



**Notice of Public Meeting:
Proposed County Official Plan Amendment
Proposed Township Official Plan Amendment
Proposed Township Zoning By-law Amendment**

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

**Statutory Public Meeting
May 3, 2023
5:30 PM
Electronic Hybrid Meeting (In-Person and Virtual)**

The **Statutory Public Meeting** will hear public comments before the Township and the County make any decisions on the applications at future meetings.

THE PURPOSE and EFFECT of amendments SC-OPA-2201, 2022-OPA-02 and 2022-ZBA-10 is to modify the policies of the County Official Plan, Township Official Plan and Township Zoning By-law to do the following:

- to change the County Official Plan 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;
- to change the Township 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; and,
- to rezone 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 a proposed Draft Plan of Subdivision for 16 single detached residential lots and a future development block.

The planning applications to consider the above changes are being processed at the same time by the County and Township.

ADDITIONAL INFORMATION relating to the planning applications is available for viewing on the Township and County websites:

Township Website:

<https://www.oro-medonte.ca/municipal-services/planning-information>

County Website:

<https://www.simcoe.ca/dpt/pln/amendments-and-current-applications>

Information is also available at the County of Simcoe Administration Centre and Township of Oro-Medonte Administration Centre during normal business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

Meetings are held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to livestream Public Meetings over the internet for public viewing and participation. Protocols have been established to advise how to electronically participate at public meetings. Please refer to the Township’s website (oro-medonte.ca) for Public Meeting viewing and participation information.

HOW DO I SUBMIT COMMENTS IF I CAN’T MAKE IT TO THE PUBLIC MEETING?

Email: planning@oro-medonte.ca

Mail: Acting Director, Development Services: Derek Witlib, 148 Line 7 South, Oro-Medonte, Ontario L0L 2E0

Visit: Town Hall during regular business hours

Phone: 705-487-2171

Fax: 705-487-0133

WHAT ELSE SHOULD I KNOW?

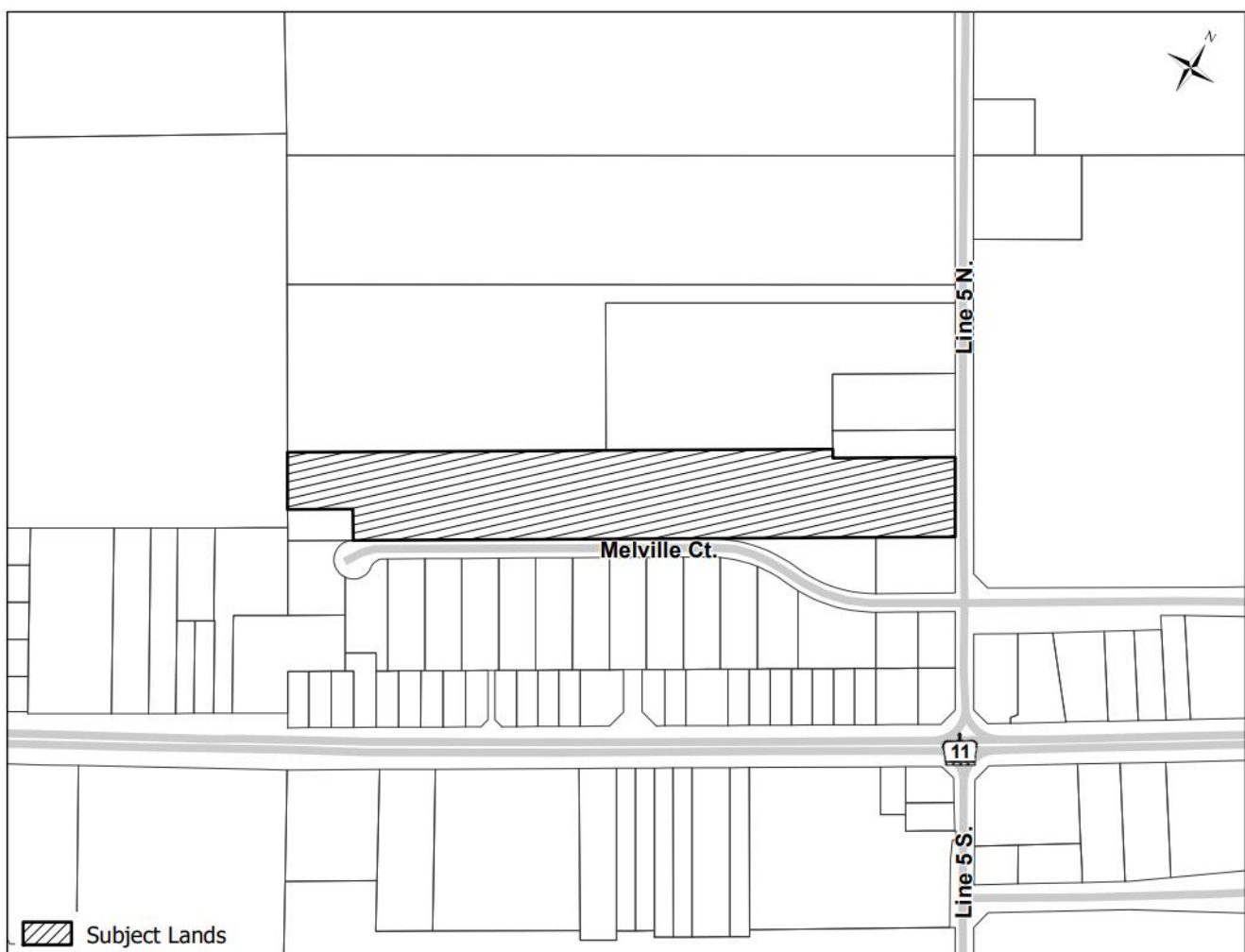
- i. The Public Meeting is statutory in accordance with the Ontario Planning Act.
- ii. The approval authority for County of Simcoe Official Plan Amendment (File No. SC-OPA-2201) is the Ministry of Municipal Affairs and Housing.
- iii. The approval authority for the Township Official Plan Amendment (File No. 2022-OPA-02) is the County of Simcoe.
- iv. The approval authority for the Township Zoning By-law Amendments (File No. 2022-ZBA-10) is the Township of Oro-Medonte.
- v. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Oro-Medonte/Simcoe County before this matter is passed, the person or public body is not entitled to appeal the decision of the Township of Oro-Medonte/Ministry of Municipal Affairs and Housing to the Ontario Land Tribunal.
- vi. If a person or public body does not make oral submissions at a public meeting or make written submission to the Township of Oro-Medonte/Simcoe County before this matter is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless in the opinion of the Tribunal, there is reasonable grounds to do so.
- vii. If you wish to be notified of the decision of Township Council in respect to this matter, you must make a written request to the Township Clerk at the address below or send an email to planning@oro-medonte.ca
- viii. If you wish to be notified of the decision of County Council in respect to this matter, you must make a written request to the County Clerk at the address below or send an email to clerks@simcoe.ca
- ix. For more information about these matters, including preserving your appeal rights, please contact Planning Services at 705-487-2171 or in person at 148 Line 7 South, Oro-Medonte, Ontario during regular business hours.

DATED 13th day of April, 2023.

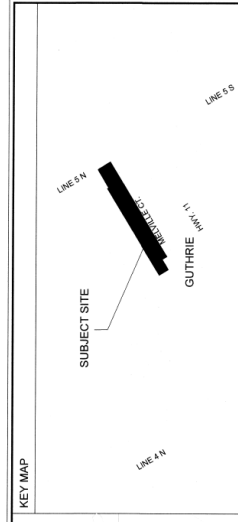
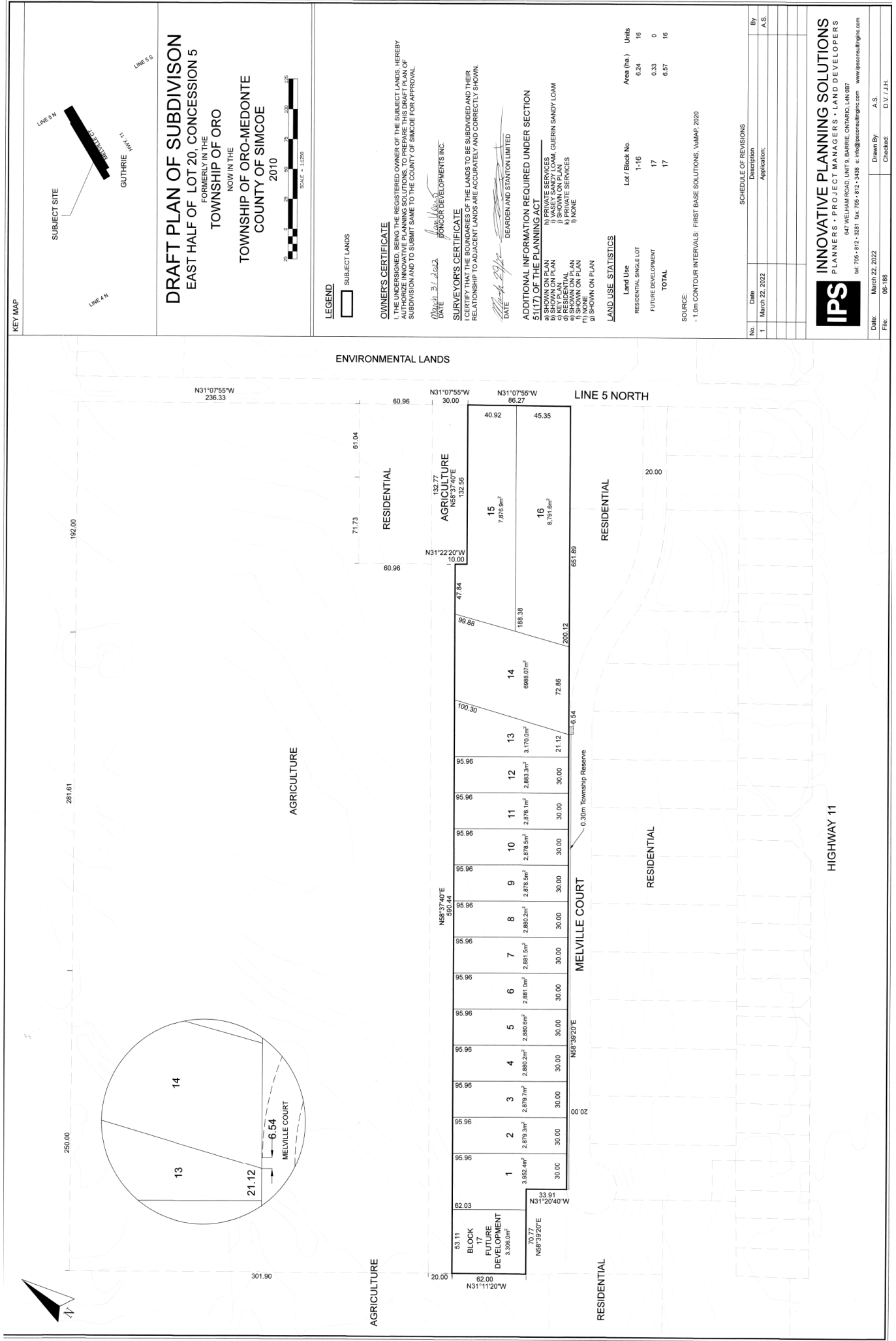
Yvonne Aubichon, Township Clerk
Township of Oro-Medonte
148 Line 7 South, Oro-Medonte, ON L9S 1A1
(705) 487-2171
clerks@oro-medonte.ca

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

Key Map:



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

SCALE = 1:1250

LEGEND

SUBJECT LANDS

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

DATE: *March 31, 2022*
 SIGNATURE: *[Signature]*
 PONDOR DEVELOPMENTS INC.

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

DATE: *March 29, 2022*
 SIGNATURE: *[Signature]*
 DEARDEN AND STANTON LIMITED

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

a) SHOWN ON PLAN: PRIVATE SERVICES
 b) KEY PLAN: SHOWN ON PLAN
 c) RESERVES: SHOWN ON PLAN
 d) RIGHTS OF WAY: SHOWN ON PLAN
 e) FUTURE DEVELOPMENT: SHOWN ON PLAN
 f) NONE
 g) SHOWN ON PLAN

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL SINGLE LOT	1-16	8.24	16
FUTURE DEVELOPMENT	17	0.33	0
TOTAL	17	8.57	16

SOURCE: - 1.0m CONTOUR INTERVALS; FIRST BASE SOLUTIONS, VMAP 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: 705-912-3458 e: info@ipsinnovative.com www.ipsinnovative.com

Date: March 22, 2022
 Drawn By: A.S.
 File: 06-188
 Checked: 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.

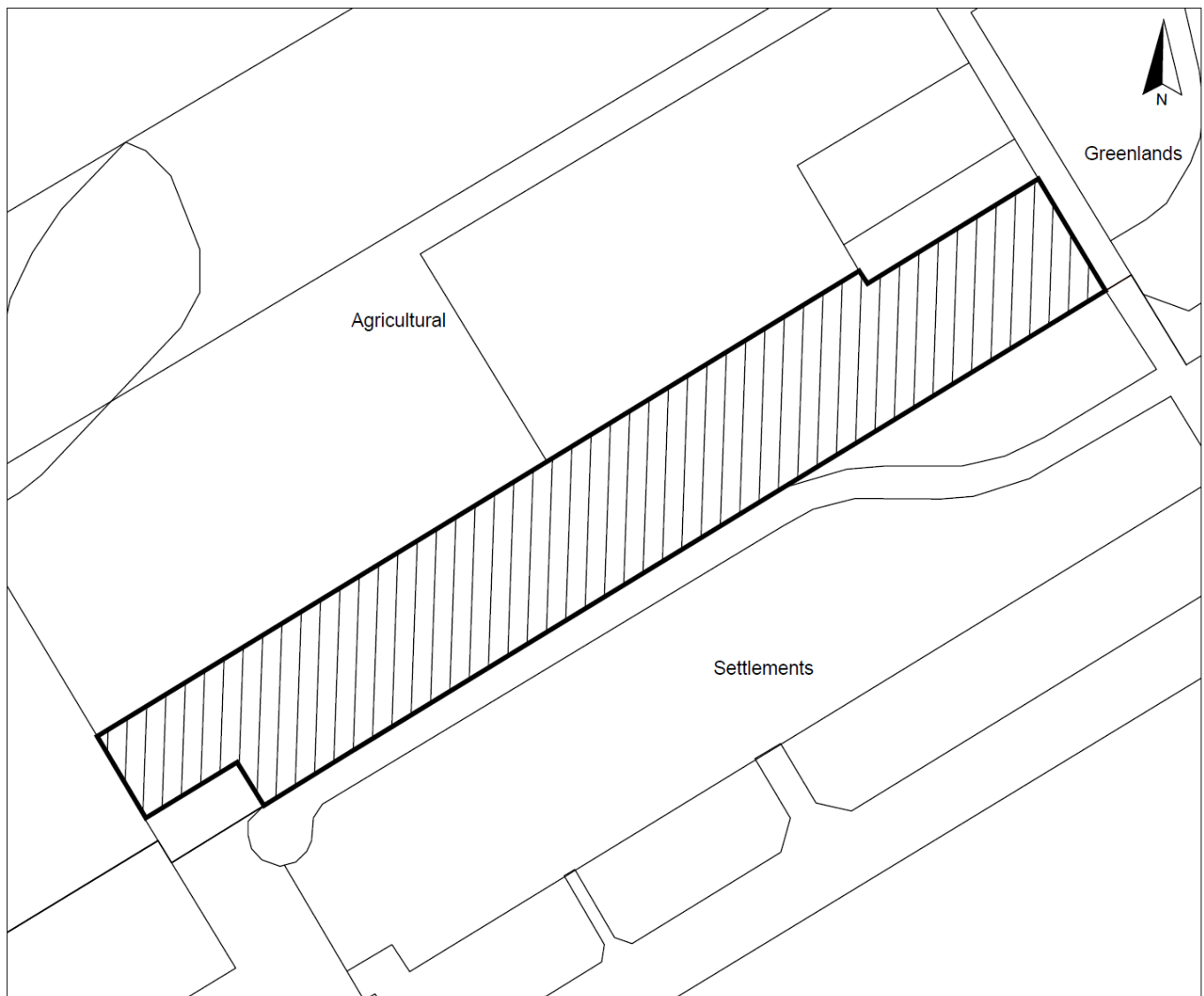
An Amendment to the County of Simcoe Official Plan is required to change the land use designation from '**Agricultural**' to '**Settlements**'. The application is required to permit a minor expansion through rounding out of the Guthrie Settlement Area.

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.

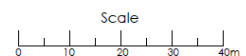


LEGEND

- Subject Lands
- Lands to be redesignated from Agricultural to Settlements

SCHEDULE "A" COUNTY OFFICIAL PLAN AMENDMENT

Part of Lot 20, Concession 5,



- Source:
- County of Simcoe Official Plan, Schedule 5.1 - Land Use Designations
- Note:
- Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
847 WELHAM ROAD, UNIT 5A, BARRIE, ON L4N 8B7
tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	January 18, 2022	Drawn By:	L.C.
File:	06-188	Checked:	

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’.

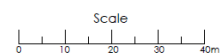


LEGEND


-  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.



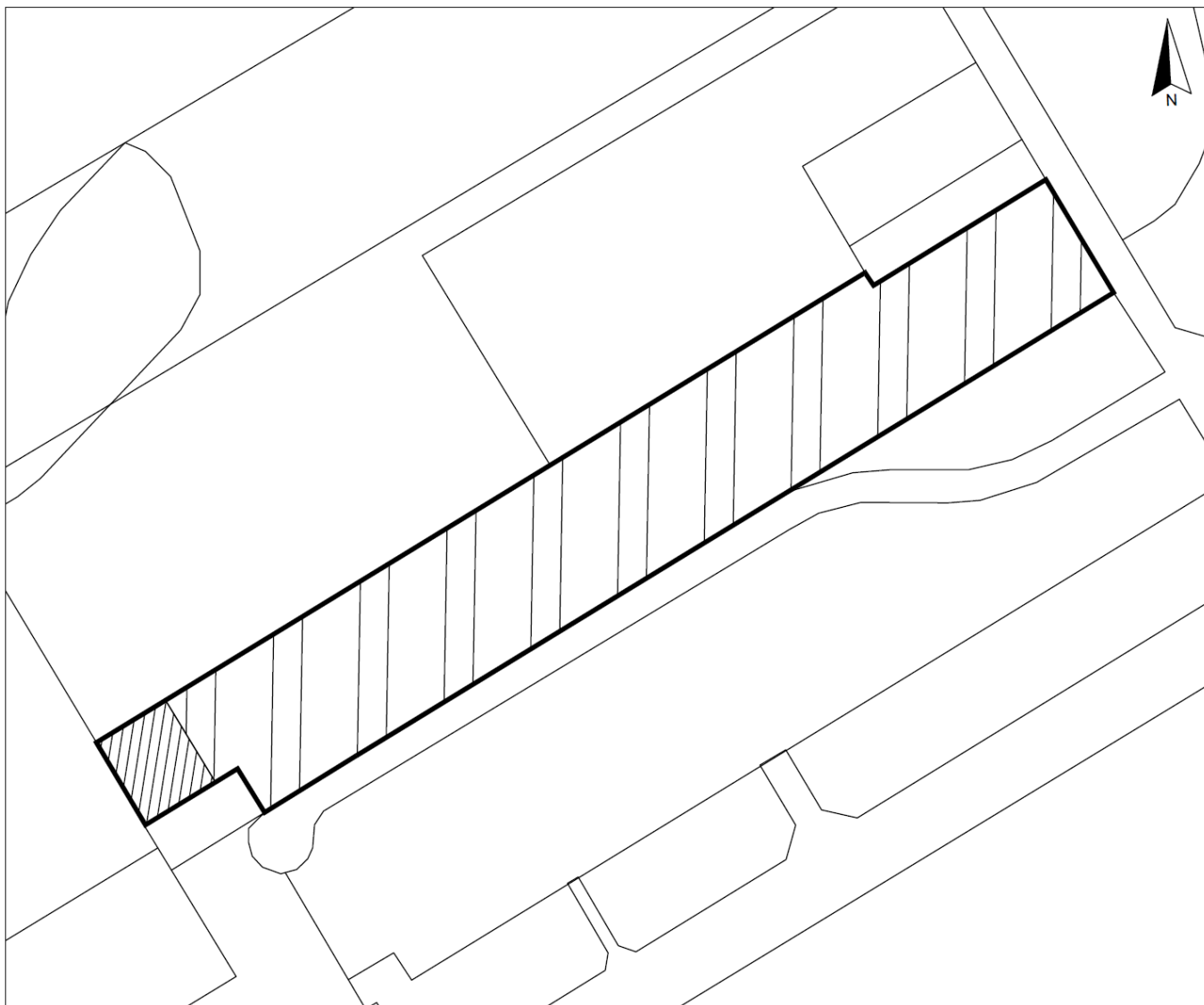
Source: Township of Oro-Medonte Official Plan, Schedule A - Land Use
Note: Information shown is approximate and subject to change.

 INNOVATIVE PLANNING SOLUTIONS PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS 847 WELHAM ROAD, UNIT 5A, BARRIE, ON L4N 8B7 Tel: 705-812-3281 Fax: 705-812-3434 E: info@innovativeplanning.com www.innovativeplanning.com	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 9A, BARRIE, ON, L4N 0B7 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>