

A02025

Gregory & Marianne Twine

Date of this Notice: June 2, 2025

Tax Roll #: 436401001139600



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Gregory & Marianne Twine, owners of the subject land.

Property Location: 430 Golf Course Road

Public Meeting Date: Wednesday, June 18, 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. 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 (1,353.34 sq. ft.) for all detached accessory buildings/structures, whereas the maximum lot coverage for all detached buildings on the subject lands is 106.58 square metres (1,147.21 sq. ft.).

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 (1,147.21 sq. ft.) detached building (garage).

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

The legal description of the subject lands is CON 8 PART LOT 26 RP; 51R25593 PART 1.

## What happens at the Public Hearing?

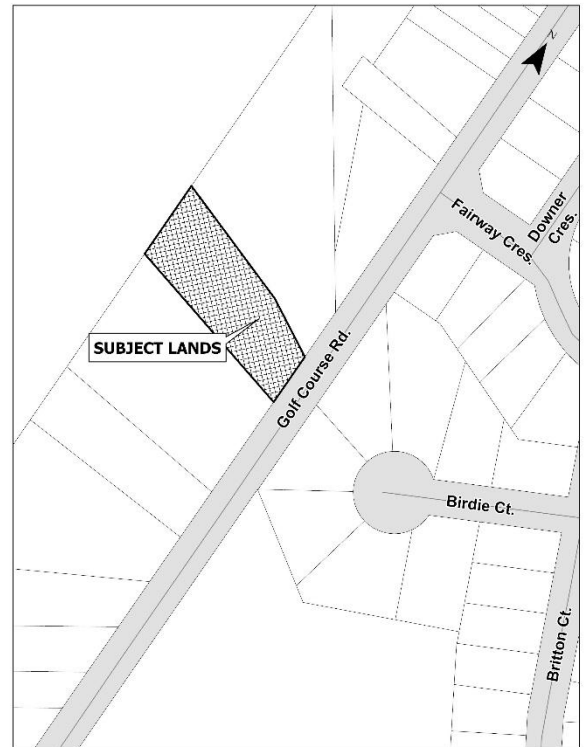
The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**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: [pmnotices@wasagabeach.com](mailto:pmnotices@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 **June 17, 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  
30 Lewis Street  
Wasaga Beach, ON

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

**Phone:** (705) 429-3844 ext. 2282  
**Email:** [pmnotices@wasagabeach.com](mailto:pmnotices@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.

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

Applicant's Site Plan Sketch

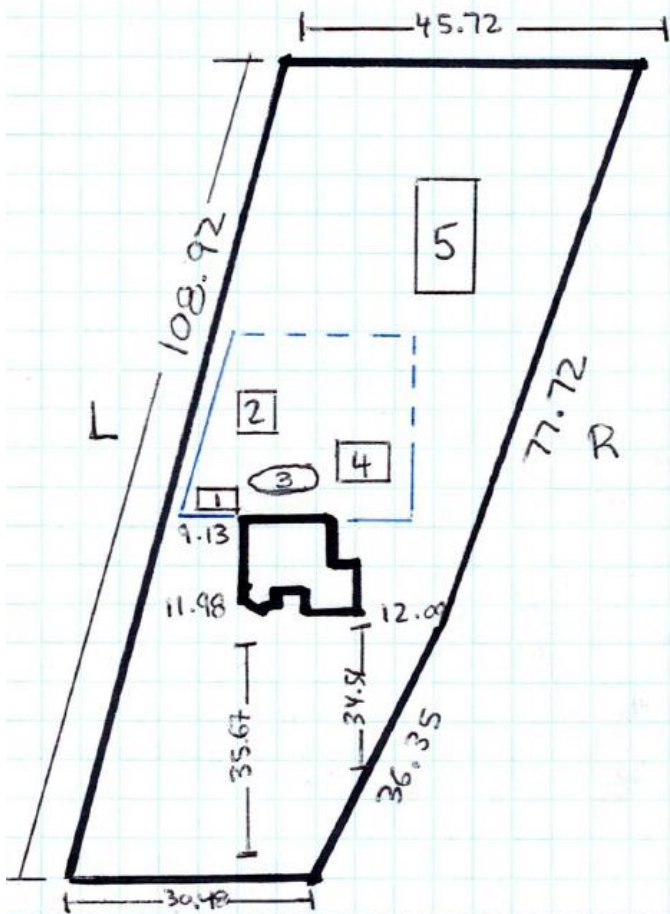
Legend

- ① Pergola  
Front Back Side(L) Side(R)  
48.07 51.7 3.14 32.1
- ② Pool House  
Front Back Side(L) Side(R)  
62.17 37 1.6 32.2
- ③ Pool  
Front Back Side(L) Side(R)  
56.57 43 7.6 21.8
- ④ Ground level deck  
Front Back Side(L) Side(R)  
53.67 54 15 17
- ⑤ Shop (detached garage)  
Front Back Side(L) Side(R)  
62.67 37 25 7.5

Solid blue = wood fence 6' high  
Dotted blue = chain link fence 4' high

Metric measurements

Scale 1:1000



Golf Course Rd