

December 11, 2019

**Minor Variance Application
 Notice of Public Hearing**

Hearing Date: January 8, 2020
Time: 6:10 pm
Location: Township of Oro-Medonte Council Chambers
 148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2019-A-68
Owner: Ivanka Welykanycz
Civic Address: 34 Myrtle Avenue

Purpose: The applicant is proposing to replace the existing one story dwelling with a two storey dwelling on the existing footprint and replace the existing garage with an enlarged garage. The applicant is seeking relief to the following sections of Zoning By-law 97-95:

Section 5.1.3 (b) – Minimum rear yard setback for detached accessory buildings

Required:	Proposed:
2.0 metres (6.6 feet)	1.2 metres (3.9 feet)

Section 5.1.5 – Maximum lot coverage for detached accessory buildings

Required:	Proposed:
5 percent	8.4 percent

Section 5.16.1 – Enlargement, repair or renovation of a non-complying building

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.

Required:	Proposed:
The existing dwelling does not meet the following: <ul style="list-style-type: none"> • Minimum front yard setback of 7.5 metres (24.6 feet) – existing setback is 0.87 metres (2.85 feet). • Minimum interior side yard setback of 3.0 metres (9.8 feet) – existing setback is 1.16 metres (3.8 feet). 	<ul style="list-style-type: none"> • Proposed balcony and porch roof to be located 0 metres (0 feet) from the front lot line. • Proposed dwelling to be located 1.14 metres (3.7 feet) from the interior side lot line.

(b) – Enlargement, repair or renovation of a non-complying building

Required:	Proposed:
No floor area increase permitted	Second storey addition

Location Map:



