

May 18, 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:** June 1, 2022  
**Time:** 6:30 pm  
**Location:** Township of Oro-Medonte Council Chambers  
 148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2022-A-36  
**Owner:** Debby Storey & Graham Western  
**Subject Lands:** 235 Lakeshore Road West

**Purpose:** The applicants are proposing to build a one storey addition to the existing non-complying dwelling and build an addition to the existing detached accessory building (garage). The applicants are seeking relief to the following sections of Zoning By-law 97-95:

**Single detached dwelling addition:**

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

<p><b>Required:</b>                  Does not further encroach into a required yard or into the setback area from the average high water mark of 20.0 metres (65.6 feet) from Lake Simcoe.</p>	<p><b>Proposed:</b>                  Proposed to further encroach 0.8 metres (2.5 feet) into the required exterior side yard setback for a total setback of 1.3 metres (4.2 feet).                   Proposed to further encroach 0.6 metres (2.0 feet) into the required setback from the average high water mark of Lake Simcoe for a total setback of 14.0 metres (46.0 feet).</p>
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**Section 5.16.1 (b) – Enlargement, repair or renovation of a non-complying building**

<p><b>Required:</b>                  Does not increase the useable floor area in a required yard.</p>	<p><b>Proposed:</b>                  Proposing to increase the floor area within the required exterior side yard and the required rear yard by approximately 26.4 square metres (284.3 square feet).</p>
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**Detached accessory building (garage) addition:**

**Section 5.1.6 – Maximum Floor Area**

<p><b>Required:</b>                  70.0 square metres (753.5 square feet)</p>	<p><b>Proposed:</b>                  Existing garage:                  61.3 square metres (660.0 square feet)                  Proposed addition:                  26.5 square metres (285.0 square feet)                  Total:                  87.8 square metres (945.0 square feet)</p>
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**Section 5.1.5 – Maximum Lot Coverage**

<p><b>Required:</b>                  5%</p>	<p><b>Proposed:</b>                  5.5%</p>
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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:

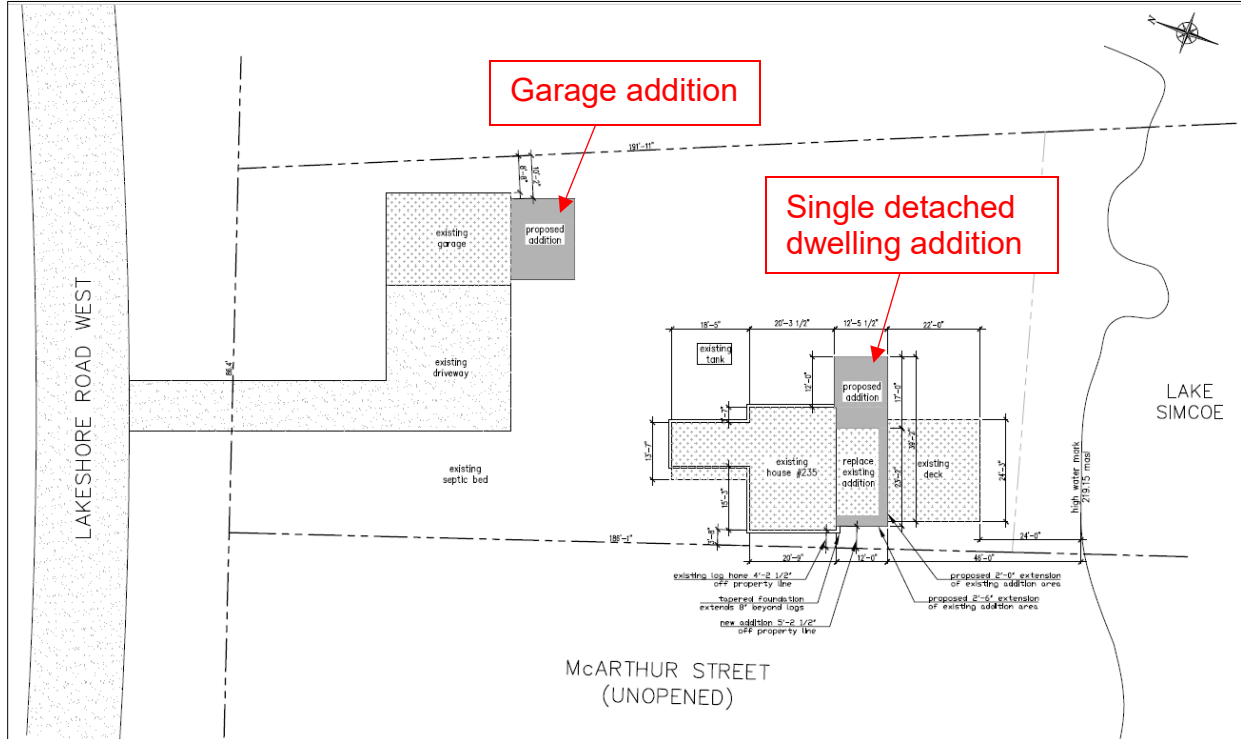
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Secretary Treasurer, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

**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 May 27, 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:**



**Elevation Drawings:**

**Proposed single detached dwelling addition:**



**Proposed detached accessory building (garage) addition:**

