

A01726

Robert Brown

Date of this Notice: May 29, 2026

Tax Roll #: 436401000882700



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Robert Brown, owner of the subject lands.

Property Location: 246 River Road East

Public Meeting Date: Wednesday, June 17, 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 applicant 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 3.1.2 – to permit a maximum lot coverage of 88.83 square metres (956.16 sq. ft.) for all detached accessory buildings, whereas the maximum lot coverage for all detached accessory buildings in the (R1) Zone is 65 square metres (699.65 sq. ft.).
- Section 3.1.3 – to permit a maximum of three (3) detached accessory buildings, whereas the maximum number of detached accessory buildings in the (R1) Zone is two (2).
- Section 3.1.4 – to permit a detached accessory building (garage) with a peaked roof and a maximum height of 5.08 metres (16.68 ft.), whereas the maximum height of a detached building with a peaked roof accessory to a residential use is 5 metres (16.4 ft.).
- Section 3.1.5.4 – to permit the construction of a detached accessory building (garage) with a front yard setback of 12.50 metres (41.01 ft.), whereas detached accessory buildings are not permitted within the front yard or located closer to the street line than the main dwelling.
- Section 3.1.5.7 – to permit the location of a detached accessory building (garage) with an increased height, to be located between the front lot line and the main dwelling, with a front yard setback of 12.50 metres (41.01 ft.), whereas a minimum front yard setback of 12 metres (39.37 ft.) is permitted for accessory buildings and structures that conform with all other provisions of the Zoning By-law.



The variance requested would facilitate the construction of a detached garage with a gross floor area of 52 square metres (559.72 sq. ft.) and an increased height of 5.08 metres (16.68 ft.) to be located within the front yard between the front lot line and the main dwelling. Further, the variance would recognize two (2) existing detached accessory buildings (boat house and garden shed) for a total three (3) detached accessory buildings on the property, and would permit an increased lot coverage for detached accessory buildings on the subject property.

Note: Alternative formats available upon request.

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

The legal description of the subject lands is PLAN 752 LOT 26 BEING RP;51R23197 PART 2

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 **June 16, 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.

Appeals:

If a person or public body has the ability to appeal the decision of the Town of Wasaga Beach Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of Wasaga Beach Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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!

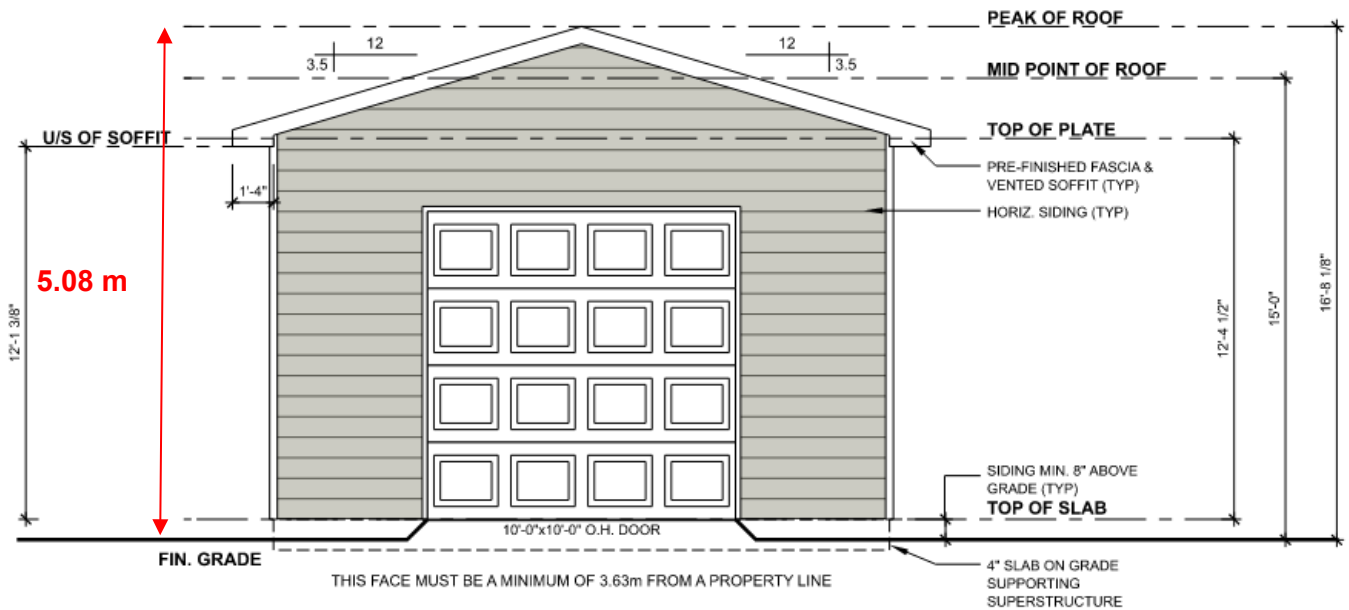
Phone: (705) 429-3844 x2279

Email: nhel.soriano@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.



Note: Alternative formats available upon request.