

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** May 09, 2024

**CASE NO(S):**

OLT-24-000037

**PROCEEDING COMMENCED UNDER** subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:

Carriage Country Club Inc.

Appellant:

HSV GP Inc.

Appellant

Oro-Medonte Association of Responsible STRs;

Subject:

Proposed Official Plan Amendment

Description:

To institute a new official plan for Oro-Medonte

Reference Number:

OM-OP-2201

Property Address:

Township-Wide

Municipality/UT:

Oro-Medonte/Simcoe C

OLT Case No.:

OLT-24-000037

OLT Lead Case No.:

OLT-24-000037

OLT Case Name:

Glover v. Simcoe (County)

**Heard:**

May 7, 2024, by Video Hearing

**APPEARANCES:****Parties****Counsel**

Carriage Country Club Inc.

Andrew Jeanrie

HSV GP Inc.

Andrew Jeanrie

Oro-Medonte Association of Responsible  
STRsJonathan Nehmetallah  
Barry Sookman

Township of Oro-Medonte

Christopher J. Williams  
Laura Dean

County of Simcoe

Will Thomson

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. DIXON AND J. DENYES  
ON MAY 7, 2024 AND ORDER OF THE TRIBUNAL**

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**INTRODUCTION**

[1] This Decision and Order arises from the first Case Management Conference (“CMC”) held regarding multiple appeals filed pursuant to s. 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (“Act”), concerning a municipally initiated comprehensive update to the Township of Oro-Medonte (“Township”) Official Plan (“New OP”).

[2] The New OP was adopted by the Township on October 5, 2022, and approved by the County of Simcoe (“County”) on November 14, 2023. Five appeals were subsequently filed by:

- Bill Glover;
- Stephen Schroeter;
- Oro-Medonte Association of Responsible STRs;

- Carriage Country Club; and
- HSV GP Inc.

## NOTICE

[3] The Tribunal received an Affidavit of Service affirmed by Samantha Trottola on April 12, 2024, which was marked as **Exhibit 1**. There were no concerns with the service of Notice for the CMC and as such, no further notice is required in these proceedings.

## STATUS REQUESTS AND UPDATES

[4] Prior to the CMC, the Tribunal received letters from Bill Glover and Stephen Schroeter confirming the withdrawal of their respective appeals. Accordingly, the following Parties to these proceedings were confirmed by the Tribunal:

- Oro-Medonte Association of Responsible STRs;
- Carriage Country Club;
- HSV GP Inc.;
- the Township; and
- the County.

[5] No other requests for Party or Participant status were made at the CMC.

## SECOND CMC

[6] Counsel for the Township submitted that, should it be enacted as currently drafted, Bill 185, being the proposed *Cutting Red Tape to Build More Homes Act, 2024* (“Bill 185”), would retroactively remove the appeal rights of the Appellants to these proceedings, thereby negating the ability to conduct a hearing of the merits. Therefore, the Township requested that a CMC be scheduled in the summer to provide the Parties with greater certainty regarding Bill 185 before finalising a Procedural Order, Issues List, or hearing dates.

[7] While counsel for each of the three appellants did not agree with the position that these proceedings should be delayed because of Bill 185 (the final outcome of which being unknown), they did consent to a second CMC being scheduled in late June 2024 for the purposes of finalising a Procedural Order and Issues List, and to set hearing dates, if necessary.

[8] The Tribunal scheduled a second CMC to be held by Video Hearing on **Wednesday, June 26, 2024 at 10 a.m.** and directed that the Parties provide the Tribunal with a Draft Procedural Order and Draft Issues List by no later than **Friday, June 21, 2024.**

[9] The Parties were further directed to be prepared to discuss the scheduling of a hearing of the merits – including the anticipated number of required hearing days and their preferred dates for same – at the second CMC.

[10] Parties are asked to log in to the Video Hearing at least **15 minutes** before the start of the event to test their video and audio connections:

**GoTo Meeting:** <https://global.gotomeeting.com/join/909787981>

**Access Code: 909-787-981**

[11] Parties are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at

[GoToMeeting](#) or a web application is available:

<https://app.gotomeeting.com/home.html>.

[12] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: **(Toll Free) 1-888-455-1389** or **+1 (647) 497-9391**.

**The access code is as indicated above.**

[13] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the Video Hearing to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing event may be directed to the Tribunal's Case Coordinator having carriage of this case.

## **ORDER**

[14] **THE TRIBUNAL ORDERS** that the Parties provide a Draft Procedural Order and Draft Issues List to the Tribunal by no later than **Friday, June 21, 2024**.

[15] There will be no further notice.

[16] This Panel is not seized.

*“S. Dixon”*

S. DIXON  
MEMBER

*“J. Denyes”*

J. DENYES  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.