

A02426
Jennifer Mage
Date of this Notice: September 23, 2026
Tax Roll #: 436401000628000



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by RF Design c/o Ron Fleer, on behalf of Jennifer Mage, owner of the subject lands.

Property Location: 13 River Oak Lane

Public Meeting Date: Wednesday, October 14, 2026 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 3.23, “Non-Complying Lots, Buildings or Structures” and Section 4, “Residential Type 1” (R1) Zone of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provision(s):

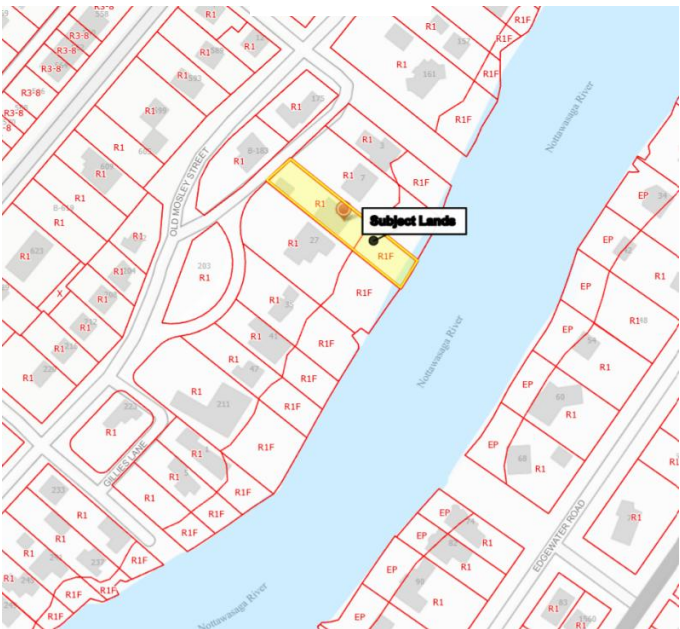
- Section 3.23.3 – to permit a 14.97 square metre (161.13 sq. ft.) one-storey addition to the rear of an existing 39.47 square metre (424.85 sq. ft.) non-complying detached accessory building, located in the front yard between the front lot line and the existing single detached dwelling with an existing non-complying front yard setback of 2.68 metres (8.79 ft.) and an existing non-complying interior side yard setback of 0.79 metres (2.59 ft.), whereas no person shall replace or make an addition to any existing building or structure which does not comply with the required yards of the Zone in which it is located. However, the said building or structure may be replaced, repaired and/or renovated provided that such replacement repair or renovation does not increase the height, area or volume of the original building or structure.
- Section 3.1.2 – to permit a maximum horizontal dimension of 12.19 metres (40 ft.) for the entire detached accessory building (existing non-complying detached accessory building and proposed addition), whereas the maximum horizontal dimension is 9.0 metres (29.52 ft.) for a detached accessory building to a residential use.
- Section 4.3.5 – to permit a reduced interior side yard setback of 0.8 metres (2.62 ft.) along the western property boundary for the new proposed addition to the existing non-complying detached accessory building, whereas the minimum required interior side yard width/setback is 1.8 metres (5.9 ft.) in the R1 zone.

The variance(s) would recognize the location of the existing 39.47 square metre (424.85 sq. ft.) non-complying detached accessory building located in the front yard between the front lot line and the existing single detached dwelling with an existing non-complying front yard setback and interior side yard setback, and would permit the expansion of the non-complying building in the form of a 14.97 square metre (161.13 sq. ft.) one-storey rear addition with a reduced interior side yard setback. The resultant detached accessory building (existing non-complying building and proposed addition) would have an increased horizontal dimension and a total building footprint of 54.44 square metres (586 sq. ft.).

OTHER APPLICATIONS: The lands subject to this application for Minor Variance are not currently the

Note: Alternative formats available upon request.

Key Map



subject of any other *Planning Act* applications.

The legal description of the subject lands is: *PLAN 713 W PT LOT 52 E PT; LOT 53*

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: cofa@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 **October 13, 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

Email: cofa@wasagabeach.com

Questions? Ask the Planner!

Phone: (705) 429-3844

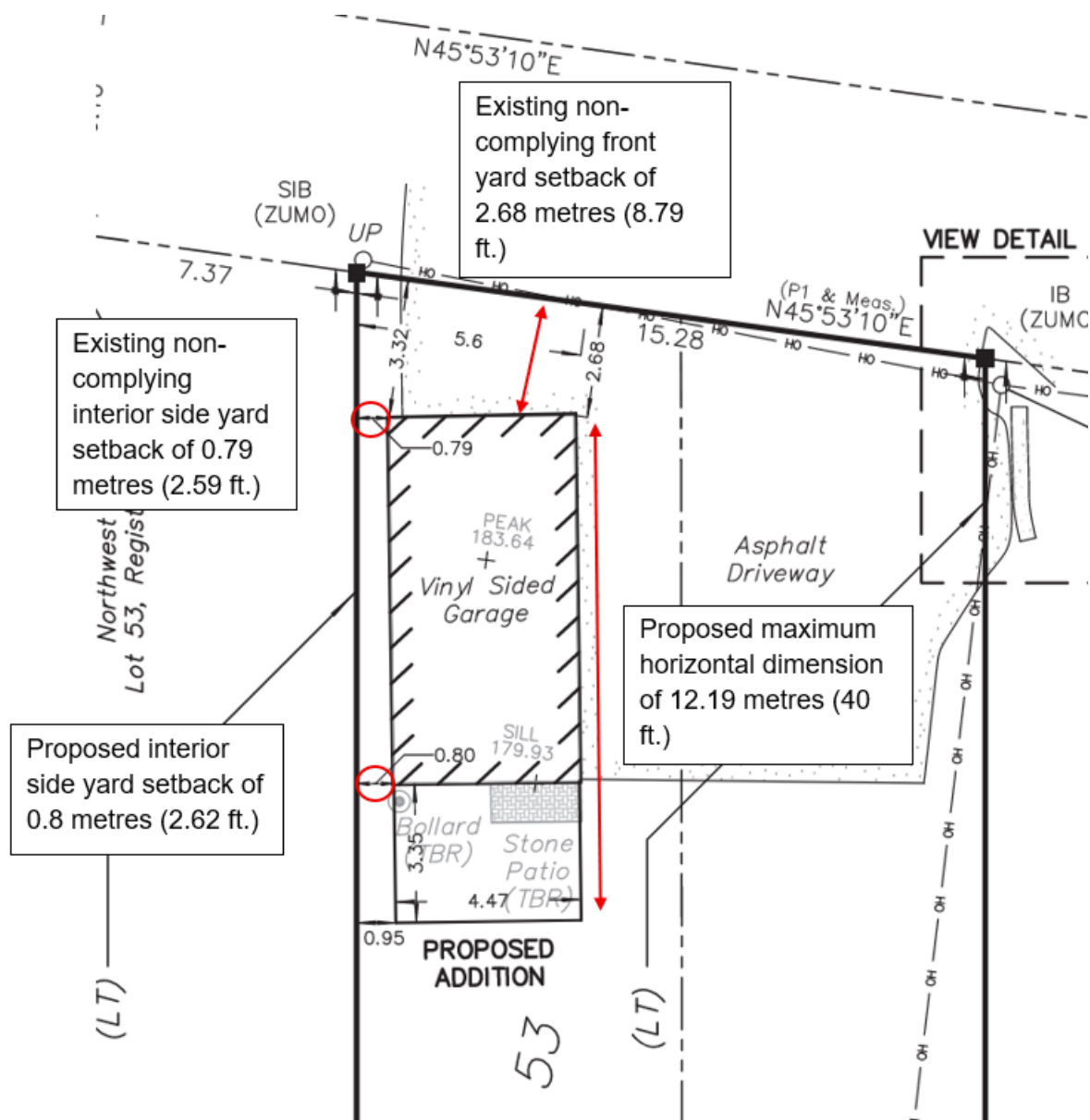
Email: c.watt@wasagabeach.com

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



Note: Alternative formats available upon request.