



**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
Proposed Block Plan of Subdivision**

**2025-OPA-01, 2025-ZBA-25 & 2025-SUB-01
(Craighurst GP Inc.)**

Take notice that the Township of Oro-Medonte deemed the above referenced applications to be "Complete Applications" pursuant to the **Planning Act** on the 9th day of June, 2025.

The Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **July 2, 2025 at 5:45 p.m.** in the Municipal Council Chambers to obtain public comments on proposed Amendments to the Township's Official Plan and Zoning By-law and a proposed Draft Plan of Subdivision.

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 described as Concession 1, North Part Lot 40 RP, 51R25120 Part 1, RP51R30133, Part 1 (Oro). The municipal address is 3239 Penetanguishene Road. A key map illustrating the location of the subject lands and a copy of the applicant's Draft Plan of Subdivision are included with this notice.

Proposed Official Plan Amendment

The purpose of Official Plan Amendment Application 2025-OPA-01 is to redesignate a portion of the lands currently designated Living Area in the current Official Plan to Employment Area. In addition, a small 'finger' of Employment land behind existing commercial uses on Penetanguishene Road would be redesignated from Employment Area to Living Area.

Proposed Zoning By-law Amendment

The purpose of Zoning By-law Amendment Application 2025-ZBA-25 is to propose new zoning categories to reflect the proposed uses for the lands. Most of the site would be rezoned to the Village One (V1) zone which permits both residential (168 residential units are proposed) and non-residential uses such as a grocery store, free standing restaurant and other commercial uses. The balance of the lands would be zoned as Open Space (OS) to allow for the establishment of a communal septic dilution area, and an Environmental Protection Exception Zone (EP*XX) to protect a sensitive environmental feature of the property. An exception is also being requested to reduce the required setback for new buildings and structures from county roads to 5 metres.

Proposed Plan of Subdivision

The purpose of Plan of Subdivision Application 2025-SUB-01 is to create a Block Plan of Subdivision to implement the proposed development.

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 and/or the proposed Draft Plan of Subdivision.

Input on the draft amendments and draft plan of subdivision 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 **July 2, 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.

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.

Plan of Subdivision

If a person or public body would otherwise have the ability to appeal the decision of Council for The Corporation of the Township of Oro-Medonte but does not make oral submissions at a public meeting, if one is held, or make written submissions to Council for The Corporation of the Township of Oro-Medonte in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Council for The Corporation of the Township of Oro-Medonte in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

Notwithstanding the above, subsection 51(39) 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.

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).

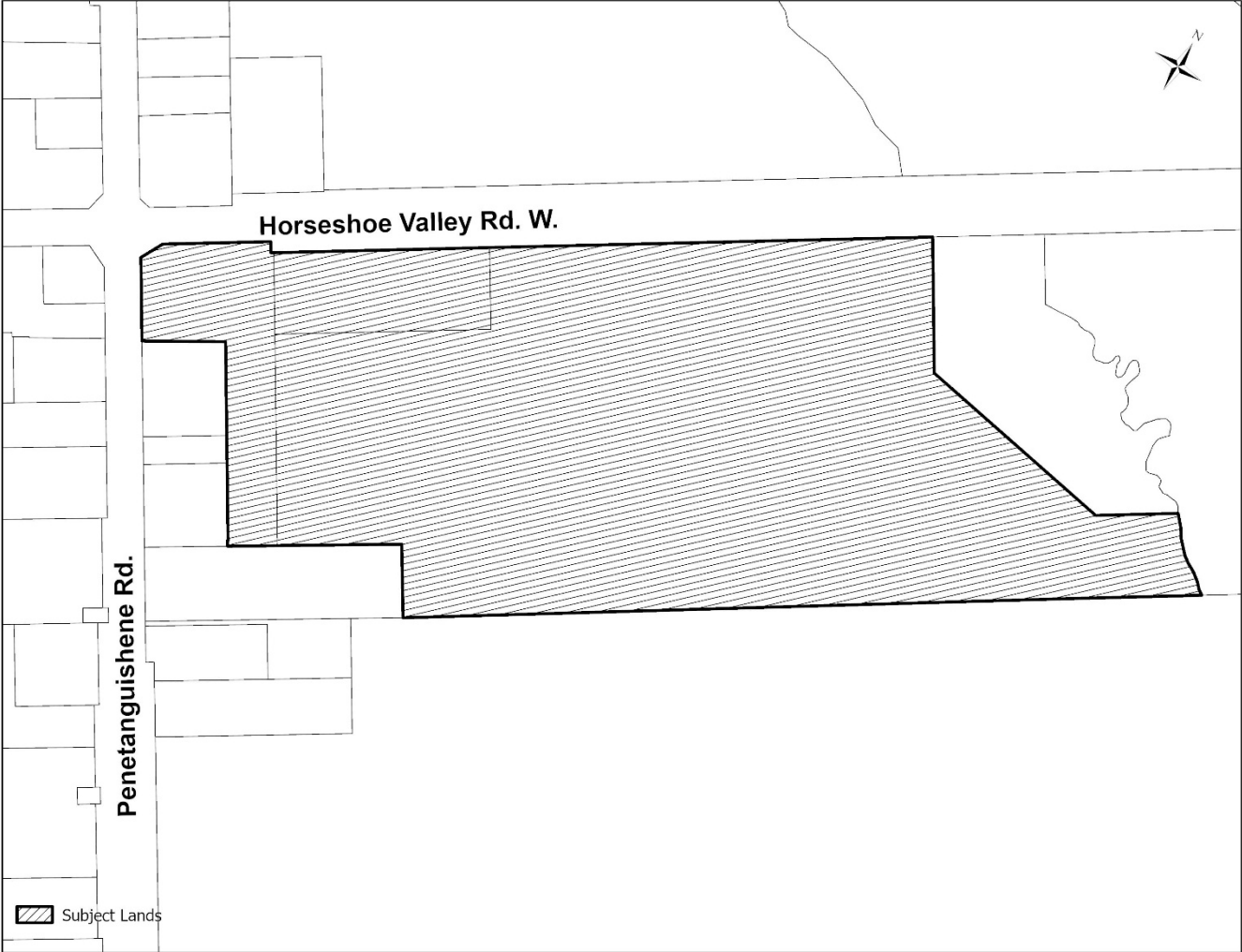
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Official Plan Amendment, Zoning By-law Amendment and/or of the proposed Draft Plan of Subdivision, you must make a written request.

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 11th day of June, 2025.

Location Map



Applicant's Proposed Zoning By-law Amendment

