

# Report

<b>Report No.</b> DS2020-001	<b>To:</b> Development Services Committee	<b>Prepared By:</b> Dave Yauk, GIS Technician, Development Services
<b>Meeting Date:</b> February 5, 2020	<b>Subject:</b> Planning Division Activity Summary (Development Applications, Planning, GIS, and Heritage Committee Projects) June 2019 – December 2019	<b>Motion #</b> _____
<b>Roll #: n/a</b>		<b>R.M.S. File #:</b> _____

<b>Recommendation(s):</b>	<b>Requires Action</b> <input checked="" type="checkbox"/>	<b>For Information Only</b> <input type="checkbox"/>
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It is recommended:

1. That Report No. DS 2020-001 be received for information purposes and posted on the Township’s website.

<b>Background/Analysis:</b>
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The purpose of this report is to provide Council with an update on Planning, GIS, and Heritage Committee projects that are underway within the Planning Division and the current status of all development applications that are active within the Division. The report also includes statistical information regarding zoning certificates, consent and minor variance applications, and pre-consultation applications. Also included is a sampling of GIS projects being completed by the GIS Technician as well as work performed by the Heritage Committee.

The attached summary reviews the status of Applications for: Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and Site Plan. In addition, the report provides the following:

- (1) a summary of the number of applications received and processed for: pre-consultation, minor variance, and consent in 2018 and 2019; and
- (2) the number of zoning certificates and zoning certificate revisions received and processed in 2018 and 2019.

Consistently over the past several years there have been a high number of minor variance applications received by Township staff. However, it is anticipated that with the completion of an updated Official Plan and Zoning By-law, that number will reduce.

Attachment #1 contains a summary of Official Plan and Zoning By-law Amendment applications, Plans of Subdivision, and Site Plan applications being processed within the Planning Division. Also included is a list and description of the other planning, GIS, and Heritage Committee projects underway.

Planning staff continue to receive new development applications for review and processing. In addition as required by Section E1.1 of the Township Official Plan (Complete Application), Planning staff receive and review applications for pre-consultations and coordinate meetings with proponents, Township Staff and other agencies in advance of formal planning application submissions.

The initial Open House for the Township's Official Plan Review process was held on June 20, 2018. The dedicated website for the Official Plan and Zoning By-law Review process is live and continues to receive public comments. The Township's Consultant has prepared draft Vision Statements (available on the website) with a Directions Report anticipated to be available for public consultation/input in early 2020.

GIS services for the Township are a more recent addition to the services provided within the Corporation. As Township staff continue to gain a better understanding of this resource, the number of departments utilizing the services of the GIS Technician for their projects continues to expand. In addition to the sample of projects identified in Attachment #1, the GIS Technician ensures that the Township's Planning documents (Official Plan and Zoning By-law) and data viewers (Web Map, Counter Map, Interactive Zoning Viewer) are maintained and kept up-to-date.

This term, the responsibilities associated with the Heritage Committee have shifted from Community Services to the Planning Division. The Heritage Committee is responsible for evaluating properties for inclusion or removal from the Township's register of listed and designated heritage properties. Currently, the Township has 2 properties designated under the Ontario Heritage Act and 63 listed properties. The Register has been recently updated to include photos of all the properties and has been made available to the public via the Township's website. Additionally, a list of all the cairns, plaques, monuments, cemeteries and churches in the Township has been created and is also available on the Township's website. The Heritage Committee promotes public awareness through the sale of the Township's heritage books – available at the Oro World's Fair, Oro African Church (Doors Open Ontario), the Orillia Museum of Art and History, and Manticore Books in Orillia.

<b>Financial / Legal Implications / Risk Management:</b>
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n/a

**Policies/Legislation:**

Planning Act  
Heritage Act

**Corporate Strategic Goals:**

Balanced Growth  
Enhanced Communications

**Consultations:**

Planning Division staff

**Attachments:**

Attachment #1- Planning Division Activity Summary (Development Application Status, Planning, GIS and Heritage Committee Projects) January 2020

**Conclusion:**

This report is intended to provide an information update for Council and staff in regards to the current status/summary of all applications received by the Planning Division and the various Planning, GIS and Heritage Committee projects underway in the Division. This report including the attachment, once received by Council, will be posted on the Township's website to provide the public with the up to date activity summary.

Respectfully submitted:

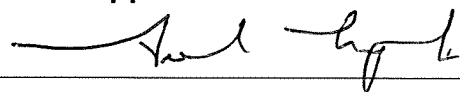
Reviewed by:



*for* Dave Yauk, CACPT  
GIS Technician, Development Services

Derek Witlib, RPP  
Manager, Planning Services

**SMT Approval / Comments:**



**C.A.O. Approval / Comments:**

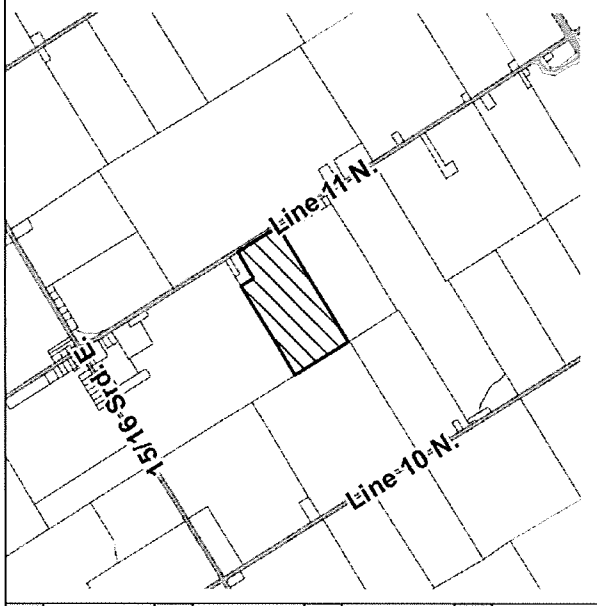
Attachment #1

Planning Department Activity Summary (Development Application Status, Planning and GIS Projects)

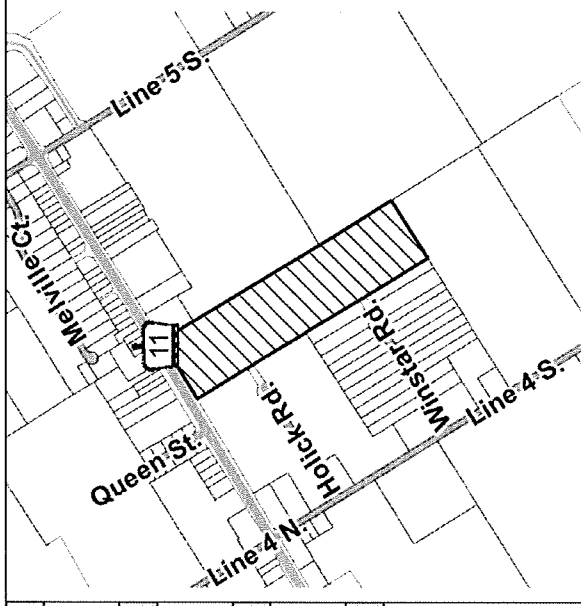
January 2020

Official Plan & Zoning By-law Amendments

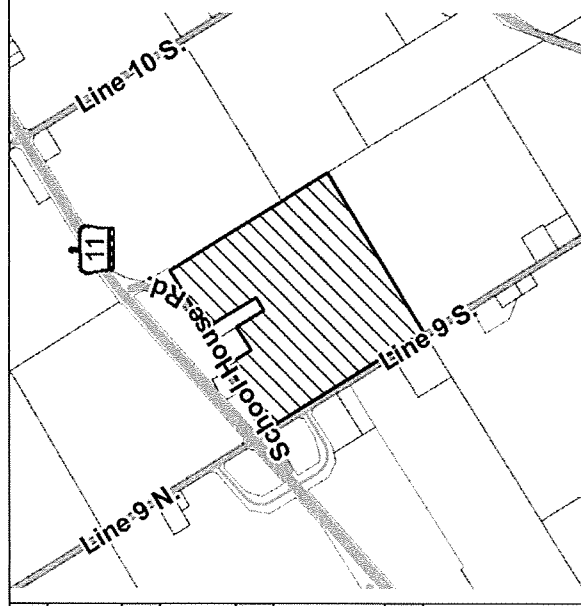
<b>File Number(s)</b>	<b>Legal Description</b>
2013-OPA-01 & 2013-ZBA-12	East Half of Lot 17, Conc. 11 (Oro) 544 & 556 Line 11N
<b>Owner Info</b>	<b>Consultant</b>
SCS Leasing/Shelswell Excavating & Grading	
<b>Status &amp; Comments</b>	
Applications to permit Heavy Equipment Training Facility Public meeting held Mar. 12/2014	
<b>Required Action</b>	
Applicant to address issues before proceeding back to Development Services Committee.	



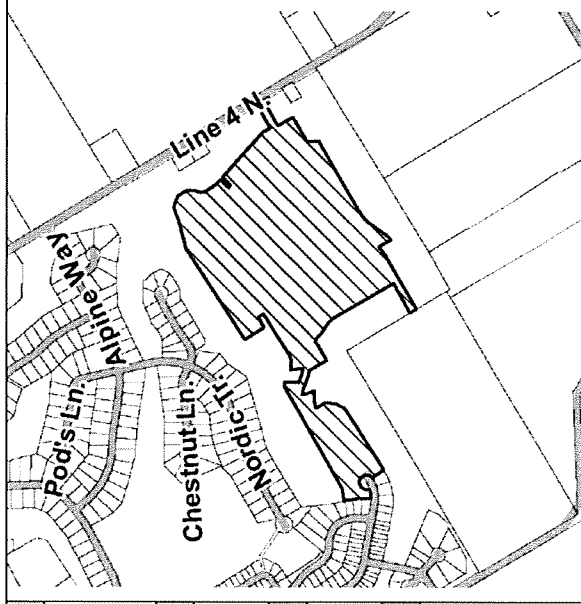
<b>File Number(s)</b>	<b>Legal Description</b>
2009-OPA-03	Part Lot 21 & 22 Conc. 5
<b>Owner Info</b>	<b>Consultant</b>
Rumball Excavating	Innovative Planning Solutions – Darren Vella
<b>Status &amp; Comments</b>	
Application to re-designate land from Agricultural to Industrial	
<b>Required Action</b>	
Application at LPAT but on hold for consideration during the Township's Official Plan Review process.	



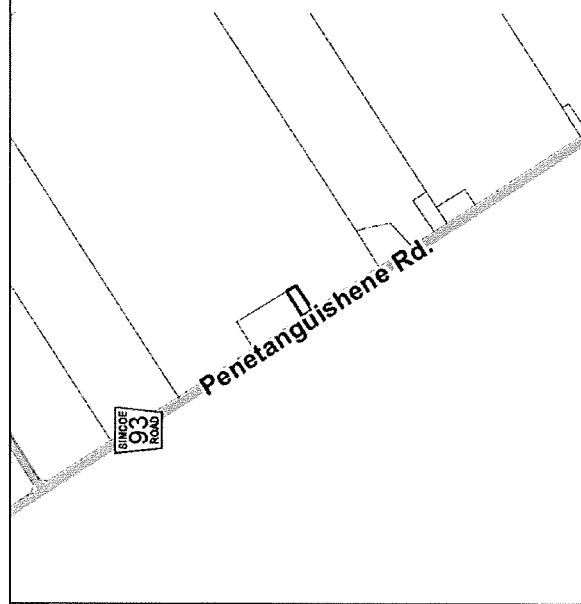
<b>File Number(s)</b>	<b>Legal Description</b>
2015-ZBA-07 (Fairgreen Sod Ltd.)	Part Lot 21, Conc. 10 (Oro) 137 Line 9 South
<b>Owner Info</b>	<b>Consultant</b>
2374357 Ont. Inc. (Lindsay Fairy)	
<b>Status &amp; Comments</b>	
Application to rezone lands to permit the sale of mulch, aggregates, seed etc. as secondary use to existing sod farm.	
<b>Required Action</b>	
Applicant to address public meeting issues and proceed back to Development Services. Staff to follow-up with Applicant to obtain zoning compliance.	



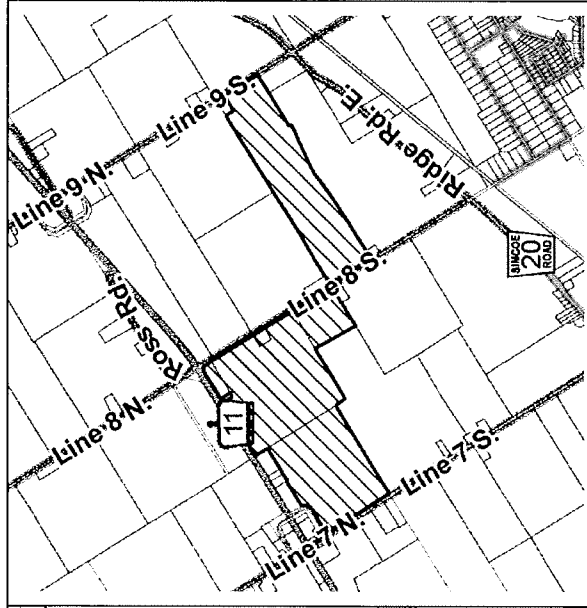
<b>File Number(s)</b>	<b>Legal Description</b>
2016-ZBA-01 (Related Subdivision 2016-SUB-01)	Part Lot 4, Conc. 4 (Oro)
<b>Owner Info</b>	<b>Consultant</b>
Horseshoe Valley Lands Ltd. (Horseshoe Valley Lands Phase 4)	Innovative Planning Solutions
<b>Status &amp; Comments</b>	
Owner has entered in Pre-servicing Agreement and has commenced earthworks. Owner seeking amended Draft Plan Approval.	
<b>Required Action</b>	
Township continue working with proponents and Township Solicitor to resolve stormwater management related matters and finalize Conditions of Draft Plan Approval.	



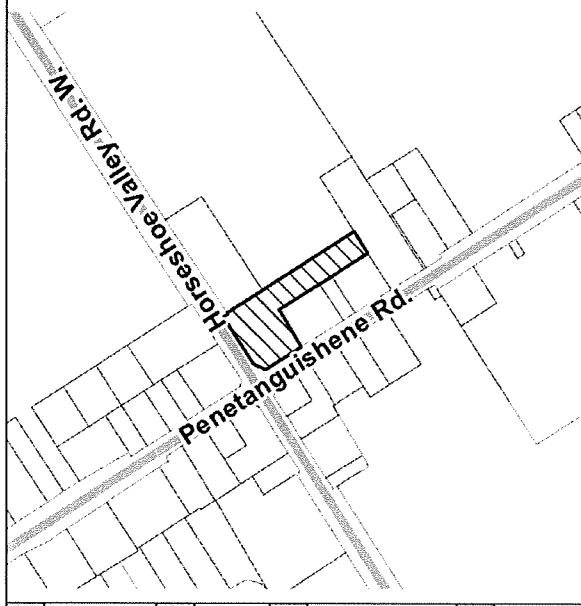
<b>File Number(s)</b>	<b>Legal Description</b>
2013-ZBA-09 (related Site Plan 2012-SPA-09)	Part of Lot 29, Concession 1 South (Oro) 1945 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
James Greaves	
<b>Status &amp; Comments</b>	
Public meeting held on August 26/2013.	
<b>Required Action</b>	
File has been inactive. Staff to send notice of inactive status to applicant for response.	



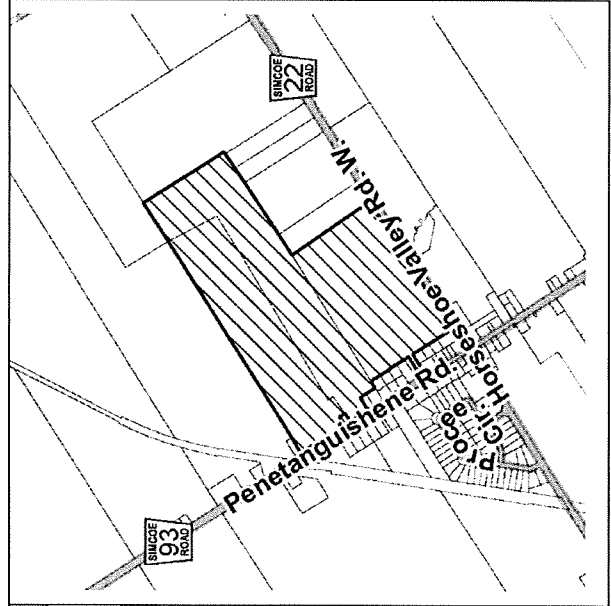
<b>File Number(s)</b>	2015-OPA-02 & 2015-ZBA-15	<b>Legal Description</b>	Concession 8, West Part Lot 21, Concession 8, Part Lot 22, Concession 8, North Part Lot 21, Concession 8, North Part Lot 22, Concession 8, South Part Lot 22, 51R-35062, Part 1, Concession 8, North Part Lot 22, 51R-3247, Part 1, Concession 9, West Part Lot 22, and Concession 9, West Part Lot 23
<b>Owner Info</b>	1350341 Ontario Inc., 2440656 Ontario Inc., 2437339 Ontario Inc., 2434219 Ontario Inc. and Farova Investments Ltd.	<b>Consultant</b>	Innovative Planning Solutions – Darren Vella
<b>Status &amp; Comments</b>	Applications received and deemed complete February 18, 2016, notice posted. Reports and Applications circulated. Staff coordinating peer review with the County of Simcoe OPA application. Application appealed to the OMB on July 27, 2017.		
<b>Required Action</b>	OMB pre-hearings held on February 8, March 29, and July 30, 2018. Hearing completed April 10, 2019 with follow up written closing arguments. LPAT decision issued November 7, 2019 to allow OPA and ZBA, final LPAT order with County and Township planning amendments issued January 10, 2020.		



<b>File Number(s)</b>	<b>Legal Description</b>
2017-OPA-01, 2017-ZBA-05 (Related Site Plan 2017-SPA-05)	Pt Lot 40, Concession 1 E.P.R. 3239 Penetanguishene Rd
<b>Owner Info</b>	<b>Consultant</b>
Costellos of Craighurst	MHBC Planning – Jamie Robinson
<b>Status &amp; Comments</b>	
OPA, Rezoning, and Site Plan for Tim Horton's restaurant with drive-thru and expansion of mixed use commercial/residential building. OPA No. 40 approved by County on June 26, 2018, no appeals received, came into effect July 19, 2018. OPA file closed.	
<b>Required Action</b>	
Awaiting applicant to submit revised site plans addressing Staff and Agency comments.	



<b>File Number(s)</b>	<b>Legal Description</b>
2018-ZBA-02 (related Subdivision 2003-SUB-01)	Pt Lots 41 & 42, Conc. 1 3555 Penetanguishene Road
<b>Owner Info</b>	<b>Consultant</b>
1204600 Ontario Limited	Malone Givens Parsons Ltd.
<b>Status &amp; Comments</b>	
Revised Zoning By-law Amendment Application to rezone from the Agricultural/Rural (A/RU), Agricultural/Rural Exception 15 (A/RU*15), & Environmental Protection (EP) Zones to the Residential One Exception (R1*301), Open Space (OS), & Environmental Protection Exception (EP*302/303) Zones.	
<b>Required Action</b>	
LPAT Settlement Hearing held on October 15, 2019. LPAT decision issued October 30, 2019 to allow Zoning By-law Amendment and Draft Plan Approval with conditions for 319 residential lots.	





<b>File Number(s)</b>	<b>Legal Description</b>	Not Applicable
2018-ZBA-16	Township Wide	
<b>Owner Info</b>	<b>Consultant</b>	
Township of Oro-Medonte		
<b>Status &amp; Comments</b>		
Official Plan and Zoning By-law Amendments for Short Term Rentals and associated Licensing By-law. Staff preparing draft OPA and ZBA by-laws with legal review for public consultation. Draft Licensing By-law (2019-053) discussed at May 22, 2019 Council meeting.		
<b>Required Action</b>		
Notice of Public Meeting to be posted once draft planning documents available for public review.		

<b>File Number(s)</b>	<b>Legal Description</b>	Not Applicable
2019-ZBA-01	Township Wide	
<b>Owner Info</b>	<b>Consultant</b>	
Township of Oro-Medonte		
<b>Status &amp; Comments</b>		
Council passed Interim Control By-law 2018-109 prohibiting cannabis production in Agricultural/Rural Zone while Township studies the matter. Interim control by-law to be extended until June 4 <sup>th</sup> , 2020.		
<b>Required Action</b>		
Public meeting held December 17, 2019. Staff accepting comments until January 31, 2020. Staff to prepare in Q3 proposed Zoning By-law Amendment for Councils consideration.		