

February 17, 2023

REVISED
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 1, 2023
Time: 6:10 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2023-A-03
Owner: David and Danielle Nicoletta
Subject Lands: 67A Huronwoods Drive

Purpose: The applicant is proposing to construct a detached accessory building (detached garage) containing an upper level accessory dwelling unit. The applicant is seeking relief to the following sections of Zoning By-law 97-95:

Detached Accessory Building

Section 5.1.1 – Uses Permitted in Detached Accessory Buildings and Structures

Required: No detached accessory building or accessory structure shall be used for human habitation	Proposed: To allow for an accessory dwelling unit in a detached garage
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Section 5.1.3 a) Not be located in the front yard.

Required: Not be located in the front yard	Proposed: To be located in the front yard with a 3.37 metres (11.0 feet) setback
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Section 5.1.4 Maximum height

Required: 4.5 metres (14.76 feet)	Proposed: 6.98 metres (22.87 feet)
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Section 5.1.6 Maximum floor area

Required: 70.0 square metres (753.5 square feet)	Proposed: 1 st floor: 91.8 square metres (988.1 square feet) 2 nd floor: 91.8 square metres (988.1 square feet) Total: 183.6 square metres (1976.3 square feet)
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Table B1 – Front yard setback, R1, Exception 202

Required: 6.0 metres (19.7ft)	Proposed: 3.37 metres (11.0 feet)
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Table B1 –Interior side yard setback, R1, Exception 202

Required: 4.5 metres (14.7ft)	Proposed: 3.05 metres (10.0 feet)
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Accessory Dwelling Unit

Section 5.4 c) Maximum Floor Area of Apartment Dwelling Units Accessory to a Single Detached Dwelling

Required: 70.0 square metres (753.5 square feet)	Proposed: 127.24 square metres (1369.6 square feet)
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Retaining Wall associated with Detached Accessory Building – For the purposes of the Zoning By-law a retaining wall with a height of 1.0 metre (3.2 feet) or more is considered an accessory structure and is subject to the provisions of Section 5.1

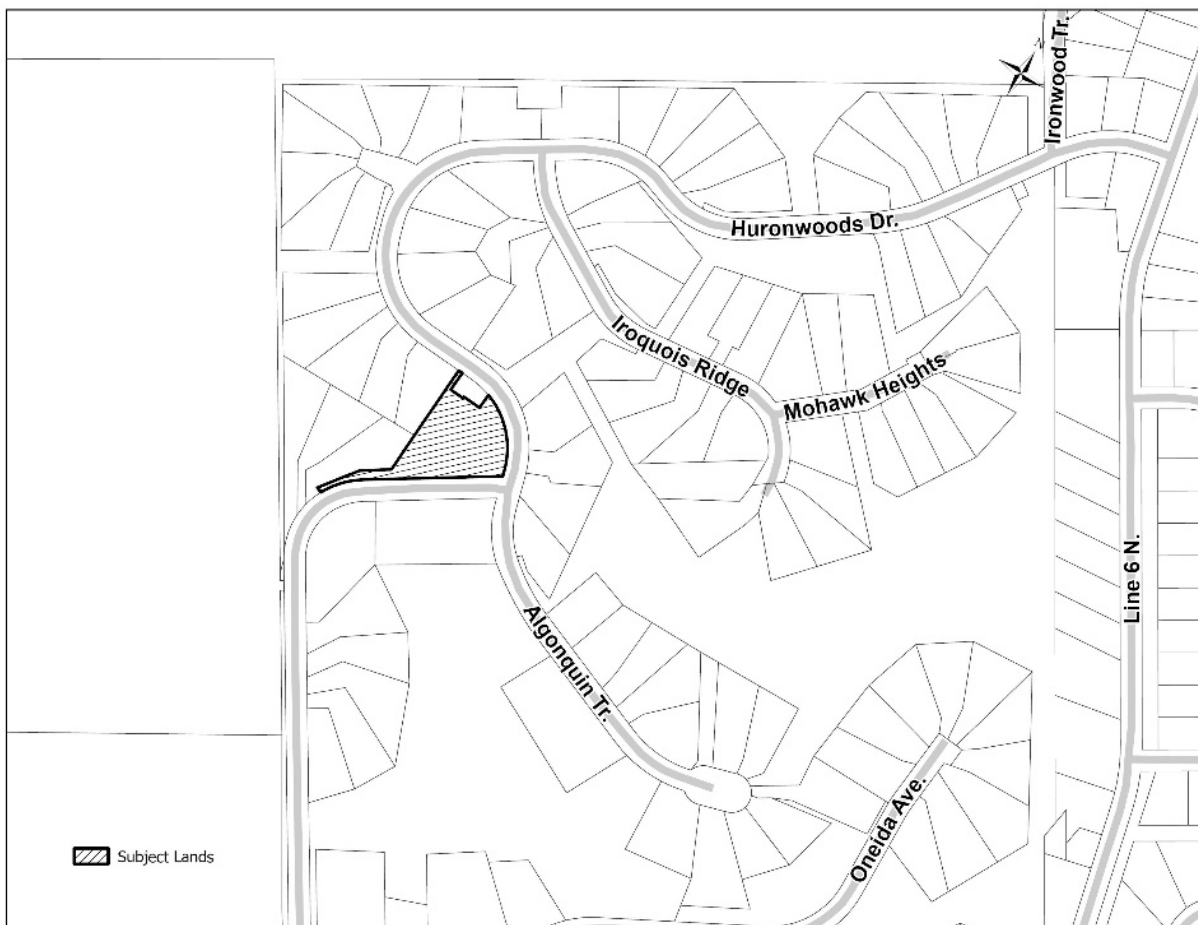
Section 5.1.3 a) Not be located in the front yard.

Required: Not be located in the front yard	Proposed: To be located in the front yard with a 0 metres (0 feet) setback
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Table B1 – Front yard setback, R1, Exception 202

Required: 6.0 metres (19.7ft)	Proposed: 0 metres (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 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:

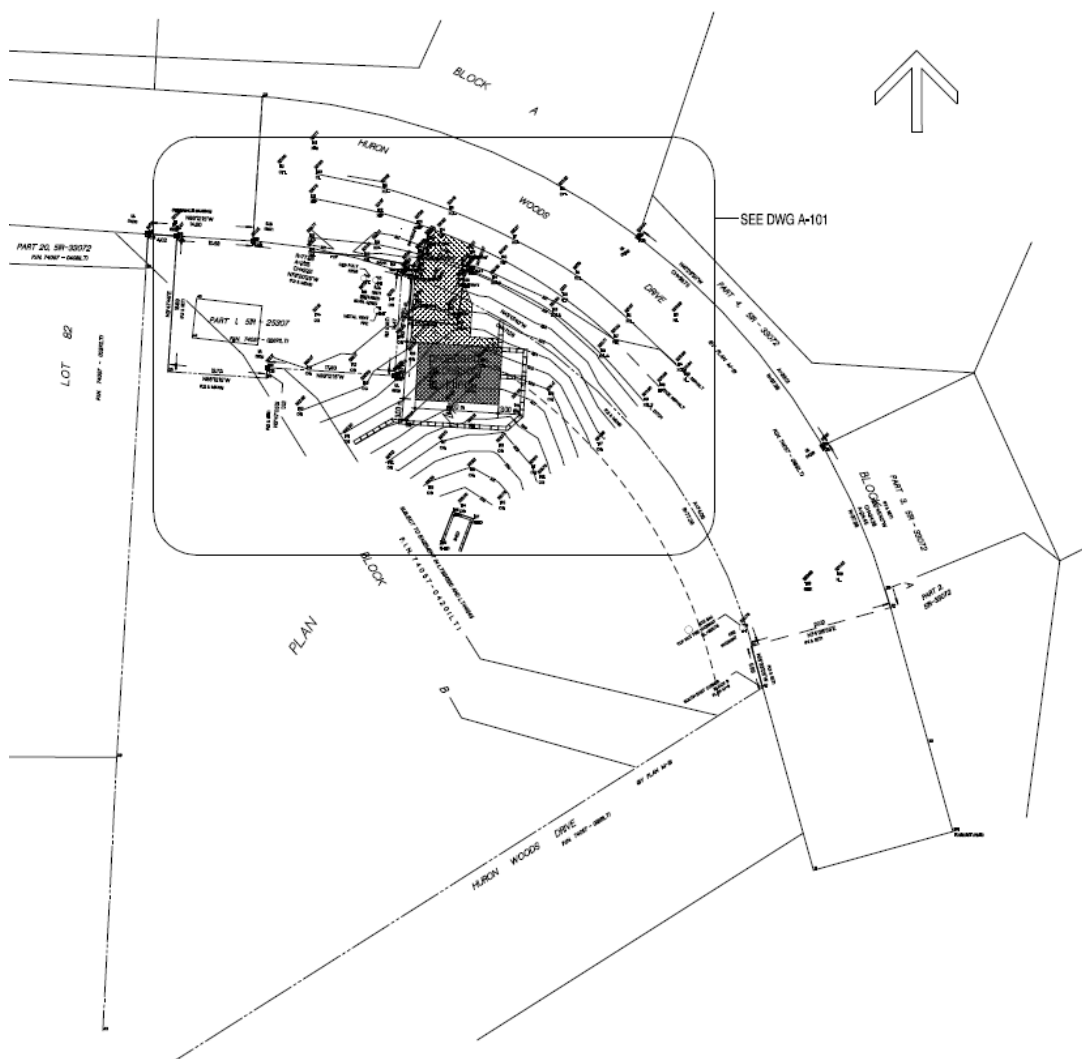
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

More Information:

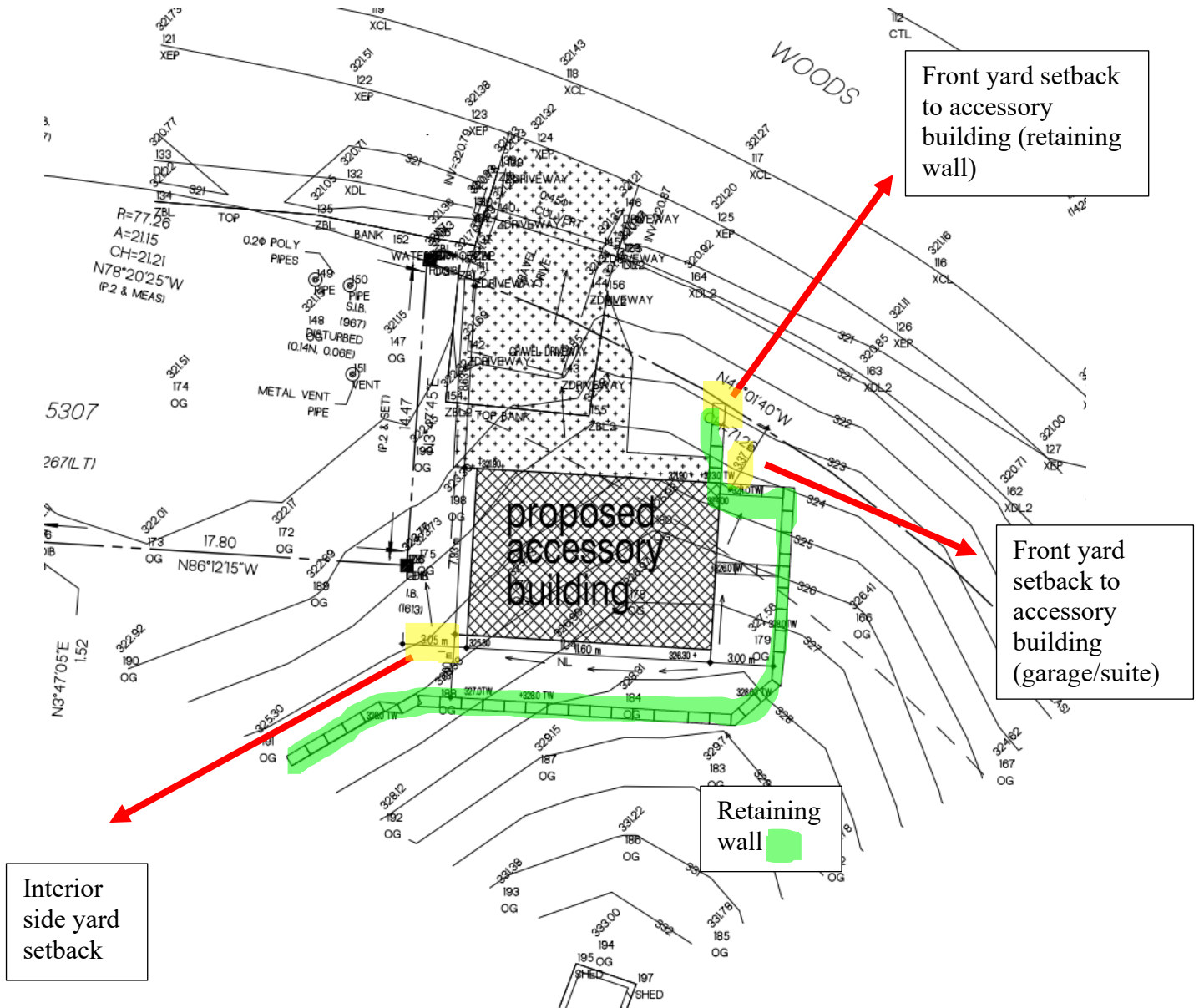
For further information, please contact the Secretary-Treasurer during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. A copy of the Staff Report will be available to the public on February 24, 2023 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

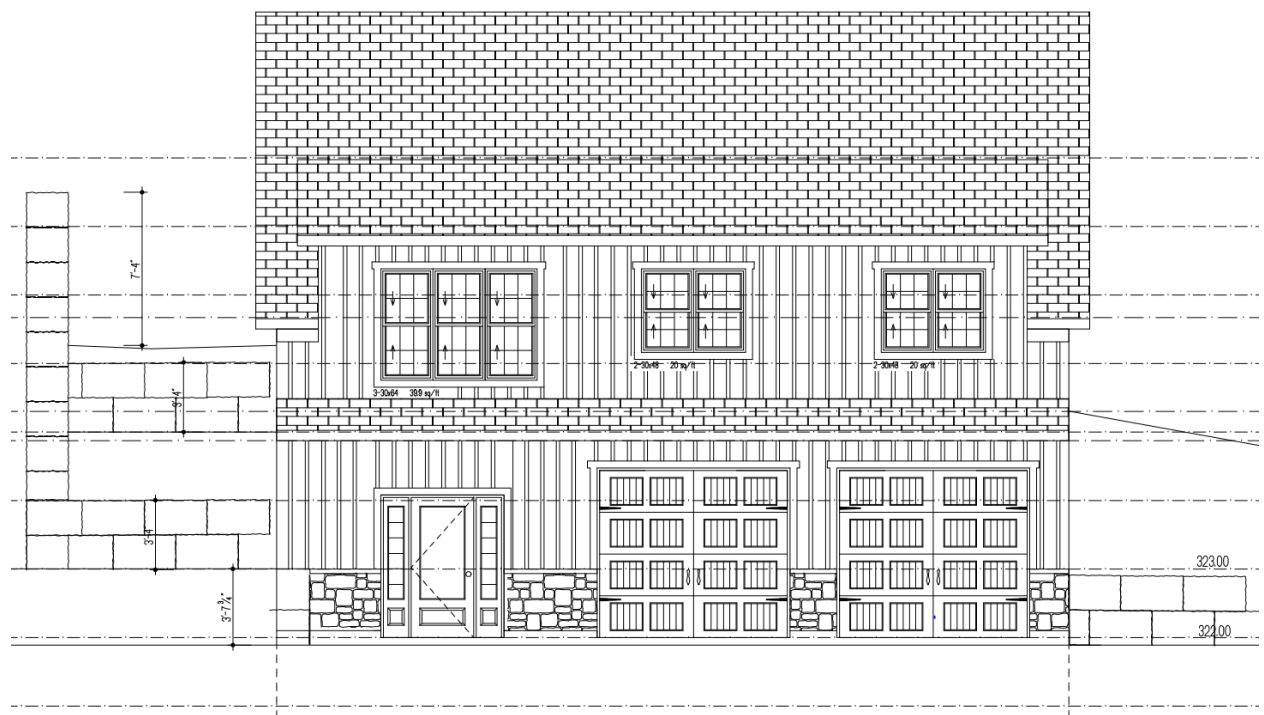
Applicants Site Plan:



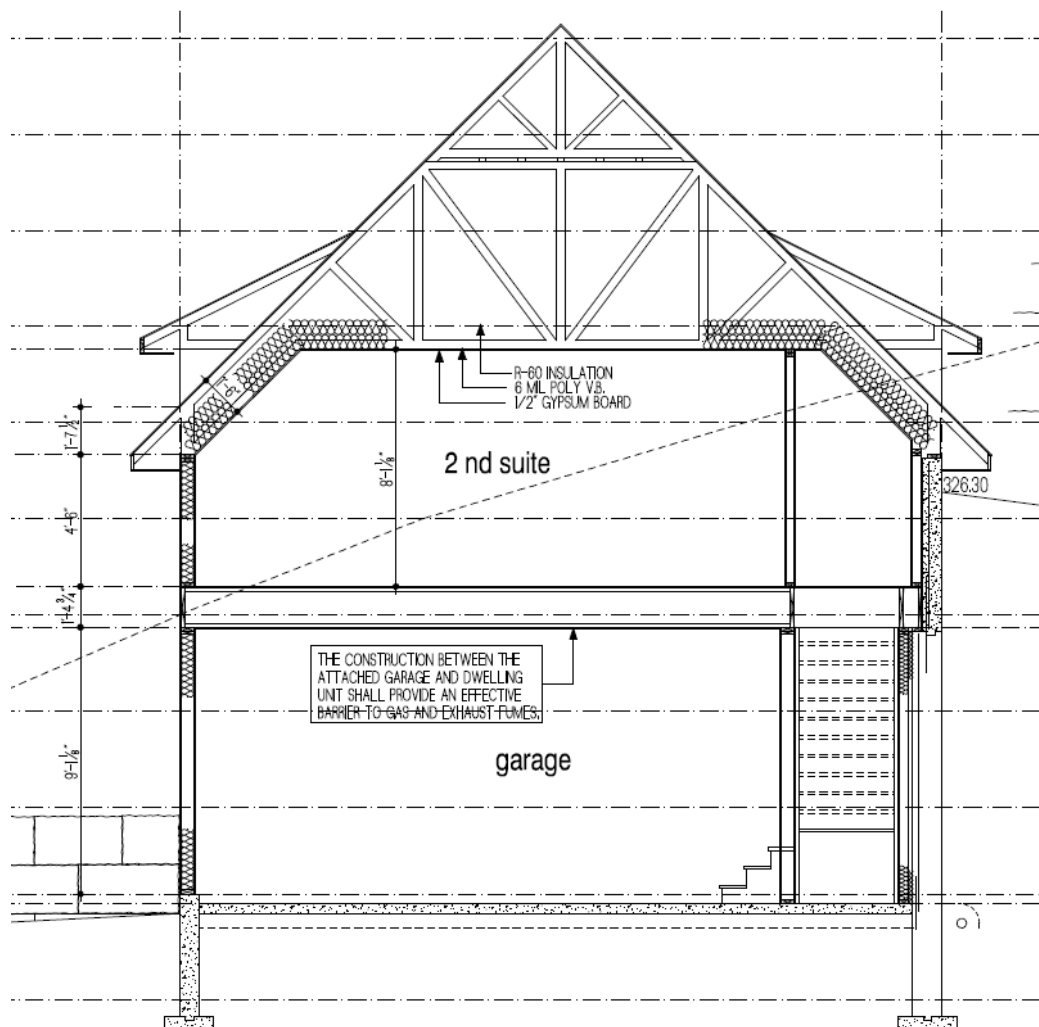
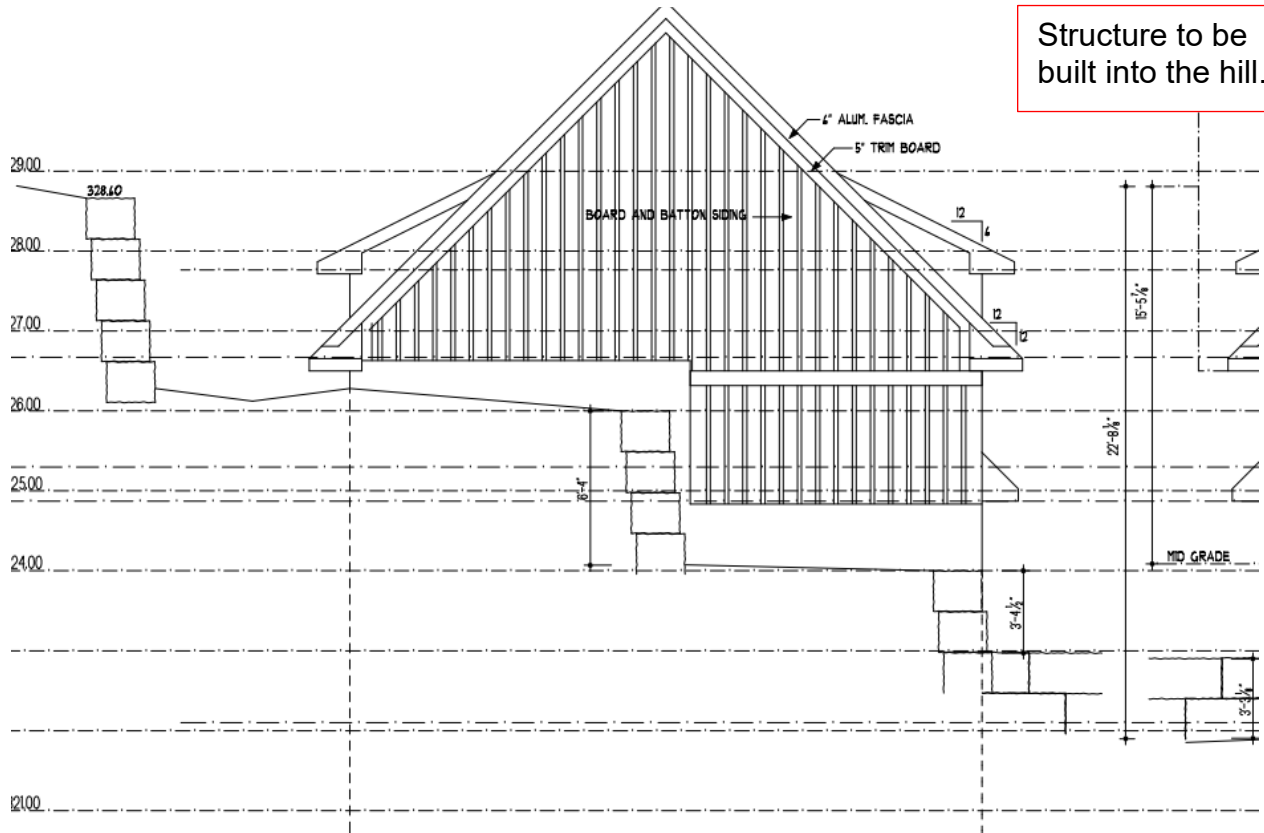
Applicants Site Plan Detail:



Applicants Elevation Drawings:



Structure to be
built into the hill.



section BB
SCALE: 1/4"=1'-0" 300