

November 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: December 4, 2024
Time: 6:20 pm
Location: Township of Oro-Medonte Council Chambers
148 Line 7 South, Oro-Medonte ON L0L 2E0
Applications: 2024-A-60, 2024-A-61, 2024-A-62, & 2024-A-63
Owner: Fernbrook Homes (Bass Lake) Ltd.
Subject Lands: Eagles Rest Estates Subdivision (121 Pearsall Place, 52 Pearsall Place, 114 Pearsall Place and 11 Herbert Avenue)

Purpose:

The following four applications request relief from the exterior side yard setback requirements under Zoning By-law 97-95, as amended for four corner lots that have porches facing the street.

Application 2024-A-60 (121 Pearsall Place): The applicant is proposing to reduce the minimum required exterior yard setback from 4.5 metres (14.7 feet) to 3.65 metres (11.9 feet).

Application 2024-A-61 (52 Pearsall Place): The applicant is proposing to reduce the required exterior side yard setback from the required 4.5 metres (14.7 feet) to 3.95 metres (12.9 feet).

Application 2024-A-62 (114 Pearsall Place): The applicant is proposing to reduce the required exterior side yard setback from the required 4.5 metres (14.7 feet) to 3.79 metres (12.4 feet).

Application 2024-A-63 (11 Herbert Avenue): The applicant is proposing to reduce the required exterior side yard setback from the required 4.5 metres (14.7 feet) to 3.70 metres (12.1 feet).

The property at 52 Pearsall Place is zoned Residential One Exception 320 (R1*320).

The properties at 114 Pearsall Place, 121 Pearsall Place, and 11 Herbert Avenue are zoned Residential One Exception 319 (R1*319).

The applicant is seeking relief to Section 7, Exceptions 7.319 and 7.320 (Eagles Rest Estates Subdivision Implementing Zoning By-law), Minimum Required Exterior Yard Setback for Single Detached Dwelling and Section 5.9, Encroachments in Required Yards.

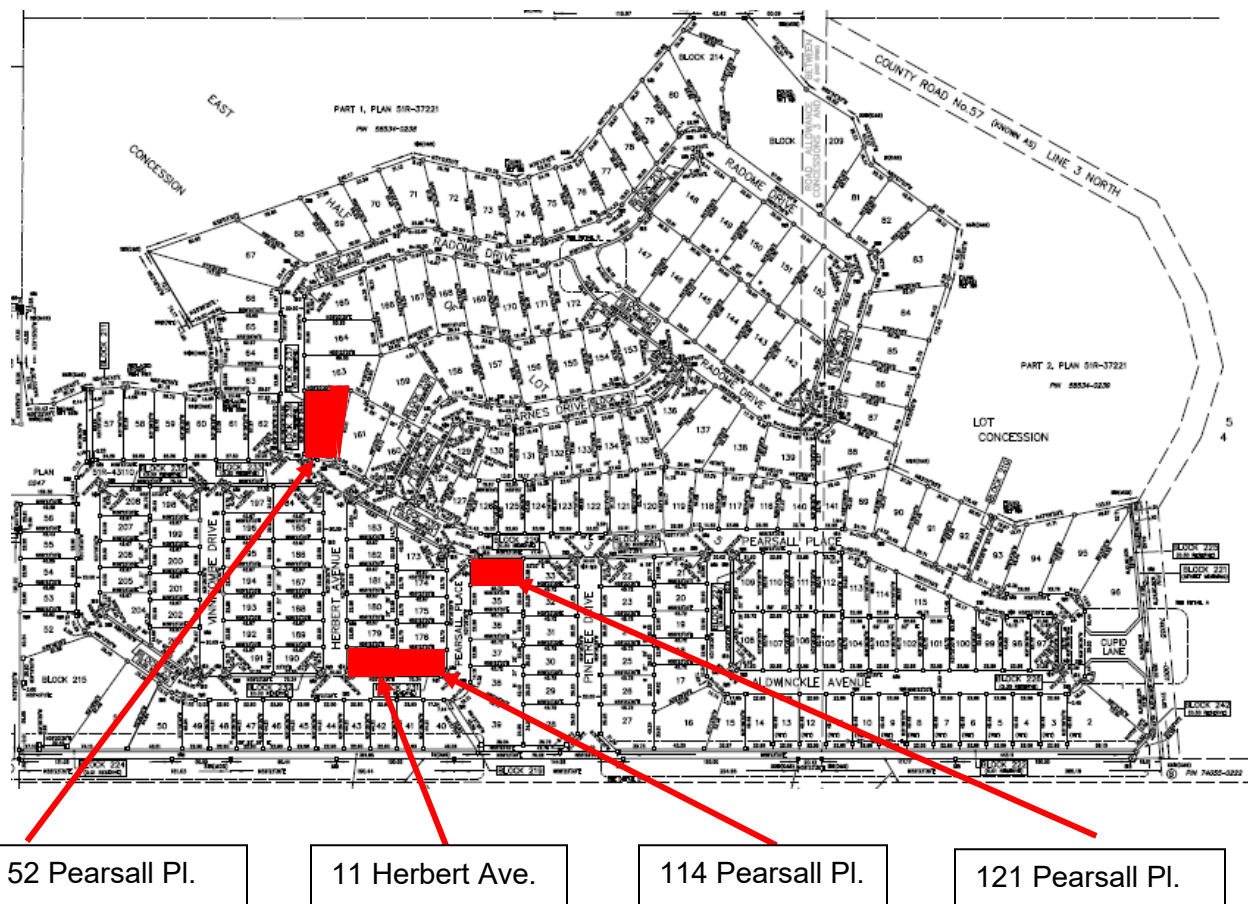
Section 7, Exception 7.319, Minimum Required Exterior Side Yard Setback for Single Detached Dwelling

<p>Required: Minimum Exterior Side Yard – 4.5 metres (14.7 feet)</p>	<p>Proposed: 2024-A-60 3.65 metres (11.5 feet) Exterior Side Yard 2024-A-61 3.95 metres (12.9 feet) Exterior Side Yard 2024-A-62 3.79 metres (12.4 feet) Exterior Side Yard 2024-A-63 3.70 metres (12.1 feet) Exterior Side Yard</p>
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Section 5.9 Encroachments in Required Yards

<p>Required: No unenclosed porches, balconies, or decks are permitted to encroach into the interior side yard or exterior side yard.</p>	<p>Proposed: 2024-A-60 3.65 metres (11.5 feet) Exterior Side Yard 2024-A-61 3.95 metres (12.9 feet) Exterior Side Yard 2024-A-62 3.79 metres (12.4 feet) Exterior Side Yard 2024-A-63 3.70 metres (12.1 feet) Exterior Side Yard</p>
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Location Map:



52 Pearsall Pl.

11 Herbert Ave.

114 Pearsall Pl.

121 Pearsall Pl.

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](#), which is outlined on the Electronic Public Meeting – Public Hearing FAQ's for Applicants.

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:

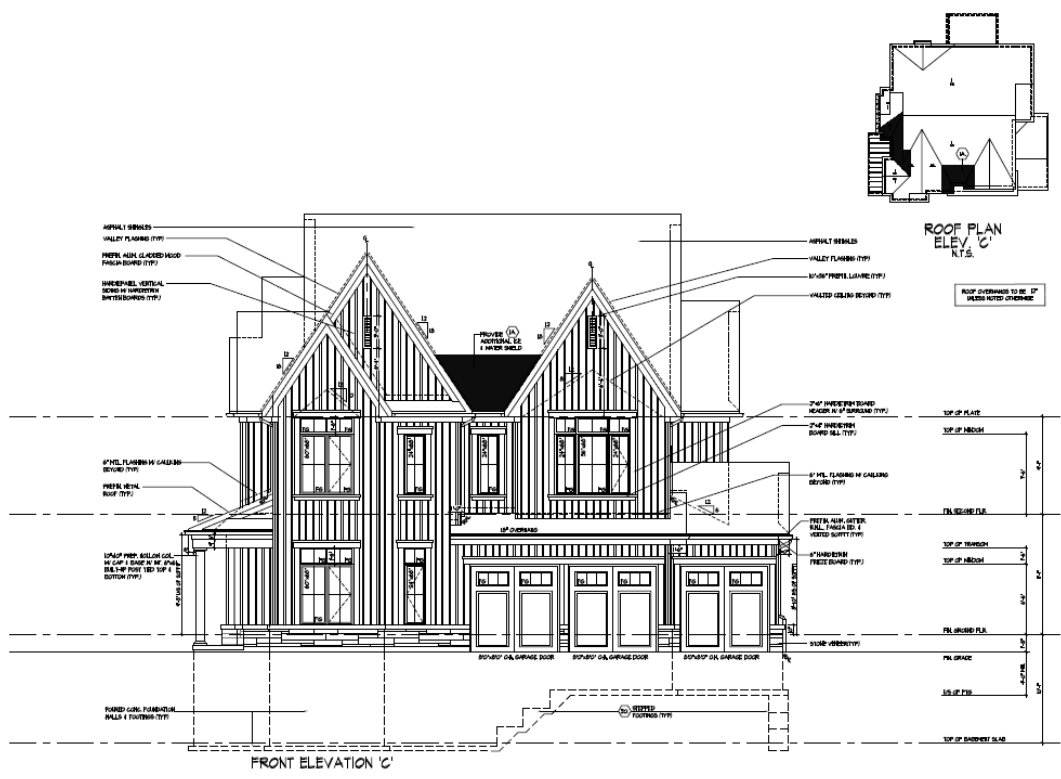
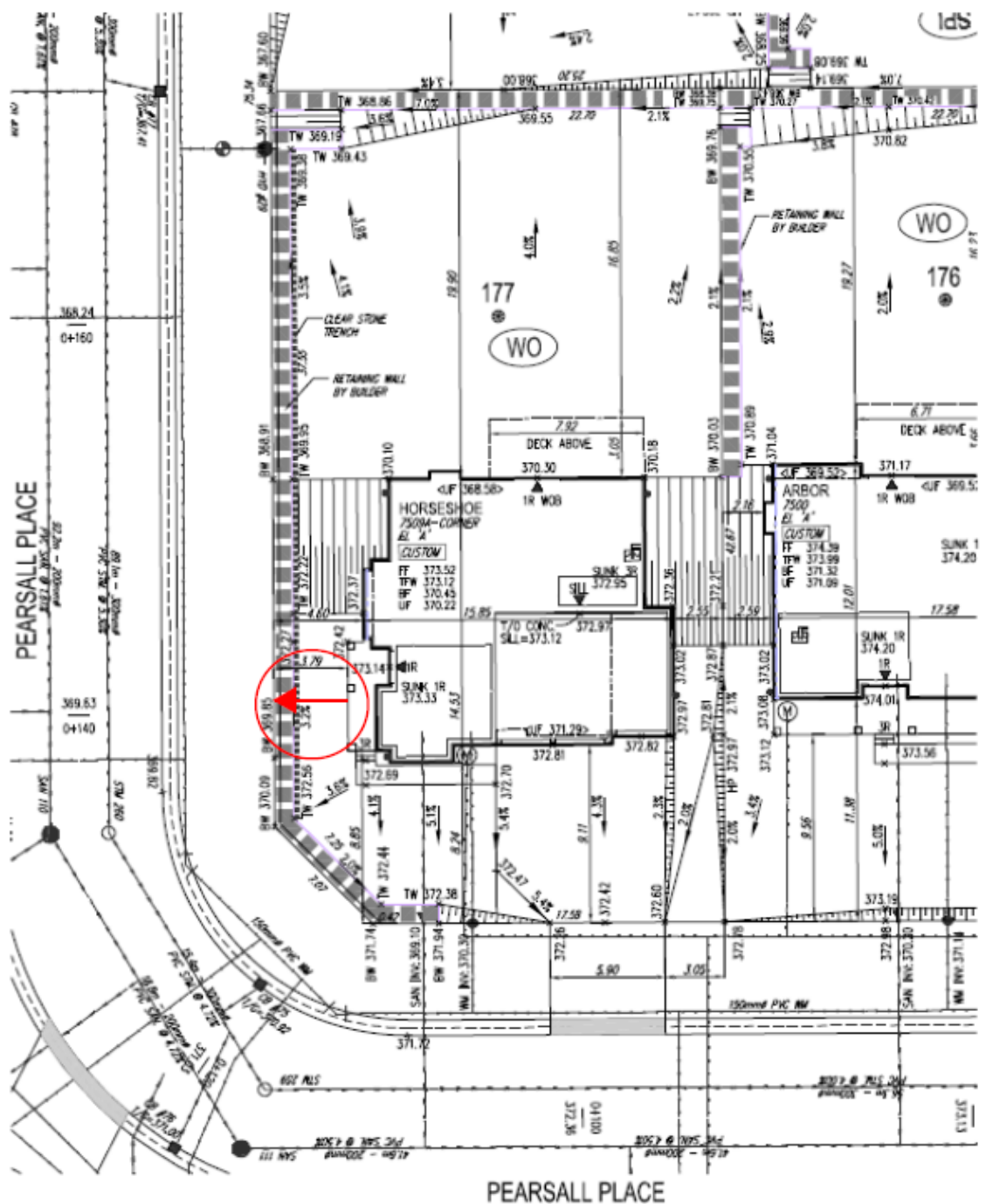
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Secretary Treasurer, Development Services
planning@oro-medonte.ca

More Information:

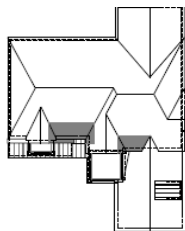
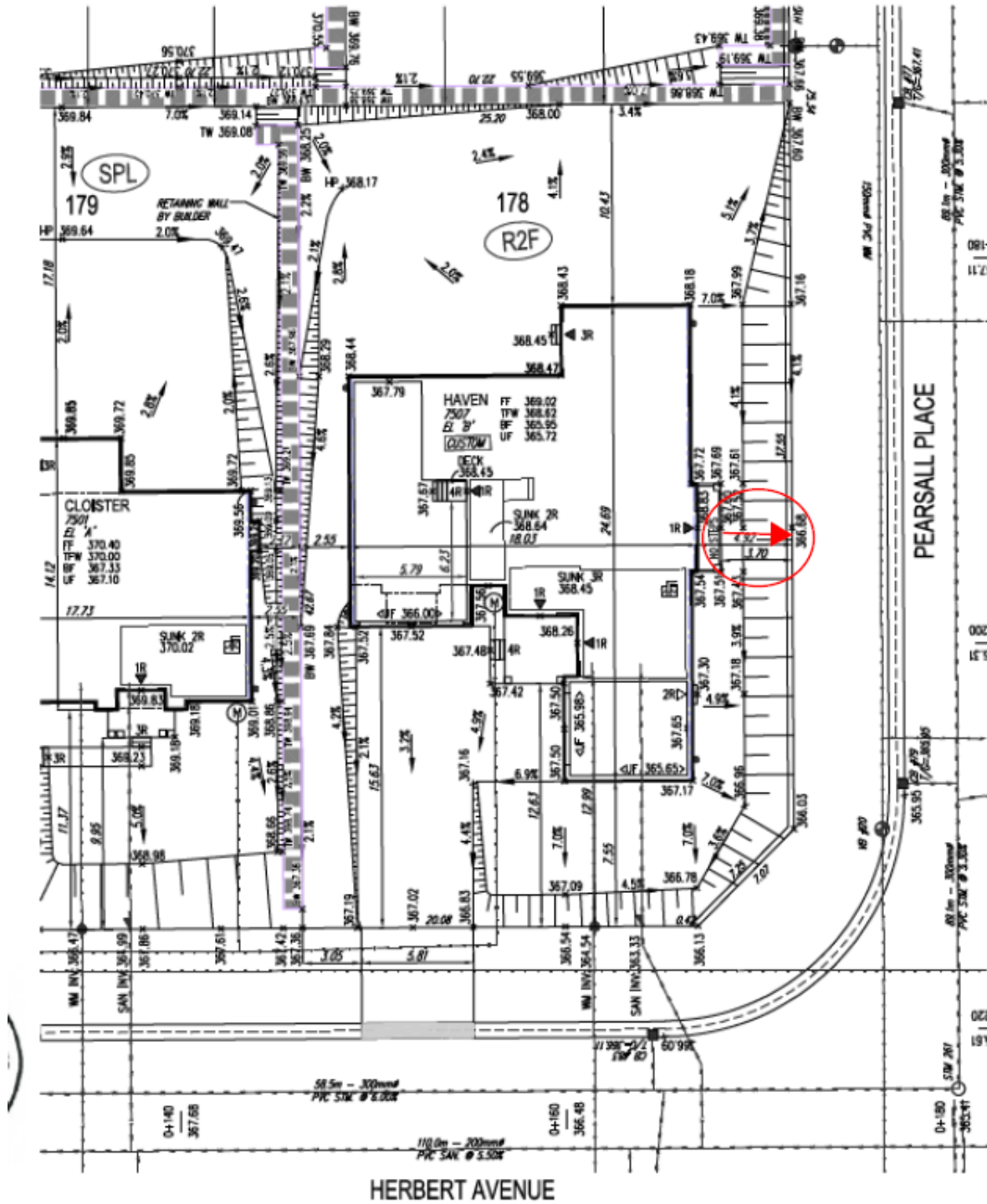
For further information, please contact the Secretary-Treasurer during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. A copy of the Staff Report will be available to the public on November 29, 2024, on the Township's Web Site: www.oro-medonte.ca or from the Development Services Department.

Andy Karaiskakis
Secretary-Treasurer

2024-A-62 (114 Pearsall Place) Plot Plan and Elevation



2024-A-63 (11 Herbert Avenue) Plot Plan and Elevation



ROOF PLAN, EL. 'B'



FRONT ELEVATION 'B' - LOT 178

ROOF OVERHANGS TO BE UP
 UNLESS NOTED OTHERWISE