

A03625
Don and Debbie Conrad
Date of this Notice: October 31, 2025
Tax Roll #: 436401000517100



Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by RF Design c/o Ron Flee, on behalf of Don and Debbie Conrad, owners of the subject lands.

Property Location: 1131 Mosley Street

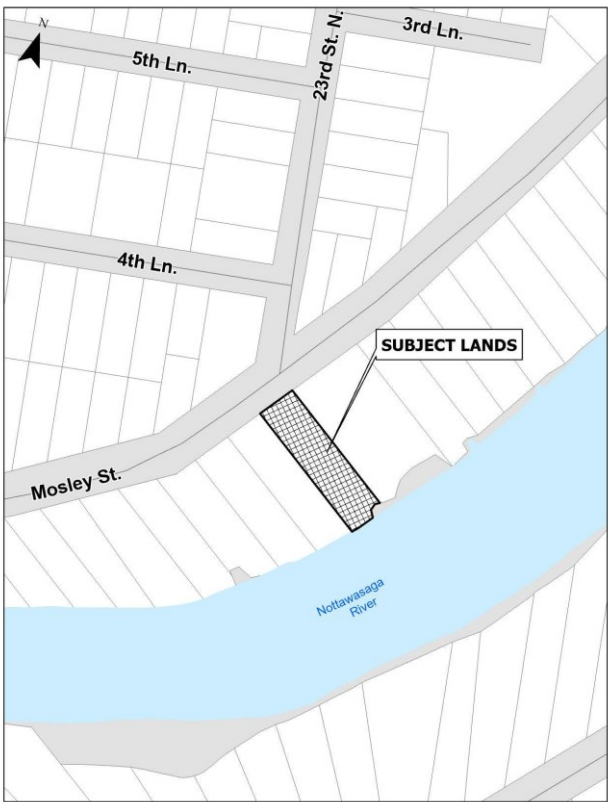
Public Meeting Date: Wednesday, November 19, 2025, at 2:00 p.m.

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 3.23 “Non-Complying Lots, Buildings or Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.23.3 ii) – To recognize the location and permit the expansion of the existing 35.3 square metre (379.97 sq. ft.) detached garage located within the front yard between the front lot line and the main building, with an existing interior side yard setback of 0.9 metres (2.95 ft.) on the west portion of the building, whereas an interior side yard setback of 1.8 metres (5.9 ft.) is required.



Additionally, the applicant requests relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Zoning By-law 2003-60, specifically:

- Section 3.1.2 – to permit a maximum lot coverage of 98.9 square metres (1,064.55 sq. ft.) for all detached accessory buildings, whereas the maximum lot coverage for all detached accessory buildings in the R1 Zone is 65 square metres (699.65 sq. ft.).
- Section 3.1.2 – to permit a detached accessory building (garage) with maximum horizontal dimensions of 11.28 metres (37 ft.), whereas no horizontal dimension for a detached accessory building in the R1 Zone shall exceed 9 metres (29.53 ft.).
- Section 3.1.4 – to permit a detached accessory building with a peaked roof and a maximum height of 6.5 metres (21.32 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.4 ft.).
- Section 3.1.5.7 – to permit the location of a detached accessory building with a reduced interior side yard setback on the west portion of the building, and an increased height and horizontal dimension, to be located between the front lot line and the main dwelling, with a front yard setback of 8.9 metres (29.2 ft.), whereas a minimum front yard setback of 12 metres (39.37 ft.) is permitted for accessory buildings and structures that conform with all other provisions of the Zoning By-law.

Further to the above, the applicant requests relief from Section 4 “Residential Type 1 (R1) Zone” of the Zoning By-law, specifically:

- Section 4.3.5 – to permit an addition to the existing detached accessory building (garage) with a minimum interior side yard setback of 0.9 metres (2.95 ft.) on the west portion of the building, whereas an interior side yard setback of 1.8 metres (5.9 ft.) is required.

The variances requested would recognize the location of the existing detached garage within the front yard between the front lot line and the main building, with a reduced interior side yard setback on the west

Note: Alternative formats available upon request.

portion of the building, and would further permit a 41.3 square metre (444.55 sq. ft.) addition to the garage with attic space, that would maintain the existing deficient interior side yard setback along the west property boundary, and would result in a reduced front yard setback, increased horizontal dimensions, and an increased building height. The variances would further permit an increased lot coverage for detached accessory buildings on the subject property.

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 523 LOT 5.

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



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

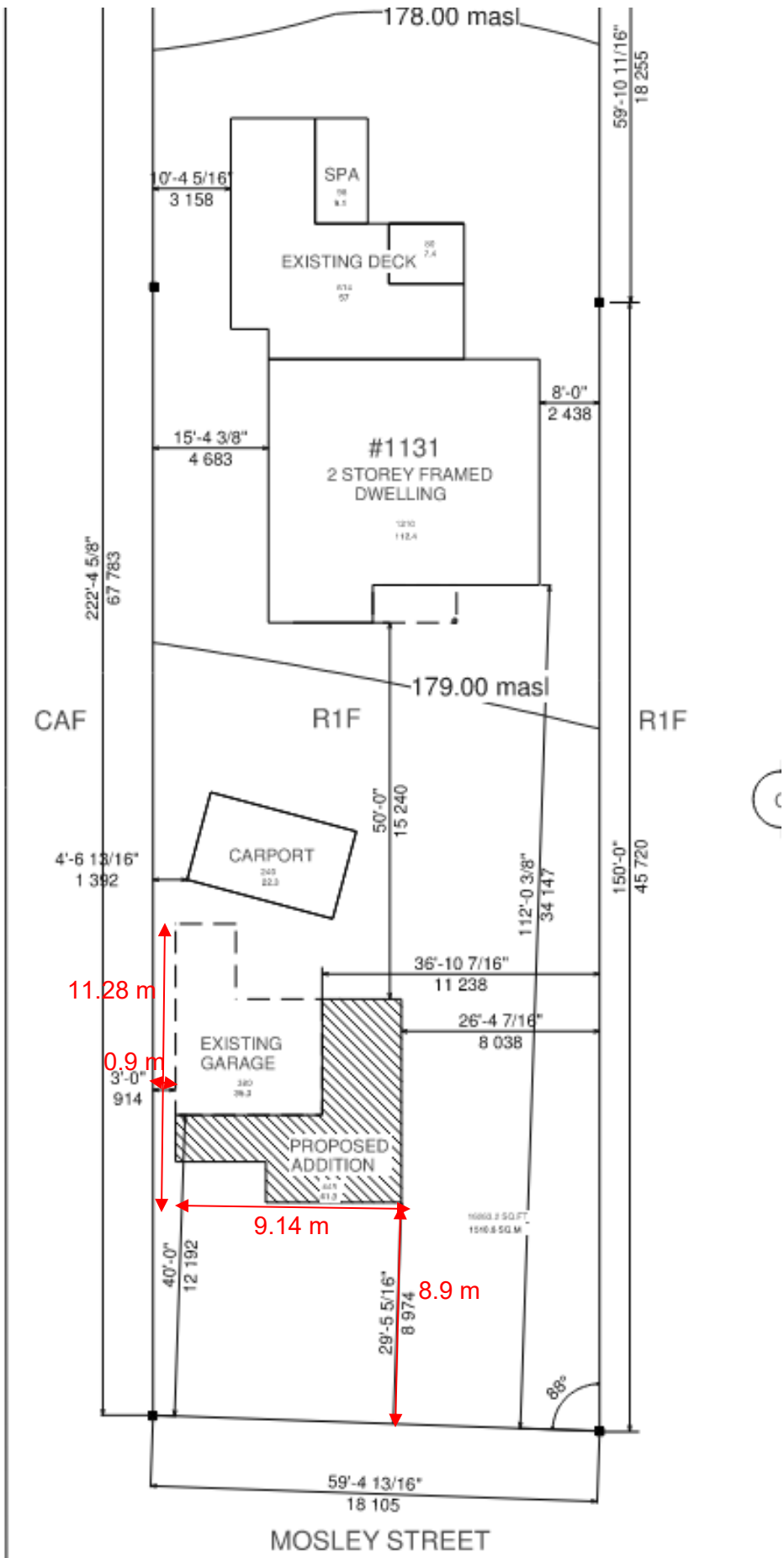
A note about information you may submit to the Town:

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

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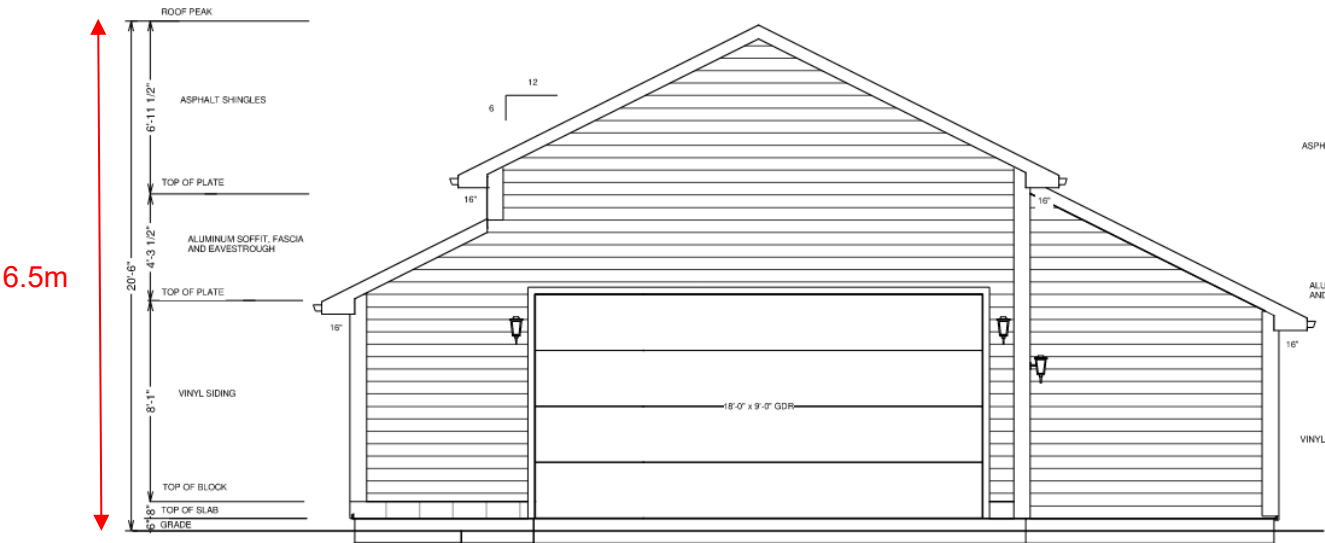
deputations. All public meetings are recorded, and the information may be posted on the Town's website, and/or made available to the public upon request

Applicant's Site Plan Sketch



Note: Alternative formats available upon request.

Applicant’s Elevation Drawing



ELEVATION A
SCALE 3/16" = 1'-0"

Note: Alternative formats available upon request.