

September 18, 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:** October 2, 2024  
**Time:** 6:15 pm  
**Location:** Township of Oro-Medonte Council Chambers  
 148 Line 7 South, Oro-Medonte ON L0L 2E0  
**Application:** 2023-A-54 Revised  
**Owner:** Miroslawa & Stefan Merena  
**Subject Lands:** 77 Shoreline Drive

**Purpose:** Minor Variance Application 2023-A-54 went to Development Services Committee on January 17, 2024. The application was deferred to provide the applicants with the opportunity to address Planning and Building Staff’s comments. The applicants have revised their plans by reducing the size of the proposed detached accessory building (garage) and are now proposing a renovation to the existing non-complying single detached dwelling which increases the floor area of the dwelling within the existing building footprint. The applicants are now seeking relief to the following sections of Zoning By-law 97-95:

**Proposed detached accessory building (garage):**

Section 5.1.4 – Maximum Height

|  |   |
|--|---|
| <b>Required:</b><br>4.5 metres (14.7 feet) | <b>Proposed:</b><br>5.21 metres (17.1 feet) |
|--|---|

Section 5.1.6 – Maximum Floor Area

|  |   |
|--|---|
| <b>Required:</b><br>70.0 square metres (753.5 square feet) | <b>Proposed:</b><br>1 <sup>st</sup> floor garage:<br>88.7 square metres (955.0 square feet)<br>2 <sup>nd</sup> floor:<br>59.9 square metres (645.0 square feet)<br><b>Total:</b><br>148.6 square metres (1,600.0 square feet) |
|--|---|

**Proposed single detached dwelling renovation:**

5.16.1 (b) – Enlargement, repair or renovation of a non-complying building

|  |  |
|--|--|
| <b>Required:</b><br>Does not increase the useable floor area in a required yard. | <b>Proposed:</b><br>Proposing a renovation to the existing non-complying single detached dwelling which increases the floor area of the dwelling by 83.1 square meters (894.5 square feet) within the required 20.0 metres (65.6 feet) setback from the average high water mark of Lake Simcoe and within the required 3.0 metres (9.8 feet) interior side yard setback. |
|--|--|

**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.

If a specified person or public body has the ability to appeal the decision of the Development Services Committee for the Township of Oro-Medonte in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to the Development Services Committee for the Township of Oro-Medonte before it gives or refuses to give an approval, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Development Services Committee in respect of the proposed minor variance, you must make a written request to the Township of Oro-Medonte Development Services Committee.

Notwithstanding the above, subsection 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Written submissions/requests should be directed to:

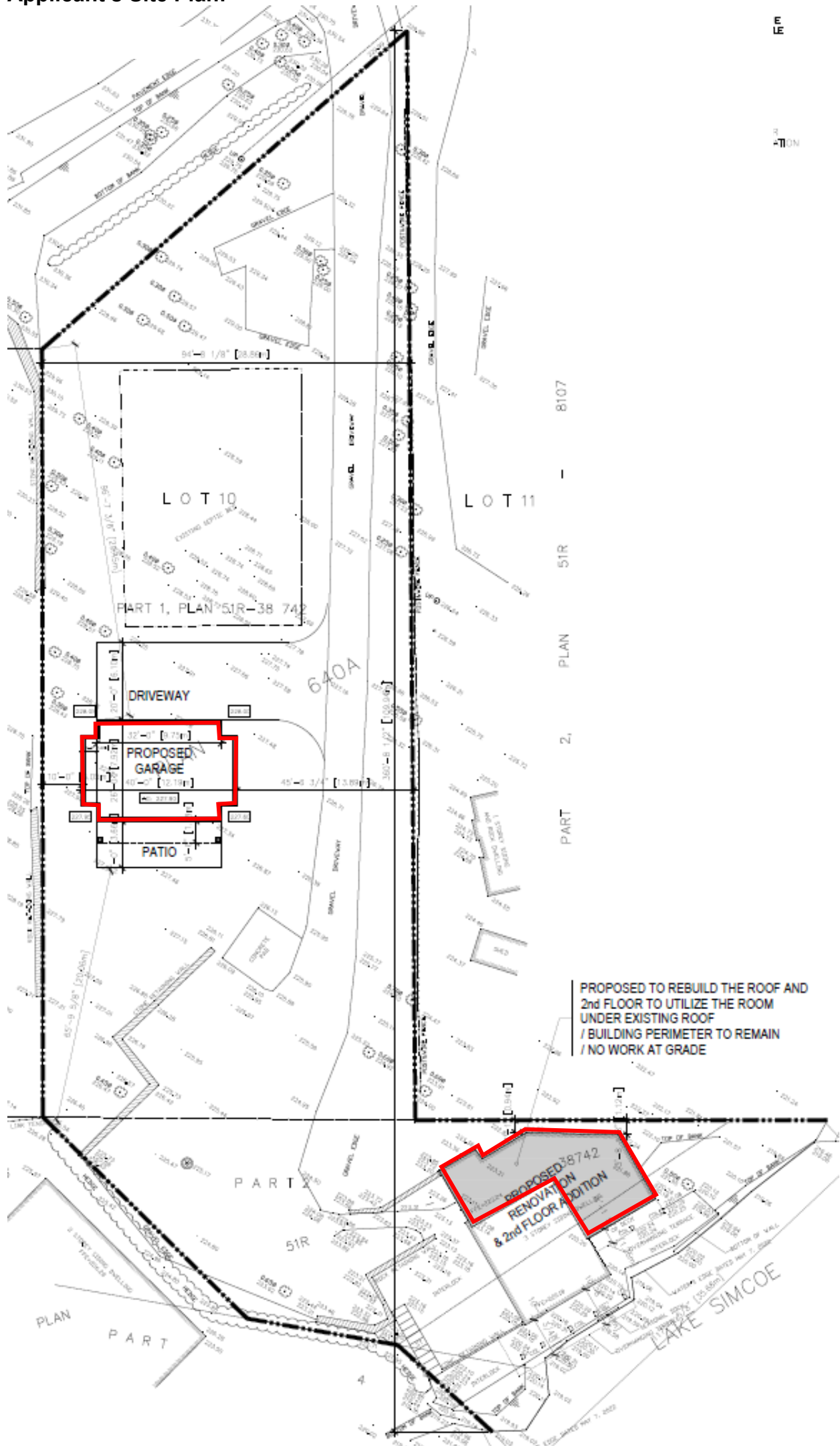
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Secretary Treasurer, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

**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 27, 2024 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:**

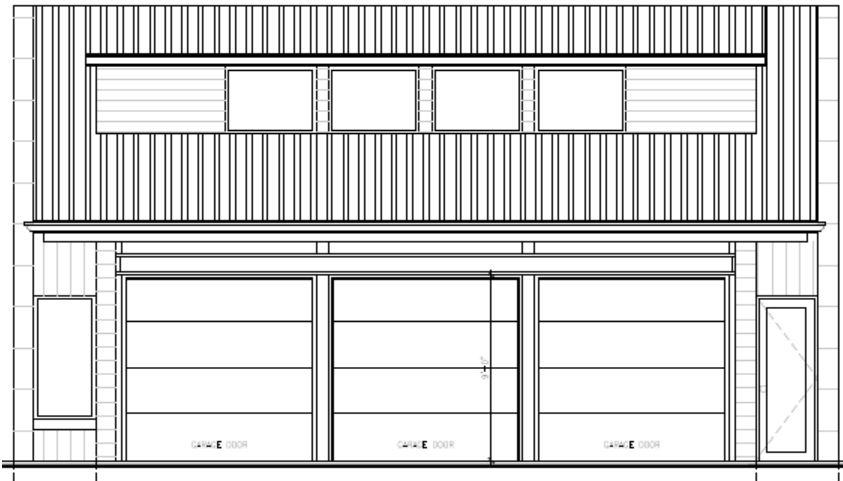


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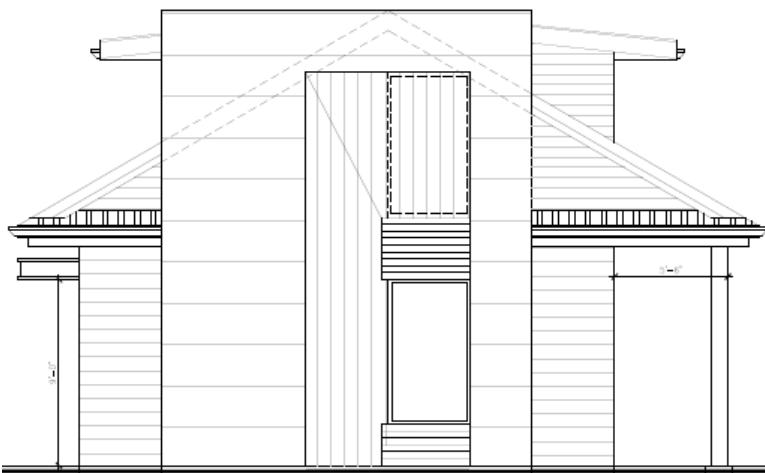
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**Detached Accessory Building - Elevation Drawings:**

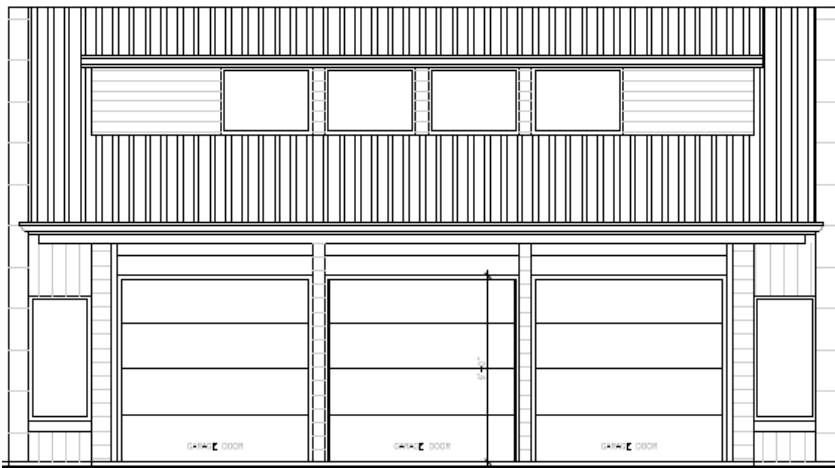
**North Elevation:**



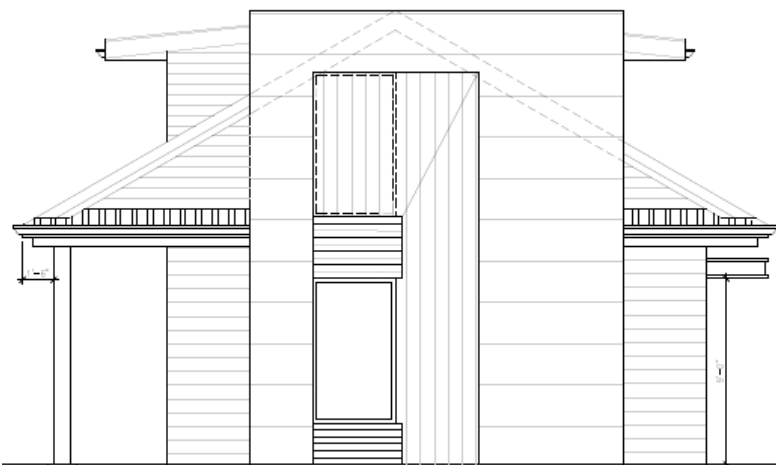
**East Elevation:**



**South Elevation:**

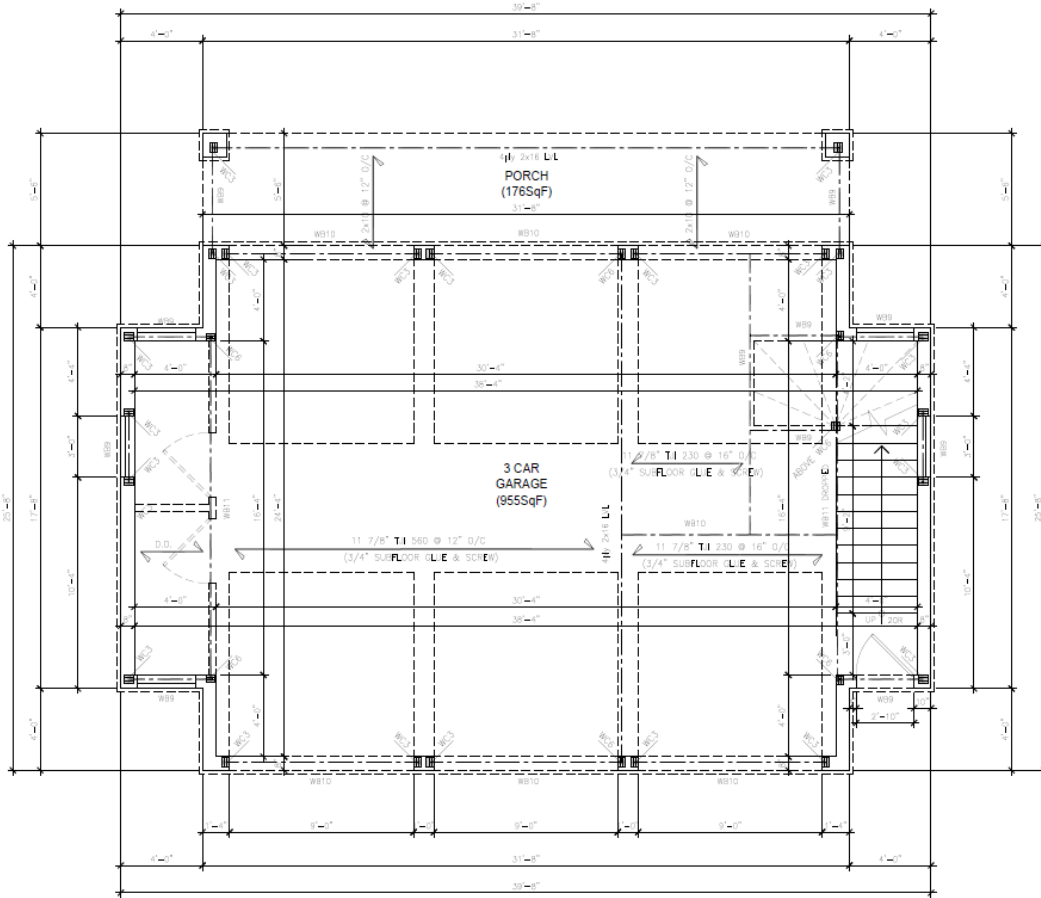


**West Elevation:**

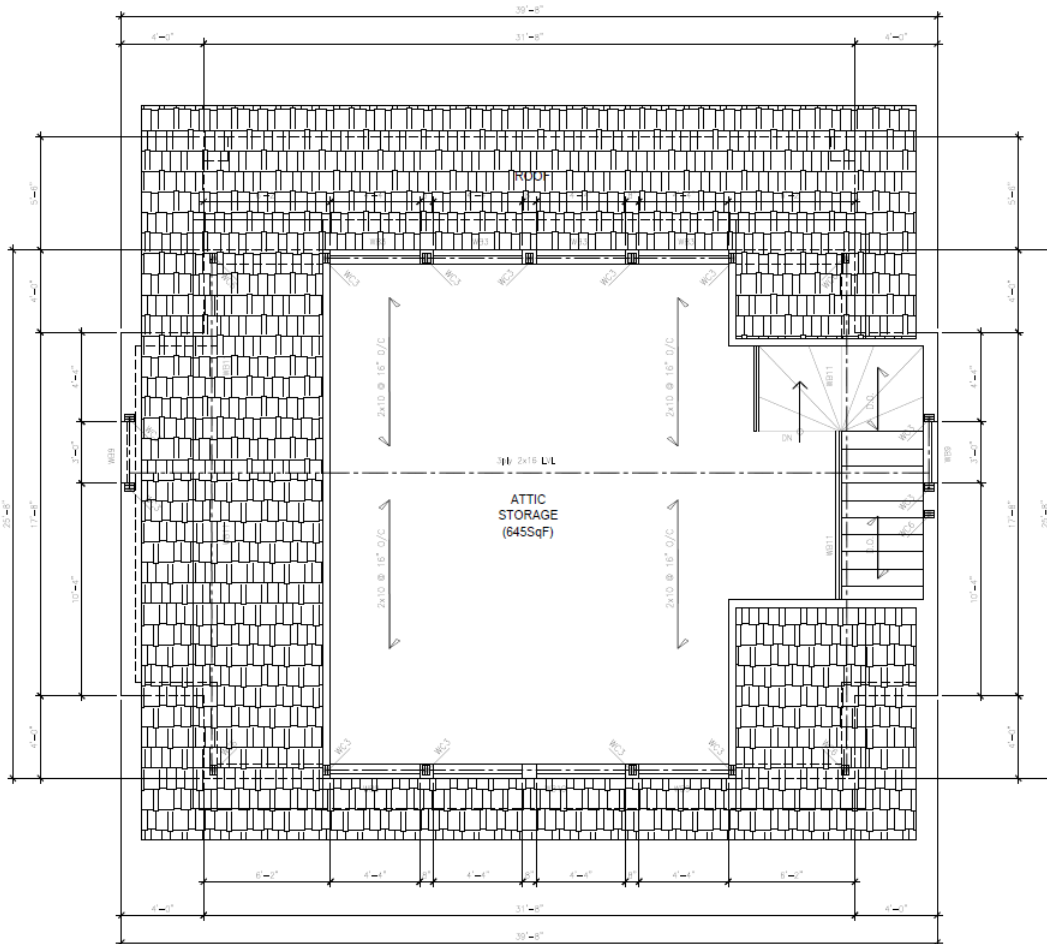


**Detached Accessory Building - Floor Plans:**

**Main Floor:**



**Second Floor:**

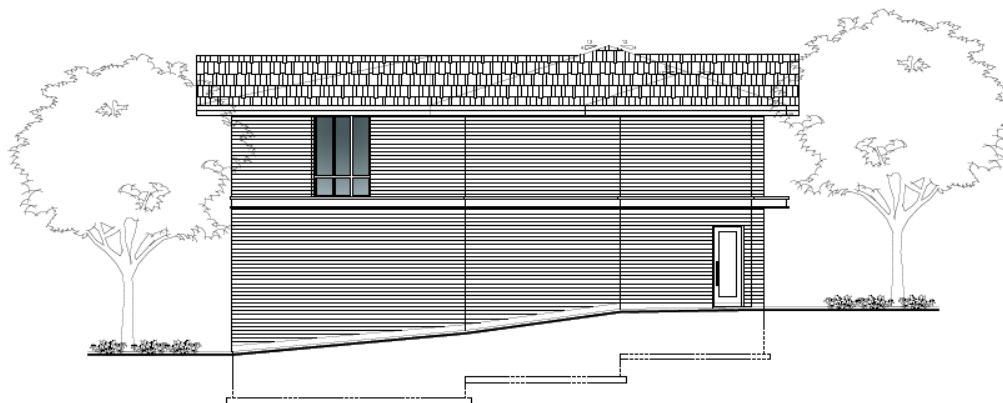


**Single Detached Dwelling - Elevation Drawings:**

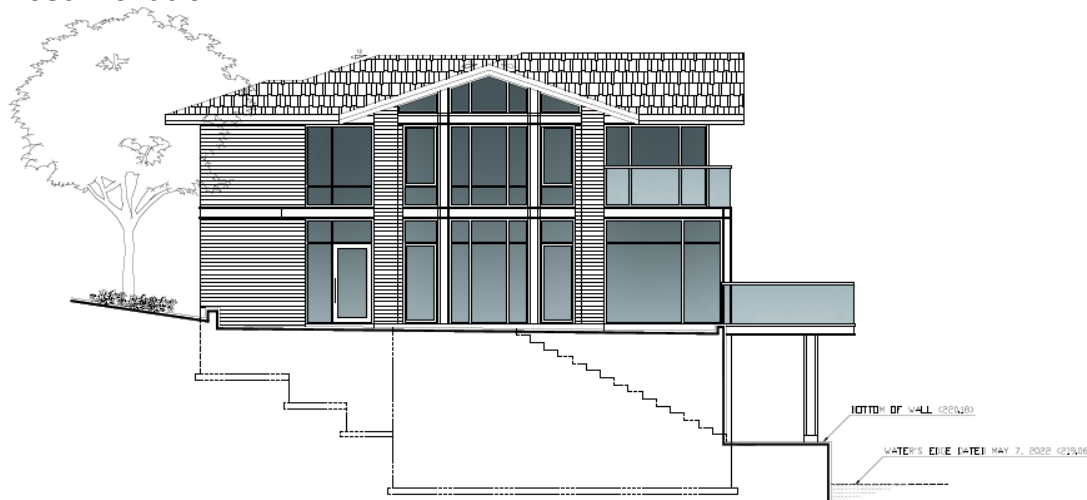
**South Elevation:**



**North Elevation:**



**West Elevation:**



**East Elevation:**

