

September 17, 2025

**Minor Variance Application
Notice of Public Hearing**

Hearings are held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to livestream Public Hearings over the internet for public viewing and participation. Protocols have been established to advise how to electronically participate at public hearings. Please refer to the Township’s website (oro-medonte.ca) for Public Hearing viewing and participation information.

Hearing Date: October 1, 2025
Time: 6:10 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2025-A-28
Owners: Hannah & Kyle Uttley
Subject Lands: 3521 Penetanguishene Road

Purpose: The applicants are proposing to build an addition to the existing non-complying 1-storey single detached dwelling and recognize the existing non-complying deck. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

Table B4.B – Minimum required interior side yard for a single detached dwelling in the Agricultural/Rural (A/RU) Zone

Required: 4.5 metres (14.7 feet)	Proposed: 1.5 metres (4.9 feet)
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5.9.1 – Encroachment of a deck into any required yard

Required: 1.0 metres (3.2 feet) encroachment	Proposed: 2.3 metres (7.7 feet) encroachment into the required 4.5 metres (14.7 feet) interior side yard setback. The variance will recognize the existing deck at 2.3 metres (7.7 feet).
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5.16.1 (b) – Enlargement, repair or renovation of a non-complying building

Required: Does not increase the usable floor area in the required yard.	Proposed: Build a 36 square metre (387 square feet) addition to the existing non-complying 1-storey single detached dwelling of which a portion is located within the required 4.5 metres (14.7 feet) setback from the interior side lot line.
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Location Map:



Have Your Say:

Input on the application is welcome and encouraged. For those wishing to provide comments at the Public Hearing, please visit the Township's website <https://www.oro-medonte.ca/working-here/township-departments/planning-information> and which is outlined on the Electronic Public Meeting – Public Hearing FAQ's for Applicants.

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.

You can watch a live stream of the hearing on the Township's [YouTube Channel](#) (this link will not allow you to speak during the meeting).

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.

If a specified person or public body has the ability to appeal the decision of the Development Services Committee for the Township of Oro-Medonte in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to the Development Services Committee for the Township of Oro-Medonte before it gives or refuses to give an approval, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Development Services Committee in respect of the proposed minor variance, you must make a written request to the Township of Oro-Medonte Development Services Committee.

Notwithstanding the above, subsection 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Written submissions/requests should be directed to:

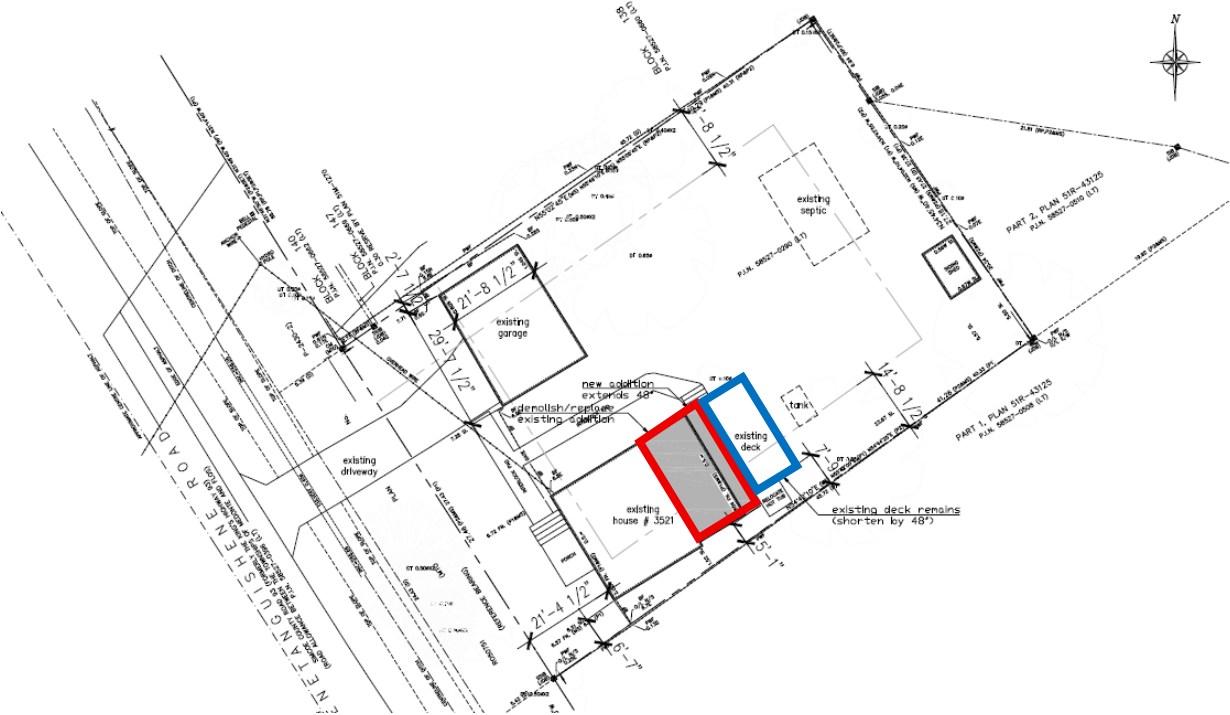
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

More Information:

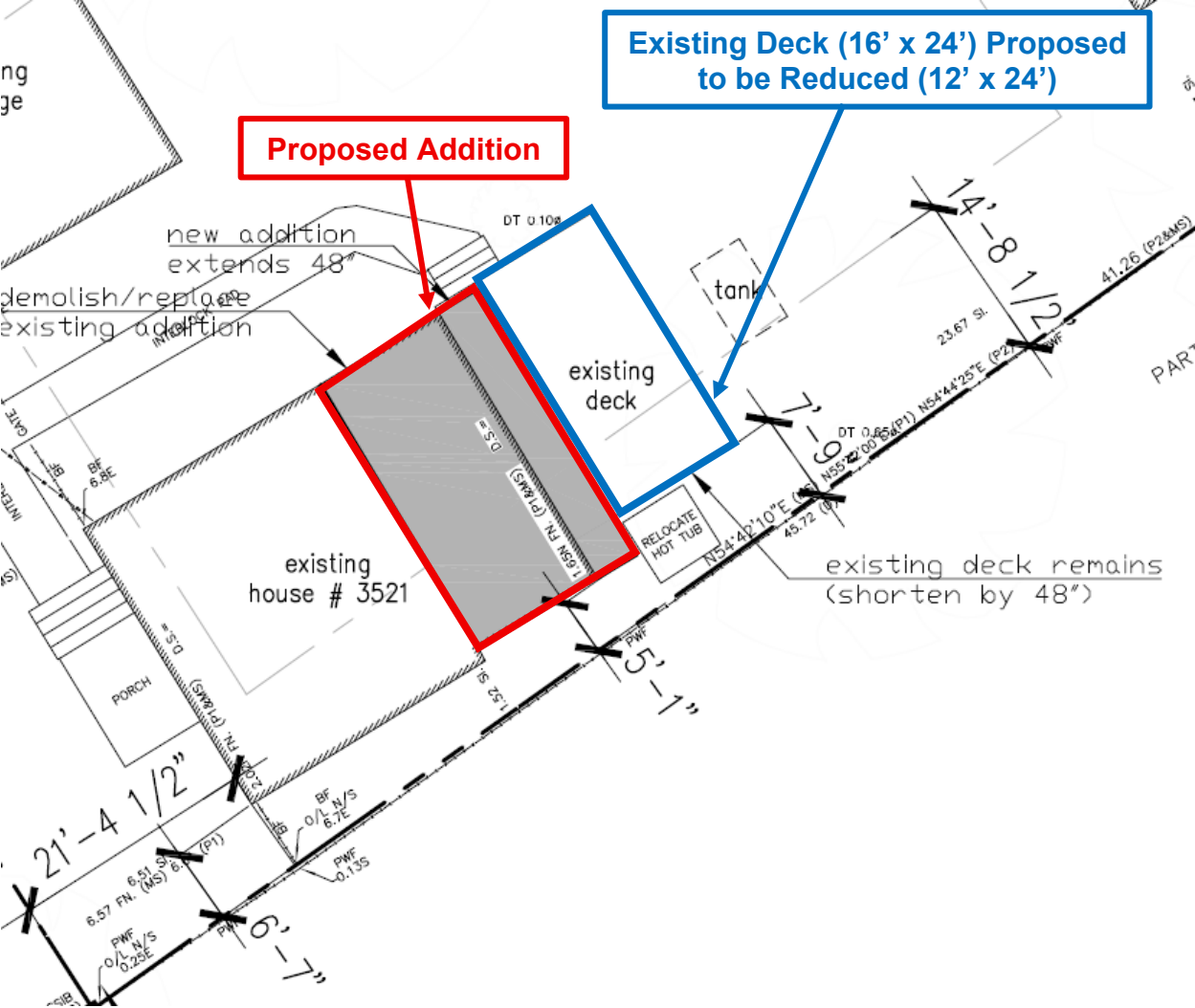
For further information, please contact the Secretary-Treasurer during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. A copy of the Staff Report will be available to the public on September 26, 2025 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

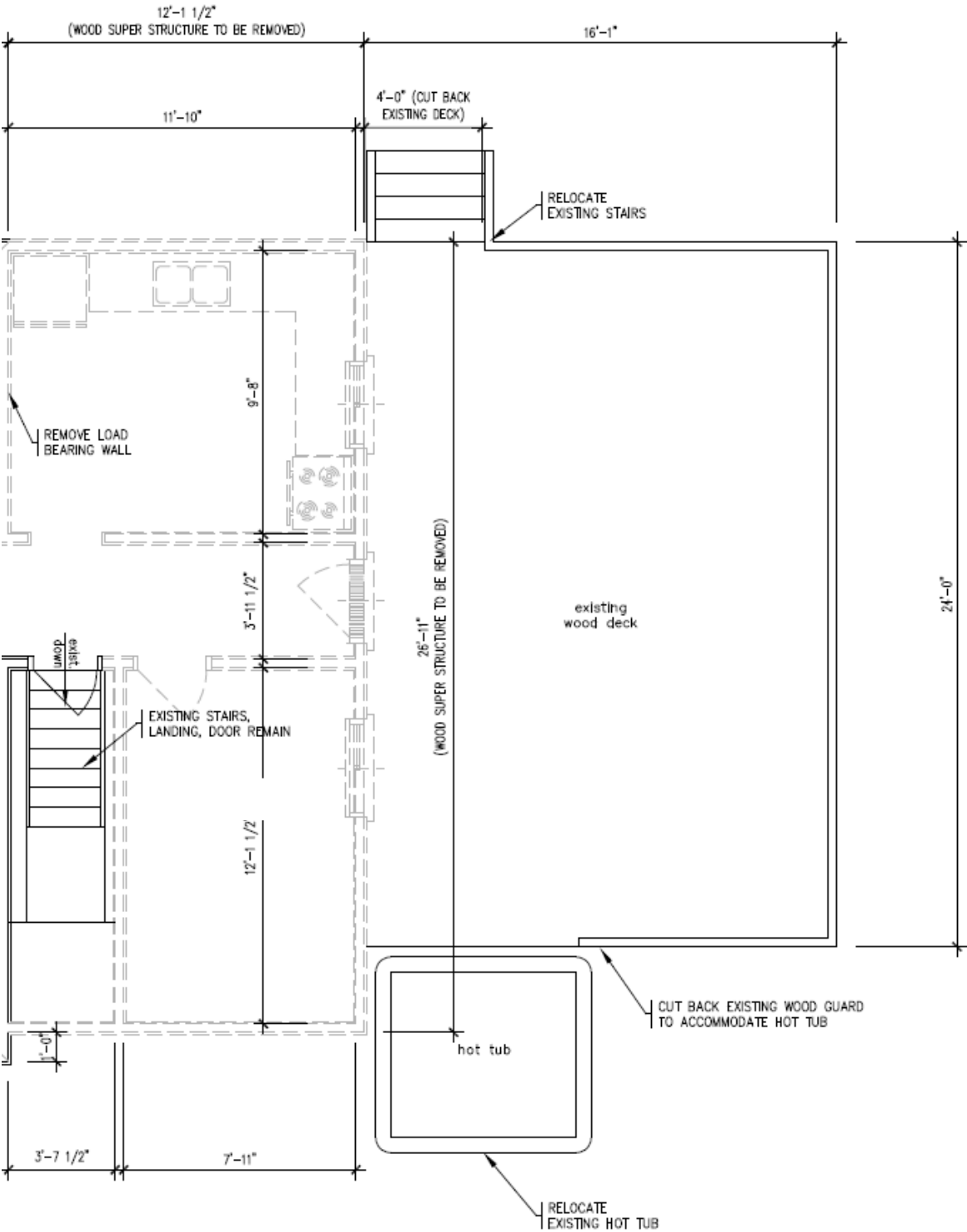
Site Plan



Enlarged Site Plan



Existing Floor Plan (Addition and Existing Deck)



Elevation Drawings

