

A00426

River Creek Developments INC. c/o Giulio Balestra

Date of this Notice: Feb. 26, 2026

Tax Roll #: 436401000876700



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by TD Consulting INC. on behalf of, River Creek Developments INC. c/o Giulio Balestra, owner of the subject lands.

Property Location: 38 Laidlaw Street

Public Meeting Date: Wednesday, March 18th, 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 4 "Residential Type One (R1) Zone" of Comprehensive Zoning By-law 2003-60, as amended.

Specifically, the application requests relief from the following provisions:

Section 4.3.5 – to permit reduced interior side yard widths/setbacks of 1.26 metres (4.1ft.) along the northern property boundary and 1.35 metres (4.4 ft.) along the southern property boundary, whereas an interior side yard width/setback of 1.8 metres (5.9 ft.) is required.

Section 4.3.9 – to permit an increased lot coverage maximum of 40%, whereas a lot coverage maximum of 35% is permitted.

The variance(s) requested would permit the construction of a new 184.96 square metre (1990.89 sq. ft.) single detached dwelling with reduced interior side yard setbacks and an increased maximum lot coverage.

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

The legal description of the subject lands is: *PLAN 804 PT LOT 29 RP;51R44265 PART 3*

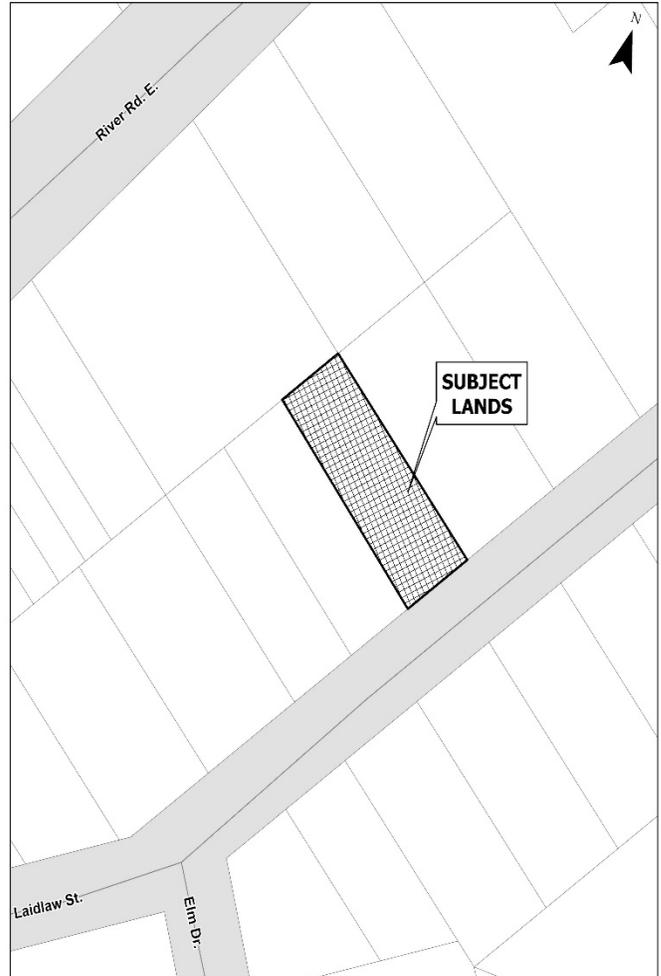
What happens at the Public Hearing?

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 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

Note: Alternative formats available upon request.



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 **March 17th, 2026.**



Register

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 x2250

Email: c.watt@wasagabeach.com

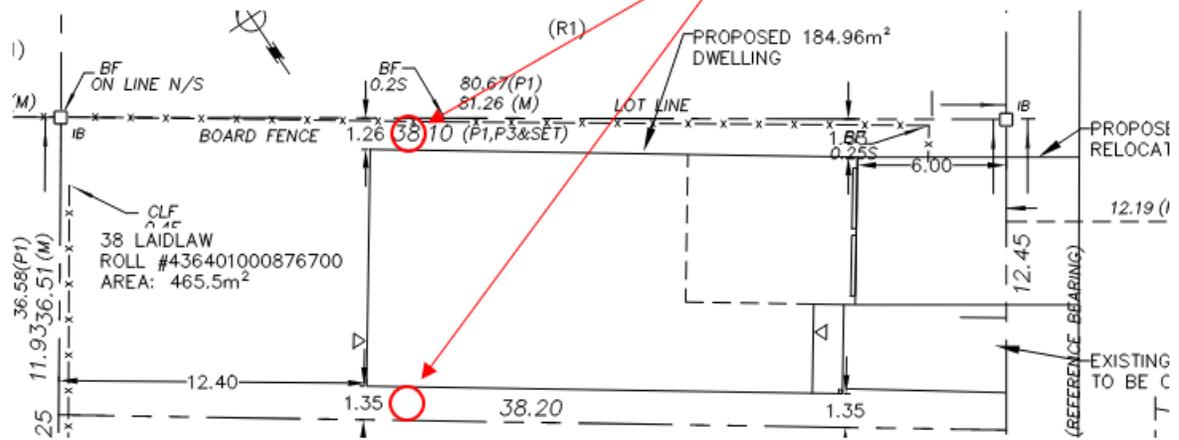
A note about information you may submit to the Town:

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.

Note: Alternative formats available upon request.

Applicant's Site Plan/Sketch Submission

Proposed Interior Side Yard
Width/Setbacks of 1.26 metres
(4.1 ft.) and 1.35 metres (4.4 ft.)



Proposed Lot Coverage
(Max.) of 40%