

# The Corporation of The Township of Oro-Medonte

148 Line 7 S, Oro-Medonte, ON, L0L 2E0, 705-487-2171, [www.oro-medonte.ca](http://www.oro-medonte.ca)

August 17, 2023

## Minor Variance Application Notice of Public Hearing

Hearings are held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to livestream Public Hearings over the internet for public viewing and participation. Protocols have been established to advise how to electronically participate at public hearings. Please refer to the Township's website ([oro-medonte.ca](http://oro-medonte.ca)) for Public Hearing viewing and participation information.

**Hearing Date:** September 6, 2023  
**Time:** 6:15 pm  
**Location:** Township of Oro-Medonte Council Chambers  
148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2023-A-35  
**Owner:** Amanda Davis  
**Subject Lands:** 493 Penetanguishene Road

**Purpose:** The applicant is proposing to construct a detached accessory building and an addition to the existing single detached dwelling. The applicant is seeking relief to the following sections of Zoning By-law 97-95, as amended:

### *Single Detached Dwelling*

#### Section 3.1, Table A5 – Permitted Uses (Environmental Protection (EP) Zone)

Permitted: Only existing uses permitted. No buildings or structures, except those required for flood or erosion control.	Proposed: Second storey addition to existing single detached dwelling
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#### Section 5.16.1(c) – Enlargement, Non-complying Structures

Required: Does not increase a situation of non-compliance.	Proposed: Increase size of structure in EP Zone.
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#### Section 5.18 - Non-conforming Uses

Permitted: Buildings or structures existing before November 5, 1997.	Proposed: Second storey addition to existing single detached dwelling
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#### Section 5.32 – Setback from Water Courses

Required: Minimum 30.0 metres (98.4 feet)	Proposed: 16.2 metres (53.1 feet)
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### *Detached Accessory Building*

#### Section 5.1.4 – Maximum height, detached accessory building

Required: 4.5 metres (14.7 feet)	Proposed: 6.2 metres (20.3 feet)
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#### Section 5.1.6 – Maximum floor area, detached accessory building

Required: Agricultural/Rural (A/RU) Zone, the maximum floor area of any one detached accessory building or structure is 100 square metres (1076.4 square feet).	Proposed: 1 <sup>st</sup> floor – 120.7 sq.m. (1,300.0 sq.ft.) 2 <sup>nd</sup> floor – 110.6 sq.m. (1,191.0 sq.ft.) Total – 231.4 sq.m (2,491.0 sq.ft.)
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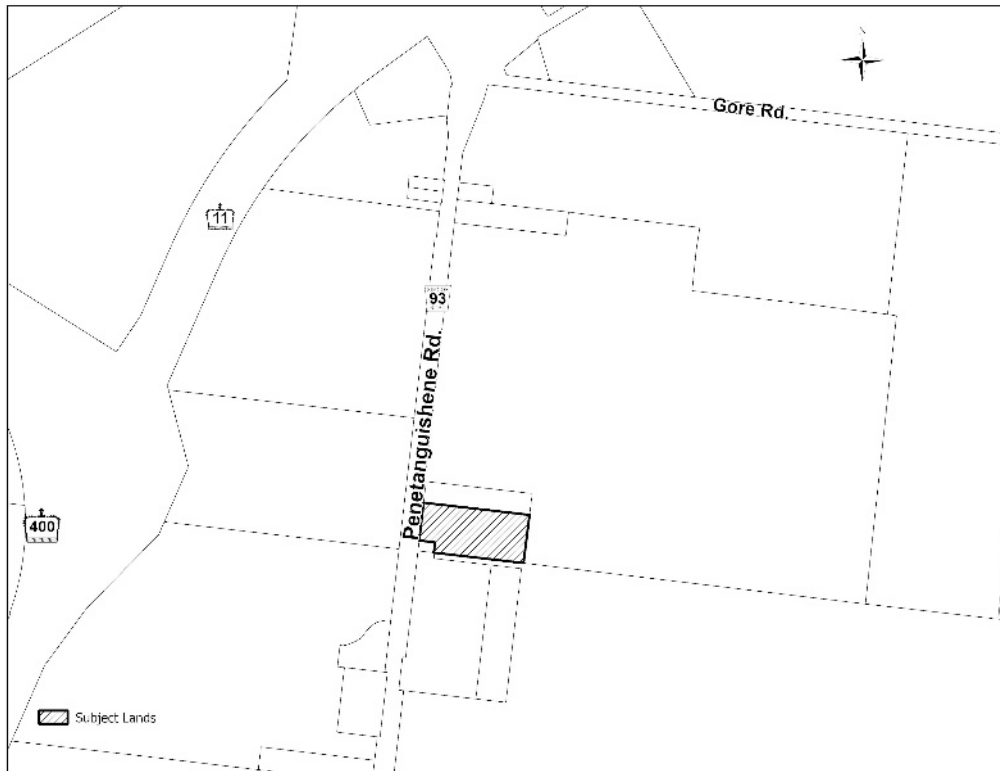
#### Section 5.27 – Setbacks from Limits of Environmental Protection Zone

Required: Minimum 30.0 metres (98.4 feet)	Proposed: 5.5 metres (18.0 feet)
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Section 5.32 – Setback from Water Courses

Required: Minimum 30.0 metres (98.4 feet)	Proposed: 18.6 metres (61.0 feet)
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**Location Map:**



**Have Your Say:**

Input on the application is welcome and encouraged. For specific details regarding public participation during the meeting please check the Township website at <https://www.oro-medonte.ca/municipal-services/planning-information>.

Written submissions can be made by:

1. Emailed to [planning@oro-medonte.ca](mailto:planning@oro-medonte.ca) prior to or during the Public Hearing;
2. Dropped in the drop box at the Township Administration Office on Line 7 South;
3. Faxed to (705) 487-0133; or,
4. Mailed through Canada Post.

You can watch a live stream of the hearing on the Township’s [YouTube Channel](#) (this link will not allow you to speak during the meeting).

Individuals who submit letters and other information to Council and its advisory bodies should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process, which includes publication on the Township’s website.

The applicant, the Minister or a specified person or public body may submit an appeal of the decision to the Ontario Land Tribunal (OLT). If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the application, you must make a written request.

Written submissions/requests should be directed to:

Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Secretary Treasurer, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

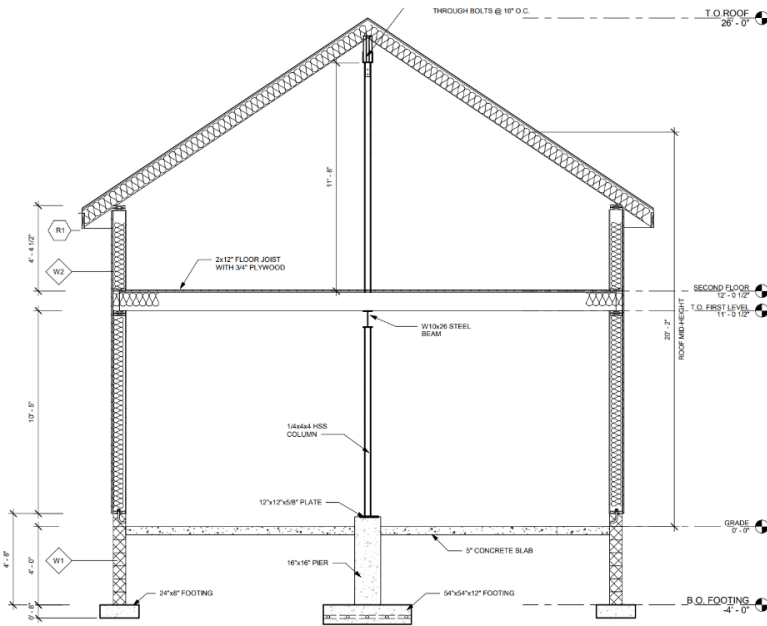
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**More Information:**

For further information, please contact the Secretary-Treasurer during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. A copy of the Staff Report will be available to the public on September 1, 2023 on the Township's Web Site: [www.oro-medonte.ca](http://www.oro-medonte.ca) or from the Development Services Department.

Andy Karaiskakis  
Secretary-Treasurer

**Applicants Detached Accessory Building Elevations:**

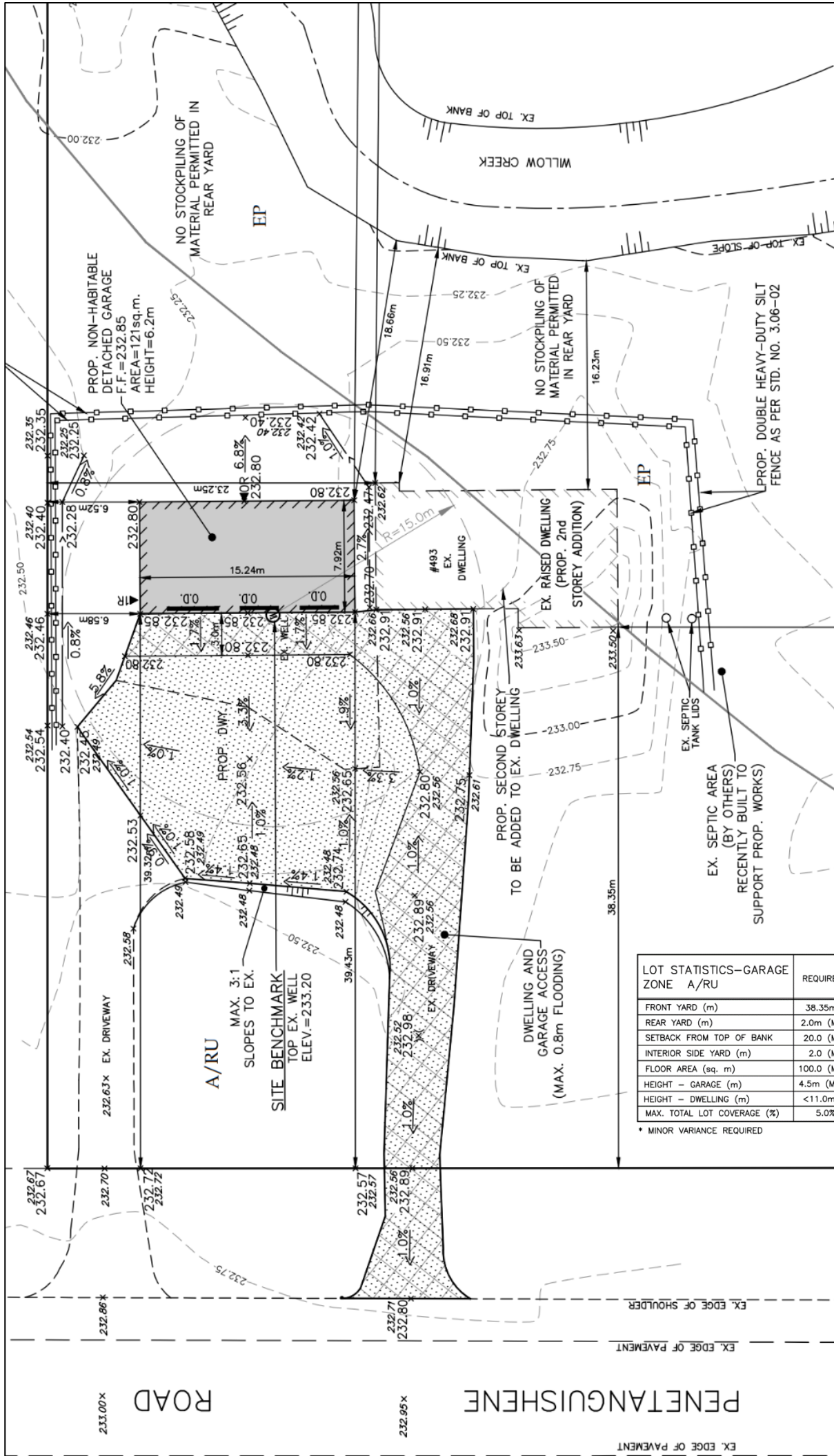


**Applicants Dwelling Elevations:**



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Applicants Site Plan:



LOT STATISTICS—GARAGE ZONE A/RU	REQUIRED	EX. DWELLING 2ND FLOOR ADDITION	PROPOSED DETACHED GARAGE
FRONT YARD (m)	38.35m	38.35m	39.32m
REAR YARD (m)	2.0m (MIN)	137.04m	139.09m
SETBACK FROM TOP OF BANK	20.0 (MIN)	16.23m*	18.66m*
INTERIOR SIDE YARD (m)	2.0 (MIN)	23.25m	6.52m
FLOOR AREA (sq. m)	100.0 (MIN)	154.80	121.0
HEIGHT - GARAGE (m)	4.5m (MAX)	N/A	6.2m*
HEIGHT - DWELLING (m)	<11.0m	<11.0m	N/A
MAX. TOTAL LOT COVERAGE (%)	5.0%		1.8%

\* MINOR VARIANCE REQUIRED