

December 16, 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: January 5, 2022
Time: 6:20 pm
Location: Township of Oro-Medonte Council Chambers
 148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2021-A-80
Owner: Shirley & Peter Shelswell
Subject Lands: Concession 7 Part Lots 26 and 27 Reference Plan 51R6384 Part 2 (Oro)

Purpose: The applicants are proposing to recognize two existing oversized detached accessory buildings. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

Section 5.1.6 – Maximum floor area for a detached accessory building (Building 1)

Required: 100.0 square metres (1,076.4 square feet)	Proposed: 169.4 square metres (1,824.0 square feet)
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Section 5.1.6 – Maximum floor area for a detached accessory building (Building 2)

Required: 100.0 square metres (1,076.4 square feet)	Proposed: 156.1 square metres (1,680.0 square feet)
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Section 5.27 – Setbacks from Limits of Environmental Protection Zone

Required: 30.0 metres (98.4 feet)	Proposed: 0 metres (0 feet)
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Section 5.32 – Setback from the top of bank of the watercourse

Required: 30.0 metres (98.4 feet)	Proposed: 22.9 metres (75.0 feet)
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Section 3.1, Table A5 – Permitted Uses (Environmental Protection (EP) Zone)

Permitted: Only existing uses permitted. No buildings or structures, except those required for flood or erosion control.	Proposed: Recognize existing detached accessory buildings that are partially located in the EP Zone.
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Section 5.18 - Non-conforming Uses

Permitted: Buildings or structures existing before November 5, 1997.	Proposed: Recognize existing detached accessory buildings that are partially located in the EP Zone.
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Section 5.1.2 – Timing of Construction

Required: No accessory building shall be erected before the main building on the lot.	Proposed: Recognize that the existing detached accessory buildings are located on the subject lands prior to the construction of a single detached dwelling.
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The variances relate to Consent Application 2021-B-41, which was conditionally approved by Development Services Committee on November 3, 2021.

Applicant's Site Plan:

