

## TOWNSHIP OF ORO-MEDONTE Official Plan Review

## Comment &amp; Response Matrix 2



	COMMENT FROM/ADDRESS	SUMMARY OF COMMENTS	RESPONSE
1	Alex So, James So Realty LTD., 2022/06/10	I have a question about the Trehaven Golf club. Is there possibility of residential redevelopment on this property?	<b>No change recommended to Final Draft</b> These lands are designated Agricultural and Greenlands in the County's Official Plan. These lands are designated Recreational in the Draft Official Plan (OP) to reflect the existing golf course use and areas of influence surrounding the golf course. Residential development is not permitted in the Recreational designation – Section 2.15
2	Joanne Waddell 2022/06/16	We have acreage on line 11 and Horseshoe Valley Road (4th lot on the SE side of 11th) which is deeded as Agricultural/Greenland's. About 7 years ago, we inquired about severing the property in half.... We were told this was not permitted. Has this changed?	<b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Agricultural and Greenlands in the County's OP and is reflected as such in the draft OP Land Use Schedule 'A'. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System and Agricultural System being undertaken by the County of Simcoe as it relates to the subject lands.

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3	<p>Tamara Tannis, MHBC for TransCanada Pipelines Limited 2022/06/16</p>	<p>Recommended Policy Amendments:</p> <p>4.1.1 Pipeline Infrastructure</p> <p>4.1.1.1 TransCanada PipeLines Limited (“TCPL”) operates high pressure natural gas pipelines within its rights-of-way crossing the Township, as well as an industrial compressor station, and is identified on Schedule 1, Land Use and Map D1, Transportation.</p> <p>4.1.1.2 As a major infrastructure corridor and a major facility, the rights-of-way and compressor station shall be protected for current and projected needs.</p> <p>4.1.1.3 Development in proximity to TCPL’s rights-of-way and compressor station may result in TCPL being required to replace its pipeline(s). Early consultation with TCPL or its designated representative, for any development proposals within 200 metres of its pipelines and within 750 metres of TCPL’s compressor station should be undertaken to ensure TCPL can assess potential impacts and provide recommendations to avoid adverse impacts to its facilities.</p> <p>4.1.1.4 TCPL is federally regulated through the Canadian Energy Regulator Act and its associated Regulations. The Act defines a Prescribed Area of 30 metres on either side of the pipeline and requires authorization for ground disturbances and crossings within this Prescribed Area. TCPL will incorporate setback requirements identified in codes and standards as part of its authorization through written consent. TCPL should be consulted early in the land use, subdivision and development process to confirm all requirements.</p> <p>4.1.1.5 A minimum setback of 7 metres shall be maintained from the limits of the utility right-of-way for all permanent structures and excavations. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.</p> <p>We also request that the following Schedules of the draft Official Plan Amendment show the TCPL rights-of-way and facility as Infrastructure: Schedule A: Land Use; and Schedule D1: Transportation.</p>	<p><b>Addressed in Draft 2</b></p> <p>The Draft OP has been updated by adding a new section called Pipeline Infrastructure to recognize the existing pipeline with associated policies – Section 4.18</p>
4	<p>Brandi Clement, Jones Consulting Group LTD. 2022/06/20</p>	<p>90 Highland Drive &amp; 3303 Line 3 North</p> <p>In the new draft Township of Oro-Medonte Official Plan, the lands are proposed to be designated Medium Density Residential on Schedule A – Land Use. The Medium Density Residential designation permits townhouse, multiple and low-rise apartment dwellings, home occupations and accessory uses. The proposed Official Plan has removed the definition and associated policies for timeshare developments which we feel is appropriate for the subject lands. Further, the lands are proposed to contain natural heritage features of treed woodlands and a river on Schedule C Natural Heritage.</p> <p>We are unaware of any natural heritage features existing on the lands and note that the properties are fully developed with numerous buildings and multiple parking areas. As such, we respectfully request reconsideration on identifying any natural heritage features on the lands on Schedule C which could hinder any future development on the property.</p>	<p><b>Change recommended to Final Draft</b></p> <p>It is recommended that Section 2.3.2.2 Development Policies be revised to include additional policies regarding timeshare developments using existing policies in the current OP.</p> <p>It is recommended that Schedule C be revised to remove treed woodlands and river features on the subject lands as these lands are fully developed and contain no natural heritage features.</p>

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5	Wayne Lintack 2022/07/07	<p>"I respectfully submit the Oro-Medonte Official Plan Review, regarding at least Heritage resources, should include the invited participation/consultation of all the above noted parties, if they have not been consulted with already, and sign off of the Heritage Section of the New Official Plan by all First Nations that participated in the development of the Simcoe County AMP.</p> <p>I further request the Township of Oro-Medonte retain Mr. Paul Racher of Archeological Resources Inc. to fully participate in the development of a meaningful section in the "new official plan "to properly identify and protect built heritage, archeological resources and burial sites in Oro-Medonte Township."</p>	<p><b>No change recommended to Final Draft</b> The draft Official Plan has been developed specifically to update policies to conform to the existing County of Simcoe's Official Plan and existing Provincial policies. The Township is required to prepare a new Official Plan after the County MCR Phase 1 and 2 are completed and additional background reports and studies, such as an archaeological plan, will be required at that time to form the policy basis of the new OP. Consultation on the draft policies included the Township's Heritage Committee and First Nations who are consulted through the Planning Act circulation processes.</p>
6	Janet and David Bumstead 2022/07/23	<p>As a SR resident I am concerned for the health of Lake Simcoe, it's wetlands and NHS. When I checked the website I was surprised to see all SR homes on Warbler Way, SR homes between 231 and 263 Moon Point Dr. And the Recreation- leadership camp property are included in the area surrounding Orillia and are subject to Policy 2.6.11. Policy 2.6.11 point 2 adds additional Policy of Section 2.5. Does that mean some of the rural Zone across from some homes could be developed? Would that apply to the 100 acres for sale on Woodland Dr.? How will this impact the health of Lake Simcoe, the existing NHS and wildlife habit? Please clarify exactly how the Draft Official changes impacts the NHS and we residents. Is there a possibility that these properties will be annexed by Orillia?</p>	<p><b>No change recommended to Final Draft</b> Simcoe County's Official Plan contains policies that discourage development, including lot creation, within one kilometre of a primary settlement area (i.e. Barrie, Orillia). These lands are within one kilometre of the City of Orillia and therefore development of these lands is not permitted. The Draft OP contains this policy – Section 2.6.11. The 100 acres for sale on Woodland Drive is designated Greenlands in the County's OP and in the Draft OP and contains a Provincially Significant Wetland. The Natural Heritage Policies of the PPS and Growth Plan still apply. The Draft OP does not change the Provincial Natural Heritage System. The City of Orillia's Land Needs Assessment is not part of this OP Review.</p>
7	Joshua Morgan Morgan Planning & Development Inc. 2022/08/02	<p>As noted within the attached letter our firm was retained by the owner of 60 Pine Ridge Trail to review the Township's draft Official Plan.</p> <p>In so doing, we noted a mapping discrepancy which we feel warrants a revision. An overview and summary of our request is provided within the attached letter. Please accept our request to modify the draft land use schedule as it applies to the subject property by maintaining a split designation of both 'Rural' and 'Greenlands'.</p>	<p><b>Change recommended to Final Draft</b> It is recommended that Schedule A be revised to reflect County OP Land Use designations on the subject lands, to designate the lands to Rural and Greenlands.</p>

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8	Xu Han & Hang Gao 2022/08/11 1667 Ridge Rd E	<p>1) Section 2.4.2 Permitted Uses, we would like Township adds Semi-detached dwelling, Townhouse, multiple and low-rise apartment dwelling to the permitted uses for Rural Settlements</p> <p>2) we would like Township to add "local road" to part b) of subsection 3 of section 4.14 Special Needs Housing</p> <p>3) we would like Township to change the portion of Ridge Road East between Line 11 S and Line 13 S from Township Local Road to Township Collector Road in schedule D1.</p>	<p><b>No change recommended to Final Draft</b></p> <p>1) it is appropriate to provide for higher forms of ground related housing in Settlement Areas, such as semi-detached and townhouses, where full municipal services are available. Rural Settlements will experience limited growth with lower forms of ground related housing on individual on-site sewage systems.</p> <p>2) it is not appropriate to direct and permit Special Needs Housing on local roads and shall be directed to appropriate locations within the Township to contribute to a complete community.</p> <p>3) The Roads Network Plan identifies this portion of Ridge Road East as a Local Road. This has been reflected in the Draft OP.</p>
9	Debbie Palmer 2022/08/23 14 Highland Dr	<p>"I wrote to you back in July expressing concerns that the retaining wall being constructed on the southern portion of the Eagle's Rest development was in no way suitable or appropriate, nor corresponded to the stated O.P objective to maintain the rural character of Oro-Medonte nor that "Development adjacent to existing land uses shall be required to be complimentary and sympathetic to existing land uses through the use of common or gradual scale, massing, and height." (see correspondence below).</p> <p>I had occasion to drive by the Eagle's Rest site last week and was stunned to see that the retaining wall has not only been extended the entire length of the site, but has increased significantly in height well beyond your assurance that the wall averages only 6-7 feet above the road grade. ( see attached photos) In addition, at the base of the western portion of the wall, gravel has now been dumped to an approximate height of 6 ft, covering the lower portion of the blocks all along the base of the wall. I assume that this is necessary to shore up support for the wall given its enormous height. The gravel extends almost to the shoulder of the road itself, is a terrible eyesore and given it is gravel, what can possibly grow on it to mask it except for perhaps weeds? Furthermore, at the mid-point of the eastern portion of the wall, there is a lot of sand that may have already begun to seep through the blocks (see attached photo). Given what has happened before, with the collapsing of retaining wall on Valleycrest, I am concerned that this is a sign of real issues going forward. I am concerned not just about the more than questionable aesthetics of the wall, but of the entire safety of the structure.</p> <p>I would appreciate an on-site visit and inspection, assuring that it is compliant with what Planning Dept has approved and that the standards required for safety are being met, but also to see changes in the O.P. for assurances that never again will this kind of monstrosity be permitted to be built."</p>	<p><b>No change recommended to Final Draft</b></p> <p>The Draft OP already contains policies to ensure new development is compatible with the character of the adjacent properties. These policies were not contained in the current OP when the proposed Eagles Rest development was approved. These new policies in the Draft OP will form the basis for the review for new development applications.</p>
10	Samantha Anderson Skelton, Brumwell & Associates Inc. 2022/08/26 4346-010-003-28500	<p>Skelton Brumwell and Associates on behalf of our Client, Coulson Ridge Estates, owner of the lands at Roll: 434601000328500 have reviewed the numerous documents of the MCR process. The goal of this letter is to initiate discussions with both the Township and the County regarding the development of the subject lands. Our client would like to commence a long-term planning for the subject property which is located just south of the current Sugarbush area. The development could include a transition of residential densities that represent an appropriate gradient of Sugarbush. We have requested that the lands be included in the County MCR process to explore the opportunity for the expansion of the Rural Settlement Area which could allow an appropriate increase in housing while at the same time maintaining trail and natural heritage linkages.</p>	<p><b>No change recommended to Final Draft</b></p> <p>The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Greenlands in the County's OP and reflected as such in the Draft OP Land Use Schedule 'A'. Applicants' request to consider the natural heritage system refinement has been submitted to the County for consideration through their MCR – Phase 2.</p>



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11	John Macdonald 2022/08/28 337 & 389 Woodland Drive	Property is currently zoned as Agricultural and request that it should stay that way; there are no municipal services to the property other than garbage, telephone and hydro.	<b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Greenlands in the County's OP and reflected as such on the Draft OP Land Use Schedule 'A'.
12	Alison Quigg Infrastructure Ontario 2022/08/30	Section 5.23 of the 2 <sup>nd</sup> Draft, it is noted that public or quasi-public uses shall be directed away from Agricultural and Greenlands designations. Can you please confirm that no policies within Section 5.23 or the rest of the OP will prevent the operation/expansion of existing public/quasi-public uses within the Agricultural and/or Greenlands designation? Furthermore, we kindly request responses to our comments on the first draft.	<b>No change recommended to Final Draft</b> Policy 5.23 1b) provides the ability to permit public or quasi-public uses in the Agricultural and Greenlands designation provided it is demonstrated that there are no suitable alternative locations in other more appropriate designations. Section 5.27 Non-Conforming Uses would apply for the expansion, replacement or extension of legal non-conforming uses subject to certain criteria. The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. Property located at Assessment Roll Number 434602000418300 (PIN 585210058) is designated Greenlands in the County's OP and is reflected as such in the Draft OP Land Use Schedule 'A'. The Greenlands designation permits conservation uses, public or private trails and other associated passive recreational opportunities and facilities that support the public or private trails. The Oro Moraine boundary has been incorporated in the second Draft OP.
13	J Crawford 2022/08/30 280 Ridge Road East	Concerns about the proposed inclusion of the property in the province's MCR NHS. Discussions on this matter with the County of Simcoe concluded that this property has no NHS features. As proposed, this would limit future growth (ie. new agricultural buildings/structures) and would go against/contradict many of the definitions of uses of prime agricultural lands which is also what this farm is designated. Clarification on properties that fall under both NHS and prime agricultural land uses would be welcome.	<b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Agricultural in the County's OP and is reflected as such in the Draft OP Land Use Schedule 'A'. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System being undertaken by the County of Simcoe as it relates to the subject lands.
14	Clare Riepma Riepma Consultants Inc. 2022/08/31 1211 Line 12 North	The vast majority of this property is designated Greenlands. However there is a small area on the Line 12 frontage that is proposed to be designated for Agricultural purposes. This area is dissected by the TCPL pipeline and contains the Robertson's home. We respectfully request that this portion of the property be designated as Rural to reflect the actual condition of the property. This parcel is surrounded by Greenlands and is too small to be farmed.	<b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Agricultural and Greenlands in the County's OP and is reflected as such in the draft OP Land Use Schedule 'A'. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System and Agricultural System being undertaken by the County of Simcoe as it relates to the subject lands.

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15	Frank Legendyk 2022/08/31 1644 Old Barrie Road East	Please designate this property from Agricultural/Rural to Rural/Residential to allow for one or more lots to be severed. Property at one time was used for growing Christmas trees and buckwheat. The land is not fertile and is less than ideal for sustaining good crops. Canada Land Inventory Agricultural Capability Rating rates the entire 57 acres at a class 4-7 indicating poor agricultural conditions.	<b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Agricultural and Greenlands in the County's OP and is reflected as such in the draft OP Land Use Schedule 'A'. Severances of residential lots is not permitted on lands designated Agricultural or Greenlands – Section 2.5.5 & 2.13.13. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System and Agricultural System being undertaken by the County of Simcoe as it relates to the subject lands.
16	Brandi Clement Jones Consulting Group 2022/08/30 2735 Line 3 North	<p>We represent Eagles Landing Estates Ltd. who own the lands located at 2735 Line 3 North. In the new draft Township of Oro-Medonte Official Plan, the lands are proposed to be designated Low Density Residential on Schedule B2 – Land Use Settlement Area Horseshoe Valley. The Low Density Residential designation permits detached dwelling, additional dwelling unit, home occupations, bed and breakfast establishments, special needs housing, private home daycare for up to five children and accessory uses. The proposed Official Plan has included a development policy for the Low Density Residential designation which states the primary intent is to recognize existing development and to permit single detached residential dwellings on existing lots in registered plans of subdivision (Section 2.3.1.2.1).</p> <p>In our opinion, the policies in the new Official Plan need to have recognition for lands within Settlement Areas that have development potential that require some form of land division for development to proceed. The Settlement Area Policies states the majority of residential growth shall be directed to these Settlement Areas and will be vital to the creation of healthy, sustainable and complete communities (Section 2.1.1.2). Further, the Medium Density Residential designation in the Horseshoe Valley Settlement Area does not contain this policy and permits future residential development. As such, we respectfully request reconsideration of the development policies for the Low Density Residential designation within Section 2.3.1 which could hinder any future development on the property.</p>	<p><b>Change recommended to Final Draft</b> It is recommended that Policy 2.3.1.2.1 be deleted and replaced with "Development adjacent to existing land uses shall be required to be complimentary and sympathetic to existing land uses through the use of common or gradual scale, massing, and height."</p> <p>Policy 2.3.1.2 .2 permits development through lot creation by consent provided a Plan of Subdivision is not required in accordance with Section 4.8.</p>
17	Brandi Clement Jones Consulting Group 2022/08/30 3017 Highway 11 North	<p>We represent Metroplex Corporation Inc. who owns the lands located at 3017 Highway 11 North. In the new draft Township of Oro-Medonte Official Plan, the lands are proposed to be designated Commercial on Schedule B3 – Land Use Oro Centre. The Oro Commercial designation permits business offices and accessory retail uses, building supply outlets, commercial and trade schools, retail stores, eating establishments, service stations, motor vehicle sales establishments, in addition with other uses. A motor vehicle service station and kiosk use is not a recognized permitted use in the proposed Commercial designation.</p> <p>The lands are also identified to be subject to an exception on Schedule H. Section 6.7 states notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 21, Concession 8, (municipally known as 3017 Highway 11) and shown as Exception Area "7" on Schedule H (Exceptions) to this Plan, a motor vehicle service station and kiosk are permitted on the lands. This exception needs to continue to be recognized in the new Official Plan. In our opinion, the policies in the new Official Plan recognize the site-specific policies related to the subject lands and should not be removed or altered.</p>	<b>No change recommended to Final Draft</b> Exception 7 remains in the Draft OP.

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18	Doug Varty 2022/09/01 14 Houben Crescent	<p>1) WATER: The OP plans for growth of about 6,000 new residents or about 29%. The actual growth by 2031 may be significantly higher than this. The majority of residents in OM are on private wells (Township of OM Municipal Water System Facts). Given the heavy reliance on aquifers as a water supply – what has the Township done in preparing this plan and for planned growth to ensure that the existing aquifers can support this growth? What is the Township’s plan to provide a water supply to residents if this residential, business and other growth (such as aggregate expansion) resulting in an insufficient supply of water?</p> <p>2) GROWTH MANAGEMENT: In 1.9.2 1c) it is stated “to prohibit the development of new residential subdivisions outside of the Settlement Areas. It is indicated that these are Craighurst (area identified on Schedule B1) and Horseshoe Valley (area identified on Schedule B2). Based on these statements can you confirm that no new subdivisions or expansion of existing subdivisions like Braestone or Eagle’s Rest will be permitted under this OP in non-settlement areas?</p> <p>3) ESTATE AND COUNTRY RESIDENTIAL DEVELOPMENTS: Can you provide a list of existing estate and country residential developments as noted in 2.12.2 Objectives? I would think this list should be included as a schedule to the OP.</p> <p>4) AGGREGATES: 2.14.1 1) Should this statement be qualified only to apply to primary aggregate resource areas as identified in Appendix 1. If interpreted as both primary and secondary aggregates it would include virtually all of the Oro-Moraine and would preclude or encumber growth plans in Craighurst and Horseshoe Valley. I disagree that with the objectives that appear to give aggregate extraction priority over other land uses.</p>	<p><b>No change recommended to Final Draft</b></p> <p>1) the Draft OP has not changed the growth allocations than what is identified in the current OP. When the current OP was adopted in 1997, the appropriate hydrogeological assessment was completed. Development applications are required to submit a hydrogeological assessment for review by Township departments and external agencies.</p> <p>2) policy 1.9.2.1c) prohibits the development of new residential subdivisions outside of Settlement Areas</p> <p>3) Schedule A Land Use identifies and designates existing estate and country residential developments as Rural Residential</p> <p>4) The policy language in Section 2.14.1 has been added to conform with the Provincial Policy Statement related to Mineral Aggregate Resources.</p>
19	Anne Robertson Kallin 2022/09/05 1024 Old Barrie Rd E	<p>We want both Oro-Medonte Council and the County of Simcoe to look more closely at this piece of land, its location, and its potential, and to be open to discussions about this property. This property has no farming potential. It has no potential for the uses listed as "Greenlands designation uses". Although to us the following fact is self-evident, we are compelled to point out that no one could make a living farming 42 acres of land. This land is surrounded by residences, many of which are estate homes. It is our belief that the neighbours would not want livestock living here, nor would neighbours welcome the application of agricultural chemicals or fertilizer adjacent to their properties. It is also our belief that an aggregate business or commercial enterprise such as marijuana cultivation, would be met with resistance as well.</p>	<p><b>No change recommended to Final Draft</b></p> <p>The draft Official Plan has been developed to conform to the County of Simcoe’s Official Plan. These lands are designated Greenlands and Rural in the County’s OP and is reflected as such in the draft OP Land Use Schedule ‘A’. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System being undertaken by the County of Simcoe as it relates to the subject lands.</p>
20	Barry Sookman 2022/09/07	<p>We write to object to the Township’s proposed Official Plan. In particular, we object to how short term rentals/short term accommodations (STRs) are proposed to be treated. The proposed plan runs contrary to the recent OLT decision and is bad planning. We ask to be informed of the passing of the OP. This opposition is being submitted on behalf Barry Sookman personally and on behalf of the Oro-Medonte Association for Responsible STRs.</p>	<p><b>Comments noted. Resident will be advised of decision of OP.</b></p>

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<p>21</p>	<p>David Johnson Oro Medonte Good Neighbours Alliance 2022/09/08</p>	<ul style="list-style-type: none"> <li>- enforcement must be a priority and must not be delayed or suspended by reason of the Official Plan process or any appeal;</li> <li>- there are a number of areas where revisions to the proposed Official Plan are recommended in order to avoid distorted interpretations and unintended outcomes, minimize legal challenge risk, and to retain existing controls and safeguards; and,</li> <li>- no changes be introduced or made that would create an exception to allow certain types of short term rentals to operate in residential neighbourhoods.</li> </ul>	<p><b>Change recommended to Final Draft</b> In regards to environmental issues, it is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B's.</p> <p><b>Part 7 – Definition – Dwelling has been revised</b> Short term rental accommodation definition revised to delete reference to “dedicated short-term or commercial accommodation”</p> <p>Section 4.13.1 amended to add wording regarding non-confirming short term accommodation uses Section 4.13.3 amended to reflect Residential Tenancies Act Section 4.13.5 revised to recognize that all short term rental accommodations are subject to zoning by-law amendment, unless a permitted use in OP and implementing zoning by-law (such as timeshare establishments and village commercial resort units) Section 4.13.4 and 4.13.5 revised to the following: “within an <i>existing</i> registered residential plan of subdivision or other <i>existing</i> residential areas” Section 4.13.7 has been deleted in the final draft</p> <p><b>No change recommended in Final Draft</b> Section 5.8.4 amended to add “in this Plan” no other changes proposed as the policies are clear that the proposed discretionary use is compatible with the permitted uses and maintains the intent, principles, polices, and objectives of the Official Plan. Short term rental accommodations as a discretionary use would not maintain this given the policies in Section 4.13.</p>
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<p>22</p>	<p>Brandi Clement Jones Consulting Group 2022/09/08 90 Highland Dr &amp; 3303 Line 3 N Carriage Hills &amp; Carriage Ridge</p>	<p>We respectfully request additional wording to be added to Section 4.13 to clearly permit short term rentals in those areas where there have been historic timeshare establishments located on the lands, even where such timeshare use has since changed, such as is the case with the Carriage Ridge Resort. In addition, the policies should be further clarified on how maintaining the residential character is to be assessed as this is much too subjective. While we would expect that the "character" test would mean that areas such as those that have been historically utilized as timeshare establishments but now have a different ownership structure, for example, would be permitted to have short term rental accommodations, it would be preferable for the OP to further define the factors that go into the character test, or to simply provide clear acknowledgment that short term rentals would be permitted in these areas.</p> <p>Further, we disagree with short term rental accommodations being referred to as commercial uses. In our opinion, the intent of short term rental accommodation policies is to recognize the occurrence of short term rental within residential uses and not commercial uses (the zoning by-law already provides a separate regime for short term rentals within commercial uses, such as a hotel) where this would not be of concern.</p> <p>Finally, we submit that the Official Plan should provide greater transparency as to the types of matters that would be regulated through a licensing by-law. For example, it would make sense that any licensing by-law would take into account the same factors as are relevant to the zoning – such that those areas where short term rentals have always been part of the character, such as historic timeshare establishments, or areas with commercial based uses, not needing to be regulated by further licensing, while areas where such uses were not previously anticipated (such as short term cottage rentals) would be.</p>	<p><b>Change recommended to Final Draft</b> It is recommended that Section 2.3.2.2 Development Policies be revised to include additional policies regarding timeshare developments using existing policies in the current OP.</p> <p><b>No change recommended to Final Draft</b> Position of Township and the recent Ontario Land Tribunal decision that STRs are commercial use.</p> <p><b>No change recommended to Final Draft</b> This is more appropriately addressed in the Municipal Act policies and by-laws; criteria are not being incorporated into the Draft OP.</p>
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<p>23</p>	<p>Andrew Jeanrie Bennett Jones LLP 2022/09/08</p>	<p>This correspondence has been prepared on behalf of our clients, Freed Developments Ltd., HSV Limited Partnership and the title owner is HSV GP Inc, owners of significant land holdings in the Horseshoe Valley Settlement Area. We have concerns with the proposed new Official Plan which are summarized as follows:</p> <ul style="list-style-type: none"> <li>- Our client has significant concerns with the short term accommodation ("STA") polices. These concerns include the fact that the proposed policies identify STA's as a commercial use. The central theme of the STA is that they are not traditional commercial uses, such as hotels, but rather relate to short term rentals of residential units.</li> <li>- our client is concerned with the way the proposed STA policies appears to impose new obligations on long standing permitted uses that can include temporary accommodations, such as bed and breakfasts or Village Commercial Resort Units. The inclusion of Village Commercial Resort Units, which are permitted in the Village One Zone, within the STA umbrella (including the potential licensing requirement) is not appropriate and is a significant policy shift to which our client objects. Proposed licensing arrangements should be directed toward the application of STA's as it relates to the introduction of STA units in areas where the same may not have been contemplated in the past, such as single detached residential neighborhoods, not areas like Horseshoe Valley where temporary accommodations have always been contemplated.</li> </ul> <p>In this regard, our client submits that any STA policies references a potential licensing operation should include direction specifying that areas such as the Village One Zone and other similar areas that have been permitted to operate with temporary accommodations for a considerable amount of time, would not be captured by licensing.</p> <p>Our client recommends the Township to include policies that encourage development and redevelopment and provide flexibility within the Horseshoe Valley Settlement Area that is in keeping with the character of the Settlement Area and Resort.</p> <p>Our client also recommends Official Plan policies that encourage the establishment of Master Plan for the development and redevelopment of in proximity to the resort.</p>	<p><b>No change recommended to Final Draft</b> Position of Township and the recent Ontario Land Tribunal decision that STRs are commercial use.</p> <p><b>Changes recommended to Final Draft</b> It is recommended that Sections 2.3.2.2 and 2.3.4.2 Development Policies be revised to include additional policies regarding timeshare developments using existing policies in the current OP</p> <p>Sections 2.3.2.1 and 2.3.4.2 have been updated in include Timeshare Development as a Permitted Use</p> <p>Section 4.13 recognizes that some forms of Short Term Rental Accommodations will be recognized by the implementing Zoning By-law. These would include Residential care Homes, Timeshare Establishments, and Village Commercial Resort Units that are each currently recognized under Zoning By-law 97-95, as amended</p> <p><b>No change recommended to Final Draft</b> This is more appropriately addressed in the Municipal Act policies and by-laws; criteria are not being incorporated into the Draft OP.</p>
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<p>24</p>	<p>Linda Wells 2022/09/06</p>	<p>1. Since SC altered O-M's population figures expected by 2051 to only 2460 people and therefore SC sees no need for community land expansion has O-M expanded the settlement area boundaries by much since 2016 and if so where and why? to me it looks like Hawkestone has expanded down to the lakeshore – what do you imagine that much space might look like in 30 years? Does settlement area expansion orange include the possibility for commercial uses? SC also suggests that no new numbers of hectares are needed for Employment lands to 2051 and that O-M has more than is needed. SC says more than 79% of population will be in the south sector - south of Innisfil. Have the planners added hectares for Employment Lands since 2016 given SC recommendations that jobs created will be 2,000 less than previously forecasted and that additional lands are not needed?</p> <p>2. What has happened to Plan 589 that O-M de-designated as a subdivision by By-Law 88-102? It is full of streams, wetlands, biodiversity, is greater than 1 hectare and contiguous with NHS, It also borders a conservation easement? Why did SC deny including it in NHS? did they give a rationale as to why it was denied? Did planners ask them for one? Can we know what the reason is please?</p> <p>3. Wetlands south of Orillia paralleling Line 15 on the east for a ways travelling south - this area is striped green lines is marked subject to PPS 2020 as 2.6.1 - what would it take to develop these lands? How flexible can a decision by council be? I would wish for there to be no flexibility. These are the last wetlands of any size that border the shoreline.</p> <p>4. Re: Schedule B-3 - Oro Centre Section 2.9 - all lands east of the employment lands coloured in white - the developers of lands had to pay LSCA for the wetlands they destroyed - it is a lost chance to show in colour graphically that the area is made up of GREENLANDS/NHS.</p> <p>5. I would like to add the idea that an underpass wildlife corridor be considered to join contiguous NHS corners that border on lands at the corner of line 8 where the NHS GREENLANDS meets Hwy 11. and to the north of HWY 11 at that spot where the NHS lands continue.</p> <p>6. Has Hawkestone Settlement area been expanded since the 2016 OP? If so why? What do the planners envision may occur there given that only 2460 people are expected in O-M over the next 30 years since most of the growth will be in a commute to the GTA? How many homes are under review over the next year in the settlement areas of Horsehoe Valley, Craighurst, Warminster?</p>	<p><b>No change recommended to Final Draft</b></p> <p>1. Rural Settlement boundaries identified on the Schedules to the Draft OP are shown to reflect the boundaries of the Settlement Areas identified in the County OP; Hawkestone Rural Settlement area conform with the boundaries identified in the County OP.</p> <p>The Draft OP incorporates the recommendations contained in the Employment Land Strategy completed by the Township and have designated additional employment lands to manage its supply of employment lands over the long term. Further, the Draft OP is conforming to the current County OP. Discussions with County staff regarding the forecasted employment growth are ongoing.</p> <p>2) The County will be addressing the NHS mapping as part of MCR Phase 2.</p> <p>3) Simcoe County's Official Plan contains policies that discourage development, including lot creation, within one kilometre of a primary settlement area (i.e. Barrie, Orillia) (County OP Policy 3.3.7). These lands are within one kilometre of the City of Orillia and therefore development of these lands is not permitted. The Draft OP contains this policy – Section 2.6.11. These lands are designated Greenlands in the County's OP and in the Draft OP and contains a Provincially Significant Wetland. The Natural Heritage Policies of the PPS and Growth Plan still apply.</p> <p>4) These lands are outside of the Oro Centre Employment Area and are subject to the land use designations shown on Schedule A.</p> <p>5) A Highway 11 underpass wildlife corridor is within the MTO Controlled Areas and is subject to MTO's policies, standards and requirements.</p> <p>6) Rural Settlement boundaries identified on the Schedules to the Draft OP are shown to reflect the boundaries of the Settlement Areas identified in the County OP; Hawkestone Rural Settlement area conform with the boundaries identified in the County OP.</p>
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<p>25</p>	<p>HVPOA 2022/09/08</p>	<p>1) Place greater emphasis throughout the Plan, especially in the introductory sections, on our rural character and the scenic features which distinguish our Township and make it such a desirable place; extensive forests, rolling hills, agricultural heritage                  2) Population growth targets should be updated to reflect the extensive, professional analysis recently completed by Hemson in the County MCR exercise. Higher growth by 2031 than the MCR forecasts to 2051 should not be approved at this time. It makes no sense to rush through approval of an “updated” plan based on outdated (2017) growth targets, even under the guise of a conformity exercise                  3) We continue to question the different land use designations between settlement areas. It is our view that there should be a single set of land use designations (zones) across the Township and that provisions for Craighurst and Horseshoe Valley should be mostly consistent                  4) We are not opposed to additional residential units in appropriately sized properties/homes. However, we are not an urban area and need to ensure that challenges our rural township faces in planning for these are identified and addressed                  5) We feel that the plan needs to clarify that concerns about short-term rentals (STR’s) and Bed &amp; Breakfasts (B&amp;B’s) are not limited to the Township’s shoreline areas but extend to other residential developments, particularly Horseshoe Valley. As such, we strongly agree that STR’s should continue to be strictly prohibited in residential neighbourhoods except for the V1 zone, that approval of B&amp;B operations should also require a site-specific zoning change throughout the Township                  6) We also ask that you double-check and correct as appropriate two mapping concerns as mentioned during the Public Meeting: first, that the southern boundary of the HV settlement area is moved to north of Bass Lake Sdrd in the small inset, for consistency with the correct large map of Schedule B; and second, that the children’s play area/parkette is appropriately depicted at the corner of Pod’s Lane &amp; Alpine Way</p>	<p><b>No change recommended to Final Draft</b>                  1) Draft 2 was updated to incorporate the character language from the current OP, specifically in Sections 1.7 and 1.8.                  2) This Official Plan Review (OPR) is a conformity exercise that continues to enforce the growth targets from the in-force County OP.                  3) Given that this OPR is a conformity exercise, the Draft OP maintains separate land use designations and policies for the Settlement Areas of Craighurst and Horseshoe Valley. When the Township commences the process for a new OP, consolidation of those designations and policies will be considered.                  4) Section 4.9 Additional Dwelling Units has been implemented to conform to Provincial policies.</p> <p><b>Change recommended to Final Draft</b>                  5) It is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B’s.                  6) It is recommended that Schedule B2 Land Use Settlement Area Horseshoe Valley be revised to update the inset map to correct the southerly boundary of the Settlement Area.</p> <p><b>No change recommended to Final Draft</b>                  The park block at the northeast corner of Alpine Way and Pod’s Lane is currently designated Low Density Residential in the Township’s OP and this designation is proposed to be carried over to this Draft OP. Section 4.17.3 of the Draft OP permits parks and open space uses in any land use designation. The implementing Zoning By-law will continue to zone this park block for park purposes.</p>
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26	Debbie Palmer 2022/09/09 14 Highland Drive	Our OP should further safeguard our rural heritage, our natural features, our forests and hills, and most importantly our water. Our priorities must be to strengthen plans to protect and preserve them, and that is just not something I feel the OP is doing. We must acknowledge climate change is real and that basing plans on data of the last 20-40-60 years is not only unwise, but detrimental. While intensification may optimize use of infrastructure and make sense on paper, it does not make sense in a snow belt to have narrow, tiny lots where there is no where to put snow, only to have to have the Township send in expensive equipment to haul it away. Viable communities must have various options for housing with retail and services available, ideally within walkable distances. That is just not feasible in Horseshoe Valley. The current OP vision is simply to make it a sprawling bedroom community, centred around a recreational hub and in order to do so, create water and sewage treatment facilities that could destroy the Coldwater creek.	<p><b>No change recommended to Final Draft</b> The Draft OP contains policies to ensure new development is compatible with the character of the adjacent properties. These policies were not contained in the current OP when the proposed development was approved. These new policies in the Draft OP will form the basis of the review for new development applications.</p>
27	Paul Grass 2022/09/09	<p>In the official plan under section (1.7) it reads “ to provide a basis for protecting the Township’s Natural Heritage System.... emphasis the Township’s unique character...rural lifestyle... in a manner that has the greatest positive impact on the quality of life in Oro-Medonte” Great vision... but the plan does not reflect that vision in many ways.</p> <p>1) The Eagles Rest wall is one. Not only does it not reflect a rural lifestyle, it looks like we are trying to create our own defining structure like the Berlin Wall or the Great Wall of China! The “Great Wall of Oro-Medonte” is one of the most “non-rural’ structures I have seen. Not only is it an eye sore, it appears it may be unstable. I saw some work men, a day or so ago after the rain, packing sand around the <u>outside base of the wall</u>. Is the wall effecting the ‘run off ‘of sand over Line 3 and Bass Lake Road, which we saw a few days ago? How is that going to stand up when it starts to rain heavily in October and November? What happens in the spring with the snow melting? Apart from ruining the beautiful forest “look” of this area, I think it needs a second opinion just to make sure it will not fall down or fall over.</p> <p>2) STR’s. There were comments made regarding the wording changes required in the plan for dealing with STR’s in our ‘rural neighbourhoods’. These commercial ventures, again undertaken by mostly outsiders who care nothing about our quality of life here, are harming our neighbourhoods. The lack of bylaw enforcement over the years has eroded the confidence in not only the bylaw enforcement capabilities of Oro-Medonte, but also the direction the council is taking regarding the ‘offenders’ who tell us basically to ‘take a hike’. The official plan needs to outline clearly the process and consequences of breaking the law. There are plenty of STR options in the local resorts, so more are <u>not required</u> in residential neighbourhoods.</p> <p>3) Population growth This was mentioned by a caller. The growth plan for our area far exceeds the County growth plan. Apparently the official plan is suggesting more grown in less than 10 years that the county is projecting in 30 years! Why the push to get this in the plan when it probably will be appealed? Using "information" from 2017 is clearly not in keeping with “managing growth" (Vision 1.7) in 2022 and beyond.</p>	<p><b>No change recommended to Final Draft</b> 1) The Draft OP contains policies to ensure new development is compatible with the character of the adjacent properties. These policies were not contained in the current OP when the proposed development was approved. These new policies in the Draft OP will form the basis of the review for new development applications.</p> <p><b>No change recommended to Final Draft</b> 2) The draft OP has incorporated policies in Section 4.13 to protect residential neighbourhoods from commercial accommodations including: policy 4.13.4 states that short-term rental accommodations shall be prohibited within a single detached residential neighbourhood; policy 4.13.5(ix) states that short-term rental accommodations shall not be permitted in existing registered residential plans of subdivision and other existing residential areas substantially developed with single detached dwellings.</p> <p><b>No change recommended to Final Draft</b> 3) The draft Official Plan has been developed to conform to the current County of Simcoe Official Plan including the growth management framework established in the County OP.</p>

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28	Dean Blain 2022/09/09	<p>1) Looking at the land use mapping this morning in Schedule A, I notice that the Shoreline Designation does not appear to cover the entire waterfront along Lake Simcoe. There appear to be two significant breaks in the blue coloured Shoreline Designation mapping - one at the bottom of Line 2 and the other at the bottom of Line 11. Given that the same environmental issues would apply in these areas I would suggest that the Shoreline Designation mapping be revised so that it is continuous along the Lake Simcoe waterfront with no breaks.</p> <p>2) I would suggest that the Shoreline Designation mapping be revised so that the Shoreline Designation applies to all properties directly along the waterfront and those in the direct backlot areas to the waterfront, so that when the new Zoning By-law is brought forward all of these properties will be consistently treated for zoning purposes under the Shoreline Designation and will have a consistent approach from an environmental perspective.</p>	<p><b>No change recommended to Final Draft</b></p> <p>1) Those areas – at the bottom of Line 2 (Shanty Bay) and bottom of Line 11 (Hawkestone) are designated Rural Settlements in the Draft OP and have been historically reflected as Rural Settlement areas in the current OP and County OP.</p> <p><b>Change recommended to Final Draft</b></p> <p>In regards to environmental issues, it is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B's.</p> <p><b>No change recommended to Final Draft</b></p> <p>2) The implementing Zoning By-law Review will assess the shoreline properties and apply an appropriate zone standard for those lots.</p>
29	Peter Lavoie 2022/09/09 105 Lakeshore Road East	<p>The Official Plan demonstrates aspects of legal jeopardy which will undoubtedly trigger appeals to the OLT based on several land use zoning changes. This jeopardy will be made more complex by the changes required arising from the County certification of their Official Plan. With possible knock-on effects causing refiling of pleadings. The Township is in the throes of political campaigning wherein there is Official Plan subject matter that will constitute planks in various platforms. For the above reasons it would be wise to permit the Council that will be seated after October 24th to receive the Draft Official Plan for potential adoption and to weigh the impact on the Township with the mandate they have received from the electorate. This would be more democratically advantageous and efficient rather than to have the new Council contemplate and revise the Official Plan given the input and direction that they will have received very recently from the residents</p>	<p><b>No change recommended to Final Draft</b></p> <p>This Official Plan Review is a conformity exercise in order to address current County and Provincial policies as required by Section 26 of the Planning Act. The Township will be required to complete a new OP following the County's MCR-Phase 2 amendment anticipated in 2024 and during the next term of Council.</p>
30	Todd Vanzuilekom 2022/09/09	<p>Green spaces are good for human health and they are crucial for community health. Research shows that cities with healthy natural forests, open green spaces and less density are more resilient. They have cleaner air and water, reduced heat islands, lower energy use, and even experience less crime. Townships gain from the environmental, social and economic benefits of urban trees and green spaces when it is part of overall planning and infrastructure. Our forests and natural areas are a biosphere of life. They provide habitat for a variety of birds, fish, animals, insects, and other organisms, while also providing corridors and greenways to link habitats. With the recent clear cutting of the old Edgar Base and the plot set out for the school, those in the surrounding areas have felt the impact. Of course our other unique attribute is our abundance of Agricultural Land. I will use the cliché "Farmers Feed Cities", It's true, they do. And without them, we simply add to the problem of increased food costs and outsourcing to other communities for fresh food. Farming is a large part of our local economy, it's a huge economic driver. By preserving farmland we preserve the farming economy.</p> <p>I am pro sustainable, preservation and smart growth. I know that once we lose what we have, we have lost our unique identity as a township and simply become like our neighbours to the south. We need to consider where our best areas of growth are and what that growth should look like very carefully. Once we gone too far down the road, there is no turning back. It amazes me that out of 10 people I talk too, at least 90% of those think the same way as I. Largely I believe its because they "chose" to live here for the reasons I state above. Yet this large majority seems to be pleading with the powers that be to preserve and maintain what we have and move forward with growth that limits the impact on existing residents and communities and focuses on enhancement that we ALL agree on. Without a doubt, this mindset will be on most of our residents mind come this fall election.</p>	<p><b>No change recommended to Final Draft</b></p> <p>Agriculture is a large part of the Township's economy and is identified as such in Sections 1.7 and 2.5 of the Draft OP.</p> <p>The Draft OP contains policies to direct growth to Settlement Areas and to prohibit the development of new residential subdivisions outside of Settlement Areas – Section 1.9.2. No new areas are being identified or designated for growth in this conformity OP.</p>

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31	Amanda Hoffmann Jones Consulting Group 2022/09/09 567 Line 11 South	We represent Blornie Holdings Inc. who own the lands located at 567 Line 11 South, in the Settlement of Hawkestone. In Draft 2 of the proposed Township of Oro-Medonte Official Plan, the subject lands are designated Rural Settlement Area. The proposed development policies for the Rural Settlement Area states infill development is encouraged provided that the proposed development is in keeping with the existing character and planned land uses of the area (Section 2.4.3.3). Further, new infill lots, on lands without municipal services, or with partial services, may be permitted by severance or plan of subdivision subject to specific criteria (Section 2.4.3.5). We respectfully request additional wording to be added to the Official Plan to define infill development to clarify which lots within these settlement areas could be developed or intensified. In our opinion, the subject lands should be permitted to develop residential uses, such as a subdivision of single detached dwellings, as it would represent an efficient use of underutilized lands within a settlement area, development along an existing transportation network that easily connects to Highway 11 and the rest of Oro-Medonte, and would provide a greater range of housing options for current and future residents.	<b>Change recommended to Final Draft</b> It is recommended to delete the word "infill" in Policy 2.4.3.3.
32	Andrew & Jackie Campbell 2022/09/09 11 Bridle Path	<ul style="list-style-type: none"> <li>- Draft Schedule B2 is indicating the lands adjacent to our property (the wedge shaped property on the map behind our house) be zoned Low Density Residential. The narrow width and topography of the old golf course lands (the wedge shaped property) are partially in a valley which is incompatible with low density development.</li> <li>- Draft Schedule C is incomplete and not indicating the actual extent of the natural heritage features in the old golf course adjacent to our property. There is a significant treed area/hedgerow behind ours and our neighbours' properties that is missing</li> <li>- Given the natural heritage features as well as the topography some of the lands to be designated residential are incompatible and should be recreational.</li> </ul> <p>I request that the Schedules be updated accordingly and that there be a requirement in the Official Plan that existing treed buffer areas cannot be removed between existing homes and new development. These treed buffer areas should be at least 15 meters wide. Further request that the old golf course fairway lands be designated Recreational on Schedule B2.</p>	<b>No change recommended to Final Draft</b> These lands are currently designated Low Density Residential in the Township's OP and this designation is proposed to be carried over to this Draft OP.  The natural heritage features will be updated once the County completes its Natural Heritage System review through the MCR process.
33	Greg & Shawna Oldfield 2022/09/09 3099 Line 4 North	We learned just recently about the new township OP and redesignation of our 37 acres to "Greenland" Without much time to research all the changes it does appear our property rights and values are being seriously compromised and/ or reduced. It is our position that after almost 20 years of ownership and increasing approved development all around us including an Elementary School and Community Center, that our lands should have been included in the settlement node with good development practices of working from the infrastructure outwards (and servicing both sides of road, our property also has township water to the lot line). We object to this rezoning on several levels and will endeavor to quickly find professionals to work on our behalf to represent us in these matters	<b>No change recommended to Final Draft</b> The lands are designated Oro Moraine Enhancement Area in the existing Official Plan. The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan. These lands are designated Greenlands in the County's OP and is reflected as such in the draft OP Land Use Schedule 'A'. The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System being undertaken by the County of Simcoe as it relates to the subject lands.  Settlement boundary expansion is the responsibility of the County of Simcoe. Settlement Area boundary expansions shall proceed through an amendment to the County of Simcoe Official Plan as part of a Municipal Comprehensive Review as well as an amendment to the Township Official Plan as outlined in Section 1.11 in the draft OP. Alternatively, minor adjustments may be considered in advance of the Municipal Comprehensive Review in accordance with Section 1.11 of the draft OP.

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34	Bryn Pressnail 2022/09/09 5 Bay Street	I am submitting this comment as a homeowner in Shanty Bay and on behalf of the Shanty Bay Residents' Association. In the new Official Plan (Schedule A – Land Use) it shows that Shanty Bay has been designated as Rural Settlement and it goes right down to the waterfront. In the new Official Plan, Bed and Breakfasts are going to be permitted as a matter of right in Rural Settlements. Therefore, based on the new Official Plan, Bed and Breakfasts are going to be permitted as a matter of right in Shanty Bay right down to the waterfront. Thus, the protections afforded areas zoned Shoreline Residential that require a site-specific zoning amendment for Bed and Breakfasts elsewhere, will not apply to Shanty Bay. Therefore, I cannot agree with the proposal and object to any de-regulation of Bed and Breakfasts in the Shoreline Residential zones in Shanty Bay.	<p><b>No change recommended to Final Draft</b></p> <p>1) Shanty Bay is designated Rural Settlements in the Draft OP and has been historically reflected as a Rural Settlement area in the current OP and County OP.</p> <p><b>Change recommended to Final Draft</b></p> <p>It is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B's.</p>
35	Glenn Stringer 2022/09/09 39 Pugsley Lane	On behalf of the Hawkestone Ratepayers' Association, the Pugsley Lane residents in Hawkestone and me as a private land owner on Pugsley Lane, I would like to point out that the Official Plan Draft 2 SCHEDULE A (Land Use) map shows Pugsley Lane shoreline properties as 'Hawkestone Residential' and should show these properties as 'Shoreline'. The Official Plan Draft 2 SCHEDULE A6 (Zoning) map shows Pugsley Lane shoreline properties zoned as 'Shoreline Residential'. This is very important that this is corrected. In the new Official Plan, Bed and Breakfasts are going to be permitted as a matter of right in Rural Settlements. Therefore, based on the new Official Plan, Bed and Breakfasts are going to be permitted as a matter of right in Hawkestone right down to the waterfront. Thus, the protections afforded areas zoned Shoreline Residential that require a site-specific zoning amendment for Bed and Breakfasts elsewhere, will not apply to Hawkestone. Therefore, I cannot agree with the proposal and object to any de-regulation of Bed and Breakfasts in the Shoreline Residential zones in Hawkestone. Please show the LAND USE mapping in Schedule A of the Official Plan to show Pugsley Lane waterfront as being in the 'Shoreline' designation.	<p><b>No change recommended to Final Draft</b></p> <p>Hawkestone is designated Rural Settlements in the Draft OP and has been historically reflected as a Rural Settlement area in the current OP and County OP.</p> <p><b>Change recommended to Final Draft</b></p> <p>It is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B's.</p>



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<p>36</p>	<p>Greg Barker Innovative Planning Solutions 2022/09/09 Horseshoe Valley Phase 4 &amp; 5 Timber Ridge</p>	<p>On behalf of Horseshoe Valley Developments (2018) Inc (the Owner), owners of lands known as Horseshoe Valley Subdivision, Phase 4 and Phase 5 lands and the Timber Ridge Subdivision (the Subject Lands), Innovative Planning Solutions (IPS) is providing the following correspondence relative to the Townships Draft Official Plan #2 (DOP). It is noted that the subject lands currently possess draft plan approval for residential development.</p> <p>1) Horseshoe Valley Subdivision Phase 4 &amp; 5 – Township File Numbers 2016-SUB-01 (Phase 4) and 43-OM-20001 (Phase 5). - The DOP identifies portions of these lands as part of Exception 6 per Schedule H of the DOP. The policies provided appear to mirror the current Official Policies, specifically sections C14.3.6.1 through to C14.3.6.9. Confirmation is requested this is accurate. The Owner has no objection to the continuation of these policies as these policies will continue to permit the development of the lands in accordance with the current and existing draft plan approvals. Further clarification is requested relative to the applicability of the policies contained within Section 2.1 of the DOP. Specifically, we request the Township confirm that the policies of Section 2.1 do not apply to the lands included within Exception Area 6? The balance of the lands – a small portion which are proposed to be maintained as Low Density Residential per Schedule B2 – are subject to the policies of Section 2.3.1 of the DOP. Through review of these policies, the Owner has no objections to the proposed policies as the proposed policies would continue to permit the development of the lands in accordance with the current and existing draft plan approval. Please confirm this is accurate.</p> <p>2) Timber Ridge Subdivision – Township File Number 43-OM-93002 &amp; 43-CD-93002 - The DOP Identifies these lands as being designated Medium Density Residential per Schedule B2 of the DOP. Through review of these policies, the Owner generally has no objections to the proposed policies contained within Section 2.1 and 2.3.2 as the proposed policies would continue to permit the development of the lands in accordance with the current and existing draft plan approval. Please confirm this is accurate.</p> <p>Clarification is requested relative to the term “low rise” as it relates to apartment dwellings. The DOP could include a minimum, a maximum and/or range of building heights permitted relating to “low rise” and which will be implemented through zoning.</p> <p>Clarification is requested relative to proposed policy 2.3.2.2 (1) under Development Policies which provides: 1. Where a Medium Density Residential designation abuts an existing Low Density Residential designation, buffering in the form of landscaping shall be provided within the Medium Density Residential designation lands to provide for privacy and a smooth transition between uses.</p> <p>Clarification is requested from the Township to provide further detail as to what the landscape buffering shall entail as it relates to the development of the subject lands. This policy appears to be vague and could be interpreted in many ways. It is critical to provide clarity to this policy to ensure a consistent application of the policy by the Township is implemented moving forward and to ensure developers and/or residents are aware of the intent of this policy. Clarification is also requested on what a “smooth transition” would entail as this too could be interpreted in many ways. In our opinion, low density abutting medium density in any manner would represent a smooth transition.</p> <p>As a suggestion, the Official Plan could provide for a more general policy that simply requires buffering between medium and low density residential uses which will be established through the implementing zoning bylaw.</p> <p>Section 4.2 provides policies relating to Water &amp; Wastewater Services. Subsection 4.2.1 (3) - It is understood and agreed that higher order forms of servicing, including full municipal water and sanitary sewer services are the</p>	<p><b>No change recommended to Final Draft</b> Exception 6 maintains the policies contained in the current OP</p> <p><b>No change recommended to Final Draft</b> The intent of this policy is to ensure an appropriate transition between the proposed development and existing development.</p> <p><b>No change recommended to Final Draft</b></p>
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		<p>preferred form of service infrastructure for Settlement Areas, however how can the policy state it is the preferred form AND that it is the required form (of servicing) for all residential, commercial, industrial and institutional developments in the Township’s Settlement Areas? The “preferred” form suggests there are alternative forms whereas “required” indicates there are no alternatives. Further, we request the Township confirm this policy is consistent with Section 1.6.6 of the Provincial Policy Statement which identifies alternative forms of servicing within Settlement Areas, where appropriate.</p> <p>Subsection 4.2.1 (5) - It is our opinion that this policy could be misinterpreted, particularly in consideration that not all of the Townships Settlement Areas or Rural Settlement Areas are currently serviced with full municipal services. This could be revised to remove the reference to “municipal” when referring to “appropriate municipal services”.</p> <p>Section 4.2.2 provides policies for Servicing in Settlement Areas. Subsection 4.2.2 (5) - The policy should be revised to specifically reference the policies rather than “above paragraphs”. It is unclear which “above paragraphs” are subject to this notwithstanding policy. Further, clarification is requested as to how this policy is consistent with the PPS (Section 1.6.6) which permits the use of Private COMMUNAL sewage and private COMMUNAL water services for multi unit/lot development where full municipal services are not available.</p> <p>Subsection 4.2.2 (6) - Similar to Section 4.2.1 (5) and our comments provided above, it is our opinion that this policy could be misinterpreted and have unintended consequences, particularly in consideration that not all of the Townships Settlement Areas are currently serviced with full municipal services. This could be revised to remove the reference to “municipal” when referring to “appropriate municipal services”. We are concerned this could be misinterpreted for a development application for something as small scale a minor variance which is considered “development”.</p>	<p>This Section should be read in conjunction with Section 4.2.2 of the Draft OP and are consistent with Section 1.6.6 of the PPS in terms of preferred forms of servicing for settlement areas.</p> <p><b>Change recommended to Final Draft</b> It is recommended that Policy 4.2.1(5) be revised to delete the word “municipal” and to read “...the Township shall be satisfied that appropriate <del>municipal</del> services outlined in Sections 4.2.2 and 4.2.3 are available to the lands...”</p> <p><b>Change recommended to Final Draft</b> It is recommended that Policy 4.2.2(5) be revised to delete “Notwithstanding the above paragraphs, where the provision ...” and to replace with “Notwithstanding Sections 4.2.2(1) to 4.2.2(4), where the provision...”.</p> <p><b>No change recommended to Final Draft</b> This Section should be read in conjunction with Section 4.2.2 of the Draft OP and are consistent with Section 1.6.6 of the PPS in terms of preferred forms of servicing for settlement areas.</p> <p><b>Change recommended to Final Draft</b> It is recommended that Policy 4.2.2(6) be revised to delete the word “municipal” and to read “...the Township shall be satisfied that appropriate <del>municipal</del> services outlined in Sections 4.2.2 and 4.2.3 are available to the lands...”</p>
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TOWNSHIP OF ORO-MEDONTE Official Plan Review



# Comment & Response Matrix 2

<p>37</p>	<p>Greg Barker Innovative Planning Solutions 2022/09/09 Eagles Rest Estates</p>	<p>On behalf of Eagles Rest Estates Inc (the Owner), owners of lands known as the Eagles Rest Estates Subdivision Innovative Planning Solutions (IPS) is providing the following correspondence relative to the Townships Draft Official Plan #2 (DOP).</p> <p>Section 2.12 of the Plan provides the Rural Residential policies. Subsection 2.12.1 - It should be noted that the subject lands are approved to proceed on the basis of partial services (ie communal private sewage and municipal water). Clarification and acknowledgement of this should be included within the Official Plan, including within Section 4.2. Further discussion with Township staff on the proposed servicing policies specific to the subject lands is requested in order to ensure no unintended conflicts are created.</p> <p>Subsection 2.12.4 provides development policies and specifically 2) Lot creation in the Rural Residential designation is not permitted. Based on this policy, we are concerned about the potential unintended impact on the subject lands. It is understood the intention to not permit lot creation within Rural Residential areas – the designation is intended to apply to existing large lot residential development. The concern we have with this policy as it applies to the subject lands is based on the current draft plan approval. Should the lands not be registered and the draft plan approval lapses for any reason, the Official Plan would not permit lot creation/draft plan of subdivision, despite the subject lands being zoned accordingly. Clarification is requested if this is the intention of the DOP. In our opinion this policy does not conform to Section 2.2.9 (6) of the Growth Plan which permits lot creation on rural lands subject to specific criteria. It is recommended that consideration be given to revising this policy to allow for lot creation to occur in site specific locations with approved zoning that permitted this type of development as of June 16, 2006. It is our opinion the June 16, 2006 date would be appropriate and would conform with the Growth Plan. Alternatively, it may be appropriate to identify the subject lands as an additional Exception area under Schedule H of the DOP, to reflect the unique and historical development permissions and approvals which apply to the subject lands. It may be appropriate to include the existing ECSPA policies as an exception under Section 6 of the DOP.</p> <p>Section 4.2 provides policies relating to Water &amp; Wastewater Services however does not provide any policy direction for the subject lands which contain existing development approvals granted by the Township. It is our opinion that the Official Plan should provide for site specific policies relating to the subject lands given the unique nature of the lands including historical and current development approvals. The lands were granted draft plan approval on the basis of private communal sewage and private communal water which has since evolved through ongoing discussions with Township staff where currently municipal water and communal private sewage is contemplated. In our opinion it is critical that the DOP include policies which reflect the unique nature of the subject lands. A policy should be added within Section 4.2 which relates to the specific nature of the subject lands. Further discussion is requested with Township staff on this matter and to reflect the nature of ongoing efforts by the owners and the Township to advance the draft plan of subdivision.</p>	<p><b>Change recommended to Final Draft</b> It is recommended that a new exception be added to Part 6 Exceptions of the Draft OP to reflect specific provisions of the Edgar Special Policy Area from the current OP.</p>
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TOWNSHIP OF ORO-MEDONTE Official Plan Review

Comment & Response Matrix 2



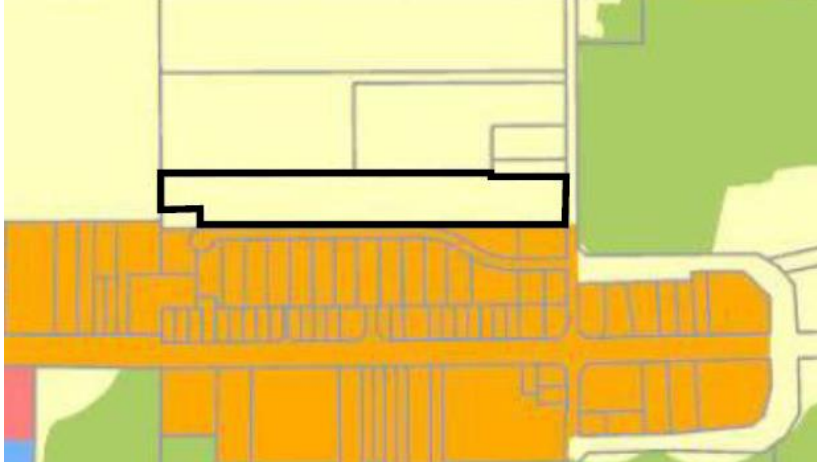
<p>38</p>	<p>Kim Kosari 2022/09/09</p>	<ul style="list-style-type: none"> <li>- both the Oro Moraine and the Oak Ridges Moraine are same moraines formed from the last ice age. Both are also known by scientists as Ecologically Significant Groundwater Recharge Areas.</li> <li>- the Oro Moraine like the Oak Ridges Moraine should be protected. The significance of protecting these moraines has already been proven scientifically through years of work done on the Oak Ridges Moraine. Scientists from all disciplines have written numerous scientific articles. The work has been done on these very significant areas. Scientists, planners, lawyers, politicians and more have all have helped create the Oak Ridges Moraine Conservation Act/Plan. It contains guidelines for developments and resource management within the moraine. It uses an ecosystem approach to land planning.</li> <li>- Development is the number one threat to the Oro Moraine. Many research papers show that land use changes reduces vegetation cover, increase in air and water pollution, loss of habitat for wildlife which decreases biodiversity basically land use changes have a detrimental impact on the ecology and hydrology of not only the moraine but regions farther away as far as its water flows</li> <li>- If we want to protect its ecological and hydrological integrity we need to remove Horseshoe Valley as a designated settlement area. For all the reasons cited and so much more. It is on high elevations, hilly, high recharge area, has wildlife/ecological corridors, adjacent to forests and an Provincial Area of Natural and Scientific Interest etc. The proposed sewage line will destroy the Coldwater river, with its distinct ecosystem/species. Infrastructure will have to be built, a large sewage plant, more water/gas/electric/sewage etc lines, roads, the massive Horseshoe Valley Rd expansion will cost millions alone taxpayers will have to pay. The whole beauty of this unique area will be lost to urban sprawl/development</li> <li>- Development in Horseshoe Valley is going to destroy the moraines ecological and hydrological integrity. The natural beauty that is present now versus urban sprawl. The infrastructure is going to cost taxpayers and its a very difficult area in which to grow in general even if it wasn't a moraine. It is a resort community. Everyone in the community wants to keep it that way. Let there be eco-tourism, recreational activities; skiing, biking, hiking, walking etc Concentrate on those aspects. People use to come from all over the world to Horseshoe Resort and rave about it. Nature/recreation promotes health, mental and physical health.</li> <li>- Craighurst is also on the moraine and should not be a designated settlement area. Tourists love small rural towns such as Craighurst because of its many small quaint businesses etc. If there is any growth perhaps the growth can be smart and not adjacent to forests/ Copeland such as the open space that is furthest from Craighurst on the east side. There are open spaces closer to the highway.</li> <li>-We ask that approval of the Official Plan wait until after the election.</li> <li>-we also ask for a moratorium on any development of any kind on the moraine until after the election</li> <li>-council approved an aggregate moratorium yet that seems inconsistent with comments in the draft Official Plan</li> </ul>	<p><b>Change recommended to Final Draft</b> It is recommended that the Oro Moraine boundary be shown on Schedule A Land Use.</p> <p><b>No change recommended to Final Draft</b> Since the Township's current Official Plan was adopted in 1997, there have been significant changes to planning policy at the Provincial and County levels including: release of two (2) new Growth Plans, Amendment 1 to the Growth Plan, a new Provincial Policy Statement, South Georgian Bay Lake Simcoe Source Protection Plan, and the Lake Simcoe Protection Plan and the County of Simcoe adopted its most recent Official Plan in December 2016. The Province does not recognize the Oro Moraine like other natural features in specific Plans (Oak Ridges Moraine, Niagara Escarpment). The draft Official Plan has been developed to conform to the Provincial policies and the County of Simcoe's Official Plan. This includes greater policies to protect, conserve and enhance natural heritage features, areas and functions, such as the Oro Moraine. The Township, County and Province encourage the protection and enhancement of natural heritage features and areas.</p> <p>The Settlement Areas of Craighurst and Horseshoe Valley and the boundaries of these two Settlement Area have been identified in the current Official Plan. These Settlement Areas are also identified in the County Official Plan. This Official Plan Review is a conformity exercise and the Settlement Areas are required to remain in the Draft OP for conformity purposes.</p> <p>The County will be reviewing growth management as part of their MCR Phase 2 and if there are any changes to those growth management numbers it will be addressed during that process and the new OP that the Township will then be required to prepare anticipated in 2024.</p>
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# Comment & Response Matrix 2

<p>39</p>	<p>Chloe Patten &amp; Jamie Robinson, MHBC 2022/09/13</p>	<p>We submitted an opinion letter to the County and Township on June 8, 2022 regarding the redesignation of the lands through the Township Official Plan Review and MCR process. We have reviewed the most recent draft of the Township OP and see that no changes were made to include the subject property in the Shanty Bay Settlement Area.</p>	<p><b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe’s Official Plan. These lands are designated Rural and Greenlands in the County’s OP and is reflected as such in the draft OP Land Use Schedule ‘A’. In accordance with Provincial policies, minor adjustments may be made to the boundaries of Rural Settlements if the change would constitute minor rounding out of existing development in keeping with the rural character of the area – Section 1.11. The inclusion of these lands into the Rural Settlement Area does not constitute a minor rounding out. The applicant’s request for the rural settlement boundary expansion has been submitted to the County for consideration through their MCR. The applicant is encouraged to continue discussing this matter with the County of Simcoe.</p>
<p>40</p>	<p>James Hunter Innovative Planning Solutions 2022/09/14 Part of Lot 20, Concession 5 (Oro)</p>	<p>DonCor Developments Inc. have owned the subject lands for over 16 years and now plan to develop the lands for 16 residential lots. To permit the proposed residential development, County Official Plan Amendment, Township Official Plan Amendment and Zoning By-law Amendment applications are required. Formal applications were submitted to the County and Township on April 4th, 2022. The application is under review and pending a Public Meeting. The subject lands possess the key foundational elements to support limited growth, and the proposed Official Plan Amendment application is considered a minor rounding out of an existing Settlement Area. As outlined by section 2.1.3 of the draft Official Plan, expansions are the responsibility of the County of Simcoe and may be considered outside of the Municipal Comprehensive Review process. Based on our discussions with the County, it has been confirmed that the applications will proceed outside the MCR, considered on their merit. Our intent of this memo is to submit formal comments to the Township for record, and formally request that the new Official Plan recognize the lands as within the Guthrie Settlement Area.</p> 	<p><b>No change recommended to Final Draft</b> The draft Official Plan has been developed to conform to the County of Simcoe’s Official Plan. These lands are designated Rural and Greenlands in the County’s OP and is reflected as such in the draft OP Land Use Schedule ‘A’. In accordance with Provincial policies, minor adjustments may be made to the boundaries of Rural Settlements if the change would constitute minor rounding out of existing development in keeping with the rural character of the area – Section 1.11. The inclusion of these lands into the Rural Settlement Area does not constitute a minor rounding out. The applicant’s request for the rural settlement boundary expansion has been submitted to the County for consideration through their MCR. The applicant is encouraged to continue discussing this matter with the County of Simcoe.</p>

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# Comment & Response Matrix 2

41	Randall & Lynda Roe 2022/08/12 1050 Line 11 North	The present mapping is wrong and our property is just one example of inaccurate mapping. Our property has a watercourse marked on the planning map that does not exist. A low area on a neighbouring property drains to the Township property ditch and crosses the road through a culvert. This error has cost us considerable money and time requiring us to obtain a minor variance in order to building our home.	<p><b>Change recommended to Final Draft</b>                  It is recommended that the watercourse shown on mapping to the Draft OP be removed on the basis that Township Staff visited the site with Lake Simcoe Region Conservation Authority Staff on December 13, 2016 and were unable to locate the watercourse in the EP Zone on the subject property.</p>
42	Charlotte Knegt Simcoe Muskoka District Health Unit 2022/08/15	When I read over the “Response” section in Appendix A – Comments Matrix, in regards to creating a physical environment that provides opportunities for safe daily physical activity, the response advised that this feedback “may be more appropriately addressed in the Road Network Plan”. I am wondering if there will be an opportunity for community partners, such as SMDHU, to review and provide feedback on the Road Network Plan? If there is an opportunity, how will community partners be notified?	<p><b>Comments noted and will be provided to Operations and Community Services Staff for their review.</b></p>
43	Zarum 2022/09/28	Would like to develop the lands for a 12 lot subdivision fronting along Range Road 	<p><b>No change recommended to Final Draft</b>                  The draft Official Plan has been developed to conform to the County of Simcoe’s Official Plan. These lands are predominately designated Greenlands with a very small portion designated Rural in the County’s OP and is reflected as such in the draft OP Land Use Schedule ‘A’. Section 2.13 Greenlands of the Final Draft OP contains land use policies to protect, conserve and enhance natural heritage features, areas and functions. The Township, County and Province encourage the protection and enhancement of natural heritage features and areas. Severances of residential lots is not permitted on lands designated Greenlands – Section 2.13.13.                  The applicant is encouraged to review and comment on the proposed refinements to the Natural Heritage System being undertaken by the County of Simcoe as it relates to the subject lands.</p>

TOWNSHIP OF ORO-MEDONTE Official Plan Review

Comment & Response Matrix 2



<p>44</p>	<p>Protect the Oro Moraine/Stop Development on the Oro Moraine/Expand the Greenbelt emails</p>	<ul style="list-style-type: none"> <li>- the Oro Moraine performs critical ecological and hydrogeological functions and it must be protected</li> <li>- scientists recognize it as an ecologically significant groundwater recharge area</li> <li>- designated settlement areas should be chosen in locations that are off the moraine</li> <li>- Horseshoe Valley must be removed as a designated settlement area if we are to protect the Oro Moraine</li> <li>- Craighurst should also be removed as a designated settlement area as any urban development will adversely affect the Willow Creek subwatershed and neighbouring Copeland Forest</li> <li>- protection of the Oro Moraine should be modelled after the Oak Ridges Moraine Conservation Act/Plan</li> </ul>	<p><b>No change recommended to Final Draft</b></p> <p>Since the Township's current Official Plan was adopted in 1997, there have been significant changes to planning policy at the Provincial and County levels including: release of two (2) new Growth Plans, Amendment 1 to the Growth Plan, a new Provincial Policy Statement, South Georgian Bay Lake Simcoe Source Protection Plan, and the Lake Simcoe Protection Plan and the County of Simcoe adopted its most recent Official Plan in December 2016. The Province does not recognize the Oro Moraine like other natural features in specific Plans (Oak Ridges Moraine, Niagara Escarpment). The draft Official Plan has been developed to conform to the Provincial policies and the County of Simcoe's Official Plan. This includes greater policies to protect, conserve and enhance natural heritage features, areas and functions, such as the Oro Moraine. The Township, County and Province encourage the protection and enhancement of natural heritage features and areas.</p>
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## TOWNSHIP OF ORO-MEDONTE Official Plan Review



## Official Plan September 8, 2022 Public Meeting - Public Comment Summary Table

Organization/Member of the Public	Summary of Comments	RESPONSE
Sonia Faryna, HVPOA	<p>Official Plan is supposed to be overarching policy document, of what Township is supposed to be and look like. This draft plan reads more of a plan for a suburban area that places priority for growth and development and appears to place preference for development rather than preserving and protecting. Broad concerns are: 1) introductory sections need greater emphasis on rural character and the scenic natural features. 2) population growth targets should be updated to reflect the extensive analysis completed by the County. Higher growth by 2031 than the MCR forecasts to 2051 should not be approved at this time. 3) continue to question the different land use designations in the settlement areas, should be a single set of designations; only Craighurst is positioned to evolve into a “complete” community. HV doesn’t have walkable terrain and will not have population to support essential retail. 4) HVPOA is not opposed to additional residential units in appropriate sized properties/homes. Important to highlight the particular challenges that we will face in OM trying to squeeze urban style apartments in rural township with no public transit. 5) Plan needs to clarify str’s and b&amp;b’s are not limited to Township shoreline areas, they extend to other residential areas particularly HV. Should continue to be strictly prohibited in residential neighbourhoods except for V1 zone and b&amp;b’s should go through a site-specific zone change throughout the Township. Schedule B2 inset map appears to show that the HV settlement boundary extends down to Bass Lake Sideroad, inset should line up with the larger schedule map to reflect actual southerly limit; and the children’s play area/parkette at Alpine Way and Pod’s Lane is not identified as recreational designation, showing as residential, concern this might change, want this to be maintained.</p>	<p>1) Draft 2 has been updated to incorporate the character language from the current OP, specifically in Sections 1.7 and 1.8.  2) This Official Plan Review (OPR) is a conformity exercise that continues to enforce the growth targets from the in-force County OP.  3) Given that this OPR is a conformity exercise, the Draft OP maintains separate land use designations and policies for the Settlement Areas of Craighurst and Horseshoe Valley. When the Township commences the process for a new OP, consolidation of those designations and policies will be considered.  4) Section 4.9 Additional Dwelling Units has been implemented to conform to Provincial policies.  5) It is recommended that Section 4.12 Bed and Breakfast Establishments be revised to require a Zoning By-law Amendment application for all new B&amp;B’s.  6) It is recommended that Schedule B2 Land Use Settlement Area Horseshoe Valley be revised to update the inset map to correct the southerly boundary of the Settlement Area.</p> <p>The park block at the northeast corner of Alpine Way and Pod’s Lane is currently designated Low Density Residential in the Township’s OP and this designation is proposed to be carried over to this Draft OP. Section 4.17.3 of the Draft OP permits parks and open space uses in any land use designation. The implementing Zoning By-law will continue to zone this park block for park purposes.</p>
Kristine Loft	No comments at this time.	
Linda Wells, 22 Simcoe Road, Rescue Lake Simcoe Coalition	Submitted comments in writing and has nothing further to add.	Refer to Comment & Response Matrix Draft 2 for response – Comment #24
George & Pamela Jones	First speaker captured most of their comments regarding the children’s playground on Pod’s Lane. Would appear that from the documents on this block of land that it was gifted to the community when the community was developed.	As part of development applications, lands are dedicated to the Township as parkland dedication as development occurs, they either provide 5% land dedication or cash-in-lieu of parkland dedication, this would appear that these lands were dedicated to the Township as part of that development. Staff will review to ensure this parkland block is recognized, we will look at the previous OP designation knowing the comments that have been received. The lands are currently designated Low Density Residential in the existing OP and this land use designation is carrying through this designation in the draft OP. The implementing Zoning By-law will continue to zone this park block for park purposes.



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Peter Lavoie, 105 Lakeshore Road East	Suggest that council put off adoption of this OP until the next Council is seated.	The draft Official Plan has been developed to conform to the County of Simcoe's Official Plan and to Provincial policies. This conformity exercise is required under Section 26 of the Planning Act.
David Johnston	Representing Oro Medonte Good Neighbours Alliance, supports provisions of the proposed OP. a number of important revisions as set out in their detailed written submission that he summarized: agree with principle of policies of OP that STRs are a commercial use and are not permitted in residential neighbourhoods, consistent with OLT decision. Identified a few areas where the draft OP could be misinterpreted as unintended outcomes, existing controls for B&Bs should be retained, existing OP has good policies. Revise the definition of STR Accommodation says that it is not a commercial use; revise the B&B policies to require a Zoning By-law Amendment application for all new proposals; statement that says historical cottage rentals are an existing land use, legal non-conforming use, OP needs to state that these historic cottage rentals are legal non-conforming uses and not a permitted use in the ZBL; delete provisions that classify dedicated rentals as a separate form of short term rentals, this leads to confusion, disruptive are not limited to full time rental, they can be occasional rentals; revise STR criteria in Section 4.13, STRs should be prohibited in any low and medium density residential area; revise definition of dwelling to say that it must be used as a place of ordinary residence or simply that a dwelling is not a short term rental; Section 4.13 states criteria for new STR uses, should be revised to new permitted land uses and this is not referring to new STRs that start operation after the implementation of the OP; new control and safeguards should be added to proposed OP, prohibits site specific zoning amendments for STRs in any low or medium density residential neighbourhoods; Section 5.8.4 revise to make it clear that any discretionary use must be listed in the Community Permit By-law and that such use shall not include STR accommodation.	Refer to Comment & Response Matrix Draft 2 for response – Comment #21
Hartley Woodside	1) applaud additional language in the background of the growth management section, articulate need for intensification, affordable housing, multiple residential housing, housing for seniors, no need for further sprawl or further subdivisions, wants to see this clearly stated in OP; 2) recommend the inclusion of the Oro Moraine as a natural heritage feature in the OP; 3) encourage to follow through in its intention to create a database of cultural and heritage buildings.	1) Section 1.9.2 of the Draft OP directs growth to Settlement Areas and prohibits the development of new residential subdivisions outside of Settlement Areas. 2) Since the Township's current Official Plan was adopted in 1997, there have been significant changes to planning policy at the Provincial and County levels including: release of two (2) new Growth Plans, Amendment 1 to the Growth Plan, a new Provincial Policy Statement, South Georgian Bay Lake Simcoe Source Protection Plan, and the Lake Simcoe Protection Plan and the County of Simcoe adopted its most recent Official Plan in December 2016. The Province does not recognize the Oro Moraine like other natural features in specific Plans (Oak Ridges Moraine, Niagara Escarpment). The draft Official Plan has been developed to conform to the Provincial policies and the County of Simcoe's Official Plan. This includes greater policies to protect, conserve and enhance natural heritage features, areas and functions, such as the Oro Moraine. The Township, County and Province encourage the protection and enhancement of natural heritage features and areas. 3) comment noted.
Kim Kosari, Horseshoe Valley	She and Karli Stevenson submitted pre-recorded video presentation which was shown.	Refer to Comment & Response Matrix Draft 2 for response – Comment #38
Peter Dyck	Agrees with many comments mentioned earlier; exception area number 6 looking at density there and concerned about it, is it being carried over and from where?	Exception 6 relates to a site specific development that went through an Official Plan Amendment application review process and has been approved by Council; the intent of Part 6

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**Official Plan September 8, 2022 Public Meeting - Public Comment Summary Table**



		Exceptions in the Draft OP is to carry over those previous planning approvals.
Dean Blain	Don't have any further comments, agrees with comments and suggestions from David Johnston.	