

November 12, 2020

**Minor Variance Application
Notice of Public Hearing**

Due to the evolving public health situation (COVID-19), effective March 17, 2020 at 8:30 am the Township of Oro-Medonte Administration Office is closed to the general public until further notice. The Township will livestream the Public Hearing over the internet for public viewing and participation. Please refer to the Township's website (oro-medonte.ca) for Public Hearing viewing and participation information.

Hearing Date: December 2, 2020
Time: 6:30 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2020-A-62
Owner: Tanya & Selsse Vespera
Subject Lands: 171 Lakeshore Road West

Purpose: The applicants are proposing to build a new single detached dwelling, detached accessory building (garage) and boathouse. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

Section 5.9.3 - Carports

Required: Carports which are attached to the dwelling may encroach into any required yard a distance of not more than 1.0 metre (3.2 feet).	Proposed: The carport is proposed to encroach 2.81 metres (9.2 feet) into the required interior side yard setback.
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Section 5.9.1 – Encroachments in required yards

Required: No unenclosed porches are permitted to encroach into the setback area from the average high water mark of 20 metres (65.5 feet) from Lake Simcoe.	Proposed: Rear porch is proposed to encroach 4.97 metres (16.3 feet) into the required 20 metres (65.5 feet) setback from the average high water mark of Lake Simcoe.
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Section 5.1.3 (a) – Front yard setback for a detached accessory building (garage)

Required: 7.5 metres (24.6 feet)	Proposed: 0.61 metres (2.0 feet)
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Section 5.1.6 – Maximum floor area for a detached accessory building (garage)

Required: 70.0 square metres (753.5 square feet)	Proposed: 85.1 square metres (916.0 square feet)
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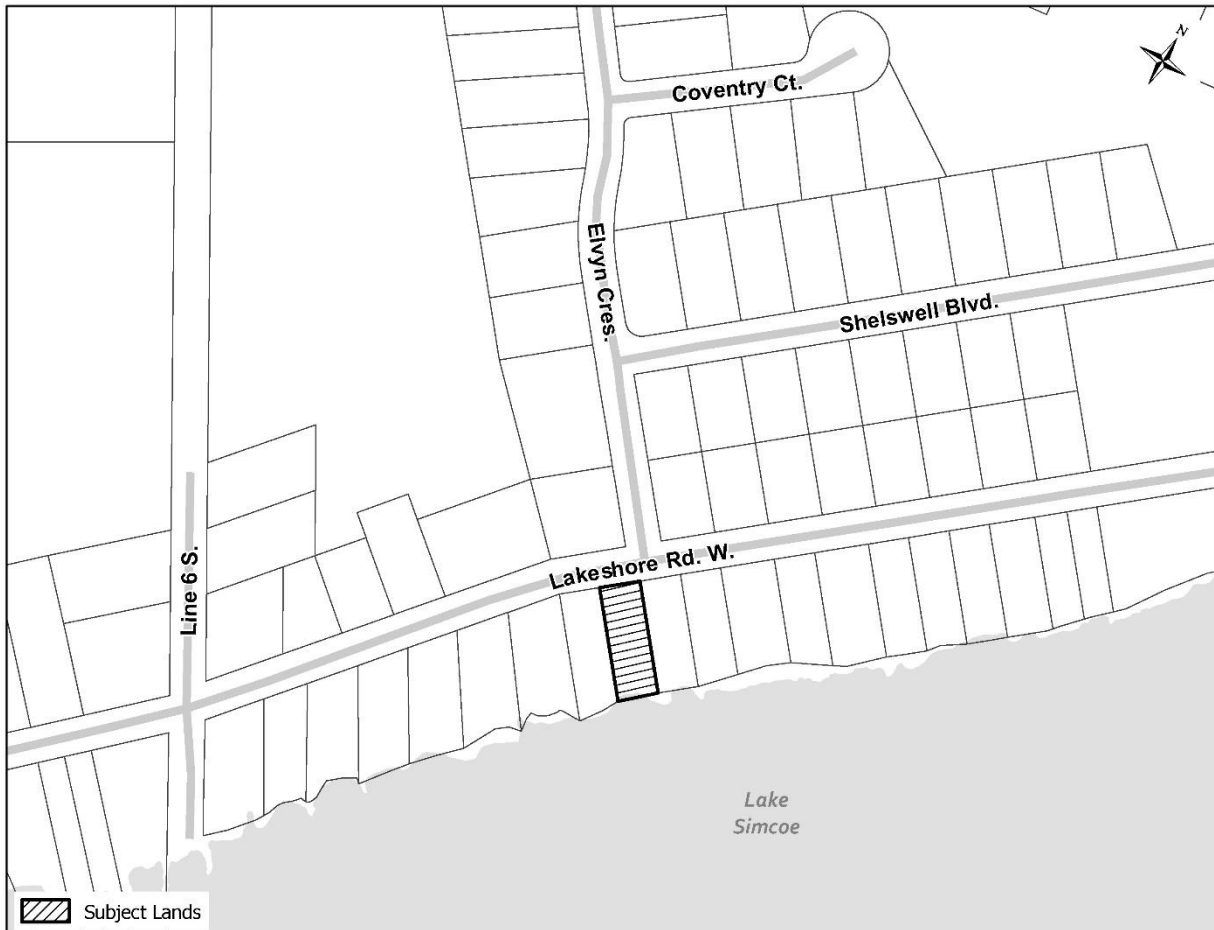
Section 5.1.5 – Maximum lot coverage for all detached accessory buildings on a lot

Required: 5%	Proposed: 6.55%
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Section 5.20.2.3 – Minimum interior side yard setback for a driveway accessing a single detached dwelling

Required: 3.0 metres (9.8 feet)	Proposed: 0.6 metres (1.97 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.

If a person or public body does not make oral submissions at the public hearing or make written submissions prior to the decision on this application, and subsequently submits an appeal of the decision, the Local Planning Appeal Tribunal may dismiss the appeal. 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.

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 submissions/requests should be directed to:

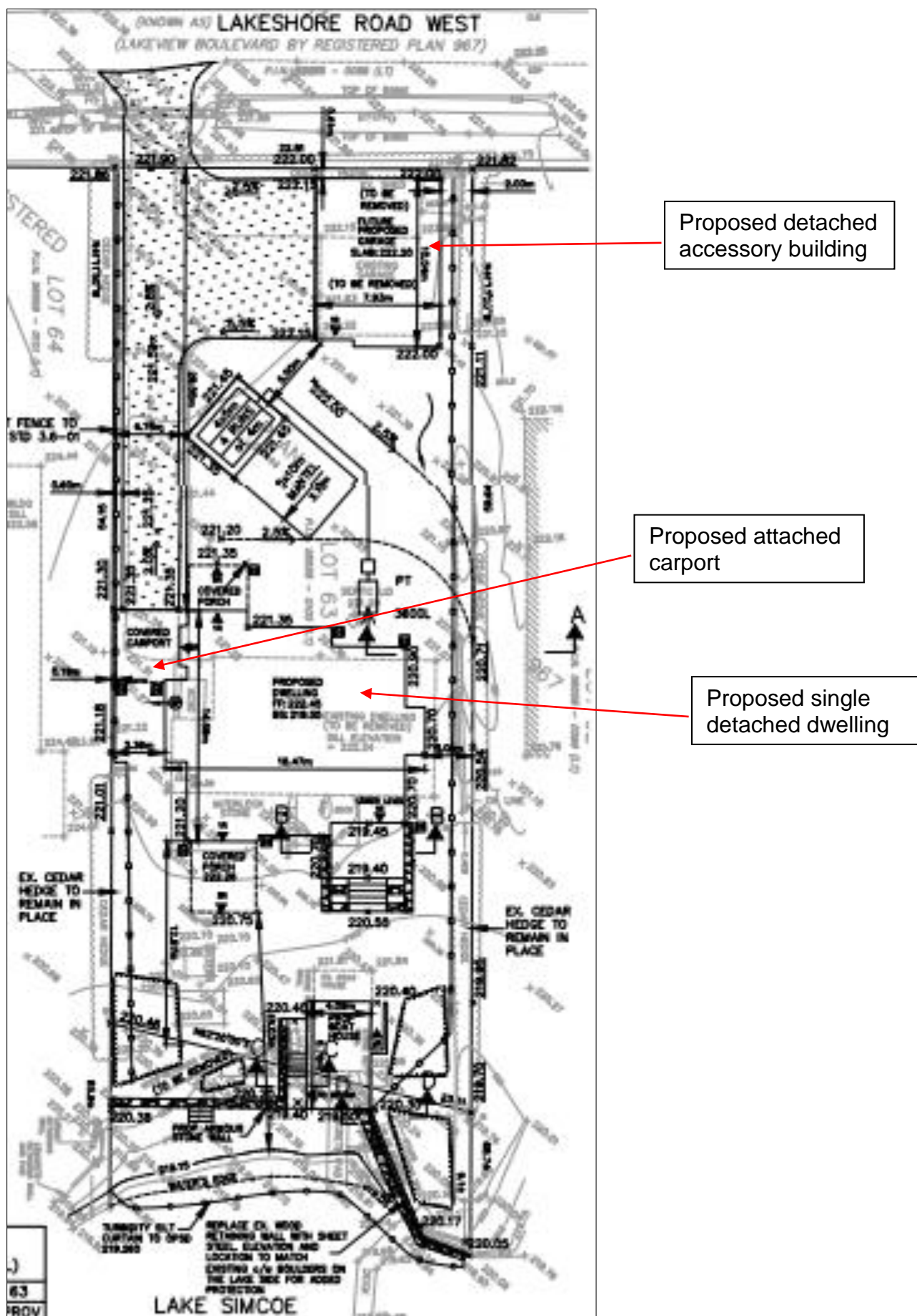
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

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 November 27, 2020 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

Applicant's Site Plan:



Applicant's Renderings:

Proposed single detached dwelling:



Proposed detached accessory building:

