



**Notice of Particulars and Public Access
Notice of Public Meeting for a
Proposed Draft Plan of Subdivision
and Amendment to the Zoning By-law
of the Township of Oro-Medonte**

**2003-SUB-01 & 2018-ZBA-02
(Craighurst Land Corp.)**

Take notice that the Township of Oro-Medonte received revised Draft Plan of Subdivision and Zoning By-law Amendment applications under the Planning Act, R.S.O. 1990 c. P. 13. on the 5th day of May, 2018.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **Thursday July 19, 2018 at 5:45 p.m.** in the Municipal Council Chambers. The purpose of the Public Meeting is to obtain public comments on a proposed Draft Plan of Subdivision and Amendment to the Zoning By-law.

The subject lands are located north of the Horseshoe Valley Road (County Road 22) and east of Penetanguishene Road (County Road 93). The subject lands are described as Lots 2, 3, 11, 12, 13, and 18 to 38 (inclusive) and Part of Lots 1 and 4 and Part of Craig Street and First Street, Registered Plan 91 and Part of Lots 41 and 42 Concession 1, E.P.R. (within the former Township of Medonte), Township of Oro-Medonte. A key map illustrating the location of the subject lands and a copy of the applicants Draft Plan of Subdivision are included with this notice.

The proposed Zoning By-law Amendment would amend Schedule A14 of Zoning By-law No. 97-95, as amended, by rezoning the subject lands from the Agricultural/Rural (A/RU) and Agricultural/Rural Exception 15 (A/RU*15) Zones to the Residential One Exception ## (R1*##), Institutional (I), Environmental Protection Exception (EP*##), and Open Space (OS) Zones in order to permit a proposed Draft Plan of Subdivision comprised of 318 single detached residential lots in addition to the proposed parkland, institutional, infrastructure (water, stormwater, and communal sewage/waste water), and environmental protection blocks.

Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Zoning By-law Amendment and/or the proposed Draft Plan of Subdivision. Written comments by any person unable to attend the meeting should be mailed/faxed/e-mailed to the Secretary-Treasurer, The Corporation of the Township of Oro-Medonte to be received no later than 12:00 p.m. noon on July 19, 2018. 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 Secretary-Treasurer, The Corporation of the Township of Oro-Medonte before the proposed Zoning By-law Amendment is passed or refused and/or before the Draft Plan of Subdivision is approved 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 Local Planning Appeal Tribunal and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The applications are part of the public record and are 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. Any person wishing further information or clarification with regard to the applications or to arrange to inspect the applications 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 decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment and/or of the proposed Draft Plan of Subdivision, you must make a written request.

Written submissions should be directed to:

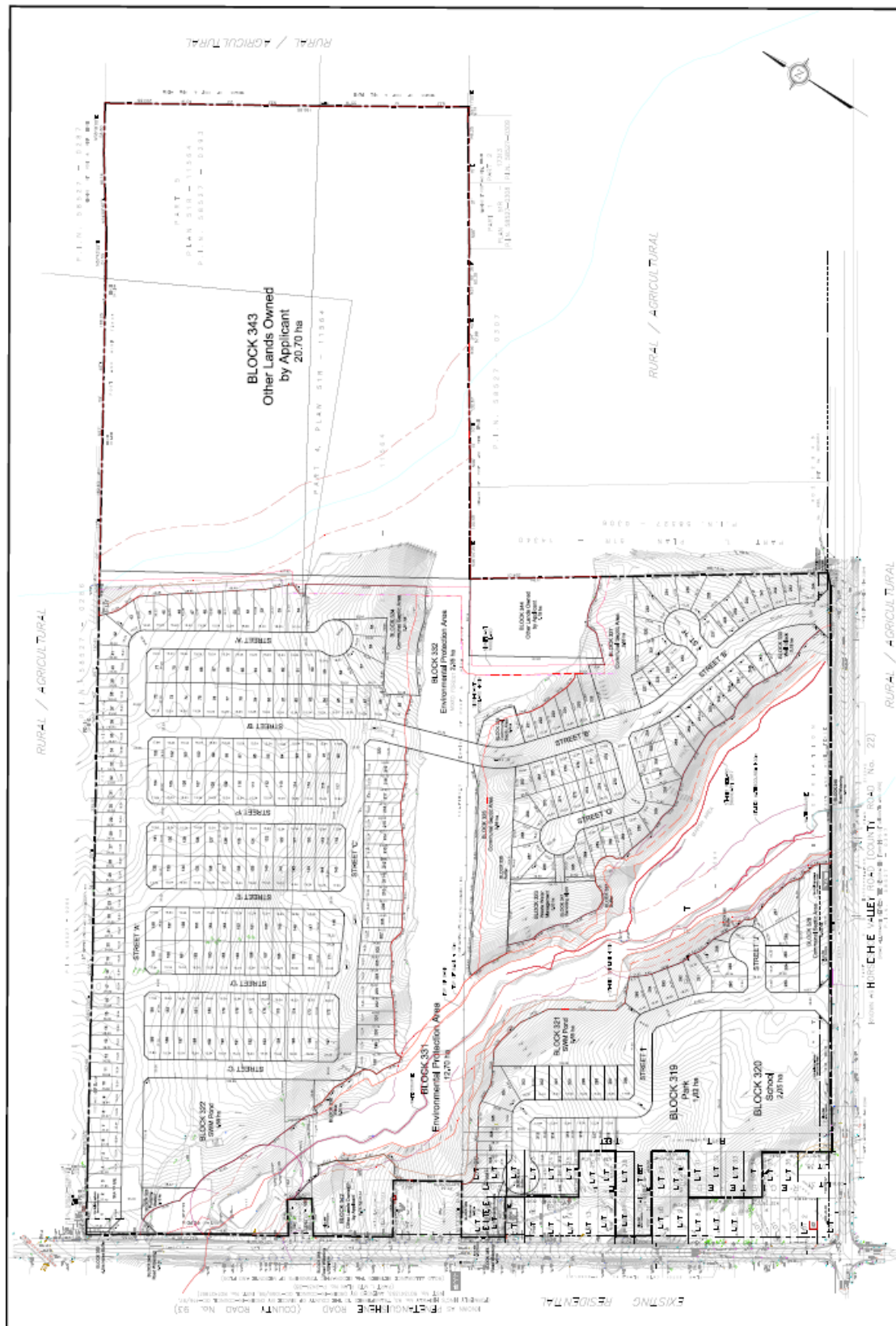
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Andria Leigh, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 15th day of June, 2018.

Key Map



Proposed Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

LOTS 2, 3, 11, 12, 13, AND 18 TO 36 (INCLUSIVE) AND PART OF LOTS 1 AND 4 AND PART OF CRAIG STREET AND FIRST STREET REGISTERED PLAN 91 AND PART OF LOTS 41 AND 42 CONCESSION 1, L.P.R. (REGULATED TOWNSHIP OF GRAMMEONT) COUNTY OF INCOE

Scale: 1:2000
0 10 25 50 100 200m

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLK	LAND USE	UNITS	AREA (ha)
319	Single-Dwelling Residential (L2, L2a, L2b)	216	13.65
320	Daycare	20	1.12
321	Daycare	20	1.12
322	Open Space	20	1.12
323	Open Space	20	1.12
324	Open Space	20	1.12
325	Open Space	20	1.12
326	Open Space	20	1.12
327	Open Space	20	1.12
328	Open Space	20	1.12
329	Open Space	20	1.12
330	Open Space	20	1.12
331	Open Space	20	1.12
332	Open Space	20	1.12
342	Open Space	20	1.12
343	Open Space	20	1.12
TOTAL		316	18.67

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lots to be subdivided as shown on this Plan and the relationship of the adjacent lots are accurately and correctly shown.

E.P.R.O.
M. MALONE
Surveyor General
ONTARIO
November 5, 2017
Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 4(1)(7) OF THE PLANNING ACT R.S.O. 1990, (MISCELLANEOUS AMENDMENTS) AND SECTION 5(3) OF THE PLANNING ACT R.S.O. 1990, (MISCELLANEOUS AMENDMENTS), THE CITY OF INCOE HAS REVIEWED THIS PLAN AND HAS APPROVED THE SUBDIVISION WITH THE FOLLOWING NOTES:

- Lot boundaries to be shown as indicated on the plan.
- Lot boundaries to be shown as indicated on the plan.
- Lot boundaries to be shown as indicated on the plan.
- Lot boundaries to be shown as indicated on the plan.

NOTE: Consideration should be given to the following items:

- Properly established easements and encroachments with appropriate notice to the affected parties.
- Consideration should be given to the following items:
- Consideration should be given to the following items:

Director of Planning, Development and Tourism, County of Incoe
November 5, 2017
Date

OWNERS AUTHORIZATION

I hereby authorize Malone Green Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Township of Grammeont.

B.E.
OWNER'S AUTHORIZATION
November 5, 2017
Date

Prepared by:
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