

**A01325**  
**John Brohman**  
**Date of this Notice: May 9<sup>th</sup>, 2025**  
**Tax Roll #: 436401000658900**



# Notice of Public Meeting Committee of Adjustment

**Application for a Minor Variance has been submitted by Ron Fler on behalf of John Brohman, owner of the subject lands.**

**Property Location: 201 Mosley Street**

**Public Meeting Date: Wednesday, May 21, 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 3.22 “Non-Conforming Uses” of Zoning By-law 2003-60, specifically:

3.22.3 – to permit the exterior of a building (existing single-detached dwelling) which was lawfully used prior to the effective date of this By-law for a purpose not permissible within the Zone in which it is located to be enlarged and thereafter to be used for a purpose not permitted within such Zone, whereas the exterior of a building which was lawfully used prior to the effective date of this By-law for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone.

3.22.1 - to permit the establishment of an accessory use to the existing non-conforming use (single detached dwelling) in the form of a new 102.5 sq. m. (1103.30 sq. ft.) detached accessory building (garage), whereas the provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any purpose prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used specifically for that purpose.

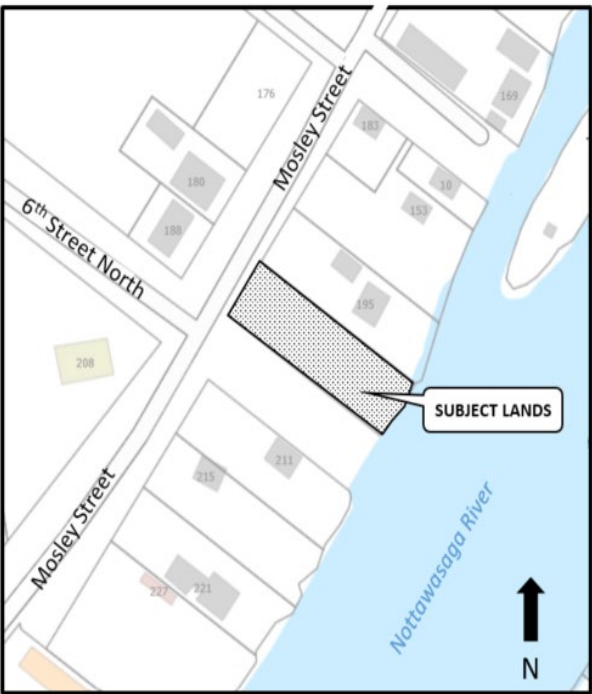
The applicant requests additional relief from Section 3.23 “Non-Complying Lots, Buildings or Structures”, of Zoning By-law 2003-60 as amended, specifically:

Section 3.23.3 ii) – to recognize the location and to permit the expansion of the existing single-detached dwelling with an existing non-complying exterior side yard setback of 3.04 metres (9.97 ft.) along the western property boundary, whereas a minimum exterior side yard setback of 4.5 metres (14.76 ft.) is required in the Beach Mixed Use Two (B2) zone.

The application requests additional relief from Section 26.3.3 “Zone Provisions for Stand-alone Residential Uses within Mixed Use and Transition Zones” of Zoning By-law 2003-60, specifically:

Section 26.3.3 Table 7 - to permit an exterior side yard setback of 3.04 metres (9.97 ft.) along the western property boundary, whereas a minimum exterior side yard setback of 4.5 metres (14.76 ft.) is required in the Beach Mixed Use Two (B2) zone.

The variance(s) would permit the expansion and enlargement of an existing non-conforming and non-complying single-detached dwelling in the form of a new 71.42 sq. metre (768.75 sq. ft.) addition and rear yard deck, and further permit the establishment of a new accessory use.



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

The applicant seeks additional zoning relief from Section 3.1 “Accessory Uses, Buildings and Structures” of Comprehensive Zoning By-law 2003-60, as amended.

Section 3.1.4 – to permit a detached accessory building with a height of 6 metres (19.68 ft.) whereas the maximum height of a detached accessory building shall be 5 metres (16.4 ft.).

Section 3.1.5.4 – to permit the construction of a detached accessory building (garage) with a front yard setback of 14.69 metres (48.19 ft.) to be located in the front yard between the main dwelling and the street line, whereas accessory buildings are not permitted within the front yard or located closer to the street line than the main dwelling.

Section 3.1.5.7 – to permit the location of a detached accessory building (garage) with an increased height to be located between the front lot line and the main dwelling with a front yard setback of 14.69 metres (48.19 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.

The variance(s) would permit the construction of a 102.5 sq. m. (1103.30 sq. ft.) detached accessory building located in the front yard with an increased height.

**OTHER APPLICATIONS:** The lands subject to this application for Minor Variance is not currently the subject of any other application under the *Planning Act*.

The legal description of the subject lands is: *PLAN 525 LOT 8*

**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:** [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 **May 20<sup>th</sup>, 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

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

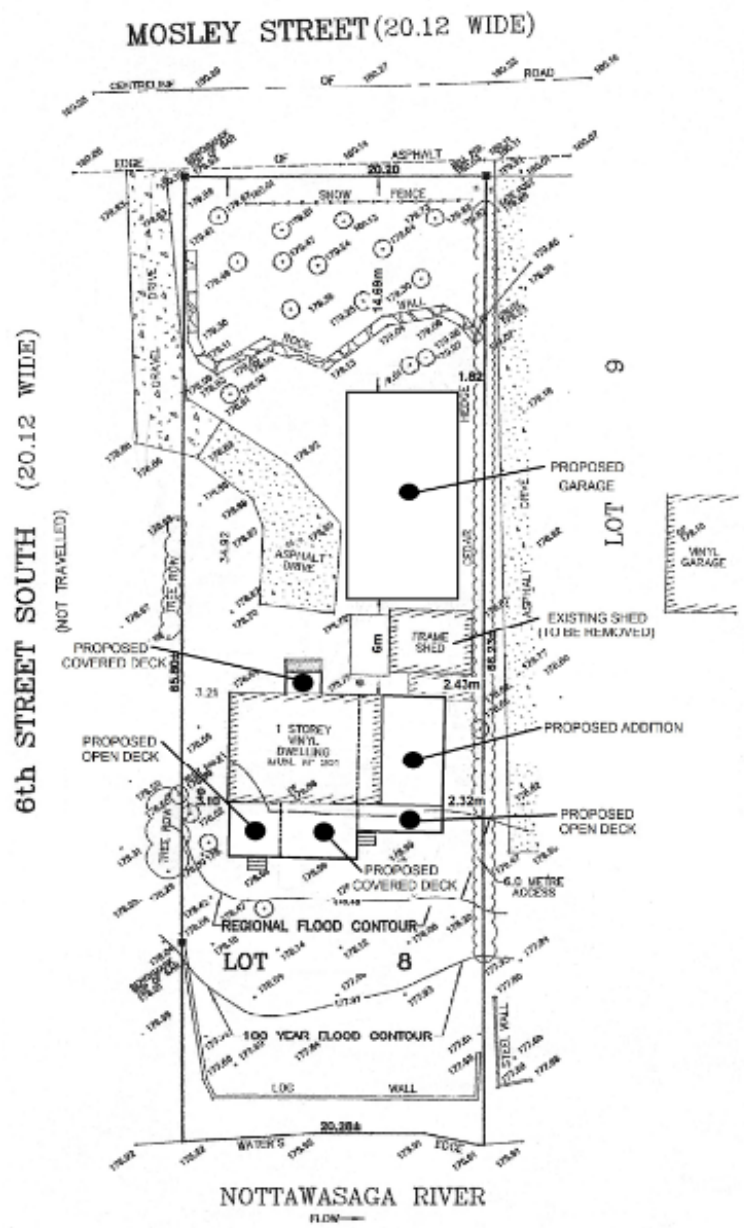
Phone: (705) 429-3844 ext. 2282  
Email: [pmnotices@wasagabeach.com](mailto:pmnotices@wasagabeach.com)

Questions? Ask the Planner!

Phone: (705) 429-3844 x x2250  
Email: [c.watt@wasagabeach.com](mailto: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.

**Applicant's Site Plan/Sketch Submission**



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