

March 13, 2023

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

**Hearing Date:** April 5, 2023  
**Time:** 5:40 pm  
**Location:** Township of Oro-Medonte Council Chambers  
148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2023-A-10  
**Owner:** Manoharan Pathmanathan & Malarvathani Manoharan  
**Subject Lands:** 2388 Highway 11

**Purpose:** The applicants are proposing to legalize an existing basement apartment dwelling unit. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

**Section 5.4 (c) Maximum floor area of the apartment dwelling unit**

<b>Required:</b> 70.0 square metres (753.5 square feet)	<b>Proposed:</b> 170.7 square metres (1,837.0 square feet)
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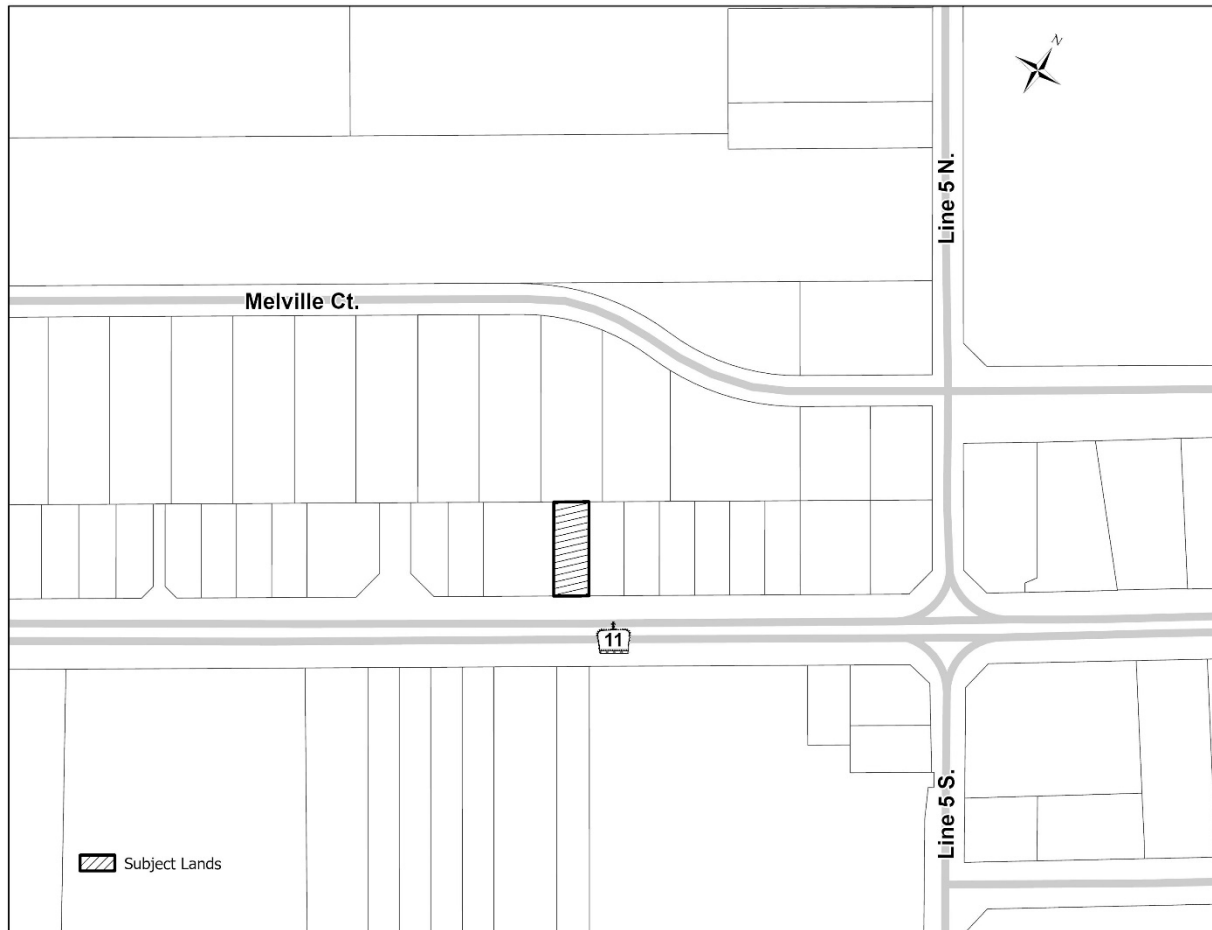
**Section 5.16.1 (c) Enlargement, Repair or Renovation of a Non-Complying Building**

<b>Required:</b> A non-complying building or structure may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation does not in any other way increase a situation of non-compliance. The existing dwelling is non-complying as it is located within the required 30.0 metres (98.4 feet) setback from the top of bank of the watercourse.	<b>Proposed:</b> Proposing an accessory dwelling unit within the existing non-complying single detached dwelling that is located 5 metres (16.4 feet) from a watercourse.
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**Section 5.16.1 (c) Enlargement, Repair or Renovation of a Non-Complying Building**

<b>Required:</b> A non-complying building or structure may be enlarged, repaired, replaced or renovated provided that the enlargement, repair, replacement or renovation does not in any other way increase a situation of non-compliance. The existing dwelling is non-complying as it is located within the required 2.5 metres (8.2 feet) interior side yard setback.	<b>Proposed:</b> Proposing an accessory dwelling unit within the existing non-complying single detached dwelling that is located 1.88 metres (6.2 feet) from the interior side lot line.
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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:

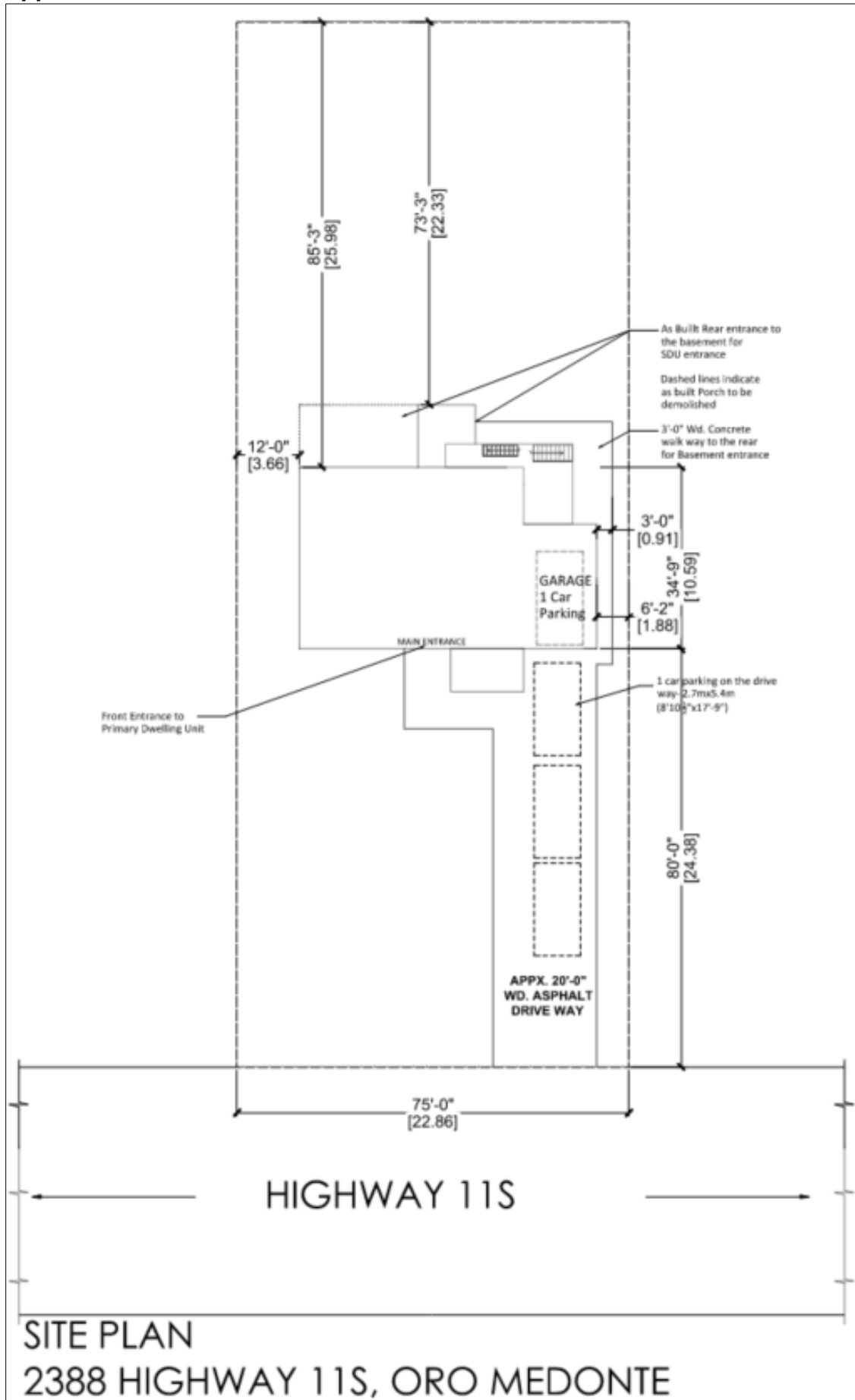
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Secretary Treasurer, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

**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 March 31, 2023 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

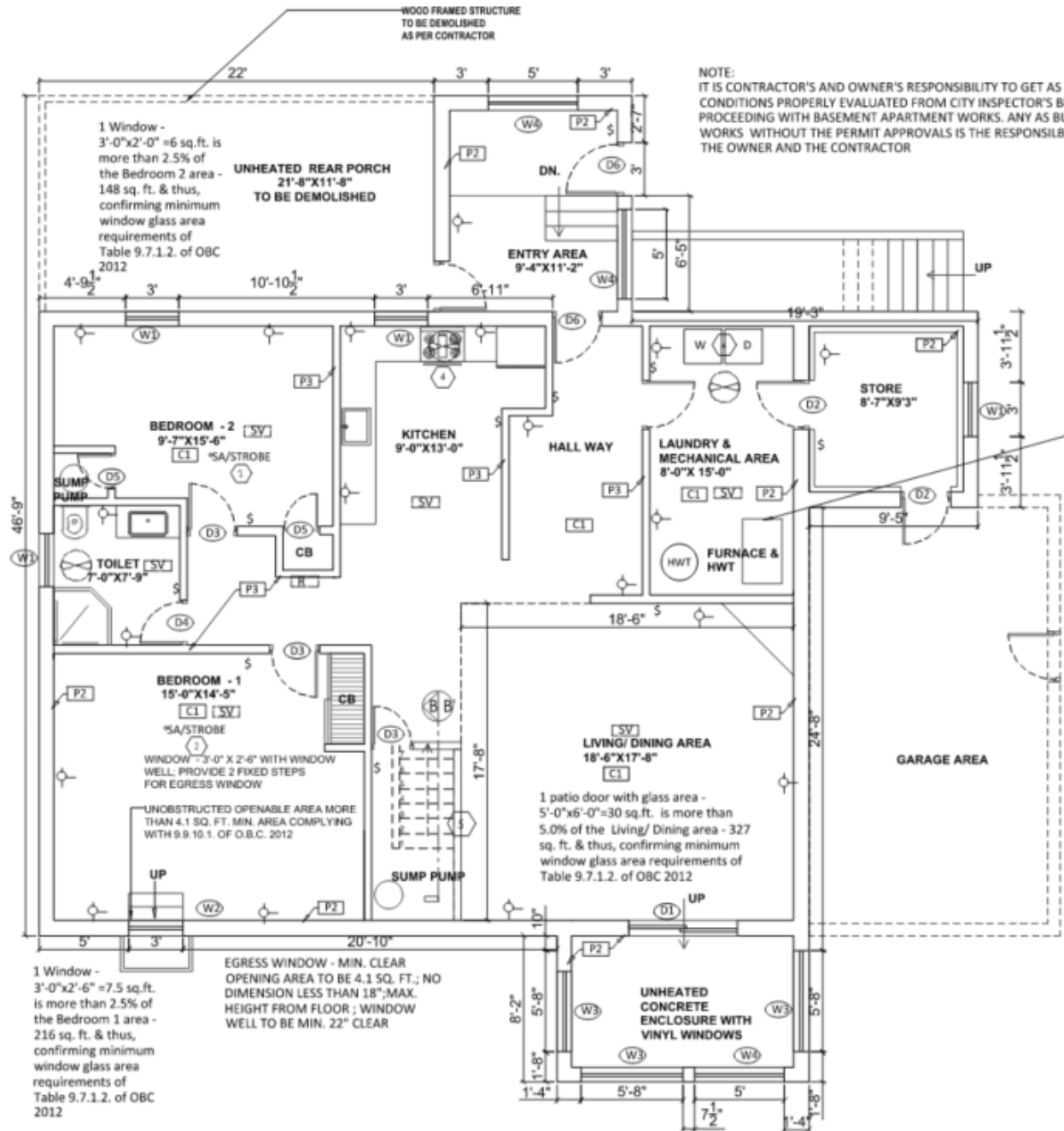
**Applicant's Site Plan:**



**Map Illustrating the Watercourse Adjacent to the Property:**



**Basement Floor Plan (Apartment Dwelling Unit):**



**BASEMENT LEVEL AS PROPOSED**

**Elevation Drawings:**

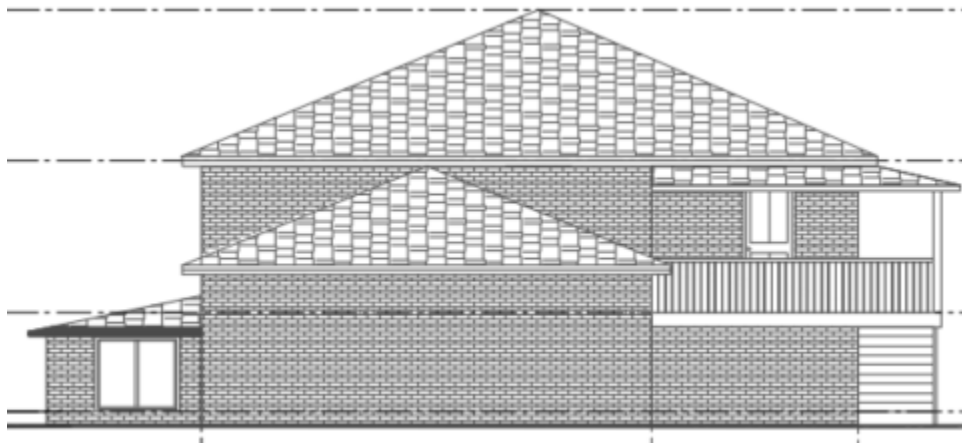
**Front Elevation:**



**Rear Elevation:**



**East Side Elevation:**



**West Side Elevation:**

