

A02326
Kelly Lewis
Date of this Notice: September 24, 2026
Tax Roll #: 436401000159502



Notice of Public Meeting Committee of Adjustment

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

Property Location: 44 Fleming Avenue

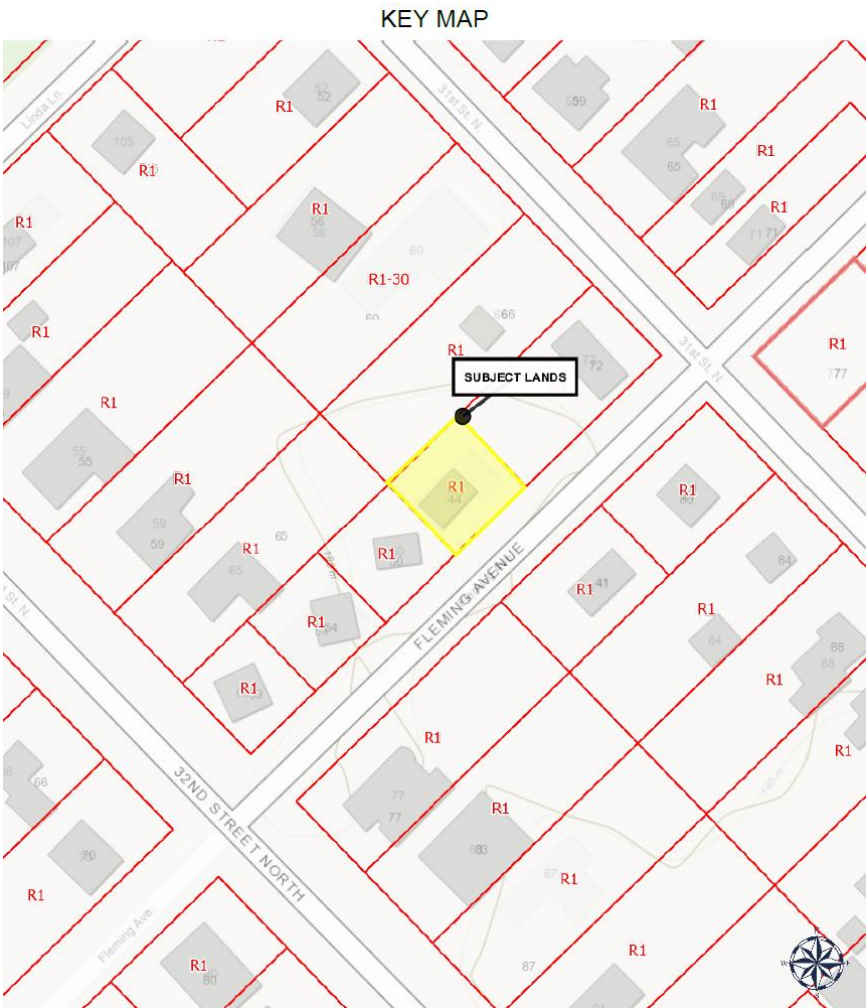
Public Meeting Date: Wednesday, October 14, 2026 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

What is being proposed?

The application requests zoning relief from Section 3.3, “Yard Encroachments” and Section 4, “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provision(s):

- Section 3.3.6 – to permit steps greater than 0.6 metres (1.96 ft.) in height to project into a required front yard a maximum distance of 1.05 metres (3.44 ft.), whereas steps to an entrance may project into a required front yard a maximum distance of 1.2 metres (3.93 ft.) provided that such use is not more than 0.6 metres (1.96 ft.) above grade within the required yard.
- Section 4.3.3 – to permit a front yard setback of 5.07 metres (16.63 ft.), whereas the minimum front yard setback requirement for a single detached dwelling is 6.0 metres (19.68 ft.).



The variance would permit a front yard setback of 5.07 metres (16.63 ft.) that would facilitate the construction of a covered porch, and would further permit the construction of steps with a height greater than 0.6 metres (1.96 ft.) above grade to project into the front yard a maximum distance of 1.05 metres (3.44 ft.) and maintain a front yard setback of 4.02 metres (13.18 ft.).

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 PT LT 77 PL 705 SUNNIDALE AS IN RO645468; 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

Note: Alternative formats available upon request.

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 **October 13, 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

Email: cofa@wasagabeach.com

Questions? Ask the Planner!

Phone: (705) 429-3844

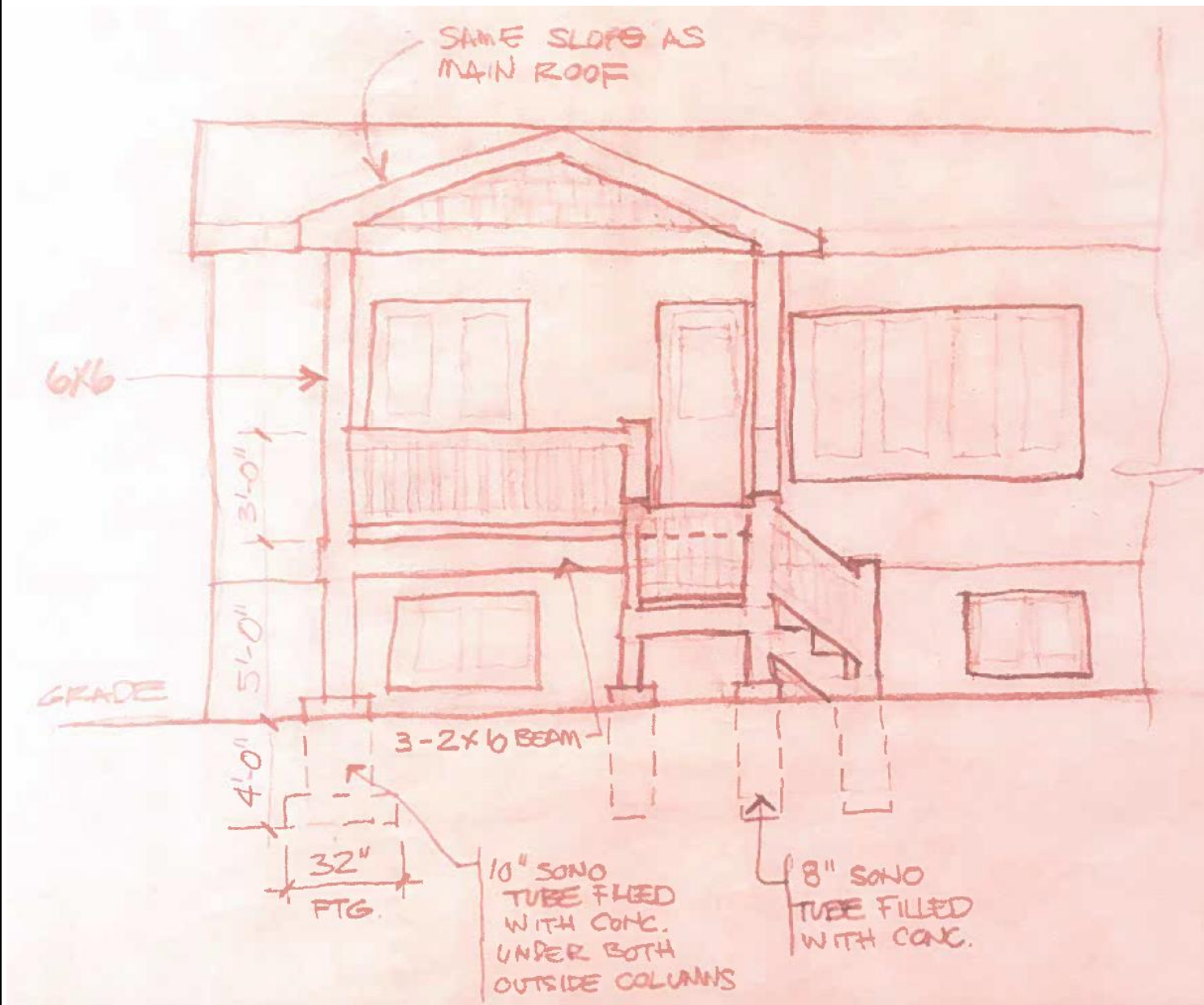
Email: joel.vines@wasagabeach.com

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 Site Plan



Note: Alternative formats available upon request.