



**Notice of Receipt of a Complete Application  
Notice of Particulars and Public Access  
Notice of Public Meeting for  
Proposed Amendments to the Official Plan and  
Zoning By-law of the Township of Oro-Medonte**

**2022-OPA-01 & 2022-ZBA-03  
(2041063 Ontario Ltd.)**

**Due to the evolving public health situation (COVID-19), the Township will livestream the Public Meeting over the internet for public viewing and participation. Please refer to the Township's website ([oro-medonte.ca](http://oro-medonte.ca)) for Public Meeting viewing and participation information.**

Take notice that the Township of Oro-Medonte deemed the following applications to amend the Official Plan and Zoning By-law to be "Complete" Applications pursuant to the **Planning Act** on the 29th day of March, 2022.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold a **Public Meeting on May 4, 2022 at 5:30 p.m.** in the Municipal Council Chambers. The purpose of the Public Meeting is to notify the public and to obtain public comments on a proposed Amendments to the Official Plan and Zoning By-law.

**The subject lands are municipally known as 5071 Highway 11 North** and are described as East Part of Lot 16, Concession 14 (Oro) , Parts 1 and 2 on 51R-30258, Township of Oro-Medonte, County of Simcoe. A key map illustrating the location of the subject lands, and a copy of the applicants site plan including the lands to be redesignated and rezoned are included with this notice.

**The purpose and effect of the proposed amendment to the Township of Oro-Medonte Official Plan** is to retain the developed portion of the subject lands within the Agricultural designation, while establishing a site-specific exemption under Section C.1.4 (Agricultural – Exceptions) of the Township's Official Plan. The effect of this application is recognizing the existing commercial and industrial uses on the property. The details of the proposed Official Plan Amendment are attached to this Notice.

**The purpose and effect of the proposed amendment to Zoning By-law 97-95** is to rezone a portion of the subject lands from the Agricultural/Rural (A/RU) Zone to a site specific Agricultural/Rural Exemption X (A/RU\*X) Zone. The effect of this application is recognizing the existing commercial and industrial land uses and structures on the subject lands on a permanent basis. The details of the proposed Zoning By-law Amendment are attached to this Notice.

Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Official Plan Amendment. Written comments by any person unable to attend the meeting should be mailed/faxed/e-mailed to the Director, Development Services, The Corporation of the Township of Oro-Medonte to be received no later than 12:00 p.m. noon on **May 4, 2022**. Please ensure that you include your name and address so that you may be contacted if necessary.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Director, Development Services, The Corporation of the Township of Oro-Medonte before the proposed Official Plan and Zoning By-law Amendments are adopted/passed or refused, the person or public body is not entitled to appeal the decision of the Council of the Township of Oro-Medonte to the Ontario Land Tribunal and 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 are reasonable grounds to do so.

The application is part of the public record and is available to the public for viewing/inspection between 8:30 a.m. and 4:30 p.m. at the Township of Oro-Medonte Administration Building and available on the Township's website [www.oro-medonte.ca](http://www.oro-medonte.ca). Any person wishing further information or clarification with regard to the application or to arrange to inspect the application should contact the Planning Division at 705-487-2171. Individuals who submit letters and other information to Council and its advisory bodies should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the Township's website.

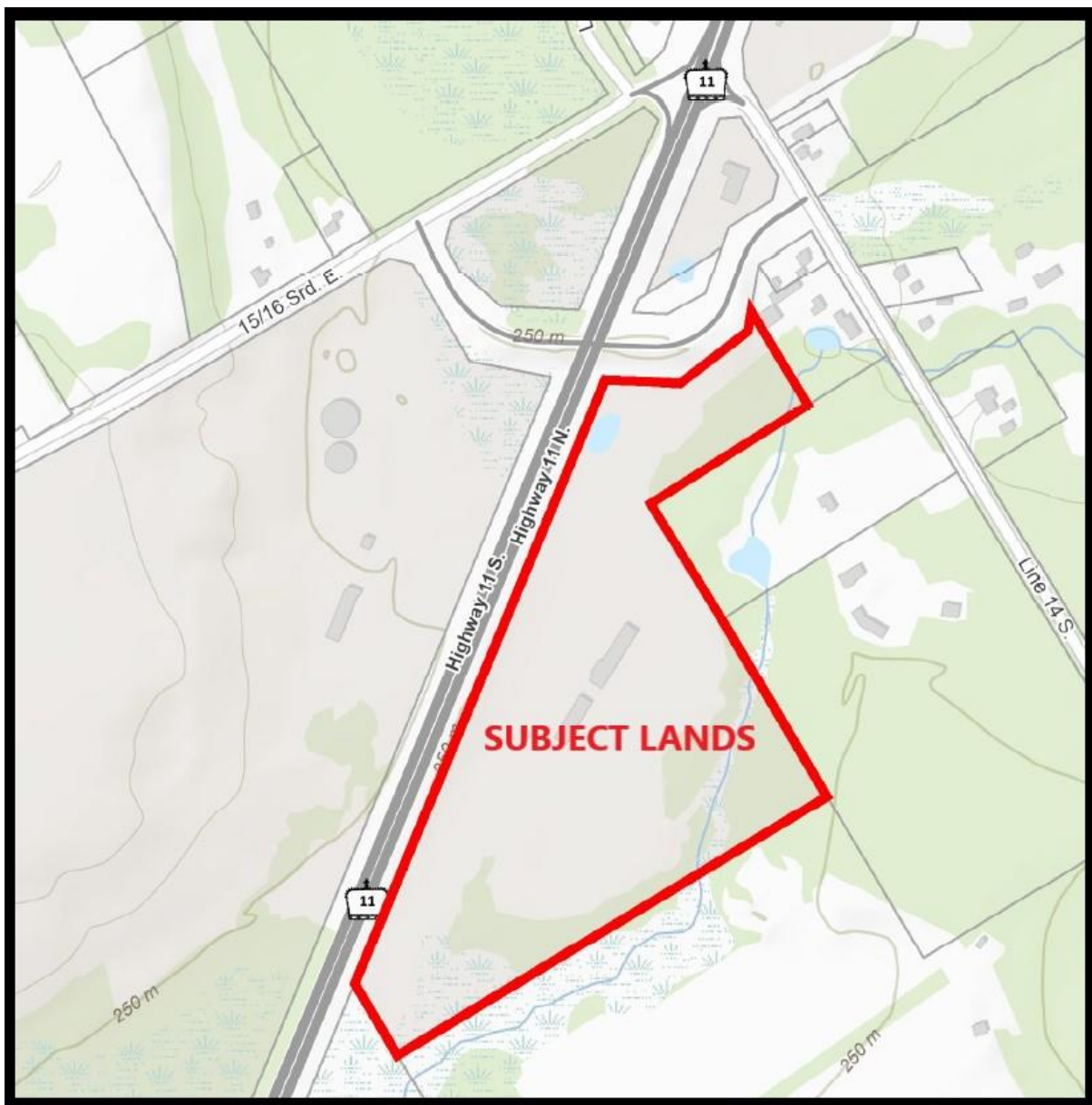
If you wish to be notified of the adoption/passing or refusal by the Township of Oro-Medonte in respect to the proposed Official Plan Amendment and Zoning By-law Amendments, you must make a written request.

Written submissions should be directed to:

Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Andria Leigh, Director, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

Dated at the Township of Oro-Medonte this 30<sup>th</sup> day of March, 2022.

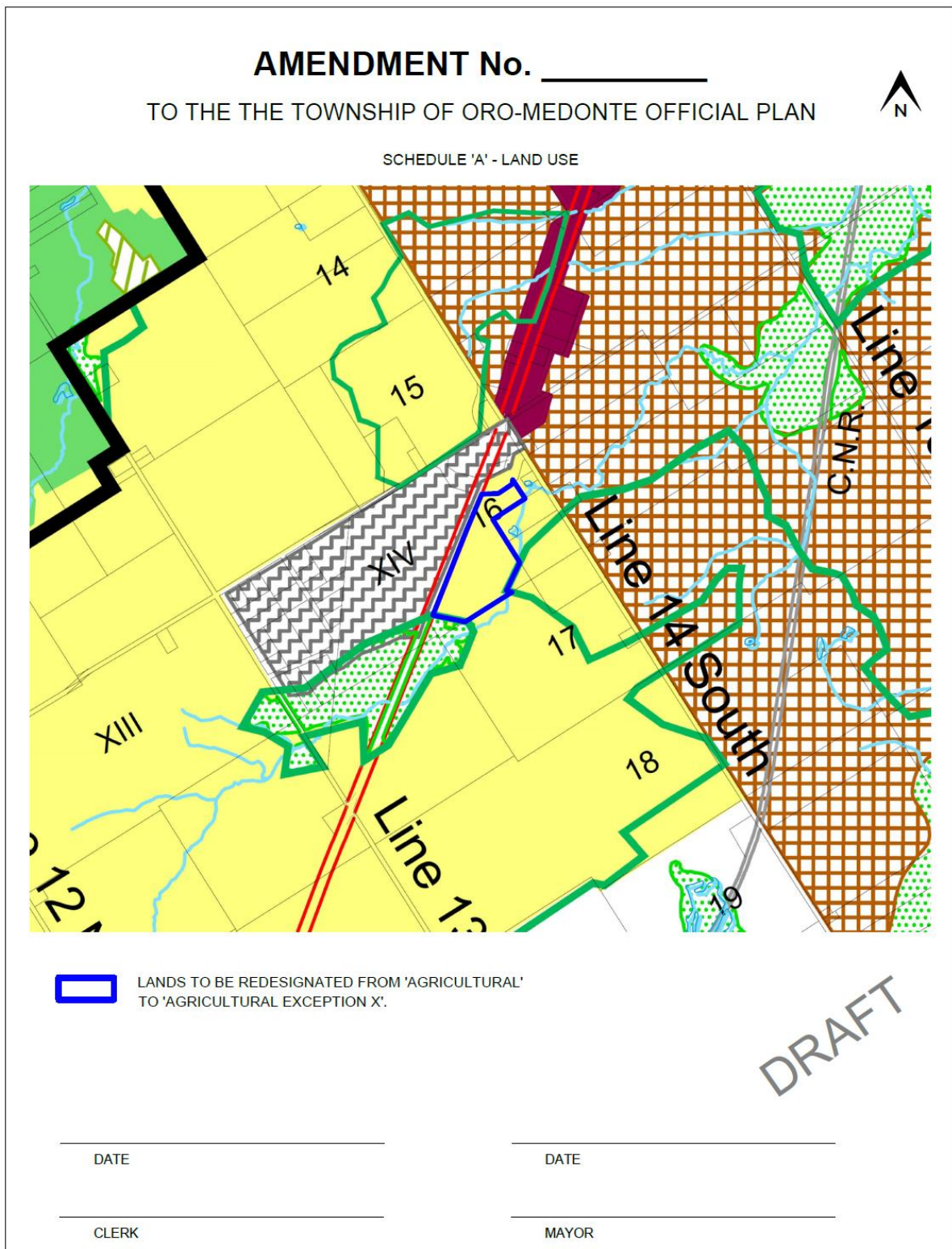
### Location Map



## Applicant's Proposed Official Plan Amendment

C.1.4.X Part of Lot 16, Concession 14, being Parts 1-3 on Plan 51R-30258 (5071 Highway 11 North)

1. Notwithstanding any other policy in this Plan, the following existing structures and land uses are permitted: Existing Buildings, Buildings Supply Outlets and Showroom, Business Offices, Custom Workshops, Retail Stores accessory to a permitted use, Building Contractors Supply Outlet, Auction Centre, Contractor's Yard, Warehouses, Outdoor Storage Uses, Equipment Sales Establishment, Banquet Hall, Recreational Vehicle Sales Establishment (Snowmobiles, 4x4 vehicles), Construction Equipment Sales Establishment, Swimming Pool and Spa Sales Establishment, Dock and Seasonal Sales Establishment, Motor Vehicle Sales Establishment (for a maximum of 50 vehicles), Trailer/Recreational Vehicle Sales Establishment (for a maximum of 50 units), Mobile/Modular Home Sales Establishment (maximum of 5 units), Service Shops Light, Accessory Outdoor Display and Sales (to a maximum of 7 businesses), and Temporary Tents.



## Applicant's Proposed Zoning By-law Amendment

7.X \*X- Part of Lot 16, Concession 14, being Parts 1-3 on Plan 51R-30258 (5071 Highway 11 North)

Notwithstanding Table A4 'Agricultural/Rural Zone and the Mineral Aggregate Resources Zones – Permitted Uses', the following are also permitted on a portion of the lands denoted by the symbol \*X, as shown on schedules to this By-law: Existing Buildings, Buildings Supply Outlets and Showroom, Business Offices, Custom Workshops, Retail Stores accessory to a permitted use, Building Contractors Supply Outlet, Auction Centre, Contractor's Yard, Warehouses, Outdoor Storage Uses, Equipment Sales Establishment, Banquet Hall, Recreational Vehicle Sales Establishment (Snowmobiles, 4x4 vehicles), Construction Equipment Sales Establishment, Swimming Pool and Spa Sales Establishment, Dock and Seasonal Sales Establishment, Motor Vehicle Sales Establishment (for a maximum of 50 vehicles), Trailer/Recreational Vehicle Sales Establishment (for a maximum of 50 units), Mobile/Modular Home Sales Establishment (maximum of 5 units), Service Shops Light, Accessory Outdoor Display and Sales (to a maximum of 7 businesses), and Temporary Tents.

