

October 17, 2019

**Minor Variance Application
 Notice of Public Hearing**

Hearing Date: November 6, 2019
Time: 6:20 pm
Location: Township of Oro-Medonte Council Chambers
 148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2019-A-58
Owner: Carol Montgomery
Civic Address: 9 Simcoeside Avenue

The applicant is requesting permission to convert unusable loft space in a single detached dwelling into usable living space; add an exterior balcony/deck onto the existing flat roof; and to add a new exterior staircase on the west side of the existing dwelling to access the proposed exterior balcony, and is seeking relief to the following section of Zoning By-law 97-95, as amended:

Section 5.16.1 – Enlargement, Repair or Renovation of Non-Complying Buildings & Structures
 A non-complying building or structure may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation:

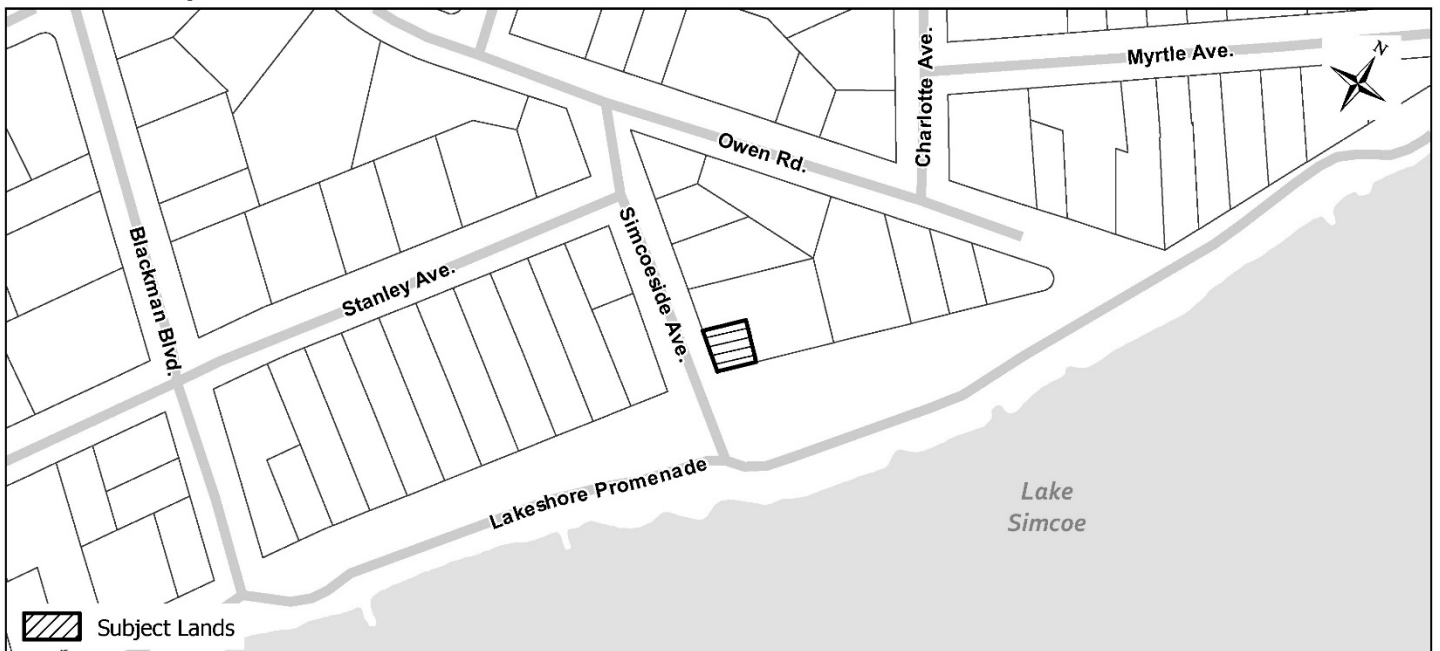
a) Does not further encroach into a required yard.

Permitted: Existing dwelling does not meet the minimum front yard setback of 7.5 metres (24.6 feet) – existing setback is 1.7 metres (5.5 feet)	Proposed: Proposed exterior staircase to be setback 0.5 metres (1.6 feet) from the front property line
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b) Does not increase the useable floor area in a required yard.

Permitted: No floor area increase permitted	Proposed: 34.0 square metres (365.9 square feet) loft space addition
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Location Map:



Have Your Say:

Input on the application is welcome and encouraged. You can provide input by speaking at the public hearing or by making a written submission to the Township. If you do not attend the public hearing, it may proceed in your absence and, except as otherwise provided in The Planning Act, you will not be entitled to any further notice in the proceedings.

Written Submission:

To provide input in writing or to request written notice of the decision of the Township of Oro-Medonte, please send or e-mail (planning@oro-medonte.ca) a letter to the Secretary-Treasurer. If you do not make written submission to the Township of Oro-Medonte before a decision on the application is provided or make an oral submission at the Public Hearing and subsequently submit an appeal of the decision, the Local Planning Appeal Tribunal may dismiss the appeal. If you wish to be notified of any appeal of the decision of the Township of Oro-Medonte to the Local Planning Appeal Tribunal, please make a written request to the Township Clerk at the address noted below.

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. Written submission should be directed to:

Township of Oro-Medonte
 148 Line 7 South
 Oro-Medonte, Ontario, L0L 2E0

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 November 1, 2019 on the Township’s Web Site: www.oro-medonte.ca or from the Development Services Department.**

Andy Karaiskakis
 Secretary-Treasurer

Applicant’s Site Plan

