

A00726

Brent and Kelly Martin

Date of this Notice: February 26, 2026

Tax Roll #: 436401001106600



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Ron Fler on behalf of Brent and Kelly Martin, owners of the subject lands.

Property Location: 530 River Road East

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 applicant requests relief from Section 3 "General Provisions" of Comprehensive Zoning By-law 2003-60, as amended, specifically:

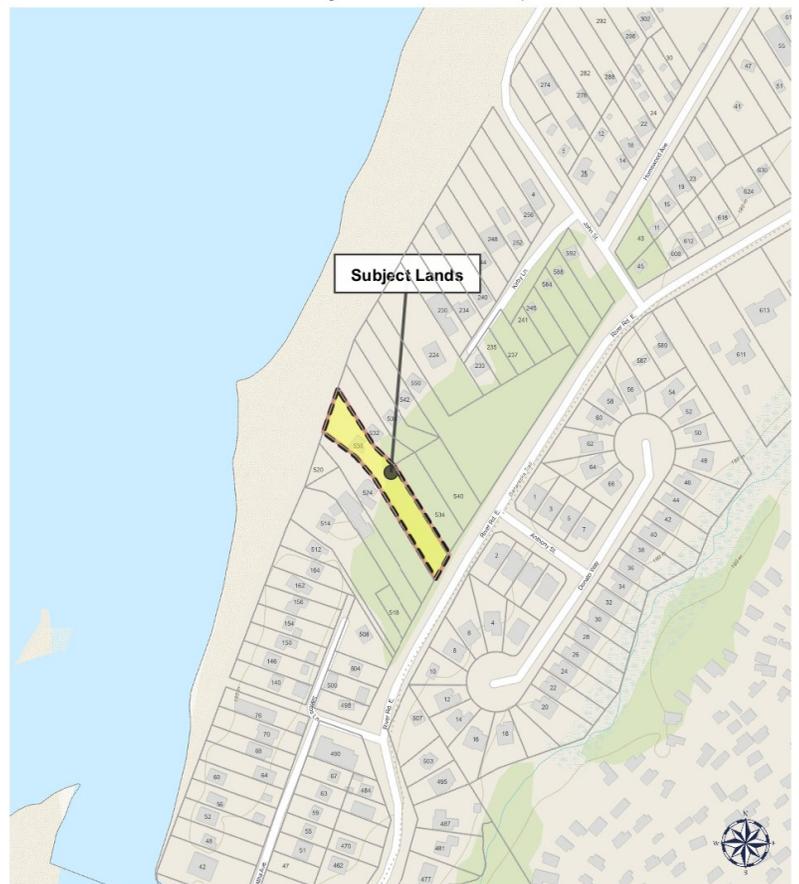
- Section 3.1.2 – to permit a maximum lot coverage of 73.5 square metres (791.15 sq. ft.) for all detached accessory buildings, whereas the maximum lot coverage for all detached accessory buildings in the R1 Zone is 65 square metres (699.65 sq. ft.).
- Section 3.1.4 – to permit a detached accessory building with a peaked roof and a maximum height of 7.8 metres (25.59 ft.), whereas the maximum height of a detached building with a peaked roof that is accessory to a residential use is 5 metres (16.4 ft.); AND, to permit a detached accessory building with two storeys, whereas detached accessory buildings shall not exceed one storey.
- Section 3.1.5.4 – to permit the construction of a detached accessory building with a front yard setback of 98 metres (321.52 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 with an increased height and number of storeys, to be located between the front lot line and the main dwelling, with a front yard setback of 98 metres (321.52 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(s) requested would facilitate the construction of a two storey detached accessory building with a peaked roof and a gross floor area of 124.95 square metre (1,334.95 sq. ft.), consisting of a garage on the ground floor and a detached accessory dwelling unit on the second floor, with a maximum height of 7.8 metres (25.59 ft.), located within the front yard between the front lot line and the main dwelling. The variances would also recognize an existing 8.4 square metre (90.41 sq. ft.) detached accessory building on the subject property.

**OTHER APPLICATIONS:** The property subject to this application for Minor Variance is not currently

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

Wasaga Beach - Web Map



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The Town of  
**WASAGA**  
BEACH

Feb 25, 2026

the subject of other application(s) under the *Planning Act*.

The legal description of the subject lands is: FLOS CON 9 PT LOT 24 PLAN;743 LOT 15 PT LOT 16 PT RD;ALLOW AND RP 51R39373 PART;18.

### **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](mailto: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**.

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:** [cofa@wasagabeach.com](mailto:cofa@wasagabeach.com)

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

**Phone:** (705) 429-3844 x 2270

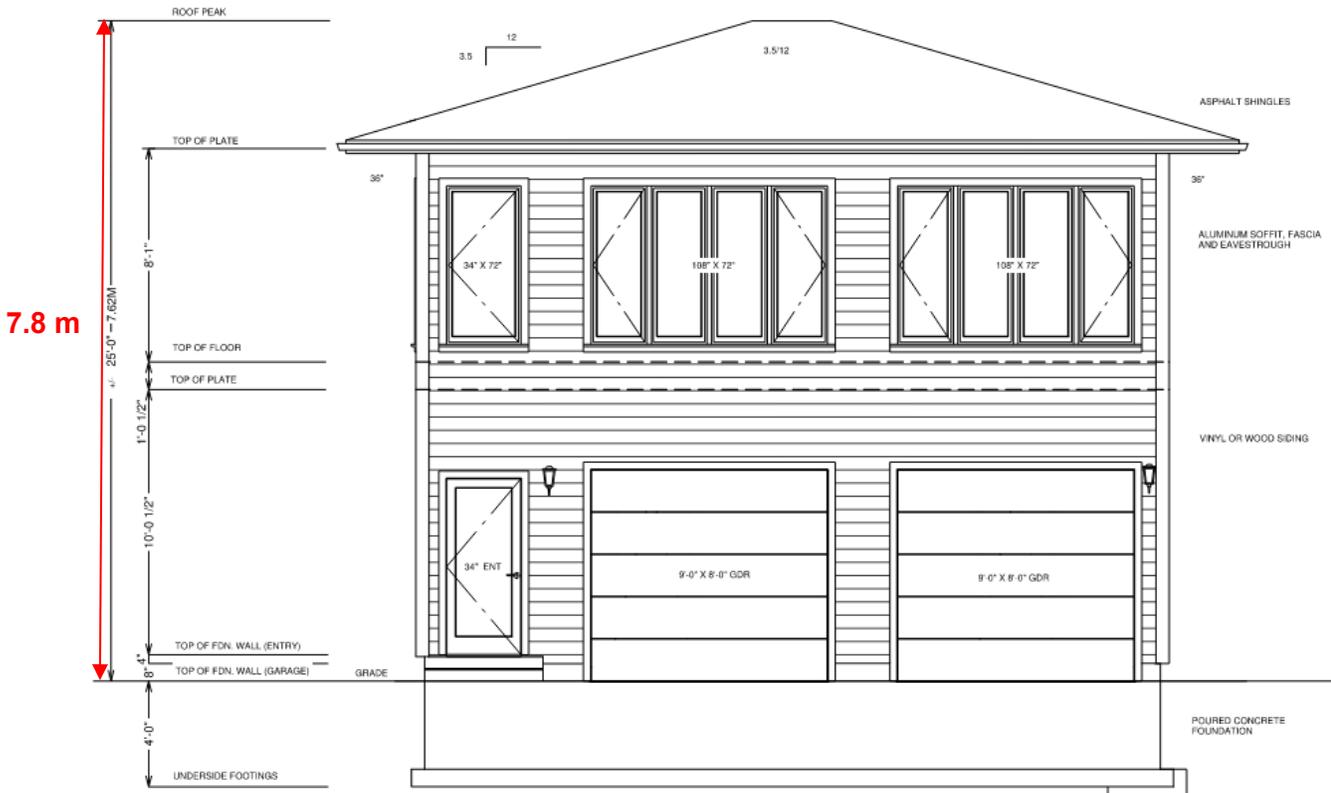
**Email:** [samantha.elinesky@wasagabeach.com](mailto:samantha.elinesky@wasagabeach.com)

### **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.**