

March 20, 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: 6:05 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Application: 2024-A-17
Owner: Karin & Tony Sotirakos
Subject Lands: 8 Oak Place

Purpose: The applicants are proposing to build a new front porch and garage addition to the existing modular home located within an Environmental Protection (EP) Zone. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

Section 3.1, Table A5 – Permitted Uses (Environmental Protection (EP) Zone)

Permitted: Only existing uses permitted. No buildings or structures, except those required for flood or erosion control.	Proposed: New front porch and garage addition to the existing modular home.
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Section 5.16.1(c) – Enlargement, Non-complying Structures

Required: Does not increase a situation of non-compliance.	Proposed: Increase the size of the structure in the EP Zone.
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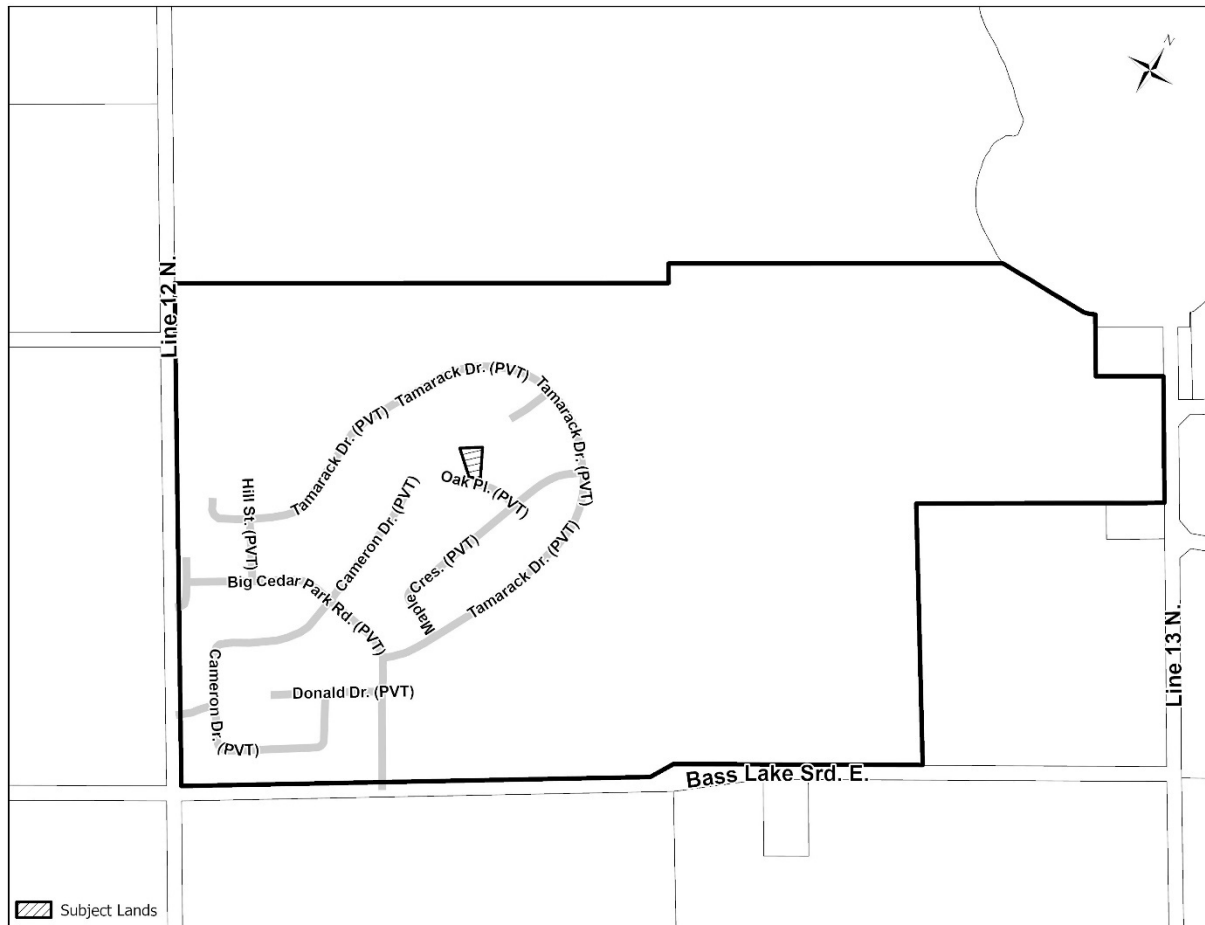
Section 5.18 - Non-conforming Uses

Permitted: Buildings or structures existing before November 5, 1997.	Proposed: New front porch and garage addition.
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Section 5.27 – Setbacks from Limits of Environmental Protection Zone

Required: No building or structure shall be located within 30 metres (98.4 feet) of the boundaries of the Environmental Protection Zone.	Proposed: 0 metres from the EP Zone boundary. The existing modular home and the proposed porch and garage addition are located within the EP Zone.
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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:

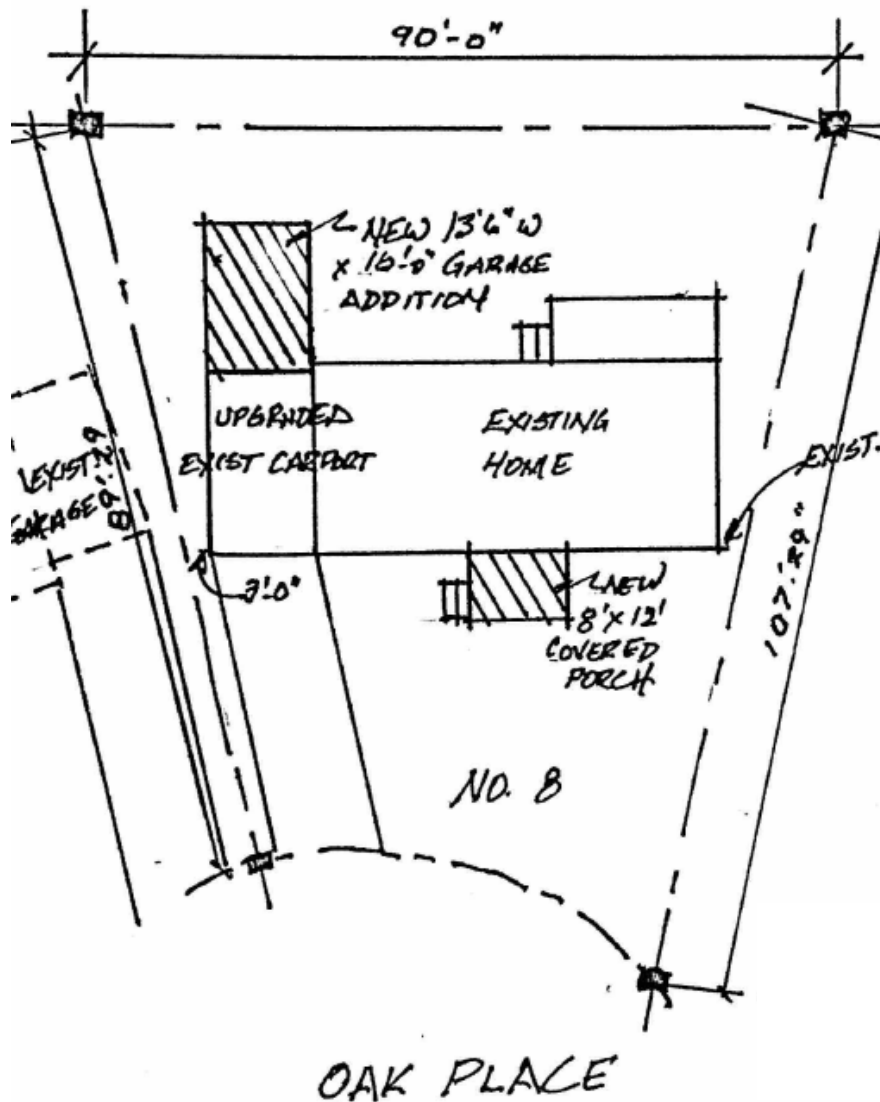
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

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.

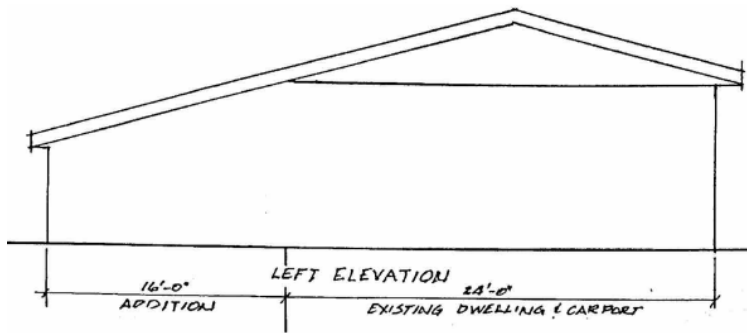
Andy Karaiskakis
Secretary-Treasurer

Applicant's Site Plan:

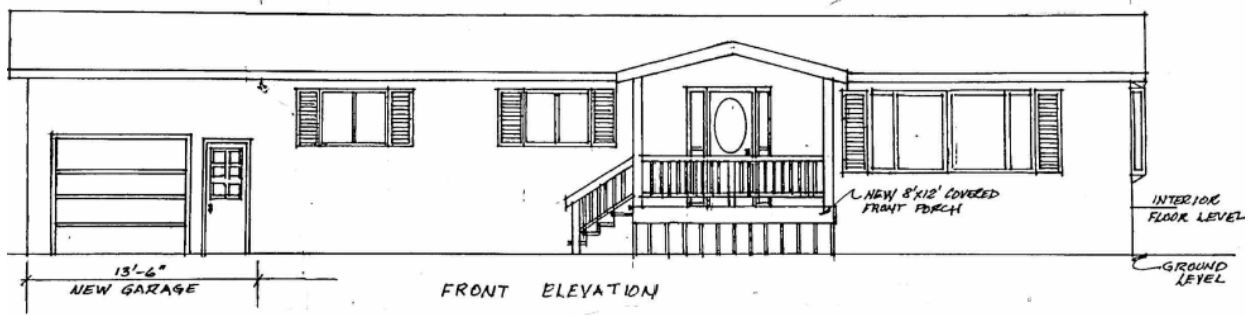


Elevation Drawings:

Left Elevation:



Front Elevation:



Right Elevation:

