



Notice of Receipt of Complete Applications & Notice of Public Meeting for Proposed Amendments to the Official Plan and Zoning By-law of the Township of Oro-Medonte

Applications: 2019-OPA-02 & 2019-ZBA-21
Applicant: 2654983 Ontario Ltd.

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 Public Meeting viewing and participation information.

Take notice that the Township of Oro-Medonte deemed the following applications to amend the Official Plan and the Zoning By-law "Complete" Applications pursuant to the Planning Act, R.S.O. 1990 c. P. 13 on February 27, 2020.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **Thursday, August 6, 2020 at 5:30 p.m.** The purpose of the Public Meeting is to notify the public and to obtain public comments on a proposed Amendments to the Township of Oro-Medonte Official Plan and to Comprehensive Zoning By-law 97-95, under Sections 22 and 34 of the Planning Act, R.S.O. 1990 c. P. 13.

The subject lands are comprised of two (2) parcels within the Horseshoe Valley Rural Settlement Area, located east of Line 3 North and described as Parts of Lots 3 & 4, Concession 4 (Oro), Township of Oro-Medonte. A key map illustrating the location of the subject lands is included in this Notice.

The proposed amendment to the Township of Oro-Medonte Official Plan is to change the designation of the subject lands from "Horseshoe Valley Low Density Residential" to "Horseshoe Valley Medium Density Residential".

The proposed amendment to Township of Oro-Medonte Zoning By-law 97-95 is to change the zoning of the subject lands from "Residential One Exception 140 Holding (R1*140-H)" to a site-specific "Residential Two Exception ### (R2*###)" zone.

The applicant's proposed amendments to the Official Plan and Zoning By-law are attached to this Notice.

The purpose and effect of the applications is to facilitate the development of a proposed Plan of Subdivision consisting of 97 townhouse units and a block for future medium density residential development, as proposed by a related Plan of Subdivision Application (2019-SUB-01). A copy of the applicants Conceptual Site Plan of the proposed development is attached to this notice.

Input on the proposed amendments to the Official Plan and Zoning By-law are welcome and encouraged. For specific details regarding public participation during the meeting please check the Township website at <https://www.oro-medonte.ca/municipal-services/planning-information>.

Written submissions can be made by:

1. Emailed to planning@oro-medonte.ca prior to or during the Public Hearing;
2. Dropped in the drop box at the Township Administration Office on Line 7 South;
3. Faxed to (705) 487-0133; or,
4. Mailed through Canada Post.

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 a 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.

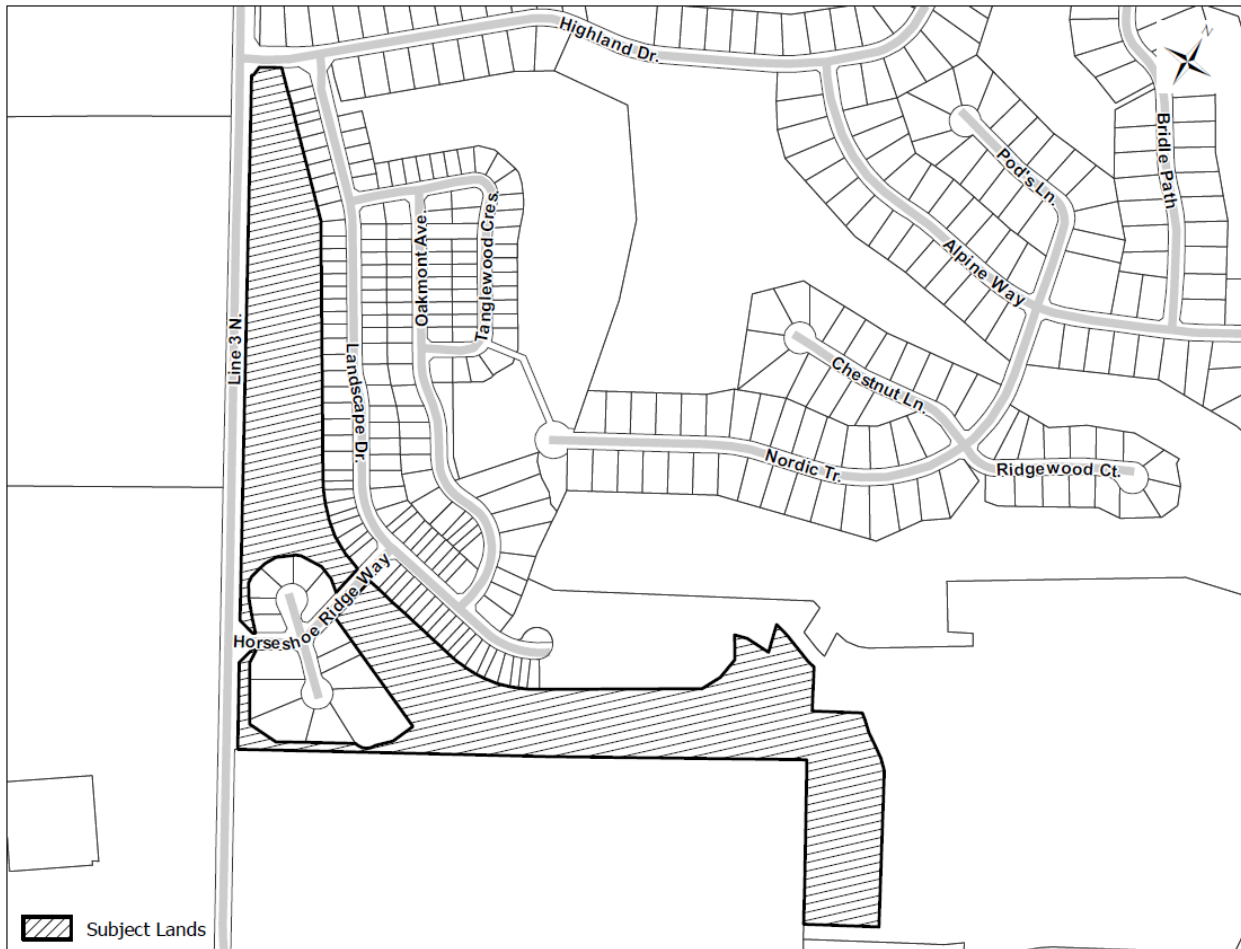
Further details of the applications are part of the public record and are available to the public for viewing/inspection on the Township's website www.oro-medonte.ca. Any person wishing further information or clarification with regard to the application should contact the Planning Division at 705-487-2171 or planning@oro-medonte.ca.

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 Official Plan and Zoning By-law Amendments, you must make a written request.

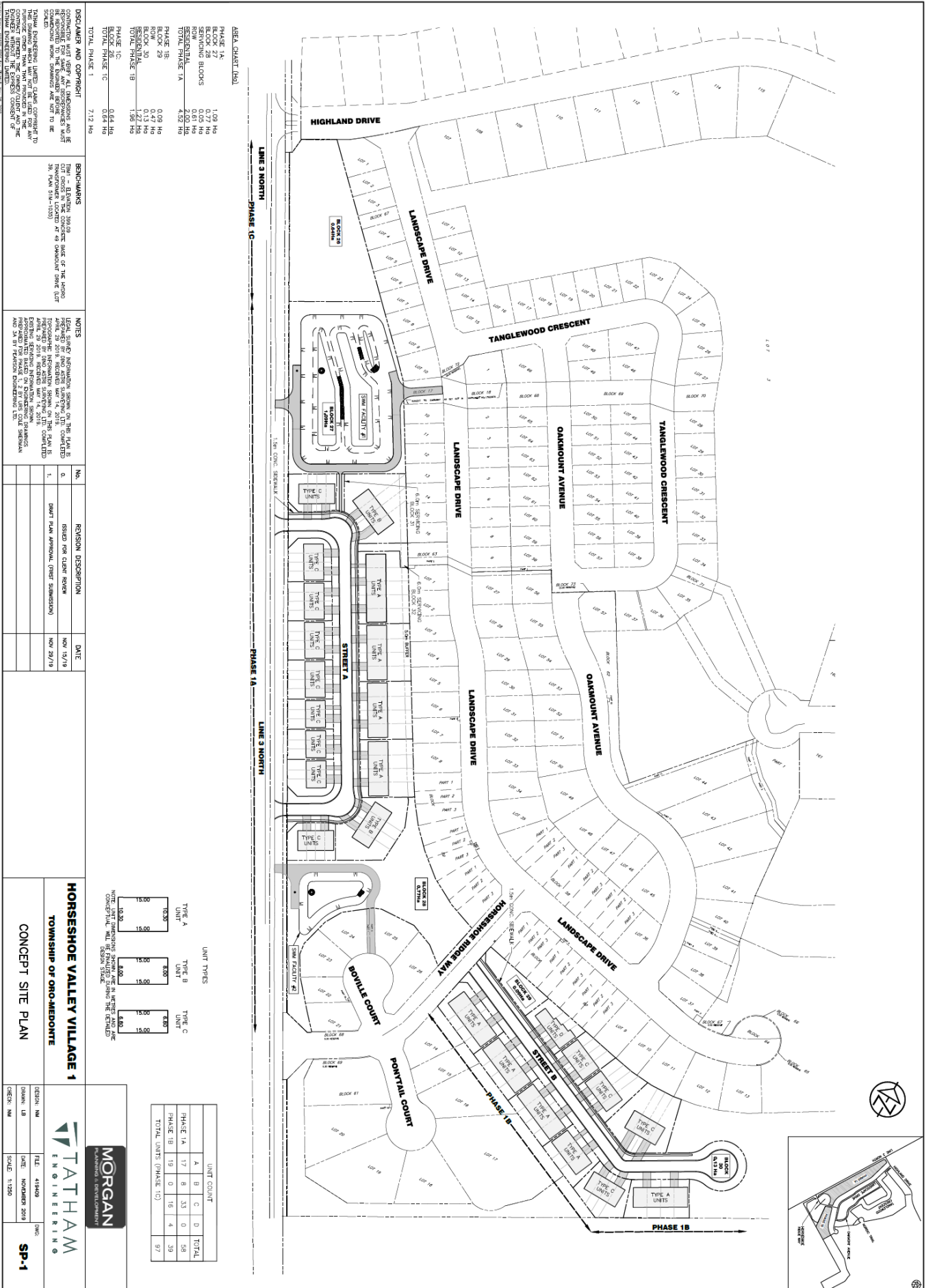
Written submissions/requests should be directed to:
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Andria Leigh, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 14th day of July, 2020.

Location Map



Conceptual Site Plan:



AREA CHART (HA)

| | |
|------------------|---------|
| PHASE 1A | 1.89 HA |
| BLOCK 22 | 0.27 HA |
| SERVICING BLOCKS | 0.09 HA |
| RESIDENTIAL | 2.05 HA |
| TOTAL PHASE 1A | 4.32 HA |
| PHASE 1B | 0.09 HA |
| BLOCK 29 | 0.13 HA |
| BLOCK 30 | 0.13 HA |
| TOTAL PHASE 1B | 1.35 HA |
| PHASE 1C | 0.64 HA |
| BLOCK 26 | 0.64 HA |
| TOTAL PHASE 1C | 0.64 HA |
| TOTAL PHASE 1 | 7.12 HA |

DISCLAIMER AND COPYRIGHT
 CONSULTANTS AND DESIGNERS HAVE CONDUCTED VISUAL REPRESENTATIONS AND RENDERINGS OF THE PROPOSED DEVELOPMENT AND ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. THE DESIGNER'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND SHALL NOT BE EXTENDED TO ANY OTHER SERVICES OR PRODUCTS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR OMISSIONS BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE DEVELOPMENT AFTER THE COMMENCEMENT OF CONSTRUCTION.

BENCHMARKS
 THE BENCHMARK FOR THIS PROJECT IS THE BENCHMARK FOR THE LAND SUBMITTED WITH THE APPLICATION FOR THE DEVELOPMENT OF THIS PROJECT ON 29/10/2018. THE BENCHMARK FOR THE DEVELOPMENT OF THIS PROJECT IS THE BENCHMARK FOR THE LAND SUBMITTED WITH THE APPLICATION FOR THE DEVELOPMENT OF THIS PROJECT ON 29/10/2018.

NOTES
 1. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

| No. | REVISION DESCRIPTION | DATE |
|-----|--|-----------|
| 1. | ISSUED FOR CLIENT REVIEW | NOV 12/19 |
| 2. | SMART PLAN APPROVAL (FIRST SUBMISSION) | NOV 29/19 |

UNIT TYPES

| UNIT TYPE | TYPE A | TYPE B | TYPE C |
|-------------|--------|--------|--------|
| TYPE A UNIT | 100 | 100 | 100 |
| TYPE B UNIT | 100 | 100 | 100 |
| TYPE C UNIT | 100 | 100 | 100 |

UNIT COUNT

| UNIT TYPE | A | B | C | D | TOTAL |
|------------------------|----|---|----|---|-------|
| PHASE 1A | 17 | 8 | 33 | 0 | 58 |
| PHASE 1B | 19 | 0 | 16 | 4 | 39 |
| TOTAL UNITS (PHASE 1C) | | | | | 97 |

HORSESHOE VALLEY VILLAGE 1
 TOWNSHIP OF ORCHMOUNT

CONCEPT SITE PLAN

| | | |
|-------------|---------------------|---------------------|
| DESIGN: N/A | FILE: 419409 | DATE: NOVEMBER 2019 |
| DRAWN: L/A | DATE: NOVEMBER 2019 | SCALE: 1:1250 |
| CHECK: N/A | | |

MORGAN
 CONSULTANTS AND DESIGNERS

TATHAM ENGINEERING

SP-1

Proposed Official Plan Amendment (Excerpt from Land Use Planning Report, Morgan Planning & Development Inc., December 2019):

The purpose of the Official Plan Amendment (OPA) application is to re-designate the property from the *Horseshoe Valley Low Density Residential* designation to the *Horseshoe Valley Medium Density Residential* designation.

The proposed *Medium Density Residential* designation would permit the townhouse development as proposed for Phases 1A and 1B, and would permit a future medium density residential development on the Phase 1C lands.

Section C14.3.6 of the Official Plan directs that the density of development within the *Medium Density Residential* designation shall not generally exceed 30 units per gross hectare. The density of the proposed development is approximately 16.5 units per gross hectare.

Proposed Zoning By-law Amendment (Excerpt from Land Use Planning Report, Morgan Planning & Development Inc., December 2019):

The purpose of the Zoning By-law Amendment (ZBA) application is to rezone the property from the Residential One Exception 140 Holding [R1*140(H)] Zone to a site specific Residential Two Exception ## (R2*##) Zone.

The proposed R2*## Zone would permit the townhouse development as proposed for Phases 1A and 1B, and would permit a future medium density residential development on the Phase 1C lands.

The R2*## Zone proposes the following three site specific performance standards:

- That notwithstanding Table B1, lot frontages of 5.4 metres be permitted for Block 2.
- That notwithstanding Section 5.20.2.4, no driveway shall be located less than 10 metres from the intersection of the front lot line and the exterior side lot line on a corner lot.
- That notwithstanding Section 5.7(c), decks may encroach a maximum of 3.6 metres into the rear yard.