

March 19, 2025

REVISED

**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: April 2, 2025
Time: 6:30 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Applications: 2025-A-05
Owner: Betsy Blackall
Subject Lands: 81 Parkside Drive

Purpose: The property is currently zoned Shoreline (SR). The applicant is proposing to demolish the existing dwelling unit and replace it with a larger new dwelling unit approximately one (1) meter closer to the highwater mark than the existing, with a new setback of 15.04 metre (49.34 feet) from the average highwater mark. The applicant also wishes to legalize the larger than approved accessory building (garage) that was constructed previously on the property (second floor loft was added).

The applicant is seeking relief to the following sections of Zoning By-law 97-95, as amended:

Table B1 - Standards for Permitted Uses in R1, R2, RUR1, RUR2, SR and RLS Zones

Minimum Required Rear Yard Setback from the Average High-Water Mark

Required: Minimum Rear Yard Setback from the Average Highwater Mark - 20 metres (65.6 feet)	Proposed: 15.04 metres (49.34 feet) Rear Yard Setback from Average Highwater Mark
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Section 5.0 General Provisions

5.1.6 Maximum Floor Area for an Accessory Building

Required Maximum floor area – 70 square metres (753.5 square feet)	Proposed: 133 square metres (1,437.8 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.

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.

The applicant, the Minister or a specified person or public body may submit an appeal of the decision to the Ontario Land Tribunal (OLT). 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.

Written submissions/requests should be directed to:

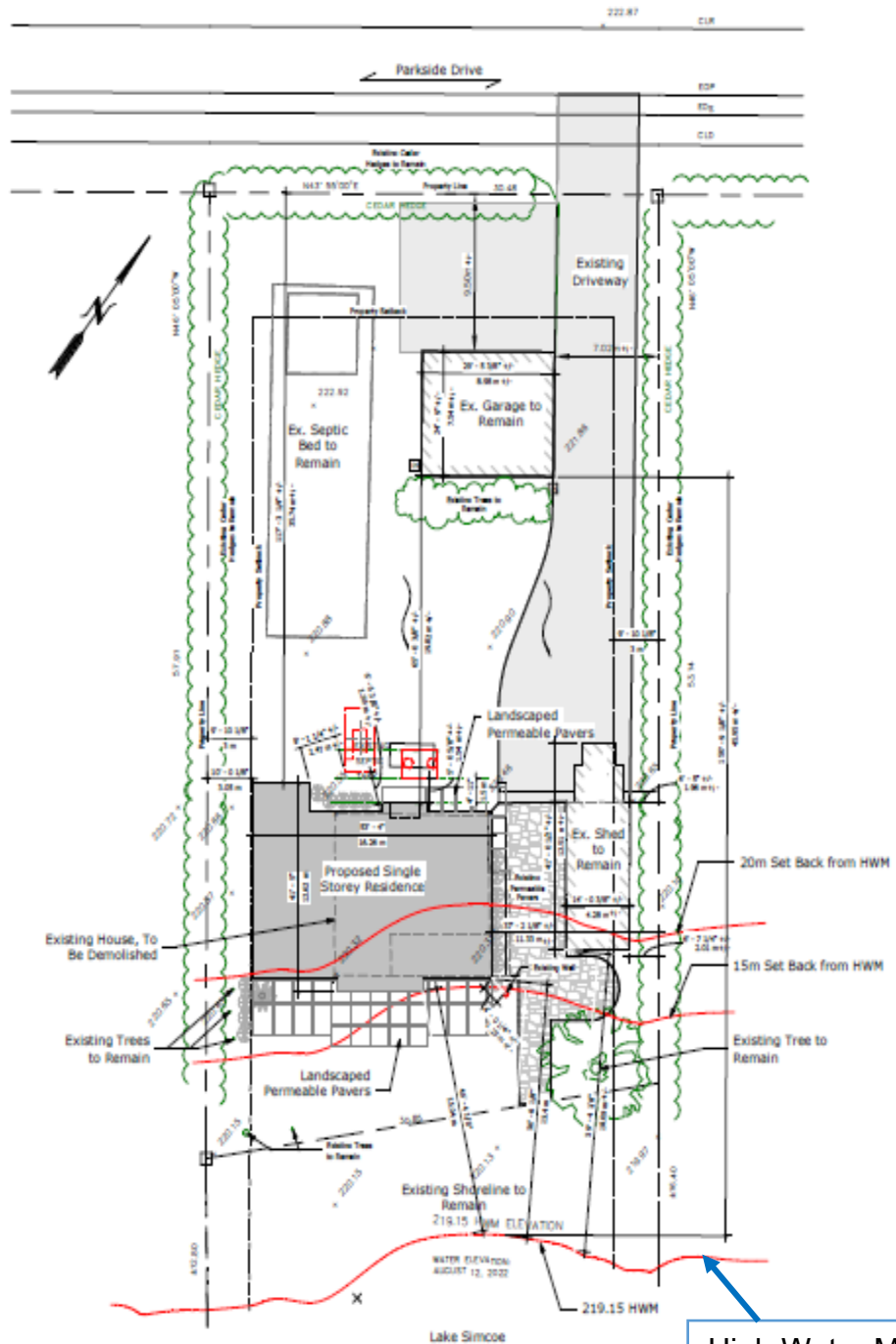
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

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 February 28, 2025, on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

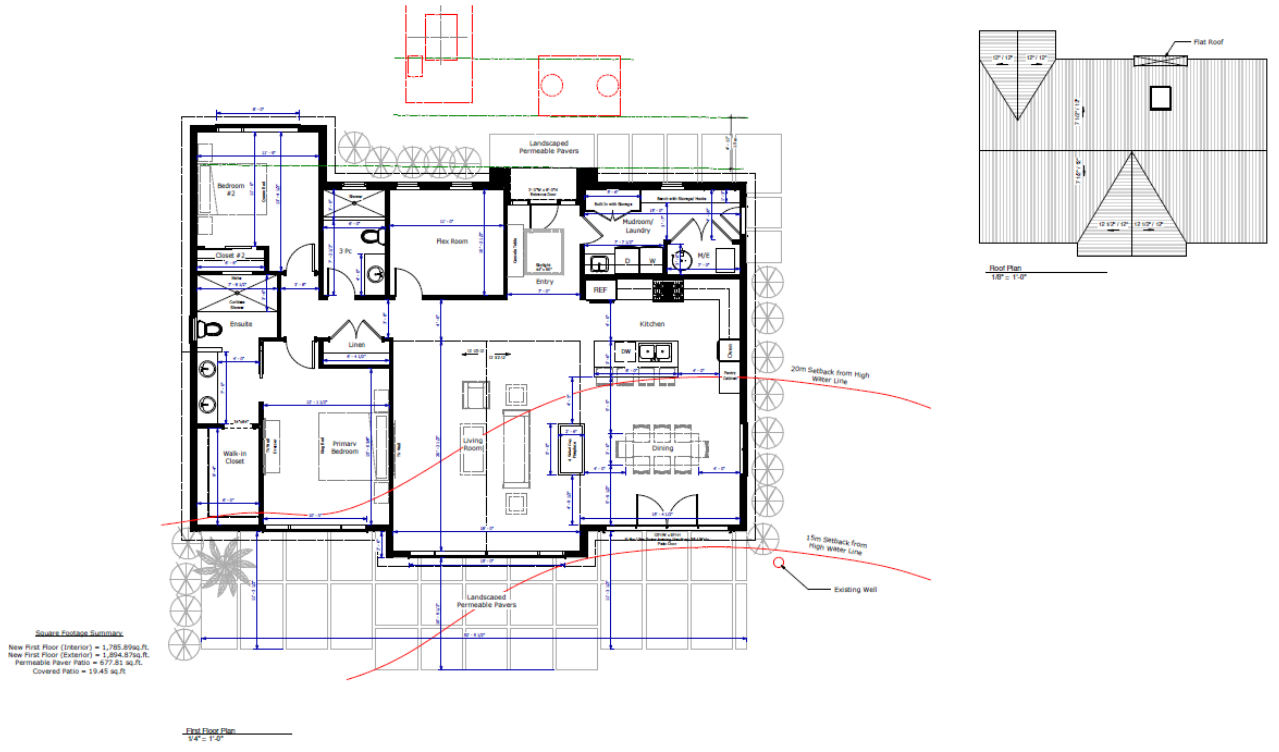
Applicant's Lot Plan:
81 Parkside Drive



Site Plan
1:200

High Water Mark
along with 15 and
20 metre setbacks

New Dwelling Unit Floor Plan and Renderings



3D View 1



3D View 2



3D View 3



3D View 6



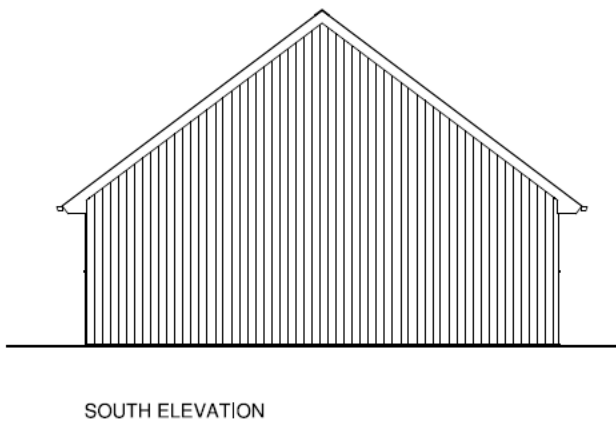
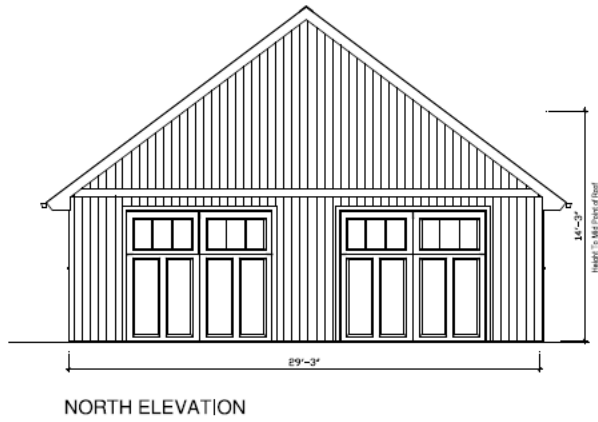
3D View 5



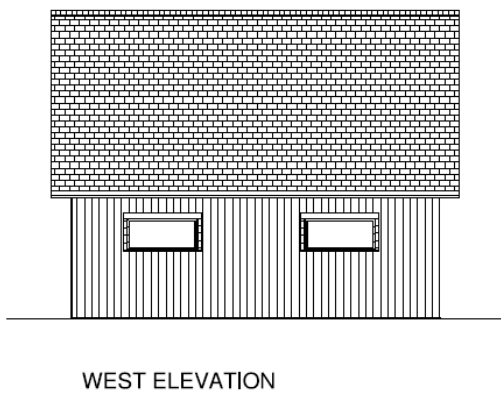
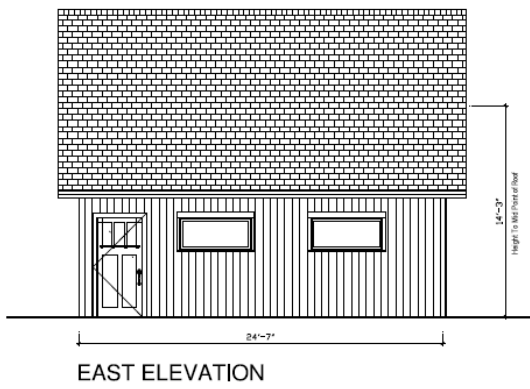
3D View 4

Existing Accessory Building Drawings and Renderings

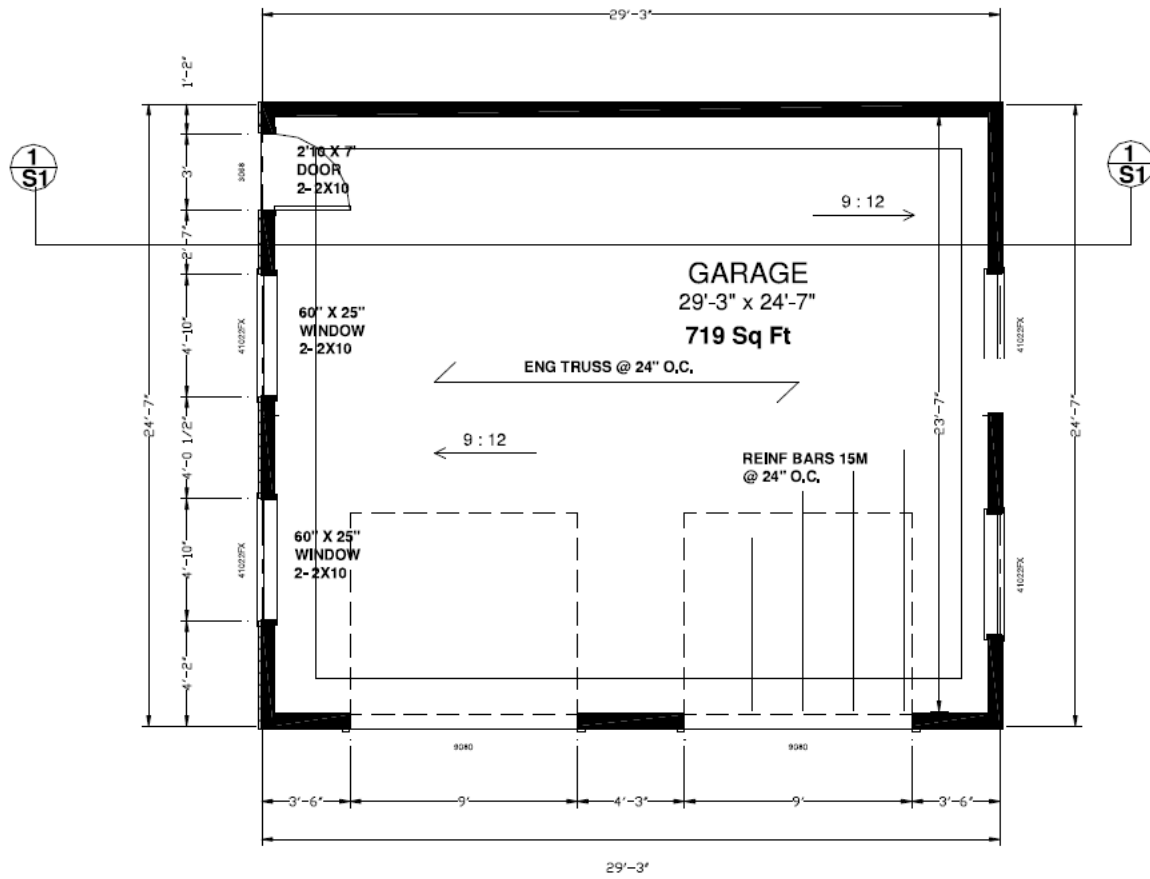
Front and Rear Views



Side Views



Existing Accessory Building Main Level Floor Plan



A1 - FLOOR PLAN

Accessory Building Storage Loft Floor Plan

