



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

**2024-OPA-04 & 2024-ZBA-08
(Morris Shelswell & Sons
Excavating & Grading Ltd.)**

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 applications to be "Complete Applications" pursuant to the Planning Act on the 21st day of June, 2024.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold an electronic hybrid Public Meeting on **September 4, 2024 at 5:30 p.m.** The purpose of the Public Meeting is to notify the public and to obtain public comments on proposed Amendments to the Official Plan and Zoning By-law.

The subject lands are located at 544 Line 11 North. A key map illustrating the location of the subject lands, and a copy of the applicants site plan including the lands to be amended are included with this notice.

The purpose and effect of the proposed Official Plan Amendment is to re-designate a portion of the subject property to a site-specific exception under Section 2.5 (Agricultural) of the Township's Official Plan, to recognize the part of the business which has extended beyond the original boundaries of the business, as well as the proposed area for expansion.

The purpose of the application for Zoning By-Law Amendment is to consider a proposal to amend Zoning By-law No. 97-95, as amended, by rezoning a portion of the subject property from the "Agricultural/Rural (A/RU)" Zone to the "Rural Industrial (IR)" Zone to permit the expansion of the existing contractors yard use. A copy of the applicant's proposed Zoning By-law Amendment is included with this notice.

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 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 applications 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 applications 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 proposed official plan amendment is adopted or 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 proposed official plan amendment is adopted or 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 add the specified 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.

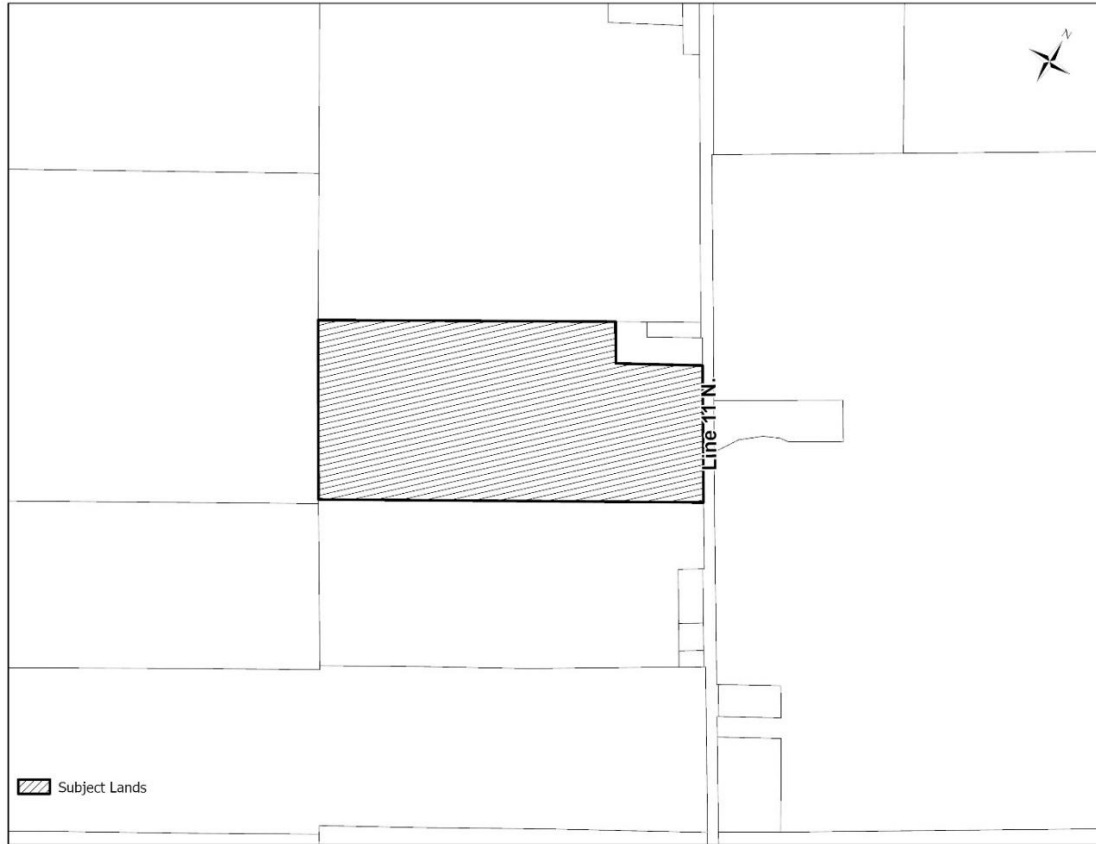
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Official Plan Amendment and Zoning By-law Amendment, you must make a written request.

Written submissions/requests should be directed to:

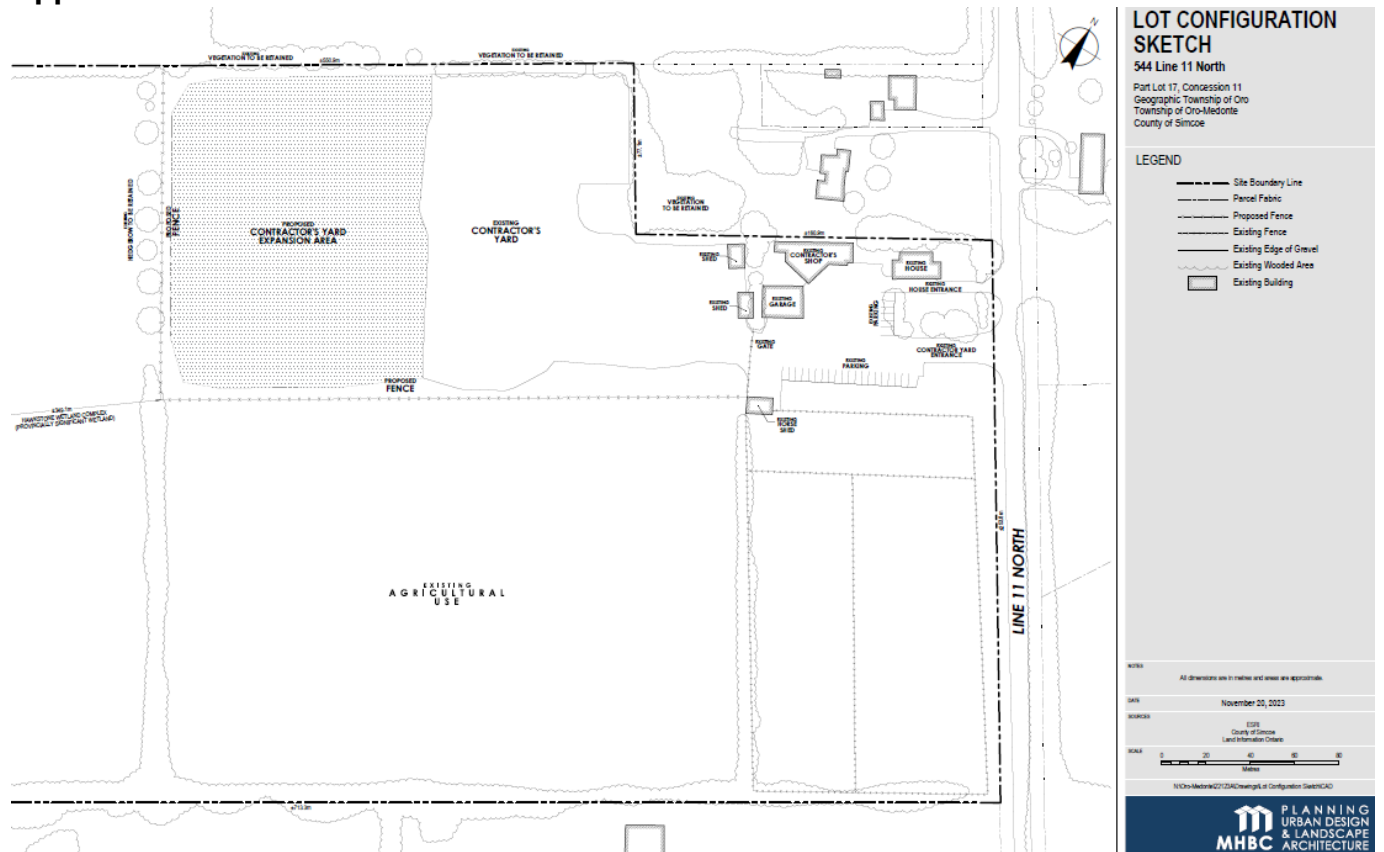
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Brent Spagnol, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 14th day of August, 2024.

Location Map



Applicant's Site Plan/Official Plan Amendment Sketch



Part 2 – The Amendment

2.1 Preamble

2.1.1 All of this part of the document entitled "Part 2 – The Amendment" consisting of the following text and map Schedule "A1" constitute Amendment No. XX to the Official Plan for the Township of Oro-Medonte.

The lands affected by this Amendment are legally described as Part East ½ Lot 17, Concession 11 Oro, Part 1 on Plan 51R 38163 & Part 1 on Plan 51R33910, now in the Township of Oro-Medonte, County of Simcoe

2.2 Details of the Amendment

2.2.1 Text Amendment

Section C1.2 of the Official Plan is amended by adding the following new Section(s):

"C1.4 Exceptions

C1.4.X Part East ½ Lot 17, Concession 11 Oro, Part 1 on Plan 51R 38163 & Part 1 on Plan 51R33910, County of Simcoe

- a) Notwithstanding the policies of Section C1 – Agricultural, in addition to the permitted uses identified in Section C1.2, an industrial use, shall be a permitted use.
- b) The implementing Zoning By-law shall contain provisions that limit the area of the site to be used for the industrial use.

Map Amendment

Schedule A – Land Use is hereby amended to include an exception to the "Agricultural" designation in accordance with Schedule "A" attached hereto as subject to Section **C.1.4.X**.

2.3 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment. Furthermore, this Amendment shall be implemented through an Amendment to the Township of Oro-Medonte's Zoning By-law No. 97-95, as amended, passed pursuant to Section 34 of the *Planning Act* R.S.O. 1990, c.P 13, and through application(s) for Site Plan Control Approval pursuant to Section 41 of the *Planning Act* R.S.O. 1990, c.P 13.

Applicant's Zoning By-law Amendment

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 Part East ½ Lot 17, Concession 11 Oro, Part 1 on Plan 51R 38163 & Part 1 on Plan 51R33910 (544 Line 11) Township of Oro-Medonte

2024-ZBA-XX (Morris Shelswell & Sons Excavating & Grading Ltd.)

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 'A11' to Zoning By-law 97-95, as amended, is hereby further amended by changing the zone symbol applying to a portion of Part East ½ Lot 17, Concession 11 Oro, Part 1 on Plan 51R 38163 & Part 1 on Plan 51R33910, now in the Township of Oro-Medonte, County of Simcoe, from the from the "Agricultural/Rural (A/RU)" Zone to "Rural Industrial (IR)" Zone, as shown on Schedule "A" attached and forming part of this By-law.
2. Schedule "A1" attached to By-law No. **2024-XXX** is declared to form a part of this By-law.
3. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of the *Planning Act*, as amended.