

September 18, 2025

(Revised)

**Minor Variance Application  
Notice of Public Hearing**

The Development Services Committee of the Township of Oro-Medonte will hold a Public Hearing in the Municipal Council Chambers to obtain public comments on a proposed Minor Variance to the Township’s Zoning By-law.

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](http://oro-medonte.ca)) for Public Hearing viewing and participation information.

**Hearing Date:** October 1, 2025  
**Time:** 6:20 pm  
**Location:** Township of Oro-Medonte Council Chambers  
148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2025-A-29  
**Owner:** Susan Wilowski  
**Subject Lands:** 817 Woodland Drive

**Purpose:** The property is currently zoned Shoreline (SR). The applicant is constructing a new single detached dwelling and a boathouse and is proposing to construct an in-ground swimming pool 15.0 metres (49.2 feet) from the from the average highwater mark of Lake Simcoe.

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

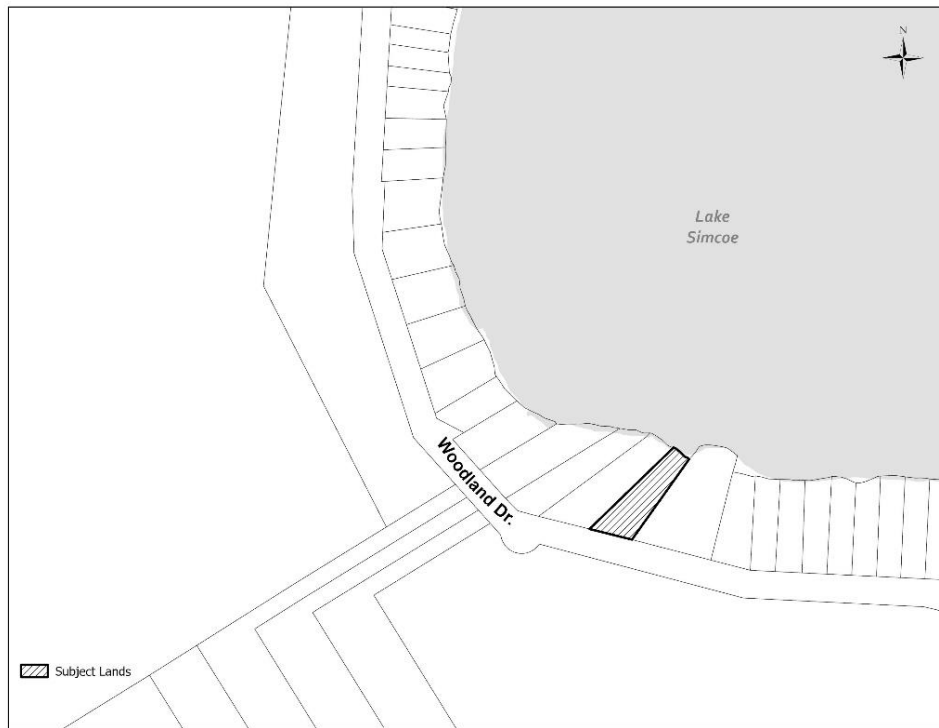
Table B1 - Standards for Permitted Uses in Shoreline Residential (SR) Zone, Sections 5.1.3 (f), 5.7 (b), Minimum Required Rear Yard Setback from the Average High-Water Mark of Lake Simcoe

<b>Required:</b> Minimum Rear Yard Setback from the Average Highwater Mark - 20 metres (65.6 feet)	<b>Proposed:</b> 1) Northeast Corner of Pool – approximately 15.0 metres (49.2 feet) 2) Concrete Stairs leading to rear entrance of the dwelling - approximately 19.0 metres (63.9 feet) 3) Accessory Structure Retaining Wall – approximately 11.0 metres (36.0 feet)
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5.7 (b) Footprint of Deck and Boathouse Combined

<b>Required:</b> 70.0 square metres (753.0 square feet).	<b>Proposed:</b> Total Footprint of Boathouse and Deck is 80.2 square metres (864.0 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](mailto: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](mailto: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](http://www.oro-medonte.ca) or from the Development Services Department.

Andy Karaiskakis  
Secretary-Treasurer



