

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: March 6, 2024
Time: 5:40 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2024-A-03
Owner: Clifford Deumer and Kim Shettell
Subject Lands: 6 Cumberland Court

Purpose: The applicants are proposing to construct a 77.3 m² (832 sq. ft.) addition to an existing 81.3 m² (875 sq. ft) garage. They intend to remove the exterior wall on the existing garage facing the addition to create a garage that is 158.6 sq. m (1,707 sq. ft) in size. The combined size would exceed the requirements by 51.8 m² (557.6 sq. ft). They seek relief from the maximum size of detached garage under the R1*75 provisions of Zoning By-law 97-95.

Section 7.75 – R1*75 Zoning Provisions for a detached garage

Required: Maximum first storey floor area for a detached garage 106.8 sq. m (1,150.0 sq. ft)	Proposed: 158.6 sq. m (1,707 sq. ft)
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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 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:

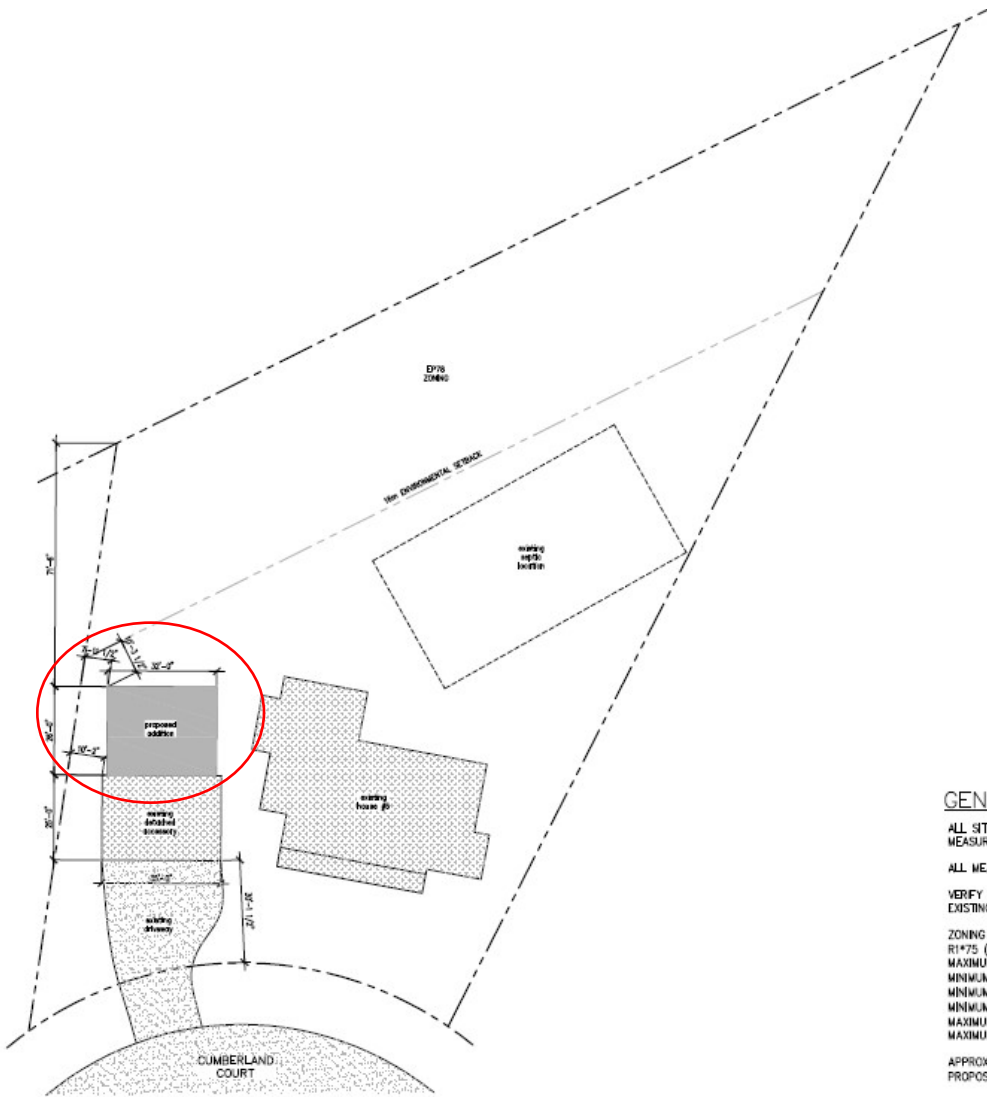
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

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 March 1, 2024 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

Minor Variance Sketch:



GENERAL NOTES

ALL SITE INFORMATION DERIVED FROM SIMCOE COUNTY GIS AND SITE MEASUREMENTS.
ALL MEASUREMENTS ARE APPROXIMATE IN FEET AND INCHES.
VERIFY ALL SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORK. EXISTING GRADES AT PROPERTY LINES TO REMAIN.

ZONING DATA
R1*75 (RESIDENTIAL)
MAXIMUM FIRST FLOOR AREA FOR ACCESSORY BUILDING - 1150 sq. ft.
MINIMUM SIDE YARD SETBACK - 2.5m (8'-2")
MINIMUM REAR YARD - 7.5m (24'-8")
MINIMUM FRONT YARD - 7.5m (24'-8")
MAXIMUM HEIGHT - 14.7'
MAXIMUM LOT COVERAGE FOR ACCESSORY BUILDINGS - 5%

APPROXIMATE LOT AREA - 36236 sq. ft.
PROPOSED AREA OF ACCESSORY BUILDING - 1707 sq. ft. (4.7%)