

A03425
Sunnidale Ventures GP Inc. c/o Paul Federico
Date of this Notice: September 26, 2025
Tax Roll #: 436401001235100



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by The Jones Consulting Group Ltd c/o Brandi L. Clement on behalf of Sunnidale Ventures GP Inc. c/o Paul Federico, owners of the subject lands.

Property Location: 529 Sunnidale Road South

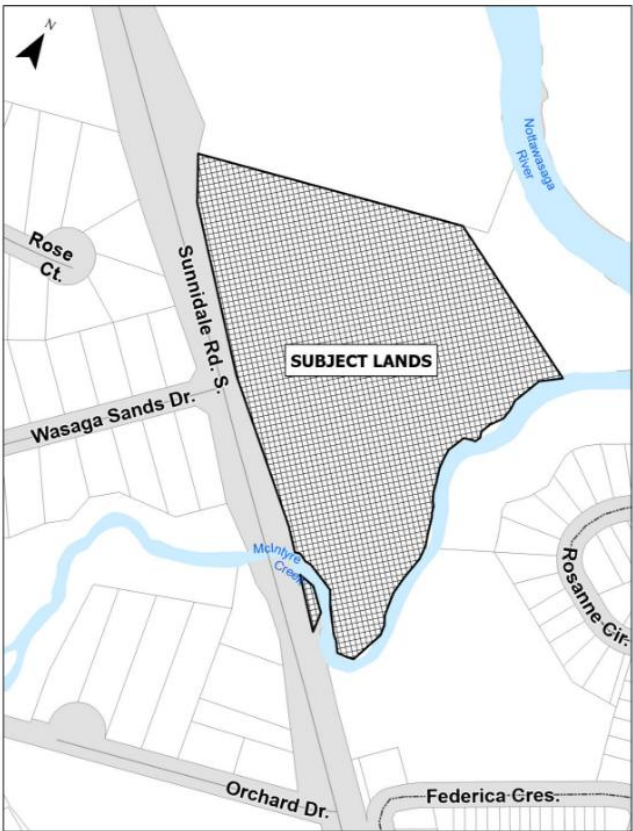
Public Meeting Date: Wednesday, October 15, 2025, at 2:00 p.m.

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

What is being proposed?

The application requests relief from Section 6.4.36 “Residential Type 3 Exception 36 Holding” (R3-36H) Zone of Zoning By-law 2003-60, as amended, specifically:

- to permit a lot coverage of 51% for Block B, whereas a maximum lot coverage of 42% is permitted.
- to permit a lot coverage of 44% for Block F, whereas a maximum lot coverage of 38% is permitted.
- to permit a minimum rear yard depth of 6.84 metres for proposed Townhouse Unit 8 of Block B, whereas a minimum rear yard depth of 7.2 metres is permitted.
- to permit a minimum rear yard depth of 6.04 metres for proposed Townhouse Unit 1 of Block F, whereas a minimum rear yard depth of 7.2 metres is permitted.



The variances would facilitate the construction of a two bungalow townhouse dwelling units with reduced rear yard depths and increased overall lot coverage for the two townhouse blocks in which the units are located.

The legal description of the subject lands is CON 14 PART LOTS 3 & 4

OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the *Planning Act*. It is noted however that the subject lands are subject to a Plan of Subdivision which received Draft Plan Approval on January 25, 2024.

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: coa@wasagabeach.com

Verbal Comments: This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in

Note: Alternative formats available upon request.

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 14, 2025.**

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: coa@wasagabeach.com

Questions? Ask the Planner!

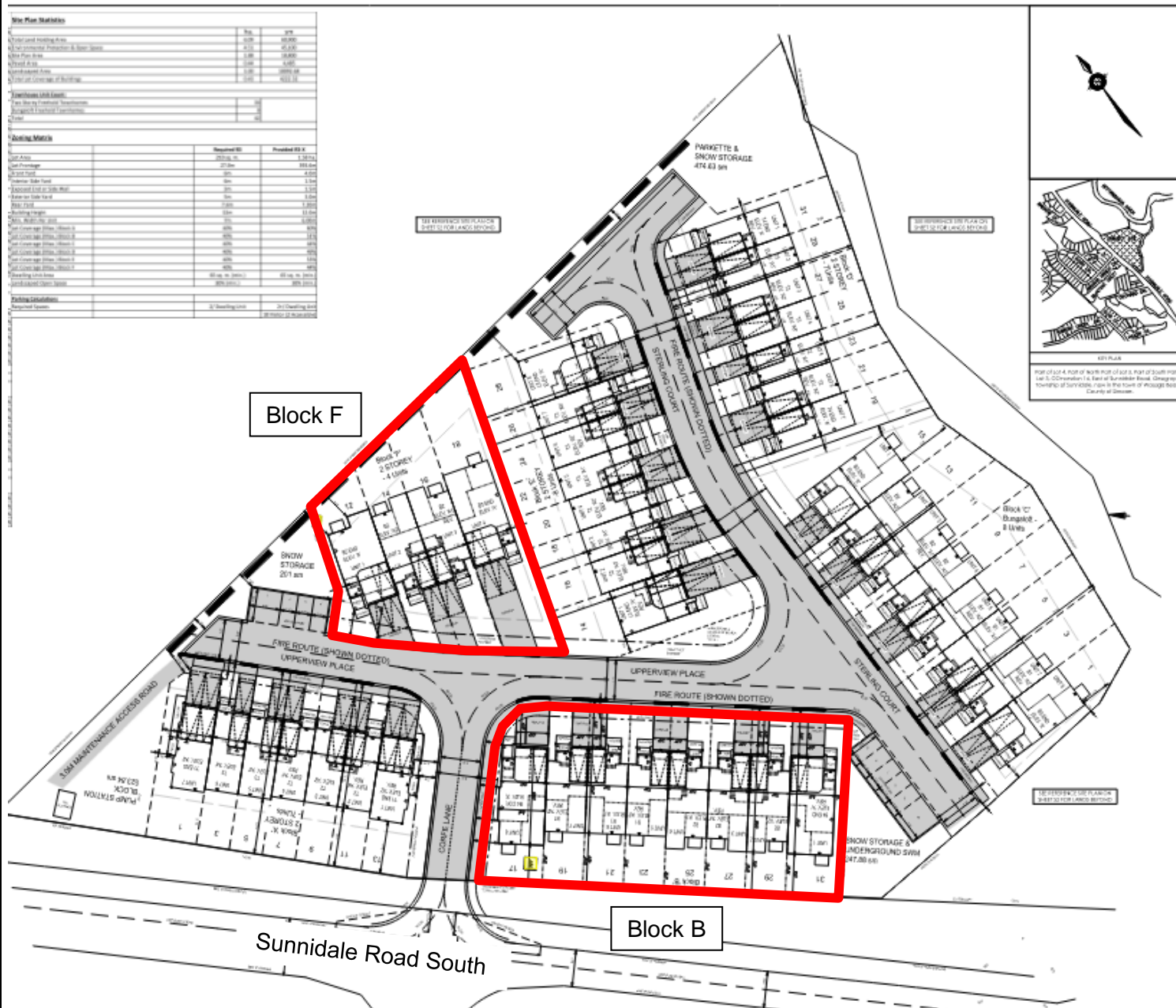
Phone: (705) 429-3844 x 2283
Email: mark.bryan@wasagabeach.com

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

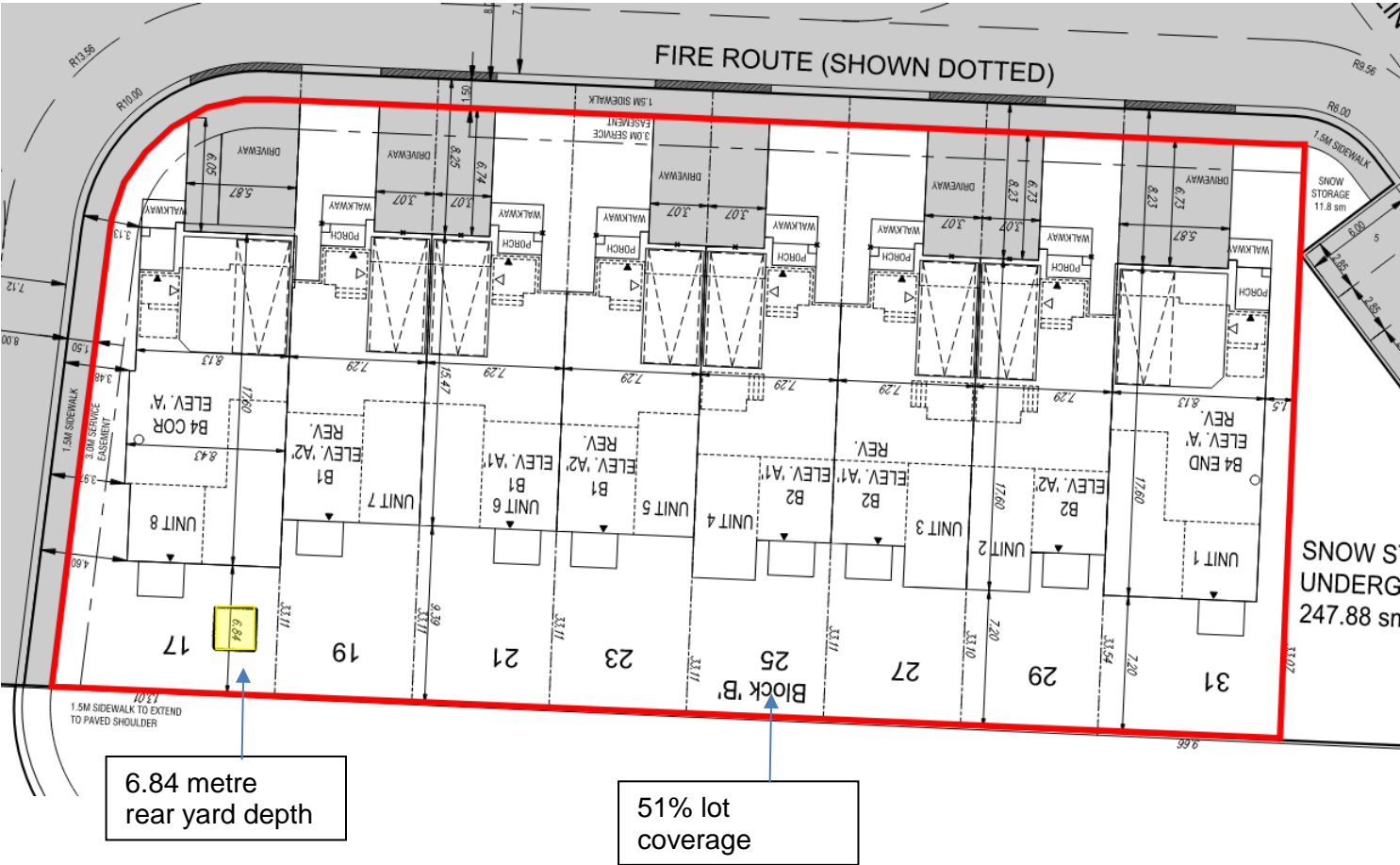
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Applicant's Site Plan Sketch

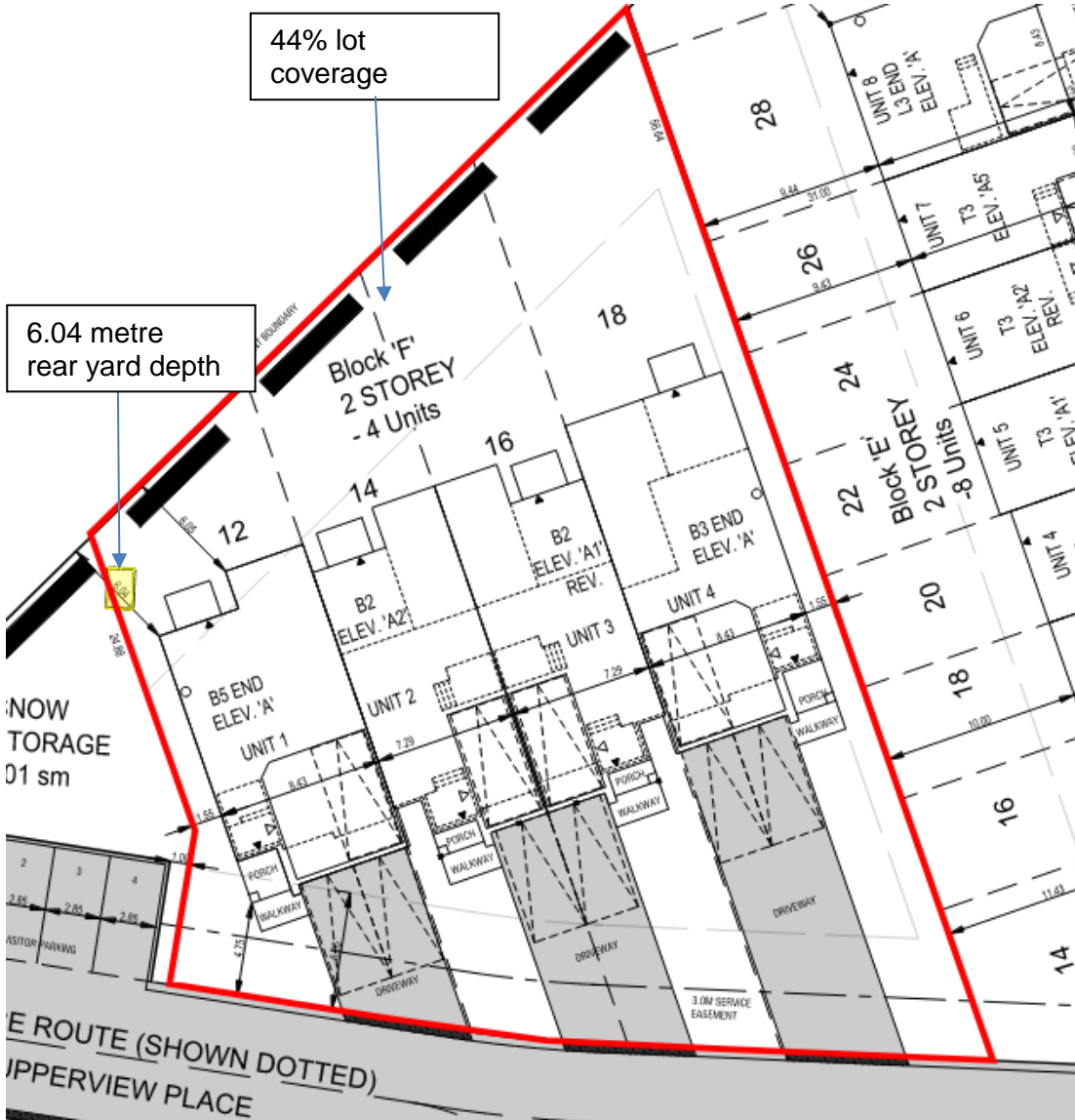


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Block B Enlarged



Block F Enlarged



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