

B00126

Jean Patricia Anderson

Date of this Notice: February 26, 2026

Tax Roll #: 436401000144600



Notice of Public Meeting Committee of Adjustment

An Application for Consent (Boundary Adjustment/ Lot Addition) has been submitted by Jean Patricia Anderson, owner of the subject lands.

Property Location: 109 35th Street North

Public Meeting Date: Wednesday, March 18, 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 proposed boundary adjustment/lot addition will change the lot line configuration of the lands located at 109 35th Street North and 269 McCague Street.

The boundary adjustment/lot addition (shown as 'Part 2' on the proposed severance sketch provided) proposes to sever approximately 179.12 square metres (1928.03 sq. ft.) from the lands municipally addressed as 109 35th Street North, which is to be added to the lands municipally addressed as 269 McCague Street.

The resultant enhanced/benefitting lot (shown as 'Part 2' and 'Part 3' on the proposed severance sketch provided) located at 269 McCague Street will have a total lot frontage of approximately 28.34 metres (92.97 ft.) and an enhanced total lot area of approximately 523.7 square metres (5,637.05 sq. ft.).

The retained lands (shown as 'Part 1' on the proposed severance sketch provided) located at 109 35th Street North will have a total lot frontage of approximately 43.84 metres (143.83 ft.) along McCague Street and a total lot area of approximately 804.8 square metres (8,662.79 sq. ft.) after the transfer of the 179.12 square metres (1,928.03 sq. ft.) to the 269 McCague Street lands.

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

The legal description of the subject lands is *PLAN 705 LOT 237 and PLAN 705 PT LOT 216*.

What happens at the Public Hearing?

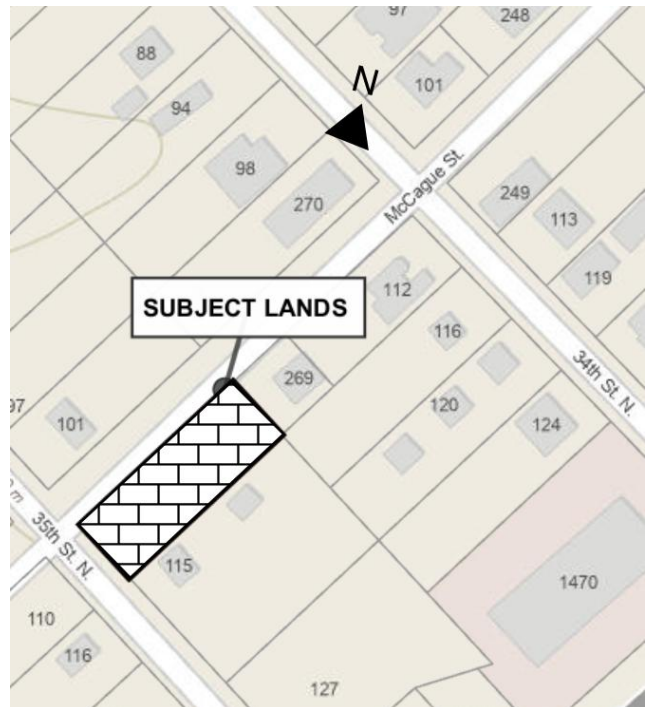
The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

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 **March 17, 2026**.

Note: Alternative formats available upon request.



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 ext. 2272

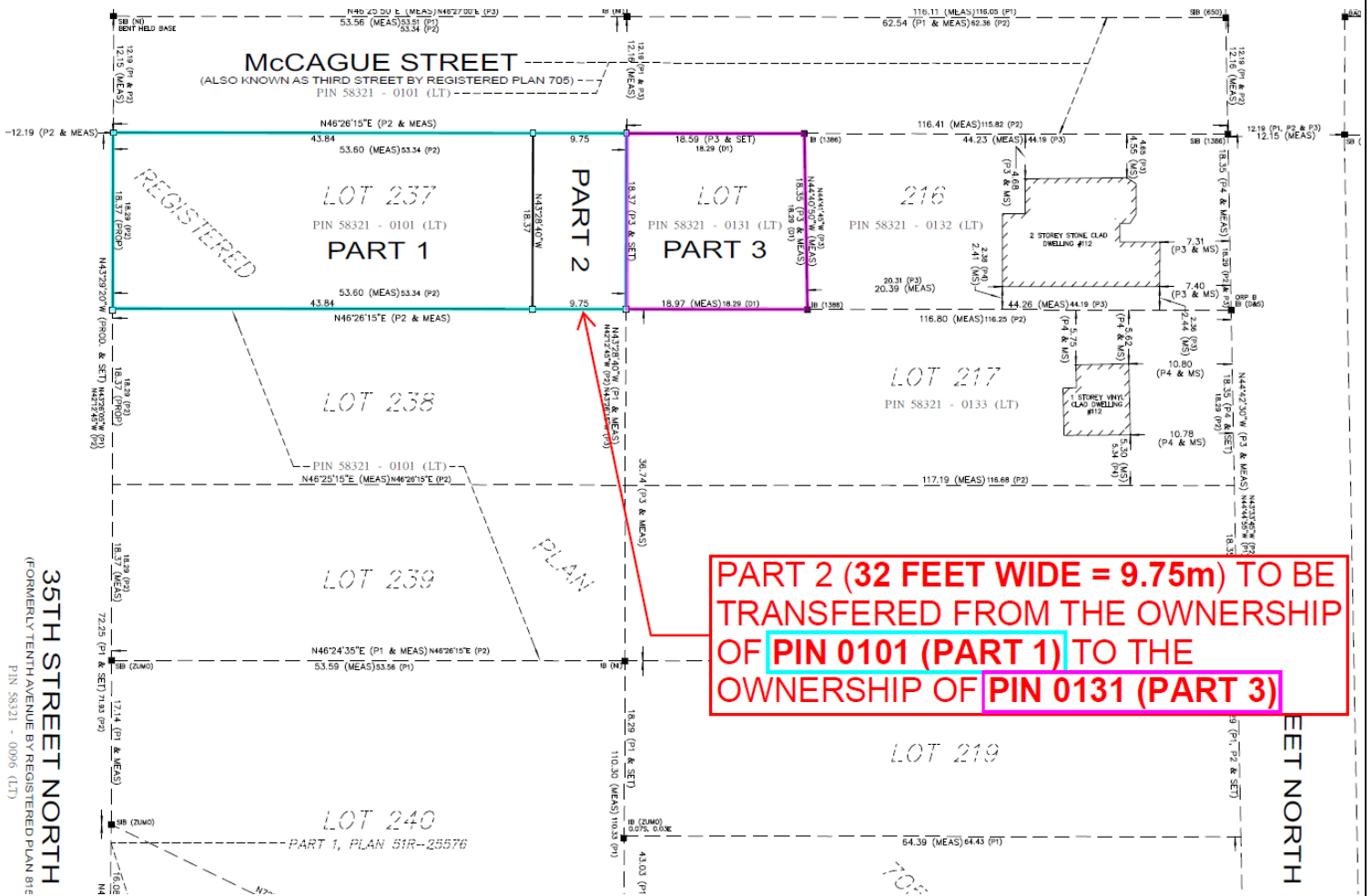
Email: joel.vines@wasagabeach.com

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 Proposed Severance Sketch



Note: Alternative formats available upon request.