

A03925
Simon Ainley & Sharon Hanna
Date of this Notice: October 31, 2025
Tax Roll #: 436401001607600



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Ainley Group c/o Simon Ainley, on behalf of Simon Ainley and Sharon Hanna, owners of the subject lands.

Property Location: 2106 Shore Lane

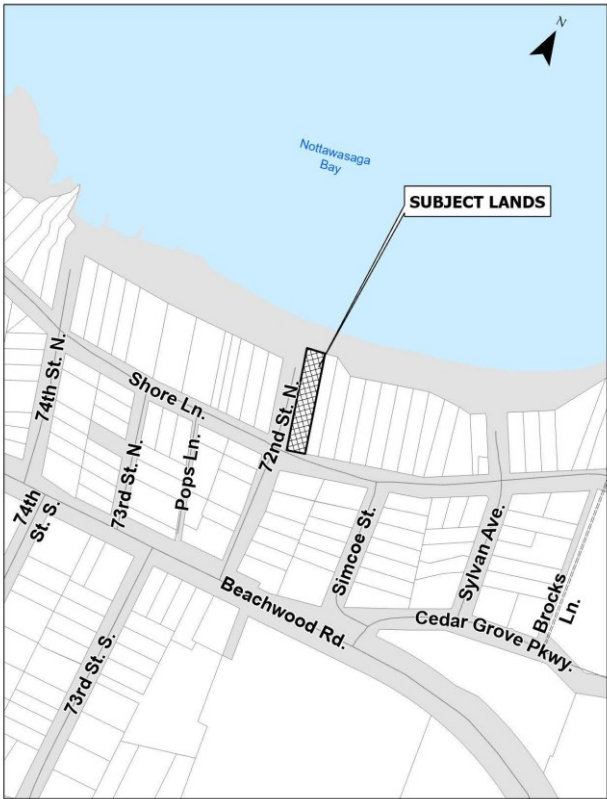
Public Meeting Date: Wednesday, November 19, 2025, at 2:00 p.m.

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

What is being proposed?

The applicant requests relief from Section 4 “Residential Type 1 (R1) Zone” of the Zoning By-law 2003-60, as amended, specifically:

- Section 4.3.4 – to permit a reduced exterior side yard setback of 1.8 metres (5.9 ft.) for the proposed single-detached dwelling with attached decks, whereas an exterior side yard setback of 4.5 metres (14.76 ft.) is required.



The variance requested would facilitate the construction of a single-detached dwelling with attached decks, with a reduced exterior side yard setback of 1.8 metres (5.9 ft.).

OTHER APPLICATIONS: The property subject to this application for minor variance is not currently the subject of other application(s) under the *Planning Act*.

The legal description of the subject lands is PLAN 669 LOT 18 PT LOT 17 RP;51R29024 PARTS 1 & 3.

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 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 **November 18, 2025**.

To participate in the hearing and/or provide comments, you must register by scanning the below QR code

Note: Alternative formats available upon request.



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 2270

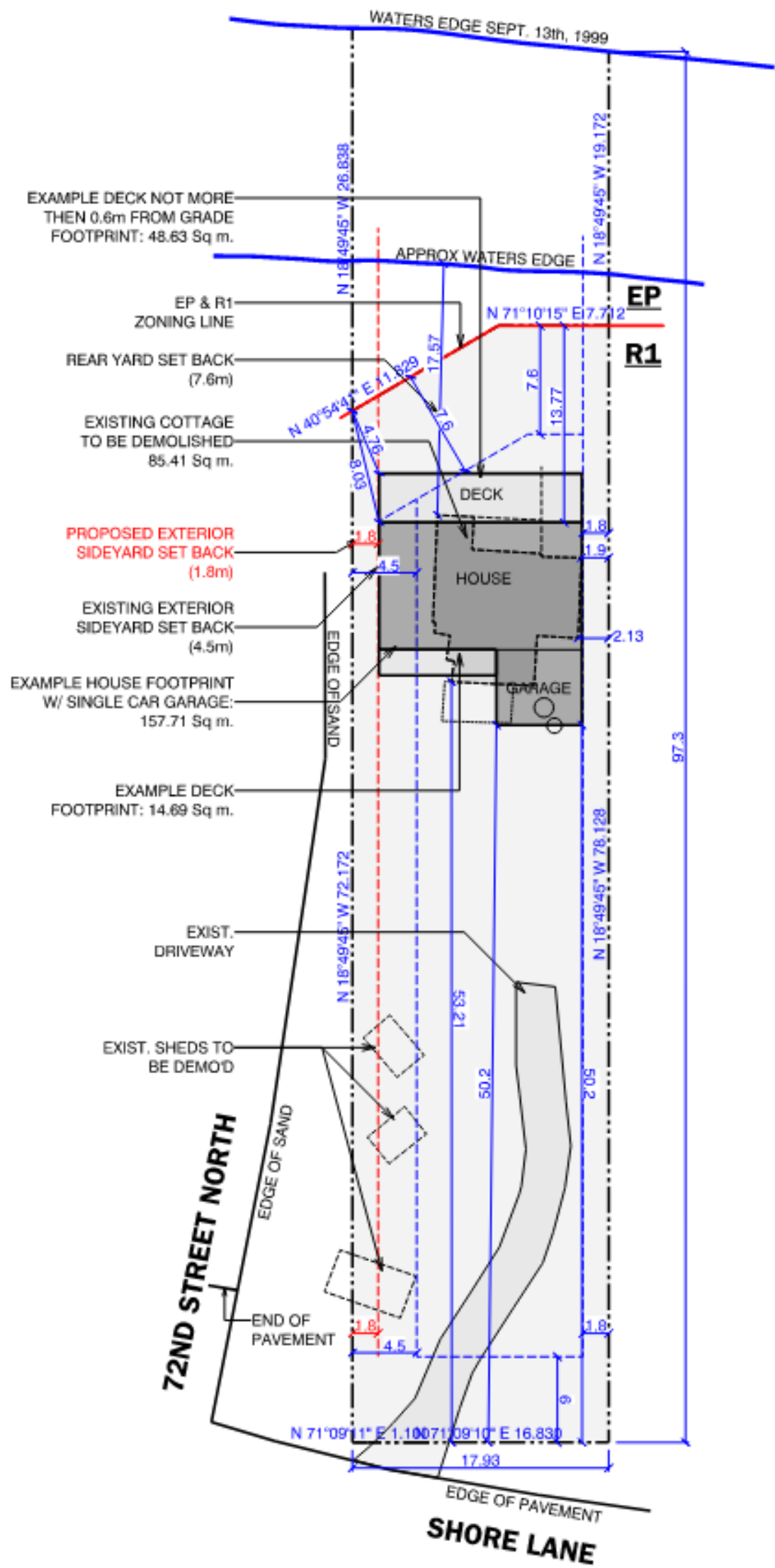
Email: samantha.hannah@wasagabeach.com

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 Sketch



Note: Alternative formats available upon request.