



## **Notice of Open House Official Plan and Zoning By-law Review for the Township of Oro-Medonte**

The Township of Oro-Medonte has initiated the process to update its Official Plan and Comprehensive Zoning By-law.

### **What is an Official Plan?**

An Official Plan is a municipal policy document that guides decisions on land use and development. It sets out the vision, goals, and objectives for the municipality, provides broad direction on matters such as growth management, infrastructure, protecting natural resources, employment lands, housing, natural hazards, parks, and the public realm, and maps out land use designations across the Township. The Township's Official Plan must be consistent with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan, and other provincial plans and strategies, such as the Lake Simcoe Protection Plan. Council's decisions on planning applications must conform to the Official Plan.

### **What is a Zoning By-law?**

A Zoning By-law is a legal document that puts the Official Plan into effect. Zoning By-laws contain provisions to prohibit or permit land uses, regulate location and density of buildings or structures, and outline minimum frontages, lot depths, and lot coverage. Zoning By-laws also regulate the type of construction, height, bulk, location, size, floor area, spacing, character, parking requirements and uses of buildings. The Zoning By-law divides the Township into a range of zones, which are mapped as Schedules to the By-law. Each zone has particular provisions for permitted uses and development standards. The Zoning By-law also contains general provisions which apply to all zones.

### **Purpose:**

The purpose of the new Official Plan and Zoning By-law are to address the requirements of the Planning Act, which requires municipalities to conduct an Official Plan Review every five years and to address Provincial plans, policies and matters of Provincial interest. In addition, the Planning Act requires municipalities to update their Zoning By-laws to conform with the Official Plan. The Official Plan and Zoning By-law Review is a Township-wide initiative affecting all lands within the Township of Oro-Medonte.

The Township's current Official Plan was originally approved in 1997 and revised in 2007 and the Zoning By-law 97-95 was enacted in 1997. The new Official Plan and Zoning By-law will replace the current Official Plan and Zoning by-law.

Since the Township's current Official Plan was adopted (and amended), there have been significant changes to Provincial plans and upper-tier municipal policies – for instance, the Provincial Policy Statement 2014 came into effect, the province released four new provincial plans in May 2017, and the County of Simcoe adopted its most recent Official Plan in December 2016. The Township's current Official Plan needs to be reviewed to ensure conformity to provincial and County policies, and it also needs to reflect local community objectives, growth and demographic change, and up-to-date principles of good planning.

It makes sense to review the Official Plan and the Zoning By-law at the same time, since the Zoning By-law implements the Official Plan's objectives. This will help to ensure consistency between Official Plan policies and Zoning By-law provisions.

The scope of Oro-Medonte's current Official Plan Review (OPR) process will consist of a conformity exercise to update the current Official Plan policies to address Provincial and County policies. More details regarding the scope of this conformity exercise and how the Township's Review will integrate with the County of Simcoe's Municipal

Comprehensive Review (MCR) will be discussed at the Open House. A further review of Oro-Medonte's Official Plan will be completed once the County of Simcoe has completed this Municipal Comprehensive Review (MCR) of the County of Simcoe Official Plan.

**Open House: June 20<sup>th</sup>, 2018 from 5:30 – 8:30 p.m. (There is a Presentation scheduled for 6:00 p.m. and informal Question & Answer sessions will be held prior to and following the Presentation)**

The Open House will be held in the Council Chambers at the Township of Oro-Medonte Administration Office, 148 Line 7 South, Oro-Medonte.

The purpose of the Open House is to provide members of the public with information about the Official Plan and Zoning By-law Review process and discuss Draft Visioning and Policy papers that have been prepared, covering various aspects of land use and development in the Township.

**Lands Affected:**

The land to which the proposed Official Plan and Zoning By-law will apply generally includes all land within the limits of the Township of Oro-Medonte. For this reason, no map of the subject lands has been provided with this notice.

**Additional Information:**

Additional information and materials about the proposed Official Plan and Zoning By-law review will be posted on the Township's website [www.oro-medonte.ca](http://www.oro-medonte.ca)

**Stay Connected:**

Visit the Township of Oro-Medonte website for updates, to provide comments to the Township, and to learn more about the key planning issues. Get on our mailing list by sending us your email. Plan to attend scheduled Open Houses and Public Meetings, and notices of these meetings will be posted on the Township website.

Dated at the Township of Oro-Medonte this 18<sup>th</sup> day of May, 2018

  
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Andria Leigh, MCIP, RPP  
Director, Development Services