

The Corporation of The Township of Oro-Medonte

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

March 21, 2024

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 3, 2024
Time: 6:25 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2024-A-19
Owner: John Randall
Subject Lands: 928 Bass Lake Sideroad West

Purpose: The applicant is proposing to replace an existing accessory building (detached garage) with a 157.56 square metres (1,696.2 square feet) detached garage with a second storey two bedroom residential unit. The applicant seeks relief from the maximum floor area and maximum height for a detached accessory building, maximum floor area for an apartment unit, and the restriction of not permitting an apartment in an accessory building under the provisions of Zoning By-law 97-95.

Sections 5.1.1, 5.1.4, 5.1.6, 5.4 and 5.4 (c) of the Zoning By-law, provisions for Accessory Buildings and Residential Uses in an Accessory Building.

Section 5.1.1 – Uses Permitted in Detached Accessory Buildings

Required: Not to be used for human habitation.	Proposed: Proposed to contain an apartment dwelling unit.
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Section 5.1.4 Maximum Height

Required: Maximum height for a detached garage – 4.5 metres (14.7 feet)	Proposed: 6.4 metres (21.30 feet)
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Section 5.1.6 Maximum Floor Area

Required: Maximum floor area for a detached garage - 70 square metres (753.5 square feet)	Proposed: First floor: 87.5 square metres (942 square feet) Second floor: 70.06 square metres (754.2 square feet) Total: 157.56 square metres (1,696.2 square feet)
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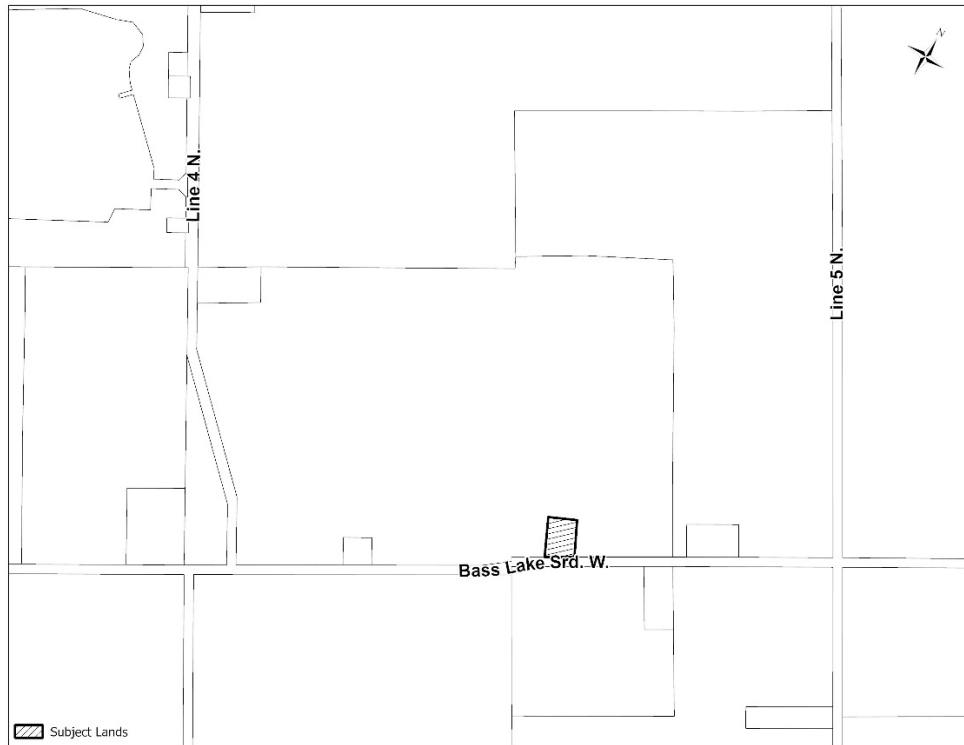
Section 5.4 – Apartment Dwelling Units Accessory to a Single Detached Dwelling

Required: Permitted in a single detached dwelling.	Proposed: Proposed to be located in a detached accessory building.
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Section 5.4 (c) - Maximum Floor Area of an Apartment Dwelling Unit

Required: 70.0 square metres (753.5 square feet)	Proposed: 70.06 square metres (754.2 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:

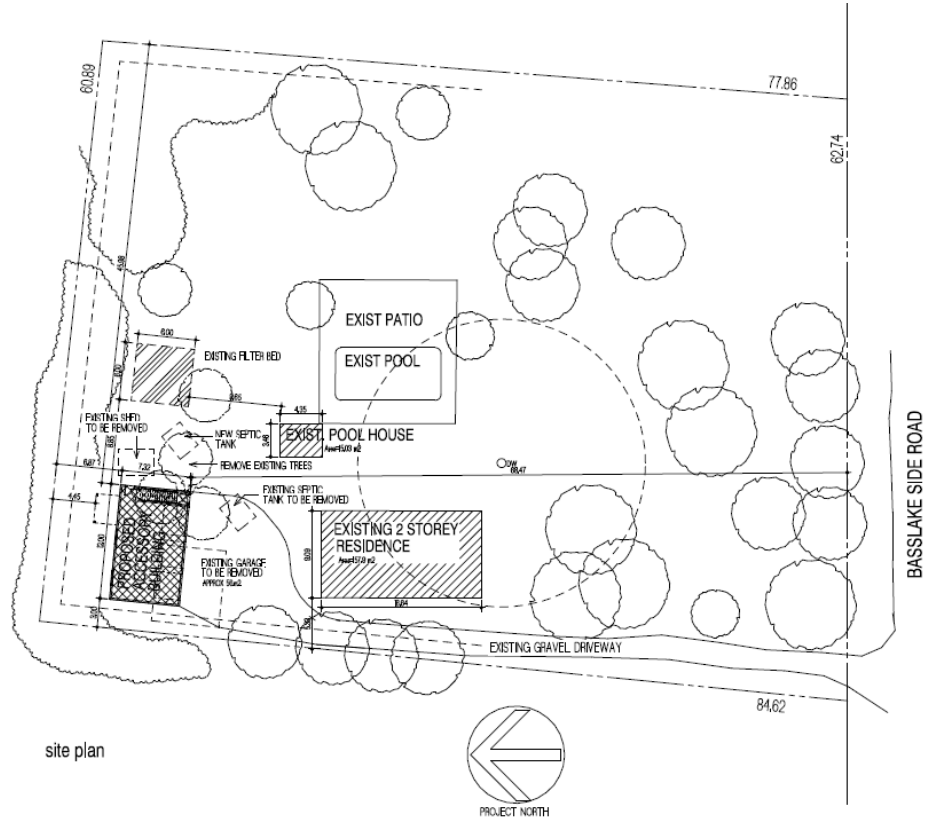
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

More Information:

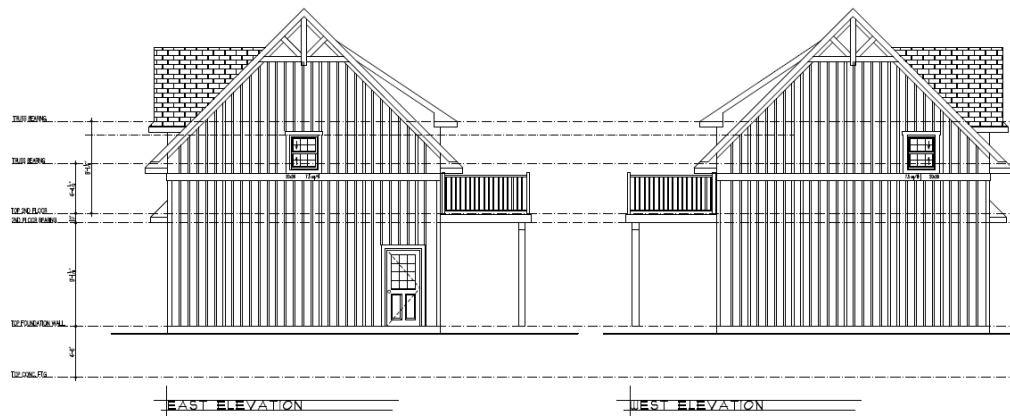
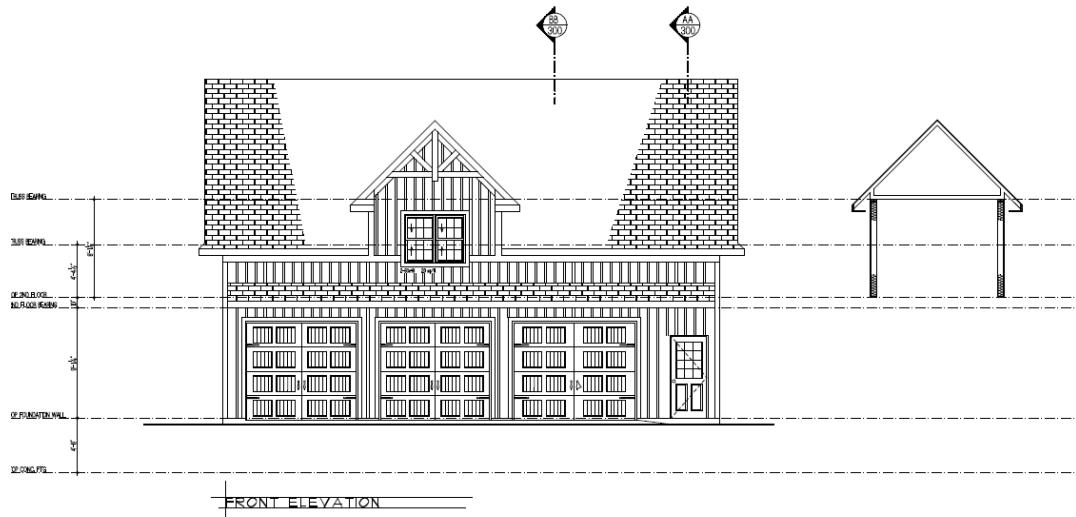
For further information, please contact the Secretary-Treasurer during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. A copy of the Staff Report will be available to the public on March 28, 2024 on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

Minor Variance Site Plan:



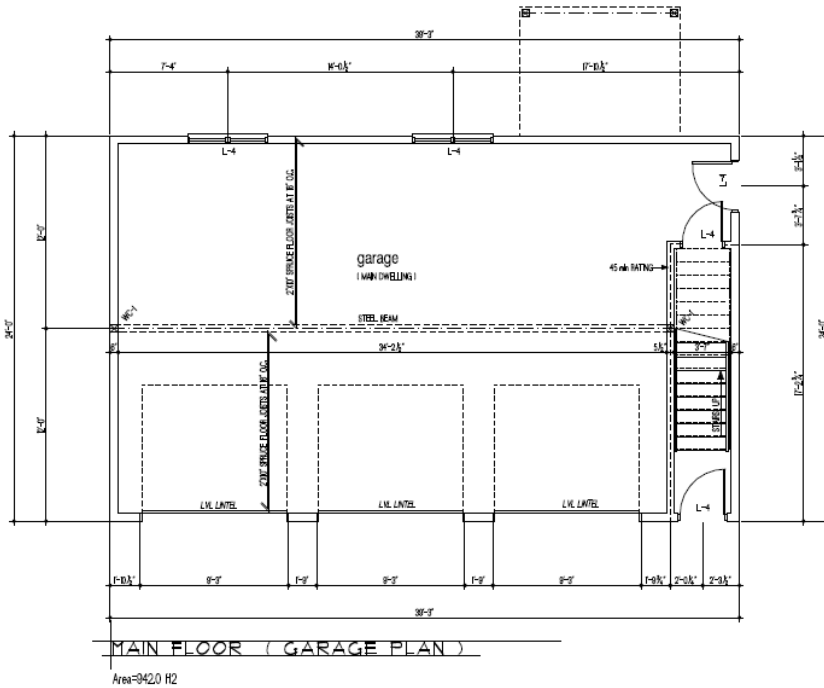
Elevation Drawings:





Floor Plans:

Main Floor



Second Floor – Suite

