

B01625

Kelowna Valley Developments Ltd.

Date of this Notice: January 7, 2026

Roll #: 436401001563200



Notice of Public Meeting Committee of Adjustment

Application for a Consent (Easements) has been submitted by Humphries Planning Group Inc., on behalf of Kelowna Valley Developments Ltd., owner of the subject land.

Property Location: 345 Lyons Court, Wasaga Beach, ON

Public Meeting Date: January 21, 2026

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

What is being proposed?

The application proposes to create easements over the subject lands, described as follows:

Appendix A:

Part 1 (permanent support easement): an area of approximately 795.3 square metres (8,560.5 sq. ft.), a depth of 132.55 metres (434.9 ft.) and a width of approximately 6.0 metres (19.7 ft.)

Part 2 (temporary grading easement): an area of approximately 795.3 square metres (8,560.5 sq. ft.), a depth of 132.55 metres (434.9 ft.) and a width of approximately 6.0 metres (19.7 ft.)

Appendix B:

Part 2 (permanent support easement): an area of approximately 3,004.7 square metres (32,342.3 sq. ft.), frontage on Lyons Court of approximately 21.29 metres (69.8 ft.) and a depth of 141.13 metres (463.0 ft.)

Part 5 (permanent drainage easement): an area of approximately 8,503.2 square metres (91,527.7 sq. ft.), frontage on Ramblewood Drive of approximately 59.68 metres (195.8 ft.) and a depth of 142.48 metres (467.5 ft.)

OTHER APPLICATIONS: The property subject to this application for Consent (Easements) is currently the subject of a Site Plan Application and Holding (H) Removal Application, under the *Planning Act*.

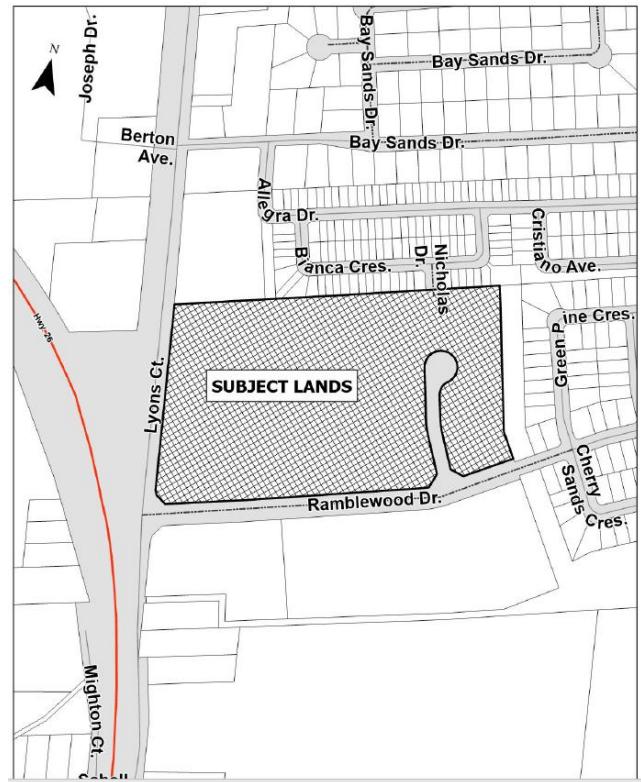
The legal description of the subject lands is: Part Lot 32, Concession 2, Wasaga Beach, ON

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: coa@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 **January 20, 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: coa@wasagabeach.com

Questions? Ask the Planner!

Phone: 705.429.3844 x2274
Email: kandas.bondarchuk@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.

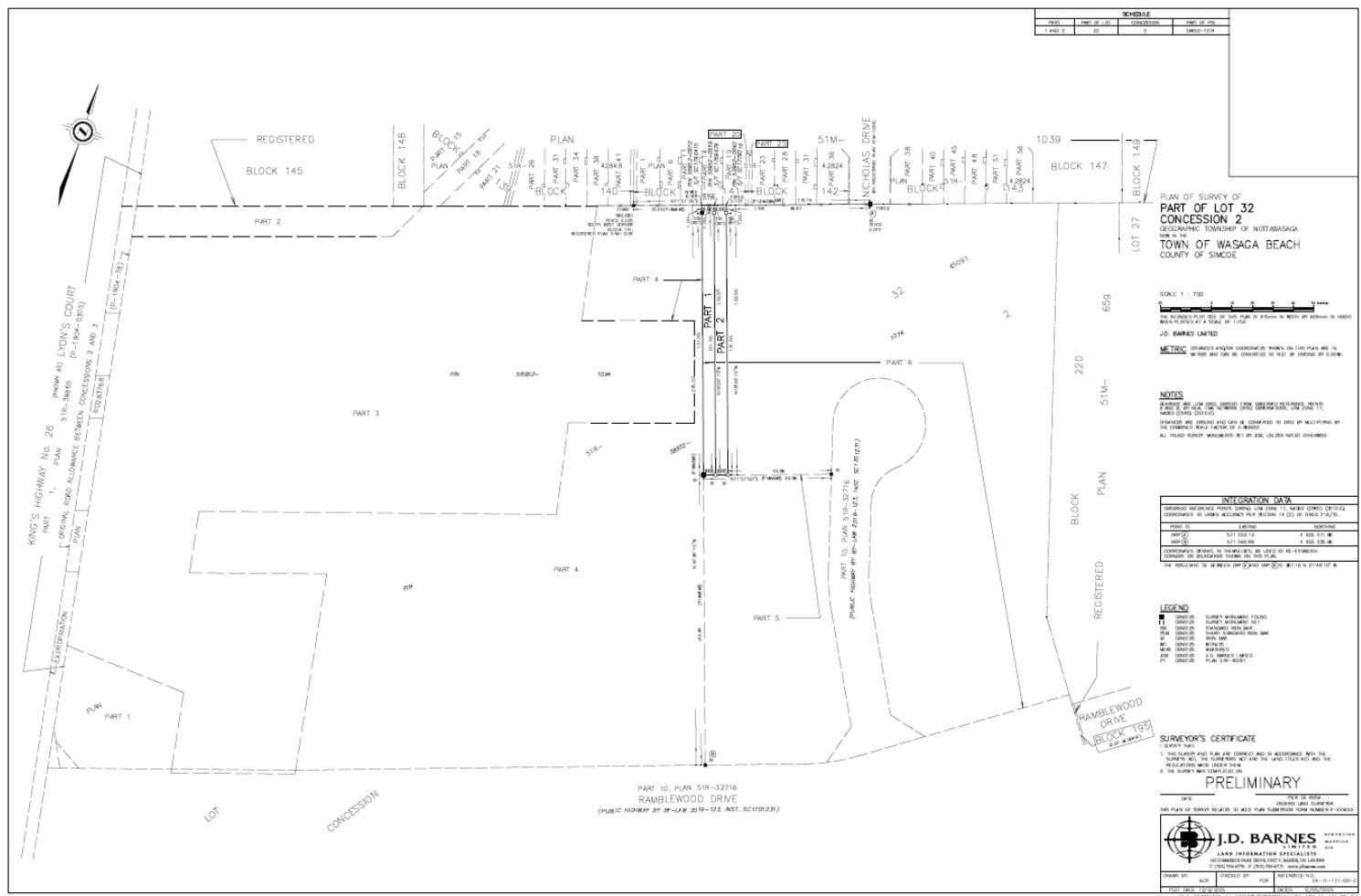
Appeals:

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.

Note: Alternative formats available upon request.

Applicant's Proposed Easement Sketches

Appendix A (Part 1 & Part 2):



Appendix B (Part 2 & Part 5):



Note: Alternative formats available upon request.