

November 10, 2021

**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: December 1, 2021
Time: 6.00 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2021-A-78
Owner: Mathew Rogers
Subject Lands: 5 Orillia Road

Purpose: The applicant is proposing to demolish an existing dwelling and leave the existing attached garage on the subject property. The applicant is seeking relief to the following sections of Zoning By-law 97-95:

Table A1 Residential Zones Permitted Uses – R1 Zone

Permitted: Single Detached Dwelling	Proposed: Detached accessory building to be sole use on property until the dwelling is rebuilt
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Section 5.1.2 Timing of construction

Required: No detached accessory building or structure shall be erected on a lot prior to the erection of the main building on the lot.	Proposed: Detached accessory building to be sole use on property
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Section 5.1.3 a) Permitted locations

Required: Not be located in the front yard. Front yard for a detached building is determined by the location of a dwelling	Proposed: No dwelling, therefore to be located in the front yard.
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Section 5.1.4 Maximum height

Required: 4.5 metres (14.7 feet)	Proposed: 4.57 metres (15.0 feet)
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Section 5.1.6 Maximum floor area

Required: 70.0 square metres (753.5 square feet).	Proposed: 111.5 square metres (1200.0 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 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

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 26, 2021 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

Applicants Site Plan:

