

A02126

Joshua Taylor

Date of this Notice: August 26, 2026

Tax Roll #: 436401001446400



Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by PlanForge Project Solutions Ltd. c/o Blake Tonic, on behalf of Joshua Taylor, owner of the subject lands.

Property Location: 266 45th Street South

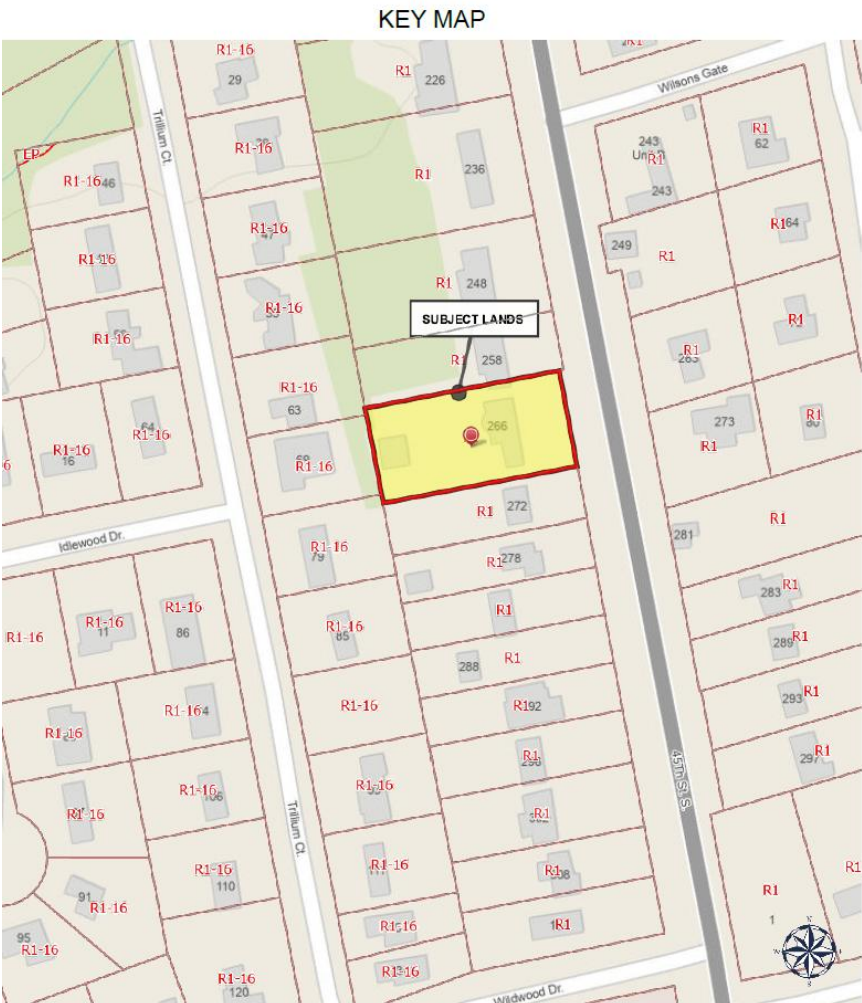
Public Meeting Date: Wednesday, September 16, 2026 at 2:00 p.m.

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 13.22 square metre (142.29 sq. ft.) addition (entrance & covered porch) to an existing 117.42 square metre (1,263 sq. ft.) non-complying detached accessory structure with a rear yard setback of 2.94 metres (9.64 ft.) and a maximum horizontal dimension of 11.6 metres (38.05 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 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 lot coverage of 135.09 square metres (1,454.09 sq. ft.) for all detached accessory buildings/structures; AND, to permit a maximum horizontal dimension of 11.6 metres (38.05 ft.), whereas the maximum lot coverage for all detached accessory buildings/structures in the R1 Zone is 65 square metres (700 sq. ft.) and the maximum horizontal dimension is 9.0 metres (29.52 ft.).
- Section 4.3.6 – to permit a rear yard setback of 2.94 metres (9.64 ft.), specifically for the detached accessory building, whereas the minimum rear yard setback requirement for detached accessory buildings/structures greater than 3.7 metres (12.13 ft.) in height is 7.6 metres (24.93 ft.).



The variance would recognize the location of the existing 117.42 square metre (1,262 sq. ft.) non-

Note: Alternative formats available upon request.

complying detached accessory building with a maximum horizontal dimension of 11.6 metres (38.05 ft.) and existing rear yard setback of 2.94 metres (9.64 ft.), and would facilitate the construction of a new entrance and covered porch with a resulting building footprint of 130.64 square metres (1,406.19 sq. ft.); the variance would also recognize an existing garden shed with a gross floor area of 4.45 square metres (47.89 sq. ft.).

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 REG COMP PLAN 1524 LOT 64.

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 **September 15, 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

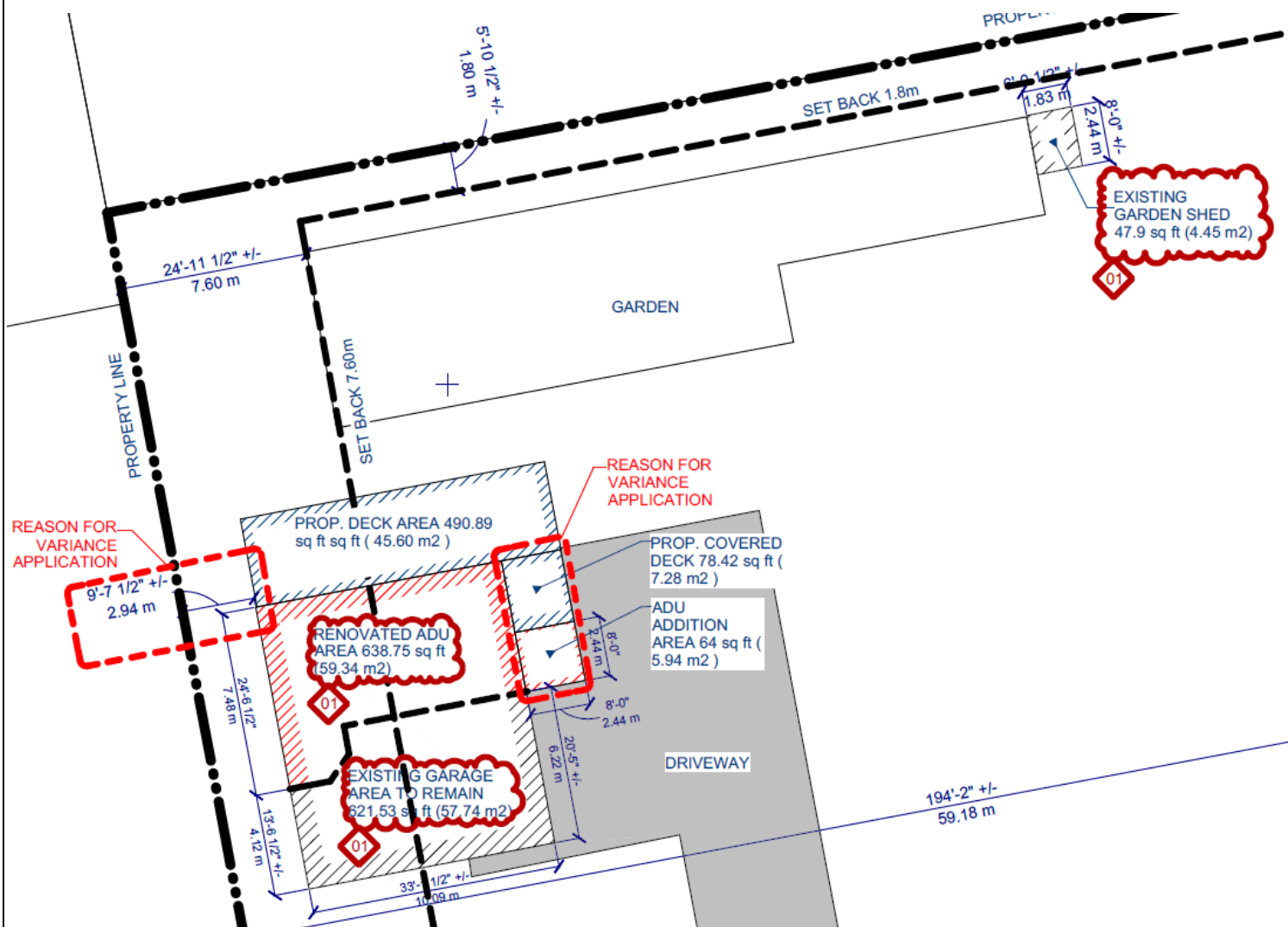
Email: joel.vines@wasagabeach.com

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



Note: Alternative formats available upon request.