

February 24, 2021

**Consent Application and 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:** March 10, 2021  
**Time:** 10:00 a.m.  
**Hearing Location:** Township of Oro-Medonte Council Chambers  
 148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Consent Application:** 2021-B-03, 2021-B-04, 2021-B-06, 2021-B-07  
**Minor Variance Application:** 2021-A-11, 2021-A-12  
**Owner:** Winfull Properties Inc.  
**Subject Lands:** 4 Winstar Road, 6 Winstar Road, 8 Winstar Road, 20 Winstar Road, 22 Winstar Road, 24 Winstar Road

**Consent Application Purpose:** The applicants are requesting Consent for the purpose of the following:

- 1) 2021-B-03: To sever one (1) new industrial lot.

	<b>Lands to be Severed (4 Winstar Rd - Parts 12 &amp; 23 on Applicant's Sketch):</b>	<b>Lands to be Retained (6 &amp; 8 Winstar Rd - Parts 13, 14, 24, 25 on Applicant's Sketch):</b>
<b>Frontage:</b>	35.54 m (116.60 ft.)	71.08 m (233.20 ft.)
<b>Depth:</b>	199.03 m (652.98 ft.)	200.32 m (657.21 ft.)
<b>Area:</b>	0.712 ha (1.759 ac.)	1.42 ha (3.51 ac.)
<b>Use:</b>	Industrial	Industrial

- 2) 2021-B-04: To sever one (1) new industrial lot.

	<b>Lands to be Severed (6 Winstar Rd - Parts 13 &amp; 24 on Applicant's Sketch):</b>	<b>Lands to be Retained (8 Winstar Rd - Parts 14 &amp; 25 on Applicant's Sketch):</b>
<b>Frontage:</b>	35.54 m (116.60 ft.)	35.54 m (116.60 ft.)
<b>Depth:</b>	199.45 m (654.36 ft.)	200.32 m (657.21 ft.)
<b>Area:</b>	0.709 ha (1.751 ac.)	0.714 ha (1.764 ac.)
<b>Use:</b>	Industrial	Industrial

- 3) 2021-B-06: Consent for a boundary adjustment:

	<b>Lands to be added to 20 Winstar Road (Part 31 on Applicant's Sketch):</b>	<b>Total Merged Lands (20 Winstar Road – Parts 20 and 31 on Applicant's Sketch):</b>
<b>Frontage:</b>	3.5 m (11.4 ft.)	39.25 m (128.77 ft.)
<b>Depth:</b>	202.4 m (664.1 ft.)	202.4 m (664.1 ft.)
<b>Area:</b>	708.4 sq.m. (7,626.1 sq.ft.)	0.737 ha (1.821 ac.)
<b>Use:</b>	Industrial	Industrial

No new lots are proposed as a result of the lot addition

- 4) 2021-B-07: To sever one (1) new industrial lot and for an access easement.

	<b>Lands to be Severed (22 Winstar Rd - Part 21 on Applicant's Sketch):</b>	<b>Easement over Severed Lands to Provide Access to Retained Lands:</b>	<b>Lands to be Retained (24 Winstar Rd - Part 22 on Applicant's Sketch):</b>
<b>Frontage:</b>	27.63 m (90.64 ft.)	Width 6.0 m (19.6 ft.)	0.0 m (0.0 ft.)
<b>Depth:</b>	186.22 m (610.95 ft.)	Length 25.3 m (83.0 ft.)	203.43 m (667.42 ft.)
<b>Area:</b>	0.919 ha (2.270 ac.)	Approx. 176.6 sq.m. (1,901.46 sq.ft.)	0.948 ha (2.342 ac.)
<b>Use:</b>	Industrial	Access/Driveway	Industrial

**Minor Variance Application Purpose:** In conjunction with related Consent Applications 2021-B-03, 2021-B-04, 2021-B-06, 2021-B-07, the applicants are seeking relief to the following sections of Zoning By-law 97-95:

- 1) 2021-A-11: Relief from the minimum lot frontage for 4, 6, 8 Winstar Road:

Table B3 – Economic Development (ED) Lot Frontage

<b>Required:</b> 40 metres (131.2 feet)	<b>Proposed:</b> 35.54 metres (116.60 feet)
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- 2) 2021-A-12: Relief from the minimum lot frontage for 20, 22, 24 Winstar Road and to permit a lot to have frontage on an unassumed public road for 24 Winstar Road:

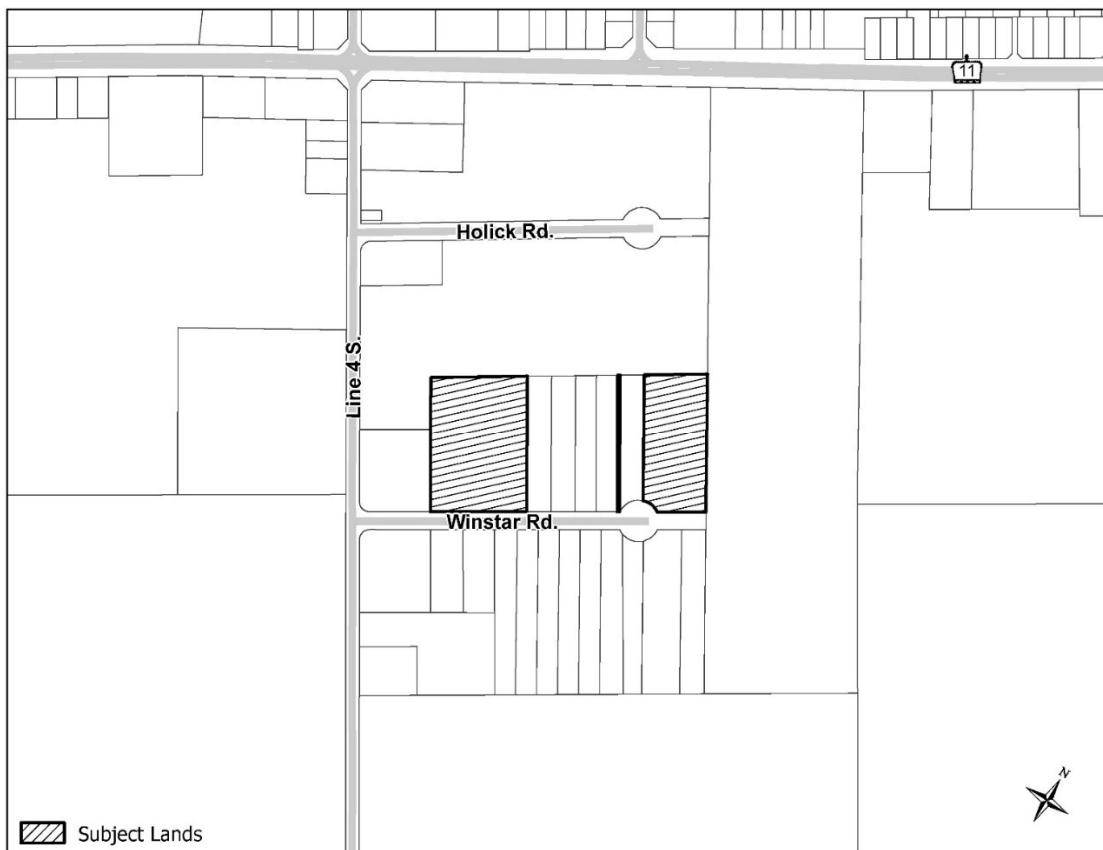
Table B3 – Economic Development (ED) Lot Frontage

<b>Required:</b> 40 metres (131.2 feet)	<b>Proposed:</b> 39.25 metres (128.7 feet) - 20 Winstar Road 27.63 metres (90.64 feet) – 22 Winstar Road 0.0 metres (0.0 feet) – 24 Winstar Road
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**Section 5.10 – Frontage on a Public Street – 24 Winstar Road**

<b>Required:</b> No person shall erect any building or structure on a lot unless the lot abuts or fronts on a street which is assumed by a public authority for maintenance purposes	<b>Proposed:</b> To construct a building on a lot that does not front on an assumed public street.
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**Location Map:**



Notice of Public Hearing

**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](mailto: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](mailto: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 5, 2021 on the Township’s Web Site: [www.oro-medonte.ca](http://www.oro-medonte.ca) or from the Development Services Department.

Andy Karaiskakis  
Secretary-Treasurer

**Applicant’s Sketches:**

