

A03525
Josephine Clegg
Date of this Notice: October 29, 2025
Tax Roll #: 436401001031700



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Georgian Bay Drafting and Design c/o Todd Rogers, on behalf of Josephine Clegg, owner of the subject lands.

Property Location: 85 Edward 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 application requests zoning relief from Section 3.1, “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provisions:

- Section 3.1.2 – to permit a detached accessory building with a maximum horizontal dimension of 10.36 metres (33.98 ft.) whereas detached accessory buildings are limited to a maximum horizontal dimension of 9.0 metres; AND, to permit a maximum coverage of 91 square metres (979.51 sq. ft.) for all detached accessory buildings/ structures, whereas the maximum coverage for detached accessory buildings/structures in the R1 Zone is 65 square metres (700 sq. 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 in the R1 Zone is 5.0 metres (16.40 ft.).
- Section 3.1.5.7 – to permit a detached accessory building in the front yard, with a front yard setback of 13.72 metres (45.01 ft.), whereas a detached accessory building is permitted in the front yard between the front lot line and the main building provided that the minimum front yard setback for such accessory building is 12 metres (39.37 ft.) and the accessory building conforms to all other provisions of the By-law.

The variance(s) would permit an 82.05 square metre (883.17 sq. ft.) detached accessory building with an attic with a maximum horizontal dimension of 10.36 metres (33.98 ft.) to be located in the front yard, with a maximum building height of 6.5 metres (21.32 ft.), while also permitting an existing 8.91 square metre (96 sq. ft.) detached accessory building (sauna) to remain.

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 CON 10 S PT LOT 23 RP 51R7402 PARTS 1 & 3.

Note: Alternative formats available upon request.



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 18th, 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 2272

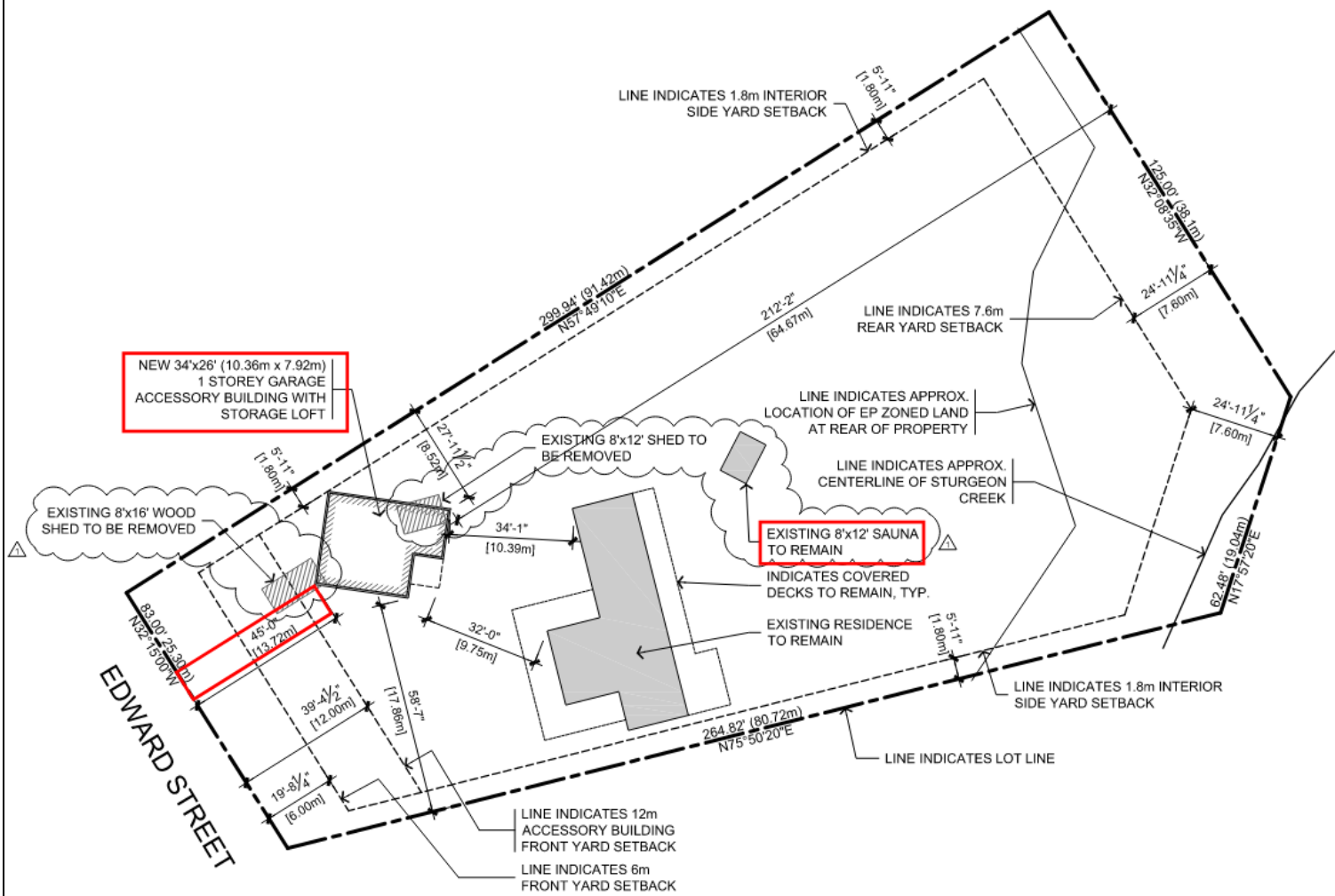
Email: joel.vines@wasagabeach.com

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 Sketch



Note: Alternative formats available upon request.