

April 19, 2024

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) for Public Hearing viewing and participation information.

Hearing Date: May 1, 2024
Time: 6:30 pm
Location: Township of Oro-Medonte Council Chambers
 148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2024-A-22
Owner: Lisa Ricetto
Subject Lands: 5939 Line 8 North

Purpose: The applicant currently has an existing non-conforming two storey building that is used as a home industry (woodworking shop and loft area) on their 42.6 hectare (105.3 acre) property. They are proposing to legalize a 142.7 square metre (1,536.0 square feet) two storey addition to the existing non-conforming building to expand the home industry on the ground floor and convert the entire second floor (existing and proposed) into an accessory residential apartment unit and is seeking relief to the following sections of Zoning By-law 97-95 as amended:

Section 5.18 – Non-Conforming Uses

<p>Required: No lands shall be used and no building or structure shall be used except in conformity with the provisions of this By-law unless such use existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to a By-law passed under Section 34 of the Planning Act.</p>	<p>Proposed: To legalize the construction of a 142.7 square metres (1,536.0 square feet) two-storey addition to an existing non-conforming building (home industry use - woodworking shop) and convert the existing loft and add the proposed new second floor space to create an accessory apartment unit.</p>
--	---

Table B4 (C), Provisions for Buildings Except Single Family Dwellings (Home Industry)

<p>Required: Minimum setback from interior side lot line – 30 metres (98.4 feet)</p>	<p>Proposed: Existing building and proposed addition – 15.4 metres (50.6 feet)</p>
---	---

Section 5.1.1 – Uses Permitted in Detached Buildings

<p>Required: Not to be used for human habitation.</p>	<p>Proposed: An apartment dwelling unit is proposed to be constructed on the second floor of the detached accessory building.</p>
---	---

Section 5.1.4 – Maximum Height

<p>Required: 4.5 metres (14.7 feet)</p>	<p>Proposed: 7.5 metres (24.5 feet)</p>
---	---

Section 5.1.6 – Maximum Floor Area

Required: 100.0 square metres (1,076.4 square feet)	Proposed: 1 st floor: 292.6 square metres (3,149.8 square feet) 2 nd floor (apartment): 247.5 square metres (2,664.0 square feet) Total floor area: 540.1 square metres (5,813.8 square feet)
--	---

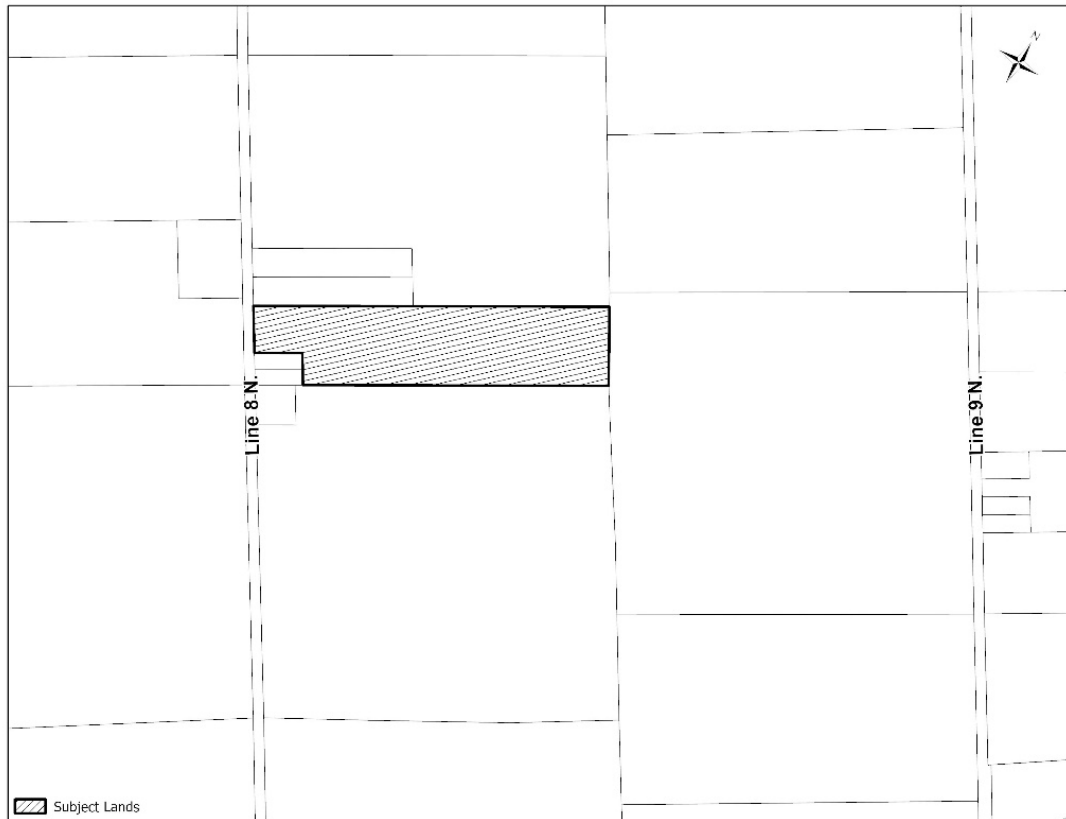
Section 5.4 – Apartment Dwelling Units Accessory to a Single Detached Dwelling

Required: Permitted in a single detached dwelling.	Proposed: Proposed to be located in a detached accessory building.
---	---

Section 5.4 (c) - Maximum Floor Area of an Apartment Dwelling Unit

Required: 70.0 square metres (753.5 square feet)	Proposed: 247.5 square metres (2,664.0 square feet)
---	--

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 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:

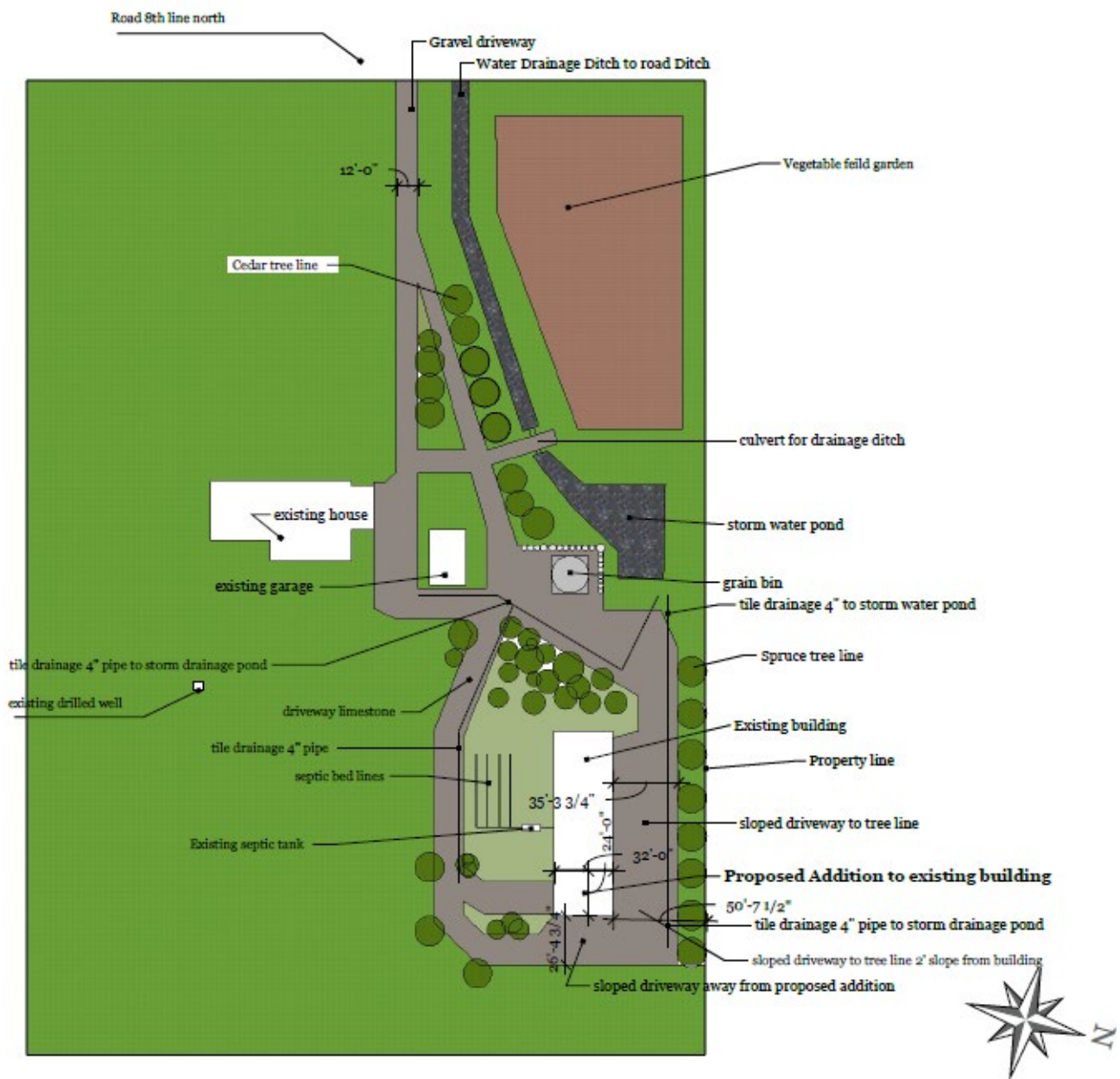
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

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 April 26, 2024 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

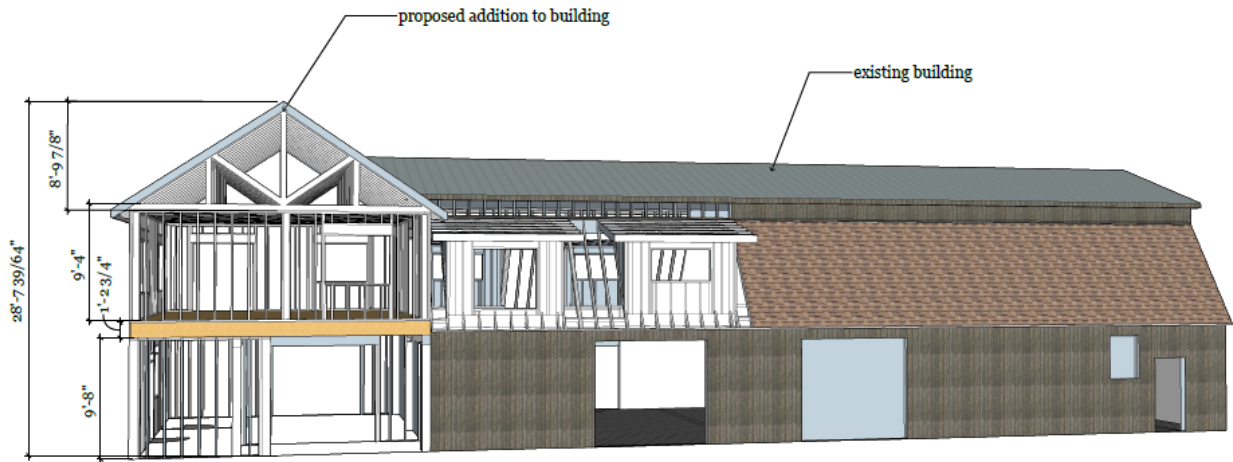
Andy Karaiskakis
Secretary-Treasurer

Minor Variance Sketch:



Elevation Drawings:

ELEVATION DRAWING OF PROPOSED ADDITION TO EXISTING BUILDING



ELEVATION DRAWING OF EXISTING BUILDING

