

March 14, 2022

**Minor Variance Application  
 Notice of Public Hearing**

**Due to the evolving public health situation (COVID-19), 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:** April 6, 2022  
**Time:** 7:05 pm  
**Location:** Township of Oro-Medonte Council Chambers  
 148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2022-A-16  
**Owner:** Crystal & Peter Rosewell  
**Subject Lands:** 433 15/16 Sideroad West

**Purpose:** The owners previously obtained approval of Minor Variance 2021-A-29 providing relief from the Zoning By-law for the construction of a detached accessory building in the Environmental Protection Zone. The owners have revised their plans by rotating and enlarging the detached accessory building and are seeking relief to the following sections of Zoning By-law 97-95:

Table A5 – Permitted Uses in the Environmental Protection (EP) Zone

<p><b>Permitted:</b>                  Only existing uses permitted.                  No buildings or structures, except those required for floor or erosion control.</p>	<p><b>Proposed:</b>                  To permit a detached accessory building in the Environmental Protection Zone.</p>
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Section 5.18 – Non-Conforming Uses

<p><b>Permitted:</b>                  No lands shall be used and no building or structure shall be used except in conformity with the provisions of this By-law unless such uses existed before the date of passing this By-law and provided that it has continued and continues to be used for such purpose, and that such use, when established, was not contrary to a By-law passed under Section 34 of the Planning Act.</p>	<p><b>Proposed:</b>                  To permit a detached accessory building in the Environmental Protection Zone.</p>
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Section 5.27 Setbacks from Limits of Environmental Protection Zone

<p><b>Required:</b>                  Notwithstanding any other provision in this By-law, no building or structure... shall be located within 30 metres (98.4 feet) of the boundaries of the Environmental Protection Zone.</p>	<p><b>Proposed:</b>                  0 metres (0 feet)</p>
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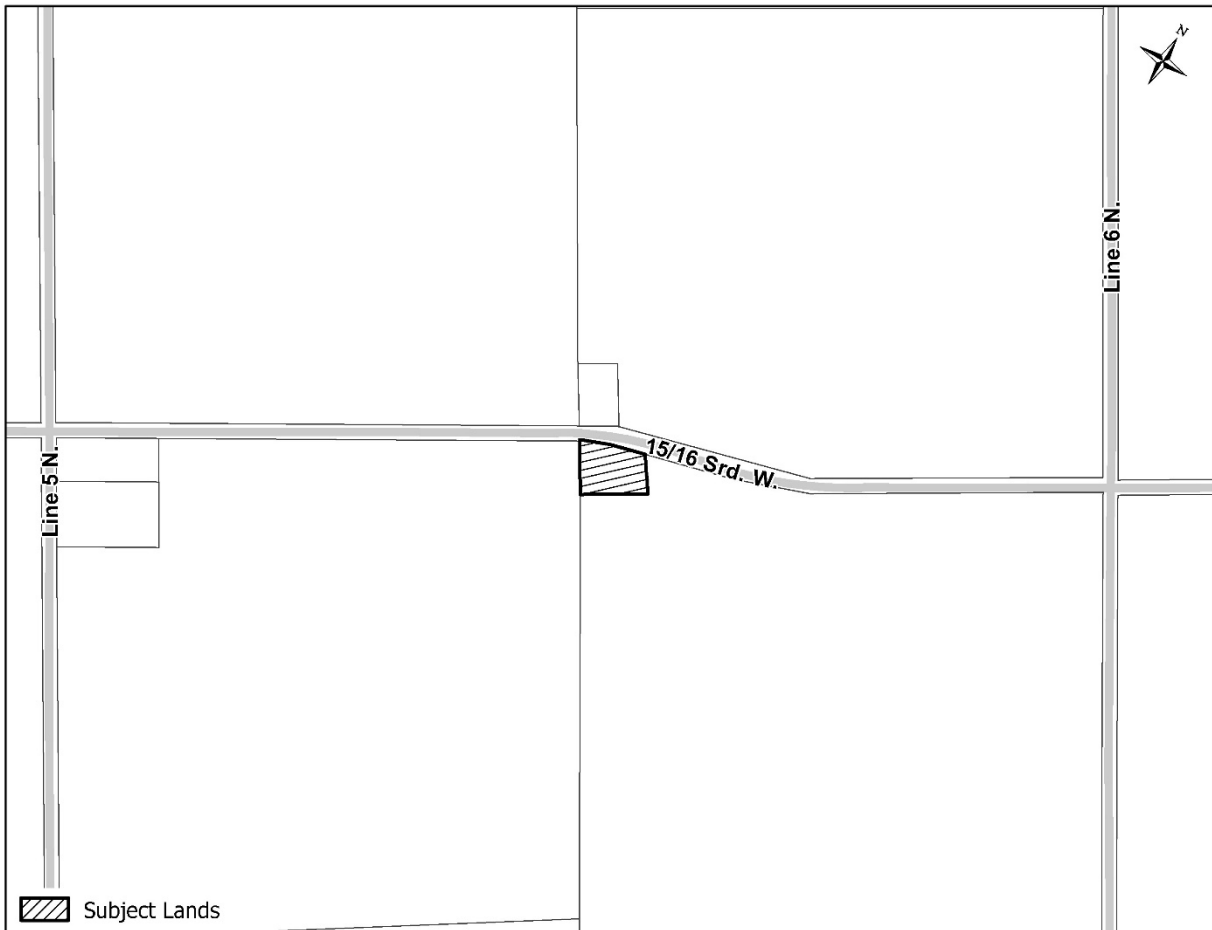
Section 5.1.3 (a) – Permitted Locations for Detached Accessory Buildings

<p><b>Required:</b>                  Not be located in the front yard.</p>	<p><b>Proposed:</b>                  Located in the front yard, approximately 15.14 metres (49.7 feet) from the front lot line.</p>
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Section 5.1.6 – Maximum Floor Area

Required: 70.0 square metres (753.5 square feet)	Proposed: 75.2 square metres (810.0 square 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](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 Ontario Land Tribunal (OLT) 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)



**Elevation Drawings:**

