



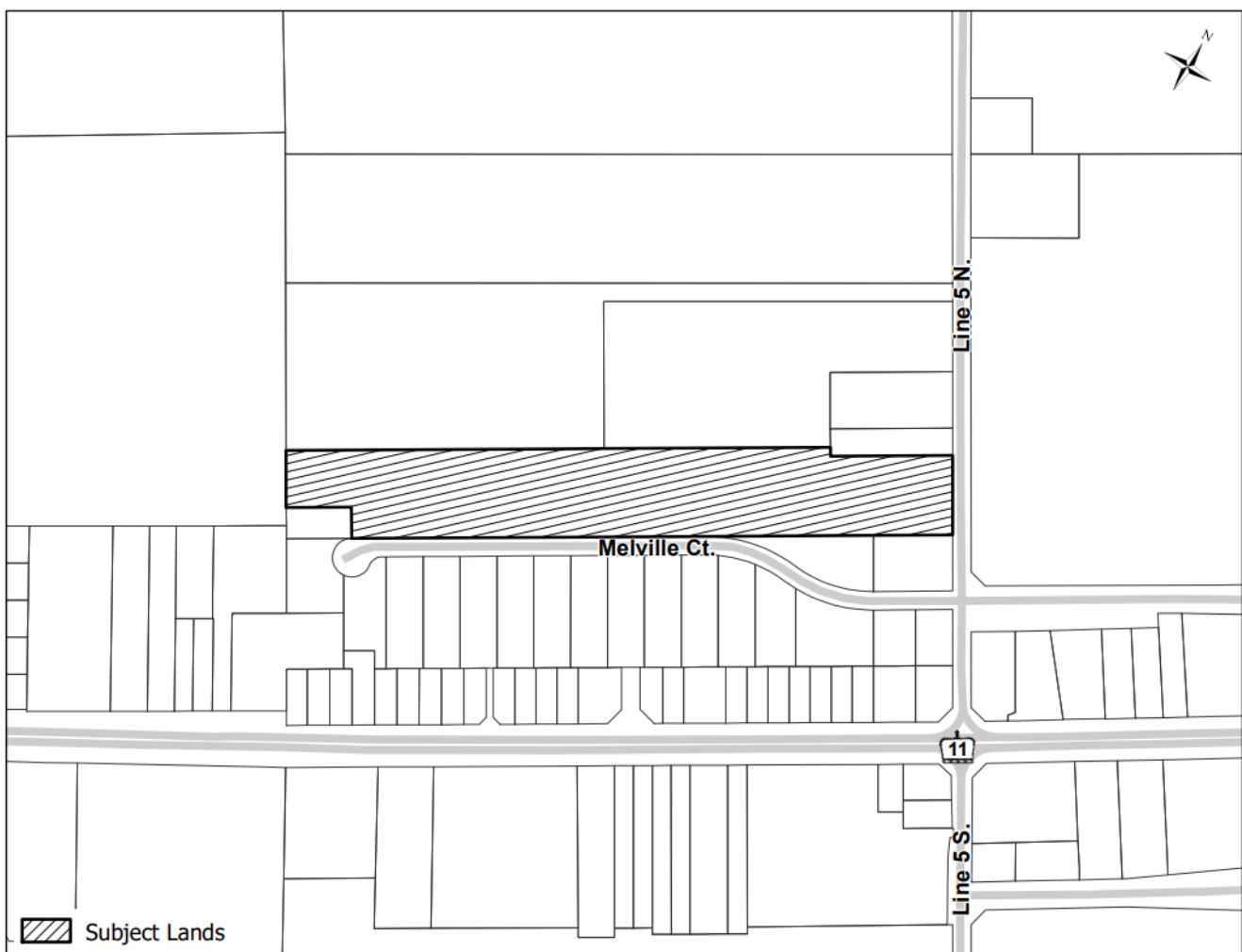
**Notice of Receipt of Complete Applications
Notice of Particulars and Public Access
for a Proposed Draft Plan of Subdivision, Amendment
to the Official Plan of the
County of Simcoe and Amendments to the Official Plan
and Zoning By-law of the Township of Oro-Medonte**

**Simcoe County File: SC-OPA-2201
Township of Oro-Medonte Files:
2022-OPA-02, 2022-ZBA-10 & 2022-SUB-03
Applicant: Doncor Developments Inc.**

Take notice that the Township of Oro-Medonte and County of Simcoe deemed the following applications to be “Complete Applications” pursuant to the **Planning Act** on the 6th day of September, 2022.

Take notice that the Development Services Committee of the Township of Oro-Medonte and County of Simcoe Committee of the Whole will hold a joint livestreamed Public Meeting at a future date.

The subject lands are described as Concession 5, Part Lot 20 (Oro), Township of Oro-Medonte, Part 4, Reference Plan 51R-33531. A key map illustrating the location of the subject lands is provided below:



The purpose of the Application for Plan of Subdivision is to consider a proposal for a Draft Plan of Subdivision comprised of 16 single detached residential lots and a future development block. A copy of the applicant’s proposed Draft Plan of Subdivision is included with this notice.

The purpose of the Application for Amendment to the Official Plan of the County of Simcoe is to change the land use designation on the subject lands from “Agricultural” to “Settlements” and include the lands in the Guthrie Rural Settlement Area pursuant to Section 2.2.9.7 of the Growth Plan for the Greater Golden Horseshoe. The approval authority for County of Simcoe Official Plan Amendments is the Ministry of Municipal Affairs and Housing. A copy of the applicant’s proposed County Official Plan Amendment is included with this notice.

The purpose of the Application for Amendment to the Official Plan of the Township of Oro-Medonte is to change the land use designation on the subject lands from “Agricultural” and “Environmental Protection One” to “Rural Settlement Area” pursuant to Section 2.2.9.7 of the Growth Plan for the Greater Golden Horseshoe. The approval authority for Township of Oro-Medonte Official Plan Amendments is the County of Simcoe. A copy of the applicant’s proposed Township Official Plan Amendment is included with this notice.

The purpose of the Application for Zoning By-Law Amendment is to consider a proposal to amend Zoning By-law No. 97-95, as amended, by rezoning the subject lands from the Agricultural/Rural (A/RU) Zone to the Residential One Exception (R1-XXX) Zone and Open Space (OS) Zone. This zoning would facilitate the proposed Draft Plan of Subdivision for the 16 single detached residential lots and the future development block. A copy of the applicant’s proposed Zoning By-law Amendment is included with this notice.

Written submissions should be directed to:

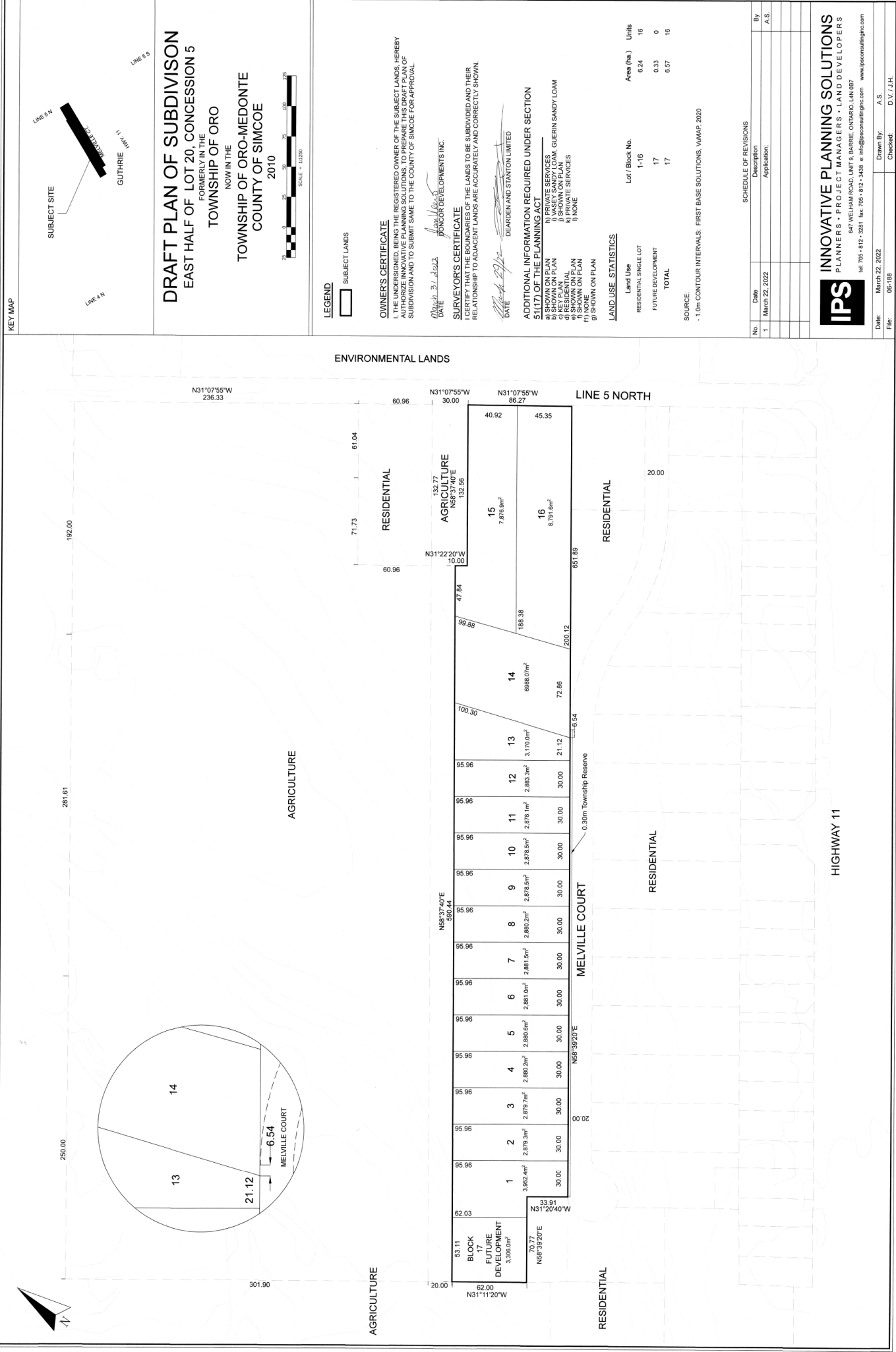
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Andria Leigh, Deputy Chief Administrative Officer/Director,
Development Services
planning@oro-medonte.ca

John Daly, County Clerk
County of Simcoe Administration Centre
1110 Highway 26, Midhurst, ON L9X 1N6
(705) 726-9300 Ext. 1246 - Fax (705) 725-1285
John.Daly@simcoe.ca

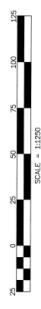
Information related to the proposed amendments and the proposed plan of subdivision can be viewed at the Township of Oro-Medonte Administration Centre between 8:30 a.m. and 4:30 p.m., Monday to Friday, 148 Line 7 South, Oro-Medonte or obtained by contacting planning@oro-medonte.ca.

Dated at the Township of Oro-Medonte this 21st day of September, 2022.

Proposed Draft Plan of Subdivision:



DRAFT PLAN OF SUBDIVISION EAST HALF OF LOT 20, CONCESSION 5 FORMERLY IN THE TOWNSHIP OF ORO NOW IN THE TOWNSHIP OF ORO-MEDONTE COUNTY OF SIMCOE 2010



LEGEND
 SUBJECT LANDS

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS, TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF SIMCOE FOR APPROVAL.

David W. Goss
 DATE: March 31, 2023
 SPONSOR DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Blair D. McMillan
 DATE: March 29, 2023
 DEARDEN AND STANTON LIMITED

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON PLAN
- b) PRIVATE SERVICES
- c) KEY PLAN
- d) RESERVATION PLAN
- e) SHOWN ON PLAN
- f) PRIVATE SERVICES
- g) SHOWN ON PLAN
- h) NONE
- i) SHOWN ON PLAN

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL SINGLE LOT	1-16	6.24	16
FUTURE DEVELOPMENT	17	0.33	0
TOTAL	17	6.57	16

SOURCE:
 - 1.0m CONTOUR INTERVALS: FIRST BASE SOLUTIONS, WMAP 2020

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	March 22, 2022	Application	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS

647 WELHAM ROAD, UNIT 9, BARRE, ONTARIO, L4N 1B7
 Tel: 705-912-3261 Fax: 705-912-3438 e: info@ipsolutions.com www.ipsolutions.com

Date: March 22, 2022
 File: 06-188
 Drawn By: A.S.
 Checked By: D.V./J.H.

Proposed County Official Plan Amendment:

PART B – THE AMENDMENT

1.0 PURPOSE

The Official Plan of the County of Simcoe, as amended is hereby further amended as follows:

Schedule 5.1, Land Use Designations, of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lot 20, Concession 5, within the Township of Oro-Medonte, in the County of Simcoe.

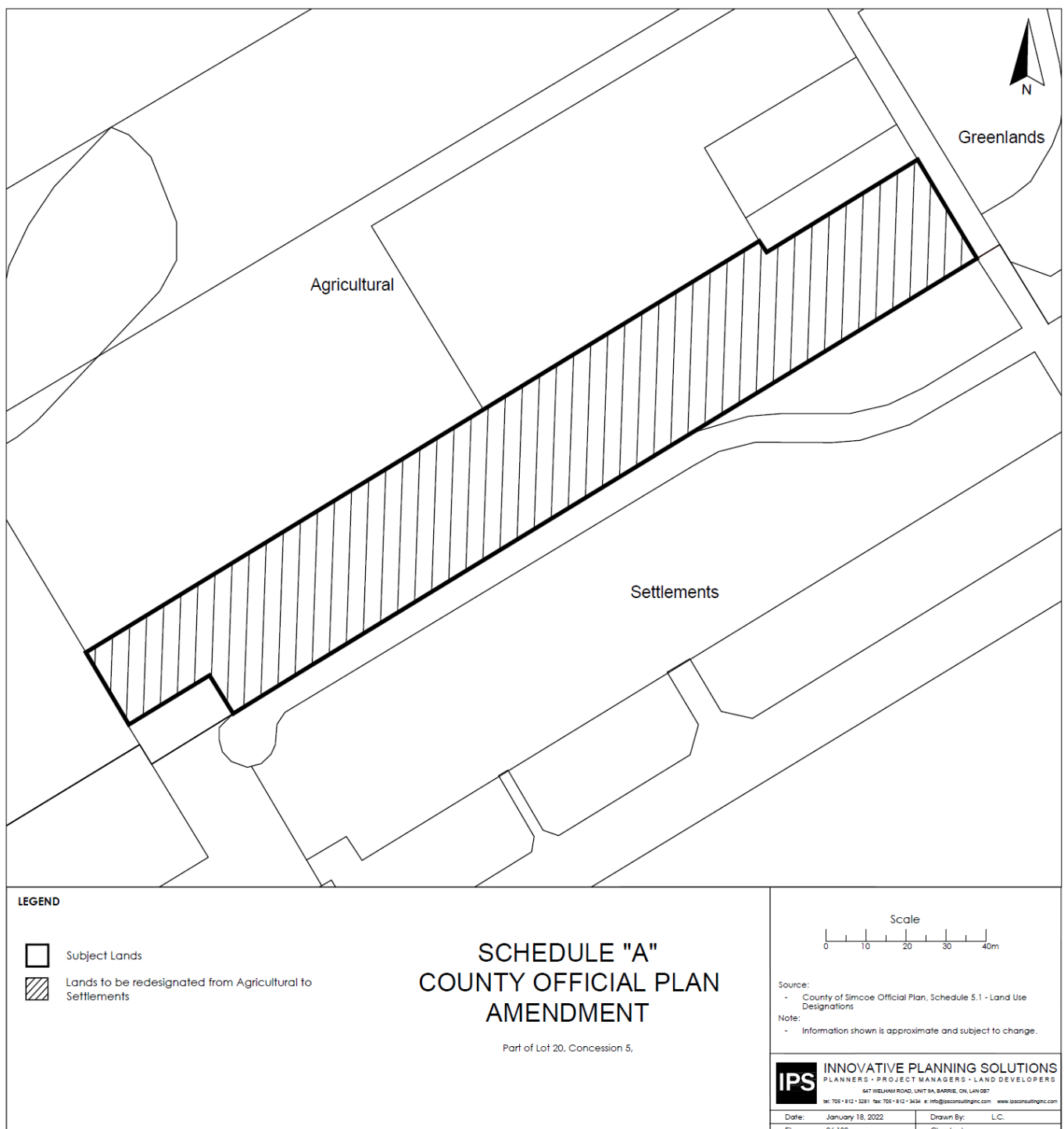
An Amendment to the County of Simcoe Official Plan is required to change the land use designation from '**Agricultural**' to '**Settlements**'. The application is required to permit a minor expansion through rounding out of the Guthrie Settlement Area.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.



Proposed Township Official Plan Amendment:

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Township of Oro-Medonte Official Plan is hereby amended as follows:

Schedule A – Land Use to the Official Plan is amended as shown of ‘Schedule B’ to this Amendment (Amendment No. ____), to redesignate the lands subject to this amendment from ‘Agricultural’ and ‘Environmental Protection One’ to ‘Rural Settlement Area’.

2.0 IMPLEMENTATION

This Amendment to the Official Plan for the Township of Oro-Medonte shall be implemented by Amendment to the Township’s Official Plan, as amended, passed pursuant to Section’s 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13.

3.0 INTERPRETATION

The provisions set forth in the Official Plan of the Township of Oro-Medonte, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule ‘B’.

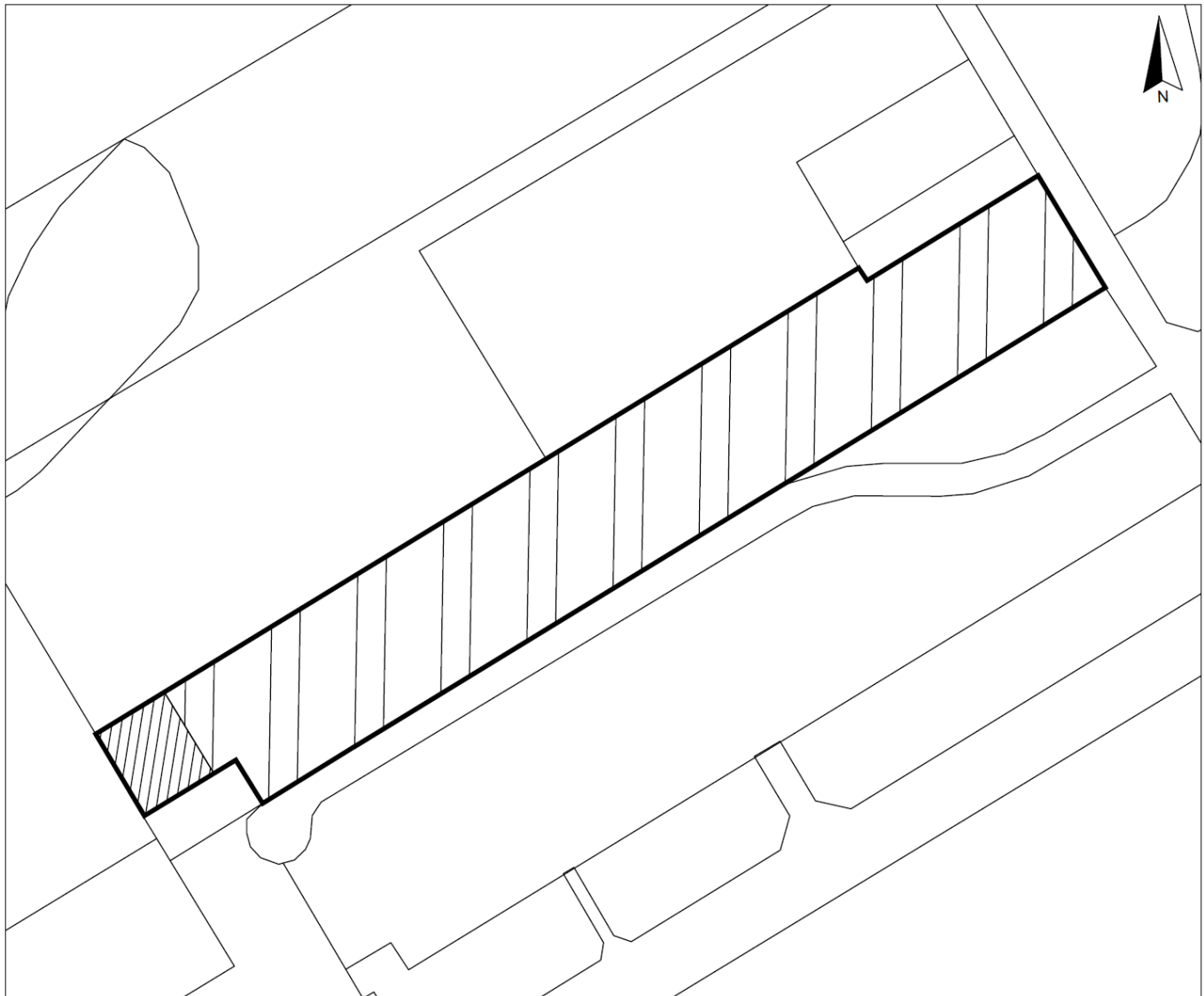


LEGEND <ul style="list-style-type: none">□ Subject Lands▨ Lands to be redesignated from Agricultural to Rural Settlement Area▩ Lands to be redesignated from Environmental Protection One to Rural Settlement Area	SCHEDULE "B" TOWNSHIP OFFICIAL PLAN AMENDMENT Part of Lot 20, Concession 5.	<p>Scale 0 10 20 30 40m</p> <p>Source: - Township of Oro-Medonte Official Plan, Schedule A - Land Use</p> <p>Note: - Information shown is approximate and subject to change.</p> <p>IPS INNOVATIVE PLANNING SOLUTIONS PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS 647 WELHAM ROAD, UNIT 5A, BARRIE, ON L4N 9B7 Tel: 705-812-3281 Fax: 705-812-3434 E: info@innovativeipsc.com www.innovativeipsc.com</p> <table border="1"><tr><td>Date: January 18, 2022</td><td>Drawn By: L.C.</td></tr><tr><td>File: 06-188</td><td>Checked: J.H.</td></tr></table>	Date: January 18, 2022	Drawn By: L.C.	File: 06-188	Checked: J.H.
Date: January 18, 2022	Drawn By: L.C.					
File: 06-188	Checked: J.H.					

Proposed Zoning By-law Amendment:

NOW THEREFORE the Council of the Corporation of the Township of Oro-Medonte enacts the following:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning the located at Part of Lot 20, Concession 5, from the Agricultural/Rural (A/RU) zone, to the Residential One Exception (R1-XXX) zone and Open Space (OS) zone.
2. **THAT** Schedule "C" attached hereto forms part of By-Law 97-95 as amended;
3. **NOTWITHSTANDING** the provisions of the By-law, the following shall apply;
 - 1) **THAT** notwithstanding Table B1, a lot frontage of 21 m. be permitted for Lot 13.
 - 2) **THAT** notwithstanding Table B1, a lot frontage of 6.5 m. be permitted for Lot 14.



<p>LEGEND</p> <ul style="list-style-type: none"> Subject Lands Lands to be rezoned from Agricultural/Rural (A/RU) to Residential One Exception (R1-XXX) Lands to be rezoned from Agricultural/Rural (A/RU) to Open Space (OS) 	<p>SCHEDULE "C" ZONING BY-LAW AMENDMENT</p> <p>Part of Lot 20, Concession 5.</p>	<p style="text-align: center;">Scale</p> <p style="text-align: center;">0 10 20 30 40m</p> <p>Source: - Township of Oro-Medonte Zoning By-Law 97-95</p> <p>Note: - Information shown is approximate and subject to change.</p>
<p>IPS INNOVATIVE PLANNING SOLUTIONS PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 2A, BARRIE, ON, L4N 6E7 tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com</p>		
<p>Date: January 18, 2022</p>		<p>Drawn By: L.C.</p>
<p>File: 06-188</p>		<p>Checked:</p>