



**Notice of Receipt of a Complete Application
Notice of Particulars and Public Access
Notice of Public Meeting for
Proposed Amendment to the Zoning By-law of
the Township of Oro-Medonte**

**2024-ZBA-16
(Heritage Estates Winery Inc.)**

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.

Take notice that the Township of Oro-Medonte deemed the following application to amend Zoning By-law 97-95, as amended, a "Complete" Application pursuant to the Planning Act on the 1st day of November, 2024.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold an electronic hybrid Public Meeting on **January 15, 2025 at 5:45 p.m.** The purpose of the Public Meeting is to notify the public and to obtain public comments on a proposed Amendment to Comprehensive Zoning By-law 97-95, under Section 34 of the Planning Act, R.S.O. 1990 c. P. 13.

The subject lands are described as North Part Lot 7, Concession 1 (Oro), municipally known as 421 Penetanguishene Road. A key map illustrating the location of the subject lands, and a copy of the applicants site plan including the lands to be rezoned are included with this notice.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands from the "Agricultural/Rural (A/RU)" Zone and "Agricultural/Rural Exception 264 (A/RU*264)" Zone to an "Agricultural/Rural Exception (A/RU*#)" Zone to permit a winery and cidery, agricultural processing and agri-tourism uses with site specific provisions as noted in the Applicant's Zoning By-law included with this notice.

Input on the draft by-law amendment is 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 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.

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).

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. 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 a specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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 do so.

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.

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.

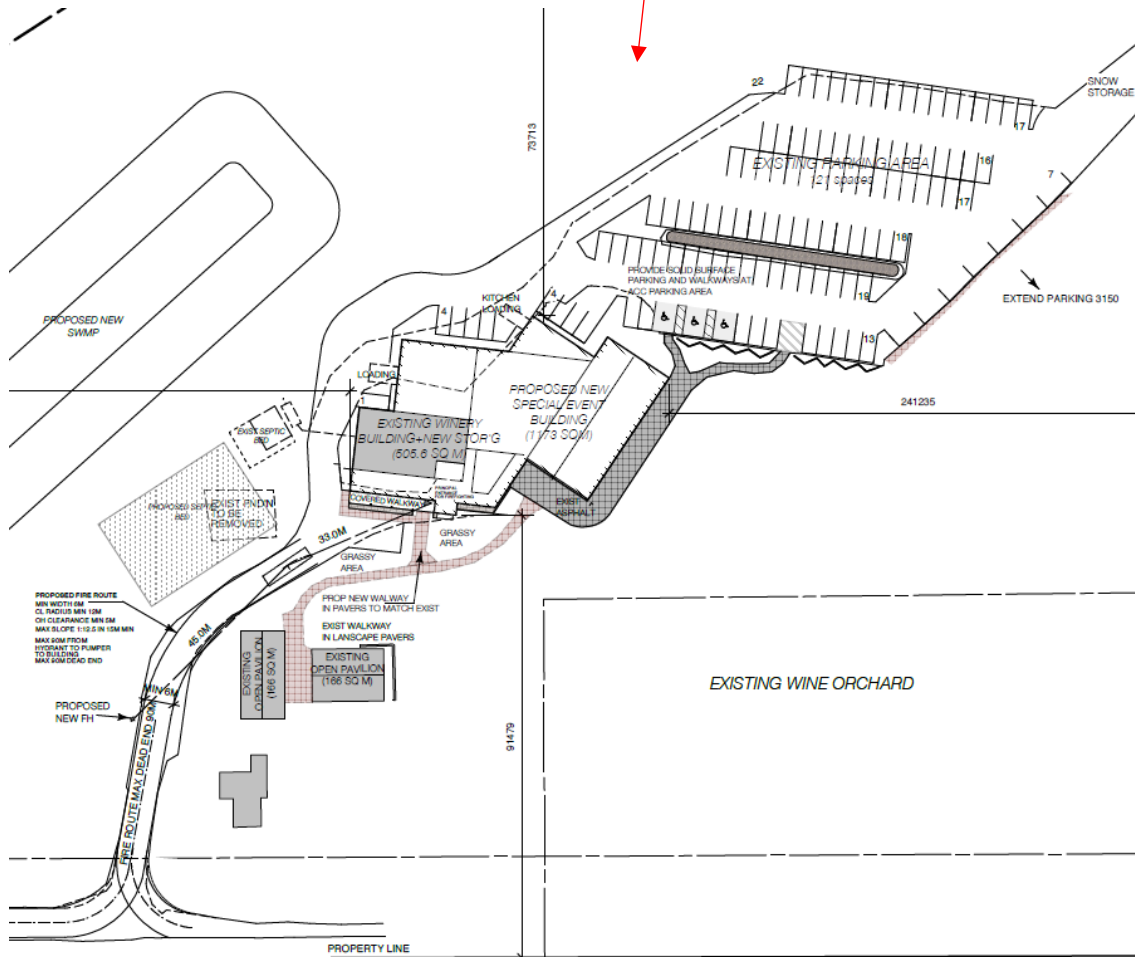
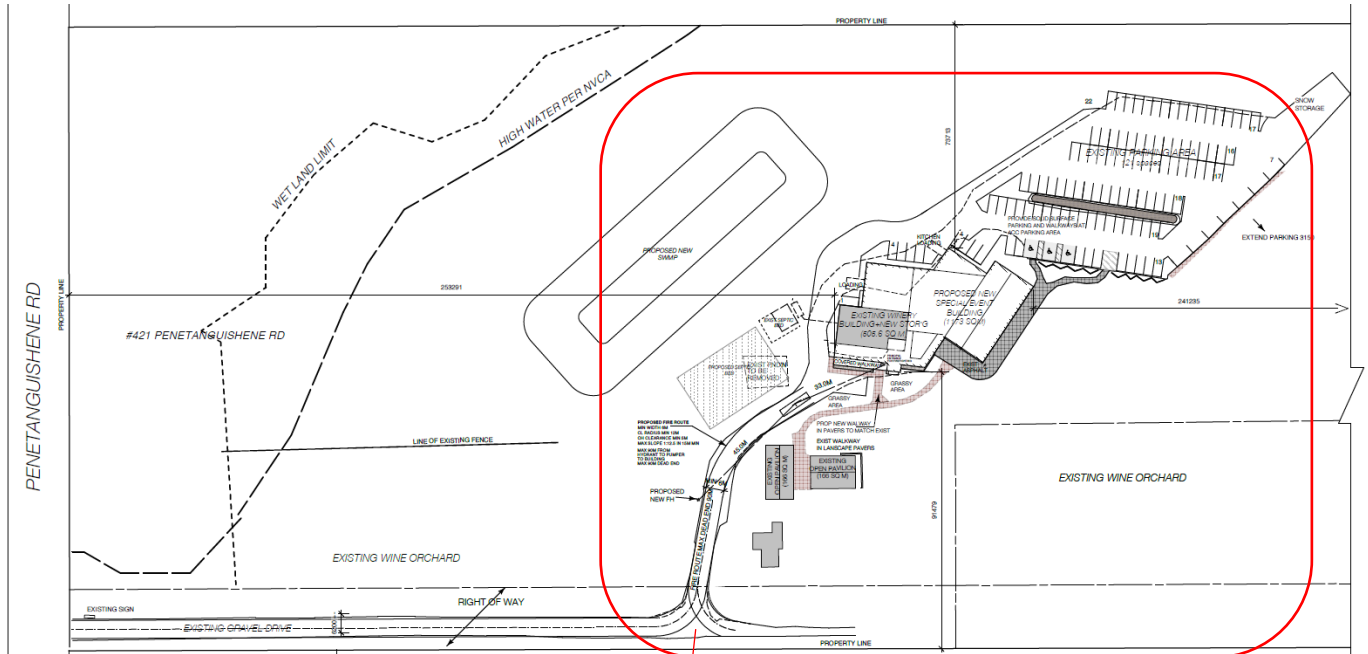
Written submissions/requests should be directed to:
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Brent Spagnol, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 9th day of December, 2024.

Location Map



Applicant's Site Plan



Applicant's Zoning By-law

THE CORPORATION OF THE TOWNSHIP OF Oro-Medonte

BY-LAW NO. 97-95

A BY-LAW TO AMEND ZONING BYLAW 97-95

(Heritage Estate Winery and Cidery Inc.)

WHEREAS Section 34 of the Planning Act, R.S.O 1990, as amended, Chapter P. 13, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte deems it advisable to further amend Bylaw 97-95 for the Township of Oro-Medonte as it relates to Part Lot 7 Concession 1, Oro-Medonte.

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte deems that the provisions of this Bylaw conform with the Township of Oro-Medonte Official Plan, as amended;

NOW THEREFORE, the Council of the Corporation of the Township of Oro-Medonte enacts as follows:

1. That "Schedule A9" of Zoning Bylaw 97-95 is hereby further amended by rezoning the Site from 'A/RU' and 'A/RU*264' to 'A/RU*###' Zone.
2. That Schedule "A9" attached, does, and shall form part of this Bylaw.
3. Notwithstanding the permitted uses in Table A4, the permitted uses on lands zoned A/RU*### shall also include:
 - A Winery and Cidery
 - Agricultural Processing
 - Agri-tourism uses
4. Notwithstanding the special provisions of Table B4, on lands zoned A/RU*### the following additional provisions shall apply:
 - a) The maximum combined gross floor area for retail outlet accessory to a winery and cidery shall be ### square metres;
 - b) The maximum gross floor area for hospitality shall be ### square metres which may take place distributed within two temporary tent or permanent venue structures each no larger than ### square metres in size and 4 pavilion structures each being no larger than ### square metres;
 - c) The maximum number of tent platforms for accommodation shall be 6 and shall have a total footprint not exceeding ### square metres and shall be limited to accommodating no more than 24 guests in total;
 - d) The maximum temporary agri-tourism related accommodation in a permanent structure shall be limited to not more than 50 guests;
 - e) Hospitality services shall be confined to buildings and/or temporary tent facilities;
 - f) Outdoor agri-tourism events and events in any temporary tents shall be limited to taking place between April 1 and November 30 inclusive;
 - g) The maximum number of permitted guests on the property is 250; and
 - h) All Agri-tourism uses shall be subject to site plan control.
5. Notwithstanding the parking requirements of Section the minimum parking requirements shall be 1 parking space per 50 square metres of gross floor area of permitted agri-tourism uses.
6. Notwithstanding the definitions set out in the following additional definitions shall apply to lands zoned A/RU*###:

Agricultural Processing: Means a facility to process farm products including fruits and vegetables and includes a winery and cidery.

Winery and Cidery: Means the use of land, buildings or structures for the processing of Ontario grown fruit, fermentation, production, bottling, aging and storage of wine, cider and related products, all as secondary agricultural uses to a vineyard and/or fruit farm located on the same lands as the winery and cidery, where the fruit and juice used in the production of the wine and cider shall be sourced firstly from the farmer's own vineyards and/or fruit farms and secondly from other farms in Ontario. A winery and cidery may also include the following accessory uses: retail outlet, hospitality space, office, laboratory, and indoor and outdoor special events.

Hospitality Space: Means part of a winery or cidery building where wine, cider and food may be served and where functions may be held, but does not include a restaurant.

7. That this Bylaw shall come into force and take effect on the date of the passing thereto, subject to the provisions of section 34 of the Planning Act as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XX DAY OF MONTH, YEAR.

By-law Number XXXX-XX

A By-law to Amend Zoning By-law No. 97-95

Schedule "A9"

