

April 19, 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:** May 4, 2022  
**Time:** 6:30 pm  
**Location:** Township of Oro-Medonte Council Chambers  
 148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2022-A-21  
**Owner:** Angela Fleming  
**Subject Lands:** Concession 6, South Part Lot 19 and 20 (Medonte)

**Purpose:** The applicant is proposing to construct a single detached dwelling on a vacant land locked parcel that has no frontage on a public street. Consent Application 2022-B-12 that is associated with this application, proposes to create an easement over 5675 Line 5 North in order to facilitate vehicular access to the subject lands. The applicant is also proposing to construct a single detached dwelling within the environmental protection buffer zone. The applicant is therefore seeking relief to the following sections of Zoning By-law 97-95:

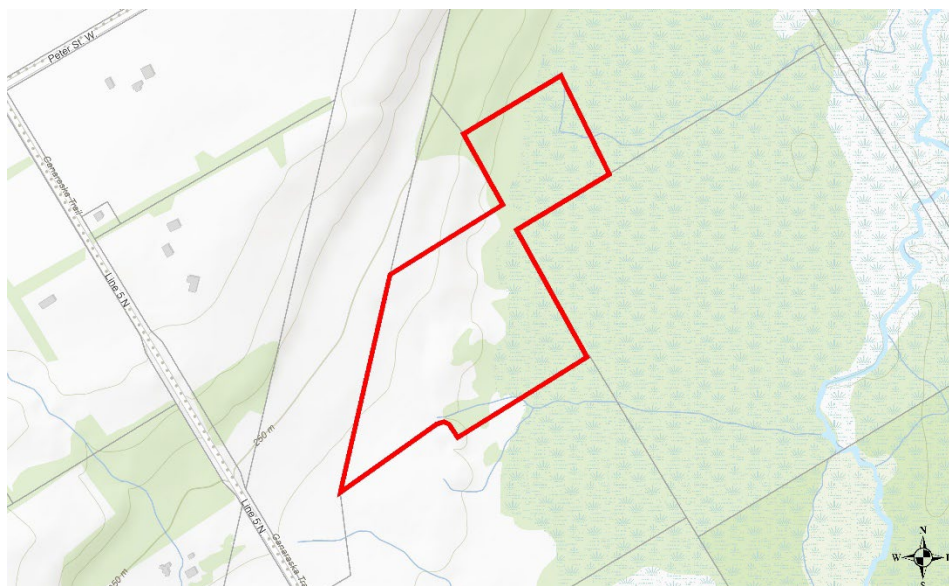
Table B4 (B) – Standards for Single Detached Dwellings (A/RU Zone)

Required: Minimum lot frontage 45.0 metres (147.6 feet)	Proposed: 12.2 metres (40.0 feet) by easement over 5675 Line 5 North
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Section 5.27 – Setbacks from Limits of Environmental Protection Zone

Required: 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.	Proposed: 20 metres (65.6 feet) setback for a 30.0 metres (98.4 feet) section of the Environmental Protection Zone
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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)

**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 April 29, 2022 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

**Applicants Site Plan:**

