

A02825  
Brendan Farquhar  
Date of this Notice: August 27, 2025  
Tax Roll #: 436401001649100



# Notice of Public Meeting Committee of Adjustment

Application for Minor Variance has been submitted by Connor McBride on behalf of Brendan Farquhar, owner of the subject lands.

Property Location: 8717 BEACHWOOD ROAD

Public Meeting Date: Wednesday, September 17, 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 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 4.3.1 – to permit a minimum lot area of 378.18 square metres (4,070.73 sq. ft.) for a lot served by a public water system and a sanitary sewer system, whereas a minimum lot area of 464.5 square metres (5,000 sq. ft.) is required for a lot served by a public water system and a sanitary sewer system.

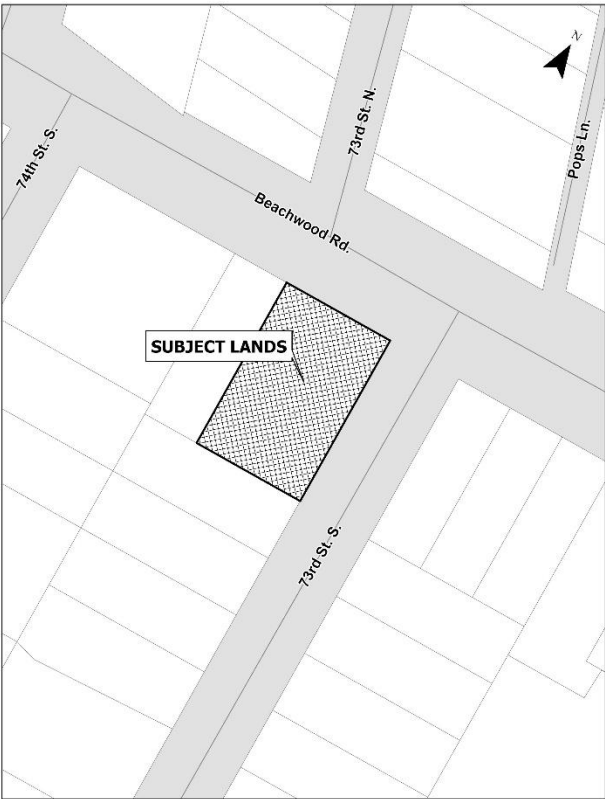
Section 4.3.5 – to permit a minimum interior side yard setback/width of 1.2 metres (3.93 ft.), whereas a minimum interior side yard setback/width of 1.8 metres (5.9 ft.) is required.

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

Section 4.3.6 – to permit a minimum rear yard setback of 2.48 metres (8.13 ft.), whereas a minimum rear yard setback of 7.6 metres (24.93 ft.) is required.

The variance associated with minimum interior side yard would be applied to the future building envelopes associated with proposed ‘Lot 1’ and ‘Lot 2’, subject to Consent applications B00725 & B01125. The variance(s) associated with minimum lot area and maximum lot coverage would be applied to the proposed ‘Lot 2’, subject to Consent applications B00725 & B01125. The variance associated with the minimum rear yard setback would be to recognize the existing dwelling on the proposed ‘Lot 3’, subject to Consent applications B00725 & B01125.

**OTHER APPLICATIONS:** The lands subject to this application for Minor Variance are currently the subject of Consent applications B00725 & B01125.



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

The legal description of the subject lands is PLAN 889 LOT 7 TO 8.

### **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](mailto: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 **September 16th, 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  
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](mailto:coa@wasagabeach.com)

### **Questions? Ask the Planner!**

**Phone:** (705) 429-3844 ext. 2250

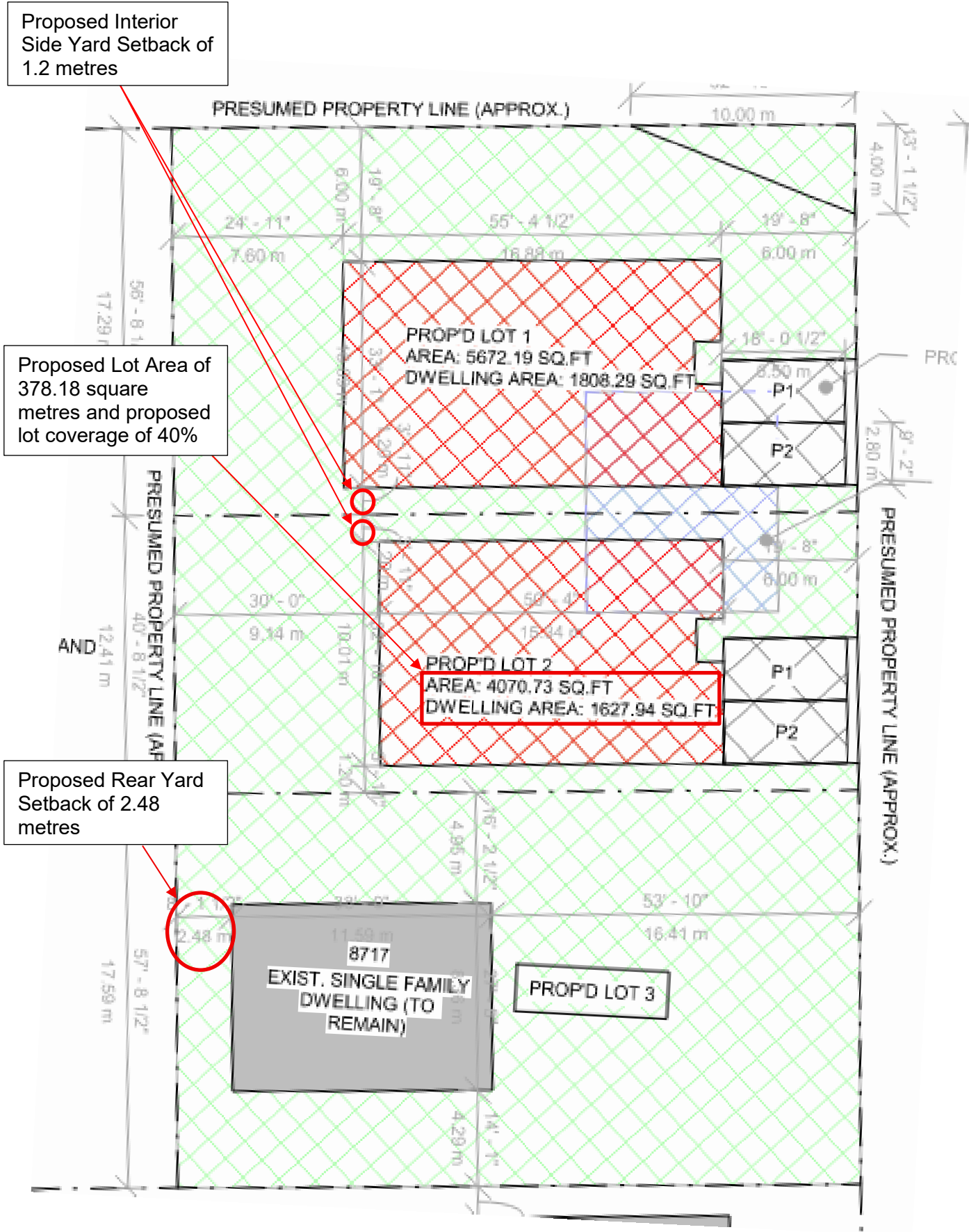
**Email:** [c.watt@wasagabeach.com](mailto:c.watt@wasagabeach.com)

### **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**



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