



## **Notice of Receipt of Complete Applications Notice of Particulars and Public Access Notice of Public Meeting for a Proposed Official Plan Amendment Proposed Zoning By-law Amendment**

**2025-OPA-02, 2025-ZBA-26  
(Gingras)**

Take notice that the Township of Oro-Medonte deemed the above referenced applications to be "Complete Applications" pursuant to the **Planning Act** on the 12<sup>th</sup> day of January, 2026.

The Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **February 4, 2026, at 6:00 p.m.** in the Municipal Council Chambers to obtain public comments on proposed Amendments to the Township's Official Plan and Zoning By-law.

Meetings are held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to livestream Public Meetings over the internet for public viewing and participation. Protocols have been established to advise how to electronically participate at public meetings. Please refer to the Township's website ([oro-medonte.ca](http://oro-medonte.ca)) for Public Meeting viewing and participation information.

The subject lands are described as Concession 5, Part East Half Lot 2, RO1375695 (Medonte). The municipal address is 3626 Line 5 North. A key map illustrating the location of the subject lands is included with this notice.

### **Proposed Official Plan Amendment**

The purpose of Official Plan Amendment Application 2025-OPA-02 is to amend Part 6 of the Official Plan by adding an exception to the Home Occupation Policies so that a home occupation on the subject property is permitted to:

- a) Operate within two accessory buildings and in the outdoor areas of the lot;
- b) Occupy a greater floor area than the primary residential use of the property; and
- c) Operate outside of the principal residence of the person conducting the home occupation.

The subject property would also be redesignated from 'Greenlands' to 'Greenlands with Special Provision' designation on Schedule A: Land Use and Schedule H, Exceptions to the Official Plan.

### **Proposed Zoning By-law Amendment**

The purpose of Zoning By-law Amendment Application 2025-ZBA-26 is to rezone the subject property from Agricultural/Rural (A/RU) to Agricultural/Rural Exception A/RU\*XXX to introduce the following three exceptions to the Home Occupation provisions in the Zoning By-law:

- 5.12(b): shall be conducted entirely within the two detached accessory buildings and/or the main building on the lot, as well as in the outdoor areas of the lot;
- 5.12(g): shall not employ more than five (5) employees who are not a resident of the dwelling unit;
- 5.12(j): the sale of commodities not produced on the premises, specifically related to the Wellness business may be sold on-site to patrons.

The zone symbol on Schedule A20 to Zoning By-law 97-95, as amended for the subject property would also be amended from 'A/RU' to 'A/RU\*XXX'. The Environmental Protection (EP) portion of the property would remain EP. No new buildings or structures are proposed.

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 and Zoning By-law Amendments.

Input on the draft amendments is welcome and encouraged. For specific details regarding public participation during the meeting please check the Township website at <https://www.oro-medonte.ca/working-here/township-departments/planning-information/>

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 **February 4, 2026**. Please ensure

that you include your name and address so that you may be contacted if necessary.

Written submissions can be made by:

1. Emailed to [planning@oro-medonte.ca](mailto:planning@oro-medonte.ca) prior to or during the Public Meeting;
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.

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.

### Official Plan and Zoning By-law Amendments

If a person or public body would otherwise have an ability to appeal the decision of Council for The Corporation of the Township of Oro-Medonte to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Township of Oro-Medonte before the proposed Official Plan Amendment is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Oro-Medonte before the proposed Official Plan Amendment is adopted or before the by-law is passed, the person or public body 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 add the person or public body as a party.

Notwithstanding the above, subsections 17 (36) and 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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](http://www.oro-medonte.ca).

Any person wishing further information, clarification with regard to the applications, to arrange to inspect the applications or appeal rights should contact the Planning Division at 705-487-2171.

You can watch a live stream of the meeting on the Township's YouTube Channel (this link will not allow you to speak during the meeting).

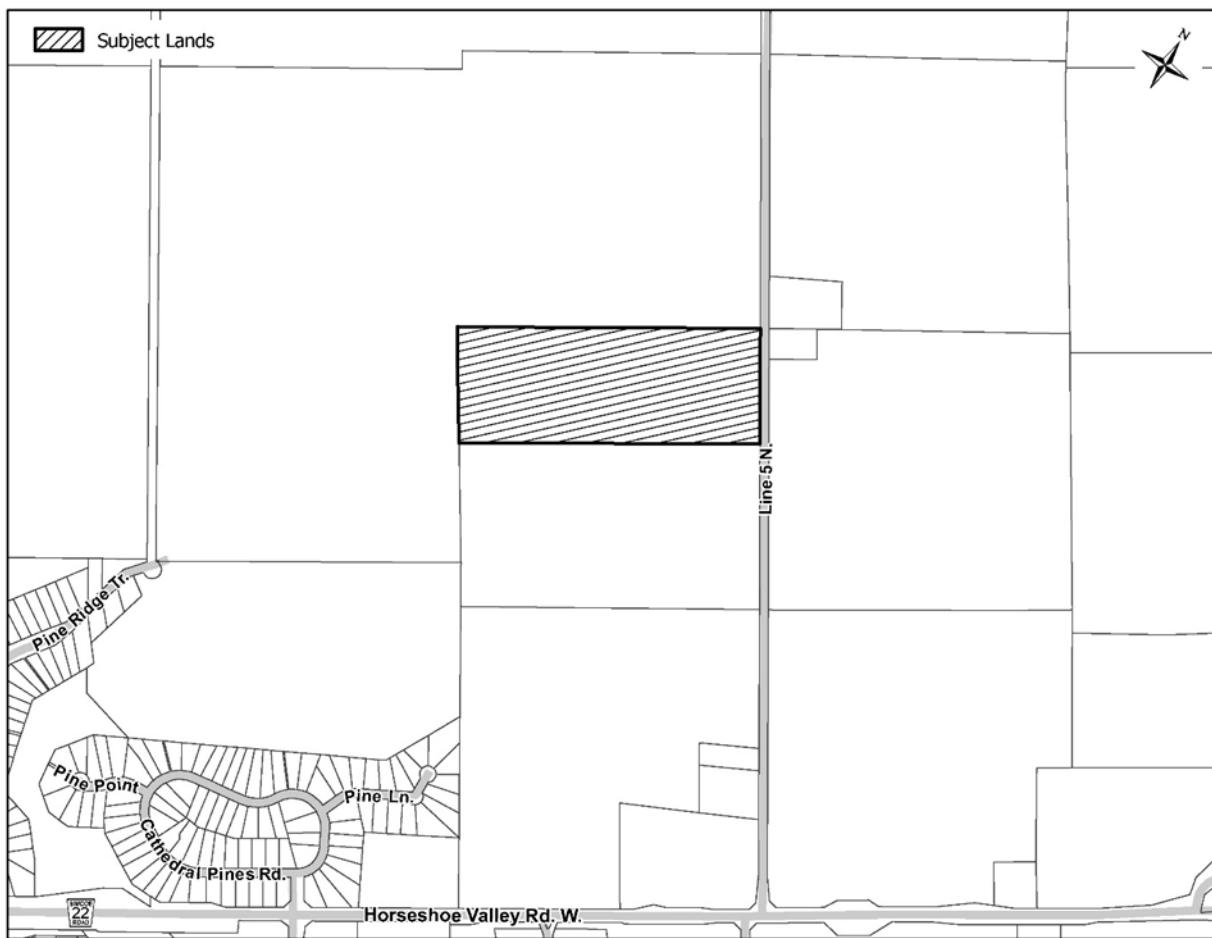
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request.

Written submissions should be directed to:

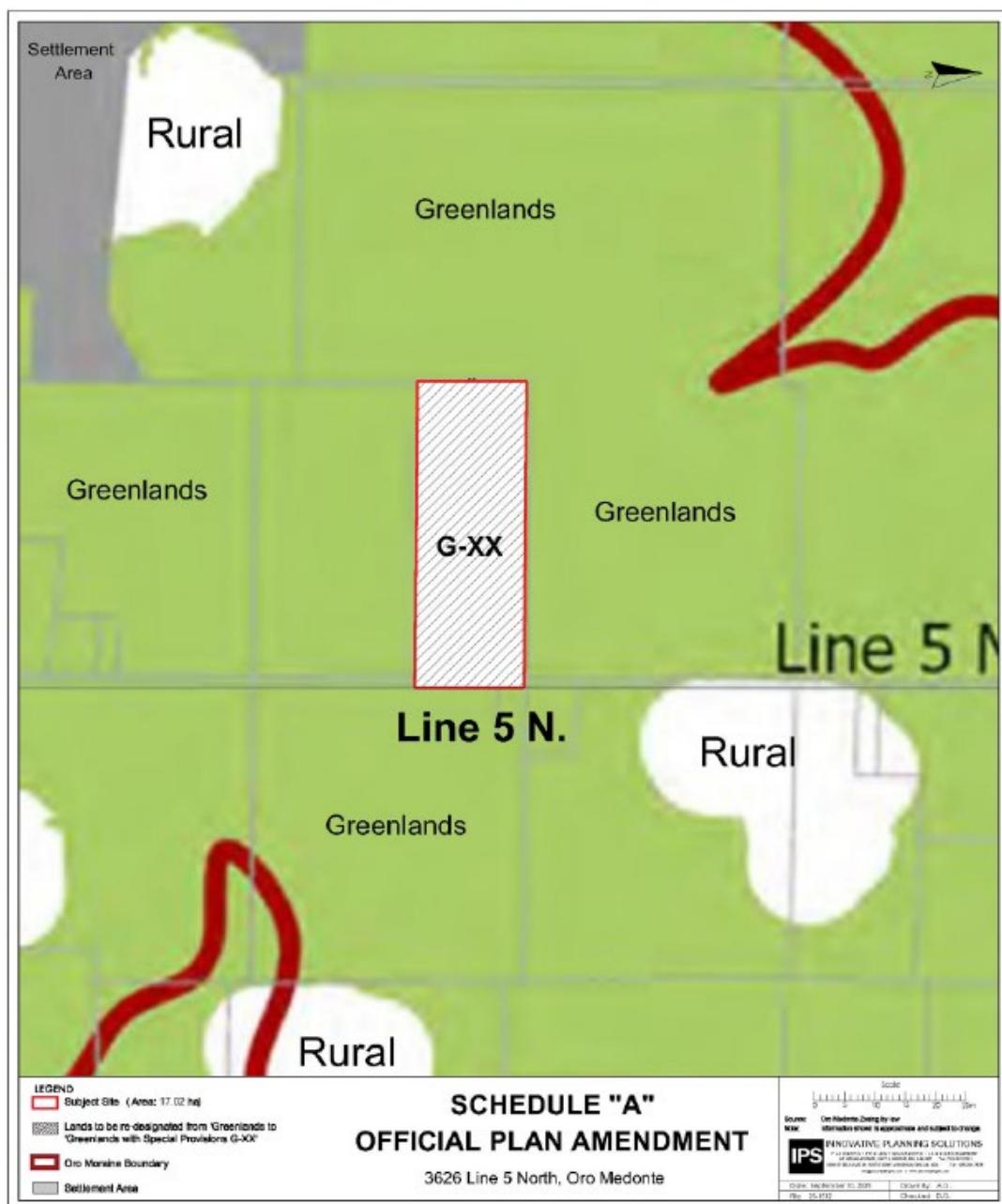
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Brent Spagonol, Director, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

**Dated** at the Township of Oro-Medonte this 14<sup>th</sup> day of January, 2026.

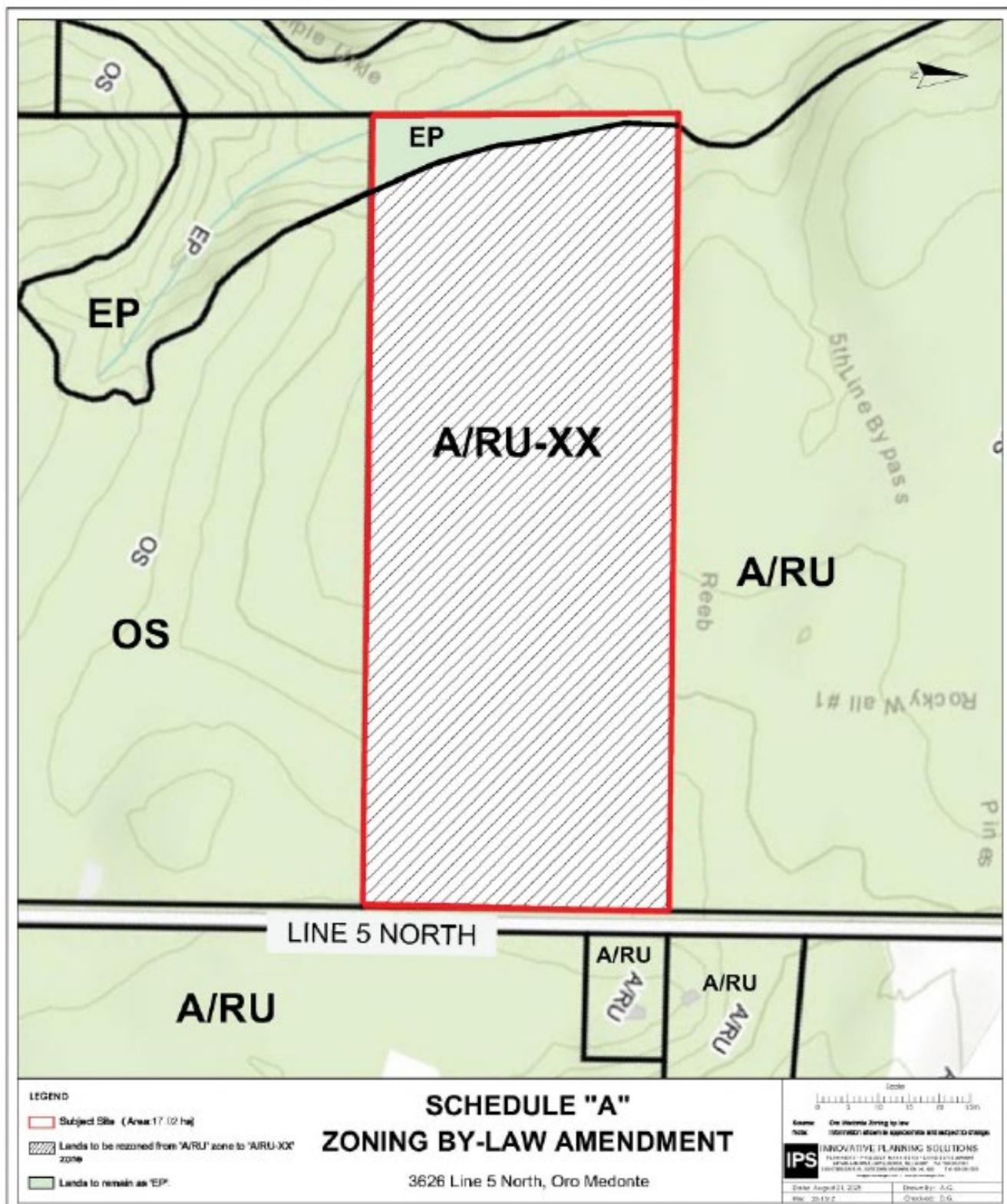
## Location Map



## **Applicant's Proposed Official Plan Amendment**



## Applicant's Proposed Zoning By-law Amendment



### **Detailed Site Plan:**

