

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: January 10, 2020

CASE NO.:

PL170878
PL091167

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Burls Creek Event Grounds Inc. Et Al
Subject: Failure of Township of Oro-Medonte to announce a decision respecting Proposed Official Plan Amendment No. 2015-OPA-02
Municipality: Township of Oro-Medonte
OMB Case No.: PL170878
OMB File No.: PL170878
OMB Case Name: Burls Creek Event Grounds Inc. v. Oro-Medonte (Township)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Burls Creek Event Grounds Inc. Et Al
Subject: Application to amend Zoning By-law No. 97-95 - Refusal or neglect of Township of Oro-Medonte to make a decision
Existing Zoning: General Commercial (GC), Agricultural/Rural (A/RU), Agricultural/Rural Exception 32 (A/RU*32), Rural Residential 2 (RUR2), Private Recreation Exception 30 (PR*30), Private Recreation 31 (PR*31) and Environmental Protection (EP)
Proposed Zoning: Private Recreation Exception XX (PR*XX), Agricultural/Rural Exception YY (A/RU*YY), Agricultural/Rural Exception ZZ (A/RU*ZZ) and Environmental Protection (EP)
Purpose: To permit camping, parking, concession booths and minor soccer as an accessory use
Property Address/Description: Part of Lot 21 & 22, Concession 8 Et Al
Municipality: Township of Oro-Medonte
Municipality File No.: 2015-ZBA-15
OMB Case No.: PL170878
OMB File No.: PL170879

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Burls Creek Event Grounds Inc. Et Al
 Subject: Request to amend the Official Plan - Failure of County of Simcoe to adopt the requested amendment
 Existing Designation: Rural and Agricultural
 Proposed Designated: Rural and Agricultural – Subject to Exception 3.6.13 and Agricultural Special Exception Section 3.6.13
 Purpose: To permit camping, parking, concession booths and minor soccer as an accessory use
 Property Address/Description: Part of Lot 21 & 22, Concession 8 Et Al
 Municipality: Township of Oro-Medonte
 Approval Authority File No.: SC-OPA-1601
 OMB Case No.: PL170878
 OMB File No.: PL170887

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: County of Simcoe
 Appellant: Midhurst Development Doran Road Inc., and Carson Road Development Inc.
 Appellant: Midhurst Rose Alliance Inc.
 Appellant: Township of Springwater and others
 Subject: Failure of the Ministry of Municipal Affairs and Housing to announce a decision respecting the Official Plan for the County of Simcoe
 Municipality: County of Simcoe
 OMB Case No.: PL091167
 OMB File No.: PL091167

BEFORE:

SHARYN VINCENT) Friday, the 10th
 MEMBER)
) day of January, 2020

THIS MATTER having come on for public hearing and after the hearing, the Tribunal in its Decision issued November 7, 2019 allowed the appeals in part to amend Official Plans of the County of Simcoe, the Township of Oro-Medonte and Township By-law No. 97-95 and withheld its final order until advised that the necessary instruments to give effect to this order have been received in final form;

AND THE TRIBUNAL having received the Official Plans of the County of Simcoe, the Township of Oro-Medonte and Township By-law No. 97-95 in its final form;

THE TRIBUNAL ORDERS that the Official Plans of the County of Simcoe, attached as Schedule A, the Township of Oro-Medonte, attached as Schedule B, and Township By-law No. 97-95, attached as Schedule C, are approved.

“Evelyn Dawes”

EVELYN DAWES
DEPUTY REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Tribunals Ontario – Environment and Land Division
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

SCHEDULE A**AMENDMENT No. 4 TO THE
OFFICIAL PLAN FOR THE
COUNTY of SIMCOE**

The attached explanatory text and Schedule "A" constituting Amendment No. 4 to the Official Plan for the County of Simcoe has been approved in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the County of Simcoe consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule “A” constitute Amendment No. 4 to the Official Plan of the County of Simcoe.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of the Official Plan Amendment is to amend Schedule 5.1 Land Use Designations of the County of Simcoe Official Plan. The Official Plan Amendment will also amend Section 3.6 and 3.7 to include special exceptions on portions of the subject lands.

2.0 LOCATION

The lands affected by this Amendment are known as Part of Lots 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062 (both referred to as the “Burl’s Creek Event Grounds”); Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 and Part of Lot 21, Concession 8, as in RO504892, Except Part 4, 51R-2707 (collectively referred to as the “Burl’s Creek Accessory Grounds”) all in the Township of Oro-Medonte, County of Simcoe.

The lands consist of an approximate area of 234.4 hectares (579.2 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North.

3.0 BASIS

The lands are recognized as the Burls Creek Event and Accessory Grounds which play host to a number of events, concerts, festivals, flea markets and other recreational/tourist uses with existing zoning permissions.

The purpose of this Official Plan Amendment is to recognize and amend the existing land use permissions on the Burls Creek Event and Accessory Grounds to continue the

event and accessory type uses such as camping, parking (day and overnight) and concession stands to a permitted use and recreational uses.

Site specific textual and mapping amendments are proposed which will amend Section 3.6, 3.7 and Schedule 5.1 of the Official Plan.

Section 3.6 of the Official Plan outlines the policies for lands designated Agricultural. Textual amendments to this Section will be through the addition of a new policy to Section 3.6 to reflect a site specific exception to permit all existing permitted uses, and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated on Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. The development policies that apply to the lands in the Township of Oro-Medonte Official Plan and Zoning Bylaw will apply. Mapping amendments aim to add a symbol to the lands to identify them as being subject to exceptions.

Section 3.7 of the Official Plan outlines the policies for lands designated Rural. Textual amendments to this Section will be through the addition of a new policy to Section 3.7 to reflect a site specific exception to permit all existing permitted uses; those uses permitted in the Township's Eighth Line Special Policy Area for those lands designated as such, and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. The development policies that apply to the lands in the Township of Oro-Medonte Official Plan and Zoning Bylaw will apply. Mapping amendments aim to add a symbol to the lands to identify them as being subject to exceptions.

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a former race track/speed way, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural uses, forested areas and

natural heritage features. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production.

The proposed development is abutting Highway 11 which is a major transportation route through the Township of Oro-Medonte. With the benefit of proximity to Highway 11, the site also has frontage on Line 7, Line 8 and Line 9, all of which have interchanges with Highway 11 (note that Line 8 and Highway 11 provides a north bound exit to the subject lands). As demonstrated by two large festivals (Wayhome Music and Arts Festival & Boots and Hearts Festival) held on the subject lands, traffic concerns are significantly mitigated based on site access.

Due to the nature of the proposed events, no additional permanent servicing is required. Events will operate with temporary sewage, garbage, water and electrical servicing as needed. Stormwater Management controls are to be implemented on site.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

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

1. 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 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499; Part of Lot 22, Concession 8 as in RO1116954; and Part of Lot 23 Concession 9, being Part 1 on 51R-31789 all in the Township of Oro- Medonte, County of Simcoe. These lands shall remain designated as Agricultural and “Subject to Exception 3.6.14” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
2. Add new Section 3.6.14 Special Exception:

3.6.14 Special Exception

Notwithstanding the policies contained in Section 3.6 and in addition to the permitted uses in Section 3.6.6, permitted uses shall also include all existing permitted uses and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. Specific restrictions including duration and location of such uses are further detailed in the site specific local municipal official plan amendment and zoning by-law amendment.

3. Schedule 5.1 Land Use Designations of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lots 21 & 22, Concession 8, as in RO850934; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880; Part of Lot 22, Concession 8, being Part 1 on 51R-35062 and Part Lot 21, Concession 8 Oro, as in RO504892 Except Pt 4, 51R-2707; all in the Township of Oro-Medonte, County of Simcoe. These lands shall remain designated as Rural and “Subject to Exception 3.7.14” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
4. Add new Section 3.7.14 Special Exception:

3.7.14 Special Exception

Notwithstanding the policies contained in Section 3.7 and in addition to the permitted uses in Section 3.7.4, permitted uses shall also include all existing permitted uses; those uses permitted in the Township's Eighth Line Special Policy Area for those lands designated as such; and camping, parking (day and overnight), concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area as designated in Schedule A of the Township of Oro-Medonte Official Plan. Minor soccer is permitted as a standalone use for a portion of the subject lands. Specific restrictions including duration and location of such uses are further detailed in the site specific local municipal official plan amendment and zoning by-law amendment.

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.

SCHEDULE B**AMENDMENT No.42 TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP of ORO-MEDONTE**

The attached explanatory text and Schedules "A" and "B" constituting Amendment No.42 to the Official Plan for the Township of Oro-Medonte, was prepared and adopted by the Council of the Corporation of the Township of Oro-Medonte by By-law No. 2019-120 in accordance with the provisions of Sections 17, 21 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

Janette Teeter, Deputy Clerk

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Oro-Medonte consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedules “A” & “B” constitute Amendment No.42 to the Official Plan of the Township of Oro-Medonte.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

4.0 PURPOSE

The purpose of the Official Plan Amendment is to amend Schedules A and E of the Township of Oro-Medonte Official Plan. The Official Plan Amendment will also amend Sections B2, C1, C15 and C17 to include policies and exceptions to portions of the lands.

5.0 LOCATION

The lands affected by this Amendment are known as Part of Lots 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062 (both referred to as the “Burl’s Creek Event Grounds”); Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 and Part of Lot 21, Concession 8, as in RO504892, Except Part 4, 51R-2707 (collectively referred to as the “Burl’s Creek Accessory Grounds”) all in the Township of Oro-Medonte, County of Simcoe.

The lands consist of an approximate area of 234.4 hectares (579.2 acres) with approximately 834.4 metres of frontage on Line 7 South, 1358.9 metres of frontage on Line 8 South, 233.9 metres of frontage on Line 9 South and 678.5 metres of frontage on Highway 11 North.

6.0 BASIS

The lands are recognized as the Burls Creek Event Grounds which play host to a number of events, concerts, festivals, flea markets and other recreational/tourist uses with existing zoning permissions.

The purpose of the Official Plan Amendment is multi-faceted. Firstly, the OPA will rectify mapping errors by designating a portion of the lands (former Speedway lands) as Eighth

Line Special Policy Area on Schedule A. The Amendment also proposes to amend the list of Permitted Uses and the Development policies within the Eighth Line Special Policy Area designation.

The Amendment will permit a number of accessory type uses (such as camping, parking (day and overnight) and concession booths) and small scale recreational uses (such as recreational minor soccer) on portions of the lands, similar to the County Official Plan Amendment. These permissions are not sought on lands which are proposed to be re-designated as Environmental Protection One. The proposed accessory uses will only be permitted in association with a permitted use on lands designated as Eighth Line Special Policy Area. Small scale recreational uses (minor soccer) are proposed to be permitted as stand alone uses.

Site specific textual and mapping amendments are proposed which will amend Sections B2, C1, C15 & C17 and Schedules A and E of the Official Plan and further described below.

Section B2 of the Official Plan outlines the policies for Environmental Protection One lands within the Township. Textual amendments to this Section will be on a site specific basis to ensure that a 30m buffer/setback on both sides of Burls Creek is provided and to ensure existing uses will continue to be permitted. The OPA will alter Schedule A of the Township of Oro-Medonte Official Plan in order to designate and identify these lands as being Environmental Protection One subject to Exceptions. Further amendments to Schedule A are also proposed in order to re-designate additional lands as Environmental Protection One.

Section C1 of the Official Plan outlines the policies for Agricultural lands within the Township. Textual amendments to this Section will be on a site specific basis to permit all existing permitted uses in addition to camping, parking (day and overnight) and concession booths accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Portions of the Agricultural lands are also proposed to permit small scale recreational uses (minor soccer).

The OPA will also prohibit any additional permanent non-agricultural buildings or structures on the Agricultural lands. Mapping amendments aim to add a symbol to the subject lands to identify the agricultural lands as being subject to exceptions.

Section C15 of the Official Plan outlines the policies for the Eighth Line Special Policy Area within the Township. Textual amendments will revise Section C15.2 and replace Section C15.3 with new policies. Existing policy C15.2.2 (b) will also be removed which limits the number of days the lands can be used for events to 100 days in any calendar year. Mapping amendments will also take place to Schedule A to refine and re-designate the limits of the Eighth Line Special Policy Area lands.

Section C17 of the Official Plan outlines the policies for the Oro Centre Secondary Plan which includes lands designated Oro Centre – Commercial, Oro Centre – Office/Industrial, Oro Centre – Limited Service Industrial and Highway 11 Special Policy Area. Textual amendments to this Section are proposed on a site specific basis and will add special exceptions to the existing land use designations to permit all existing permitted uses and camping, parking (day and overnight) and concession booths, accessory to a permitted use on lands designated as Eighth Line Special Policy Area. Mapping amendments aim to add a symbol to the subject lands to identify the lands as being subject to exceptions.

The site contains a mixture of existing uses including an Event Park with a private road system and camping areas, a former race track/speed way, a commercial area in the southwest corner of Line 8 and Highway 11, agricultural uses, forested areas and natural heritage features. The site is generally flat with some minor depressions namely associated with the Burls Creek tributary which generally runs in a north south direction between Line 7 and Line 8. The largest forested area is located in the southeast corner of the property which has been used historically for maple syrup production.

The proposed development is located in close proximity to Highway 11 which is a major transportation route through the Township of Oro-Medonte. With the benefit of the

proximity to Highway 11, the site also has frontage on Line 7, Line 8 and Line 9, all of which have interchanges with Highway 11 (note that Line 8 and Highway 11 provides a north bound exit to the subject lands only). As demonstrated by two large festivals (Wayhome Music and Arts Festival & Boots and Hearts Festival) held on the subject lands in 2015, 2016 and 2017, traffic concerns are significantly mitigated based on convenient site access.

Due to the nature of the proposed events, no additional permanent servicing is required. Events will operate with temporary sewage, garbage, water and electrical servicing as needed. Stormwater Management controls are anticipated to be implemented on site.

PART B – THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

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

1. Schedules A and E of the Official Plan, as amended, is hereby further amended with respect to lands located on the south side of Highway 11 west side of Line 8, legally described as Part of Lots 21 & 22, Concession 8, as in RO850934, Part of Lot 22, Concession 8, being Part 1 on 51R-35062, Part of Lot 22 Concession 8 Oro, Part 1 51R-3247 and Part of Lot 21, Concession 8 Oro, Parts 1, 2 & 3, 51R-20880; Township of Oro-Medonte, County of Simcoe. These lands shall be designated as Eighth Line Special Policy Area and Environmental Protection One “Subject to Exceptions B2.5.2” as shown on Schedule “A”, attached hereto and forming part of this Amendment.
2. Section C15 Eighth Line Special Policy Area is amended as follows:

C15.1 Objectives

- a) To recognize the location and use as a Private Recreational Park.
- b) To ensure that the uses permitted in a Private Recreation Park on the 8th Line in the former Township of Oro are appropriate.
- c) To recognize the Burls Creek Event Park as an important event and cultural gathering place within the County of Simcoe and Greater Golden Horseshoe.

C15.2 Permitted Uses

Permitted uses shall include the following:

- a) Agricultural fair, market, festival or show
- b) Antique, craft or hobby show
- c) Automotive flea market or show
- d) Boat or vehicle show
- e) Music and camping festival
- f) Music concert
- g) Cultural festival or event
- h) Farmers market
- i) Flea market
- j) Parking in association with off site special events
- k) Recreational Uses (e.g. soccer)
- l) Recreational sport events

- m) Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and overnight camping in conjunction with, and accessory to, a permitted use.

C15.3 Development Policies

- a) Permitted Uses shall not be open to the public for more than five (5) consecutive days, not including set up and tear down of event facilities and concessions and any permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place.
 - b) All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed. The lands may also be subject to other municipal controls that address land use compatibility, including the Township Special Events By-law and Noise By-law, as applicable.
3. Section B2 is amended by adding at the end of Section B2.5 Exceptions, a new subsection as follows:

B2.5.2 Part of Lot 21, Concession 8; Part of Lot 22, Concession 8 as in RO850934, Part of Lot 22, Concession 8, Oro, Part 1, 51R-35062, Part of Lot 22, Concession 8 Oro, Part 1, 51R-3247 and Part of Lot 21, Concession 8 Oro, Parts 1, 2 & 3, 51R-20880; Township of Oro-Medonte, County of Simcoe.

Notwithstanding any other policy in this Plan, the Environmental Protection One designation applies to those lands offset 30m from the centreline of the Burls Creek tributary and permits all existing uses including existing camping areas.

4. Schedule A of the Official Plan, as amended, is hereby further amended by adding a symbol to lands designated Agricultural located on the south side of Highway 11 east side of Line 7 South, legally described as Part of Lot 22, Concession 8 as in RO1116954; and lands located on the south side of Highway 11, east side of Line 8 South, legally described as Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499, Township of Oro-Medonte, County of Simcoe, to identify them as being designated "Subject to Exceptions C1.4.3", as shown on Schedule "A" attached hereto and forming part of this Amendment.
5. Section C1 is amended by adding at the end of Section C.1.4 Exceptions, a new subsection as follows:

C1.4.3 Part of Lot 22, Concession 8 as in RO1116954 and Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499 Township of Oro-Medonte, County of Simcoe.

- 1. Notwithstanding any other policy in this Plan, Recreational Uses and accessory parking is a permitted use. Additional permitted uses include camping,

parking (day and overnight) and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

2. No additional non-agricultural permanent buildings or structures are permitted.
6. Schedule A of the Official Plan, as amended, is hereby further amended by designating a portion of the lands as Environmental Protection One located on the south side of Highway 11, east side of Line 8 South, legally described as Part of Lot 22 concession 9 Oro as in RO1326331 Except Part 1 51R-31499 and Part of Lot 23, Concession 9, Oro, Part 1 51R-31789 and lands located on the south side of Highway 11, east of Line 7 South, legally described as Part of Lot 22, Concession 8 Oro as in RO1116954 and by adding a symbol to lands designated Agricultural and located on the south side of Highway 11, east side of Line 8 South, legally described as Part of Lot 23, Concession 9, being Part 1 on 51R-31789 Township of Oro-Medonte, County of Simcoe, to identify them as being designated "Subject to Exceptions C1.4.4", as shown on Schedule "A" attached hereto and forming part of this Amendment.
7. Section C1 is amended by adding at the end of Section C.1.4 Exceptions, a new subsection as follows:

C1.4.4 Lot 23, Concession 9, being Part 1 on 51R-31789 Township of Oro-Medonte, County of Simcoe.

 1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking (day and overnight), concession booths and storage accessory to a permitted use on those lands designated as Eighth Line Special Policy Area and accessory parking for Recreational Uses.
 2. No additional non-agricultural permanent buildings or structures are permitted.
8. Schedule E of the Official Plan, as amended, is hereby further amended by adding a symbol to lands designated as Oro Centre Office/Industrial, Oro Centre Limited Service Industrial, Oro Centre Commercial and Highway 11 Special Policy Area, located on the south side of Highway 11 east side of Line 7 South and legally known as Part Lot 21, Concession 8, Oro designated as Parts 1, 2, and 3, Plan 51R-20880 and Part of Lot 21 Concession 8 Oro; Part Lot 22 Concession 8 Oro, as in RO850934, Township of Oro-Medonte, County of Simcoe, to identify them as being designated "Subject to Exceptions C17.8.1", as shown on Schedule "B" attached hereto and forming part of this Amendment.
9. Section C17 is amended by adding a Section and a new subsection as follows:

C17.8 Exceptions

C.17.8.1 Part Lot 21, Concession 8, Oro designated as Parts 1, 2, and 3, Plan 51R-20880 and Part of Lot 21 Concession 8 Oro; Part Lot 22 Concession 8 Oro, as in RO850934 Township of Oro-Medonte, County of Simcoe

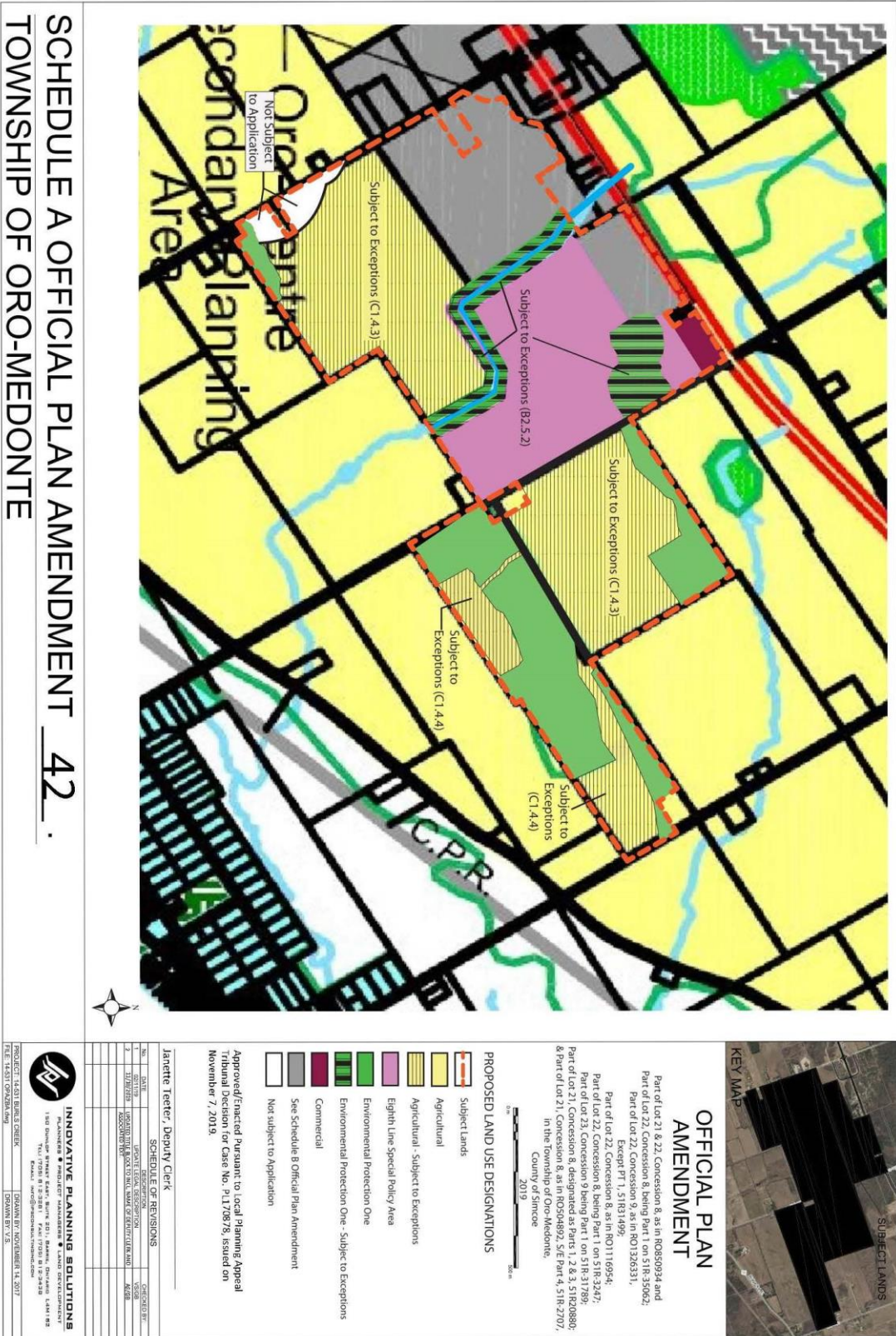
1. Notwithstanding any other policy in this Plan, permitted uses include camping, parking (day and overnight) and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.

5.0 IMPLEMENTATION

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

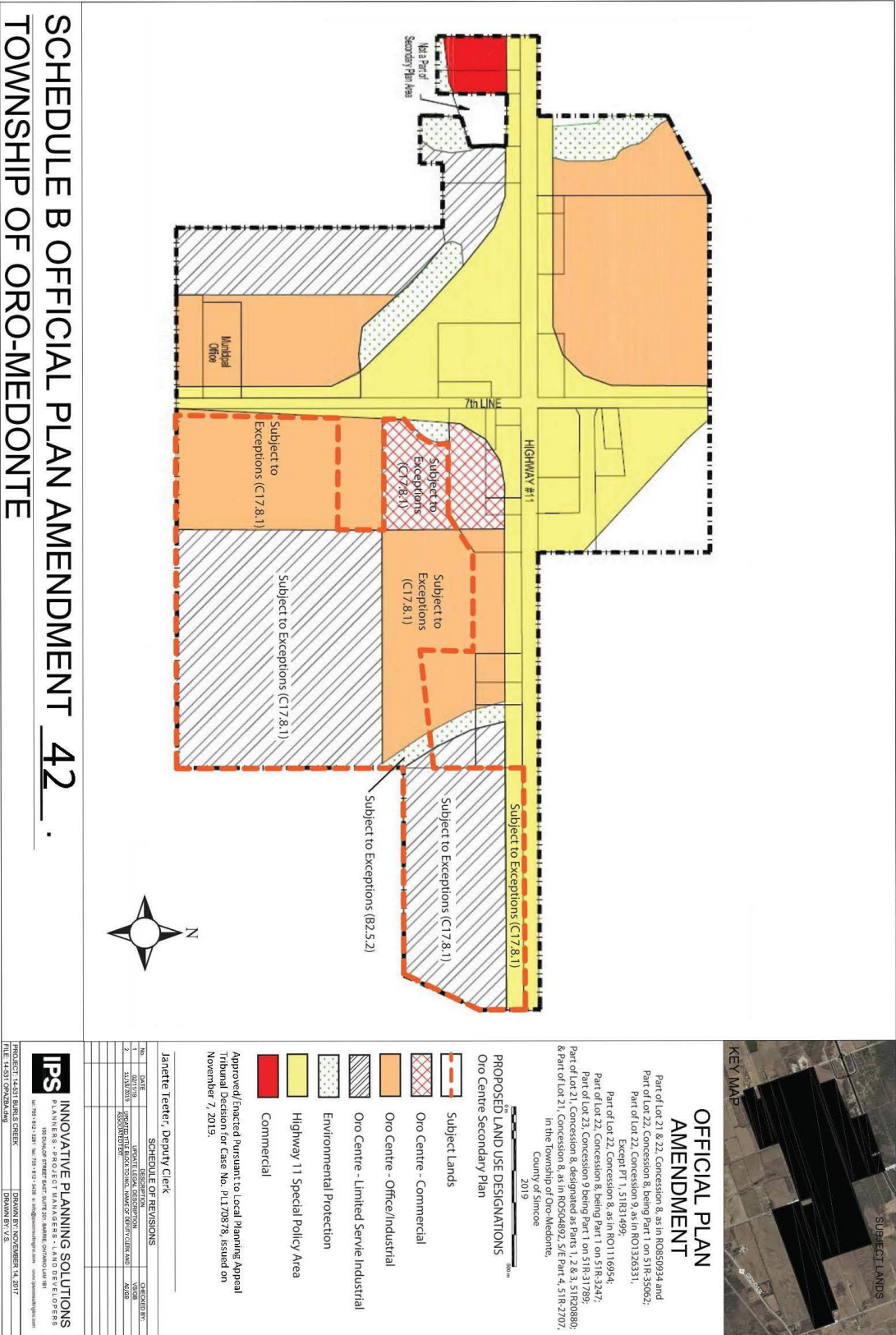
6.0 INTERPRETATION

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



SCHEDULE A OFFICIAL PLAN AMENDMENT 42
TOWNSHIP OF ORO-MEDONTE





SCHEDULE B OFFICIAL PLAN AMENDMENT 42
TOWNSHIP OF ORO-MEDONTE

SCHEDULE C

THE CORPORATION OF THE TOWNSHIP OF ORO-MEDONTE ZONING BY-LAW NUMBER 2019-121

“A By-law of the Township of Oro-Medonte to amend Zoning By-Law No. 97-95 by rezoning lands described as Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte, County of Simcoe from Agricultural/Rural (A/RU) to Agricultural/Rural Exception (A/RU*306), Agricultural/Rural Exception (A/RU*307), Agricultural/Rural Exception (A/RU*308) and Environmental Protection Exception (EP*309); from Agricultural/Rural Exception 32 (A/RU*32) to Agricultural/Rural Exception (A/RU*305) and Environmental Protection Exception (EP*309); from Rural Residential Two (RUR2) to Private Recreational Exception (PR*304) and Environmental Protection Exception (EP*309); from Private Recreational Exception 30 (PR*30) to Private Recreational Exception (PR*304) and Environmental Protection Exception (EP*309); from Private Recreational Exception 31 (PR*31) to Private Recreational Exception (PR*304); from Environmental Protection (EP) to Private Recreation Exception (PR*304), Agricultural/Rural Exception (A/RU*306) and Agricultural/Rural Exception (A/RU*305) and Environmental Protection (EP*309), as depicted on Schedules A and B attached hereto”

WHEREAS the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended;

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte has determined a need to rezone the lands described above;

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte deems the said application to be in conformity with the Official Plan of the Township of Oro-Medonte, as amended, and deems it advisable to amend By-law 97-95.

NOW THEREFORE the Council of the Township of Oro-Medonte hereby enacts as follows:

1. **THAT** the Zoning By-Law Schedules A5 and A10 , are hereby further amended by rezoning those lands described as Part of Lot 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062; Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; and PT LT 21, CON 8, ORO, designated

as Parts 1, 2 & 3, 51R20880 all in the Township of Oro-Medonte, County of Simcoe from Agricultural/Rural (A/RU) to Agricultural/Rural Exception (A/RU*306), Agricultural/Rural Exception (A/RU*307), Agricultural/Rural Exception (A/RU*308) and Environmental Protection Exception (EP*309); from Agricultural/Rural Exception 32 (A/RU*32) to Agricultural/Rural Exception (A/RU*305) and Environmental Protection Exception (EP*309); from Rural Residential Two (RUR2) to Private Recreational Exception (PR*304) and Environmental Protection Exception (EP*309); from Private Recreational Exception 30 (PR*30) to Private Recreational Exception (PR*304) and Environmental Protection Exception (EP*309); from Private Recreational Exception 31 (PR*31) to Private Recreational Exception (PR*304); from Environmental Protection (EP) to Private Recreation Exception (PR*304), Agricultural/Rural Exception (A/RU*306) and Agricultural/Rural Exception (A/RU*305) and Environmental Protection (EP*309), as depicted on Schedules A and B attached hereto and Schedules A and B attached hereto forms part of By-Law 97-95 as amended. That the exceptions shall relate to the following:

Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (PR*304):

1.1 Permitted Uses

- a) an agricultural fair, market, festival or show
- b) an antique, craft or hobby show
- c) an automotive flea market or show
- d) a boat or vehicle show
- e) a music and camping festival
- f) a music concert
- g) a cultural festival or event
- h) a farmers market
- i) a flea market
- j) parking in association with off site special events
- k) a recreational soccer club
- l) recreational sport events
- m) accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to, a permitted use.

1.2 Permitted Accessory Uses

Concession booths, camping and parking (day and overnight) in conjunction with, and accessory to, a permitted use as identified in Section 1.1 is permitted.

1.3 Duration and Number of Permitted Uses

Permitted uses may occur for a maximum of one hundred (100) days in a calendar year. Permitted uses shall not be open to the public for more than five (5) consecutive days which excludes the time required for set up and tear down of event facilities and concessions. Any sole permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place on the lands zoned PR*304.

1.4 Definitions

The following definitions apply to the permitted uses listed in Section 1.1 of this By-law. The definitions in Section 7.30.4 of Zoning Bylaw 97-95 shall be deleted and replaced with the following:

Agricultural fair, market, festival or show – Means an exhibition of: i) animals and/or birds, a rodeo or ploughing match ii) farm products or production of any kind, and which in both cases may include an assembly of vendors offering items for sale, activities, amusements and other possible services to the public, which is associated with such an exhibition.

Antique, craft or hobby show – Means an assembly of vendors and/or exhibitors offering or displaying antiques, crafts and other objects for sale to the public but does not include an Automotive Flea Market or Boat or Vehicle show.

Automotive Flea Market or show – Means a retail sales area held in an open, closed or partially closed area in which groups of individual vendors offer goods for sale to the public. Goods offered for sale shall be comprised primarily of motor vehicles, motor vehicle parts, motor vehicle accessories, recreational vehicles and equipment and collectibles. Old car sales and auctions are also permitted.

Boat or vehicle show – Means an assembly of vendors and/or exhibitors offering boats, motor boats, motor vehicles and/or recreational vehicles for display and/or demonstration and/or sale.

Music and Camping Festival – means a music festival which features music. Groups of vendors or individual vendors are permitted to offer goods for sale or display including but not limited to the sale of food and beverage during such festivals. Camping, amusements, demonstrations and displays (hosted by partners and sponsors) and music concerts are permitted for the duration of the event.

Music Concert – means a music concert which features music. Groups of or individual vendors are permitted to offer goods for sale including but not limited to the sale of food, beverage and other goods during the event.

Cultural Festival or Event – means a cultural, spiritual, religious and or ethnic festival operated by cultural, religious, spiritual, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for display,

demonstration or sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted, as are amusements suitable for such an event.

Farmers' Market – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:

the exhibiting and sale of agricultural goods and products, including vegetables, fruits, meats, flowers and other similar food, beverage and products.

Any such Farmers' Market shall be permitted to have a portion of vendors that may sell crafts, clothing, and goods and made to order food for consumption on site, often associated with or accompanying a Farmers' Market.

Flea Market – Means a retail sales area held in an area in which groups of individual vendors are permitted to temporarily exhibit, store and sell merchandise, goods, wares, produce, crafts and arts for the utilization and consumption of the general public. The sale of livestock is not commonly permitted but may be a minor component of such event.

Parking in association with offsite Special Events – means parking associated with off site special events shall be permitted.

Recreational Soccer Club – shall mean recreational soccer clubs operated by municipal and/or non profit organizations. Recreational soccer games are permitted.

Recreational Sport Events – shall mean recreational sporting events including but not limited to lacrosse, field hockey, outdoor hockey or skating, football, snowmobile racing and other similar recreational uses shall be permitted.

Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and camping in conjunction with, and accessory to a permitted use – shall mean accessory type uses including but not limited to temporary buildings and structures such as concession booths and stands offering goods for sale or sample or display, parking (day and overnight) and camping in conjunction with and accessory to a permitted use.

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU zone, the following exceptions shall also apply to the lands zoned (A/RU*305):

- i) Permitted uses:

- a. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304.
- ii) Duration of Permitted Uses:
 - b. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU*305, A/RU*306, A/RU*307 and A/RU*308 cumulatively.
 - c. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU zone the following exceptions shall also apply to the lands zoned (A/RU*306):

- i) Permitted uses:
 - a. Recreational Soccer Club and accessory day parking
 - b. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304.
- ii) Duration of Permitted Uses:
 - c. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU*305, A/RU*306, A/RU*307 and A/RU*308 cumulatively.
 - d. The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU zone the following exceptions shall also apply to the lands zoned (A/RU*307):

- i) Permitted uses:
 - a. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304.
 - b. Accessory Parking (day) for Recreational Soccer
- ii) Duration of Permitted Uses:
 - a. Parking (day and overnight), Camping and Concession Booths accessory to a permitted use on lands zoned as PR*304 shall not be permitted for more than twenty seven (27) nights in any calendar year not including set up and tear down of event facilities and concessions, on lands zoned A/RU*305, A/RU*306, A/RU*307 and A/RU*308 cumulatively.

Notwithstanding anything to the contrary found in this By-law, in addition to the permitted uses and provisions of the A/RU zone the following exceptions shall also apply to the lands zoned (A/RU*308):

- i) Permitted uses:
 - a. Storage of equipment related to a permitted use on lands zoned as PR*304.
- ii) The Development of new non-agricultural buildings or the construction of additions to non-agricultural buildings that existed on the effective date of this By-law is not permitted.

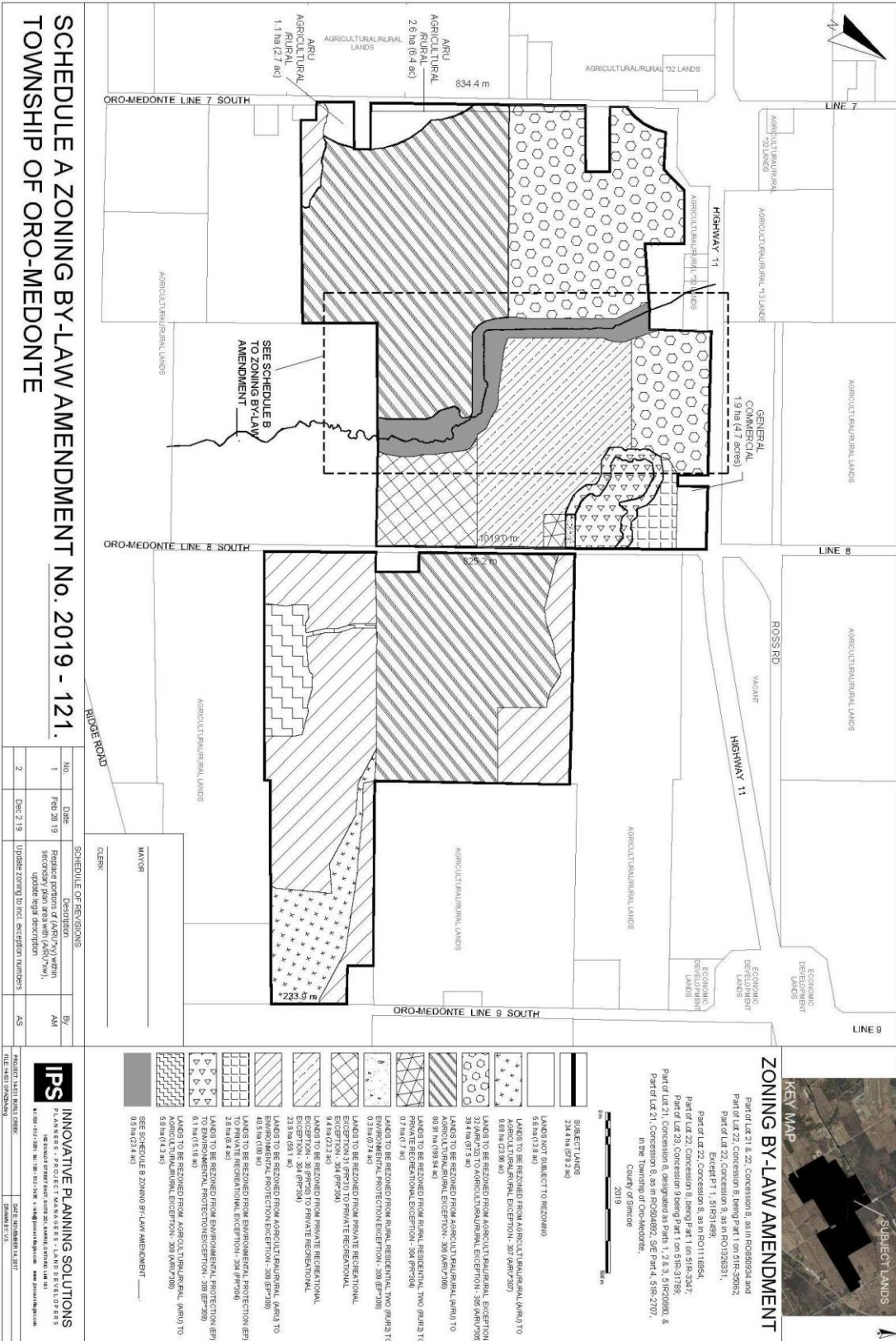
Notwithstanding anything to the contrary found in this By-law, the following exceptions shall apply to the lands zoned (EP*309):

- i) Permitted uses:
 - a. Existing uses (existing camping areas) as of the effective date of the passing of this bylaw.
 - b. Agricultural uses – only uses that existed on the effective date of the passing of this bylaw.

- c. Agricultural uses intensive – only uses that existed on the effective date of the passing of this bylaw.
2. **THAT** for the purposes of this By-law, an event which runs for more than 5 consecutive hours, that excludes the time for set up and tear down of the event facilities and concessions, will be considered to consume an “event day” under the 27 events/nights.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

**ENACTED PURSUANT TO LOCAL PLANNING APPEAL TRIBUNAL DECISION FOR
CASE NO. PL170878 ISSUED ON NOVEMBER 7, 2019**

Janette Teeter, Deputy Clerk



**SCHEDULE A ZONING BY-LAW AMENDMENT No. 2019 - 121,
TOWNSHIP OF ORO-MEDONTE**

No.	Date	Description	By
1	Feb 28 19	Replace portion of (Agricultural Rural) (ARU) with (Agricultural Rural) (AR) and update legal description	ZAI
2	Dec 2 19	Update zoning to incl. exception numbers	AS

IPS INNOVATIVE PLANNING SOLUTIONS
 1750 SHEPPARD AVENUE EAST, SUITE 201, SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1811 FAX: (416) 291-1812
 WWW.IPSINC.COM

ZONING BY-LAW AMENDMENT

KEY MAP

SUBJECT LANDS

Part of Lot 22, Concession 8, as in POI111694,
 Part of Lot 21, Concession 8, as in POI12207,
 Part of Lot 21, Concession 8, designated as Part 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

