



**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-07  
(Townsend Penner Holdings  
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](http://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 19<sup>th</sup> day of September, 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 5:30 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 Part of Lot A, Plan 461, Parts 1 – 7, Plan 51R-29454 (Oro), municipally known as 8652 Highway 12. 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 to the "Economic Development Exception (ED\*#)" Zone to permit a wood product warehouse and retail sales establishment with site specific provisions to permit the following:

- 1) a gross floor area for the warehouse and retail showroom of 250.0 square metres (2,691.0 square feet);
- 2) to permit sales of wood and related products; and,
- 3) to permit accessory outdoor storage.

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](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.

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](http://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](mailto: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.

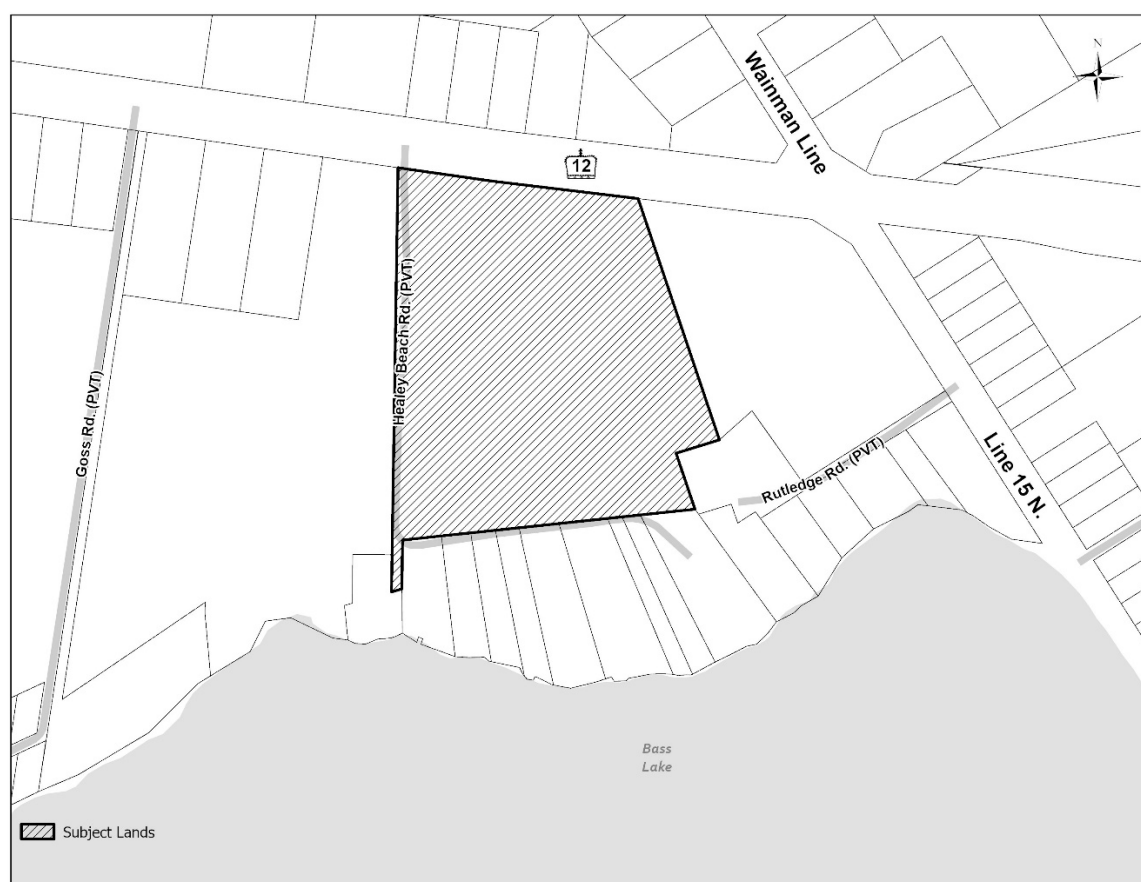
Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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.

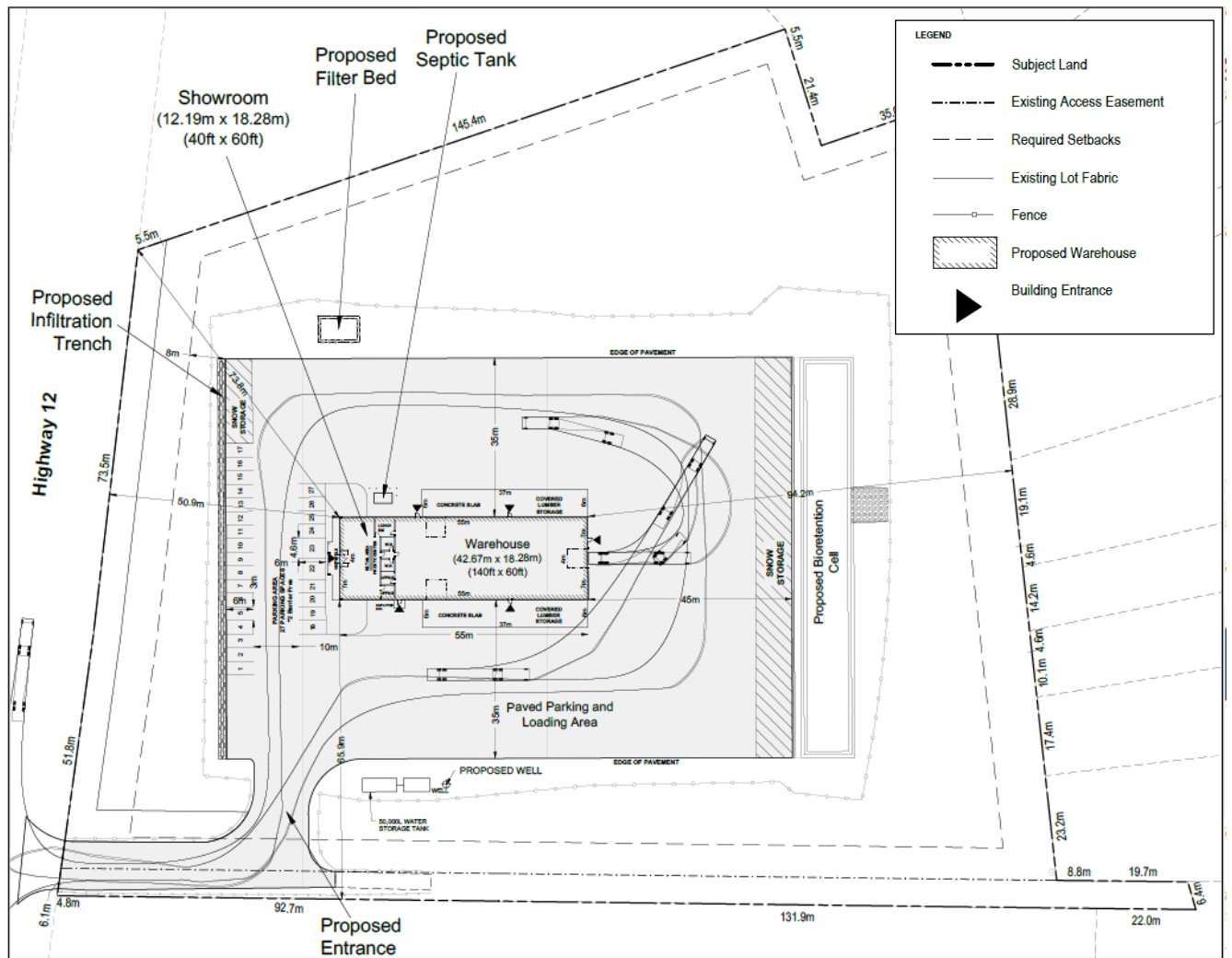
Written submissions/requests should be directed to:  
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Brent Spagnol, Director, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

Dated at the Township of Oro-Medonte this 9<sup>th</sup> 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. 2024-XXX

A By-law to amend the zoning provisions which apply to lands at  
Concession 1, Lot 3, Part Lot A on Plan 461 South Orillia (8652 Highway 12)  
Township of Oro-Medonte

#### 2024-ZBA-XX (Townsend Penner Holdings Inc.)

**Whereas** the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13.

**And Whereas** Council deems it appropriate to rezone the subject lands.

**Now Therefore** the Council of the Township of Oro-Medonte hereby enacts as follows:

1. Schedule [REDACTED] to Zoning By-law 97-95, as amended, is hereby further amended by changing the zone symbol applying to a portion of Concession 1, Lot 3, Part Lot A on Plan 461 South Division Orillia Township, now in the Township of Oro-Medonte, County of Simcoe, from the from the Agricultural/Rural (A/RU) Zone to Economic Development Exception (ED-XX) Zone, as shown on Schedule "A" attached and forming part of this By-law.
2. Schedule "A" attached to By-law No. 2024-XXX is declared to form a part of this By-law.
3. And within the following Exception Zone shall be added following Exception Zone \_\_\_\_\_:

#### Section XXXXX

- a) Wood product warehouse and sales of wood products and related products is permitted;
  - b) The maximum permitted gross floor area for a warehouse and retail showroom shall be 250 square metres;
  - c) Accessory outdoor storage is permitted;
4. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of the *Planning Act*, as amended.

By-Law read a First, Second and Third Time, and Passed this \_\_\_\_\_<sup>th</sup> Day of \_\_\_\_\_, 2024.

The Corporation of the Township Of Oro-Medonte

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Mayor – Randy Greenlaw