

A01925  
Jodi Waddington  
Date of this Notice: June 2, 2025  
Tax Roll #: 436401000329000



# Notice of Public Meeting Committee of Adjustment

Application for a Minor Variance has been submitted by Jodi Waddington, owner of the subject lands.

Property Location: 114 Sunnidale Road South

Public Meeting Date: Wednesday, June 18, 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 relief from Section 3.1, “Accessory Uses, Buildings and Structures” of Zoning By-law 2003-60, as amended, specifically:

- Section 3.1.2 – to permit a maximum lot coverage of 72.46 square metres (780 sq. ft.) for a detached accessory building (garage) in the R1 Zone, whereas detached accessory buildings in the R1 Zone shall not use more than 65 square metres (700 sq. ft.) of lot area in total; AND, to permit a detached accessory building (garage) with a maximum horizontal dimension of 9.14 metres (30 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 5.44 metres (17.85 ft.), whereas the maximum height of a detached accessory building with a peaked roof is 5 metres (16.4 ft.).

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

- Section 4.3.4 – to permit the construction of a detached accessory building (garage) with an exterior side yard setback of 4.27 metres (14 ft.), whereas a minimum exterior side yard setback of 4.5 metres (14.76 ft.) is required.

The variances requested would facilitate the construction of a 72.46 square metre (780 sq. ft.) detached accessory building (garage) with a height of 5.44 metres (17.85 ft.), a maximum horizontal dimension of 9.14 metres (30 ft.) and an exterior side yard setback of 4.27 metres (14 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*.

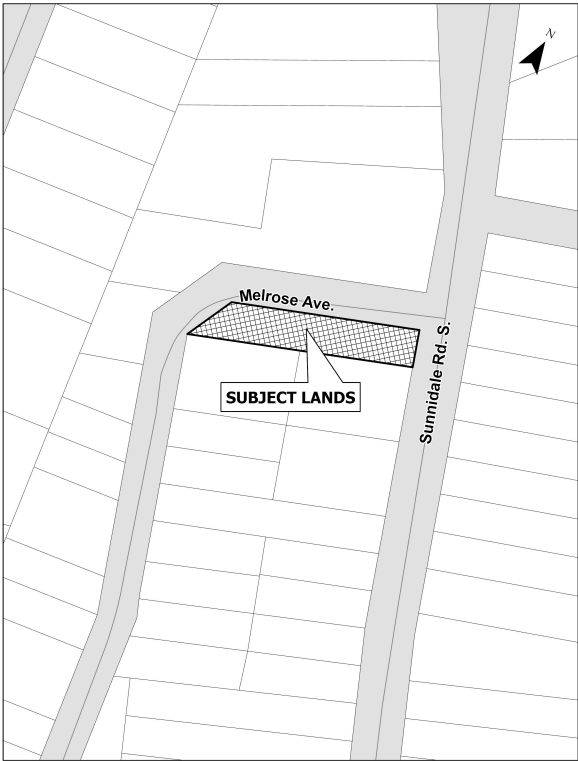
The legal description of the subject lands is PLAN 815 N PT LOT 49.

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

**Note:** Alternative formats available upon request.



be included in the record of the Public Meeting.

**Comments can be emailed to:** [pmnotices@wasagabeach.com](mailto:pmnotices@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 **June 17, 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  
30 Lewis Street  
Wasaga Beach, ON

Hours of operation:  
Monday-Friday 8:30am-4:30pm

**Phone:** (705) 429-3844 ext. 2282  
**Email:** [pmnotices@wasagabeach.com](mailto:pmnotices@wasagabeach.com)

**Questions? Ask the Planner!**

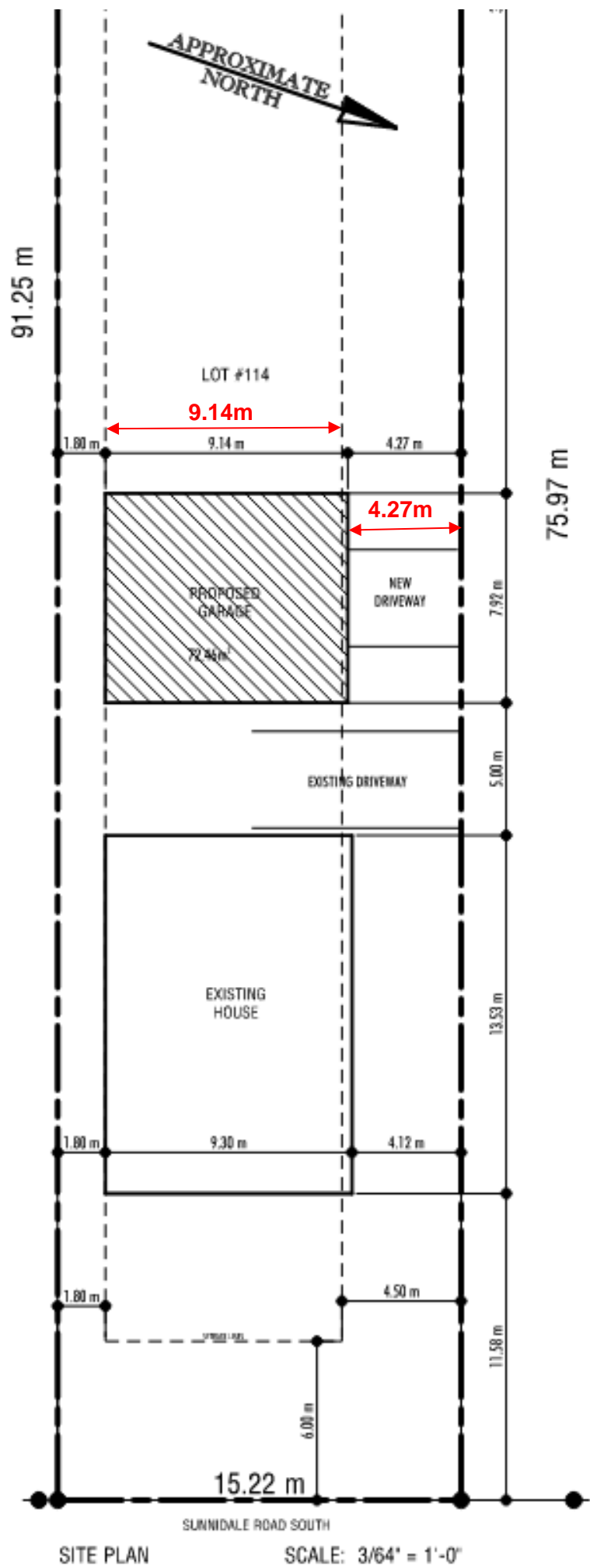
**Phone:** (705) 429-3844 x 2270  
**Email:** [samantha.hannah@wasagabeach.com](mailto:samantha.hannah@wasagabeach.com)

**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.*

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