



**Notice of Receipt of a Complete Application  
Notice of Particulars and Public Access  
Notice of Intention to Remove Holding (H) Provision  
From the Zoning By-law  
of the Township of Oro-Medonte**

**2020-ZBA-12  
(McPhee)**

**Due to the evolving public health situation (COVID-19), effective March 17, 2020 at 8:30 am the Township of Oro-Medonte Administration Office is closed to the general public until further notice. 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) for meeting viewing and participation information.**

Take notice that the Township of Oro-Medonte deemed the following application to amend Zoning By-law No. 97-95, as amended, a "Complete Application" pursuant to the Planning Act on the 7<sup>th</sup> day of April, 2021.

And take notice that pursuant to Sections 34 and 36 of the *Planning Act*, the Corporation of the Township of Oro-Medonte has received an Application for a Zoning By-law Amendment from David McPhee and Terrance McPhee requesting the removal of a Holding (H) provision.

And further take notice that Council of the Corporation of the Township of Oro-Medonte intends to pass an amending by-law to Zoning By-law No. 97-95, as amended, at its meeting scheduled on May 5, 2021.

The purpose and effect of the amending by-law is to remove the Holding (H) provision from the severed lands currently zoned Agricultural/Rural Hold (A/RU(H)), legally described as Concession 1 Part Lot 16 Registered Plan 51R41267 Part 1 (South Orillia), municipally known as 51 Line 14 South and remove the Holding (H) provision from the portion of the retained lands currently zoned Agricultural/Rural Hold (A/RU(H)), legally described as Concession 1 Part Lot 16 (South Orillia), municipally known as 55 Line 14 South (key map attached). The removal of the Holding (H) provision pertains to the applicants having satisfied the Township's requirements for Site Plan Approval (Application 2020-SPA-19) for the severed lands (51 Line 14 South) to: prohibit tree removal along the north property line; establish minimum setbacks for any expansion to the existing single detached dwelling and any accessory buildings or structures from the north lot line; establish requirements for the placement of sediment and erosion control fencing down the gradient of the disturbance for any development that requires clearing of vegetation or excavation; and, restrict the permitted uses on the severed lands.

Pursuant to Section 36 of the *Planning Act*, this is not a public meeting and notice has only been given to the owners of the land affected by the application and those individuals and agencies who requested, through the Township Clerk, further notice of meetings related to the lifting of the Holding (H) provision.

Any person wishing to appear as a delegation and speak to this matter either in support of or in opposition to the amending by-law, must submit in writing a mailed/faxed/e-mailed request to the Township Clerk, the Corporation of the Township of Oro-Medonte, to be received no later than 12:00 p.m. noon on May 5, 2021. Please ensure that you include your name and address so that you may be contacted if necessary.

Zoning By-law Amendment Appeal: Appeal rights are accorded only to the owner of the subject lands with respect to the removal of a Holding provision and, as such, there are no third party rights of appeal for the removal thereof.

Further details of the application are part of the public record and are available to the public for viewing/inspection 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 should contact the Planning Division at 705-487-2171 or [planning@oro-medonte.ca](mailto:planning@oro-medonte.ca).

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 decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

Written submissions/requests 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 16<sup>th</sup> day of April, 2021.

**Key Map**

