

A04325
Robert & Anne Winter
Date of this Notice: January 7, 2026
Tax Roll #: 436401000409900



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Mighton Construction Limited c/o Adam Mighton, on behalf of Robert & Anne Winter, owners of the subject lands.

Property Location: 130 32nd Street South

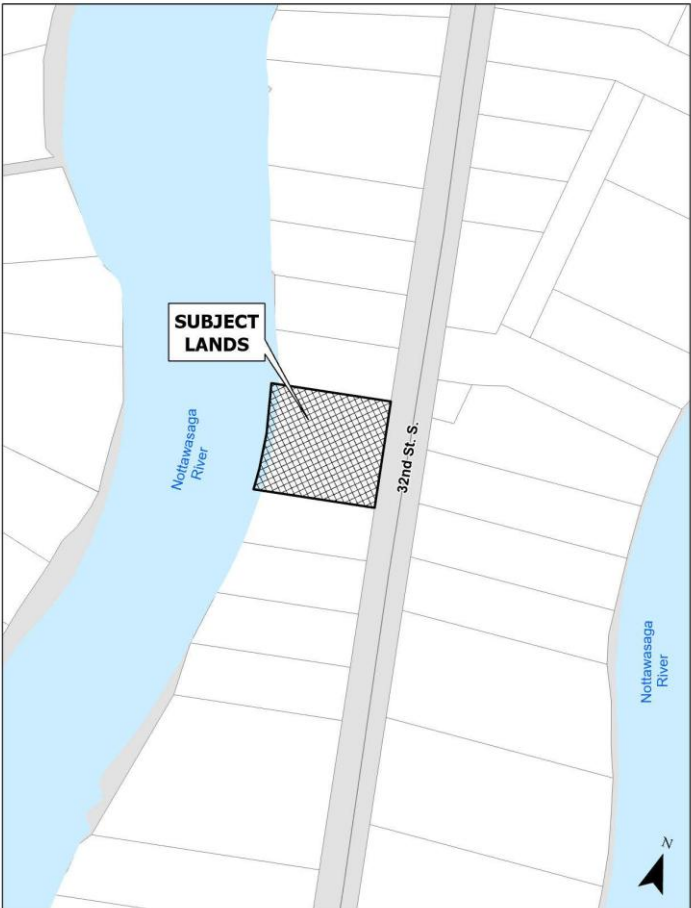
Public Meeting Date: Wednesday, January 21, 2026 at 2:00 p.m.

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

What is being proposed?

The 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 3.1.5.7 – to permit a detached accessory building in the front yard between the front lot line and the main building, with a front yard setback of 1.53 metres (5.01 ft.) and with additional relief from other provisions of the By-law (interior side yard), whereas detached accessory buildings may be permitted to be located in the front yard between the front lot line and the main building on the 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.)



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

- Section 4.3.5 – to permit an interior side yard setback of 1.7 metres (5.57 ft.) associated with an addition to the main dwelling along the northern property boundary, whereas a minimum interior side yard setback of 1.8 metres (5.9 ft.) is required; AND, to permit an interior side yard setback of 1.2 metres (3.93 ft.) along the southern property boundary associated with the proposed detached accessory building located in the front yard, whereas 1.8 metres (5.9 ft.) is required.

The variance(s) would facilitate the construction of a one-storey addition to the main dwelling on the northern portion of the property boundary with a proposed interior side yard setback of 1.7 metres (5.57 ft.), and permit the construction of a detached accessory building (garage) located in the front yard between the front lot line and the main building with a front yard setback of 1.53 metres (5.01 ft.) and interior side yard setback of 1.2 metres (3.93 ft.) on the southern property boundary.

OTHER APPLICATIONS: The lands subject to this application for Minor Variance are not currently the subject of any other *Planning Act* applications.

Note: Alternative formats available upon request.

The legal description of the subject lands is PLAN 822 S PT LOT 10 NPT 11.

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 **January 20th, 2026**.

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



Register

Notice of Decision:

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

Where Can I Find More Information?

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

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

Hours of Operation:

Monday-Friday 8:30am-4:30pm

Phone: (705) 429-3844 ext. 2281

Email: cofa@wasagabeach.com

Questions? Ask the Planner!

Phone: 705.429.3844 x 2272

Email: 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.

Note: Alternative formats available upon request.

Applicant's Site Plan Sketch
NOTTAWASAGA RIVER



30.48 M

SITE PLAN
130 - 32 ND ST S
WASAGA BEACH

R1 F

16.87 m

7.58 m

15.39 m

8.611 m

EXISTING 1 STOREY
DWELLING
R1

10.66 m

EXISTING
PORCH

2.74 m

1.7 m

11.9 m

NEW DRIVEWAY

3.4 m

6.09 m

PROPOSED 1 STOREY
ADDITION

6.7 m

6.7 m

PROPOSED 2 CAR
GARAGE

6.7 m

1.2 m

1.53 m

35.05 m

MIGHTON CONSTRUCTION LIMITED

NOV- 24 - 2025

scale - 1:100

Note: Alternative formats available upon request.