



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

**2025-ZBA-38
(Xposed Holdings Inc.)**

Take notice that the Township of Oro-Medonte deemed the above referenced application to be a "Complete Application" pursuant to the ***Planning Act*** on the 14th day of October, 2025.

The Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **November 5, 2025 at 6:00 p.m.** in the Municipal Council Chambers to obtain public comments on proposed amendment to the Township's 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) for Public Meeting viewing and participation information.

The subject lands are located at 8698 Highway 12, Plan 461, Part Lot A, formally South Orillia, now in the Township of Oro-Medonte. A key map illustrating the location of the subject lands is included with this notice.

Proposed Zoning By-law Amendment

The purpose of Zoning By-law Amendment Application 2025-ZBA-38 is to amend the 'Agricultural/Rural (A/RU)' Zone on the subject lands to permit an enlarged detached accessory building (recreational and storage functions) along with an accessory residential unit in the building. The proposed building has an area of 598.2 square metres. (6,440.0 square feet) and a height of 6.8 metres (22.5 feet). The property would be rezoned from the Agricultural/Rural (A/RU) zone to the Agricultural/Rural Exception zone (A/RU*XX) to permit the enlarged accessory building and accessory dwelling unit on the property.

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.

Input on the draft amendment is welcomed 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 **November 1, 2025**. 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 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.

Zoning By-law Amendment Appeals

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 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 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, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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.

Any person wishing further information, clarification with regard to the application, to arrange to inspect the application 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 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

Dated at the Township of Oro-Medonte this 16th day of October, 2025.

Location Map



Applicant's Sketch of Accessory Building Location

Accessory Building

