Planning staff attended the subject lands on July 2, 2025, for a site visit; it is noted that the subject land currently contains a two-storey single detached dwelling and two detached accessory buildings/structures.

The property is situated within the “Residential Type 1” (R1) and “Residential Type 1 Floodplain” (R1F) Zones, within Comprehensive Zoning By-law 2003-60.

## APPLICATION:

The applicant is requesting relief from Section 3.1, “Accessory Uses, Buildings and Structures” of the Town’s Zoning By-law 2003-60, as summarized in the below table:

Provision/Requirement:	Proposed Development:
Section 3.1.5.5 – Detached buildings accessory to a residential use equal to or less than 3.7 metres (12.13 ft.) metres in height may be located in an interior side yard or rear yard but shall be no closer than 0.9 metres (2.95 ft.) to the lot line.	To permit a detached building accessory to a residential use with a height of 3.75 metres (12.3 ft.), located in the front yard, no closer than 1.10 metres (3.6 ft.) to the interior side yard.



Section 3.1.5.7 – Detached accessory buildings may be permitted to be located between the front lot line and the main building on any lot, provided that such accessory building conforms to all other provisions of the By-law and that the minimum front yard setback for such accessory building shall be 12 metres (39.37 ft.).	To permit a detached accessory building (garage) to be located in the front yard between the front lot line and the main building, with a front yard setback of 7.0 metres (22.96 ft.).
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## **ANALYSIS:**

### **Planning Act, R.S.O. 1990, c. P.13**

The Ontario *Planning Act* requires that in making planning decisions, the Committee must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the *Provincial Planning Statement*, as outlined by Section 3 of the Act. Based on review of the pertinent policies, Staff have no concerns with respect to the provisions of Section 2 of the Ontario *Planning Act*.

### **Provincial Planning Statement (2024)**

Section 3(5) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, provides that the Council of a municipality, or a Committee of Adjustment, in exercising any authority that affects a planning matter, shall be consistent with the policy statements issued by the Province. Upon review of the policies outlined in the *Provincial Planning Statement (2024)*, it is the opinion of Planning staff that the Minor Variance, if granted, will be consistent with this subsection of the *Planning Act*.

### **County of Simcoe Official Plan**

The subject property is designated “Settlement” in the Official Plan for the County of Simcoe. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement. The County of Simcoe has provided no comments with respect to this application. However, it is the opinion of Planning Services staff that the Minor Variance, if granted, will conform to the County of Simcoe Official Plan.

### **Maintains the General Intent of the Official Plan**

The subject property is designated ‘Residential’ and ‘Natural Hazards’ within the Town of Wasaga Beach Official Plan. The proposed detached accessory building is a permitted use within the Residential designation. The detached accessory building subject to the application is proposed to be situated in the Residential land use designation, outside of the Natural Hazards. The proposal maintains the general intent of the Official Plan.

### **Maintains the General Intent of the Zoning By-law**

The subject lands are zoned “Residential Type 1” (R1) and “Residential Type 1 Floodplain” (R1F) within the Town’s Zoning By-law 2003-60, as amended. The detached accessory building subject to the application is proposed to be located in the R1 portion of the subject land; the detached accessory building is a permitted use within this zone category.

Within the R1 Zone a maximum number of detached accessory buildings/structures is two (2). The site visit that took place on July 2, 2025 determined that two (2) detached accessory buildings/structures are existing/situated on the subject land. Planning staff recommend that as a condition of approval, one of the existing detached accessory buildings/structures shown in the site visit pictures (attached as 'Appendix 2') be removed.

The applicant has requested relief from Section 3.1.5.5 of the Town's Zoning By-Law, to permit a detached building accessory to a residential use to be located in the front yard, between the front lot line and the main building, with a height of 3.75 metres (12.3 ft.) and interior side yard setback of 1.10 metres (3.6 ft.). The intent of the provision is to maintain the character of the neighbourhood, to provide sufficient area for drainage, to ensure privacy from abutting properties, and to ensure sufficient area for maintenance. In consideration of the character of the neighbourhood and maintenance of privacy from abutting properties, based on a review using the Town's Geographic Information System (GIS), there are several examples in the surrounding neighbourhood of properties which have detached accessory buildings located in the front yard, between the front lot line and the main dwelling. Further to the above, the abutting properties on either side of the subject land appear to have detached accessory buildings located in the front yard, between the front lot line and the main building. In this regard, it is not anticipated that the character of the neighbourhood will be impacted on the proposed location of the detached accessory building located in the front yard, nor is it anticipated that privacy will be impacted based on the proposed location of the detached building. In consideration of sufficient drainage, no comments were received from the Town's Public Works/Engineering Department regarding drainage concerns. In consideration of maintenance, it is anticipated that the proposed setback interior side yard setback on the southern property boundary will allow for sufficient area for maintenance purposes.

Further to the above, the applicant has requested relief from Section 3.1.5.7 of the Town's Zoning By-law to permit a detached accessory building to be located in the front yard between the front lot line and the main building, with a front yard setback of 7.0 metres (22.96 ft.). The intent of the provision is to ensure the character of the neighbourhood is maintained, and that sufficient minimum parking requirements are maintained. In consideration of the character of the neighbourhood, based on a review using the Town's Geographic Information System (GIS), there are several examples in the surrounding neighbourhood of properties which have detached accessory buildings located in the front yard, between the front lot line and the main dwelling. In consideration of minimum parking requirements, the proposed detached accessory building (garage) will not impact minimum parking requirements on the subject lands. Based on the above, Planning staff do not anticipate the Town's minimum parking requirements, nor the surrounding neighbourhood will be negatively impacted. Accordingly, Planning staff submit that the requested relief generally meets the intent of the Town's Zoning By-law.

### **Desirable for the Appropriate Development of the Land**

Planning staff recommend that the variances requested to facilitate the construction of a 30.4 square metre (327.22 sq. ft.) detached accessory building (garage), with a maximum height of 3.75 metres (12.3 ft.), front yard setback of 7.0 metres (22.96 ft.) and interior side yard setback of 1.10 metres (3.6

ft.) on the southern property boundary is not anticipated to impact the proper use of the land, the neighbourhood, nor the municipality. Planning staff suggest that the variance(s) are considered desirable and appropriate for the development of the land.

### **Considered Minor in Nature**

Planning staff recommend that the variances applied for are considered minor in nature and would result in minimal impact relative to a form of development that would comply with existing provisions of the Zoning By-law.

### **CONCLUSION:**

In consideration of the above, the Planning Department supports application **A02425** for the lands municipally addressed as 210 Oxbow Park Drive. Should the Committee choose to approve application **A02425**, Planning staff recommend this approval also be subject to the above noted conditions.

Respectfully Submitted,



Joel Vines  
Planner I

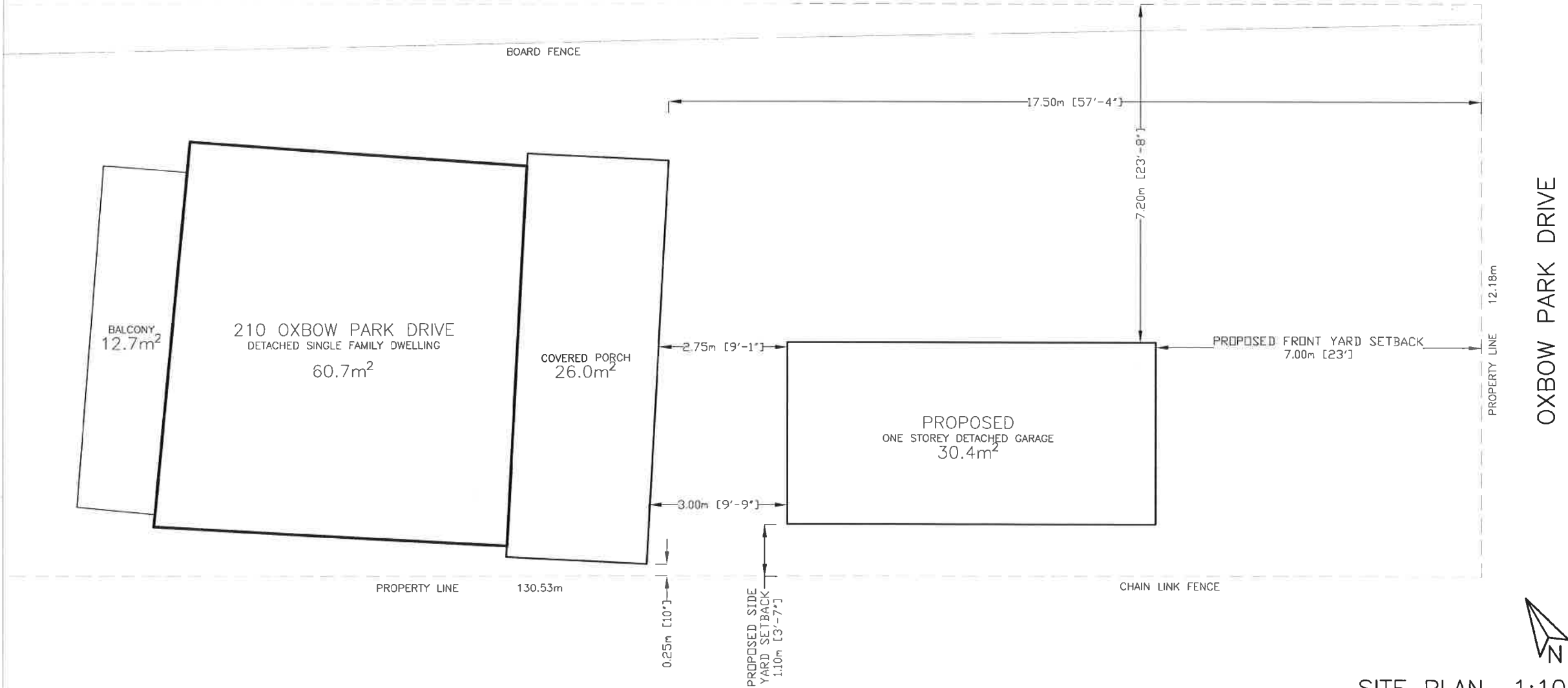
Appendix 1: Applicant's Site Plan Submission and Drawings

Appendix 2: Site Visit Pictures (existing detached accessory buildings/structures)

NOTTAWASAGA RIVER

WATER SHORE  
PROPERTY LINE  
12.16m

SPECIFIED ROOF SNOW LOAD:  
WASAGA BEACH (DATA FROM COLLINGWOOD, ON) = 2.0 kPa



CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL PERMITS AND SPECIFICATIONS ARE PROPERTY OF THE DESIGNER. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER JOB OTHER THAN THE JOB ASSIGNED.

NO.	DATE	DETAIL	INITIAL
001	04.01.25	DESIGN REVIEW	MD
002	05.21.25	READY FOR PERMIT	MD



**MKD Drafting Services**  
1726 Scugog Line 4  
Port Perry, ON L9L 1B3  
647.999.3453  
MKD.draftingservices@gmail.com

**PROJECT**  
**210 OXBOW PARK DRIVE**  
**WASAGA BEACH**  
DETACHED GARAGE

**CLIENT**  
DANNY VENTURIN

**SCALE**  
NTS

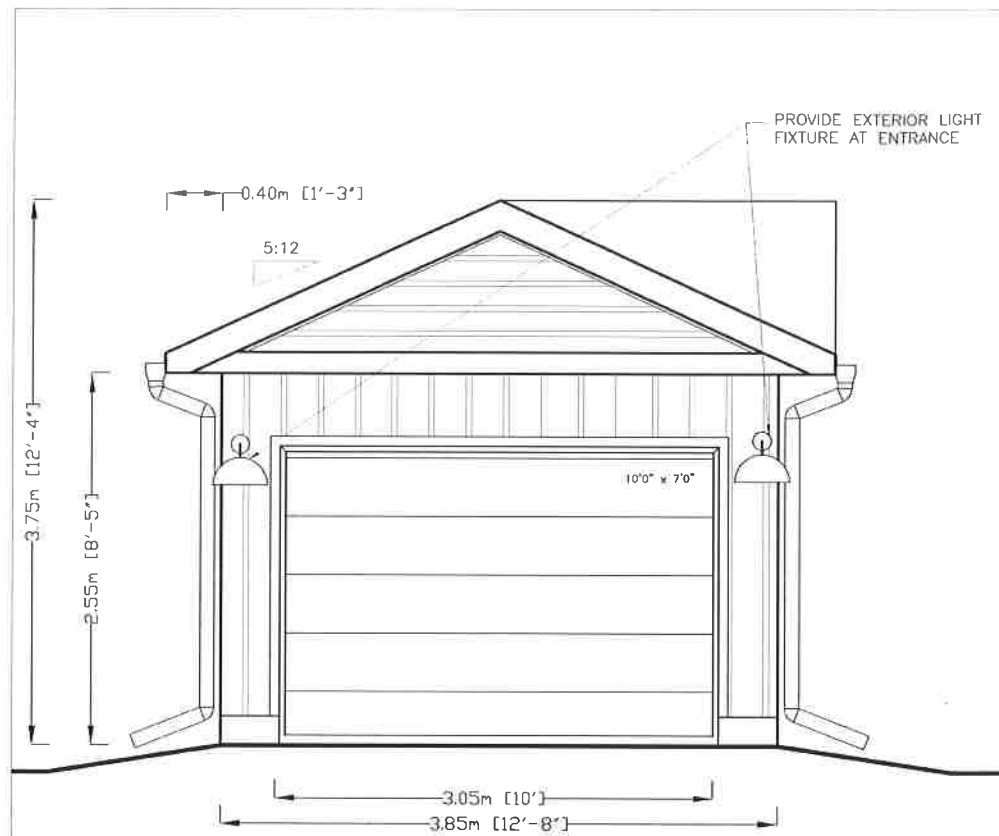
**DATE**  
04.01.25

**DRAWN BY**  
MD

**DESIGNER**  
MAGDALENA DAVIES  
  
BCIN #107121

**DRAWINGS NO.**  
**A1**  
**SHEET**  
1 OF 3

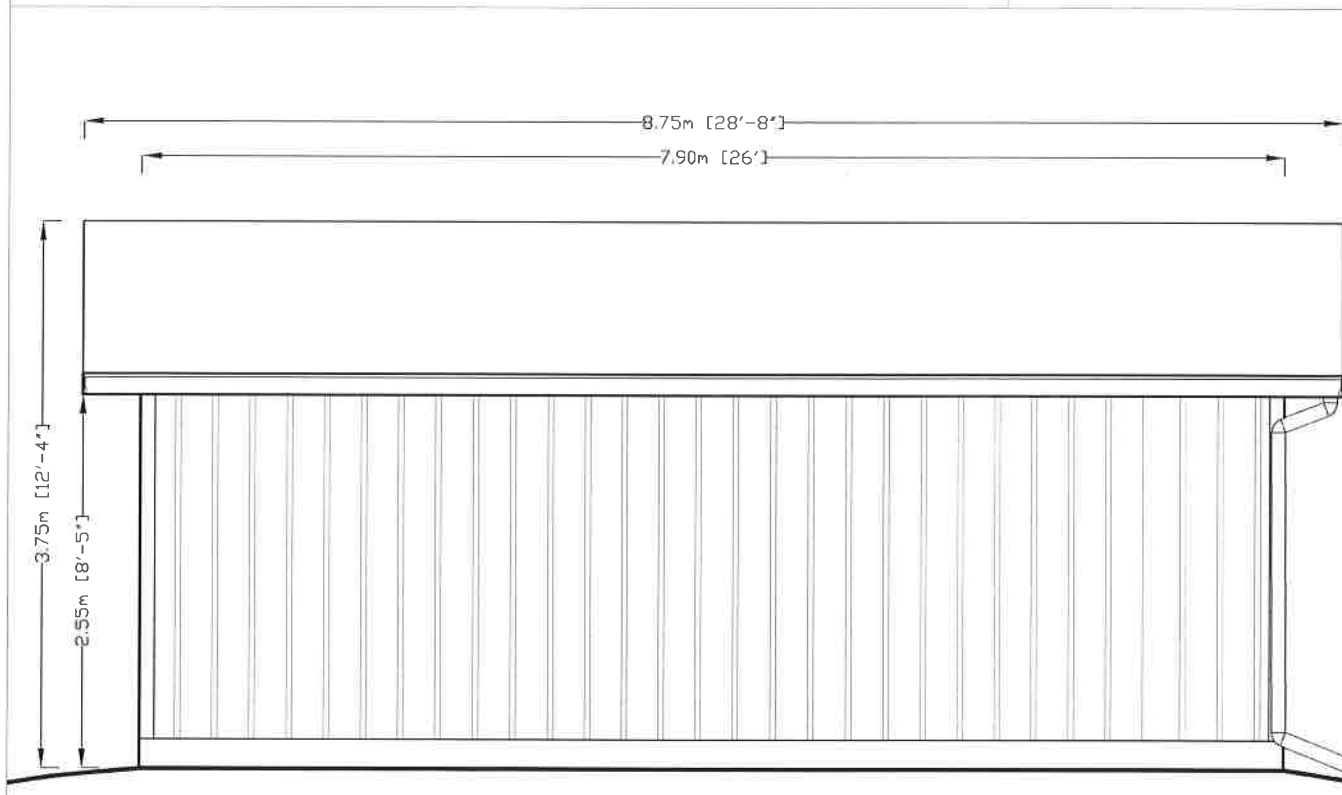




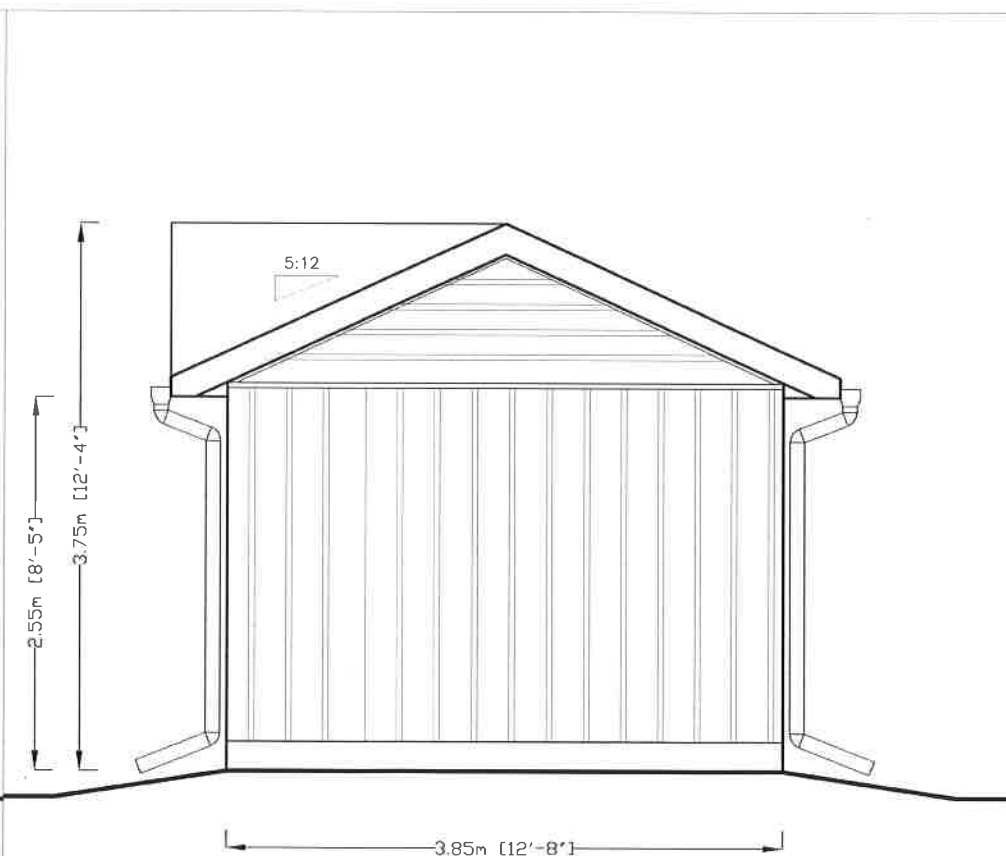
FRONT ELEVATION 1:50



NORTH ELEVATION 1:50



SOUTH ELEVATION 1:50



REAR ELEVATION 1:50

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL PERMITS AND SPECIFICATIONS ARE PROPERTY OF THE DESIGNER. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER JOB OTHER THAN THE JOB ASSIGNED.

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002	05.21.25	READY FOR PERMIT	MD

<b>MKD</b> <small>DRAFTING SERVICES</small>		<b>MKD Drafting Services</b> 1726 Scugog Line 4 Port Perry, ON L9L 1B3 647.999.3453 MKD.draftingservices@gmail.com	
PROJECT <b>210 OXBOW PARK DRIVE          WASAGA BEACH          DETACHED GARAGE</b>			
CLIENT DANNY VENTURIN		SCALE NTS	
DATE 04.01.25		DRAWN BY MD	
DESIGNER MAGDALENA DAVIES  BCIN #107121		DRAWINGS NO. <b>A2</b> SHEET 2 OF 3	

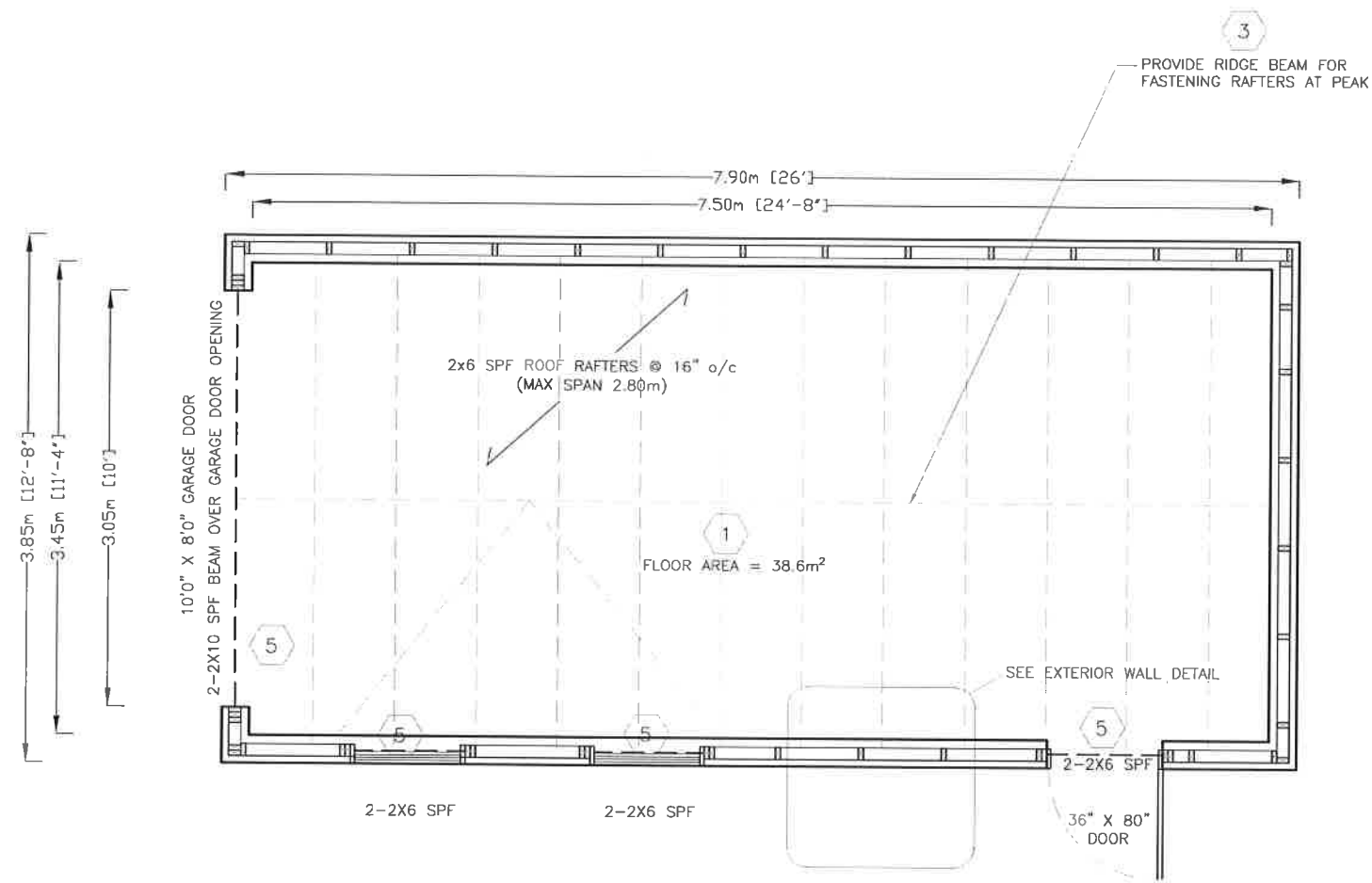
ROOF CONSTRUCTION  
ASPHALT SHINGLES, ICE AND WATER SHIELD IN  
REQUIRED AREAS,  $\frac{3}{4}$ " PLYWOOD SHEATHING WITH  
"H" CLIPS, 2"x6" SPF NO#2 ROOF RAFTERS AT  
16" O/C. PROVIDE 2"x4" WOOD COLLAR TIES AT  
LOWER ENDS OF RAFTER TO PREVENT OUTWARD  
MOTION. IF COLLAR TIES ARE MORE THAN 2.4m  
LONG, THEY SHALL BE VERTICALLY SUPPORTED  
NEAR THEIR CENTERS BY A 2"x4" CONNECTING  
COLLAR TIE TO TOP OF RIDGE.

EAVESTROUGH  
INSTALL ALUMINUM  
EAVESTROUGH, FASCIA, RWL,  
AND VENTED SOFFIT.  
EAVESTROUGH TO BE A  
MINIMUM SIZE OF 4" WITH RWL  
DISCHARGE ONTO CONCRETE  
SPLASHPADS AWAY FROM THE  
FOUNDATION. GRADE TO ENSURE  
PROPER DRAINAGE OF GROUND  
WATER AWAY FROM THE  
STRUCTURE.

SIDING WALL CONSTRUCTION  
SIDING INSTALLED AS PER  
MANUFACTURER SPECIFICATIONS,  
FURRING MEMBERS AS PER  
MANUFACTURER INSTALLATION,  
APPROVED SHEATHING PAPER ON  $\frac{3}{8}$ "  
EXTERIOR GRADE SHEATHING,  
SHEATHING FASTENED TO 2"x4" X  
92  $\frac{1}{2}$ " SPF #2 WOOD STUDS AT  
24" O/C.

SLAB CONSTRUCTION  
EXCAVATE TO REMOVE TOP SOIL AND ORGANIC DEBRIS. INSTALL 4" COURSE GRANULAR  
FILL, POUR 4" MINIMUM 32MPa CONCRETE SLAB WITH A 12"x12" CHANNEL AROUND  
THE PERIMETER. CHANNEL TO INCLUDE 4 ROWS OF 10M REBAR WITH MINIMUM 2"  
CONCRETE COVER ON ALL SIDES. PROVIDE 6X6 MESH IN CONCRETE SLAB. ENSURE  
SLAB HAS A SLOPE TO DRAIN WATER OUT OF STRUCTURE.  
INSTALL ONE COURSE OF CONCRETE BLOCK AROUND PERIMETER OR CAST IN PLACE.

EXTERIOR WALL DETAIL  
1:20



STRUCTURAL PLAN 1:50

### CONSTRUCTION NOTES

- 1 9.35.3.1.(2)  
Detached garages of less than 55m² floor area and not more than 1 storey in height that are not of masonry or masonry veneer construction are permitted to be supported on a concrete floor slab having a minimum thickness of not less than 100mm.
- 2 9.10.14.5.(3)  
Where a garage serves a house and is detached from the house, the exposing building face need not conform to the minimum fire-resistance rating in Table 9.10.14.5., where the limiting distance is 0.6m or more, and need not conform to the type of cladding required in Table 9.10.14.5. regardless of limiting distance.
- 3 9.23.13.8.(4)  
When the roof slope is 1 in 3 or more, ridge support need not be provided when the lower ends of the rafters are adequately tied to prevent outward movement.
- 4 Fasten sill plate to foundation with  $\frac{1}{2}$ " anchor bolts spaced not less than 2.4m (7' 11").
- 5 Lintels above opening and beams carrying loads require posts to carry loads to the foundation. Double studs at each end of the lintels.

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL PERMITS AND SPECIFICATIONS ARE PROPERTY OF THE DESIGNER. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER JOB OTHER THAN THE JOB ASSIGNED.

NO.	DATE	DETAIL	INITIAL
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002	05.21.25	READY FOR PERMIT	MD

**MKD**  
DRAFTING SERVICES

MKD Drafting Services  
1726 Scugog Line 4  
Port Perry, ON L9L 1B3  
647.999.3453  
MKD.draftingservices@gmail.com

#### PROJECT

**210 OXBOW PARK DRIVE  
WASAGA BEACH  
DETACHED GARAGE**

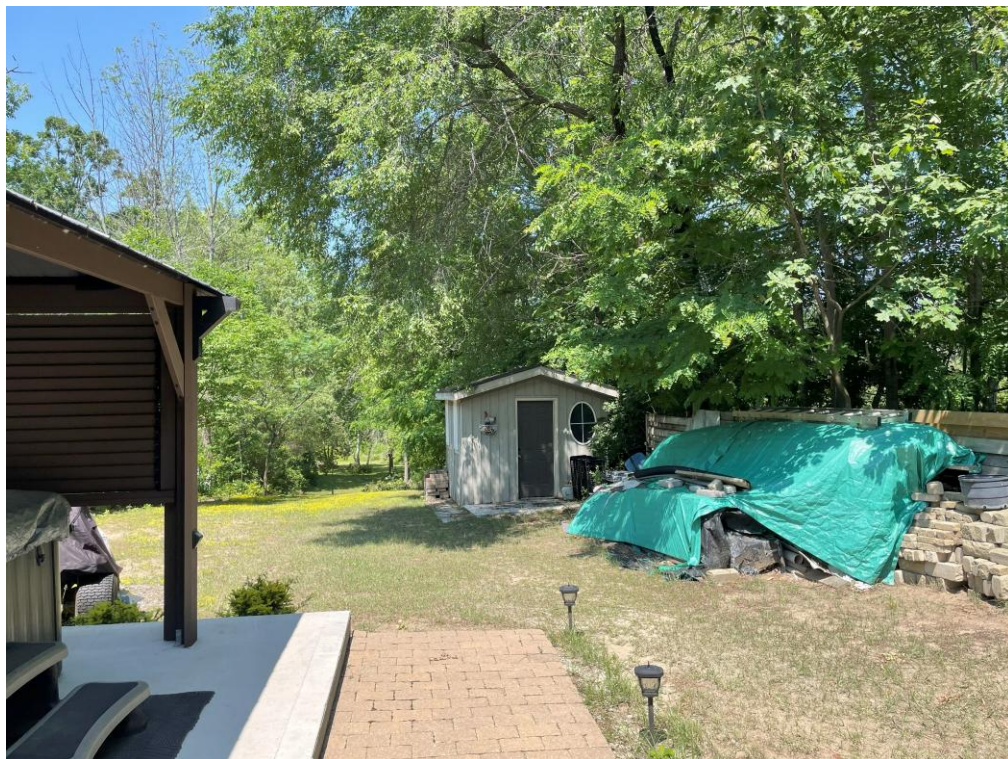
CLIENT DANNY VENTURIN	SCALE NTS
DATE 04.01.25	DRAWN BY MD
DESIGNER MAGDALENA DAVIES	DRAWINGS NO. <b>A3</b>
BCIN #107121	SHEET 3 OF 3



**Site Visit Pictures (Existing Detached Accessory Building/Structure)**



*Figure 1: Existing detached accessory structure*



*Figure 2: Existing detached accessory building*





# 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:

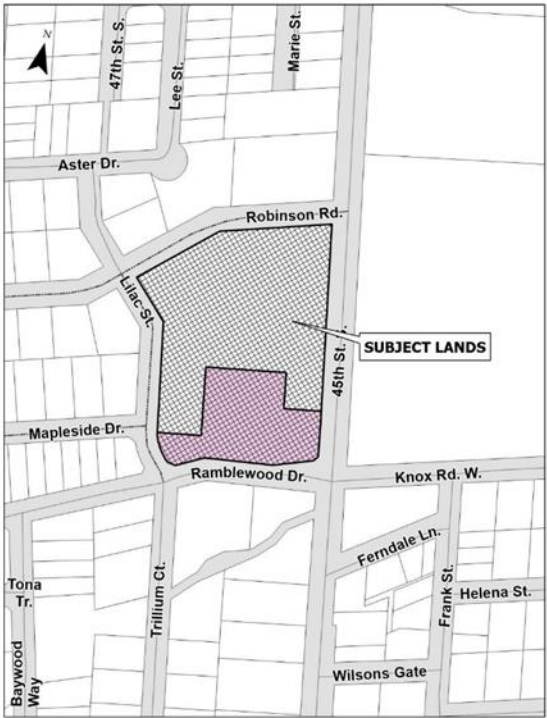
- Section 3.38.2.10 – to permit abutting driveways along a common lot line with a combined width of 13 metres (42.65 ft.) along 45 Street South, whereas no driveway shall be established closer than 1.0 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways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



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.**

Phone: (705) 429-3844 ext. 2281  
Email: [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

Questions? Ask the Planner!

Phone: 705.429.3844 ext. 2250  
Email: [c.watt@wasagabeach.com](mailto:c.watt@wasagabeach.com)

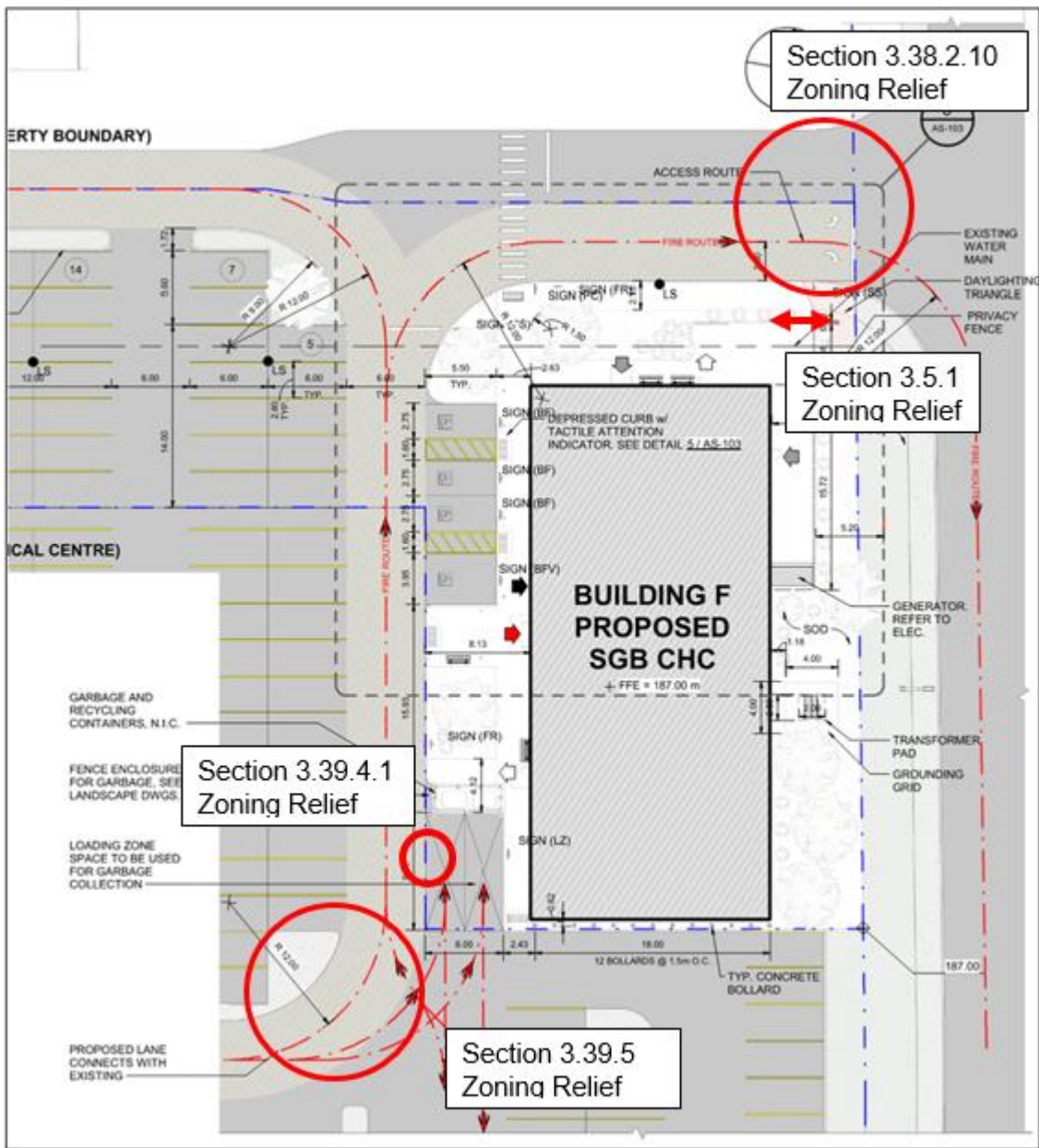
A note about information you may submit to the Town:

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.

Appeals:

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.

Applicant's Site Plan Sketch



Note: Alternative formats available upon request.



## STAFF REPORT

**TO:** Committee of Adjustment

**FROM:** Cameron Watt, Planner I

**SUBJECT:** B00425 & A02525

**Applicant:** 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  
14 Ramblewood Drive & 166 45th Street South  
Consent (Easement) & Minor Variance

**DATE:** July 16, 2025

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### A. LANDS SUBJECT TO THE APPLICATION:

This Planning report is divided in two sections; the first section provides an analysis for Consent Application B00425, while the second section provides an analysis for Minor Variance Application A02525. Contained in the report are recommendations for both application(s). The report recommends approval of both application(s) with each application subject to conditions.

The subject lands are located on the west side of 45<sup>th</sup> St. South, south of Robinson Road, north of Ramblewood Drive and east of Lilac Street. The subject lands are legally described as *Lots 46-50, 84-87, RCP 1695 and Part of Lot 2, RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357 & 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.*

The subject lands have a combined frontage of approximately 208 metres (682.41 feet) along 45<sup>th</sup> Street South and a combined lot area of approximately 30210 square metres (325177.73 square feet).

The lands subject to this application for Consent (Easement) and application for Minor Variance are currently the subject of Consent Applications B017/24, B018/24,



B019/24, B03224, and Site Plan Approval Application SP00125 for a medical building which will be part of an integrated commercial development consisting of an existing medical building and future commercial uses.

## **Application for Consent (Town File B00425)**

### **B. PURPOSE AND EFFECT:**

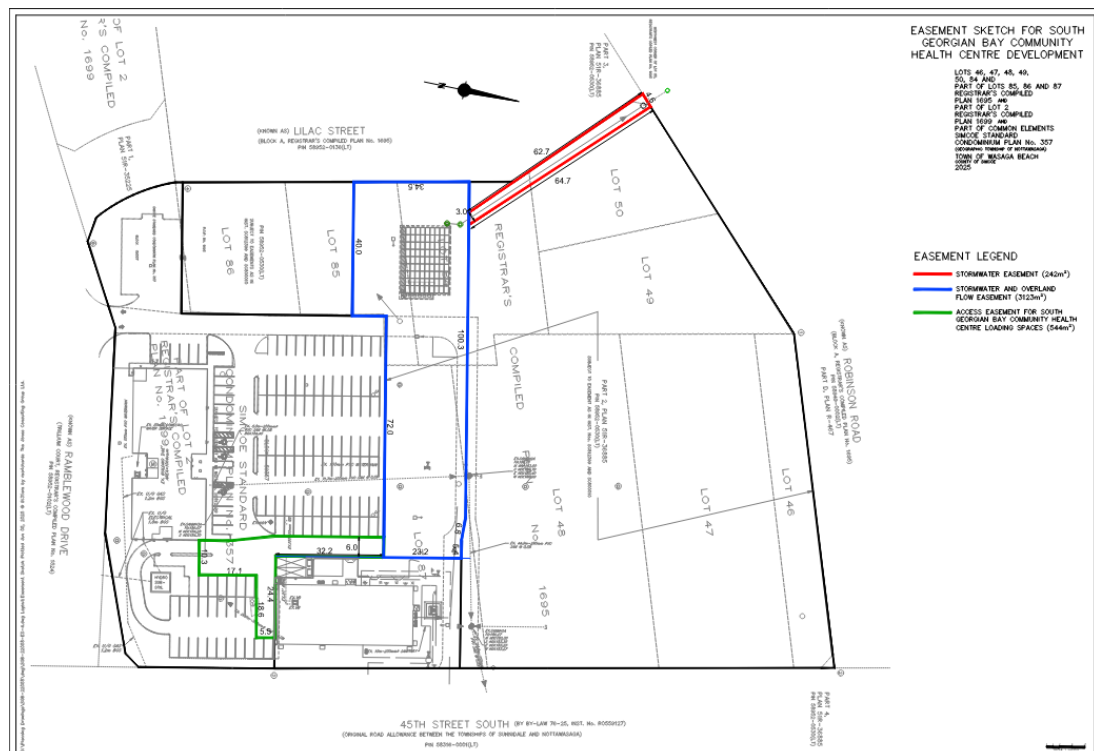
Application for Consent (Easement) B00425 has been submitted by The Jones Consulting Group Ltd. c/o Brandi Clement and The South Georgian Bay Community Health Centre c/o Heather KleinGebbinckon on behalf Amicorp Developments Inc. c/o Emilio Carinci, owner of the subject lands. The consent (easement) application proposes to create three easements over the subject lands.

The proposed storm water easement would have an area of approximately 242 square metres (2604.86 sq. ft.), and a frontage of approximately 4.6 metres (15 ft.) along Robinson Road.

The proposed storm water and overland flow easement would have an area of approximately 3,123 square metres (33,615.69 sq. ft.).

The proposed access easement (loading spaces and accessible parking spaces) would have an area of approximately 544 square metres (5,855.56 sq. ft.).

Figure 1 – Applicant's Proposed Easement Sketch



### C. COMMENTS

At the time of writing this report, the following comments had been received. Should additional comments be received prior to the Committee making their decision on the matter, Committee shall have regard for the comments.

<u>Submitted From:</u>	<u>Comments:</u>
<b>Town of Wasaga Beach Public Works/Engineering Department</b>	The Town's Public Works/Engineering department does not oppose applications Consent B00425 and Minor Variance Application A02525, subject to formal comments outlined in 'Appendix 1' & 'Appendix 2'.
<b>Nottawasaga Valley Conservation Authority (NVCA) Comments</b>	<p>The NVCA does not oppose Minor Variance application A02525, and is recommending the deferral of Consent Application B00425.</p> <p>Please see Appendix 4 &amp; Appendix 5 for a copy of the formal comments.</p>

No other comments were received at the time of writing this staff report.

### D. RECOMMENDATION:

#### **B004/25**

In consideration of the foregoing, based on the above, the Planning Department supports application **B004/25**, subject to the following conditions being applied:

1. THAT the applicant provide a reference plan, showing all of the affected lands and the constituent elements subject to the proposed easements.
2. THAT the applicant provide a draft legal description of the lands subject to the easements to be included in the Certificate of Official.
3. THAT prior to registration the applicant confirm the terms, constituent elements and the specific rationales for the easements to the satisfaction of the Town's Planning Department.

4. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.

5. THAT all conditions of this decision be fulfilled and the documents presented to the Town's Planning Department for issuance of the Certificate of Consent within a period not to exceed 24 months from the date of decision.

### **A02525**

In consideration of the foregoing, based on the above, the Planning Department supports application **A025/25**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 3" of this report.

2. THAT the variances sought through Minor Variance A02525 shall also apply to the lands subject to Consent applications B017/24 & B018/23, once finalized.

### **E. SUBJECT SITE:**

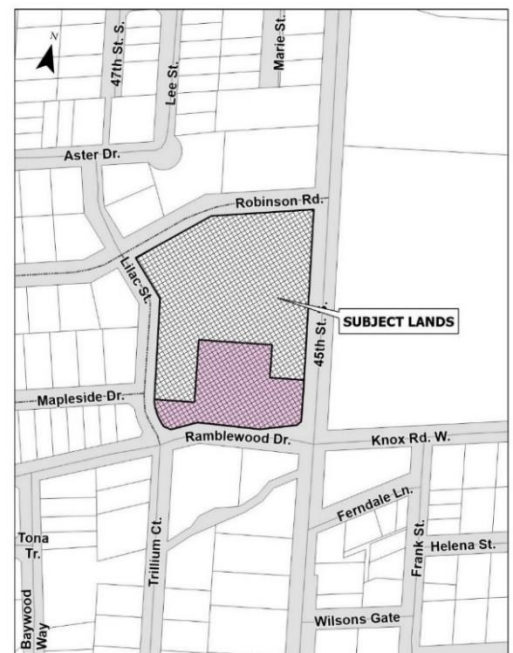
The subject lands are zoned "District Commercial" (CD) and "District Commercial - Hold" (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended, and are designated 'District Commercial' within the Town of Wasaga Beach Official Plan.

The subject lands consist of a vacant parcel (166 45th Street South) and the South Georgian Bay Community Health Centre (14 Ramblewood Drive).

The surrounding uses consist of lands zoned District Commercial (CD) to the north, Residential Type One (R1) to the west, Residential Type One – Sixteen (R1-16) and Environmental Protection (EP) to the south, and Residential Type Three Exception Thirty-Five Hold (R3-35H) and Open Space to the east.

The subject lands are located in an area that is regulated by the Nottawasaga Valley Conservation Authority (NVCA).

Figure 2 – Location Map





## **F. ANALYSIS:**

This section provides a summary of Planning staff's review of the relevant planning legislation and policies.

### **Planning Act, R.S.O. 1990, c. P.13**

The *Planning Act* provides a framework for municipalities within Ontario to develop Official Plans and Zoning By-laws, and also prescribes a framework and criteria through which land division such as by consent must be considered. Section 53(12) provides that in determining whether consent is to be given, there shall be regard to Section 51(24) of the *Planning Act* which provides a list of 13 criteria that planning authorities shall have regard for when considering the subdivision of land. The criteria covers topics including, but not limited to: matters of provincial interest, subdivision criteria, natural resources and flood control, utilities and municipal servicing, school board matters and efficient use and conservation of energy.

As the application for consent (easement) is not proposing any new lot creation, much of the criteria is not applicable. However, the application is generally consistent with the criteria that are applicable, in so far as it helps to facilitate an integrated appropriate use of the subject lands for medical buildings and future commercial uses.

In summary, Town Planning staff submit that the proposed consent (easement) application has regard for the 13 criteria outlined under sub-section Section 51(24) of the *Planning Act* and is consistent with Section 53(12).

### **Provincial Planning Statement, 2024**

The *Provincial Planning Statement 2024* (PPS, 2024) is a streamlined Provincial land-use planning document that came into effect on October 20<sup>th</sup>, 2024. The PPS 2024 replaces what was formerly known as the *Provincial Policy Statement, 2020* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*.

The *Planning Act* requires that municipal decisions on land-use planning matters be consistent with the policies of the PPS. The PPS, 2024 provides detailed policy direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. The PPS, 2024 is divided into four major policy categories: *Building Homes, Sustaining Strong and Competitive Communities, Infrastructure and Facilities, Wise Use and Management of Resources, Protecting Public Health and Safety*.

**Staff Comment:** The application for Consent (Easement) demonstrates consistency with the overall vision and policy objectives of the PPS, 2024.

**Simcoe County Official Plan**

The subject lands are designated as “Settlement” in the Official Plan for the County of Simcoe. One of the objectives of the Settlement designation is to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation and other services.

**Staff Comment:** Planning staff are of the opinion that the application for Consent (Easement) conforms to the Simcoe County Official Plan.

**Town of Wasaga Beach Official Plan**

The subject lands are designated “District Commercial” within the Town of Wasaga Beach Official Plan. The proposed future use of the lands will be for commercial purposes. It is recommended that the application for consent demonstrates general conformity with the “District Commercial” designation policies of the Town’s Official Plan.

Applications for consent must also conform to Section 19.4 of the Town’s Official Plan. Planning Staff have reviewed the policies as follows:

- 19.4.2      *Consents shall only be permitted where it can be shown that a registered plan of subdivision is not necessary for the proper and orderly development of the Municipality.*

**Staff Comment:** A registered plan of subdivision is not necessary for this proposed Consent (Easement) application. The lands are subject to Site Plan Control/Approval Application SP00125.

- 19.4.3      *a) Consents should be granted only in areas where undue extensions of Municipal services would not be required;*

**Staff Comment:** The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site. The consent (easement) will improve access to site servicing.

*b) Consents should only be granted when the land fronts on an existing public road, maintained to Municipal standards of construction;*

**Staff Comment:** The subject lands have existing public road frontage along 45<sup>th</sup> Street South, Robinson Road, Lilac Street and Ramblewood Drive which are maintained to Municipal standards of construction.

*c) Consents should have the effect of infilling existing developed areas, rather than unduly extending such areas;*

**Staff Comment:** The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

The application will assist with infilling an existing developed commercial area.

*d) Consents should recognize and have regard for the character of established residential neighborhoods and should take into consideration the impact and compatibility of the proposed development with the existing built form and fabric of an area;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

*e) The size of any parcel of land created by such a consent should be appropriate for the use proposed considering the public services available, soil conditions, surrounding development, and neighbourhood character, and in no case shall any parcel be created which does not conform to the provisions of the comprehensive Zoning By-law;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide

vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

*f) Direct access to and from arterial and collector roads should be controlled and properly designed and residential lots should, where possible, have access only from local roads;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). Access to the site will be controlled and properly designed.

*g) Consents should not be granted for land adjacent to a road from which access is to be obtained, where a traffic hazard would be created because of limited sight lines on curves or grades;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

The Town's Public Works/Engineering department has not identified any concerns pertaining to sight lines or traffic hazards in their comments.

*h) Consents should not be granted if the effect of granting the severance would prejudice the future development of an area. In particular, consents should not be granted if the effect is to exploit the frontage of the lands with little regard for the remainder of the property. In addition, consents in commercial and tourism designations may not be granted if the division of the property will prevent the efficient and appropriate present or future development of the property.*

**Staff Comment:** The application for Consent (Easement) would not prejudice the future development of the lands.

No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial

development site.

*i) Consents for new uses wholly within Natural Heritage System Category 1 Lands shall not be granted. Prior to consideration of a consent application within Natural Heritage System Category 2 Lands, an Environmental Impact Study is required to the satisfaction of the Town.*

**Staff Comment:** The subject lands are not located within the Natural Heritage System Category 1 or 2 land use designation in the Town's Official Plan.

Planning staff are satisfied that the proposed Consent (Easement) application maintains general conformity with Section 19.4 of the Town's Official Plan.

### **Town of Wasaga Beach Comprehensive Zoning By-law**

The subject lands are zoned "District Commercial" (CD) and "District Commercial - Hold" (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended. Within the CD Zone, there is no minimum lot area or lot frontage requirement for lots serviced by a public water system and a sanitary sewer system. The consent application is not proposing any lot creation. The "Hold" (H) provision indicates that the lands are subject to site plan/approval control.

### **G. CONCLUSION**

In consideration of the above, the Town's Planning Department supports application **B004/25** for the lands legally described as *Lots 46-50, 84-87, RCP 1695 and Part of Lot 2, RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357 & 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*. Should the Committee choose to approve application **B004/25**, Planning Staff recommend this approval also be subject to the above noted conditions.

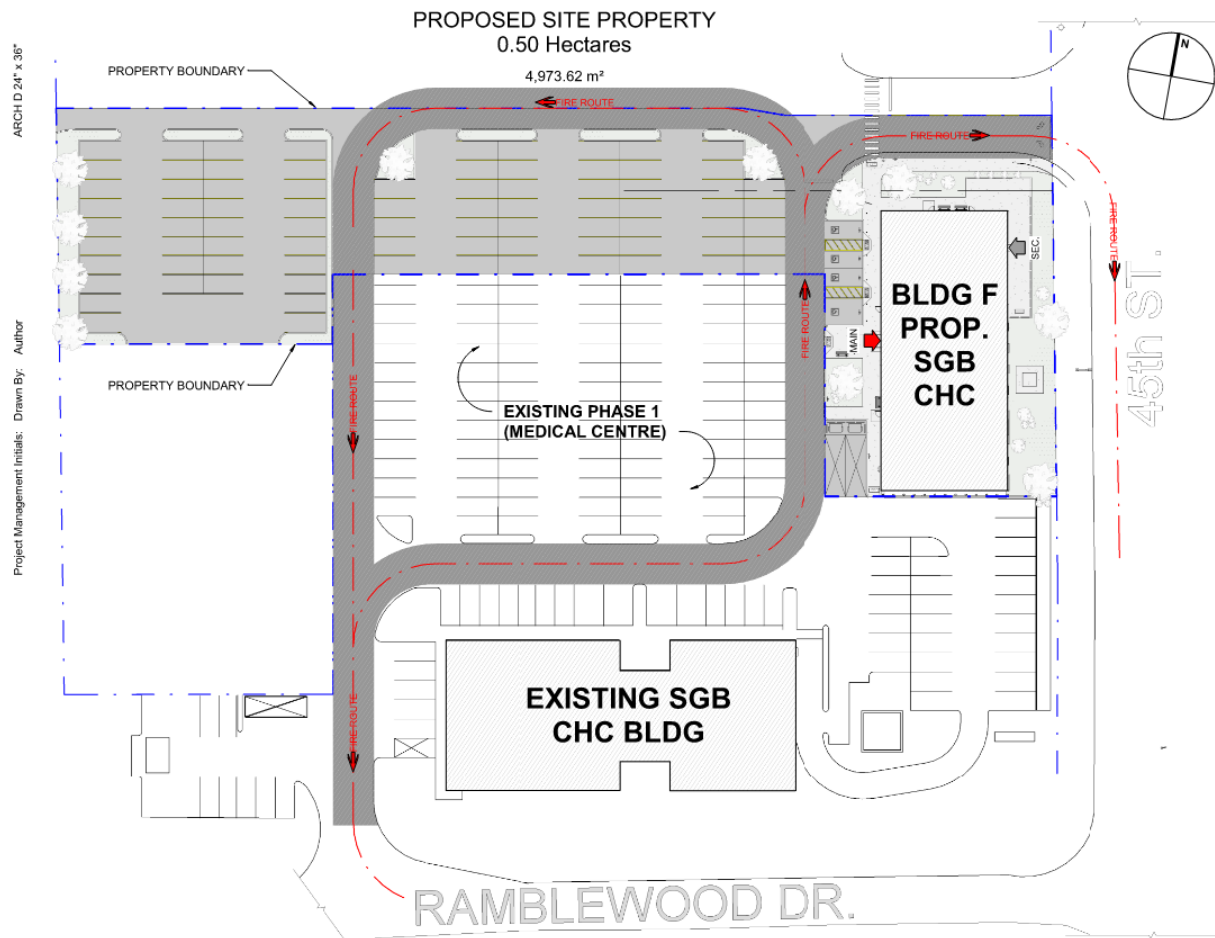
### **APPLICATION FOR MINOR VARIANCE (Town File: A02525)**

#### **H. PURPOSE AND EFFECT**

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. 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 requested variance(s)

sought through application A02525 are necessary to achieve zoning compliance in conjunction with Site Plan Approval Application SP00125.

Figure 2 – Lands Subject to Site Plan Approval Application SP00125



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 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.

## APPLICATION:

The applicant is requesting relief from Section 3 “General Provisions” of Comprehensive Zoning By-law 2003-60 of the Town’s Zoning By-law, as summarized in the table below:

### **Section 3.5.1 - Fences**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
Notwithstanding any provisions of this By-law to the contrary, fences shall not exceed 1.2 metres in height on the front lot line, and shall <b><u>not exceed 1.2 metres in height to the distance required for front yard setbacks</u></b> and thereafter a maximum of 2.13 metres.	To permit a maximum fence height of 1.8 metres (5.9 ft.) within the required front yard setback.	0.6 metres (1.96 ft.)

The application requests additional zoning relief from Section 3.38 “Off Street Parking Requirements” of Comprehensive Zoning By-law 2003-60 of Comprehensive Zoning By-law 2003-60, as amended.

### **Section 3.38.2.10**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
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 <b><u>if their combined width does not exceed 9 metres.</u></b>	To permit abutting driveways along a common lot line with a combined width of 13 metres (42.65 ft.) along 45 Street South.	4 metres (13.12 ft.)

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

### **Section 3.39.4.1**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
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 than 3 metres to any	Section 3.39.4.1 – to permit a commercial use with loading spaces located in an interior side yard with a 0 metre setback.	1.5 metres (4.92 ft.)





## **ANALYSIS:**

### **Planning Act, R.S.O. 1990, c. P.13**

The Ontario *Planning Act* requires that in making planning decisions, the Committee must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the *Provincial Planning Statement*, as outlined by Section 3 of the Act. Based on review of the pertinent policies, Staff have no concerns with respect to the provisions of Section 2 and 3 of the Ontario *Planning Act*.

### **Provincial Planning Statement (2024)**

Section 3(5) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, provides that the Council of a municipality, or a Committee of Adjustment, in exercising any authority that affects a planning matter, shall be consistent with the policy statements and conform to the provincial plans issued by the Province. Upon review of the policies outlined in the Provincial Planning Statement (2024), it is the opinion of Planning staff that the Minor Variance(s), if granted, will be consistent with this subsection of the *Planning Act*.

### **County of Simcoe Official Plan**

The subject lands are designated “Settlement” in the Official Plan for the County of Simcoe. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement. The County of Simcoe has provided no comments with respect to this application. However, it is the opinion of Planning Services staff that the Minor Variance(s), if granted, will conform to the County of Simcoe Official Plan.

### **Maintains the General Intent of the Official Plan**

The subject property is designated ‘District Commercial’ within the Town of Wasaga Beach Official Plan. The proposed variance(s) maintain the general intent of the Official Plan.

### **Maintains the General Intent of the Zoning By-law**

The subject lands are zoned “District Commercial” (CD) and “District Commercial - Hold” (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended.

The applicant has requested relief from Section 3.5.1 - Fences of the Town’s Zoning By-Law, to permit a maximum fence height of 1.8 metres (5.9 ft.) within the required front yard setback.

The intent of the maximum fence height provision for fences located within the front yard is to ensure that sight lines for visibility are not impacted by the height of a fence.

The intended purpose of the fence location and increased height is to provide a semi-enclosed outdoor amenity area for the staff and patients of the new South Georgian Bay Community Health Centre building. The Public Works and Engineering Department have

confirmed that the location of the fence with an increased height does not obstruct the 4m x 15m sight triangle located at the driveway entrance to the subject lands along 45<sup>th</sup> Street South. As such, the fence does not appear to negatively impact sight lines on the development site.

It should be further noted that the applicant will need to sufficiently address all comments/recommendations provided by the Town's Landscape Architect pertaining to the fence, as part of the Site Plan Approval process.

Specifically, the applicant will need to provide decorative fencing rather than standard wood fencing, to contribute to the visual quality of the interface between the public and private realm on the lands.

The application requests additional zoning relief from 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.

The proposed driveway entrance to the new South Georgian Bay Community Health Centre building along the 45<sup>th</sup> Street South frontage shares access with the abutting lands (north side), which is zoned for future commercial development. The driveway entrance is technically located on two separate lots, as a result of an internal lot line. The driveway entrance, therefore consists of abutting driveways along a common lot line with a combined width of 13 metres, which exceeds the combined driveway width maximum of 9 metres (as per Section 3.38.2.10).

The intent of the Section 3.38.2.10 appears to be primarily intended to limit combined driveway widths along common lot line to a maximum width of 9 metres (max), for residential development lots.

The combined driveway width of 13 metres (42.6 ft.) is proposed to service the all-encompassing commercial development site (inclusive of the abutting commercially zoned lands located to the north and the existing health community health centre building to the south), and is proposed for the purpose of sufficiently accommodating all vehicles entering the development site, including delivery trucks and EMS vehicles.

The Town's Public Works and Engineering Department does not oppose the requested zoning relief.

The application requests additional zoning relief from Section 3.39.4.1 to permit a commercial use with loading spaces located in an interior side yard with a 0 metre setback.

The intent of Section 3.39.4.1 is to provide a separation distance between a proposed loading space location and an abutting/neighbor land use, and to ensure a sufficient setback distance between the loading space and any building or structures for maneuverability purposes.

A minor variance is required from Section 3.39.4.1 of the Town's Zoning By-Law, as a lot line technically separates the proposed loading spaces from the access aisles located on the abutting lands.

As the entirety of the subject lands will function as one all-encompassing commercial development site, this lot line conflict is strictly technical in nature. The loading spaces maintain the intent of the zone provision, and demonstrate the ability to function efficiently to service the overall commercial development proposal. The Town's Public Works and Engineering department does not oppose the requested zoning relief.

The application requests additional zoning relief from 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.

The intent of Section 3.39.5 is to ensure efficient access to loading spaces via a driveway at least 6 metres wide, to accommodate delivery vehicles.

The zoning relief sought through Section 3.39.5 is required as a lot line technically separates the loading spaces from the access aisles and driveway located on the abutting lands.

The variance will allow the loading spaces to be accessed via the driveway entrances located along both the 45<sup>th</sup> Street South and Ramblewood Drive frontage and from the internal access aisles, thereby allowing the loading spaces to function as a part of an all-encompassing commercial development site.

The Town's Public Works and Engineering Department to not oppose the requested zoning relief.

Planning staff submit that the requested variance(s) relief generally meets the intent of the Town's Zoning By-law.

### **Desirable for the Appropriate Development of the Land**

Planning staff recommend that the variance(s) requested are not anticipated to impact the proper use of the land, the neighbourhood, nor the municipality. Planning staff suggest that the variances are considered desirable and appropriate for the development of the land.

### **Considered Minor in Nature**

Planning staff recommend that the variances applied for are considered minor in nature, and would result in minimal impact relative to a form of development that would comply with existing provisions of the Zoning By-law.

**CONCLUSION:**

In consideration of the above, the Planning Department supports application **A02525** for the lands municipally addressed as 14 Ramblewood Drive & 166 45th Street South. Should the Committee choose to approve application **A02525**, Planning staff recommend this approval also be subject to the above noted conditions.

Respectfully Submitted,

A handwritten signature in grey ink, appearing to read "C. Watt".

Cameron Watt  
Planner I

Appendix 1 – Town of Wasaga Beach Public Works/Engineering Department Comments (B00425)

Appendix 2 - Town of Wasaga Beach Public Works/Engineering Department Comments (A02525)

Appendix 3 – Applicant's Planning Justification Report Submission

Appendix 4 – NVCA Comments B00425

Appendix 5 – NVCA Comments A02525

# MEMORANDUM



**TO:** Andrea Taylor, Planning Administrator

**CC:** Mike Pincivero, Manager of Engineering Services

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – B00425  
14 Ramblewood Drive, Lots 46-50, 84-87, RCP 1695 and Part of Lot 2,  
RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357

**DATE:** July 4, 2025

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As requested, Public Works has reviewed the above noted consent application.

## **SUMMARY OF REQUEST:**

The application proposes to create three easements over the subject lands, consisting of: a storm water easement, storm water and overland flow easement and an access easement (loading spaces and accessible parking spaces).

The proposed storm water easement would have an area of approximately 242 square metres (2604.86 sq. ft.), and a frontage of approximately 4.6 metres (15 ft.) along Robinson Road.

The proposed storm water and overland flow easement would have an area of approximately 3,123 square metres (33,615.69 sq. ft.). The proposed access easement (loading spaces and accessible parking spaces) would have an area of approximately 544 square metres (5,855.56 sq. ft.).

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- Public Works does not oppose the applicant's requests.
- Engineering staff question however if an access easement is also required for this site for the shared driveway?

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- Public Works / Engineering do not have any conditions.

Regards,

Reviewed by,

A handwritten signature in black ink, appearing to read "Mike Pincivero".

Amy Mejia, C.E.T., rcji  
Engineering Technologist

Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI

# MEMORANDUM



**TO:** Andrea Taylor, Planning Administrator

**CC:** Mike Pincivero, Manager of Engineering Services

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – A02525  
14 Ramblewood Drive & 166 45<sup>th</sup> Street South, 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

**DATE:** July 4, 2025

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As requested, Public Works has reviewed the above noted variance application.

## **SUMMARY OF REQUEST:**

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 meters (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 meters (42.65 ft.) along 45 Street South, whereas no driveway shall be established closer than 1.0 meter 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 meters.

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 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.

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands with the construction of the addition.
- 2) A portion of the border of the subject site is in the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).
- 3) Public Works / Engineering does not oppose to the request for variance 3.5.1 for the 1.8m high fence in the section shown on the detail included. The fence as shown on the detail does not obstruct the 4m x 15m sight triangle shown at the driveway entrance to the site off of 45<sup>th</sup> Street South. Therefore, there should not be a visual obstruction for traffic.
- 4) Public Works / Engineering does not oppose the request for variance 3.38.2.10 to allow for an abutting driveway along a common lot line with a combined width of 13.0m.
- 5) Public Works / Engineering does not oppose the request for variance 3.39.4.1 to permit a commercial use with loading spaces located in an interior side yard or rear yard.
- 6) Public Works / Engineering does not oppose the request for variance 3.39.5 to permit access to two loading spaces via a 6.0 meter wide driveway located on the abutting lands
- 7) Public Works does not oppose the applicant's requests.



## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- PW has no conditions at this time.

Regards,



Amy Mejia, C.E.T., rcji  
Engineering Technologist

Reviewed by,



Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI



June 6<sup>th</sup>, 2025

VIA EMAIL

Trevor Houghton, MCIP, RPP  
Director, Planning  
Development Business  
Services Unit  
Town of Wasaga Beach  
30 Lewis Street,  
Wasaga Beach, ON L9Z 1A1

Dear Mr. Houghton:

**Re: Application for Consent to Sever and Minor Variance  
Part of Lot 33, Concession 1, Town of Wasaga Beach, County of Simcoe  
South Georgian Bay Community Health Centre  
Our File: SGB-22058**

The South Georgian Bay Community Health Centre (SGBCHC) are applying for a Consent to Sever to recognize a proposed easement for an underground stormwater management storage tank including overland flow and associated pipes, and to allow for access to the loading spaces and three accessible parking spaces along west side of building through an easement provided on the adjacent lot.

In addition, a Minor Variance Application is required to recognize that the height of a proposed fence located on the north and east side of the proposed building will be a height of 1.8 metres rather than 1.2 metres as required in Section 3.5.1 of the Town's Comprehensive Zoning By-law 2003-60, that the proposed shared driveway will be a width of 12 metres rather than 9 metres as required in Section 3.38.2.10 of the Town's Comprehensive Zoning By-law 2003-60, that the loading spaces will be a distance of 0 metres from the interior side yard lot line rather than 1.5 metres as required in Section 3.39.4.1 of the Town's Comprehensive Zoning By-law 2003-60, and that access to the proposed loading spaces will not be from the lot in which the spaces/use is located as required in Section 3.39.5 of the Town's Comprehensive Zoning By-law 2003-60.

The following provides an analysis of the proposed Consent to Sever and Minor Variance applications and the applicable policies. Toward the end of the Report, an analysis on the 4 Test of a Minor Variance is provided.

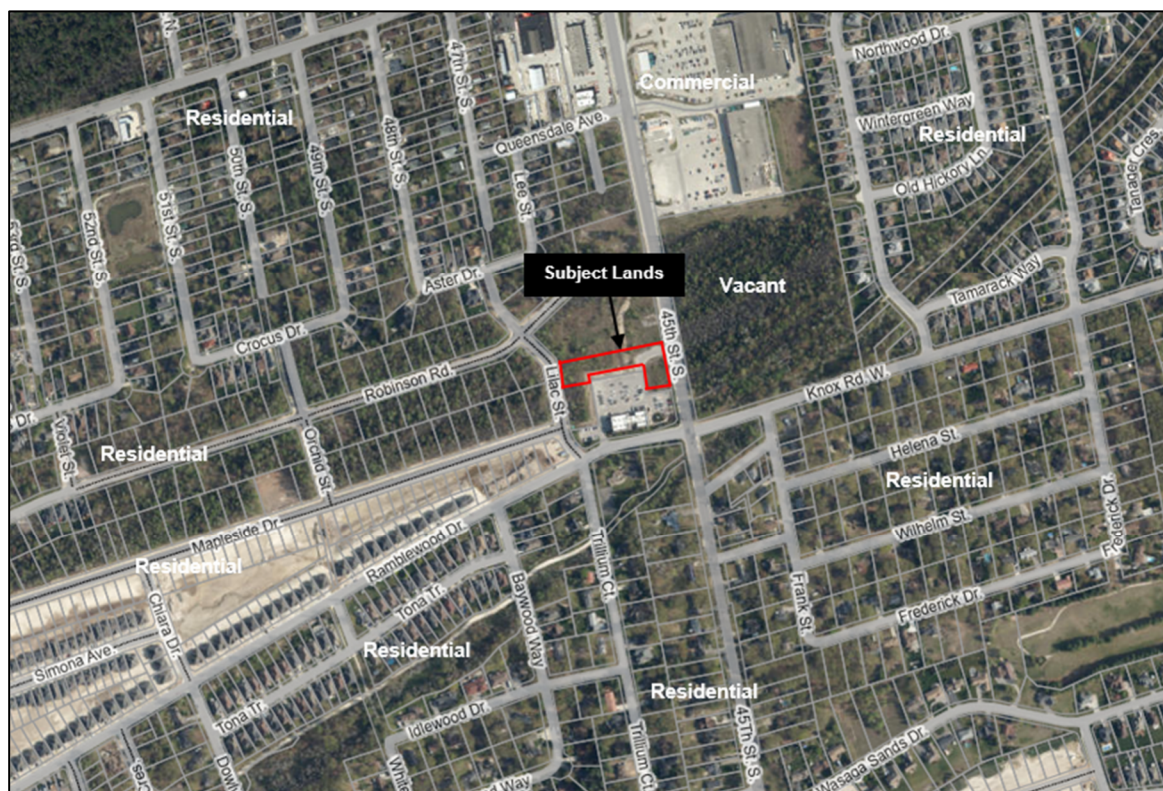
#### **A. Property & Surrounding Uses**

The subject lands are irregular in shape with an area of approximately 4,973.62 square metres (0.50 hectares), with a total frontage of approximately 55 metres along 45<sup>th</sup> Street South, 34.5 metres on Lilac Street, and an average depth of approximately 145 metres (**Figure 1**). Access to the subject lands is primarily from 45<sup>th</sup> Street South with secondary access provided through the overall lands to Ramblewood Drive. The lands are currently vacant and have been previously disturbed during the construction of the medical office on the adjacent lands.

The land uses surrounding the subject lands include the following:

- North: Residential and future Commercial.
- East: Vacant Land for Future Residential.
- South: Medical Office.
- West: Vacant and Future Residential.

**Figure 1: Aerial Imagery of Subject Lands**



## **B. Background and Policy Overview**

The subject lands were originally part of the overall lands which includes the existing Medical Office at 14 Ramblewood Drive. In July of 2024, three (3) Consent to Sever applications (B017/24, B018/24 and B019/24) were approved by the Committee of Adjustment. The conditions of approval are still being finalized. Two (2) of the Consent to Sever applications created two (2) new lots, one (1) of those lots being the approximate 0.50 hectare parcel known as the subject lands. The third application creates an easement over the driveway through the lands to grant vehicular access to the newly created lots and the abutting lands, with ingress/egress on 45th Street South and Ramblewood Drive.

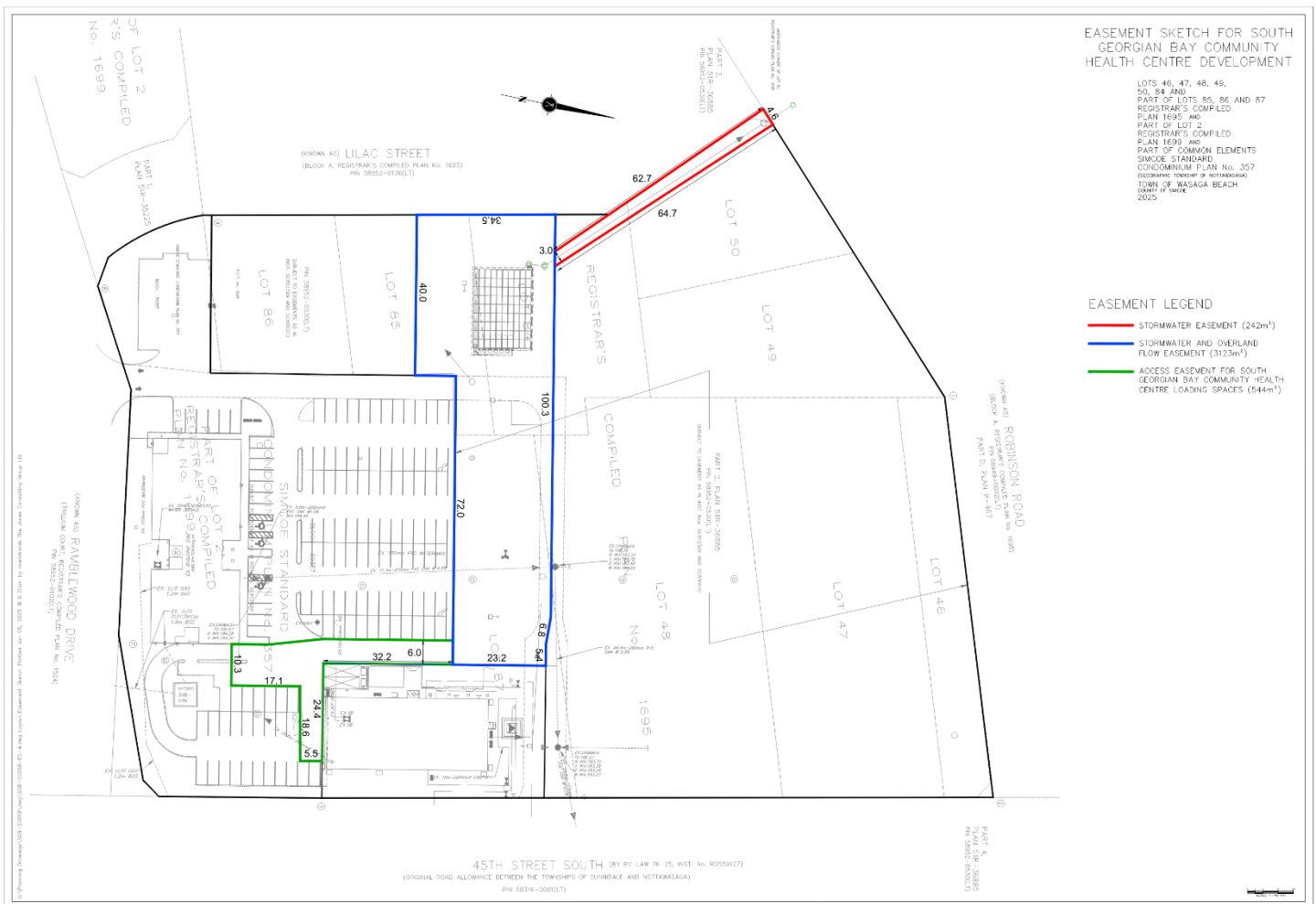
A Site Plan Control application was submitted to the Town in January of 2025 to facilitate the intensification of the subject lands with a development for the South Georgian Bay Community Health Centre, which will be a two (2) storey medical building that consists of approximately 1,480 square metres of gross floor area. The proposed parking includes a total of 85 parking spaces with 81 standard spaces, 4 accessible spaces, and also 2 loading spaces. Access to the development is directly from 45<sup>th</sup> Street with secondary access provided from Ramblewood Drive.

Generally, the Provincial Planning Statement, 2024, encourages development to be directed toward settlement areas, encourages municipalities to support employment uses, promotes development on full municipal services, and encourages the intensification of lands within Settlement Boundaries. Further, the development is permitted within the County Official Plan Settlements designation, Town of Wasaga Beach Official Plan Commercial District designation, and Town of Wasaga Beach Comprehensive Zoning By-law District Commercial (CD(H)) Zone.

### C. Consent to Sever Application

The purpose of the Consent to Sever application is to recognize various easements that are required for the proposed underground stormwater management storage tank and associated pipes, and an easement to recognize the location of the access provided to the loading spaces and accessible parking spaces from adjacent lands (**Figure 2**). More specifically, the easement related to the Stormwater Management tank, including overland flow and associated pipes, will allow for the proposed development on the subject lands to meet Town and Conservation Authority requirements of matching pre and post development conditions. The additional easement required will recognize that the access to the loading spaces and accessible parking spaces on the subject lands is on the adjacent lands to the south.

**Figure 2: Easement/Consent Sketch**



The Easement Sketch illustrated the three (3) proposed easements on the subject lands. The stormwater easement is identified in red on the sketch and is approximately 242 square metres in area. The stormwater and overland flow easement is identified in blue and is approximately 3,123 square metres in area. The access easement for the loading spaces and accessible parking spaces is identified in green and is approximately 544 square metres in area.

#### **D. Minor Variance Application**

Section 45(1) of the Planning Act gives the Committee of Adjustment the authority to grant a minor variance, if it is the Committee's opinion that the tests for approval of a minor variance have been met.

The requested variances are as follows:

- a) To vary **Section 3.5.1 Fences**, to permit a fence height of 1.8 metres, whereas Zoning By-law 2003-60 states that fences shall not exceed 1.2 metres in height on the front lot line, and shall not exceed 1.2 metres in height to the distance required for the front yard setbacks and thereafter a maximum of 2.13 metres.
- b) To vary **Section 3.38.2.10 Location and Access for Off Street Parking Requirements**, to permit a common driveway width of 12 metres, whereas Zoning By-law 2003-60 requires that 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.
- c) To vary **Section 3.39.4.1 Yards Where Permitted for Off Street Loading Requirements**, to permit the loading spaces to be located 0 metres from any lot line, whereas Zoning By-law 2003-60 requires that 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 than 3 metres to any Residential Zone or use, or 1.5 metres to any lot line.
- d) To vary **Section 3.39.5 Access for Off Street Loading Requirements**, to permit the loading spaces to be located on an adjacent lot from which the use is located, whereas Zoning By-law 2003-60 requires that access to loading spaces shall be by means of a driveway at least 6 metres wide contained within the lot on which the spaces are located and leading to a street or land located within or adjoining the Zone in which the use is located.

#### Minor Variance Tests (4)

Below is an analysis of how the requested variances meet these tests (**Figure 3**).

##### **1. Does the request maintain the general intent and purpose of the Official Plan?**

The purpose of this test is to ensure that the proposed variances do not alter the Zoning By-law such that it does not conform to the Official Plan.

In our opinion, varying Section 3.5.1 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed privacy fence height is 1.8 metres which is 0.6 metres higher than the permitted height in the Zoning By-law of 1.2 metres. The height of the fence will provide privacy and further safety measures between the adjacent uses, the roadway, and the proposed medical centre. The fence will not disrupt the sight lines for those leaving the property as the fence is set back on the property and is outside of the daylight triangle. The fence will not negatively impact the neighbouring uses and will be designed to be compatible and blend in with the design of the building.

In our opinion, varying Section 3.38.2.10 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed increase in width of abutting driveways along a common lot line to 12 metres allows for a 6 metre wide driveway on the subject lands and a 6 metre wide driveway on the neighbouring lands. This is an increase of 3 metres from the permitted width of 9 metres in Zoning By-law 2003-60. The proposed increase in width of the abutting driveway allows for an efficient flow of traffic between the subject lands and the adjacent uses and provides appropriate access for large delivery trucks that are required for the proposed use on the adjacent lands. Further, the proposed size of the driveway allows for an emergency vehicle route and sufficient access to both sites.

In our opinion, varying Section 3.39.4.1 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed loading spaces are proposed to be located 0 metres from the interior side yard lot line which is a 1.5 metre decrease from the Zoning By-law requirement of 1.5 metres. Since the proposed loading spaces will be accessed from the adjacent property, the deficient buffer from the lot line is required to allow access to the spaces. The location of the loading spaces allows for an efficient design of the building, parking, loading spaces and buffers and must be accessed from the adjacent property to allow for the maximum efficiency of use on the lands. If the spaces are moved the building must decrease in size which is not ideal as the medical centre use is a much needed facility in the Town.

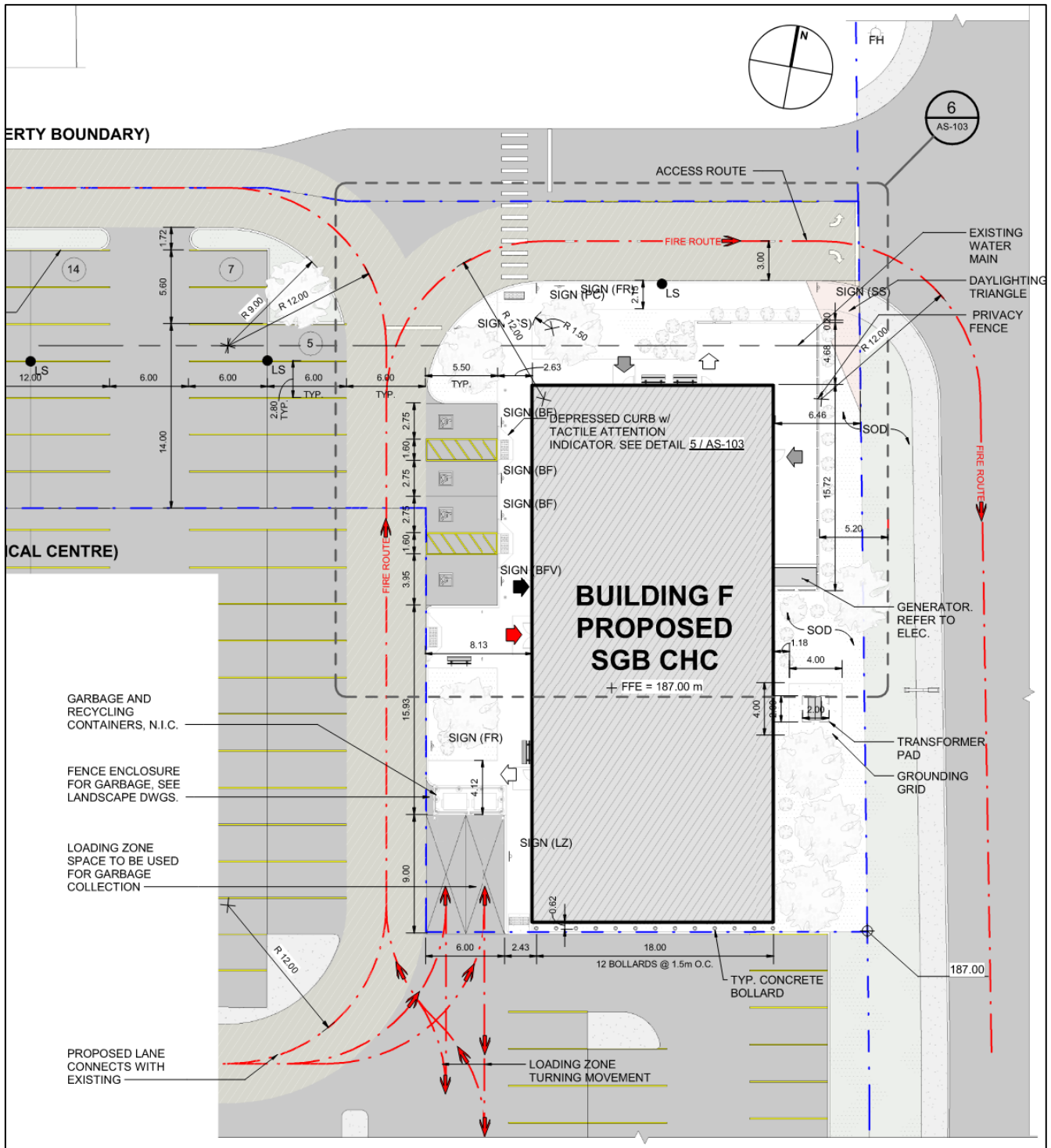
In our opinion, varying Section 3.39.5 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed access point to the loading spaces is not located directly on the subject lands but on a separate, adjacent property, at 14 Ramblewood Drive which is part of the overall development of these properties. The loading spaces have been designed to fit adjacent to the building but due to the configuration of the lands and the necessary size of the building, the access to the spaces is provided through 14 Ramblewood Drive. The location of the loading space access point will allow for the loading spaces to be safely and easily accessed through to the subject lands including the maneuvering of the necessary trucks. Medium-sized truck deliveries to the building will be infrequent.

The Official Plan does not regulate development standards for such design features as fences, abutting driveways and loading spaces in relation to a development. The varying of these development standards does not change the use of the lands, or alter any policies in the Official Plan. The proposed loading spaces will be designed in accordance with the Zoning By-law standards in terms of size and number of spaces required.

In our professional planning opinion, the requested variances maintain the general intent of and purpose of the Official Plan.



Figure 3: SGBCHC Site Plan Excerpt



## **2. Does the request maintain the general intent and purpose of the Zoning By-law?**

This test requires an assessment of whether the application represents a major departure from the general intent and purpose of the Zoning By-law.

The subject lands are zoned District Commercial Hold (CD(H)). The proposed medical office is a permitted use in this Zone, per Section 10.2.2 of the Town Comprehensive Zoning By-law 2003-60. Other than the Sections noted below in which the variances are being sought, all other sections of the Zoning By-law will be met.

In our opinion, varying Section 3.5.1 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the height of the proposed fence located on the north and east side of the proposed building will be a height of 1.8 metres, which is a 0.6 metre increase from the required zoning standard. The fence will provide privacy and safety for staff members and will be designed to fit the aesthetics of the building and design of the site.

In our opinion, varying Section 3.38.2.10 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the proposed shared driveway between the subject lands and the adjacent development as proposed will be a combined width of 12 metres, which is a 3 metre increase from the required zoning standard. The proposed increase is necessary for the proper functioning of both developments when considering the larger trucks that will be used for delivery purposes for the proposed use on the adjacent lands. The increase in width will not negatively impact either the subject lands or the adjacent lands but will permit a more efficient egress and ingress to the site.

In our opinion, varying Section 3.39.4.1 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the loading spaces will be a distance of 0 metres from the interior side yard lot line. Typically, these setbacks are necessary to allow for spatial separation between a use and the adjacent lands. In the case of this development, it is one of many developments existing and proposed on the overall land holdings which when fully developed will be integrated together as one large development with separate functions. The general public would not know that the subject lands are a separate parcel of land where the loading spaces are located right at the interior property line as there is still sufficient separation from the roadways and adjacent developments on other lands. The deficient setback is required to allow for the most efficient design of the medical centre on the lands being that the property is an irregular shape.

In our opinion, varying Section 3.39.5 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that access to the proposed loading spaces will not be from the lot in which the spaces or use is located. The location of the loading space access point will allow for the loading spaces to be safely and easily accessed through the subject lands including the maneuvering of the trucks in and out of the site. Most of the public attending the site would not know that this is a separate parcel of land nor does it affect how the overall site will function. The location of the loading spaces allows for the most efficient design of the medical centre on the subject lands.

The proposed variances are not proposing to change or alter any permitted uses on the lands which one could conclude if this was the case would be changing the intent or purpose of the zone in which the lands are located. Other than the Sections discussed above, the proposed development will continue to meet all other zoning standards in the Town Comprehensive Zoning By-law 2003-60 and the site will develop with a use that is permitted in the Zoning By-law.

In our professional planning opinion, the proposed variances will maintain the general intent and purpose of the Zoning By-law.



**3. Is the request desirable for the appropriate development or use of the land, building or structure?**

In assessing this test, the variances should be measured against whether they will introduce an element that is undesirable for the appropriate development or use of the land, building or structure, and whether there would be cumulative impacts if subsequent applicants followed this direction.

The subject lands are adjacent to a site that has been developed for over a decade with a medical office. The additional lots that were recently created will support the proposed development on the subject lands, as well as a large commercial development in the future. Once fully developed, the overall lands will function as a multi-use development supporting the needs of the residents of the Town with shared access points and shared services.

The varying of certain development standards such as the height of the privacy fence, increased width of the shared driveway access off 45<sup>th</sup> Street, location of the loading spaces to be right at a lot line, and the location of the access to the loading spaces on the adjacent lot will allow for the use on the subject lands to efficiently and effectively operate. If the subject lands was not a separate parcel of land but continued to operate as one overall parcel with the existing and proposed uses, the majority of the variances would not be required. The only reason that most of the variances are needed is because the South Georgian Bay Community Health Centre requires that their development be located on a separate parcel of land for funding purposes. The general public would not be affected by the approval of the variances that are being sought, nor will they affect any other surrounding land uses. The proposed medical centre will contribute to the community of Wasaga Beach while intensifying development on vacant land.

Any individual wishing to vary the development standards in a Zoning By-law would have to go through the Committee of Adjustment for approval and have their application reviewed in the context of their particular proposal. The rationale for a varied development standard may not be the same rationale used on another property as the circumstances may be different. In our opinion, no cumulative impacts would occur if subsequent applicants followed this direction. Each Planning Act application is reviewed on its own merits.

In our professional planning opinion, the proposed variances are desirable for the appropriate development or use of the land, building or structure.

**4. Is the request minor in nature?**

The assessment of an application should consider the impact of the proposal on adjacent properties and the compatibility of the proposal with the surrounding land uses. The use of the word 'minor' must be reviewed on a site-specific basis relative to the immediate impact the approval of the variances would impose on the surrounding neighborhood.

Within this minor variance test, a key to assessing the minor nature of the application is to assess whether the public interest would be better served by proceeding through a rezoning process, rather than a minor variance process. As previously noted, the proposed variances are not altering the permitted uses of the lands, or altering any existing built form. The application is simply requesting to permit the increase height of a privacy fence, the increase in width of a shared driveway, the location of the loading spaces at the interior side yard lot line, and the location of the loading space access point to be on an adjacent lot, none of which, in our opinion, will alter the appropriate use of the land. The development will facilitate a commercial use that is much needed in not only the Town but the County of Simcoe as doctors and associated services are difficult to obtain for many residents. The functionality of the overall subject lands will not be hindered or negatively impacted by any proposed variances. Further, if the subject lands were not a separate parcel of land the only variance that would be required would be for the increased width of the common driveway along 45<sup>th</sup> Street.

In our opinion, there is no broader public interest that would benefit from the enhanced public circulation and review that would be associated with an application for a Zoning By-law Amendment because the use of lands will not be impacted.

The proposed variances are appropriate for this development, and will allow for the future medical centre to be developed on a separate parcel of land as required by the Ministry. Further, the proposed Minor Variances will not negatively impact the existing built form in the surrounding area, or any future proposed development on adjacent lands. In our professional planning opinion, the variances requested are minor in nature.

In our professional planning opinion, the variances requested continue to support good planning practices while at the same time not negatively impacting the surrounding land uses.

Sincerely,

**THE JONES CONSULTING GROUP LTD**



Brandi L. Clement, MURP, AICP, MCIP, RPP  
Partner

A handwritten signature in black ink, appearing to read "K. Pollock".

Kara Pollock, BURPI.  
Planner



**Nottawasaga Valley**  
Conservation Authority

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July 10, 2025

SENT BY EMAIL

Town of Wasaga Beach  
120 Glenwood Drive,  
Wasaga Beach ON L9Z 2K5

Attn: Andrea Taylor  
Secretary-Treasurer, Committee of Adjustment  
[andrea.taylor@wasagabeach.com](mailto:andrea.taylor@wasagabeach.com)

**RE: NVCA Comments for Consent**  
**14 Ramblewood Drive & 166 45<sup>th</sup> Street**  
**Town of Wasaga Beach**  
**Town File: B00425**  
**NVCA ID #24718**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for a Consent (easement) at the subject property. The application proposes to create three easements over the subject lands, consisting of: a storm water easement, storm water and overland flow easement and an access easement (loading spaces and accessible parking spaces).

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under the *Conservation Authorities Act*. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach.

**Provincial Planning Statement PPS (2024)**

1. Natural hazards policies contained within the PPS generally direct development to areas outside of hazardous lands and hazardous sites.

**Ontario Regulation 41/24**

2. The NVCA mapping illustrates that a portion of 14 Ramblewood Drive is minimally regulated for flood hazards, and a portion of 166 45<sup>th</sup> Street is minimally regulated for wetland buffer (NVCA regulates development within 30 metres of wetland features).
3. The three proposed easements appear to be located outside of natural hazards on the subject lands based on NVCA's estimated regulatory mapping, however technical staff have flagged a potential wetland feature within the northwest area of 166 45<sup>th</sup> Street through aerial imagery that may change the regulatory limits and will need to be confirmed through a site visit and feature staking exercise.
4. Any proposed easement boundaries should be located outside of the confirmed wetland limits. Depending on the results of the staking exercise, a scoped EIS may also be required.

### **Conclusion**

The NVCA has reviewed the consent (easements) based upon our mandate. Given the comments above, the NVCA recommends deferring the approval of the application until further information is provided in relation to the potential wetland feature. Please feel free to contact the undersigned at 705-424-1479 extension 281 or [mkaczmarczyk@nvca.on.ca](mailto:mkaczmarczyk@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Please circulate the NVCA with a copy of any Decision regarding the application to [planning@nvca.on.ca](mailto:planning@nvca.on.ca).

Sincerely,



Mariella Kaczmarczyk  
*Planner I*

CC: Cameron Watt – Town of Wasaga Beach



**Nottawasaga Valley**  
Conservation Authority

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July 10, 2025

SENT BY EMAIL

Town of Wasaga Beach  
120 Glenwood Drive,  
Wasaga Beach ON L9Z 2K5

Attn: Andrea Taylor  
Secretary-Treasurer, Committee of Adjustment  
[andrea.taylor@wasagabeach.com](mailto:andrea.taylor@wasagabeach.com)

**RE: NVCA Comments for Minor Variance  
14 Ramblewood Drive & 166 45<sup>th</sup> Street  
Town of Wasaga Beach  
Town File: A02525  
NVCA ID #24718**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for a Minor Variance at the subject property. The variances requested would permit a fence with an increased height to be located within the required front yard setback, permit abutting driveways along a common lot line with an increased combined width, and permit two commercial loading spaces to be located in an interior side yard with a 0 metre setback, and accessed from the abutting lands.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under the *Conservation Authorities Act*. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach.

**Provincial Planning Statement PPS (2024)**

1. Natural hazards policies contained within the PPS generally direct development to areas outside of hazardous lands and hazardous sites.

**Ontario Regulation 41/24**

2. The NVCA mapping illustrates that the portion of the lands subject to the variances proposed as per the drawing accompanied in the Notice of Public Meeting for this application is very minimally regulated for a wetland buffer (NVCA regulates development within 30 metres of wetland features).
3. NVCA staff acknowledges that a Site Plan application (SP00125) has previously been circulated to the NVCA that is associated with this Minor Variance application. NVCA comments from the Site Plan application remain applicable for this Minor Variance application.

### **Conclusion**

The NVCA has reviewed the Minor Variance application based upon our mandate. Given the comments above, the NVCA has no objection to the approval of this application. Please feel free to contact the undersigned at 705-424-1479 extension 281 or [mkaczmarczyk@nvca.on.ca](mailto:mkaczmarczyk@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Please circulate the NVCA with a copy of any Decision regarding the application to [planning@nvca.on.ca](mailto:planning@nvca.on.ca).

Sincerely,

A handwritten signature in black ink, reading "Mariella Kaczmarczyk". The signature is written in a cursive, flowing style.

Mariella Kaczmarczyk  
*Planner I*

CC: Cameron Watt – Town of Wasaga Beach

**B00425**  
**Amicorp Developments Inc. c/o Emilio Carinci**  
**Date of this Notice: June 26, 2025**  
**Tax Roll #: 436401001444601 & 43640100144460344615**



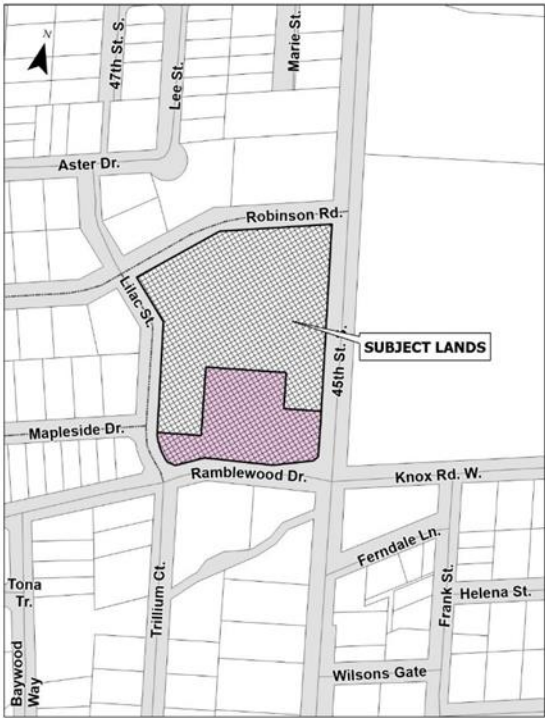
# Notice of Public Meeting Committee of Adjustment

**Application for a Consent (Easement) 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 & 166 45<sup>th</sup> 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 proposes to create three easements over the subject lands, consisting of: a storm water easement, storm water and overland flow easement and an access easement (loading spaces and accessible parking spaces).



The proposed storm water easement would have an area of approximately 242 square metres (2604.86 sq. ft.), and a frontage of approximately 4.6 metres (15 ft.) along Robinson Road.

The proposed storm water and overland flow easement would have an area of approximately 3,123 square metres (33,615.69 sq. ft.).

The proposed access easement (loading spaces and accessible parking spaces) would have an area of approximately 544 square metres (5,855.56 sq. ft.).

**OTHER APPLICATIONS:** The lands subject to the application for Consent (Easement) are currently the subject of Consent Applications B017/24, B018/24, B019/24, B03224, Minor Variance Application A02525 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

&  
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.

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

**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

**Phone:** (705) 429-3844 ext. 2281  
**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** 705.429.3844 x2250  
**Email:** [c.watt@wasagabeach.com](mailto: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.

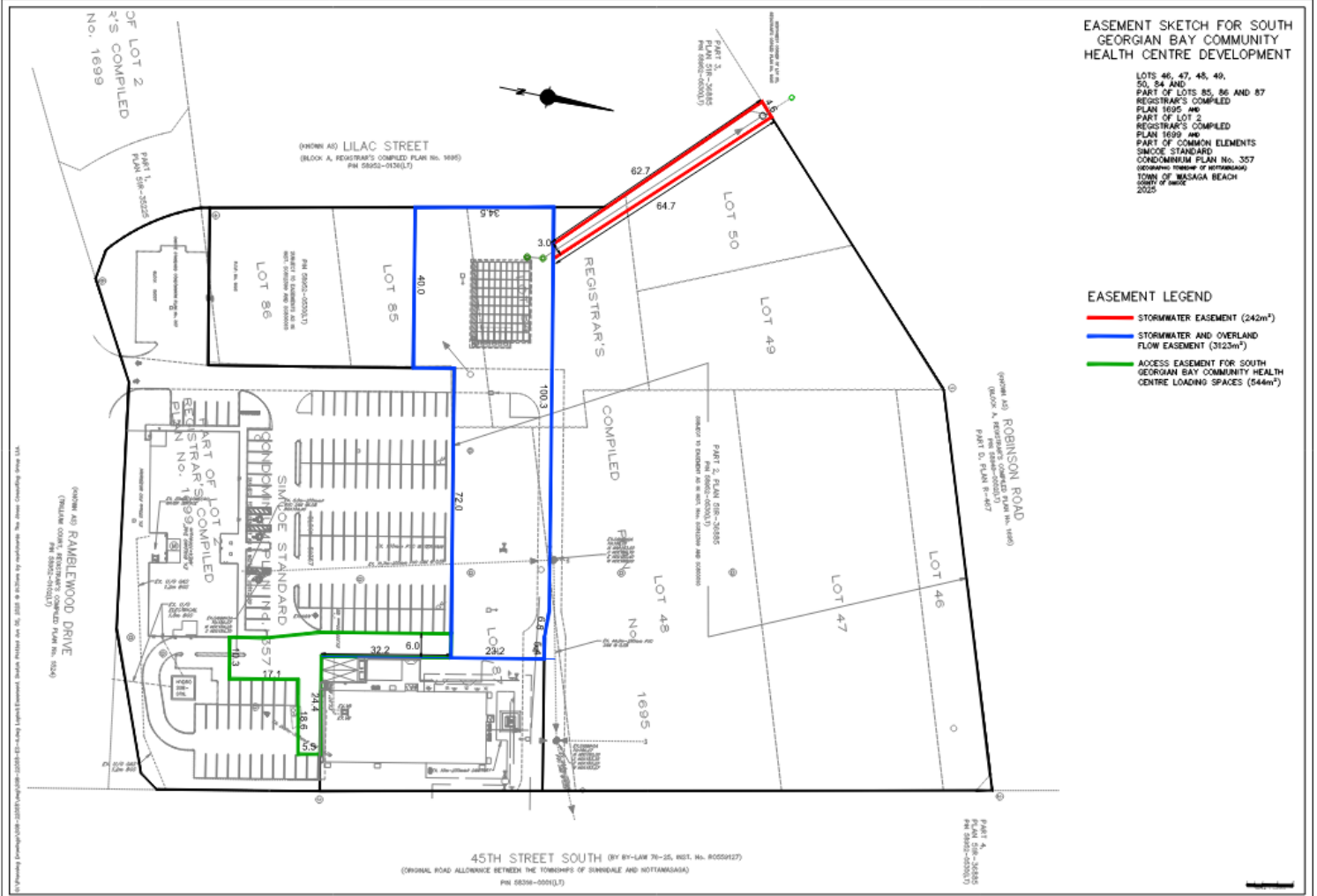
**Appeals:**

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.

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



### Applicant's Proposed Easement Sketch



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



## STAFF REPORT

**TO:** Committee of Adjustment

**FROM:** Cameron Watt, Planner I

**SUBJECT:** B00425 & A02525

**Applicant:** 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  
14 Ramblewood Drive & 166 45th Street South  
Consent (Easement) & Minor Variance

**DATE:** July 16, 2025

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### A. LANDS SUBJECT TO THE APPLICATION:

This Planning report is divided in two sections; the first section provides an analysis for Consent Application B00425, while the second section provides an analysis for Minor Variance Application A02525. Contained in the report are recommendations for both application(s). The report recommends approval of both application(s) with each application subject to conditions.

The subject lands are located on the west side of 45<sup>th</sup> St. South, south of Robinson Road, north of Ramblewood Drive and east of Lilac Street. The subject lands are legally described as *Lots 46-50, 84-87, RCP 1695 and Part of Lot 2, RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357 & 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.*

The subject lands have a combined frontage of approximately 208 metres (682.41 feet) along 45<sup>th</sup> Street South and a combined lot area of approximately 30210 square metres (325177.73 square feet).

The lands subject to this application for Consent (Easement) and application for Minor Variance are currently the subject of Consent Applications B017/24, B018/24,

B019/24, B03224, and Site Plan Approval Application SP00125 for a medical building which will be part of an integrated commercial development consisting of an existing medical building and future commercial uses.

## **Application for Consent (Town File B00425)**

### **B. PURPOSE AND EFFECT:**

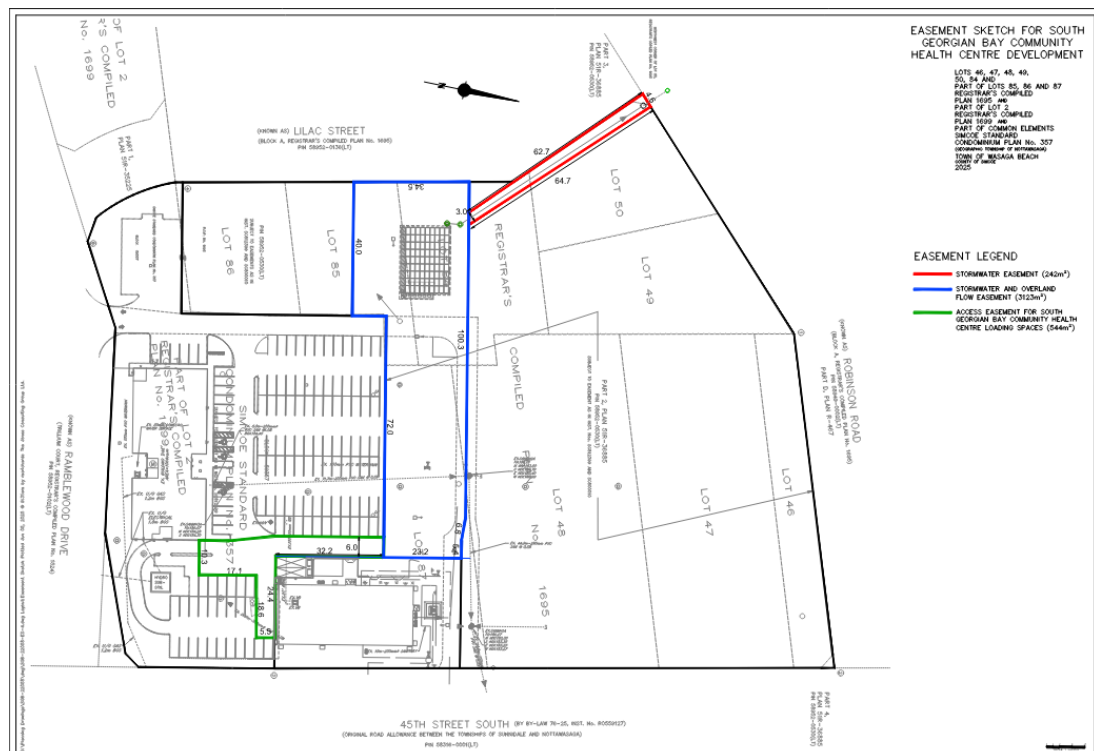
Application for Consent (Easement) B00425 has been submitted by The Jones Consulting Group Ltd. c/o Brandi Clement and The South Georgian Bay Community Health Centre c/o Heather KleinGebbinckon on behalf Amicorp Developments Inc. c/o Emilio Carinci, owner of the subject lands. The consent (easement) application proposes to create three easements over the subject lands.

The proposed storm water easement would have an area of approximately 242 square metres (2604.86 sq. ft.), and a frontage of approximately 4.6 metres (15 ft.) along Robinson Road.

The proposed storm water and overland flow easement would have an area of approximately 3,123 square metres (33,615.69 sq. ft.).

The proposed access easement (loading spaces and accessible parking spaces) would have an area of approximately 544 square metres (5,855.56 sq. ft.).

Figure 1 – Applicant's Proposed Easement Sketch



### C. COMMENTS

At the time of writing this report, the following comments had been received. Should additional comments be received prior to the Committee making their decision on the matter, Committee shall have regard for the comments.

<b><u>Submitted From:</u></b>	<b><u>Comments:</u></b>
<b>Town of Wasaga Beach Public Works/Engineering Department</b>	The Town's Public Works/Engineering department does not oppose applications Consent B00425 and Minor Variance Application A02525, subject to formal comments outlined in 'Appendix 1' & 'Appendix 2'.
<b>Nottawasaga Valley Conservation Authority (NVCA) Comments</b>	<p>The NVCA does not oppose Minor Variance application A02525, and is recommending the deferral of Consent Application B00425.</p> <p>Please see Appendix 4 &amp; Appendix 5 for a copy of the formal comments.</p>

No other comments were received at the time of writing this staff report.

### D. RECOMMENDATION:

#### **B004/25**

In consideration of the foregoing, based on the above, the Planning Department supports application **B004/25**, subject to the following conditions being applied:

1. THAT the applicant provide a reference plan, showing all of the affected lands and the constituent elements subject to the proposed easements.
2. THAT the applicant provide a draft legal description of the lands subject to the easements to be included in the Certificate of Official.
3. THAT prior to registration the applicant confirm the terms, constituent elements and the specific rationales for the easements to the satisfaction of the Town's Planning Department.

4. THAT the applicant shall pay to the Town of Wasaga Beach any additional costs and expenses incurred as a result of the review and approval of this application.

5. THAT all conditions of this decision be fulfilled and the documents presented to the Town's Planning Department for issuance of the Certificate of Consent within a period not to exceed 24 months from the date of decision.

### **A02525**

In consideration of the foregoing, based on the above, the Planning Department supports application **A025/25**, subject to the following conditions being applied:

1. THAT the development will be substantially consistent with the site plan and drawings provided with the application, contained within "Appendix 3" of this report.

2. THAT the variances sought through Minor Variance A02525 shall also apply to the lands subject to Consent applications B017/24 & B018/23, once finalized.

### **E. SUBJECT SITE:**

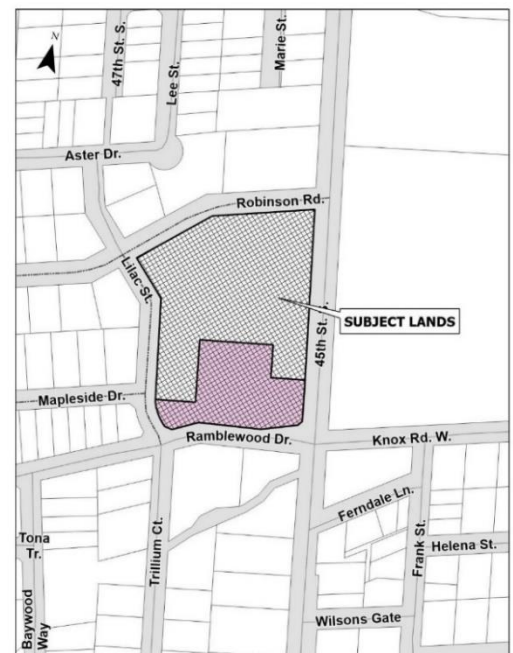
The subject lands are zoned "District Commercial" (CD) and "District Commercial - Hold" (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended, and are designated 'District Commercial' within the Town of Wasaga Beach Official Plan.

The subject lands consist of a vacant parcel (166 45th Street South) and the South Georgian Bay Community Health Centre (14 Ramblewood Drive).

The surrounding uses consist of lands zoned District Commercial (CD) to the north, Residential Type One (R1) to the west, Residential Type One – Sixteen (R1-16) and Environmental Protection (EP) to the south, and Residential Type Three Exception Thirty-Five Hold (R3-35H) and Open Space to the east.

The subject lands are located in an area that is regulated by the Nottawasaga Valley Conservation Authority (NVCA).

Figure 2 – Location Map



## **F. ANALYSIS:**

This section provides a summary of Planning staff's review of the relevant planning legislation and policies.

### **Planning Act, R.S.O. 1990, c. P.13**

The *Planning Act* provides a framework for municipalities within Ontario to develop Official Plans and Zoning By-laws, and also prescribes a framework and criteria through which land division such as by consent must be considered. Section 53(12) provides that in determining whether consent is to be given, there shall be regard to Section 51(24) of the *Planning Act* which provides a list of 13 criteria that planning authorities shall have regard for when considering the subdivision of land. The criteria covers topics including, but not limited to: matters of provincial interest, subdivision criteria, natural resources and flood control, utilities and municipal servicing, school board matters and efficient use and conservation of energy.

As the application for consent (easement) is not proposing any new lot creation, much of the criteria is not applicable. However, the application is generally consistent with the criteria that are applicable, in so far as it helps to facilitate an integrated appropriate use of the subject lands for medical buildings and future commercial uses.

In summary, Town Planning staff submit that the proposed consent (easement) application has regard for the 13 criteria outlined under sub-section Section 51(24) of the *Planning Act* and is consistent with Section 53(12).

### **Provincial Planning Statement, 2024**

The *Provincial Planning Statement 2024* (PPS, 2024) is a streamlined Provincial land-use planning document that came into effect on October 20<sup>th</sup>, 2024. The PPS 2024 replaces what was formerly known as the *Provincial Policy Statement, 2020* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*.

The *Planning Act* requires that municipal decisions on land-use planning matters be consistent with the policies of the PPS. The PPS, 2024 provides detailed policy direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. The PPS, 2024 is divided into four major policy categories: *Building Homes, Sustaining Strong and Competitive Communities, Infrastructure and Facilities, Wise Use and Management of Resources, Protecting Public Health and Safety*.

**Staff Comment:** The application for Consent (Easement) demonstrates consistency with the overall vision and policy objectives of the PPS, 2024.

**Simcoe County Official Plan**

The subject lands are designated as “Settlement” in the Official Plan for the County of Simcoe. One of the objectives of the Settlement designation is to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation and other services.

**Staff Comment:** Planning staff are of the opinion that the application for Consent (Easement) conforms to the Simcoe County Official Plan.

**Town of Wasaga Beach Official Plan**

The subject lands are designated “District Commercial” within the Town of Wasaga Beach Official Plan. The proposed future use of the lands will be for commercial purposes. It is recommended that the application for consent demonstrates general conformity with the “District Commercial” designation policies of the Town’s Official Plan.

Applications for consent must also conform to Section 19.4 of the Town’s Official Plan. Planning Staff have reviewed the policies as follows:

- 19.4.2      *Consents shall only be permitted where it can be shown that a registered plan of subdivision is not necessary for the proper and orderly development of the Municipality.*

**Staff Comment:** A registered plan of subdivision is not necessary for this proposed Consent (Easement) application. The lands are subject to Site Plan Control/Approval Application SP00125.

- 19.4.3      *a) Consents should be granted only in areas where undue extensions of Municipal services would not be required;*

**Staff Comment:** The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site. The consent (easement) will improve access to site servicing.

*b) Consents should only be granted when the land fronts on an existing public road, maintained to Municipal standards of construction;*

**Staff Comment:** The subject lands have existing public road frontage along 45<sup>th</sup> Street South, Robinson Road, Lilac Street and Ramblewood Drive which are maintained to Municipal standards of construction.

*c) Consents should have the effect of infilling existing developed areas, rather than unduly extending such areas;*

**Staff Comment:** The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

The application will assist with infilling an existing developed commercial area.

*d) Consents should recognize and have regard for the character of established residential neighborhoods and should take into consideration the impact and compatibility of the proposed development with the existing built form and fabric of an area;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

*e) The size of any parcel of land created by such a consent should be appropriate for the use proposed considering the public services available, soil conditions, surrounding development, and neighbourhood character, and in no case shall any parcel be created which does not conform to the provisions of the comprehensive Zoning By-law;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide



vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

*f) Direct access to and from arterial and collector roads should be controlled and properly designed and residential lots should, where possible, have access only from local roads;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). Access to the site will be controlled and properly designed.

*g) Consents should not be granted for land adjacent to a road from which access is to be obtained, where a traffic hazard would be created because of limited sight lines on curves or grades;*

**Staff Comment:** No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial development site.

The Town's Public Works/Engineering department has not identified any concerns pertaining to sight lines or traffic hazards in their comments.

*h) Consents should not be granted if the effect of granting the severance would prejudice the future development of an area. In particular, consents should not be granted if the effect is to exploit the frontage of the lands with little regard for the remainder of the property. In addition, consents in commercial and tourism designations may not be granted if the division of the property will prevent the efficient and appropriate present or future development of the property.*

**Staff Comment:** The application for Consent (Easement) would not prejudice the future development of the lands.

No new lots are proposed by way of the application for Consent (Easement). The Consent (Easement) application is for the purpose of creating two easements for accessing/maintaining the storm water utilities on the lands, and for creating one easement to provide vehicular access and parking between abutting lots within the same all-encompassing commercial

development site.

*i) Consents for new uses wholly within Natural Heritage System Category 1 Lands shall not be granted. Prior to consideration of a consent application within Natural Heritage System Category 2 Lands, an Environmental Impact Study is required to the satisfaction of the Town.*

**Staff Comment:** The subject lands are not located within the Natural Heritage System Category 1 or 2 land use designation in the Town's Official Plan.

Planning staff are satisfied that the proposed Consent (Easement) application maintains general conformity with Section 19.4 of the Town's Official Plan.

### **Town of Wasaga Beach Comprehensive Zoning By-law**

The subject lands are zoned "District Commercial" (CD) and "District Commercial - Hold" (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended. Within the CD Zone, there is no minimum lot area or lot frontage requirement for lots serviced by a public water system and a sanitary sewer system. The consent application is not proposing any lot creation. The "Hold" (H) provision indicates that the lands are subject to site plan/approval control.

### **G. CONCLUSION**

In consideration of the above, the Town's Planning Department supports application **B004/25** for the lands legally described as *Lots 46-50, 84-87, RCP 1695 and Part of Lot 2, RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357 & 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*. Should the Committee choose to approve application **B004/25**, Planning Staff recommend this approval also be subject to the above noted conditions.

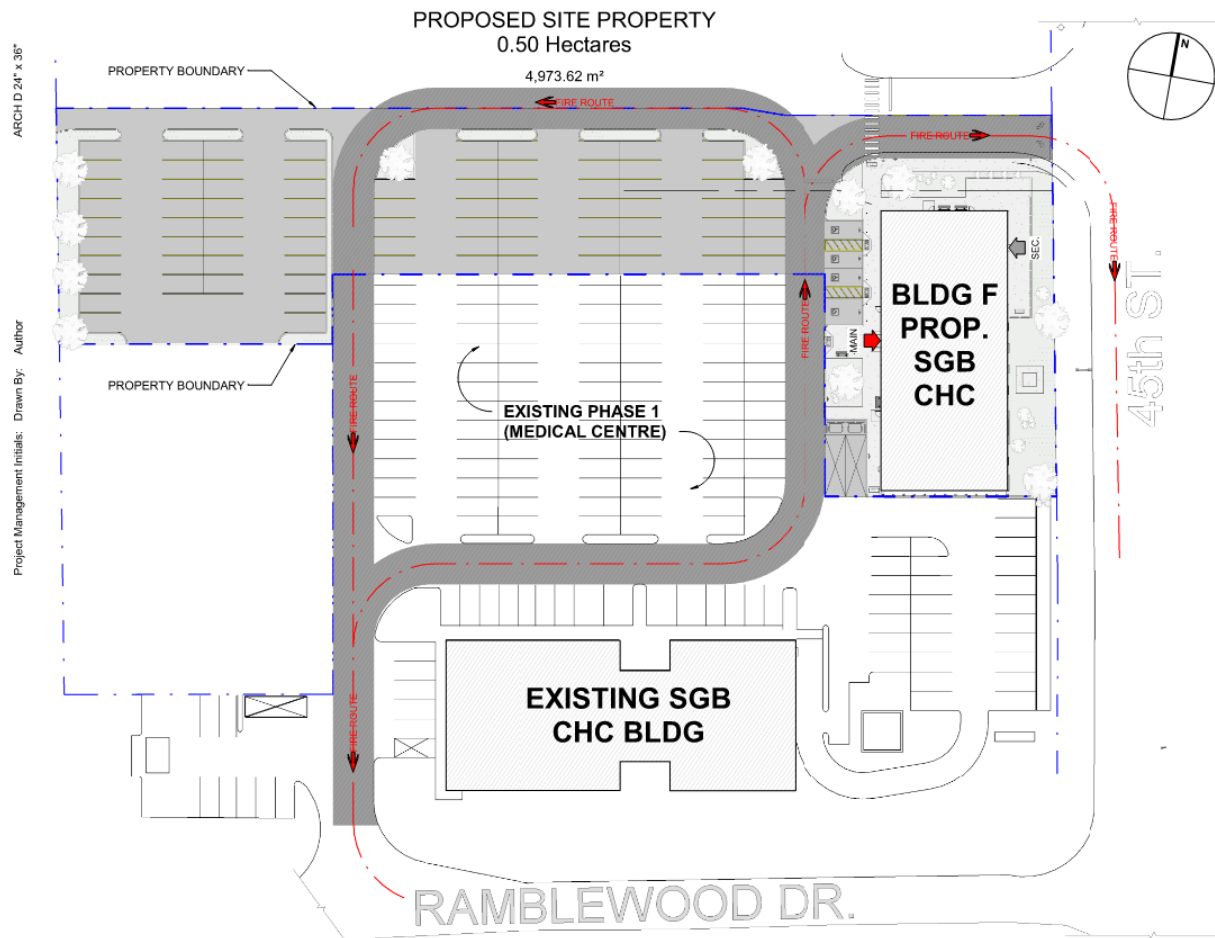
### **APPLICATION FOR MINOR VARIANCE (Town File: A02525)**

#### **H. PURPOSE AND EFFECT**

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. 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 requested variance(s)

sought through application A02525 are necessary to achieve zoning compliance in conjunction with Site Plan Approval Application SP00125.

Figure 2 – Lands Subject to Site Plan Approval Application SP00125



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 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.

## APPLICATION:

The applicant is requesting relief from Section 3 “General Provisions” of Comprehensive Zoning By-law 2003-60 of the Town’s Zoning By-law, as summarized in the table below:

### **Section 3.5.1 - Fences**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
Notwithstanding any provisions of this By-law to the contrary, fences shall not exceed 1.2 metres in height on the front lot line, and shall <b><u>not exceed 1.2 metres in height to the distance required for front yard setbacks</u></b> and thereafter a maximum of 2.13 metres.	To permit a maximum fence height of 1.8 metres (5.9 ft.) within the required front yard setback.	0.6 metres (1.96 ft.)

The application requests additional zoning relief from Section 3.38 “Off Street Parking Requirements” of Comprehensive Zoning By-law 2003-60 of Comprehensive Zoning By-law 2003-60, as amended.

### **Section 3.38.2.10**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
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 <b><u>if their combined width does not exceed 9 metres.</u></b>	To permit abutting driveways along a common lot line with a combined width of 13 metres (42.65 ft.) along 45 Street South.	4 metres (13.12 ft.)

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

### **Section 3.39.4.1**

<b>Permitted</b>	<b>Proposed</b>	<b>Difference</b>
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 than 3 metres to any	Section 3.39.4.1 – to permit a commercial use with loading spaces located in an interior side yard with a 0 metre setback.	1.5 metres (4.92 ft.)



## **ANALYSIS:**

### **Planning Act, R.S.O. 1990, c. P.13**

The Ontario *Planning Act* requires that in making planning decisions, the Committee must have regard for matters of Provincial Interest, as outlined by Section 2 of the Act, and the *Provincial Planning Statement*, as outlined by Section 3 of the Act. Based on review of the pertinent policies, Staff have no concerns with respect to the provisions of Section 2 and 3 of the Ontario *Planning Act*.

### **Provincial Planning Statement (2024)**

Section 3(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the Council of a municipality, or a Committee of Adjustment, in exercising any authority that affects a planning matter, shall be consistent with the policy statements and conform to the provincial plans issued by the Province. Upon review of the policies outlined in the Provincial Planning Statement (2024), it is the opinion of Planning staff that the Minor Variance(s), if granted, will be consistent with this subsection of the *Planning Act*.

### **County of Simcoe Official Plan**

The subject lands are designated “Settlement” in the Official Plan for the County of Simcoe. The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement. The County of Simcoe has provided no comments with respect to this application. However, it is the opinion of Planning Services staff that the Minor Variance(s), if granted, will conform to the County of Simcoe Official Plan.

### **Maintains the General Intent of the Official Plan**

The subject property is designated ‘District Commercial’ within the Town of Wasaga Beach Official Plan. The proposed variance(s) maintain the general intent of the Official Plan.

### **Maintains the General Intent of the Zoning By-law**

The subject lands are zoned “District Commercial” (CD) and “District Commercial - Hold” (CDH) in the Town of Wasaga Beach Zoning By-law 2003-60 as amended.

The applicant has requested relief from Section 3.5.1 - Fences of the Town’s Zoning By-Law, to permit a maximum fence height of 1.8 metres (5.9 ft.) within the required front yard setback.

The intent of the maximum fence height provision for fences located within the front yard is to ensure that sight lines for visibility are not impacted by the height of a fence.

The intended purpose of the fence location and increased height is to provide a semi-enclosed outdoor amenity area for the staff and patients of the new South Georgian Bay Community Health Centre building. The Public Works and Engineering Department have

confirmed that the location of the fence with an increased height does not obstruct the 4m x 15m sight triangle located at the driveway entrance to the subject lands along 45<sup>th</sup> Street South. As such, the fence does not appear to negatively impact sight lines on the development site.

It should be further noted that the applicant will need to sufficiently address all comments/recommendations provided by the Town's Landscape Architect pertaining to the fence, as part of the Site Plan Approval process.

Specifically, the applicant will need to provide decorative fencing rather than standard wood fencing, to contribute to the visual quality of the interface between the public and private realm on the lands.

The application requests additional zoning relief from 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.

The proposed driveway entrance to the new South Georgian Bay Community Health Centre building along the 45<sup>th</sup> Street South frontage shares access with the abutting lands (north side), which is zoned for future commercial development. The driveway entrance is technically located on two separate lots, as a result of an internal lot line. The driveway entrance, therefore consists of abutting driveways along a common lot line with a combined width of 13 metres, which exceeds the combined driveway width maximum of 9 metres (as per Section 3.38.2.10).

The intent of the Section 3.38.2.10 appears to be primarily intended to limit combined driveway widths along common lot line to a maximum width of 9 metres (max), for residential development lots.

The combined driveway width of 13 metres (42.6 ft.) is proposed to service the all-encompassing commercial development site (inclusive of the abutting commercially zoned lands located to the north and the existing health community health centre building to the south), and is proposed for the purpose of sufficiently accommodating all vehicles entering the development site, including delivery trucks and EMS vehicles.

The Town's Public Works and Engineering Department does not oppose the requested zoning relief.

The application requests additional zoning relief from Section 3.39.4.1 to permit a commercial use with loading spaces located in an interior side yard with a 0 metre setback.

The intent of Section 3.39.4.1 is to provide a separation distance between a proposed loading space location and an abutting/neighbor land use, and to ensure a sufficient setback distance between the loading space and any building or structures for maneuverability purposes.



A minor variance is required from Section 3.39.4.1 of the Town's Zoning By-Law, as a lot line technically separates the proposed loading spaces from the access aisles located on the abutting lands.

As the entirety of the subject lands will function as one all-encompassing commercial development site, this lot line conflict is strictly technical in nature. The loading spaces maintain the intent of the zone provision, and demonstrate the ability to function efficiently to service the overall commercial development proposal. The Town's Public Works and Engineering department does not oppose the requested zoning relief.

The application requests additional zoning relief from 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.

The intent of Section 3.39.5 is to ensure efficient access to loading spaces via a driveway at least 6 metres wide, to accommodate delivery vehicles.

The zoning relief sought through Section 3.39.5 is required as a lot line technically separates the loading spaces from the access aisles and driveway located on the abutting lands.

The variance will allow the loading spaces to be accessed via the driveway entrances located along both the 45<sup>th</sup> Street South and Ramblewood Drive frontage and from the internal access aisles, thereby allowing the loading spaces to function as a part of an all-encompassing commercial development site.

The Town's Public Works and Engineering Department to not oppose the requested zoning relief.

Planning staff submit that the requested variance(s) relief generally meets the intent of the Town's Zoning By-law.

### **Desirable for the Appropriate Development of the Land**

Planning staff recommend that the variance(s) requested are not anticipated to impact the proper use of the land, the neighbourhood, nor the municipality. Planning staff suggest that the variances are considered desirable and appropriate for the development of the land.

### **Considered Minor in Nature**

Planning staff recommend that the variances applied for are considered minor in nature, and would result in minimal impact relative to a form of development that would comply with existing provisions of the Zoning By-law.

**CONCLUSION:**

In consideration of the above, the Planning Department supports application **A02525** for the lands municipally addressed as 14 Ramblewood Drive & 166 45th Street South. Should the Committee choose to approve application **A02525**, Planning staff recommend this approval also be subject to the above noted conditions.

Respectfully Submitted,



Cameron Watt  
Planner I

Appendix 1 – Town of Wasaga Beach Public Works/Engineering Department Comments (B00425)

Appendix 2 - Town of Wasaga Beach Public Works/Engineering Department Comments (A02525)

Appendix 3 – Applicant's Planning Justification Report Submission

Appendix 4 – NVCA Comments B00425

Appendix 5 – NVCA Comments A02525

# MEMORANDUM



**TO:** Andrea Taylor, Planning Administrator

**CC:** Mike Pincivero, Manager of Engineering Services

**FROM:** Amy Mejia, Engineering Technologist

**SUBJECT:** Committee of Adjustment – B00425  
14 Ramblewood Drive, Lots 46-50, 84-87, RCP 1695 and Part of Lot 2,  
RCP 1699, Being Parts 1, 2, & 3 on Reference Plan 51R-35357

**DATE:** July 4, 2025

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As requested, Public Works has reviewed the above noted consent application.

## **SUMMARY OF REQUEST:**

The application proposes to create three easements over the subject lands, consisting of: a storm water easement, storm water and overland flow easement and an access easement (loading spaces and accessible parking spaces).

The proposed storm water easement would have an area of approximately 242 square metres (2604.86 sq. ft.), and a frontage of approximately 4.6 metres (15 ft.) along Robinson Road.

The proposed storm water and overland flow easement would have an area of approximately 3,123 square metres (33,615.69 sq. ft.). The proposed access easement (loading spaces and accessible parking spaces) would have an area of approximately 544 square metres (5,855.56 sq. ft.).

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- Public Works does not oppose the applicant's requests.
- Engineering staff question however if an access easement is also required for this site for the shared driveway?

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- Public Works / Engineering do not have any conditions.

Regards,

Reviewed by,

A handwritten signature in black ink, appearing to read "Mike Pincivero".

Amy Mejia, C.E.T., rcji  
Engineering Technologist

Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI

# MEMORANDUM



**TO: Andrea Taylor, Planning Administrator**

**CC: Mike Pincivero, Manager of Engineering Services**

**FROM: Amy Mejia, Engineering Technologist**

**SUBJECT: Committee of Adjustment – A02525**  
**14 Ramblewood Drive & 166 45<sup>th</sup> Street South, 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**

**DATE: July 4, 2025**

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As requested, Public Works has reviewed the above noted variance application.

## **SUMMARY OF REQUEST:**

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 meters (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 meters (42.65 ft.) along 45 Street South, whereas no driveway shall be established closer than 1.0 meter 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 meters.

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 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.

## **PUBLIC WORKS / ENGINEERING COMMENTS**

- 1) The subject lot must manage all storm water within the property and not impact adjacent lands with the construction of the addition.
- 2) A portion of the border of the subject site is in the jurisdiction of the Nottawasaga Valley Conservation Authority (NVCA).
- 3) Public Works / Engineering does not oppose to the request for variance 3.5.1 for the 1.8m high fence in the section shown on the detail included. The fence as shown on the detail does not obstruct the 4m x 15m sight triangle shown at the driveway entrance to the site off of 45<sup>th</sup> Street South. Therefore, there should not be a visual obstruction for traffic.
- 4) Public Works / Engineering does not oppose the request for variance 3.38.2.10 to allow for an abutting driveway along a common lot line with a combined width of 13.0m.
- 5) Public Works / Engineering does not oppose the request for variance 3.39.4.1 to permit a commercial use with loading spaces located in an interior side yard or rear yard.
- 6) Public Works / Engineering does not oppose the request for variance 3.39.5 to permit access to two loading spaces via a 6.0 meter wide driveway located on the abutting lands
- 7) Public Works does not oppose the applicant's requests.

## **PUBLIC WORKS / ENGINEERING CONDITIONS**

- PW has no conditions at this time.

Regards,



Amy Mejia, C.E.T., rcji  
Engineering Technologist

Reviewed by,



Mike Pincivero, P.Eng  
Manager of Engineering Services, RMO/RMI



June 6<sup>th</sup>, 2025

VIA EMAIL

Trevor Houghton, MCIP, RPP  
Director, Planning  
Development Business  
Services Unit  
Town of Wasaga Beach  
30 Lewis Street,  
Wasaga Beach, ON L9Z 1A1

Dear Mr. Houghton:

**Re: Application for Consent to Sever and Minor Variance  
Part of Lot 33, Concession 1, Town of Wasaga Beach, County of Simcoe  
South Georgian Bay Community Health Centre  
Our File: SGB-22058**

The South Georgian Bay Community Health Centre (SGBCHC) are applying for a Consent to Sever to recognize a proposed easement for an underground stormwater management storage tank including overland flow and associated pipes, and to allow for access to the loading spaces and three accessible parking spaces along west side of building through an easement provided on the adjacent lot.

In addition, a Minor Variance Application is required to recognize that the height of a proposed fence located on the north and east side of the proposed building will be a height of 1.8 metres rather than 1.2 metres as required in Section 3.5.1 of the Town's Comprehensive Zoning By-law 2003-60, that the proposed shared driveway will be a width of 12 metres rather than 9 metres as required in Section 3.38.2.10 of the Town's Comprehensive Zoning By-law 2003-60, that the loading spaces will be a distance of 0 metres from the interior side yard lot line rather than 1.5 metres as required in Section 3.39.4.1 of the Town's Comprehensive Zoning By-law 2003-60, and that access to the proposed loading spaces will not be from the lot in which the spaces/use is located as required in Section 3.39.5 of the Town's Comprehensive Zoning By-law 2003-60.

The following provides an analysis of the proposed Consent to Sever and Minor Variance applications and the applicable policies. Toward the end of the Report, an analysis on the 4 Test of a Minor Variance is provided.

#### **A. Property & Surrounding Uses**

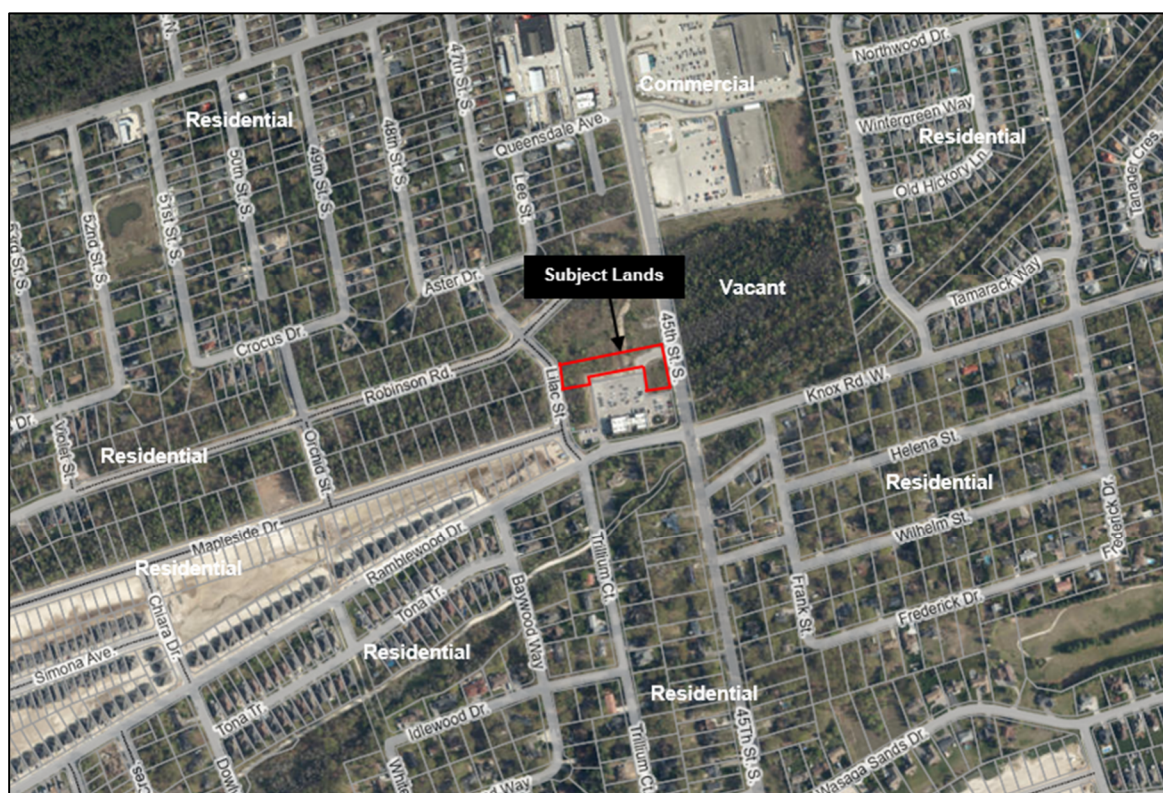
The subject lands are irregular in shape with an area of approximately 4,973.62 square metres (0.50 hectares), with a total frontage of approximately 55 metres along 45<sup>th</sup> Street South, 34.5 metres on Lilac Street, and an average depth of approximately 145 metres (**Figure 1**). Access to the subject lands is primarily from 45<sup>th</sup> Street South with secondary access provided through the overall lands to Ramblewood Drive. The lands are currently vacant and have been previously disturbed during the construction of the medical office on the adjacent lands.

The land uses surrounding the subject lands include the following:

- North: Residential and future Commercial.
- East: Vacant Land for Future Residential.
- South: Medical Office.
- West: Vacant and Future Residential.



**Figure 1: Aerial Imagery of Subject Lands**



## **B. Background and Policy Overview**

The subject lands were originally part of the overall lands which includes the existing Medical Office at 14 Ramblewood Drive. In July of 2024, three (3) Consent to Sever applications (B017/24, B018/24 and B019/24) were approved by the Committee of Adjustment. The conditions of approval are still being finalized. Two (2) of the Consent to Sever applications created two (2) new lots, one (1) of those lots being the approximate 0.50 hectare parcel known as the subject lands. The third application creates an easement over the driveway through the lands to grant vehicular access to the newly created lots and the abutting lands, with ingress/egress on 45th Street South and Ramblewood Drive.

A Site Plan Control application was submitted to the Town in January of 2025 to facilitate the intensification of the subject lands with a development for the South Georgian Bay Community Health Centre, which will be a two (2) storey medical building that consists of approximately 1,480 square metres of gross floor area. The proposed parking includes a total of 85 parking spaces with 81 standard spaces, 4 accessible spaces, and also 2 loading spaces. Access to the development is directly from 45th Street with secondary access provided from Ramblewood Drive.

Generally, the Provincial Planning Statement, 2024, encourages development to be directed toward settlement areas, encourages municipalities to support employment uses, promotes development on full municipal services, and encourages the intensification of lands within Settlement Boundaries. Further, the development is permitted within the County Official Plan Settlements designation, Town of Wasaga Beach Official Plan Commercial District designation, and Town of Wasaga Beach Comprehensive Zoning By-law District Commercial (CD(H)) Zone.





The Easement Sketch illustrated the three (3) proposed easements on the subject lands. The stormwater easement is identified in red on the sketch and is approximately 242 square metres in area. The stormwater and overland flow easement is identified in blue and is approximately 3,123 square metres in area. The access easement for the loading spaces and accessible parking spaces is identified in green and is approximately 544 square metres in area.

#### **D. Minor Variance Application**

Section 45(1) of the Planning Act gives the Committee of Adjustment the authority to grant a minor variance, if it is the Committee's opinion that the tests for approval of a minor variance have been met.

The requested variances are as follows:

- a) To vary **Section 3.5.1 Fences**, to permit a fence height of 1.8 metres, whereas Zoning By-law 2003-60 states that fences shall not exceed 1.2 metres in height on the front lot line, and shall not exceed 1.2 metres in height to the distance required for the front yard setbacks and thereafter a maximum of 2.13 metres.
- b) To vary **Section 3.38.2.10 Location and Access for Off Street Parking Requirements**, to permit a common driveway width of 12 metres, whereas Zoning By-law 2003-60 requires that 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.
- c) To vary **Section 3.39.4.1 Yards Where Permitted for Off Street Loading Requirements**, to permit the loading spaces to be located 0 metres from any lot line, whereas Zoning By-law 2003-60 requires that 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 than 3 metres to any Residential Zone or use, or 1.5 metres to any lot line.
- d) To vary **Section 3.39.5 Access for Off Street Loading Requirements**, to permit the loading spaces to be located on an adjacent lot from which the use is located, whereas Zoning By-law 2003-60 requires that access to loading spaces shall be by means of a driveway at least 6 metres wide contained within the lot on which the spaces are located and leading to a street or land located within or adjoining the Zone in which the use is located.

#### Minor Variance Tests (4)

Below is an analysis of how the requested variances meet these tests (**Figure 3**).

##### **1. Does the request maintain the general intent and purpose of the Official Plan?**

The purpose of this test is to ensure that the proposed variances do not alter the Zoning By-law such that it does not conform to the Official Plan.

In our opinion, varying Section 3.5.1 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed privacy fence height is 1.8 metres which is 0.6 metres higher than the permitted height in the Zoning By-law of 1.2 metres. The height of the fence will provide privacy and further safety measures between the adjacent uses, the roadway, and the proposed medical centre. The fence will not disrupt the sight lines for those leaving the property as the fence is set back on the property and is outside of the daylight triangle. The fence will not negatively impact the neighbouring uses and will be designed to be compatible and blend in with the design of the building.

In our opinion, varying Section 3.38.2.10 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed increase in width of abutting driveways along a common lot line to 12 metres allows for a 6 metre wide driveway on the subject lands and a 6 metre wide driveway on the neighbouring lands. This is an increase of 3 metres from the permitted width of 9 metres in Zoning By-law 2003-60. The proposed increase in width of the abutting driveway allows for an efficient flow of traffic between the subject lands and the adjacent uses and provides appropriate access for large delivery trucks that are required for the proposed use on the adjacent lands. Further, the proposed size of the driveway allows for an emergency vehicle route and sufficient access to both sites.

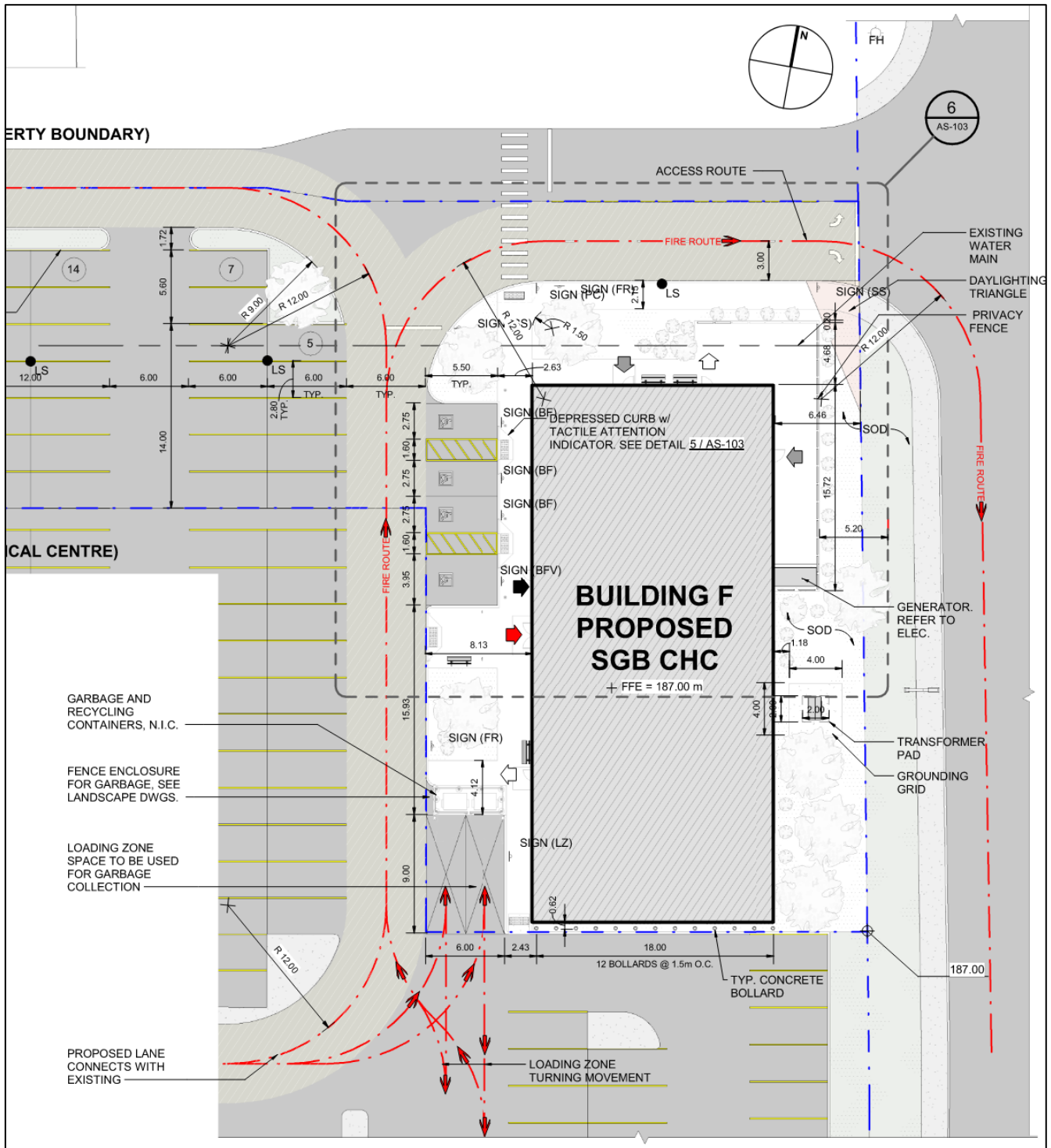
In our opinion, varying Section 3.39.4.1 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed loading spaces are proposed to be located 0 metres from the interior side yard lot line which is a 1.5 metre decrease from the Zoning By-law requirement of 1.5 metres. Since the proposed loading spaces will be accessed from the adjacent property, the deficient buffer from the lot line is required to allow access to the spaces. The location of the loading spaces allows for an efficient design of the building, parking, loading spaces and buffers and must be accessed from the adjacent property to allow for the maximum efficiency of use on the lands. If the spaces are moved the building must decrease in size which is not ideal as the medical centre use is a much needed facility in the Town.

In our opinion, varying Section 3.39.5 of the Zoning By-law will continue to maintain the general intent and purpose of the Official Plan. The proposed access point to the loading spaces is not located directly on the subject lands but on a separate, adjacent property, at 14 Ramblewood Drive which is part of the overall development of these properties. The loading spaces have been designed to fit adjacent to the building but due to the configuration of the lands and the necessary size of the building, the access to the spaces is provided through 14 Ramblewood Drive. The location of the loading space access point will allow for the loading spaces to be safely and easily accessed through to the subject lands including the maneuvering of the necessary trucks. Medium-sized truck deliveries to the building will be infrequent.

The Official Plan does not regulate development standards for such design features as fences, abutting driveways and loading spaces in relation to a development. The varying of these development standards does not change the use of the lands, or alter any policies in the Official Plan. The proposed loading spaces will be designed in accordance with the Zoning By-law standards in terms of size and number of spaces required.

In our professional planning opinion, the requested variances maintain the general intent of and purpose of the Official Plan.

**Figure 3: SGBCHC Site Plan Excerpt**



## **2. Does the request maintain the general intent and purpose of the Zoning By-law?**

This test requires an assessment of whether the application represents a major departure from the general intent and purpose of the Zoning By-law.

The subject lands are zoned District Commercial Hold (CD(H)). The proposed medical office is a permitted use in this Zone, per Section 10.2.2 of the Town Comprehensive Zoning By-law 2003-60. Other than the Sections noted below in which the variances are being sought, all other sections of the Zoning By-law will be met.

In our opinion, varying Section 3.5.1 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the height of the proposed fence located on the north and east side of the proposed building will be a height of 1.8 metres, which is a 0.6 metre increase from the required zoning standard. The fence will provide privacy and safety for staff members and will be designed to fit the aesthetics of the building and design of the site.

In our opinion, varying Section 3.38.2.10 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the proposed shared driveway between the subject lands and the adjacent development as proposed will be a combined width of 12 metres, which is a 3 metre increase from the required zoning standard. The proposed increase is necessary for the proper functioning of both developments when considering the larger trucks that will be used for delivery purposes for the proposed use on the adjacent lands. The increase in width will not negatively impact either the subject lands or the adjacent lands but will permit a more efficient egress and ingress to the site.

In our opinion, varying Section 3.39.4.1 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that the loading spaces will be a distance of 0 metres from the interior side yard lot line. Typically, these setbacks are necessary to allow for spatial separation between a use and the adjacent lands. In the case of this development, it is one of many developments existing and proposed on the overall land holdings which when fully developed will be integrated together as one large development with separate functions. The general public would not know that the subject lands are a separate parcel of land where the loading spaces are located right at the interior property line as there is still sufficient separation from the roadways and adjacent developments on other lands. The deficient setback is required to allow for the most efficient design of the medical centre on the lands being that the property is an irregular shape.

In our opinion, varying Section 3.39.5 will continue to maintain the general intent and purpose of the Zoning By-law. The Minor Variance application will recognize that access to the proposed loading spaces will not be from the lot in which the spaces or use is located. The location of the loading space access point will allow for the loading spaces to be safely and easily accessed through the subject lands including the maneuvering of the trucks in and out of the site. Most of the public attending the site would not know that this is a separate parcel of land nor does it affect how the overall site will function. The location of the loading spaces allows for the most efficient design of the medical centre on the subject lands.

The proposed variances are not proposing to change or alter any permitted uses on the lands which one could conclude if this was the case would be changing the intent or purpose of the zone in which the lands are located. Other than the Sections discussed above, the proposed development will continue to meet all other zoning standards in the Town Comprehensive Zoning By-law 2003-60 and the site will develop with a use that is permitted in the Zoning By-law.

In our professional planning opinion, the proposed variances will maintain the general intent and purpose of the Zoning By-law.

**3. Is the request desirable for the appropriate development or use of the land, building or structure?**

In assessing this test, the variances should be measured against whether they will introduce an element that is undesirable for the appropriate development or use of the land, building or structure, and whether there would be cumulative impacts if subsequent applicants followed this direction.

The subject lands are adjacent to a site that has been developed for over a decade with a medical office. The additional lots that were recently created will support the proposed development on the subject lands, as well as a large commercial development in the future. Once fully developed, the overall lands will function as a multi-use development supporting the needs of the residents of the Town with shared access points and shared services.

The varying of certain development standards such as the height of the privacy fence, increased width of the shared driveway access off 45<sup>th</sup> Street, location of the loading spaces to be right at a lot line, and the location of the access to the loading spaces on the adjacent lot will allow for the use on the subject lands to efficiently and effectively operate. If the subject lands was not a separate parcel of land but continued to operate as one overall parcel with the existing and proposed uses, the majority of the variances would not be required. The only reason that most of the variances are needed is because the South Georgian Bay Community Health Centre requires that their development be located on a separate parcel of land for funding purposes. The general public would not be affected by the approval of the variances that are being sought, nor will they affect any other surrounding land uses. The proposed medical centre will contribute to the community of Wasaga Beach while intensifying development on vacant land.

Any individual wishing to vary the development standards in a Zoning By-law would have to go through the Committee of Adjustment for approval and have their application reviewed in the context of their particular proposal. The rationale for a varied development standard may not be the same rationale used on another property as the circumstances may be different. In our opinion, no cumulative impacts would occur if subsequent applicants followed this direction. Each Planning Act application is reviewed on its own merits.

In our professional planning opinion, the proposed variances are desirable for the appropriate development or use of the land, building or structure.

**4. Is the request minor in nature?**

The assessment of an application should consider the impact of the proposal on adjacent properties and the compatibility of the proposal with the surrounding land uses. The use of the word 'minor' must be reviewed on a site-specific basis relative to the immediate impact the approval of the variances would impose on the surrounding neighborhood.

Within this minor variance test, a key to assessing the minor nature of the application is to assess whether the public interest would be better served by proceeding through a rezoning process, rather than a minor variance process. As previously noted, the proposed variances are not altering the permitted uses of the lands, or altering any existing built form. The application is simply requesting to permit the increase height of a privacy fence, the increase in width of a shared driveway, the location of the loading spaces at the interior side yard lot line, and the location of the loading space access point to be on an adjacent lot, none of which, in our opinion, will alter the appropriate use of the land. The development will facilitate a commercial use that is much needed in not only the Town but the County of Simcoe as doctors and associated services are difficult to obtain for many residents. The functionality of the overall subject lands will not be hindered or negatively impacted by any proposed variances. Further, if the subject lands were not a separate parcel of land the only variance that would be required would be for the increased width of the common driveway along 45<sup>th</sup> Street.

In our opinion, there is no broader public interest that would benefit from the enhanced public circulation and review that would be associated with an application for a Zoning By-law Amendment because the use of lands will not be impacted.

The proposed variances are appropriate for this development, and will allow for the future medical centre to be developed on a separate parcel of land as required by the Ministry. Further, the proposed Minor Variances will not negatively impact the existing built form in the surrounding area, or any future proposed development on adjacent lands. In our professional planning opinion, the variances requested are minor in nature.

In our professional planning opinion, the variances requested continue to support good planning practices while at the same time not negatively impacting the surrounding land uses.

Sincerely,

**THE JONES CONSULTING GROUP LTD**



Brandi L. Clement, MURP, AICP, MCIP, RPP  
Partner

Kara Pollock, BURPI.  
Planner



**Nottawasaga Valley**  
Conservation Authority

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July 10, 2025

SENT BY EMAIL

Town of Wasaga Beach  
120 Glenwood Drive,  
Wasaga Beach ON L9Z 2K5

Attn: Andrea Taylor  
Secretary-Treasurer, Committee of Adjustment  
[andrea.taylor@wasagabeach.com](mailto:andrea.taylor@wasagabeach.com)

**RE: NVCA Comments for Consent**  
**14 Ramblewood Drive & 166 45<sup>th</sup> Street**  
**Town of Wasaga Beach**  
**Town File: B00425**  
**NVCA ID #24718**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for a Consent (easement) at the subject property. The application proposes to create three easements over the subject lands, consisting of: a storm water easement, storm water and overland flow easement and an access easement (loading spaces and accessible parking spaces).

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under the *Conservation Authorities Act*. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach.

**Provincial Planning Statement PPS (2024)**

1. Natural hazards policies contained within the PPS generally direct development to areas outside of hazardous lands and hazardous sites.

**Ontario Regulation 41/24**

2. The NVCA mapping illustrates that a portion of 14 Ramblewood Drive is minimally regulated for flood hazards, and a portion of 166 45<sup>th</sup> Street is minimally regulated for wetland buffer (NVCA regulates development within 30 metres of wetland features).
3. The three proposed easements appear to be located outside of natural hazards on the subject lands based on NVCA's estimated regulatory mapping, however technical staff have flagged a potential wetland feature within the northwest area of 166 45<sup>th</sup> Street through aerial imagery that may change the regulatory limits and will need to be confirmed through a site visit and feature staking exercise.
4. Any proposed easement boundaries should be located outside of the confirmed wetland limits. Depending on the results of the staking exercise, a scoped EIS may also be required.



### **Conclusion**

The NVCA has reviewed the consent (easements) based upon our mandate. Given the comments above, the NVCA recommends deferring the approval of the application until further information is provided in relation to the potential wetland feature. Please feel free to contact the undersigned at 705-424-1479 extension 281 or [mkaczmarczyk@nvca.on.ca](mailto:mkaczmarczyk@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Please circulate the NVCA with a copy of any Decision regarding the application to [planning@nvca.on.ca](mailto:planning@nvca.on.ca).

Sincerely,



Mariella Kaczmarczyk  
*Planner I*

CC: Cameron Watt – Town of Wasaga Beach



**Nottawasaga Valley**  
Conservation Authority

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July 10, 2025

SENT BY EMAIL

Town of Wasaga Beach  
120 Glenwood Drive,  
Wasaga Beach ON L9Z 2K5

Attn: Andrea Taylor  
Secretary-Treasurer, Committee of Adjustment  
[andrea.taylor@wasagabeach.com](mailto:andrea.taylor@wasagabeach.com)

**RE: NVCA Comments for Minor Variance**  
**14 Ramblewood Drive & 166 45<sup>th</sup> Street**  
**Town of Wasaga Beach**  
**Town File: A02525**  
**NVCA ID #24718**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for a Minor Variance at the subject property. The variances requested would permit a fence with an increased height to be located within the required front yard setback, permit abutting driveways along a common lot line with an increased combined width, and permit two commercial loading spaces to be located in an interior side yard with a 0 metre setback, and accessed from the abutting lands.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under the *Conservation Authorities Act*. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Town of Wasaga Beach.

**Provincial Planning Statement PPS (2024)**

1. Natural hazards policies contained within the PPS generally direct development to areas outside of hazardous lands and hazardous sites.

**Ontario Regulation 41/24**

2. The NVCA mapping illustrates that the portion of the lands subject to the variances proposed as per the drawing accompanied in the Notice of Public Meeting for this application is very minimally regulated for a wetland buffer (NVCA regulates development within 30 metres of wetland features).
3. NVCA staff acknowledges that a Site Plan application (SP00125) has previously been circulated to the NVCA that is associated with this Minor Variance application. NVCA comments from the Site Plan application remain applicable for this Minor Variance application.

### **Conclusion**

The NVCA has reviewed the Minor Variance application based upon our mandate. Given the comments above, the NVCA has no objection to the approval of this application. Please feel free to contact the undersigned at 705-424-1479 extension 281 or [mkaczmarczyk@nvca.on.ca](mailto:mkaczmarczyk@nvca.on.ca) should you require any further information or clarification on any matters contained herein.

Please circulate the NVCA with a copy of any Decision regarding the application to [planning@nvca.on.ca](mailto:planning@nvca.on.ca).

Sincerely,

A handwritten signature in black ink, reading "Mariella Kaczmarczyk". The signature is written in a cursive, flowing style.

Mariella Kaczmarczyk  
*Planner I*

CC: Cameron Watt – Town of Wasaga Beach