

A04125

Frank Giorgio

Date of this Notice: January 7, 2026

Tax Roll #: 436401000171100



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by RF Design c/o Ron Fleer, on behalf of Frank Giorgio, owner of the subject lands.

Property Location: 88 29th Street North

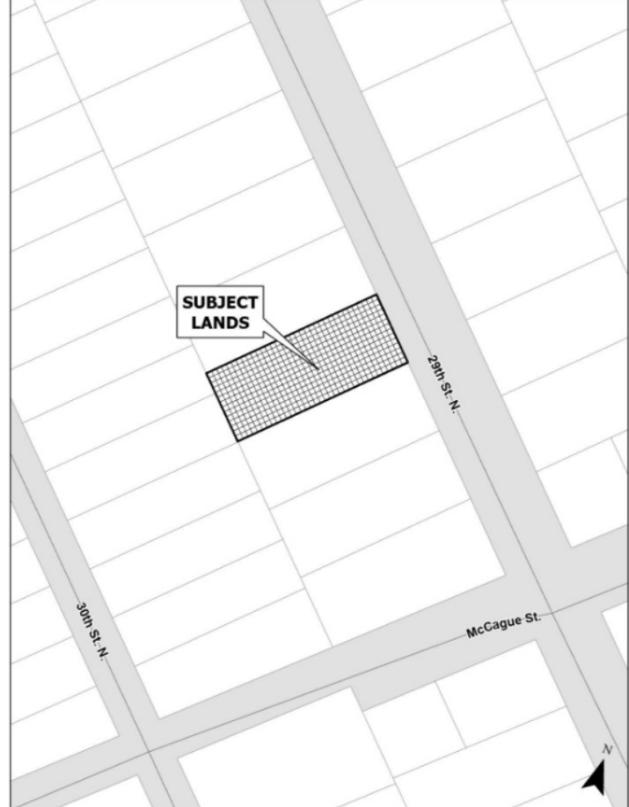
Public Meeting Date: Wednesday, January 21, 2026, at 2:00 p.m.

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

What is being proposed?

The applicant requests relief from Section 4 "Residential Type 1 (R1) Zone" of Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.5 – to permit a reduced interior side yard setback of 1.22 metres (4 ft.) along the south-eastern property boundary for the proposed detached accessory building (garage), whereas an interior side yard setback of 1.8 metres (5.9 ft.) is required.
- Section 4.3.6 – to permit a reduced rear yard setback of 4.57 metres (15 ft.) for the proposed detached accessory building (garage), whereas a rear yard setback of 7.6 metres (24.93 ft.) is required.



The variance(s) requested would facilitate the construction of a 40.1 sq.m. (432 sq. ft.) detached garage with a reduced interior side yard setback of 1.22 metres (4 ft.) along the south-eastern property boundary, and a reduced rear yard setback of 4.57 metres (15 ft.).

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

The legal description of the subject lands is: *PLAN 1033 LOT 76*.

What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

Written Comments: You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary Treasurer. Written comments received before the meeting will be read by the Secretary Treasurer at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public Meeting.

Comments can be emailed to: cofa@wasagabeach.com

Verbal Comments: This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Secretary Treasurer, no later than 12:00 p.m. (Noon) on the Tuesday before the Public Meeting, by

Note: Alternative formats available upon request.

January 20, 2026.

To participate in the hearing and/or provide comments, you must register by scanning the below QR code



Notice of Decision:

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the meeting date.

Where Can I Find More Information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Secretary Treasurer, Committee of Adjustment
Town of Wasaga Beach
120 Glenwood Drive
Wasaga Beach, ON

Hours of operation:
Monday-Friday 8:30am-4:30pm

Phone: (705) 429-3844 ext. 2281
Email: cofa@wasagabeach.com

Questions? Ask the Planner!

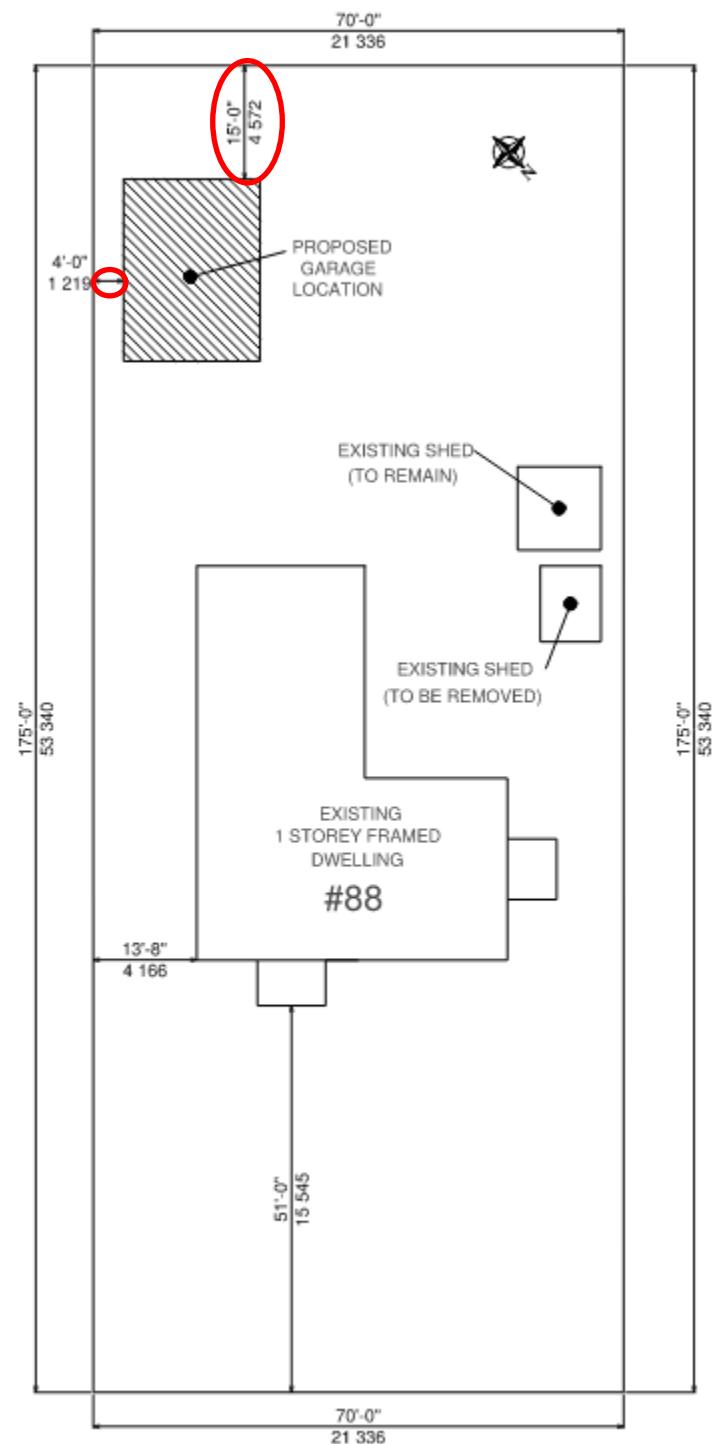
Phone: (705) 429-3844 x 2270
Email: samantha.elinesky@wasagabeach.com

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. All public meetings are recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.

Note: Alternative formats available upon request.

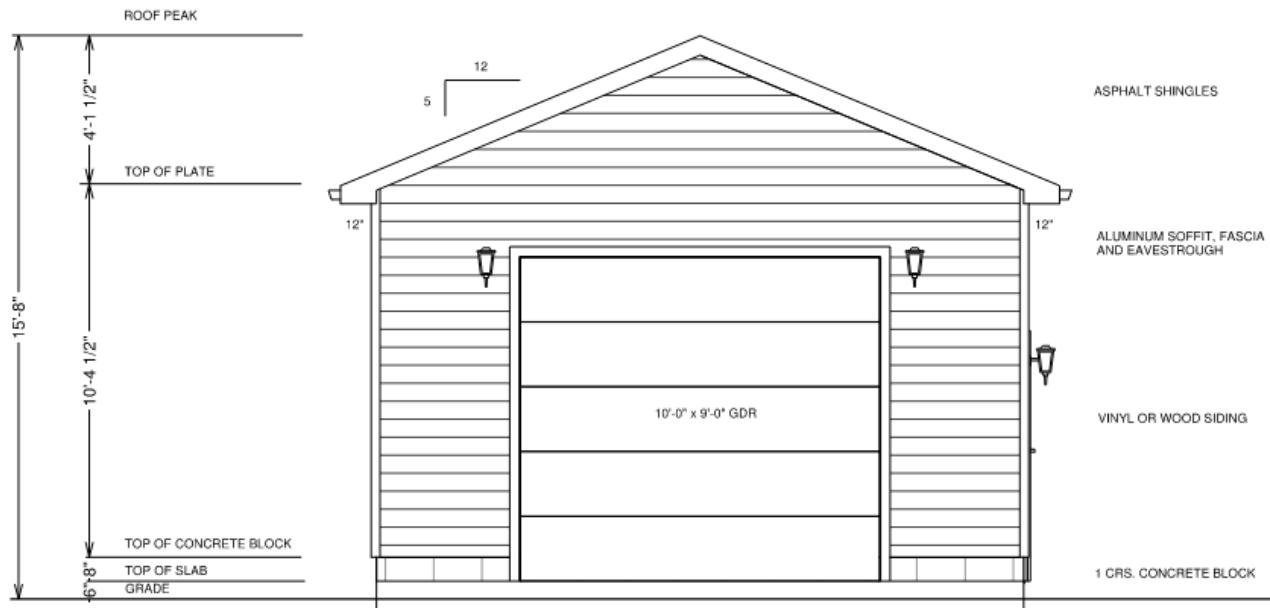
Applicant's Site Plan Sketch



29th STREET NORTH

Note: Alternative formats available upon request.

Applicant's Elevation Drawing



ELEVATION A
SCALE 1/4"-1'-0"

Note: Alternative formats available upon request.