

April 20, 2021

## Consent & Minor Variance Applications 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:** May 5, 2021  
**Time:** 6:10 PM  
**Hearing Location:** Township of Oro-Medonte Council Chambers  
**Applications:** Consent 2021-B-17 & Minor Variance 2021-A-19  
**Owner/Applicant:** Derek Watson  
**Location:** 21 Fairway Court

### Consent Application 2021-B-17

The purpose of Consent Application 2021-B-17 is to create a lot for future single detached residential use, shown as "Proposed Lot B" on the applicant's sketch attached to this Notice. The details of the proposed consent (severance) are as follows:

	<b>Lands to be Severed:</b>	<b>Lands to be Retained:</b>
<b>Frontage:</b>	Approx. 70.25 m (230.5 ft.) on Pine Ridge Trail	Approx. 42.62 m (139.8 ft.)
<b>Depth:</b>	Approx. 39.35 m (129.1 ft.)	Approx. 63.66 m (208.5 ft.)
<b>Area:</b>	Approx. 0.1352 ha (0.33 ac.)	Approximately 0.2010 ha (0.5 ac.)
<b>Use:</b>	Future single detached residential	Continued single detached residential

The applicant has proposed that sanitary sewage disposal for the severed and retained lands be provided by way of connections to the municipal communal septic system. Water supply is proposed to be provided by way of the private communal water system.

### Minor Variance Application 2021-A-19

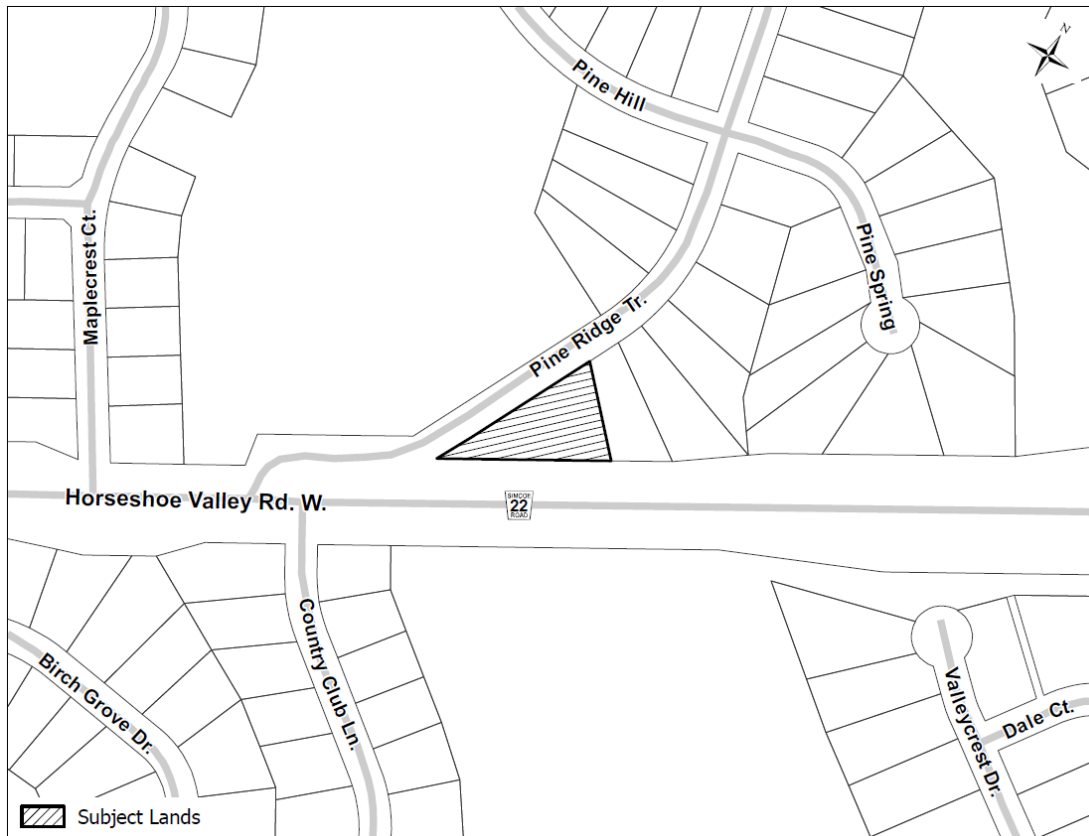
The purpose of Minor Variance Application 2021-A-19 is to permit a reduced lot area for the parcel to be severed ("Proposed Lot B") by Consent application 2021-B-17 and to prescribe the Front Lot Line and the Exterior Side Lot Line for the severed parcel. The details of the proposed variances from Zoning By-law 97-95 are as follows:

#### Section 4.0, Table B1

	<b>Required</b>	<b>Proposed</b>
<b>Min. Lot Area</b>	0.2 hectares (0.49 acres)	0.1352 ha (0.33 acres)

#### Section 6.0 Definitions

	<b>Required</b>	<b>Proposed</b>
<b>Front Lot Line (in the Case of a Corner Lot)</b>	Horseshoe Valley Road Lot Line (shortest of the lot lines that divides a lot from a public street)	Pine Ridge Trail Lot Line
<b>Exterior Side Lot Line</b>	Pine Ridge Trail Lot Line	Horseshoe Valley Road Lot Line

**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 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 Friday, April 30, 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

