

A00826

Pine Valley Homes Ltd. (c/o Brian Dyer)

Date of this Notice: February 26, 2026

Tax Roll #: 436401001161310 & 436401001161800



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by MHBC Planning (c/o Kory Chisholm) on behalf of Pine Valley Homes Ltd. (c/o Brian Dyer), owner of the subject lands.

Property Location: 1 Northgate Road and a parcel legally described as CON 8 N PT LOT 26

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 3.38 "Off Street Parking Requirements" of Comprehensive Zoning By-law 2003-60, as amended, specifically:

- Section 3.38.2.10 – To permit non-abutting driveways to have a 0 metre interior side yard setback for townhouse dwelling units within the R3-44 Zone, whereas no driveway shall be established closer than 1 metre (3.28 ft.) to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres (29.53 ft.).

The variance requested would permit townhouses within the draft approved plan of subdivision to be constructed with non-abutting driveways with interior side yard setbacks of 0 metres.

OTHER APPLICATIONS: The property subject to this application for Minor Variance is currently the subject of Draft Plan of Subdivision application [Town File No. PS00525] formerly [Town File No. PS01/18].

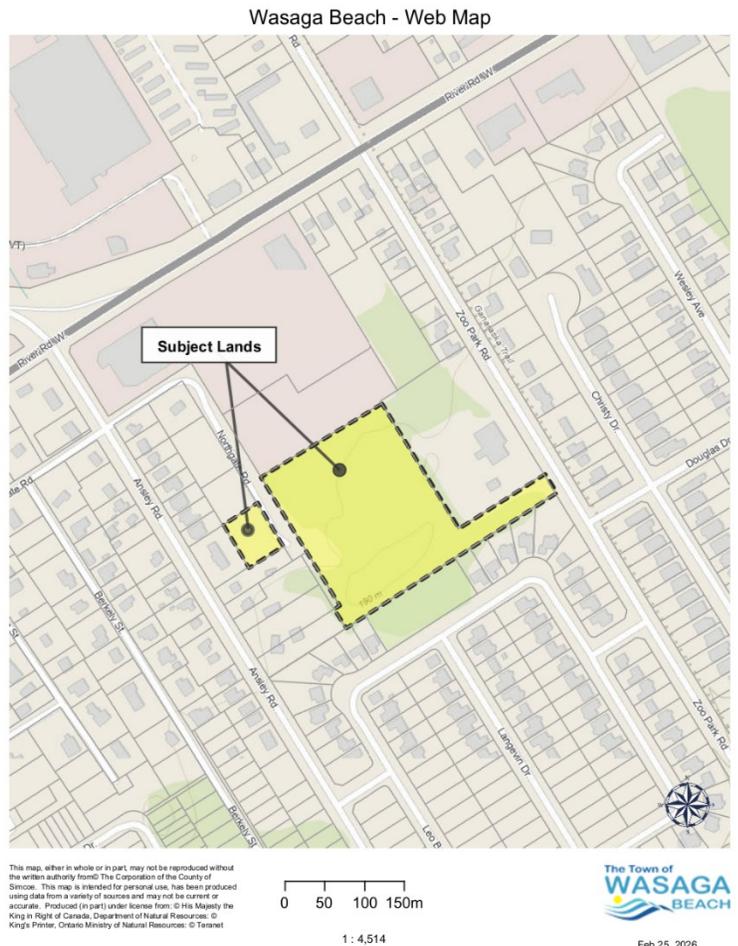
The legal description of the subject lands is: CON 8 PT LOT 26 RP 51R31491;PART 1 AND RP 51R30109 PART;8 and CON 8 N PT LOT 26.

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.

Note: Alternative formats available upon request.



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**.

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

Questions? Ask the Planner!

Phone: (705) 429-3844 x 2270

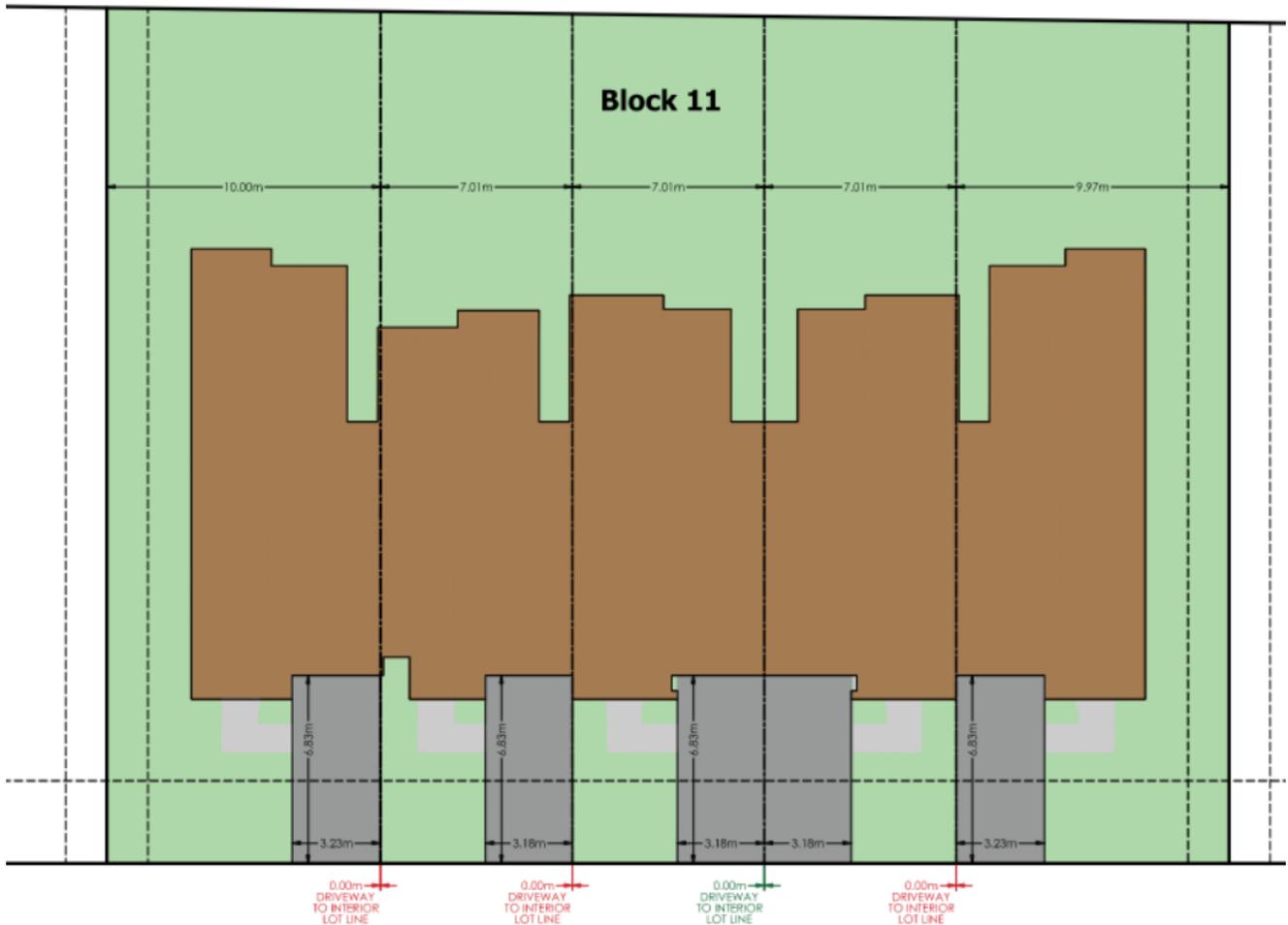
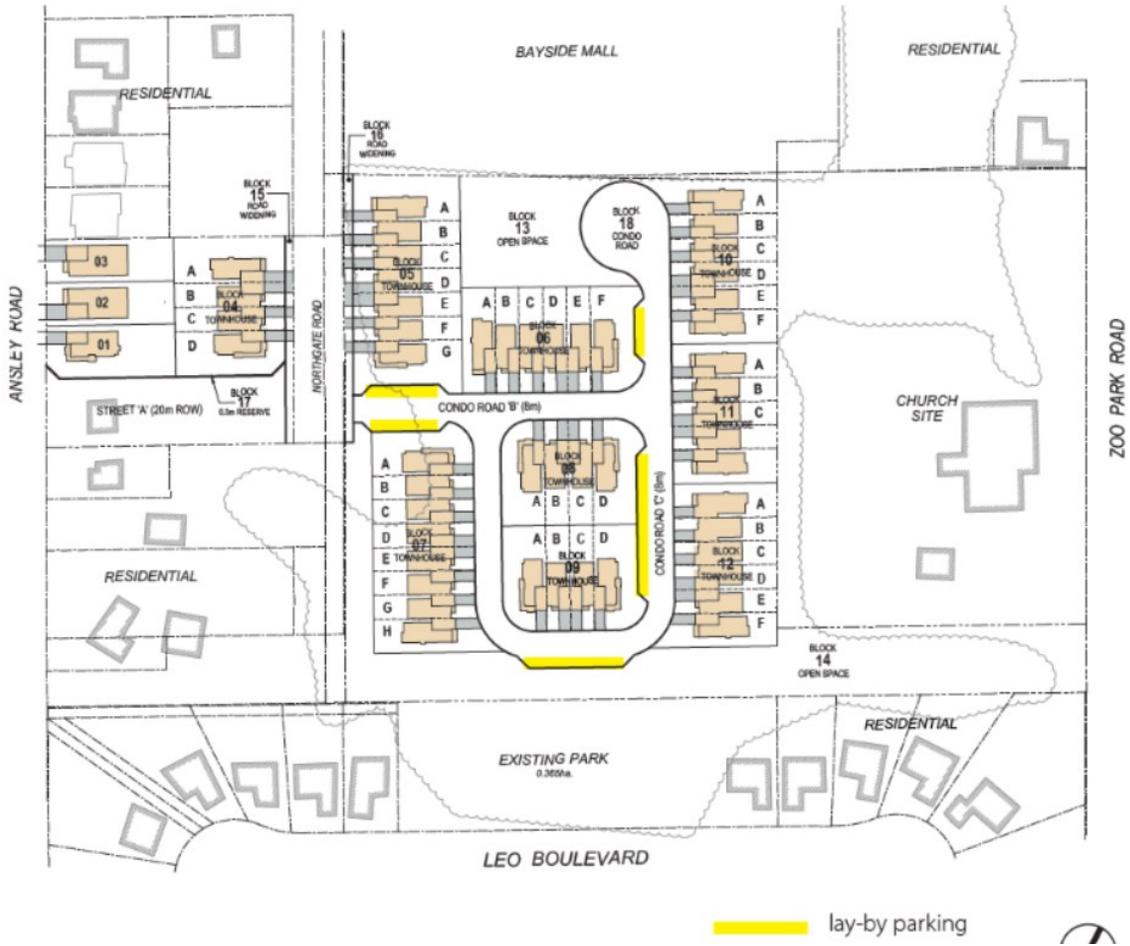
Email: samantha.elinesky@wasagabeach.com

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 Drawings



Note: Alternative formats available upon request.