

A02625
Valentin Lavrov
Date of this Notice: August 1, 2025
Tax Roll #: 436401001138982



Notice of Public Meeting Committee of Adjustment

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

Property Location: 10 Birdie Court

Public Meeting Date: Wednesday, August 20, 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 3.1.3 – to permit a maximum of six (6) detached accessory buildings/structures in the Residential Type 1 (R1) Zone, whereas a maximum of two (2) detached accessory buildings shall be permitted.

The variance requested would permit the existing detached accessory buildings/ structures located in the rear yard to remain.

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 M497 LOT 4.

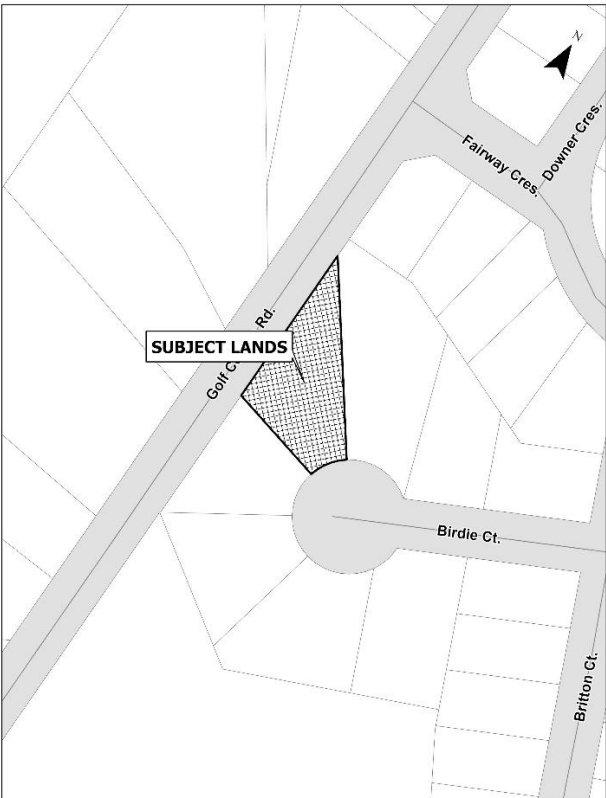
What happens at the Public Hearing?

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

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 **August 19, 2025**.



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

Note: Alternative formats available upon request.



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

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

Proposed Site Plan



Note: Alternative formats available upon request.