

The Corporation of The Township of Oro-Medonte

148 Line 7 S, Oro-Medonte, ON, L0L 2E0, 705-487-2171, www.oro-medonte.ca

July 23, 2024

Consent 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: August 7, 2024
Time: 6:00 PM
Hearing Location: Township of Oro-Medonte Council Chambers
Address: 148 Line 7 South, Oro-Medonte ON L0L 2E0
Applications: 2024-B-08, 2024-B-09 & 2023-B-10
Owner/Applicant: Hang Gao & Xu Han
Location: 1667 Ridge Road East

Purpose of Application 2024-B-08: The applicants are requesting consent to sever lands for the purpose of the creation of a new residential lot. The details of the proposed consent (severance) are:

	Lands to be Severed:	Lands to be Retained*:
Frontage:	Approximately 30.06m (98.62 ft.)	Approximately 147.59 m (484.22 ft.)
Depth:	Approximately 54.00 m (177.16 ft.)	Irregular
Area:	Approximately 0.2 ha (0.49 ac.)	Approximately 19.77 Hectares (48.84 ac.)
Use:	Residential	Residential & Woodlot

*Dimensions of the retained lands following Consent Applications 2024-B-08, 2024-B-09 and 2024-B-10.

Purpose of Application 2024-B-09: The applicants are requesting consent to sever lands for the purpose of the creation of a new residential lot. The details of the proposed consent (severance) are:

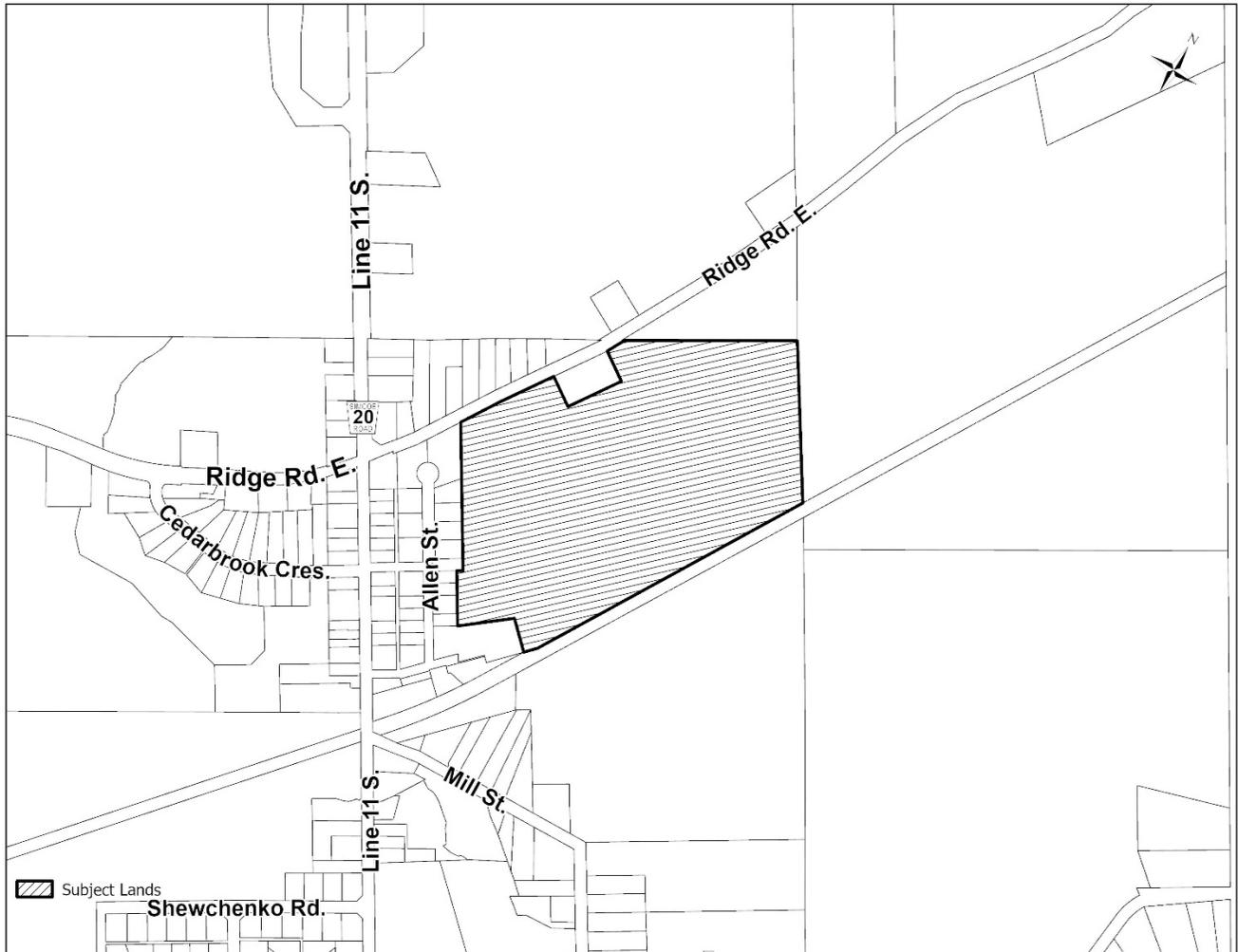
	Lands to be Severed:	Lands to be Retained*:
Frontage:	Approximately 30.08m (98.69 ft.)	Approximately 147.59 m (484.22 ft.)
Depth:	Approximately 72.02 m (236.29 ft.)	Irregular
Area:	Approximately 0.2 ha (0.49 ac.)	Approximately 19.77 Hectares (48.84 ac.)
Use:	Residential	Residential & Woodlot

* Dimensions of the retained lands following Consent Applications 2024-B-08, 2024-B-09 and 2024-B-10.

Purpose of Application 2024-B-10: The applicants are requesting consent to sever lands for the purpose of the creation of a new residential lot. The details of the proposed consent (severance) are:

	Lands to be Severed:	Lands to be Retained*:
Frontage:	Approximately 30.09m (98.72 ft.)	Approximately 147.59 m (484.22 ft.)
Depth:	Approximately 72.02 m (236.29 ft.)	Irregular
Area:	Approximately 0.2 ha (0.49 ac.)	Approximately 19.77 Hectares (48.84 ac.)
Use:	Residential	Residential & Woodlot

* Dimensions of the retained lands following Consent Applications 2024-B-08, 2024-B-09 and 2024-B-10.

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.

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 consent 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 a provisional consent, the Tribunal may dismiss the appeal.

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

Notwithstanding the above, subsection 53(19) 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:

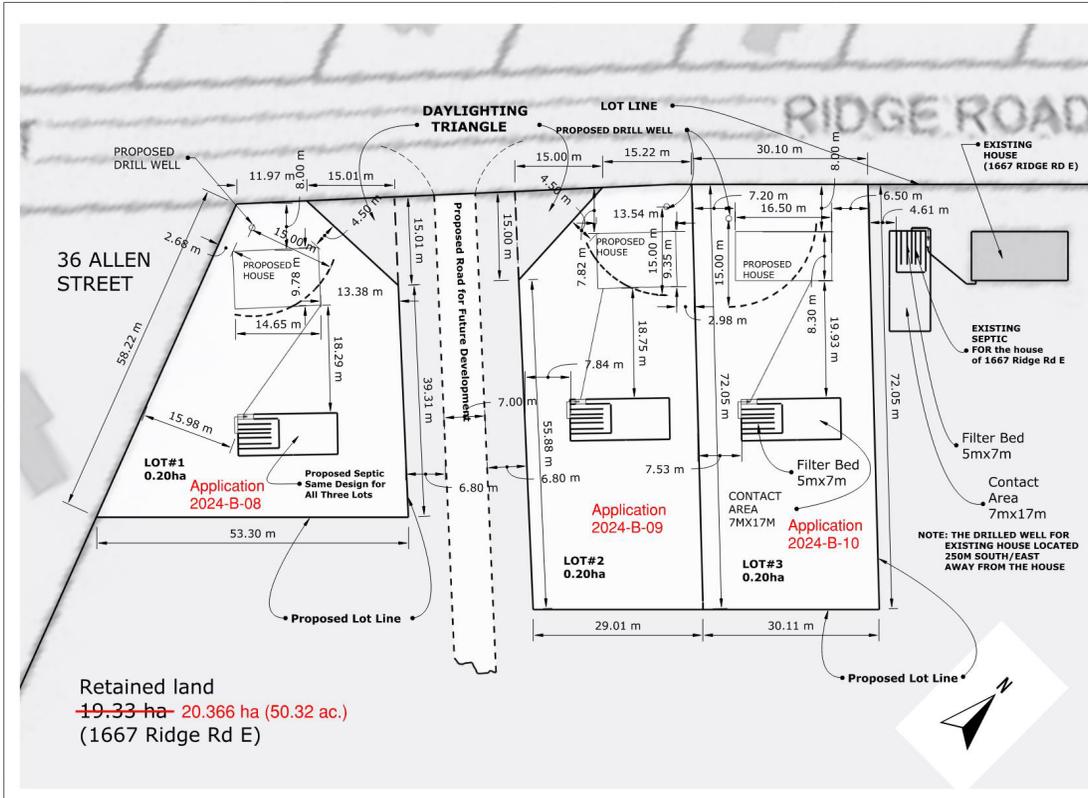
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary-Treasurer, Development Services
planning@oro-medonte.ca

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 August 2, 2024 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

Applicant's Consent Sketch



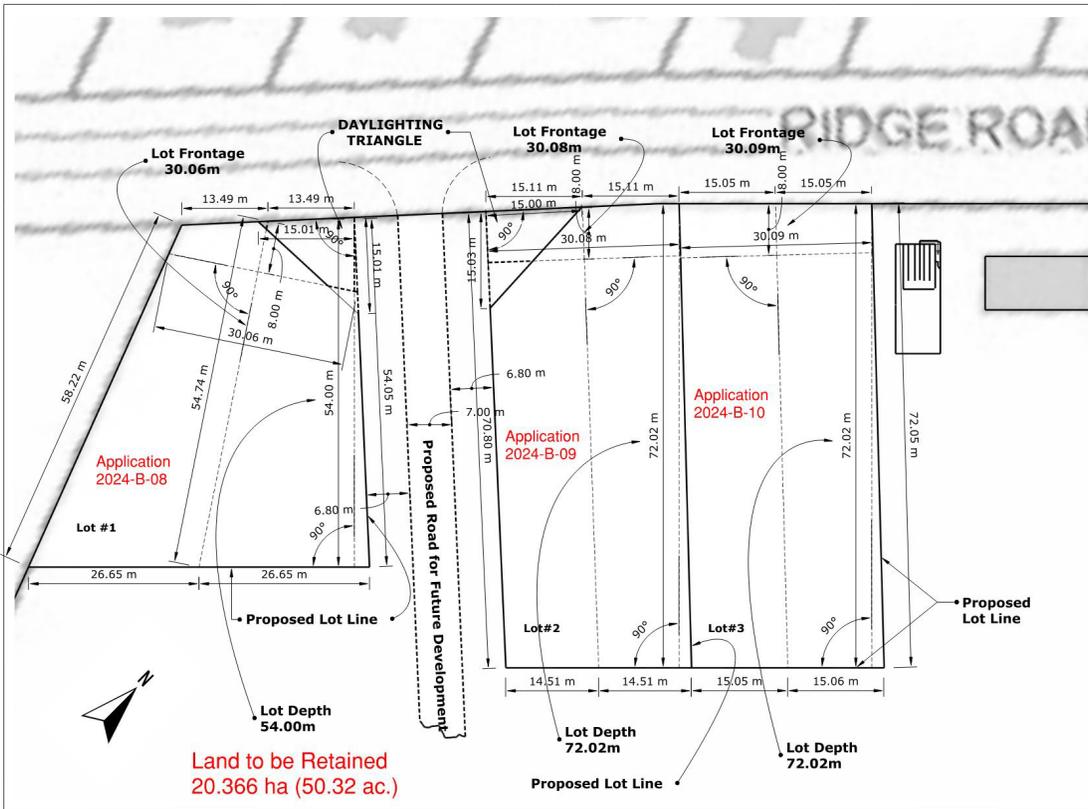
Retained land
~~19.33 ha~~ 20.366 ha (50.32 ac.)
 (1667 Ridge Rd E)

Consent Application for
 Roll: 434601001122700

Conceptual Site Plan Lot Dimension

Applicant:
 Xu Han & Hang Gao

Consent Sketch with Lot Frontage and Lot Depth Measurements



Land to be Retained
 20.366 ha (50.32 ac.)

Consent Application for
 Roll: 434601001122700

Conceptual Site Plan Lot Frontage

Applicant:
 Xu Han & Hang Gao