

Town File Nos. B01626, B01726 & B01826
Sunray Living Inc. & 2728614 Ontario Inc.
Date of this Notice: August 26, 2026
Tax Roll #: 436402000152251 & 436402000154400



Notice of Public Meeting Committee of Adjustment

Applications for Consents to Sever has been submitted by Innovative Planning Solutions Inc, on behalf of Sunray Living Inc. & 2728614 Ontario Inc., owners of the subject lands.

Property Location: 65 Robert Street South & 8859 Beachwood Road

Public Meeting Date: Wednesday, September 16, 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 applications propose to create two (2) new lots, for a total of three (3) lots.

Town File No. B01626

The portion of the lands proposed to be severed and merged, as shown on the severance sketch provided as green ‘Block 61’ has a lot frontage that is not applicable, and an area of approximately 750.04 square metres (8,073.36 sq. ft./0.075 ha).

The portion of the lands proposed to be retained, as shown on the severance sketch provided as red ‘8859 Beachwood Road’ has a lot frontage of approximately 11.37 metres (37.3 ft.) along Robert Street South, and an area of approximately 121,669.51 square metres (1,309,639.71 sq. ft./12.17 ha).

Town File No. B01726

The portion of the lands proposed to be severed, as shown on the severance sketch provided as green ‘Lot 1’ has a lot frontage of approximately 14.24 metres (46.72 ft.) along Robert Street South, and an area of approximately 629.45 square metres (6,775.34 sq. ft./0.063 ha).

The portion of the lands proposed to be retained, as shown on the severance sketch provided as red ‘65 Robert Street South’ has a lot frontage of approximately 33.98 metres (111.48 ft.) along Robert Street South, and an area of approximately 1,375.21 square metres (14,802.64 sq. ft./0.14 ha).

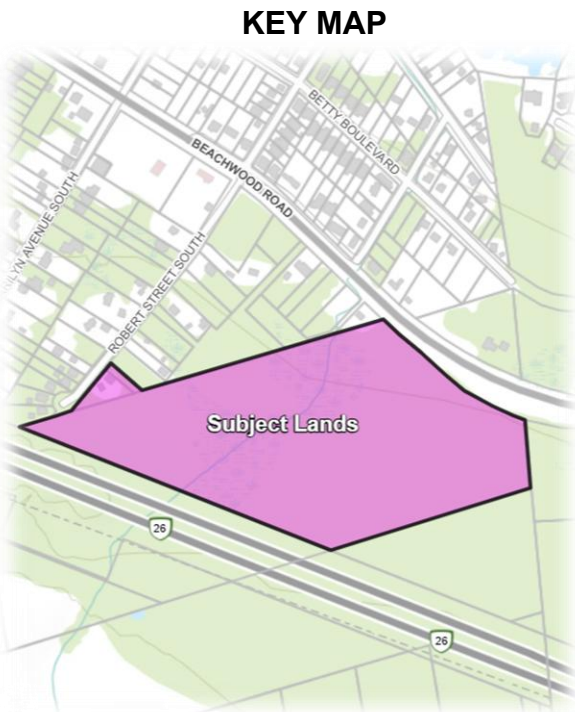
Town File No. B01826

The portion of the lands proposed to be severed, as shown on the severance sketch provided as green ‘Lot 2’ has a lot frontage of approximately 14.00 metres (45.93 ft.) along Robert Street South, and an area of approximately 668.53 square metres (7,196.00 sq. ft./0.067 ha).

The portion of the lands proposed to be retained, as shown on the severance sketch provided as red ‘Lot 3’ has a lot frontage of approximately 19.98 metres (50.07 ft.) along Robert Street South, and an area of approximately 706.68 square metres (7,606.64 sq. ft./0.071 ha).

OTHER APPLICATIONS: The lands subject to these applications for Consent are currently subject to an application for Draft Plan of Subdivision (Town File No. PS00224) Consent (Town File Nos. B16/21, B01926 & B02926) and Minor Variance (Town File No. A02226) under the *Planning Act*.

Note: Alternative formats available upon request.



The legal description of the subject lands is:

65 Robert Street South: LOT 21 PLAN 1391 NOTTAWASAGA; WASAGA BEACH

8859 Beachwood Road: PART LOT 34 CON 4 NOTTAWASAGA PART 1 51R3306 EXCEPT PART 1 EXPRO. PL SC78606 AND PT 24 51R30035; WASAGA BEACH

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 **September 15, 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

Email: cofa@wasagabeach.com

Questions? Ask the Planner!

Phone: (705) 429-3844

Email: planning@wasagabeach.com

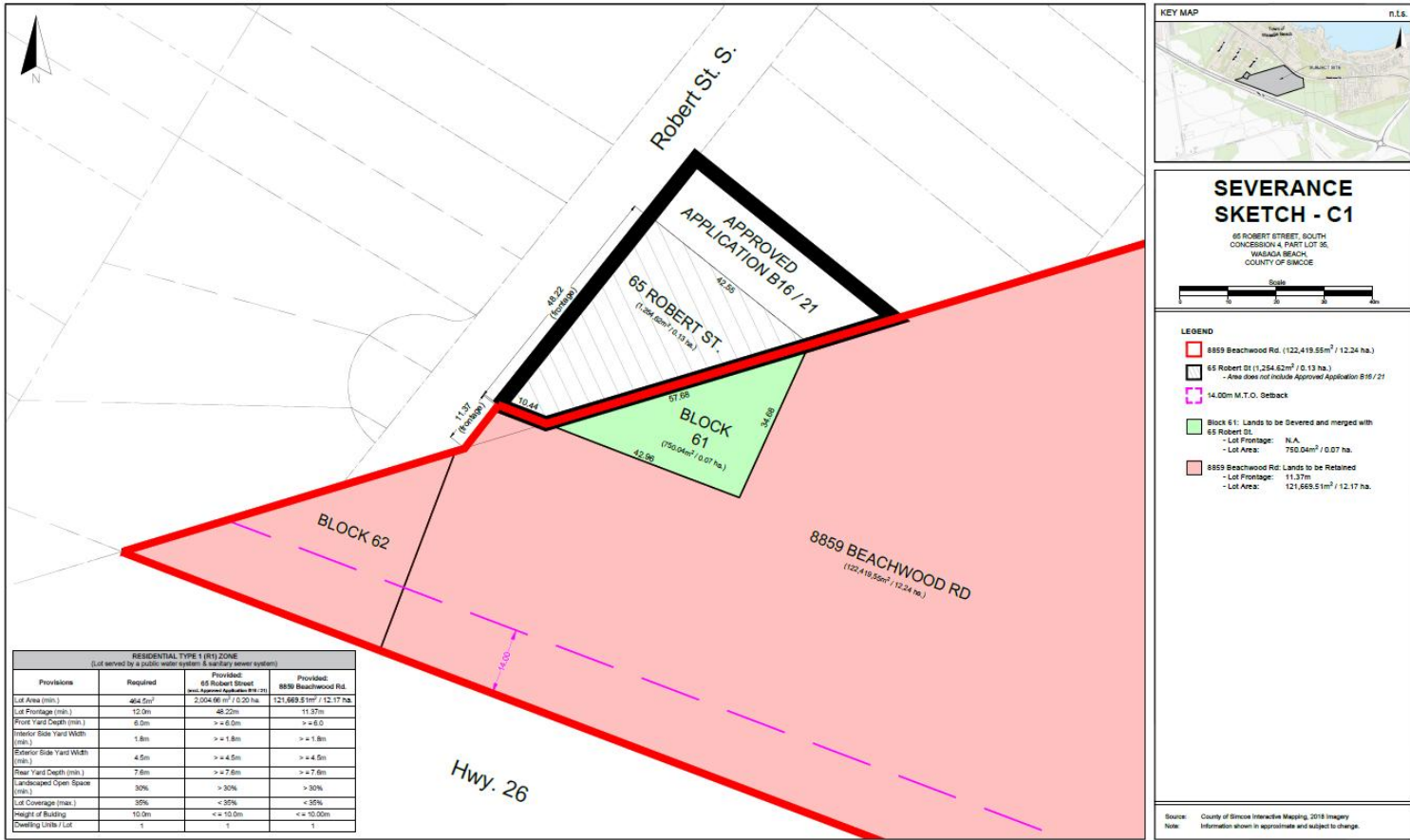
A note about information you may submit to the Town:

Note: Alternative formats available upon request.

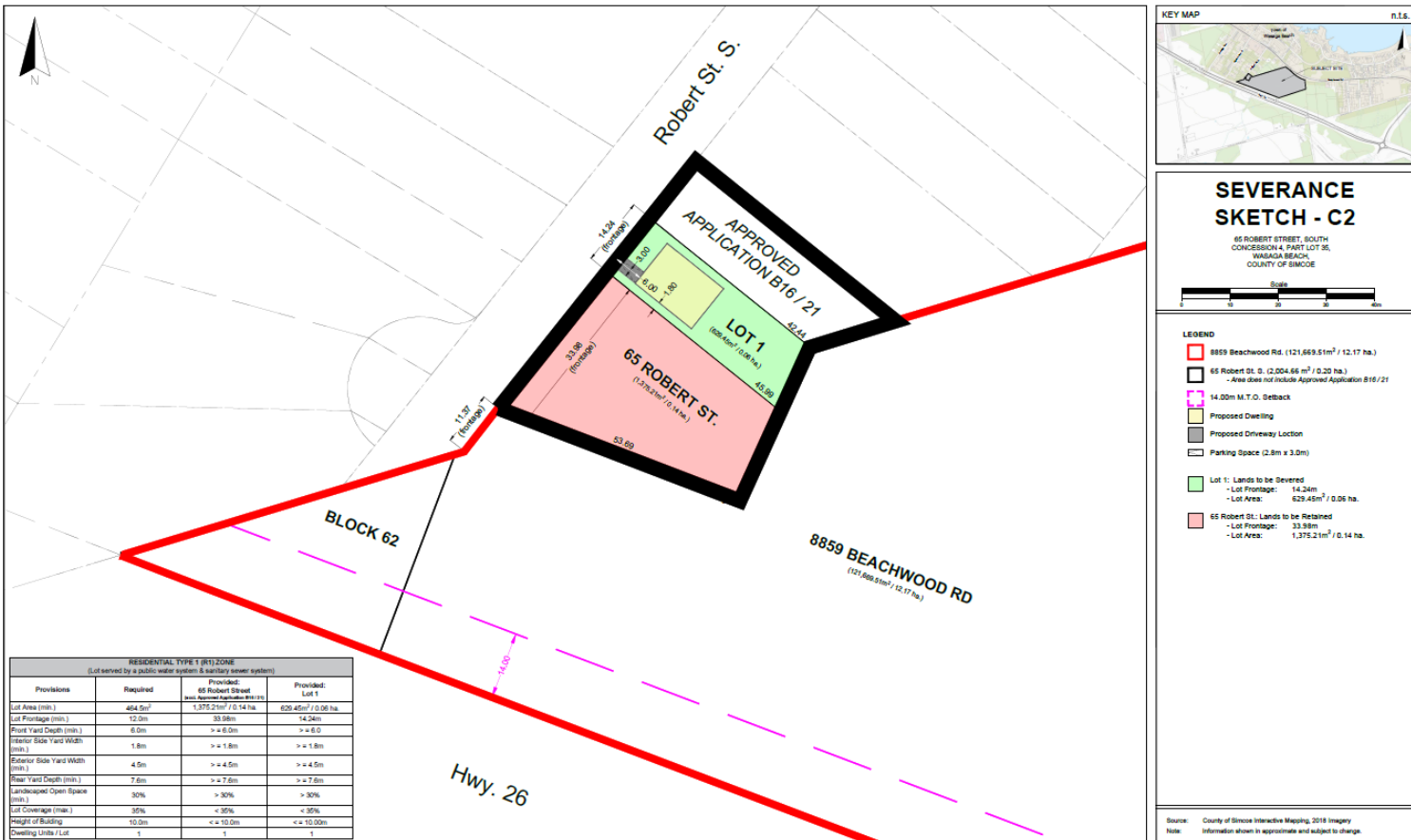
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including 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.

Applicant’s Proposed Severance Sketches

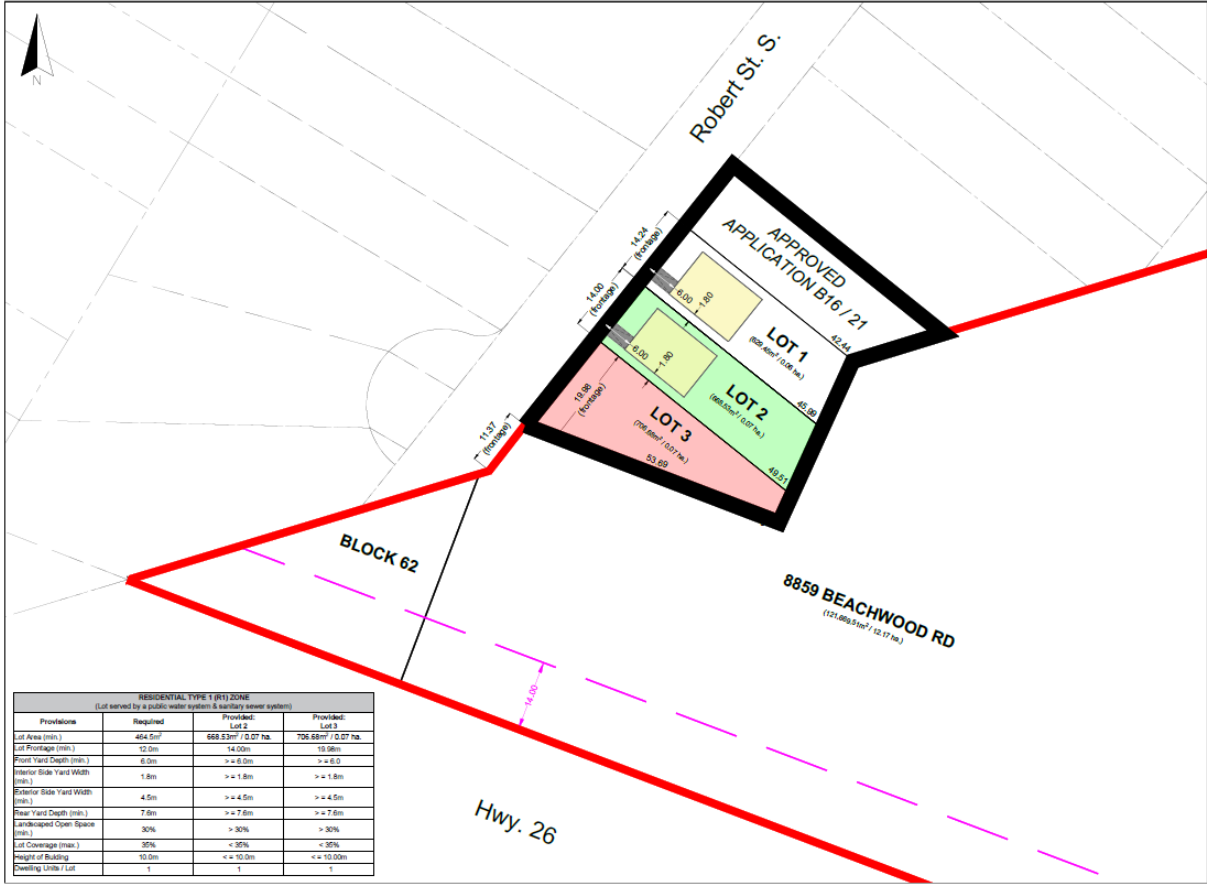
Town File No. B01626



Town File No. B01726



Note: Alternative formats available upon request.



KEY MAP

R.L.E.

SEVERANCE SKETCH - C3

65 ROBERT STREET, SOUTH
CONCESSION 4 PART LOT 35,
WAUSAU BEACH,
COUNTY OF SIMCOE

Scale

LEGEND

- 8859 Beachwood Rd. (121,669.51m² / 12.17 ha.)
- 65 Robert St. S. (1,375.21m² / 0.14 ha.)
- Area does not include Approved Application B16 / 21
- 14.00m M.T.O. Setback
- Proposed Dwelling
- Proposed Driveway Location
- Parking Space (2.8m x 3.0m)
- Lot 2: Lands to be Severed
- Lot Frontage: 14.00m
- Lot Area: 668.53m² / 0.07 ha.
- Lot 3: Lands to be Retained
- Lot Frontage: 19.98m
- Lot Area: 706.68m² / 0.07 ha.

Source: County of Simcoe Interactive Mapping, 2018 Imagery

Note: Information shown is approximate and subject to change.

RESIDENTIAL TYPE 1 (R1) ZONE (Lot served by a public water system & sanitary sewer system)			
Provisions	Required	Provided: Lot 2	Provided: Lot 3
Lot Area (min.)	404.5m ²	668.53m ² / 0.07 ha.	706.68m ² / 0.07 ha.
Lot Frontage (min.)	12.0m	14.00m	19.98m
Front Yard Depth (min.)	6.0m	>= 6.0m	>= 6.0
Interior Side Yard Width (min.)	1.8m	>= 1.8m	>= 1.8m
Exterior Side Yard Width (min.)	4.5m	>= 4.5m	>= 4.5m
Rear Yard Depth (min.)	7.5m	>= 7.5m	>= 7.5m
Landscaped Open Space (min.)	30%	> 30%	> 30%
Lot Coverage (max.)	35%	<= 35%	<= 35%
Height of Building	10.0m	<= 10.0m	<= 10.00m
Dwelling Units / Lot	1	1	1