



**The Township of Oro-Medonte  
Development Services Committee  
Meeting Agenda  
Electronic Hybrid Meeting**

**Thursday, July 2, 2026  
5:30 p.m.**

The Township of Oro-Medonte is committed to providing and maintaining a working environment that is based on respect for the dignity and rights of everyone within the organization and for those individuals visiting our organization.

The Township of Oro-Medonte is committed to providing an environment that is safe and secure, that respects human rights, is free from violence, discrimination, threats and harassment for all residents, visitors, members of Council and staff.

Residents and business owners are encouraged to continue to utilize on line and telephone services for Township related business; and staff continue to be available to provide assistance by telephone, email and in person.

Input on agenda items are welcome and encouraged by emailing [planning@oro-medonte.ca](mailto:planning@oro-medonte.ca) or registering to participate at a Development Services Committee meeting at the "Request for Participation Form" link below.

The Township of Oro-Medonte has amended its Procedural By-law to allow for electronic participation at Council meetings. In-person attendance at public meetings is also available. Protocols have been established to advise how to electronically participate in the public portions of these meetings. Please visit the following links for additional information:

- [Request for Participation Form](#)
- [Protocols for Public Participation Council and DS Committee](#)

All electronic Council meetings will be streamed live, where possible, on the Township [YouTube Channel](#). Council Agendas will continue to be published on the [Civic Web Meeting Agendas](#) in advance of the meeting date in accordance with the Township's Procedural By-law.

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**1. Opening of Meeting:**

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A- nish- in- aa- beh) people, and

ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

**2. Agenda Approval:**

- a) Motion to Approve the Agenda.

**3. Disclosure of Pecuniary Interest:**

**4. Approval of Minutes:**

- 4 - 18 a) Minutes of Development Services Committee meeting held on Wednesday, June 3, 2026.  
[06 03 2026 Development Services Committee Minutes](#)

**5. Public Meetings:**

- 19 - 22 a) 5:30 p.m. 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, Part Lot 27, Concession 6, Part 1 on Reference Plan 51R-16789 (Oro), 2026-ZBA-13 (Bartor Associates Ltd.).  
[Notice of Complete Application & PM](#)

**6. Public Hearings:**

- 23 - 34 a) 5:45 p.m. DS2026-084, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-18 (Sanderson & Comer), 4427 Line 9 North.  
[DS2026-084](#)
- 35 - 46 b) 5:55 p.m. DS2026-081, George Vadeboncoeur, Manager, Planning Special Projects re: Minor Variance Application 2026-A-22 (Cunnington) 35 Robinson Street.  
[DS2026-081](#)
- 47 - 59 c) 6:05 p.m. DS2026-078, Catherine McCarroll, Senior Planner re: Minor

Variance Application 2026-A-20 (Kilby), 35 Tamarack Drive.  
[DS2026-078](#)

60 - 71 d) 6:15 p.m. DS2026-082, Andy Karaiskakis, Manager, Planning Services re:  
Minor Variance Application 2026-A-21 (Davis), 1170 Line 4 South.  
[DS2026-082](#)

72 - 82 e) 6:25 p.m. DS2026-085, Chloe Patten, Intermediate Planner, re: Minor  
Variance Application 2026-A-19 (Murray & Collver), 2703 Foxmead Road.  
[DS2026-085](#)

**7. Reports of Municipal Officers:**

83 - 103 a) DS2026-080, George Vadeboncoeur, Manager, Planning Special Projects re:  
Zoning By-law Amendment Application 2025-ZBA-38 (Xposed Holdings Inc.),  
8698 Highway 12 [Refer to Item 5a) 07 02 2026 Council Agenda].  
[DS2026-080](#)

104 - 120 b) DS2026-083, Catherine McCarroll, Senior Planner re: Minor Variance  
Application 2025-A-27 (Moniz), 274 Peter Street East.  
[DS2026-083](#)

**8. Next Meeting Date:**

August 5, 2026.

**9. Adjournment:**

a) Motion to Adjourn.

## 4.a) Minutes of Development Services Committee meeting held on Wednesday...



### The Township of Oro-Medonte Development Services Committee Minutes Electronic Hybrid Meeting

**Wednesday, June 3, 2026**

**5:31 p.m.**

**Present:** Mayor Randy Greenlaw  
Deputy Mayor Peter Lavoie  
Councillor Lori Hutcheson  
Councillor John Bard  
Councillor David Clark  
Councillor Richard Schell  
Councillor Robert Young

**Staff Present:** Brent Spagnol, Director, Development Services; Andy Karaiskakis, Manager, Planning Services; George Vadeboncoeur, Manager, Planning, Special Projects; Catherine McCarroll, Senior Planner; Chloe Patten, Intermediate Planner; Michael Barton, Township Planning Consultant; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk; Ryan Hill, Information Technology Help Desk Technician (IT)

All Committee and staff participated via Zoom platform.

#### **1. Opening of Meeting:**

Deputy Mayor Lavoie assumed the Chair at the above noted time and called the meeting to order. The Township's land acknowledgement was read.

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A-nish-in-aa-beh) people, and ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

**2. Agenda Approval:**

- a) Motion to Approve the Agenda.

Motion No. DSC260603-1

Moved by Greenlaw, Seconded by Clark

It is recommended that the agenda for the Development Services Committee meeting of Wednesday, June 3, 2026 be received and approved.

Carried.

**3. Disclosure of Pecuniary Interest:**

None declared.

**4. Approval of Minutes:**

- a) Minutes of Development Services Committee meeting held on Wednesday, May 6, 2026.

Motion No. DSC260603-2

Moved by Bard, Seconded by Hutcheson

It is recommended that the draft minutes of the Development Services Committee meeting held on Wednesday, May 6, 2026 be received and approved as printed and circulated.

Carried.

**7. Reports of Municipal Officers:**

- c) DS2026-068, Andy Karaiskakis, Manager, Planning Services re: Official Plan Amendment Application 2020-OPA-01, Zoning By-law Amendment Application 2020-ZBA-10, Ukrainian National Federation of Canada, 16 Taras Boulevard [Refer to Items 5c) and 5d) 06 03 2026 Council Agenda].

Motion No. DSC260603-3

Moved by Young, Seconded by Greenlaw

It is recommended

1. That DS2026-068, Andy Karaiskakis, Manager, Planning Services re: Official Plan Amendment Application 2020-OPA-01, Zoning By-law Amendment Application 2020-ZBA-10, Ukrainian National Federation of Canada, 16 Taras Boulevard be received and adopted.
2. That Official Plan Amendment Application 2020-OPA-01, that would amend Schedule 'H' Exceptions of the Township Official Plan by adding an exception for the subject lands to permit a private campground including 109 seasonal trailer sites, along with ancillary uses be adopted as Amendment No. 6 to the Township of Oro-Medonte Official Plan and be forwarded to the County of Simcoe for approval.
3. That Zoning By-law Amendment Application 2020-ZBA-10, specifically to change the zoning from Agricultural/Rural Exception 1 (A/RU\*1), Agricultural/Rural Exception 15 (A/RU\*15) and Open Space (OS) to the Private Recreational Exception Holding (PR\*390(H)) Zone with site-specific development standards to accommodate the proposed development on the lands be approved.
4. That the required Holding (H) Provision not be removed from the zoning of the subject lands until such time as the appropriate Site Plan is approved by the Township, the related Site Plan Agreement is registered and the Township has received the securities identified in the Site Plan Agreement.
5. That staff bring forth the appropriate Official Plan Amendment Adopting By-law and Zoning By-law Amendment for Council's consideration.
6. That the applicant be advised of the decisions under the Director, Development Services' signature.

Carried.

## 5. Public Meetings:

- a) 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, Range 2 Part Lot 4 Reference Plan 51R40417 Part 2 (Oro), municipally known as 776 Line 2 South, 2026-ZBA-11 (McCaskie).

Deputy Mayor Lavoie called the meeting to order and explained the public meeting is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Sherry and Chris McCaskie.

The following correspondence was received: Lake Simcoe Region Conservation Authority dated May 12, 2026; Enbridge Gas dated May 19, 2026; Township of Oro-Medonte, Operations Division dated May 21, 2026; Cheryl Calitri dated May 21, 2026; Doug Galea dated May 26, 2026; Nottawasaga Valley Conservation Authority dated May 27, 2026; Moe El Derini dated May 28, 2026; Walter and Lucy Gilmore dated May 31, 2026.

Cameron Sellers, agent on behalf of the applicant, was present. A PowerPoint presentation was presented.

The following public provided verbal comments:

Cheryl Calitri provided history background, concerns of noise, multiple buildings, grading/ water table, outdoor burning, operation of a business and continued development.

Doug Galea provided comments regarding by-law enforcement.

Lucy and Walter Gilmore, same concerns as previous, no opposition to home, concerns of multiple driveways, original application should be kept as is and no impact to neighbourhood.

Staff confirmed that no additional correspondence from the public were received during this meeting.

There being no further comments or questions, the meeting adjourned.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- b) 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, Part East 1/2 Lot 3 Concession 7, Township of Oro-Medonte (formerly Medonte), municipally known as 3784 Line 7 North, 2026-ZBA-12 and Consent Application 2026-B-04 (Murray).

Deputy Mayor Lavoie called the meeting to order and explained the public meeting is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Patti and Martin Murray.

The following correspondence was received: Township of Oro-Medonte, Building Division dated May 13, 2026; Enbridge Gas dated May 20, 2026; Township of Oro-Medonte, Operations Division dated May 21, 2026; Nottawasaga Valley Conservation Authority dated May 26, 2026; County of Simcoe, Planning Department dated May 28, 2026.

Craig Mathieson, agent on behalf of the applicant, was present. A PowerPoint presentation was presented.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this meeting.

There being no further comments or questions, the meeting adjourned.

## 6. Public Hearings:

- a) DS2026-070, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-15 (Demchuk Estate), 39 Campbell Avenue.

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Jacqueline Demchuk and Kym Grippo (Executors).

The following correspondence was received: Township of Oro-Medonte, Building Division dated May 22, 2026; Township of Oro-Medonte, Operations Division dated May 26, 2026; Lake Simcoe Region Conservation Authority dated May 26, 2026.

Chloe Patten, Intermediate Planner, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

The applicant was not present.

The following public provided verbal comments:

Sue and Steve Weir provided comments regarding Lake Simcoe Region Conservation Authority (LSRCA), concerns of flooding/erosion, watercourse, preservation/sustainability of bank.

John Lowe provided comments of the creek area, was originally changed directionally, concerns of flooding/erosion, significant changes over the years and for the future.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

### Motion No. DSC260603-4

Moved by Clark, Seconded by Schell

It is recommended

1. That DS2026-070, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-15 (Demchuk Estate), 39 Campbell Avenue be received and adopted.
2. That Minor Variance Application 2026-A-15, specifically to permit the construction of a single detached dwelling with a reduced front yard setback of 3.0 metres (9.8 feet) and reduced setback of 2.6 metres (8.5 feet) from the top of bank of the watercourse, on lands municipally known as 39 Campbell Avenue be deferred to provide the applicant the opportunity to address the comments provided by the Lake Simcoe Region Conservation Authority, dated May 26, 2026 contained in DS2026-070.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- b) DS2026-073, Brent Spagnol, Director, Development Services re: Minor Variance Application 2026-A-16 (Strachan), 2307 Lakeshore Road East.

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Mark and Mary Strachan.

The following correspondence was received: Township of Oro-Medonte, Building Division dated May 22, 2026; Township of Oro-Medonte, Operations Division dated May 26, 2026; Mark Strachan dated May 29, 2026.

Brent Spagnol, Director, Development Services, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

Mark and Mary Strachan, applicants, were present.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-5

Moved by Hutcheson, Seconded by Young

It is recommended

1. That DS2026-073, Brent Spagnol, Director, Development Services re: Minor Variance Application 2026-A-16 (Strachan), 2307 Lakeshore Road East be received.
2. That Minor Variance Application 2026-A-16 be approved subject to conditions outlined in DS2026-073 to specifically provide relief from By-law 97-95, as amended, on lands municipally known as 2307 Lakeshore Road East, Township of Oro-Medonte to permit a redesign of the roof for the existing detached garage as follows:
  - Maximum height of 5.15 metres (16'9" feet)
  - Maximum floor area of approximately 101.42 sq m (1,064 sq ft)
  - That condition 3b) be amended as follows:  
That the window installation shall occur on the southerly wall of the storage loft of the garage and be frosted.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- c) DS2026-071, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-17 (Bick), 131 Robinson Street.

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Wanda and Donald Bick.

The following correspondence was received: Township of Oro-Medonte, Building Division dated May 22, 2026.

Chloe Patten, Intermediate Planner, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

Wanda and Donald Bick, applicants, were present.

The following public provided verbal comments:

Keith Tyndall provided comments of the drainage ditch.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-6

Moved by Schell, Seconded by Greenlaw

It is recommended

1. That DS2026-071, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-17 (Bick), 131 Robinson Street be received and adopted.
2. That Minor Variance Application 2026-A-17, specifically to permit the construction of a sunroom addition with a reduced setback of 7.9 metres (25.9 feet) from the top of bank of the watercourse, on lands municipally known as 131 Robinson Street, Township of Oro-Medonte, be approved subject to the conditions as outlined in DS2026-071.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- d) DS2026-065, Catherine McCarroll, Senior Planner re: Consent Application 2026-B-06 & 2026-B-07 (Bartor Associates Ltd.), Concession 6, Part Lot 27, Reference Plan 51R-16789 Part 1 (Oro).

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Bartor Associates Ltd.

The following correspondence was received: Township of Oro-Medonte, Operations Division dated May 21, 2026; Township of Oro-Medonte, Building Division dated May 22, 2026; Lake Simcoe Region Conservation Authority dated May 26, 2026; Enbridge Gas dated May 28, 2026.

Catherine McCarroll, Senior Planner, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

Siim Holmberg, applicant, was present.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-7

Moved by Clark, Seconded by Bard

It is recommended

1. That DS2026-065, Catherine McCarroll, Senior Planner re: Consent Application 2026-B-06 & 2026-B-07 (Bartor Associates Ltd.), Concession 6, Part Lot 27, Reference Plan 51R-16789 Part 1 (Oro) be received and adopted.
2. That Consent Application 2026-B-06 (Bartor Associates Ltd.) be approved to permit a boundary adjustment having a lot frontage of 0.0 metres (0.0 feet), a depth of approximately 45.7 metres (149.9 feet) and an area of approximately 0.14 hectares (0.34 acres) to be added to 252 Lakeshore Road West, subject to the conditions as outlined in DS2026-065.
3. That Consent Application 2026-B-07 (Bartor Associates Ltd.) be approved to permit a boundary adjustment having a lot frontage of 0.0 metres (0.0 feet), a depth of approximately 45.7 metres (149.9 feet) and an area of approximately 0.28 hectares (0.69 acres) to be added to 254 Lakeshore Road West, subject to the conditions as outlined in DS2026-065.
4. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- e) DS2026-072, Andy Karaiskakis, Manager, Planning Services re: Consent Application 2026-B-08 (Lynch), Part East Half Lot 10, Concession 12, Part 1 on Reference Plan 51R-45102 (Oro).

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by John and Michelle Lynch.

The following correspondence was received: Township of Oro-Medonte, Operations Division dated May 21, 2026; Township of Oro-Medonte, Building Division dated May 25, 2026; County of Simcoe, Transportation and Engineering Department dated May 25, 2026; Enbridge Gas dated May 26, 2026.

David Scarsellone, agent on behalf of applicant, was present. A PowerPoint presentation was presented.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-8

Moved by Young, Seconded by Hutcheson

It is recommended

1. That DS2026-072, Andy Karaiskakis, Manager, Planning Services re: Consent Application 2026-B-08 (Lynch), Part East Half Lot 10, Concession 12, Part 1 on Reference Plan 51R-45102 (Oro) be received and adopted.
2. That Consent Application 2026-B-08 (Lynch) to permit the creation of a new residential lot having a lot frontage of approximately 39.1 metres (128.2 feet), a lot depth of approximately 76.1 metres (249.6 feet) and an area of approximately 0.27 hectares (0.69 acres), be approved, subject to the conditions set out in Schedule 1 to DS2026-072.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- f) DS2026-066, Catherine McCarroll, Senior Planner re: Consent Application 2026-B-09 (McDonald), 5899 Line 3 North.

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Ian and Carol McDonald.

The following correspondence was received: Township of Oro-Medonte, Operations Division dated May 21, 2026; Township of Oro-Medonte, Building Division dated May 22, 2026; Nottawasaga Valley Conservation Authority dated May 27, 2026; Enbridge Gas dated May 28, 2026.

Catherine McCarroll, Senior Planner, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

Ian McDonald, applicant, was present.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-9

Moved by Greenlaw, Seconded by Bard

It is recommended

1. That DS2026-066, Catherine McCarroll, Senior Planner re: Consent Application 2026-B-09 (McDonald), 5899 Line 3 North be received and adopted.
2. That Consent Application 2026-B-09 (McDonald) be approved to permit a long-term lease for a total period greater than 21 years between the property owner and Charles Robitaille to grow Christmas trees on a portion of the subject lands which have a frontage of approximately 15.0 metres (49.2 feet), a depth of approximately 672.9 metres (2,207.7 feet) and an area of approximately 12.2 hectares (30.1 acres), subject to the conditions as outlined in DS2026-066.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- g) DS2026-069, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-12 (Hussey/Church/Michaud), 53 Eight Mile Point Road.

Deputy Mayor Lavoie called the hearing to order and explained the public hearing is being held in accordance with the provisions of the Planning Act to obtain public comments with respect to the proposed application by Geoff Church, Caitlin Hussey and David Michaud.

The following correspondence was received: Township of Oro-Medonte, Operations Division dated May 21, 2026; Township of Oro-Medonte, Building Division dated May 25, 2026; Lake Simcoe Region Conservation Authority dated May 26, 2026.

Chloe Patten, Intermediate Planner, explained the purpose and effect of the proposed application. A PowerPoint presentation was presented.

Geoffrey Church, applicant, was present.

Staff confirmed that no additional public registrations were received and no verbal comments were received from the public.

Staff confirmed that no additional correspondence from the public were received during this hearing.

There being no further comments or questions, the hearing adjourned.

Motion No. DSC260603-10

Moved by Schell, Seconded by Young

It is recommended

1. That DS2026-069, Chloe Patten, Intermediate Planner re: Minor Variance Application 2026-A-12 (Hussey/Church/Michaud), 53 Eight Mile Point Road be received and adopted.
2. That Minor Variance Application 2026-A-12, specifically to permit a two-storey addition to the existing legal non-complying dwelling that increases floor area in the required yard and further encroaches into the required setback from the Average High Water Mark, on lands municipally known as 53 Eight Mile Point Road, Township of Oro-Medonte, be approved subject to the conditions as outlined in DS2026-069.
3. That the applicants be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

**7. Reports of Municipal Officers:**

- a) DS2026-062, George Vadeboncoeur, Manager, Planning Special Projects re: Minor Variance Application 2026-A-11 (Xposed Holdings Inc.), 8698 Highway 12.

Motion No. DSC260603-11

Moved by Bard, Seconded by Clark

It is recommended

1. That DS2026-062, George Vadeboncoeur, Manager, Planning Special Projects re: Minor Variance Application 2026-A-11 (Xposed Holdings Inc.), 8698 Highway 12 be received.
2. That Minor Variance Application 2026-A-11 specifically to permit the construction of an in-ground swimming pool setback 14.1 metres (46.2 feet) from the Average High-Water Mark of Bass Lake and setback 20.0 metres (65.6 feet) from an adjacent water course, on lands municipally known as 8698 Highway 12, Township of Oro-Medonte, be approved on the basis that it meets the four tests for a minor variance under the Planning Act, subject to the conditions outlined in DS2026-062, as amended, to add to the end of Condition D as follows:
  - to include the installation of a soak away to accommodate the discharge of pool water.
3. That the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

Carried.

4.a) Minutes of Development Services Committee meeting held on Wednesday...  
Development Services Committee Meeting Minutes – Wednesday, June 3, 2026.

- b) DS2026-067, Michael Barton, Township Planning Consultant re: Official Plan Application 2024-OPA-04 and Zoning By-Law Amendment Application 2024-ZBA-08 (Morris Shelswell & Sons Excavating & Grading Ltd.) 544 Line 11 North [Refer to Items 5e) and 5f) 06 03 2026 Council Agenda].

Motion No. DSC260603-12

Moved by Hutcheson, Seconded by Schell

It is recommended

1. That DS2026-067, Michael Barton, Township Planning Consultant re: Official Plan Application 2024-OPA-04 and Zoning By-Law Amendment Application 2024-ZBA-08 (Morris Shelswell & Sons Excavating & Grading Ltd.) 544 Line 11 North be received and adopted.
2. That Official Plan Amendment Application 2024-OPA-04, that would amend Part 6: Exceptions and Schedule 'H' Exceptions of the Township Official Plan to establish a site-specific exception to permit an expansion of the existing excavation business, be adopted as Amendment No. 7 to the Township of Oro-Medonte Official Plan and be forwarded to the County of Simcoe for approval.
3. That Zoning By-law Amendment Application 2024-ZBA-08, specifically to rezone a portion of the subject lands from the Agricultural/Rural (A/RU) Zone to the Rural Industrial Exception 391 Holding (IR\*391(H)) Zone to accommodate the proposed development on the lands be approved.
4. That the required Holding (H) Provision not be removed from the zoning of the subject lands until such time as the appropriate Site Plan is approved by the Township, the related Site Plan Agreement is registered and the Township has received the securities identified in the Site Plan Agreement.
5. That staff bring forth the appropriate Official Plan Amendment Adopting By-law and Zoning By-law Amendment for Council's consideration.
6. That the applicant be advised of Council's decision under the Director, Development Services' signature.

Carried.

**8. Next Meeting Date:**

July 2, 2026.

**9. Adjournment:**

a) Motion to Adjourn.

Motion No. DSC260603-13

Moved by Clark, Seconded by Hutcheson

It is recommended that we do now adjourn at 7:57 p.m.

Carried.

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**Chair, Deputy Mayor, Peter Lavoie**

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**Secretary-Treasurer, Catherine McCarroll**



**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**

**2026-ZBA-13  
(Bartor Associates 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](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 3<sup>rd</sup> day of June, 2026.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold an electronic hybrid Public Meeting on **July 2, 2026 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 Lot 27, Concession 6, Part 1 on Reference Plan 51R-16789 (Oro). A key map illustrating the location of the subject lands, and a copy of the applicants site plan including the lands subject to the Amendment are included with this notice.

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Agricultural/Rural (A/RU) Zone to permit the construction of an oversize detached building having a floor area of 780.0 square metres (8,396.1 square feet) and a height of 7.4 metres (24.2 feet). The detached building is also proposed to include a residential dwelling unit.

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 [Planning Information | Township of Oro-Medonte](#).

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.

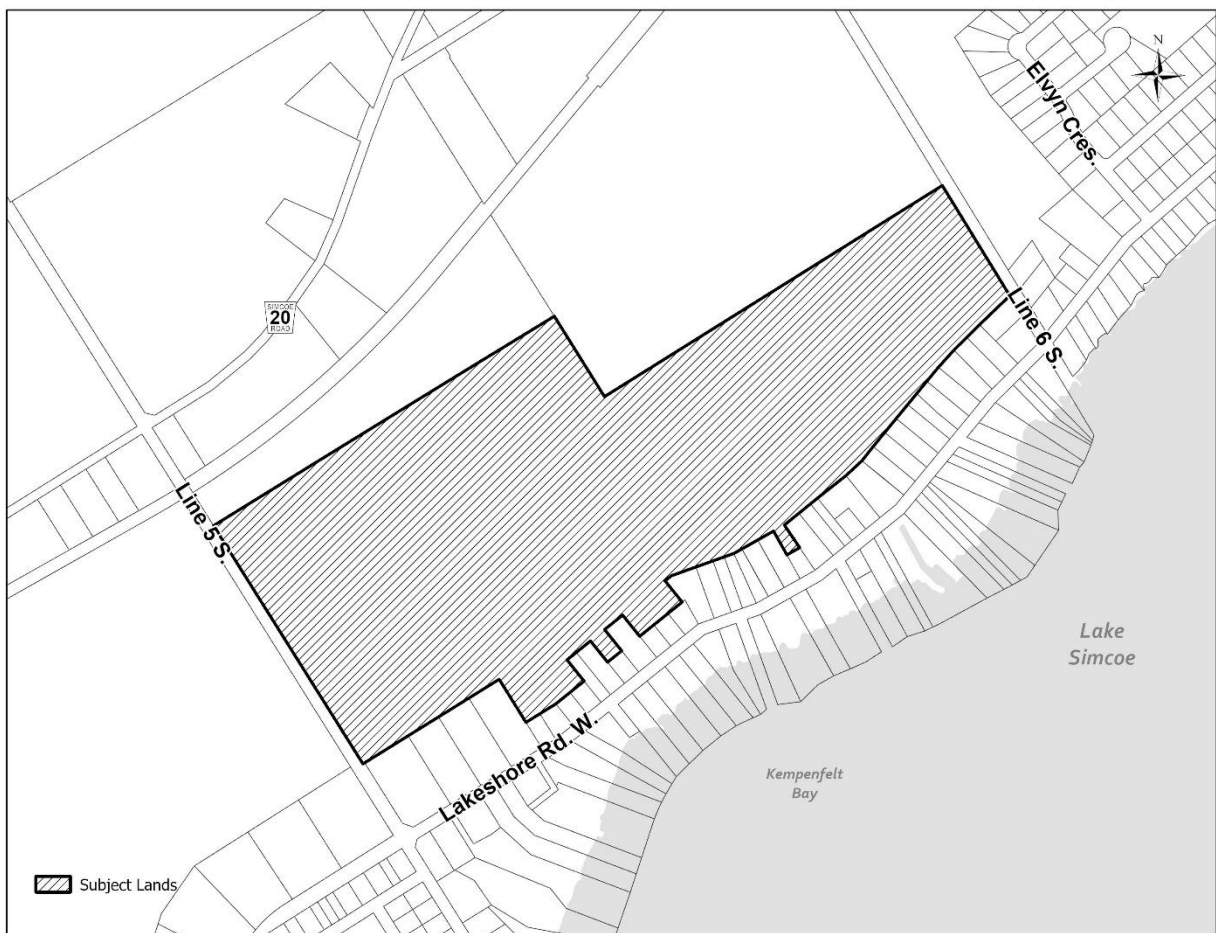
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

Written submissions/requests should be directed to:

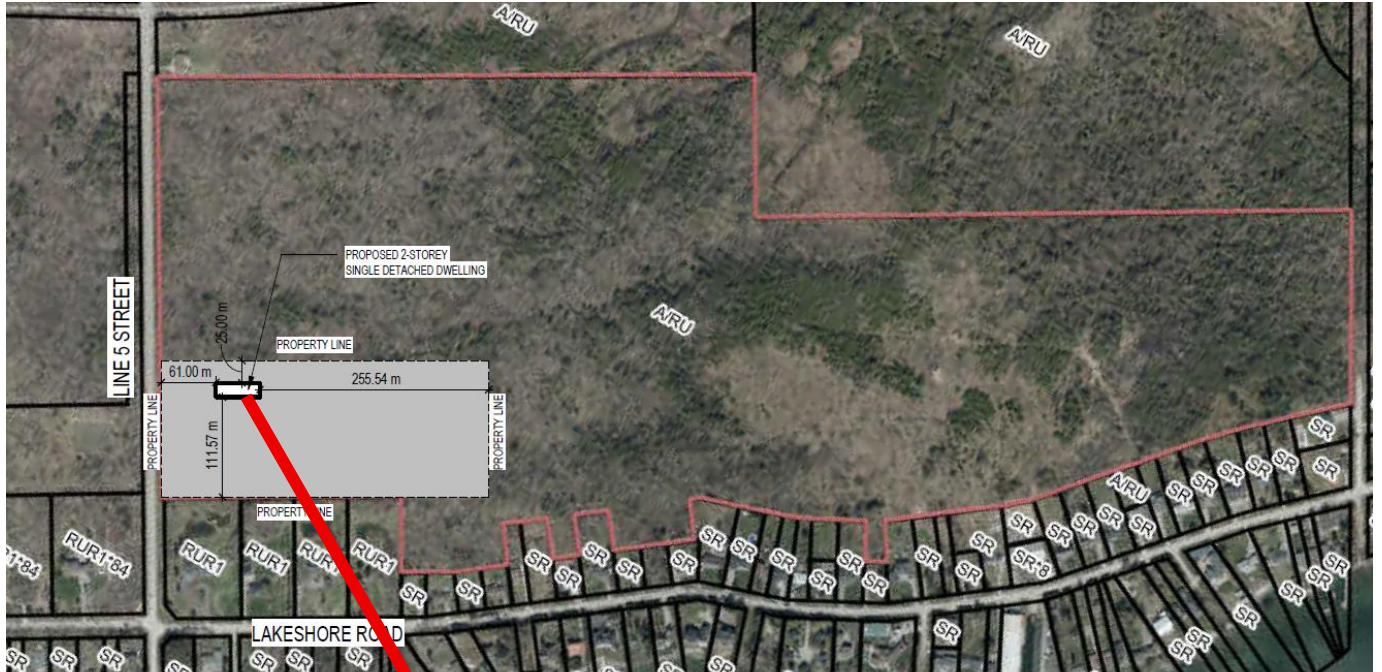
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, Ontario L0L 2E0  
Attn: Brent Spagnol, Director, Development Services  
[planning@oro-medonte.ca](mailto:planning@oro-medonte.ca)

Dated at the Township of Oro-Medonte this 10<sup>th</sup> day of June, 2026.

### Location Map

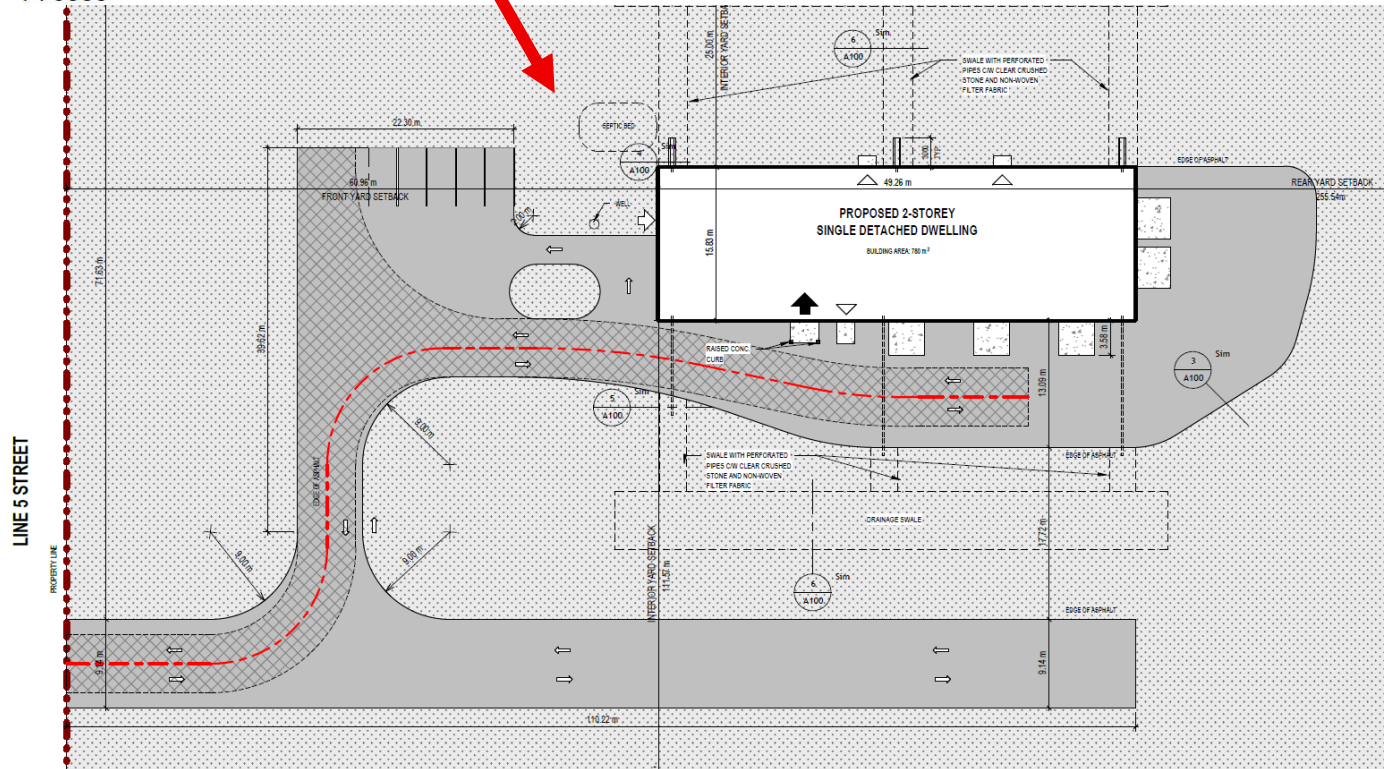


**Applicant's Site Plan/Zoning Sketch:**

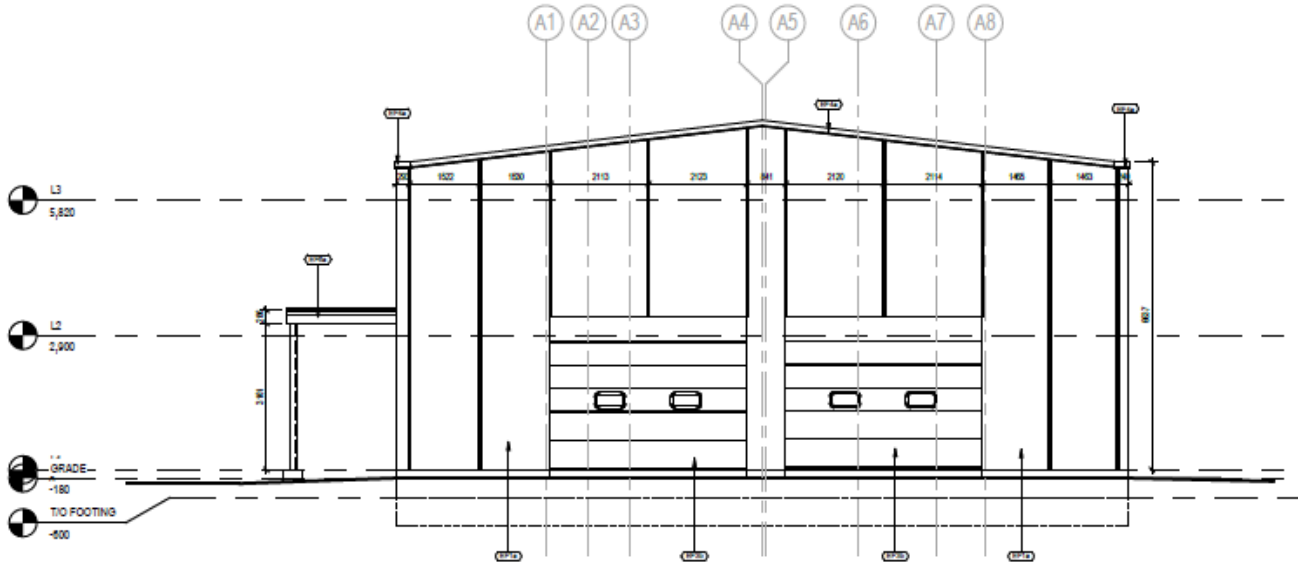


**OVERALL SITE PLAN**

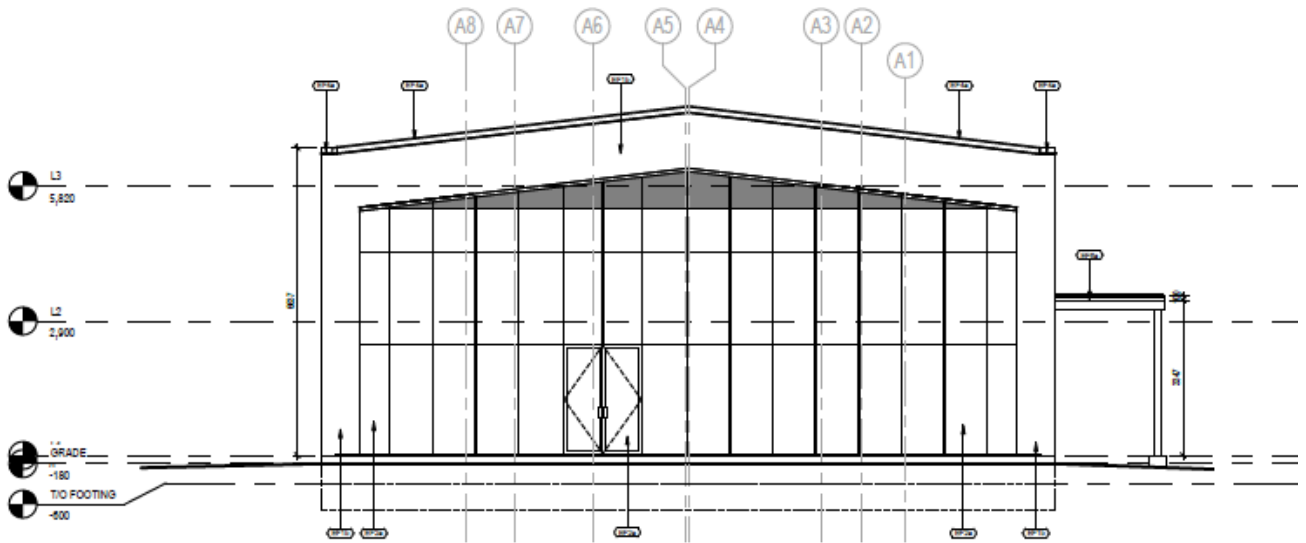
1 : 5000



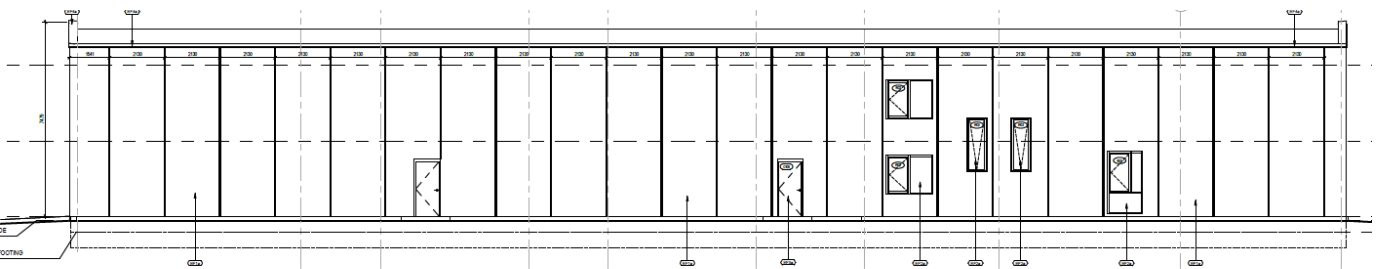
**Applicant's Building Elevations:**



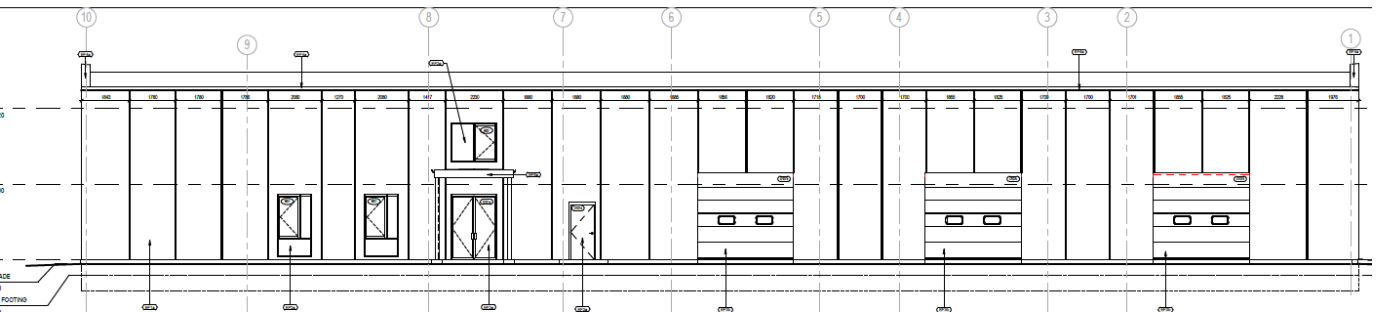
**1 EAST ELEVATION**  
1:75



**2 WEST ELEVATION**  
1:75



**NORTH ELEVATION**  
1:75



**SOUTH ELEVATION**  
1:75



## Staff Report

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**To:** Development Services Committee  
**From:** Chloe Patten, RPP, MCIP, Intermediate Planner  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-084  
**Subject:** Minor Variance Application 2026-A-18 (Sanderson & Comer)  
4427 Line 9 North  
**Type:** Requires Action  
**Motion No.:**

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## Recommendation

It is recommended:

1. That Report No. DS2026-084 be received and adopted.
2. That Minor Variance Application 2026-A-18, specifically to permit the construction of a sunroom addition with landing and stairs having a reduced setback of 3.4 metres (11.1 feet) from the rear lot line, on lands municipally known as 4427 Line 9 North, Township of Oro-Medonte, be approved subject to the conditions as outlined in Report DS2026-084.
3. The conditions are as follows:
  - a) That notwithstanding Table B4 (B), the proposed sunroom addition, landing and stairs shall otherwise comply with all other applicable provisions of the Zoning By-law;
  - b) That the applicant satisfy the permits and approvals required from the Nottawasaga Valley Conservation Authority (NVCA) letter dated June 25, 2026;

- c) That the proposed sunroom addition, landing and stairs shall be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
  - d) That the appropriate Zoning Certificate and Building Permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.
4. And that the applicants be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

## Background

The purpose of this report is to provide information and a staff recommendation to Development Services Committee regarding Minor Variance Application 2026-A-18, which is intended to facilitate the construction of a sunroom addition, landing and stairs to the existing non-complying single detached dwelling.

The subject property has a lot area of approximately 2,145.0 square metres (0.53 acres). The subject property is currently developed with a single detached dwelling and attached deck, accessory buildings (sheds), and pool.

The location map is included as Schedule 1 to this report.



### Minor Variance Application 2026-A-18

The applicants are proposing to construct a sunroom addition (13.4 square metres (144 square feet)), landing (2.3 metres (25 square feet)) and stairs, which will be attached to the rear of the existing non-complying single detached dwelling. The applicants are seeking relief to the following section of Zoning By-law 97-95:

Table B4 (B) – Minimum Required Rear Yard for Single Detached Dwellings in the Agricultural/Rural (A/RU) Zone

Required: 8.0 metres (26.2 feet)	Proposed: 3.4 metres (11.1 feet)
-------------------------------------	-------------------------------------

The applicants' Site Plan, Elevation Drawings, and Floor Plans are included as Schedules 2, 3, and 4 of this report.

## **Analysis**

Planning Act, R.S.O. 1990, c. P.13

### **Four Tests of the *Planning Act***

Section 3(5) of the *Planning Act* states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

Section 45(1) of the *Planning Act* establishes a four-fold test for a minor variance which requires consideration of:

- (1) whether the variance is minor;
- (2) whether the variance is desirable for the appropriate development or use of the land, building or structure;
- (3) whether the general purpose and intent of the zoning by-law is maintained; and;
- (4) whether the general purpose and intent of the Official Plan is maintained.

A variance must meet all four of these tests. Planning Staff have reviewed this application against these four tests as follows:

#### Does the variance conform to the general intent and purpose of the Official Plan?

The subject property is designated 'Agricultural' in both the County of Simcoe and Township Official Plans, which permits single detached dwellings.

The subject property is partially regulated by the Nottawasaga Valley Conservation Authority (NVCA) under Ontario Regulation 41/24 due to erosion and flood hazards associated with the watercourse located along the front lot line and its related floodplain. Sections 3.2.6 (Watercourses) and 3.2.7 (Natural Hazards) of the Townships Official Plan apply, which include policies that protect watercourses from incompatible development and addresses water related hazards such as flooding and erosion. The proposed sunroom addition, landing and stairs are located at the rear of the dwelling, well removed from the feature. The NVCA provided comments dated June 25, 2026 confirming no objection to the approval of the minor variance application.

Based on the above, Planning Staff are satisfied that the proposed variance conforms to the general intent and purpose of the Official Plan.

Does the variance conform to the general intent and purpose of the Zoning By-law?

The subject property is zoned 'Shoreline Residential' in the Township's Zoning By-law 97-95, as amended.

The applicants have requested relief from the Zoning By-law to permit a sunroom addition, including landing and stairs, to an existing non-complying single detached dwelling with a reduced setback of 3.4 metres (11.1 feet) from the rear lot line. The proposed sunroom addition complies with all other provisions of the Zoning By-law.

The existing dwelling is non-complying, as a survey confirms it is set back 7.3 metres (23.9 feet) from the rear lot line, where a minimum setback of 8.0 metres (26.2 feet) is required for the (A/RU) Zone. The dwelling also includes an attached deck, which is located approximately 3.6 metres (11.9 feet) from the rear lot line.

The general intent of the rear yard setback is to provide adequate separation between properties, as well as sufficient space for access and maintenance around buildings and structures. The requested reduced setback of 3.4 metres (11.1 feet) maintains adequate space for both access and maintenance, while still providing appropriate separation from adjacent lands. The property to the rear consists of an open agricultural field, and the proposed addition will not extend significantly closer to the rear lot line than the existing deck structure.

Based on the above, Planning Staff are satisfied that the proposed variance conforms to the general intent and purpose of the Zoning By-law.

Is the variance desirable for the appropriate development of the lot?

Planning Staff reviewed the proposed application within the context of surrounding properties and the established character and built form of the neighbourhood. During the site visit, Planning Staff observed that the proposed sunroom addition is appropriately sited, as the proposed location is located in an area of the lot that is already disturbed by the existing deck and will function in a similar manner. As such, the development is not anticipated to introduce new impacts, and adequate rear yard amenity space will continue to be maintained. Photos from the site visit have been included as Schedule 6.

For these reasons, Planning Staff are of the opinion that the proposed variance is considered desirable for the appropriate development of the lot.

Is the variance minor?

The minor nature of the variance is assessed based on scale and impact. In Planning Staff's opinion, the requested minor variance is minor in nature as the reduced setback is not anticipated to have any adverse impacts on neighbouring properties and will not detract from the residential character of the lot.

As the variance is considered to conform to the Official Plan, to meet the general intent of the Zoning By-law and to be appropriate for the desirable development of the lot, the variance is considered by staff to be minor.

## Financial/Legal Implications/ Risk Management

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

## Policies/Legislation

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

## Corporate Strategic Priorities

- Well Planned Development – to ensure the development of complete communities and the protection of our rural character.

## Consultations

Notice of this application was circulated to the public and to various review agencies and Township departments. A public notice sign was also posted on the subject property. As of the date of this report, the following comments have been received:

COMMENTER	DATE	COMMENT
Township Operations	2026 06 18	No comments.
Nottawasaga Valley Conservation Area	2026 06 25	No objection to the approval of the Minor Variance.

## Attachments

- Schedule 1: Location Map
- Schedule 2: Site Plan
- Schedule 3: Elevation Drawings
- Schedule 4: Floor Plans
- Schedule 5: Nottawasaga Valley Conservation Area Regulated Area
- Schedule 6: Site Visit Photos

## Conclusion

Planning Staff recommend that Minor Variance Application 2026-A-18 be approved on the basis that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted,

Chloe Patten, RPP, MCIP, Intermediate Planner

June 25, 2026

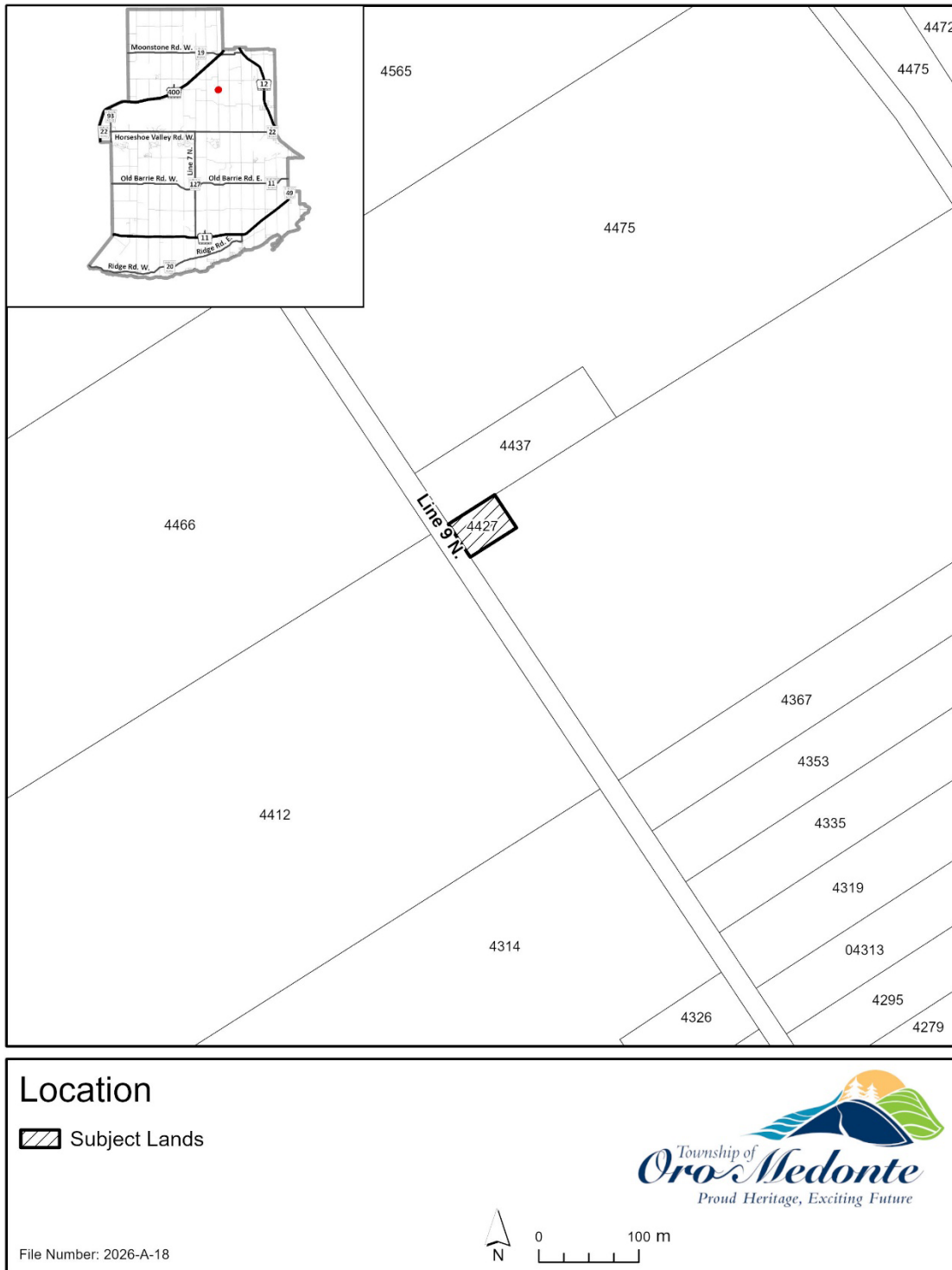
### Approvals:

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services

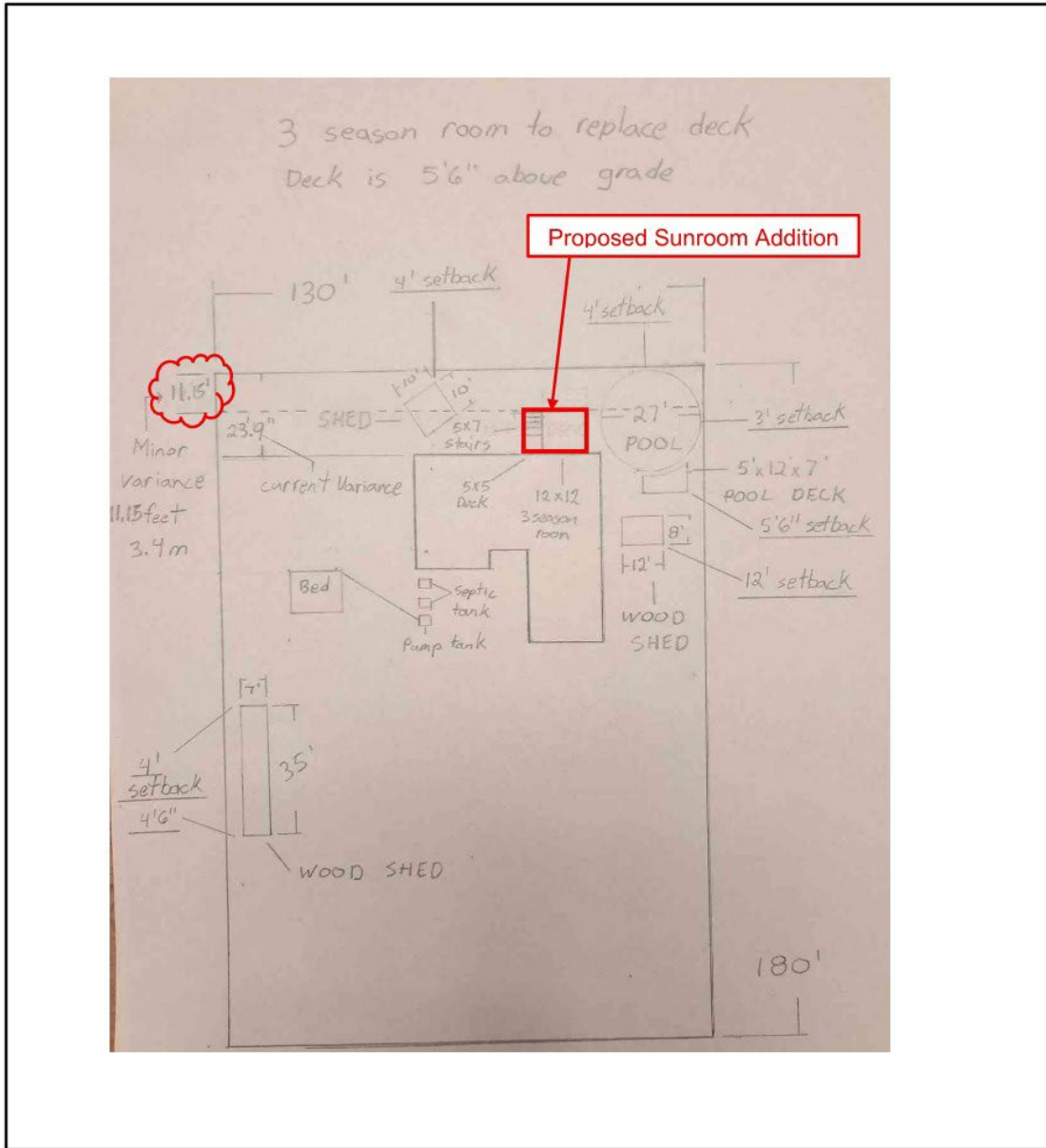
### Date of Approval

June 25, 2026  
June 25, 2026

### Schedule 1: Location Map



**Schedule 2: Site Plan**

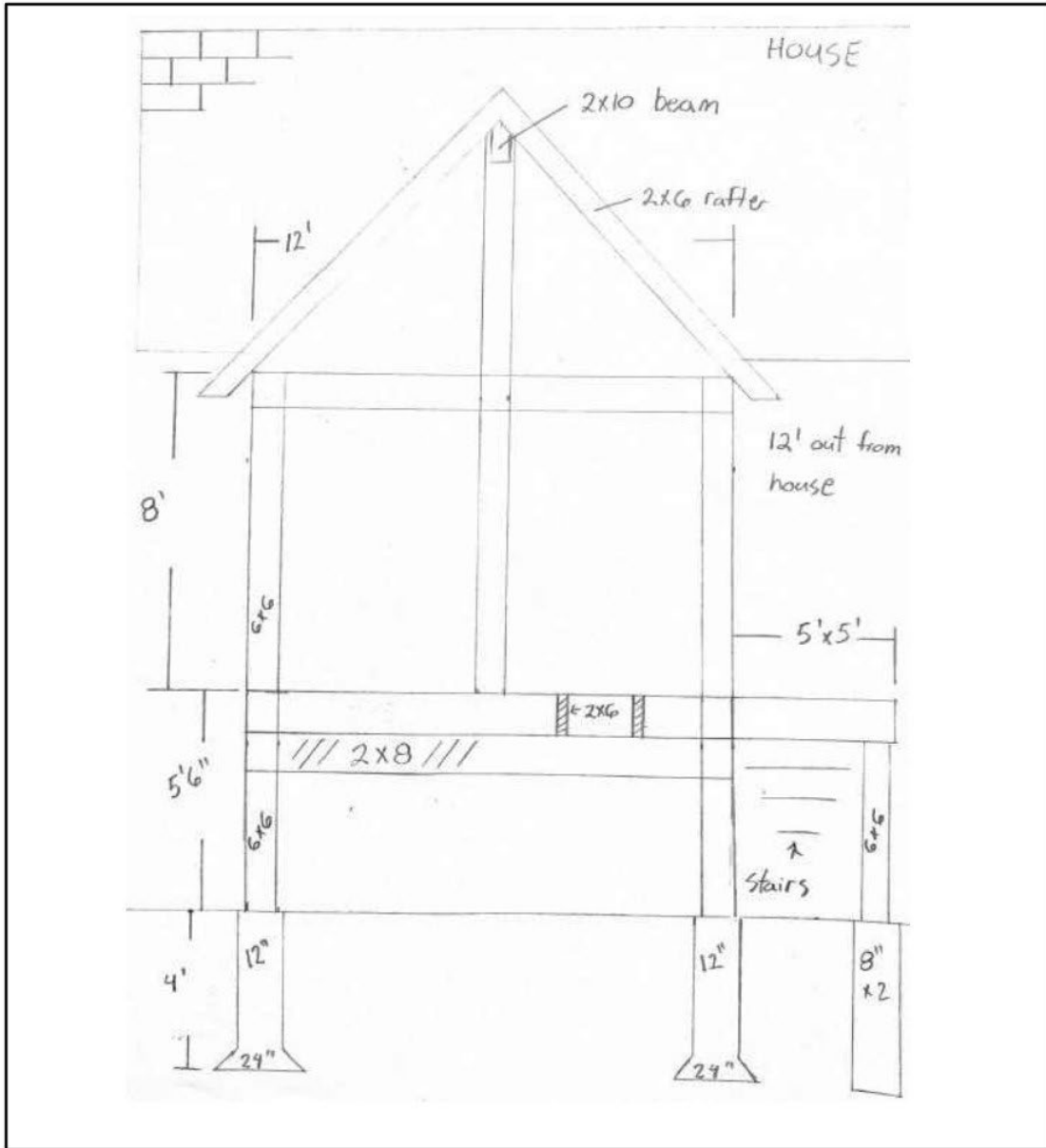


Site Plan



File Number: 2026-A-18

**Schedule 3: Elevation Drawings**

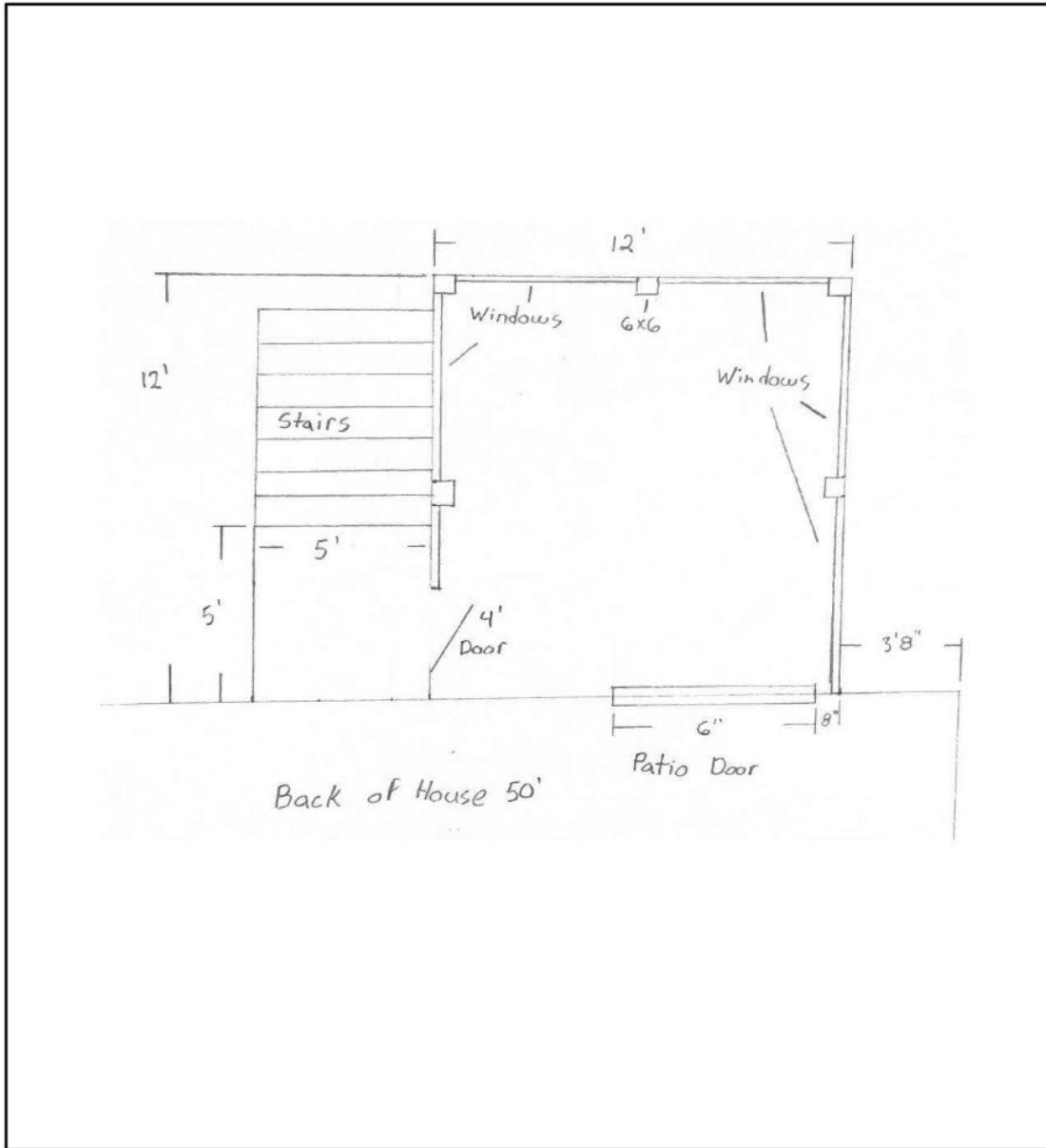


Elevation



File Number: 2026-A-18

**Schedule 4: Floor Plans**

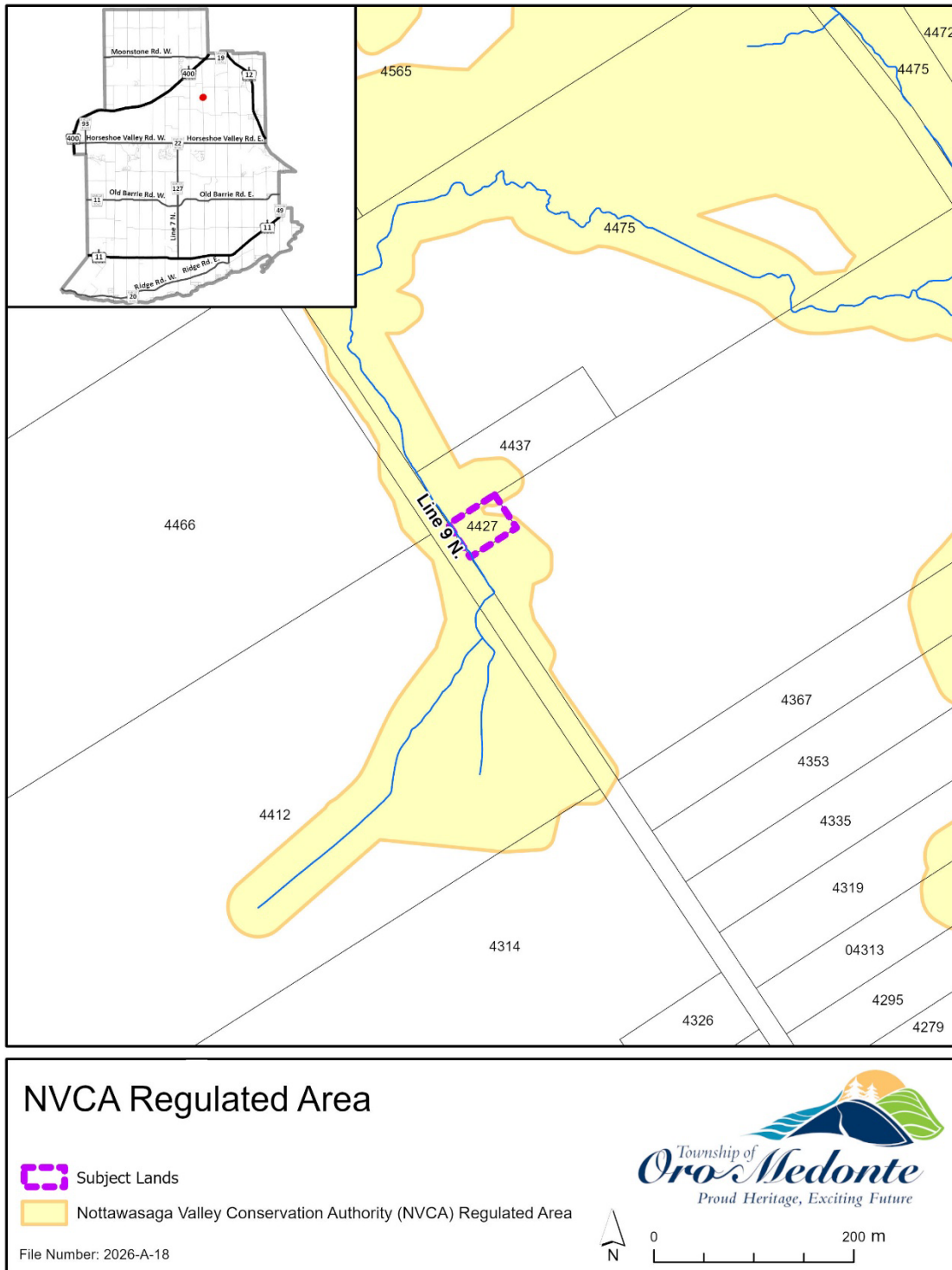


Floor Plans



File Number: 2026-A-18

### Schedule 5: Nottawasaga Valley Conservation Authority (NVCA) Regulated Area



**Schedule 6: Site Visit Photos**

Existing setback from non-complying deck.



Existing deck. Proposed location of sunroom addition.



Site Photos



File Number: 2026-A-18



## Staff Report

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**To:** Development Services Committee  
**From:** George Vadeboncoeur, Manager, Planning Special Projects  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-081  
**Subject:** Minor Variance Application 2026-A-22 (Cunnington)  
35 Robinson Street  
**Type:** Requires Action  
**Motion No.:**

---

## Recommendation

It is recommended:

1. That Report No. DS2026-081 be received and adopted.
2. That Minor Variance Application 2026-A-22 specifically to increase the maximum height of a detached accessory building to approximately 5.05 metres (16.5 feet) and increase the size of a non-complying building to 67.6 square metres (728 square feet) on lands municipally known as 35 Robinson Street, be approved subject to the conditions as outlined in Report DS2026-081.
3. The conditions are as follows:
  - a) That notwithstanding Sections 5.1.4 and 5.16.1 of Zoning By-law 97-85, as amended, the proposed accessory building shall otherwise comply with all other applicable provisions of the Zoning By-law;
  - b) That the proposed buildings on the property be substantially and proportionally in conformity with the dimensions as set out on the application and approved by the Committee;
  - c) That the proposed detached accessory building shall not be used for human habitation or for a home industry;
  - d) That the existing shipping container be removed from the property prior to occupancy being granted for the detached accessory building;

- e) That the appropriate Zoning Certificate and Building Permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.
4. And that the applicant be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

## Background

The purpose of this report is to provide details and a staff recommendation regarding Minor Variance application 2026-A-22.



The owners of 35 Robinson Street recently demolished an old accessory building that had been damaged and partially demolished during the 2025 ice storm. The building is shown in blue on this aerial photo. A larger version attached as Schedule 1.

The owners are proposing to replace the demolished building with a new building that is 5.0 metres (16.5 feet) in height and 67.6 square metres (728.0 square feet) in area. The new building would be situated in approximately the same location as the former building, as shown on the

site plan and site plan detail attached as Schedules 3 and 4.

The subject property is 0.170 hectares (0.42 acres) in size, with 18.2 metres (60 feet) of frontage on Robinson Street and a depth of 93.2 metres (306 feet). The rectangular shaped property does not extend to Lake Simcoe as there is a detached dwelling behind the subject property shown on the map above, known municipally as 39 Robinson Street.

The subject property contains a single detached dwelling having a floor area of 86.3 square metres (930.0 square feet). The dwelling constructed in 1972 and is on private services. The property is zoned Shoreline Residential (SR). The Zoning Schedule is attached as Schedule 2 to this report.

In the (SR) zone, accessory structures and buildings are only permitted in the front yards on properties that have frontage on Lake Simcoe or Bass Lake. The accessory structure at 35 Robinson Street was considered to be a non-complying building or structure.

Approval from Development Services Committee (DSC) is required to build a new accessory structure that is larger than what was in the front yard previously.

**Minor Variance Proposal**

The applicants are seeking relief to the following sections of Zoning By-law 97-95, as amended:

**Section 5.1.4 – Maximum Height of a Detached Accessory Building**

Required: 4.5 metres (14.7 feet)	Proposed: 5.05 metres (16.5 feet)
-------------------------------------	--------------------------------------

**Section 5.16.1 - Non-Complying Buildings and Structures**

Required: Any increase in floor area of a Non-Complying Accessory Building that increases the extent the building does not comply with the provisions of the Zoning By-law requires the approval of the Committee of Adjustment.	Proposed: New proposed Detached Non-Complying Accessory Building has a larger floor area at 67.6 square metres (728 square feet) than the recently demolished Accessory Building at 45.5 square meters (490 square feet) in size.
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**Analysis**

**Minor Variance Application**

Planning Act, R.S.O. 1990, c. P.13

Section 3(5) of the Planning Act states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

Section 45(1) of the Planning Act establishes a four-fold test for a minor variance which requires consideration of: (1) whether the variance is minor; (2) whether the variance is desirable for the appropriate development or use of the land, building or structure; (3) whether the general purpose and intent of the zoning by-law is maintained; and (4) whether the general purpose and intent of the Official Plan is maintained. A variance must meet all four of these tests. Planning Staff has reviewed this application against these four tests as follows:

Do the variances conform to the general intent and purpose of the Official Plan?

The subject property is designated ‘Shoreline’ in the Township of Oro-Medonte Official Plan. Policies under this designation are primarily aimed at protecting the shoreline area and Lake Simcoe. Accessory uses are permitted, subject to being lawfully existing on the date of the approval of the plan. Based on a review of aerial imagery, an accessory building existed on the lot in same location since 1954.

It is Staffs' view that the proposed variance conforms to the general intent and purpose of the Official Plan.

Do the variances conform to the general intent and purpose of the Zoning By-law?

The subject property is zoned Shoreline Residential Two (SR) in the Township's Zoning By-law 97-95, as amended.

Section 5.1.4 of the By-law specifies that a detached accessory building shall have a maximum height of 4.5 metres (14.7 feet). The proposed replacement detached accessory building is 5.0 metres (16.5 feet) in height.

The Townships Zoning By-law specifies that any increase in floor area of a Non-Complying Accessory Building that increases the extent of the building and does not comply with the provisions of the Zoning By-law will require the approval of the Committee of Adjustment (Now Development Services Committee).

The proposed new 67.6 square metres (728 square feet) detached non-complying accessory building is replacing the recently demolished 45.5 square metres (490 square feet) accessory building. The difference between the two is 22.1 square metres (237.8 square feet).

The proposed new accessory building is smaller than the dwelling unit on the property and meets all other Zoning By-law provisions.

Staff reviewed the proposed minor variance in the context of the provisions dealing with detached accessory buildings and non-complying buildings and is of the opinion that the proposed accessory dwelling unit conforms to the general purpose and intent of the Zoning By-law.

Are the variances desirable for the appropriate development of the lot?

Planning Staff considered the application within the context of the subject property and dwellings in the immediate area and is of the opinion that the accessory building is appropriate for the lot and is in keeping with the location of similar accessory buildings in the area. The lot has sufficient area to accommodate the larger building while meeting all setback requirements. The new building will replace an accessory building that is located in the same general area and was recently demolished. Staff is of the view that the proposed new accessory building is appropriate for the development of the lot.

Are the variances minor?

The question of the minor nature of the variance relates to its scale and impact. In Planning Staff's opinion, the requested minor variance to the height of the proposed detached accessory dwelling unit is minor in nature and is not anticipated to have any adverse impacts on the property or the character of the area. Further, the requested

minor variance to permit a larger non-complying building in the front yard to replace a previously existing non-complying building in a similar location is not anticipated to have any adverse impact on the character of the area.

As the proposed variances are considered to conform to the general intent of the Official Plan, to meet the general intent of the Zoning By-law, to be appropriate for the desirable development of the lot and is not anticipated to have an adverse effect on the character of the surrounding area, the variances are considered to be minor.

## **Financial/Legal Implications/ Risk Management**

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

## **Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

## **Corporate Strategic Priorities**

In December 2023, Council adopted the Township's Corporate Strategic Plan 2024-2027. The application is consistent with the following Plan priority:

- Well Planned Development

## **Consultations**

Notice of this application was circulated to the public and to various review agencies and Township departments. A Public notice sign was also posted on the subject lands.

As of the preparation of this report, one comment was received from the Severn Sound Environmental Association noting that the property is outside of all Wellhead Protection Areas within the Township of Oro-Medonte.

## **Attachments**

Schedule 1: Aerial Photo  
Schedule 2: Zoning Map  
Schedule 3: Applicant's Site Plan Sketch  
Schedule 4: Site Plan Sketch Detail  
Schedule 5: Building Elevations  
Schedule 6: Floor Plans

## Conclusion

Planning Staff recommends that Minor Variance Application 2026-A-22, specifically to increase the maximum height of a detached accessory building to approximately 5.05 metres (16.5 feet) and increase the size of a non-complying building to 67.6 square metres (728 square feet) on lands municipally known as 35 Robinson Street be approved, on the basis that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted:

George Vadeboncoeur, RPP  
Manager, Planning Special Projects

June 23, 2026

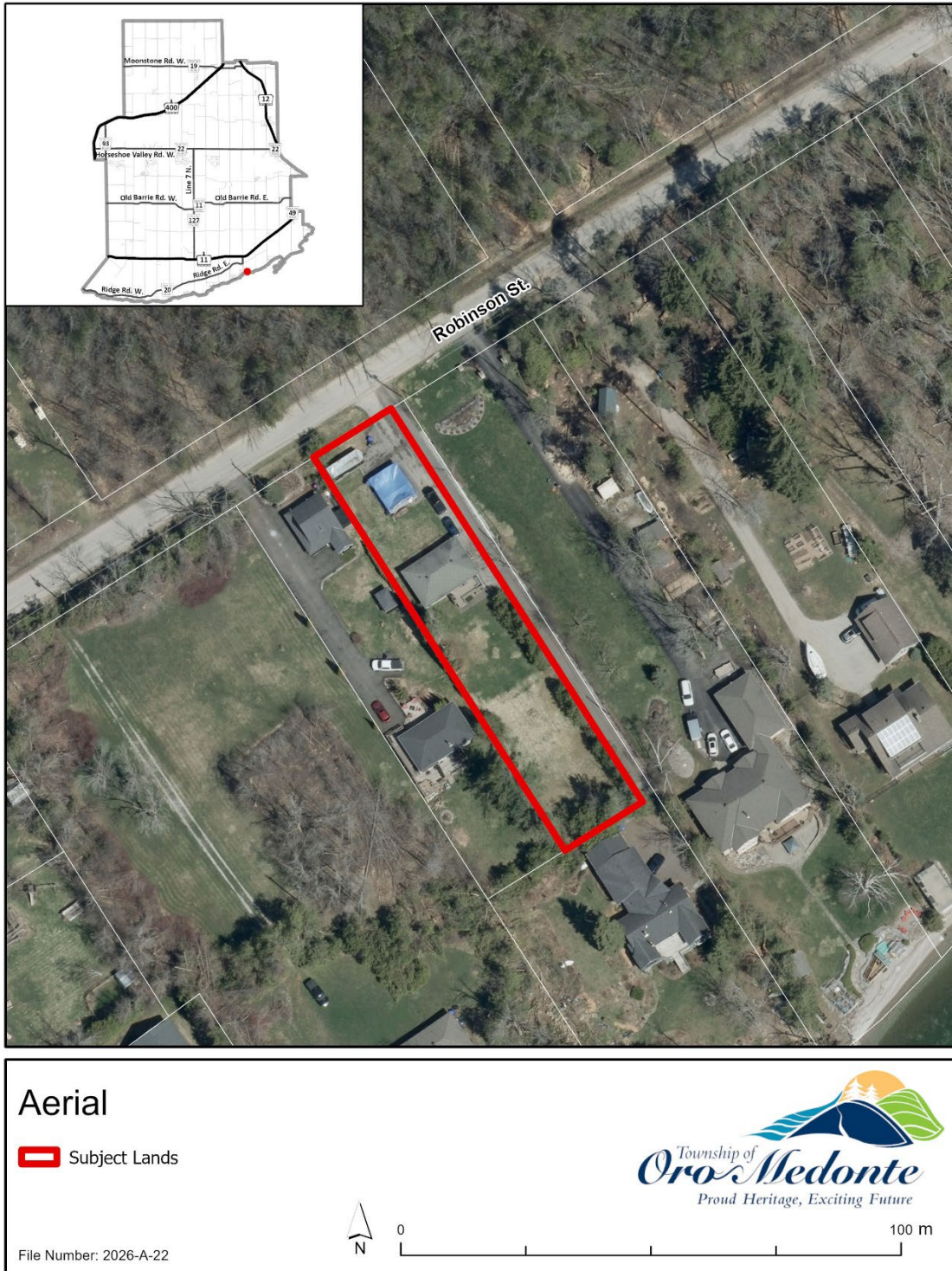
### Approvals:

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services

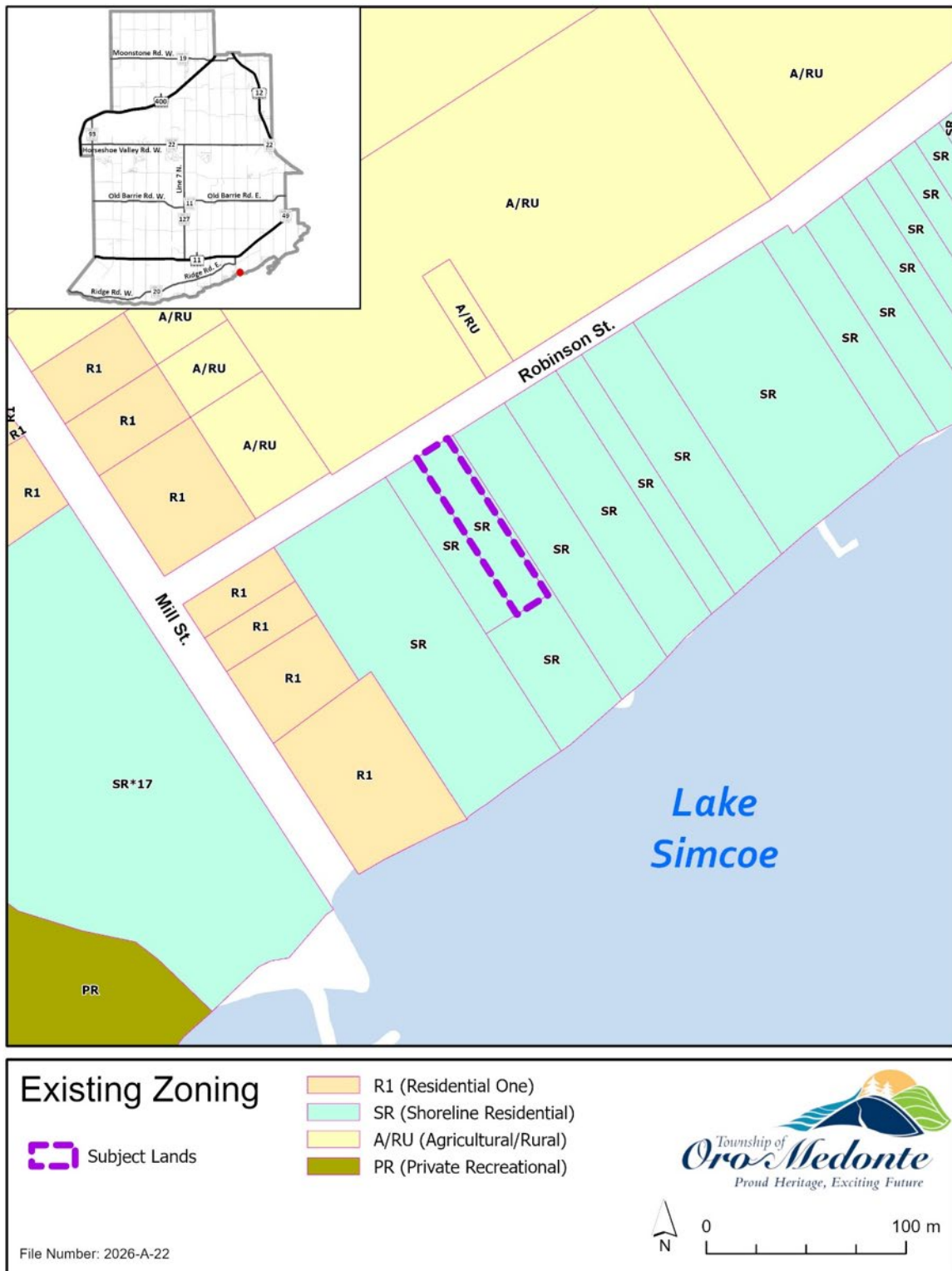
### Date of Approval

June 24, 2026  
June 25, 2026

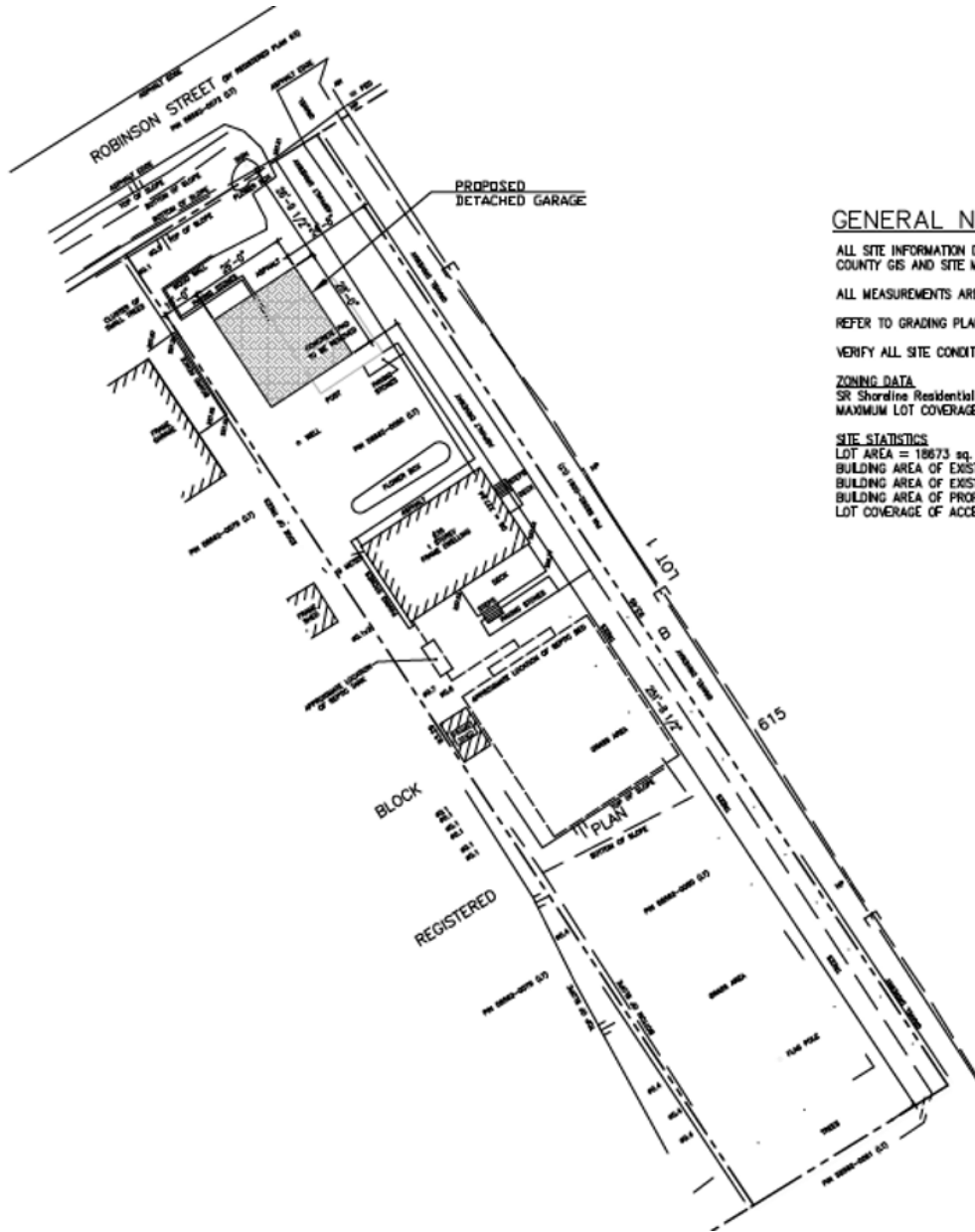
**Schedule 1: Aerial Photo**



**Schedule 2: Existing Zoning**



### Schedule 3: Applicant's Site Plan



#### GENERAL NOTES

ALL SITE INFORMATION DERIVED FROM SURVEY J.D. BARNES LIMITED, MAY 14, 2026, SIMCOE COUNTY GIS AND SITE MEASUREMENTS.

ALL MEASUREMENTS ARE IN FEET AND INCHES OR METRES AS NOTED. THIS IS NOT A SURVEY.

REFER TO GRADING PLANS FOR SITE ELEVATIONS AND GRADING.

VERIFY ALL SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORK.

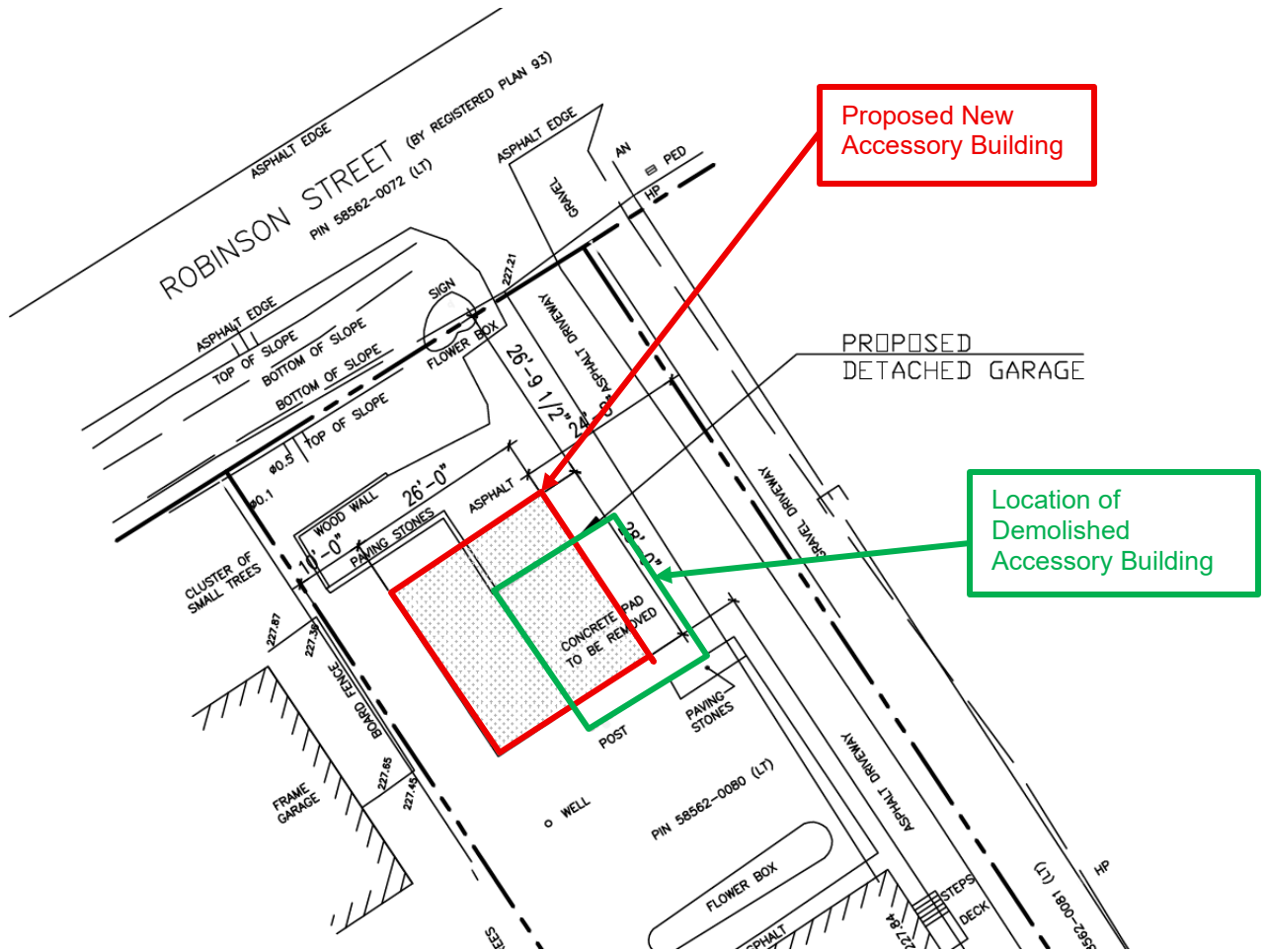
#### ZONING DATA

SR Shoreline Residential  
MAXIMUM LOT COVERAGE FOR ACCESSORY BUILDINGS - 5%

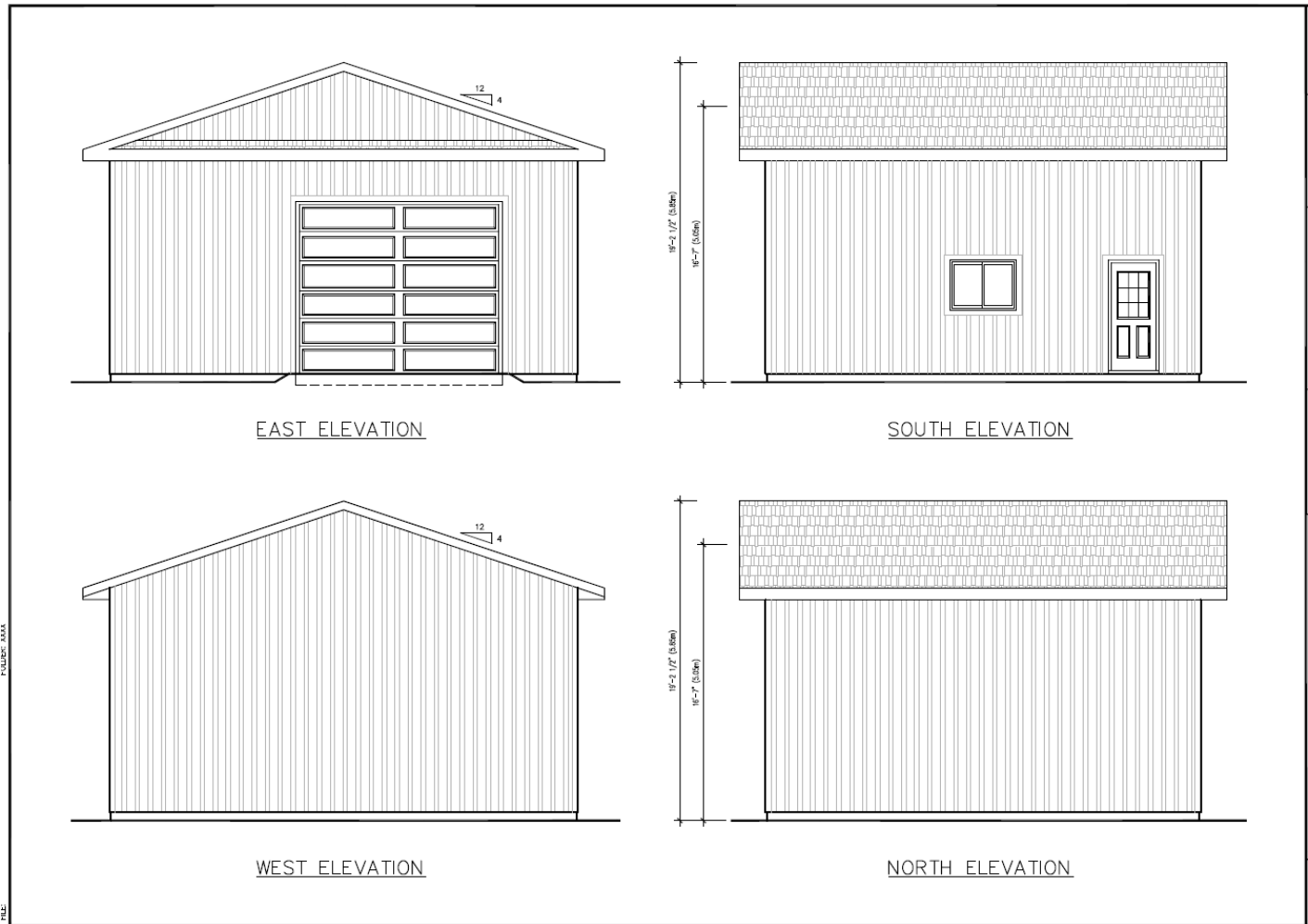
#### SITE STATISTICS

LOT AREA = 18673 sq. ft.  
BUILDING AREA OF EXISTING DWELLING = 935 sq. ft.  
BUILDING AREA OF EXISTING SHED = 100 sq. ft.  
BUILDING AREA OF PROPOSED ACCESSORY BUILDING = 728 sq. ft.  
LOT COVERAGE OF ACCESSORY BUILDINGS = 4.4%

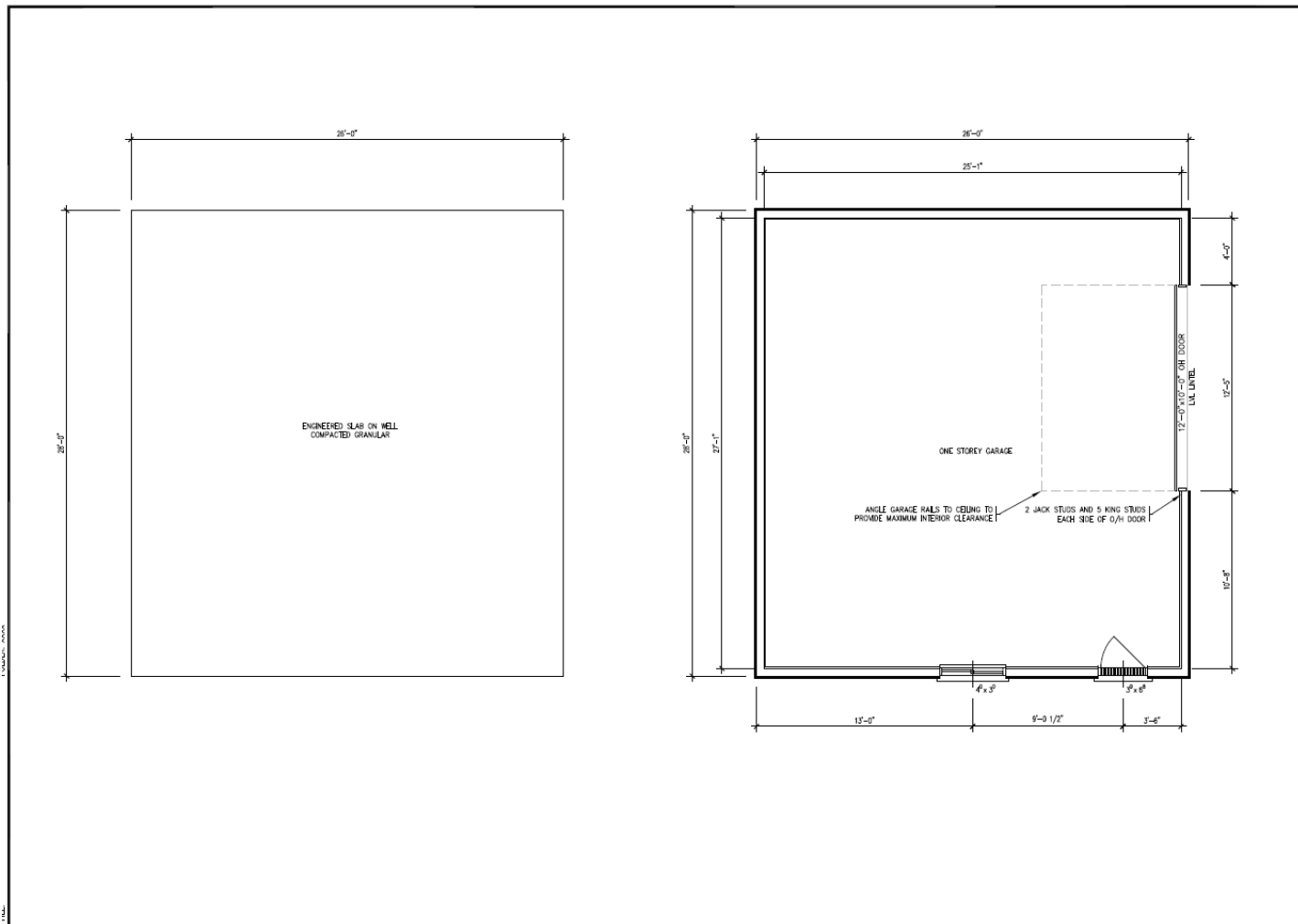
Schedule 4: Site Plan Detail



### Schedule 5: Building Elevations



### Schedule 6: Floor Plans





## Staff Report

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**To:** Development Services Committee  
**From:** Catherine McCarroll, Senior Planner  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-078  
**Subject:** Minor Variance Application 2026-A-20 (Kilby), 35 Tamarack Drive  
**Type:** Requires Action  
**Motion No.:**

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### Recommendation

It is recommended:

1. That Report No. DS2026-078 be received and adopted.
2. That Minor Variance Application 2026-A-20, specifically to permit the construction of a 15.6 square metres (168.0 square feet) sunroom attached to the existing modular home located within an Environmental Protection (EP) Zone, on lands municipally known as 35 Tamarack Drive, Township of Oro-Medonte, be approved subject to the conditions as outlined in Report DS2026-078.
3. The conditions are as follows:
  - a) That notwithstanding Section 3.1 Table A5, Section 5.16.1 (c), Section 5.18 and Section 5.27, the proposed sunroom shall otherwise comply with all other applicable provisions of the Zoning By-law;
  - b) That the proposed sunroom be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
  - c) That the applicant satisfy the permits and approvals required from the Nottawasaga Valley Conservation Authority (NVCA); and,
  - d) That the appropriate Zoning Certificate and Building Permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.

4. And that the applicants be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

## Background

The purpose of this report is to provide information and a staff recommendation to Development Services Committee regarding Minor Variance application 2026-A-20, which is intended to permit the construction of a new sunroom attached to the existing modular home within the (EP) Zone for a property located at 35 Tamarack Drive.

Big Cedar Park is a residents'-owned nonprofit corporation containing 230 mobile homes on 76.3 hectares (188.6 acres) of land at Bass Lake Sideroad East and Line 12 North (refer to Schedule 1). The retirement community has existed for over 30 years. The roads within the Park are private and are not maintained by the Township.

The parcel is zoned "Agricultural/Rural Exception 7 (A/RU\*7)" and "Environmental Protection (EP)" in the Township's Zoning By-law (refer Schedule 2). However, the lands affecting 35 Tamarack Drive are entirely zoned Environmental Protection (EP), which does not permit residential uses on the lands.

The applicants have obtained permission from the Residents Association to replace the existing rear deck with an attached sunroom.



**Minor Variance Application 2026-A-20**

The applicants are proposing to remove the existing rear deck and replace it with a sunroom attached to the existing modular home located within an Environmental Protection (EP) Zone. The applicants are seeking relief to the following sections of Zoning By-law 97-95:

**Section 3.1, Table A5 – Permitted Uses (Environmental Protection (EP) Zone)**

<p><b>Permitted:</b> Only existing uses permitted. No buildings or structures, except those required for flood or erosion control.</p>	<p><b>Proposed:</b> Remove the existing deck and replace it with a sunroom attached to the existing modular home.</p>
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**Section 5.16.1(c) – Enlargement, Non-complying Structures**

<p><b>Required:</b> Does not increase a situation of non-compliance.</p>	<p><b>Proposed:</b> Increase the floor area of the structure in the EP Zone.</p>
--	--

**Section 5.18 - Non-conforming Uses**

<p><b>Permitted:</b> Buildings or structures existing before November 5, 1997.</p>	<p><b>Proposed:</b> Build a sunroom attached to the existing modular home.</p>
--	--

**Section 5.27 – Setbacks from Limits of Environmental Protection Zone**

<p><b>Required:</b> No building or structure shall be located within 30 metres (98.4 feet) of the boundaries of the Environmental Protection Zone.</p>	<p><b>Proposed:</b> 0 metres from the EP Zone boundary. The existing modular home and the proposed sunroom are located within the EP Zone.</p>
--	--

The applicant’s site plan and elevation drawings are included as Schedules 3 and 4 to this report.

**Analysis**

**Note:**

For applications to extend a legal non-conforming use, the consideration is to be based upon both the desirability for development of the property in question and the impact on the surrounding area. An application for an extension of a non-conforming use does not have to meet the four tests for a minor variance.

County of Simcoe and Township’s Official Plans

The subject lands are designated “Rural”, “Greenlands” and “Agricultural” in both the County of Simcoe’s Official Plan and the Township’s Official Plan (refer to Schedules 5

and 6). The proposed development at 35 Tamarack Drive is located within the “Rural” designation in both Official Plans.

Schedule C of the Township’s Official Plan delineates the Natural Heritage, Water Resources and Hazards (refer to Schedule 7). The lands subject to the minor variance (35 Tamarack Drive) are located within 120 metres of an evaluated wetland, unevaluated wetland and area of natural and scientific interest (ANSI).

Section 2.13.14.4 of the Township’s Official Plan states: “...an existing residential dwelling or accessory building may be expanded or altered, or a new accessory building may be constructed, if it is demonstrated that the development will be limited in scope, kept within close geographical proximity to the existing structures, and is no closer to the adjacent key hydrologic feature or key natural heritage feature than the existing structures.” (p. 104).

With respect to non-conforming uses, Section 5.27.5 of the Township’s Official Plan contains provisions that the Township may consider when assessing the appropriateness and impact of a Minor Variance for the extension or enlargement of a non-conforming use.

Planning Staff have reviewed these provisions against the proposed development and are of the opinion that the development is in compliance with these provisions as the applicants are proposing to remove the existing deck and replace it with a sunroom on the same footprint, therefore, the proposed sunroom is not anticipated to aggravate the existing situation or have any further impact on the natural heritage features. The proposed sunroom would constitute the extension of the existing non-conforming use and the expansion of the non-conforming dwelling would be considered to be in keeping with the character of the surrounding residential area.

The subject lands are regulated by the Nottawasaga Valley Conservation Authority (NVCA). As of the preparation of this report, NVCA comments have yet to be received for this Minor Variance application; therefore, the Committee shall have regard to any NVCA comments that may be received provided they are available at the public hearing.

Based on the above, it is Planning Staff’s opinion that the proposed minor variances are considered to conform to the County’s and Township’s Official Plans.

#### Township’s Zoning By-law

The subject property is zoned “Agricultural/Rural Exception 7 (A/RU\*7) Zone” and “Environmental Protection (EP) Zone” in the Township’s Zoning By-law 97-95. However, as previously mentioned, the subject property (35 Tamarack Drive) is entirely zoned “Environmental Protection”.

The Township's Zoning By-law limits the types of uses that are permitted in the "Environmental Protection Zone" in order to ensure that environmentally sensitive features are not negatively impacted by development and to ensure that development does not place people and property at risk of natural hazards (Eg: flooding). Section 5.27 of the Township's Zoning By-law prohibits buildings and structures within 30 metres of the boundary of the "Environmental Protection (EP) Zone". The applicants are proposing a setback of 0 metres from the (EP) Zone boundary as the existing modular home is located entirely within the (EP) Zone.

Section 5.18 of the Zoning By-law contains provisions related to "Non-Conforming Uses" intended to ensure that existing non-conforming uses on properties in the Township may not be expanded, such that the expansion may result in an increase in a degree of incompatibility or cause any adverse impacts.

In Planning Staff's opinion, the proposed replacement of the existing deck with a sunroom on the existing footprint is not anticipated to have an adverse impact on the nearby natural heritage features or any of the neighbouring land uses, as it will not extend beyond the existing developed area of the property.

## **Financial/Legal Implications/ Risk Management**

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

## **Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

## **Corporate Strategic Priorities**

- Well Planned Development – to ensure the development of complete communities and the protection of our rural character.

Staff are of the opinion that the proposed development is consistent with the Township's strategic priority.

## **Consultations**

Notice of this application was circulated to the public and to various review agencies and Township departments. A public notice sign was also posted on the subject lands. As of the preparation of this report, the following comments have been received:

<b>COMMENTS</b>	<b>DATE</b>	<b>COMMENT</b>
Township's Building Division	2026 06 18	No comment. Owner/Applicant to be aware that Engineer sealed structural drawings and attachment details will be required to be submitted with the building permit application.
Township's Operations	2026 06 18	No comments.

**Attachments**

- Schedule 1: Location Map
- Schedule 2: Existing Zoning
- Schedule 3: Applicant's Site Plan
- Schedule 4: Elevation Drawings
- Schedule 5: County Official Plan - Land Use
- Schedule 6: Township Official Plan – Land Use
- Schedule 7: Township Official Plan – Natural Heritage, Water Resources and Hazards

**Conclusion**

Planning Staff recommend that Minor Variance Application 2026-A-20 be approved, specifically to permit the construction of a sunroom attached to the existing modular home located within an Environmental Protection (EP) Zone on the basis that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted,

Catherine McCarroll, RPP, Senior Planner, June 19, 2026

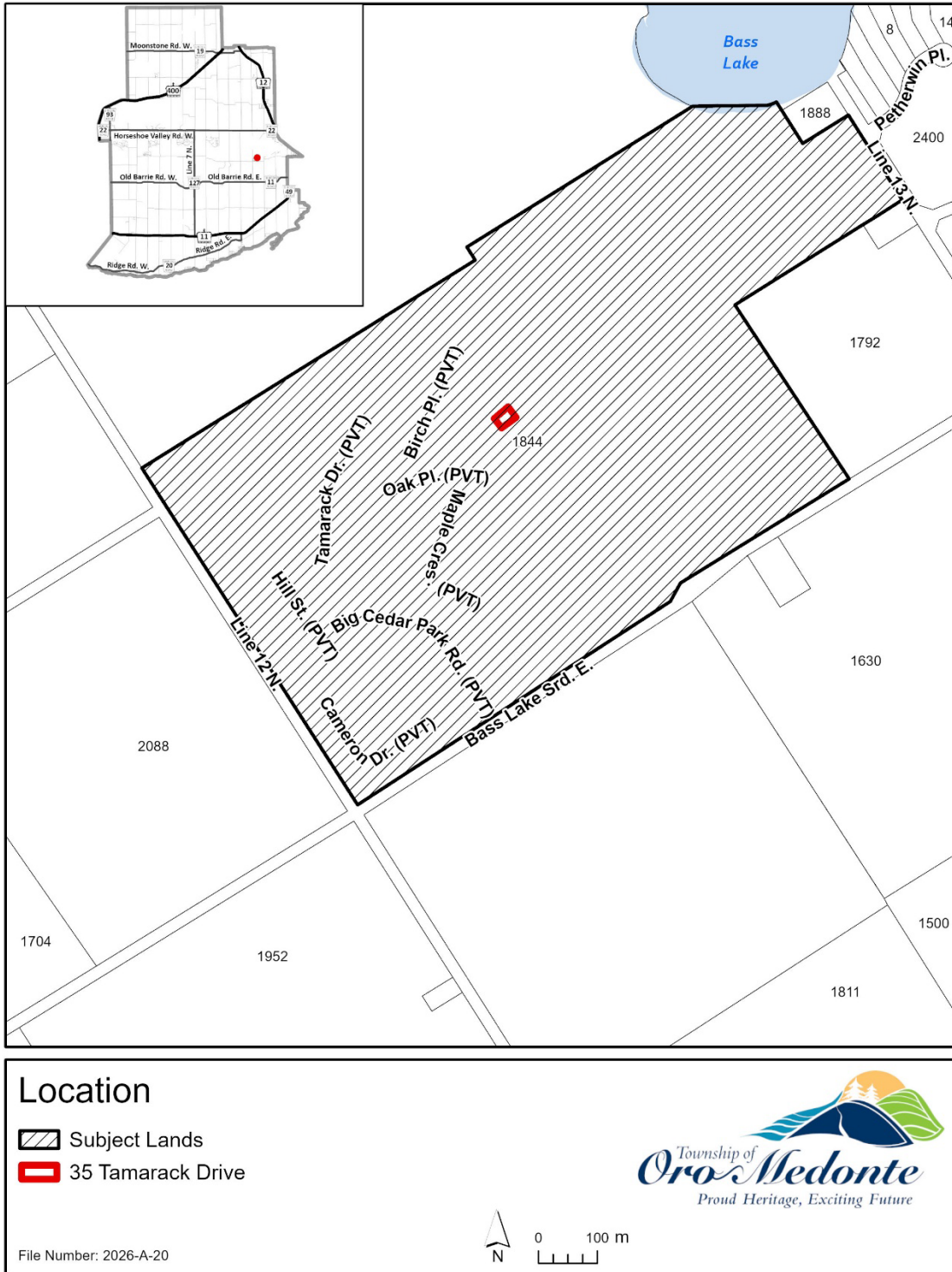
**Approvals:**

Andy Karaiskakis, RPP, Manager, Planning Services  
 Brent Spagnol, RPP, Director, Development Services

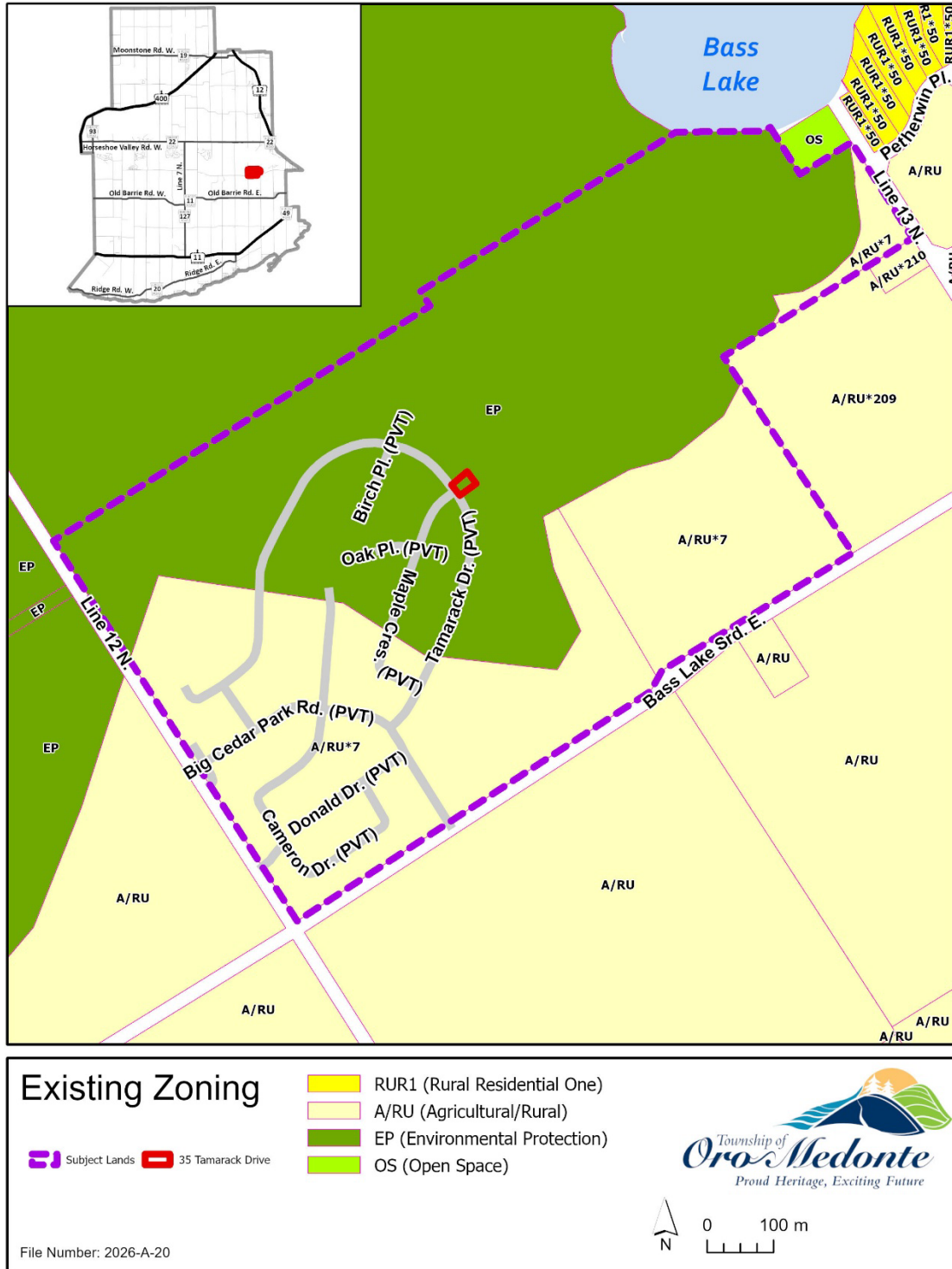
**Date of Approval**

June 22, 2026  
 June 22, 2026

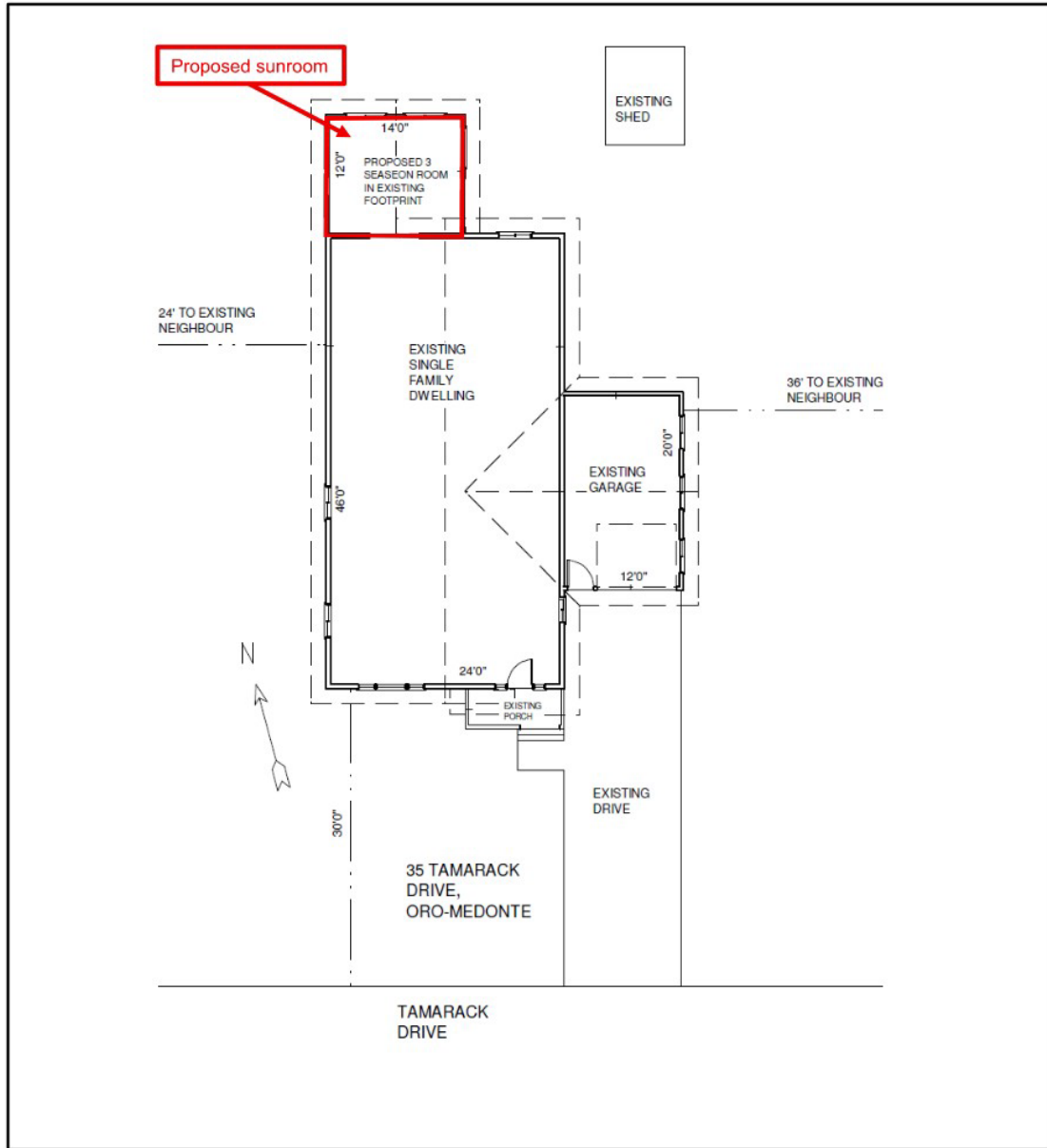
### Schedule 1: Location Map



**Schedule 2: Existing Zoning**



### Schedule 3: Applicant's Site Plan

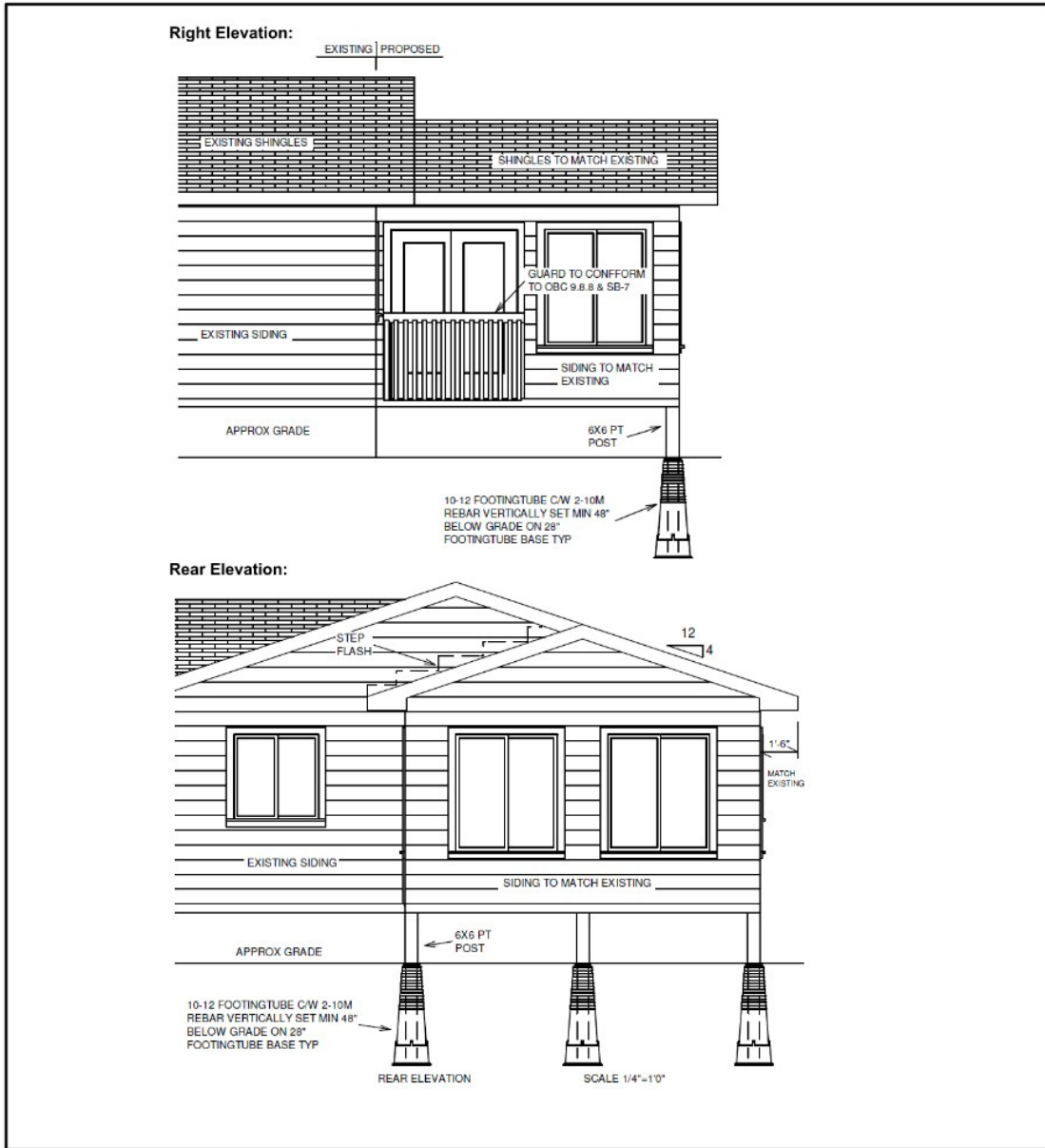


Site Plan



File Number: 2026-A-20

### Schedule 4: Elevation Drawings

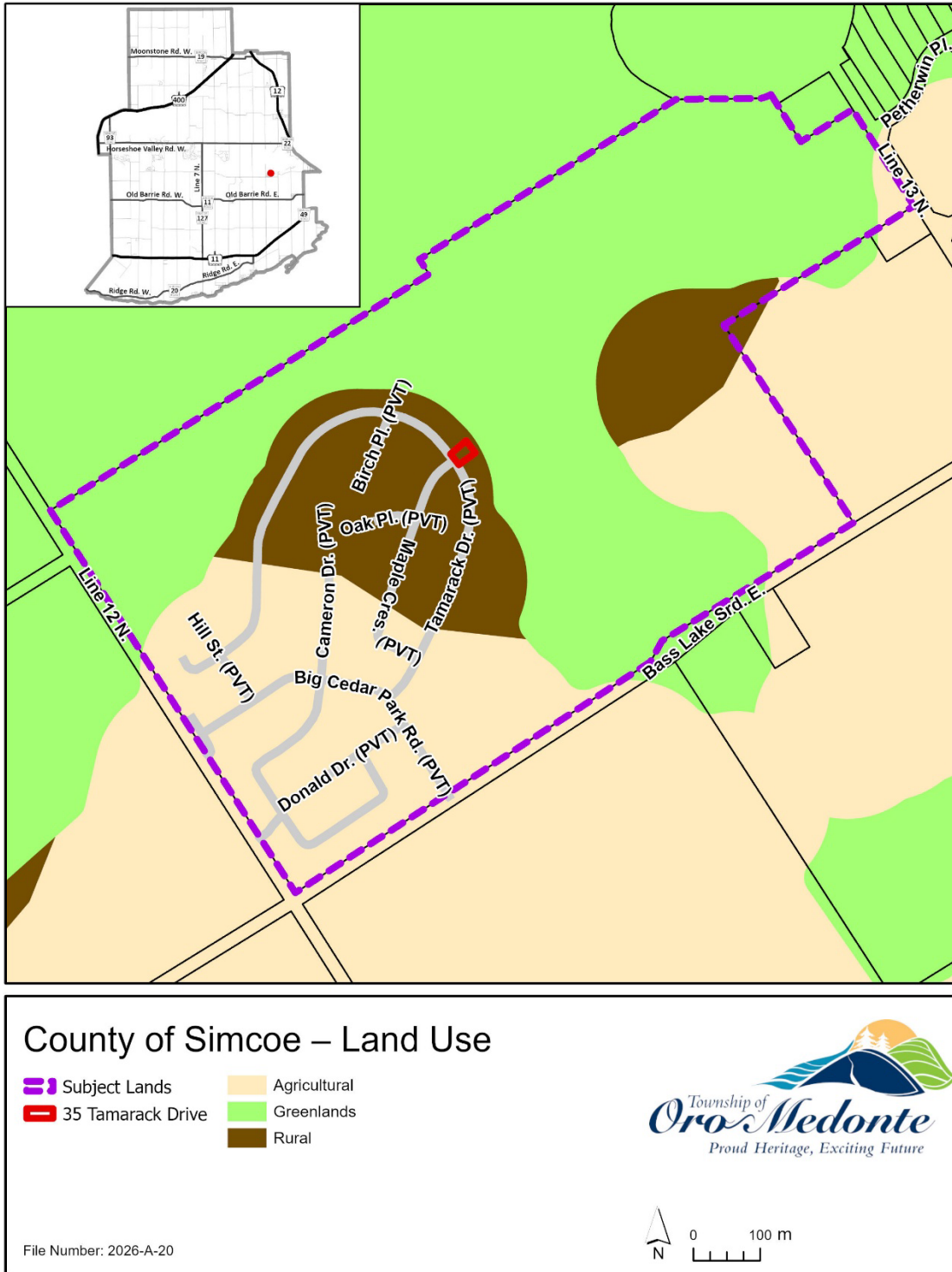


Elevation

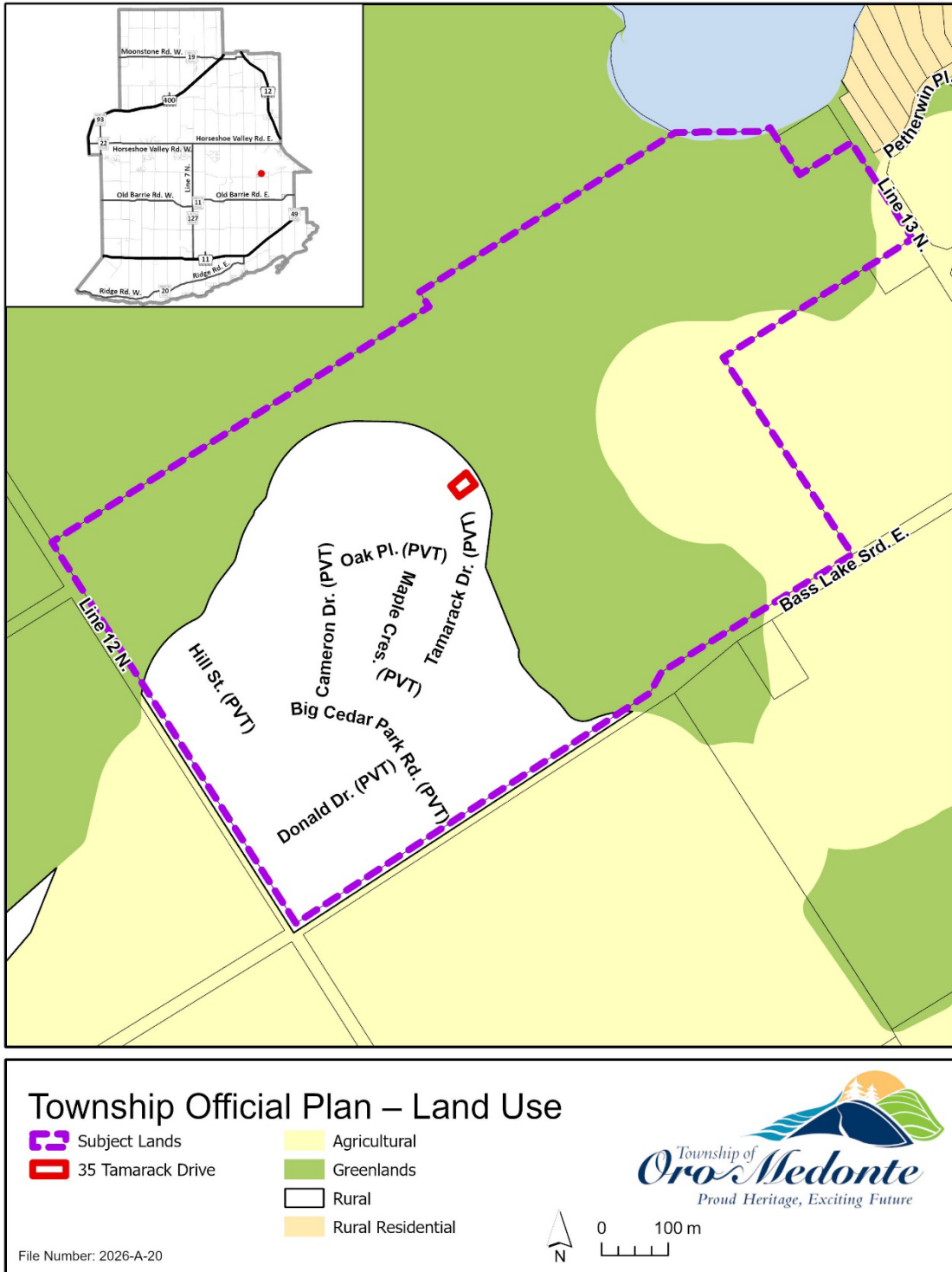


File Number: 2026-A-20

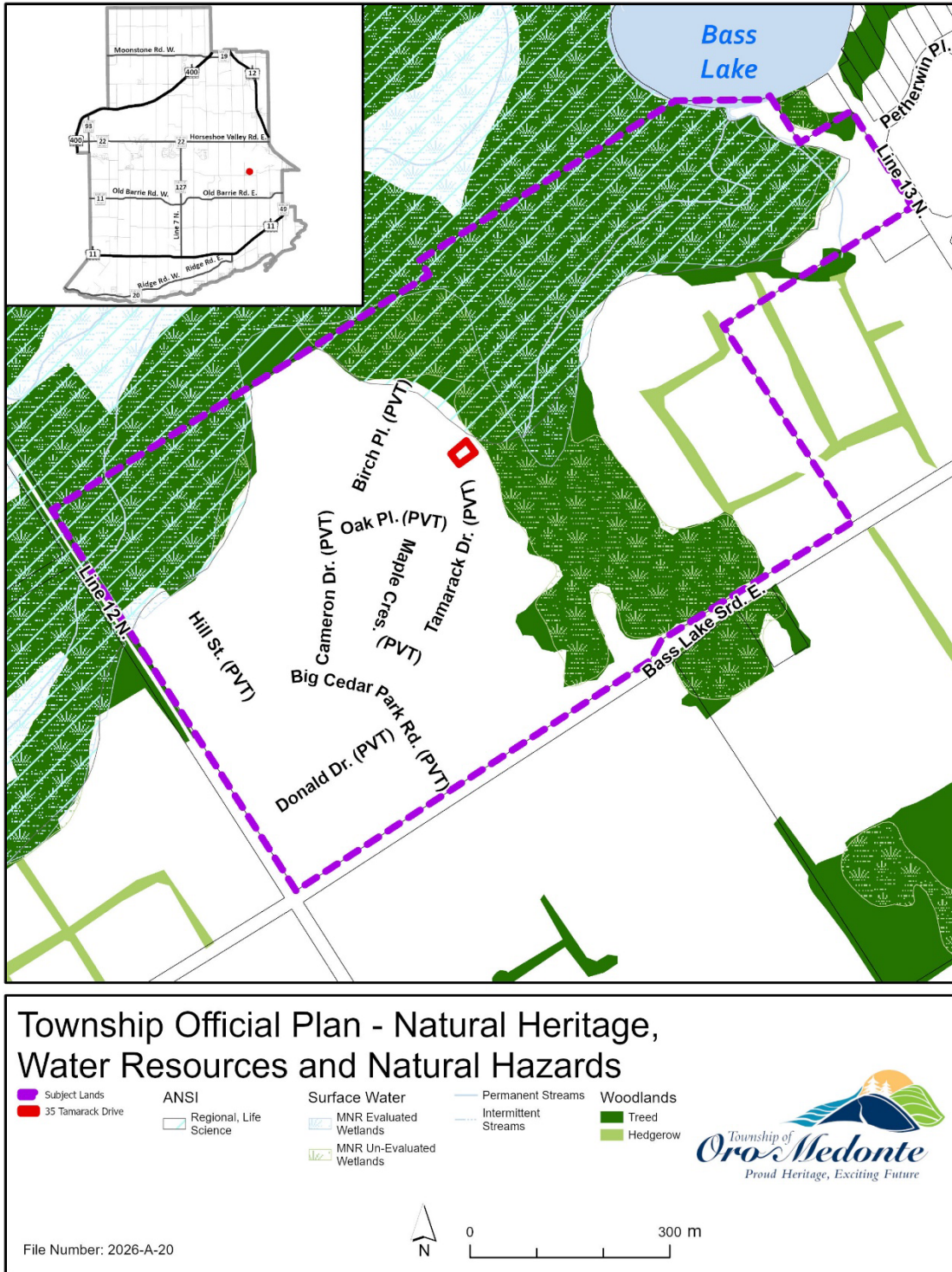
**Schedule 5: County Official Plan - Land Use**



**Schedule 6: Township Official Plan – Land Use**



**Schedule 7: Township Official Plan – Natural Heritage, Water Resources and Hazards**





## Staff Report

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**To:** Development Services Committee  
**From:** Andy Karaiskakis, Manager, Planning Services  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-082  
**Subject:** Minor Variance Application 2026-A-21 (Davis), 1170 Line 4 South  
**Type:** Requires Action  
**Motion No.:**

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## Recommendation

It is recommended:

1. That Report No. DS2026-082 be received and adopted.
2. That Minor Variance Application 2026-A-21, specifically to permit the construction of a detached accessory building with an increased floor area of 130.0 square metres (1,400.0 square feet), on lands municipally known as 1170 Line 4 South, Township of Oro-Medonte, be approved subject to the conditions as outlined in Report DS2026-082
3. The conditions are as follows:
  - a) That notwithstanding Section 5.1.6, the proposed detached accessory building shall otherwise comply with all other applicable provisions of the Zoning By-law;
  - b) That the proposed detached accessory building be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
  - c) That the proposed detached accessory building not be erected on the subject lands prior to the erection of the main building;
  - d) That the detached accessory building shall not be used as a dwelling unit for human habitation or for a home industry; and,
  - e) That the appropriate Zoning Certificate, Engineered Lot Grading Plan (if required) and Building Permit be obtained from the Township only after the

Committee’s decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.

4. And that the applicants be advised of the Development Services Committee’s decision under the Secretary-Treasurer’s signature.

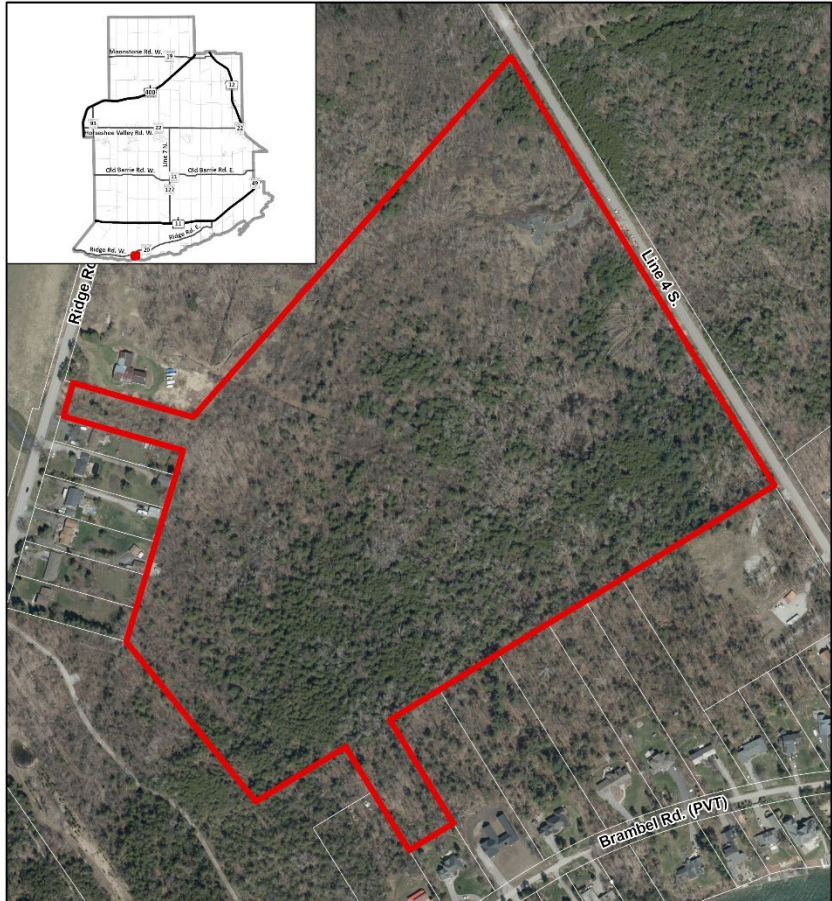
## Background

The purpose of this report is to provide information and a staff recommendation to Development Services Committee regarding Minor Variance application 2026-A-21, which is intended to facilitate the construction of a detached accessory building.

The subject property has a lot area of 19.6 hectares (48.4 acres) and is currently vacant. The location map is included as Schedule 1 to this report.

### Minor Variance Application 2026-A-21

The applicants are proposing to build a detached accessory building and are seeking relief to the following section of Zoning By-law 97-95:



#### Section 5.1.6 – Maximum Floor Area for detached accessory building and structures

Required: 100.0 square metres (1,076.4 square feet)	Proposed: 130.0 square metres (1,400.0 square feet)
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The applicants’ Site Plan, Elevation Drawings, 3D Perspectives and Floor Plans are included as Schedules 2, 3 and 4 to this report.

## Analysis

Planning Act, R.S.O. 1990, c. P.13

### ***Four Tests-Planning Act***

Section 3(5) of the Planning Act states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

Section 45 (1) of the Planning Act establishes a four-fold test for a minor variance which requires consideration of:

- (1) whether the variance is minor;
- (2) whether the variance is desirable for the appropriate development or use of the land, building or structure;
- (3) whether the general purpose and intent of the zoning by-law is maintained; and;
- (4) whether the general purpose and intent of the Official Plan is maintained. A variance must meet all four of these tests. Planning Staff has reviewed this application against these four tests as follows:

#### Does the variance conform to the general intent and purpose of the Official Plan?

The subject property is designated 'Greenlands' and 'Rural' in the County of Simcoe and Township Official Plans. The 'Greenlands' and 'Rural' designations permit single detached dwellings, and by extension, detached accessory buildings.

The subject lands are located outside the Lake Simcoe Region Conservation Authority's regulated area; however, the property is within the Lake Simcoe Watershed and is therefore subject to the policies found within the Lake Simcoe Protection Plan (LSPP). Planning Staff have reviewed the application in context to the policies contained in the LSPP and are satisfied that it is consistent with these policies.

The proposed variance conforms to the general intent and purpose of the Official Plans as the detached accessory building is accessory to a permitted residential use.

#### Does the variance conform to the general intent and purpose of the Zoning By-law?

The subject property is zoned Agricultural/Rural (A/RU) and Rural Residential Two Exception 10 (RUR2\*10) in the Township Zoning By-law 97-95, as amended (refer to Schedule 5). According to the Township's Zoning By-law, a detached accessory building is permitted pursuant to Section 5.1. Detached accessory buildings are subject to maximum size restrictions (maximum height, maximum lot coverage and maximum floor area) to ensure that such buildings remain secondary and subordinate, in both their

appearance and use, to the main residential use of the lot; and to prevent over-development that would detract from the character of the area.

The applicants have requested relief from the Zoning By-law to permit the construction of a detached accessory building that would exceed the maximum provision for floor area; all other accessory building provisions (maximum height and lot coverage) in the Zoning By-law would be adhered to.

A detached accessory building in the Agricultural/Rural (A/RU) Zone is permitted to have a maximum floor area of 100.0 square metres (1,076.4 square feet). The applicants are proposing to build a new detached accessory building with a total floor area of 130.0 square metres (1,400.0 square feet).

The proposed detached accessory building will be smaller than the single detached dwelling when constructed, which would have a total floor area of approximately 600.9 square metres (6,469.0 square feet) according to the Building Permit records, which includes a finished basement (223.6 sq.m / 2,407.0 sq.ft) and an attached four (4) car garage.

In Planning Staff's opinion, the accessory building's smaller size and the proposed location surrounded by mature vegetation will ensure that the accessory building will remain secondary and subordinate to the primary residential use.

In Planning Staff's opinion, the accessory building's smaller size and the surrounding mature vegetation will ensure that the accessory building will remain secondary and subordinate to the primary residential use.

Based on the above, Planning Staff are satisfied that the proposed detached accessory building would conform to the general purpose and intent of the Zoning By-law.

Is the variance desirable for the appropriate development of the lot?

Planning Staff considered the proposed application within the context of the surrounding properties and the established character and built form of the neighbourhood. Upon site visit, Planning Staff noted that the proposed detached accessory building will have a minimal impact on the surrounding neighbours due to its location and the mature vegetation surrounding the proposed location of the building. Photos from the site visit showing the proposed location of the accessory building and existing vegetation are included as Schedule 6 to this report.

Due to the location of the accessory building and existing vegetative buffer which will screen it from view, Planning Staff are of the view that the proposed accessory building is appropriate within this context.

For these reasons, Planning Staff are of the opinion that the proposed variance is considered desirable for the appropriate development of the lot.

Is the variance minor?

The question of the minor nature of the variance relates to its scale and impact. In Planning Staff’s opinion, the requested Minor Variance is minor in nature as it is not anticipated to have any adverse impacts on the neighbouring properties, and it will not detract from the rural residential character of the lot.

As the variance is considered to conform to the general intent of the Official Plan, to meet the general intent of the Zoning By-law and to be appropriate for the desirable development of the lot, the variance is considered by staff to be minor.

**Financial/Legal Implications/ Risk Management**

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee’s decision.

**Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

**Corporate Strategic Priorities**

- Well Planned Development – to ensure the development of complete communities and the protection of our rural character.

**Consultations**

Notice of this application was circulated to the public and to various review agencies and Township departments. A public notice sign was also posted on the subject property. As of the preparation of this report, the following comments have been received:

COMMENTER	DATE	COMMENT
Township Operations	June 15, 2026	No objections. The applicant shall obtain an entrance permit for the proposed entrance.
Township Building Division	June 15, 2026	No comments.

## Attachments

Schedule 1: Location Map  
Schedule 2: Applicant's Site Plan  
Schedule 3: Elevation Drawings  
Schedule 4: Floor Plan and 3D Views  
Schedule 5: Existing Zoning  
Schedule 6: Site Photos

## Conclusion

Planning Staff recommend that Minor Variance Application 2026-A-21 be approved, specifically to permit the construction of a detached accessory building with an increased floor area of 130.0 square metres (1,400.0 square feet), on the basis that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted,

Andy Karaiskakis, RPP, Manager, Planning Services, June 24, 2026

### Approvals:

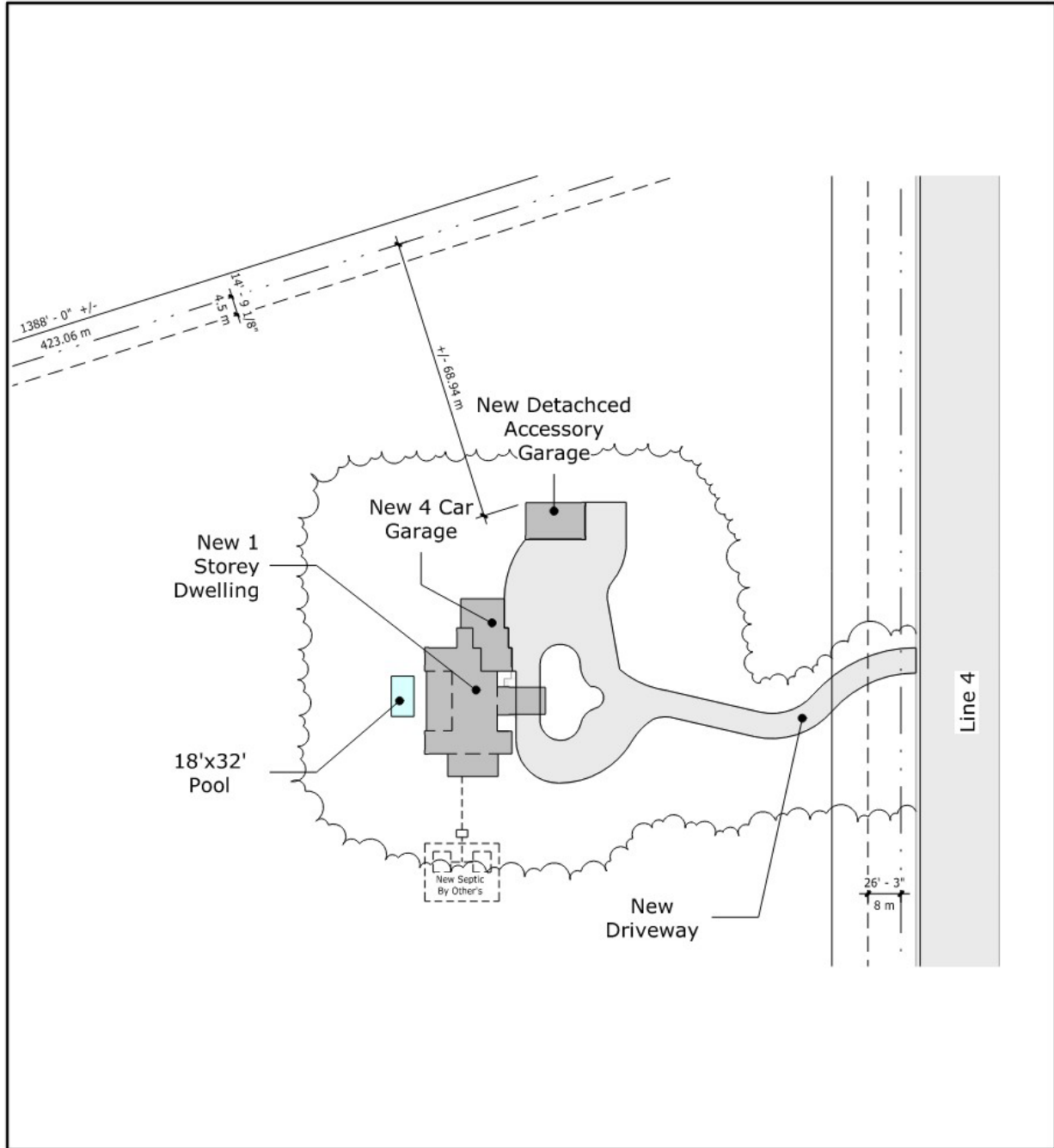
Brent Spagnol, RPP, Director, Development Services

### Date of Approval

June 24, 2026



**Schedule 2: Applicant's Site Plan**

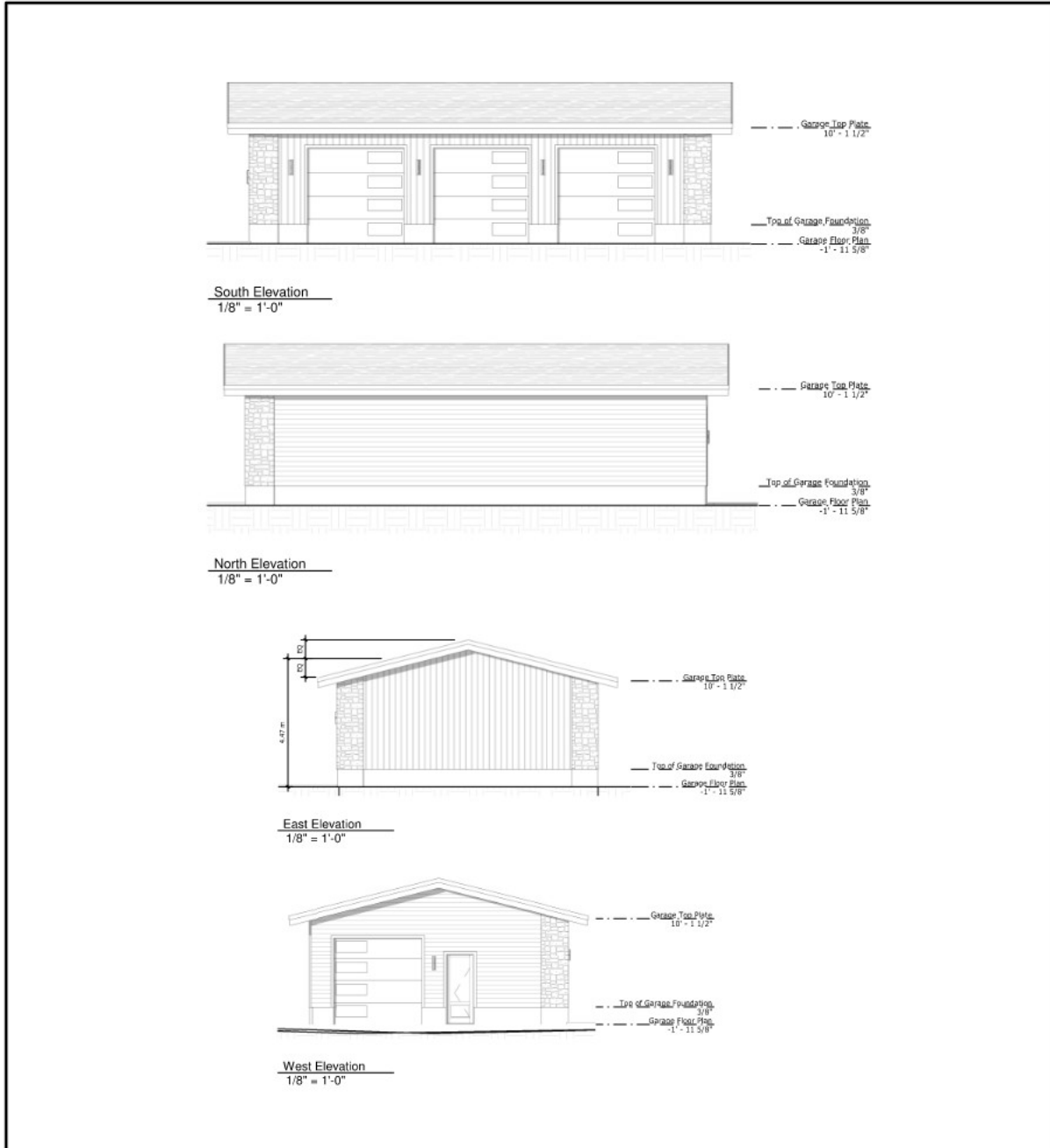


Site Plan



File Number: 2026-A-21

### Schedule 3: Elevation Drawings

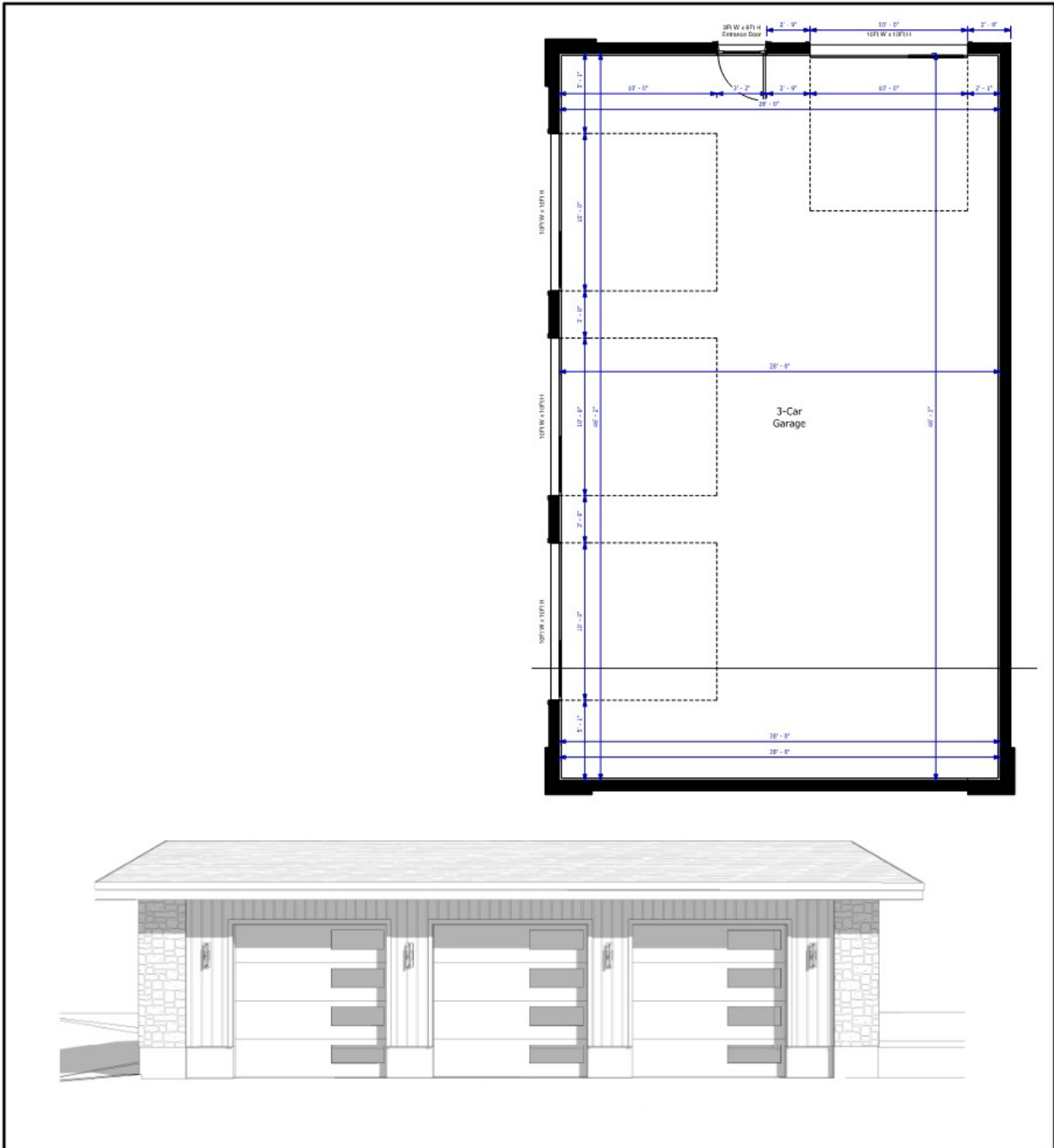


Elevation



File Number: 2026-A-21

### Schedule 4: Floor Plan and 3D Views

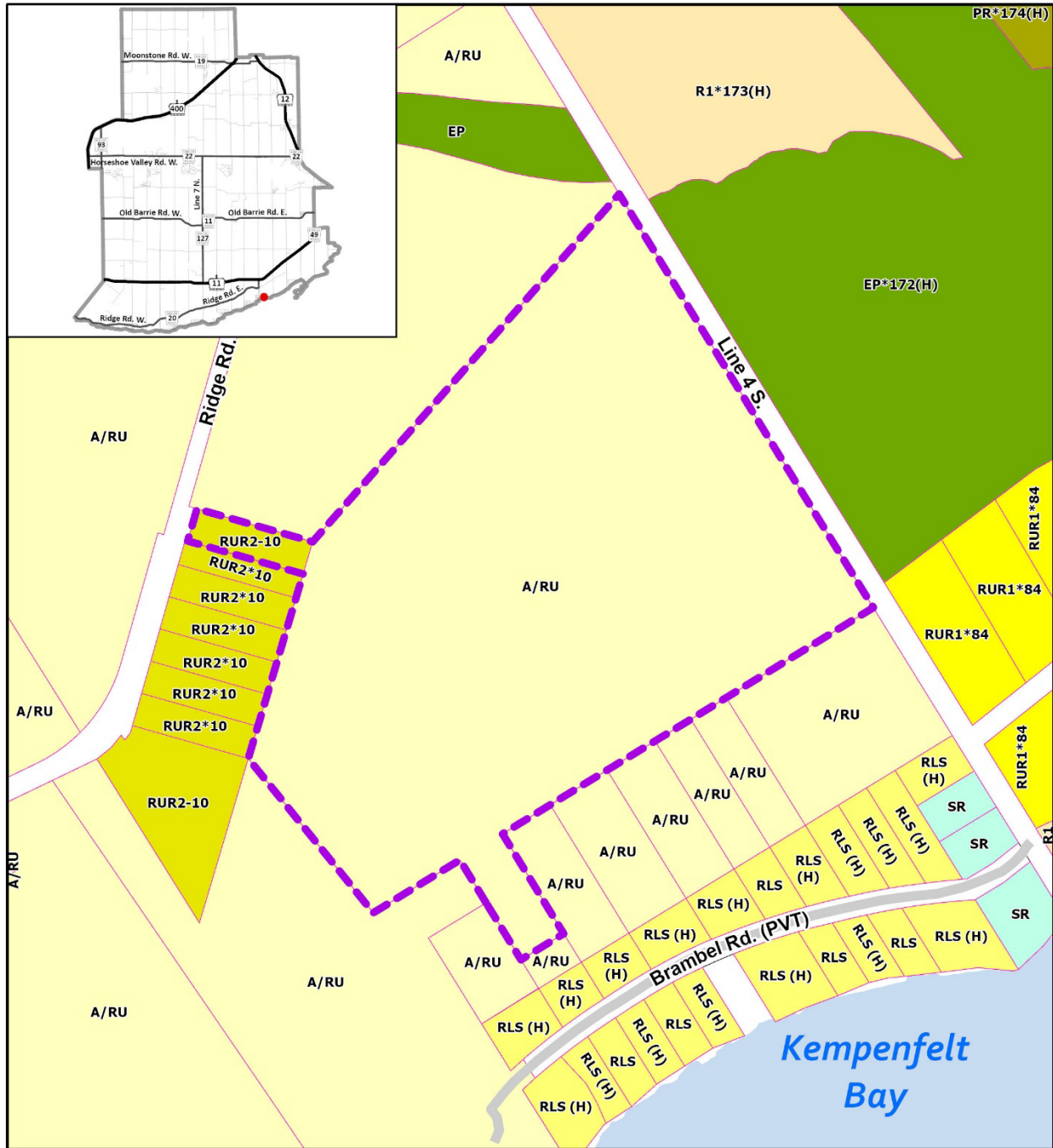


## Floor Plans and 3D Views



File Number: 2026-A-21

### Schedule 5: Existing Zoning

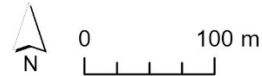


### Existing Zoning

Subject Lands

- R1 (Residential One)
- RUR1 (Rural Residential One)
- RUR2 (Rural Residential Two)
- SR (Shoreline Residential)
- RLS (Residential Limited Service)
- A/RU (Agricultural/Rural)
- EP (Environmental Protection)
- PR (Private Recreational)

File Number: 2026-A-21



**Schedule 6: Site Photos**



Site Photos



File Number: 2026-A-21



## Staff Report

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**To:** Development Services Committee  
**From:** Chloe Patten, Intermediate Planner, RPP, MCIP  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-085  
**Subject:** Minor Variance Application 2026-A-19 (Murray & Collver), 2703 Foxmead Road  
**Type:** Requires Action  
**Motion No.:**

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## Recommendation

It is recommended:

1. That Report No. DS2026-085 be received and adopted.
2. That Minor Variance Application 2026-A-19, specifically to permit the construction of a detached accessory building (garage) in the front yard, on lands municipally known as 2703 Foxmead Road, Township of Oro-Medonte, be approved subject to the conditions as outlined in Report DS2026-085.
3. The conditions are as follows:
  - a) That notwithstanding Section 5.1.3, the proposed detached accessory building (garage) shall otherwise comply with all other applicable provisions of the Zoning By-law;
  - b) That the proposed detached accessory building (garage) shall be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
  - c) That the proposed detached accessory building shall not be used for human habitation, commercial purposes or for a home industry;

- d) That the applicant maintains and preserves the existing vegetative buffer on the front and exterior side property lines, or replace with a similar vegetative buffer if destroyed;
  - e) That an Ontario Land Surveyor (OLS), Professional Engineer (P. Eng.) or Certified Engineering Technologist (C.E.T.) verify by pinning the foundation wall and verifying in writing by way of survey/real property report, prior to the pouring of the footing and if no footing, the foundation, that the detached accessory building is located no closer than 8.0 metres (26.2 feet) from the front lot line; and,
  - f) That the appropriate Zoning Certificate and Building Permit be obtained from the Township only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.
4. And that the applicants be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

## Background

The purpose of this report is to provide information and a staff recommendation to Development Services Committee regarding Minor Variance Application 2026-A-19, which is intended to facilitate the construction of a detached accessory building (garage).

The subject property has a lot area of approximately 0.6 hectares (1.48 acres). The subject property is currently developed with a single detached dwelling and detached accessory building (shed).

The location map is included as Schedule 1 to this report.

### Minor Variance Application 2026-A-19

The applicants are proposing to construct a 51.0 square metre (548.4 square foot) detached accessory building (garage) in the front yard of the subject property. The applicants are seeking relief to the following section of Zoning By-law 97-95:



Section 5.1.3 – Permitted Locations for Detached Accessory Buildings and Structures in All Zones

Required: Not be located in the front yard.	Proposed: To be located in the front yard with a setback of 8.0 metres (26.2 feet) from the front lot line in the Rural Residential Two (RUR2) Zone.
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The applicants' Site Plan, Elevation Drawings, and Floor Plans are included as Schedules 2, 3, and 4 of this report.

## Analysis

Planning Act, R.S.O. 1990, c. P.13

### Four Tests of the *Planning Act*

Section 3(5) of the *Planning Act* states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

Section 45(1) of the *Planning Act* establishes a four-fold test for a minor variance which requires consideration of:

- (1) whether the variance is minor;
- (2) whether the variance is desirable for the appropriate development or use of the land, building or structure;
- (3) whether the general purpose and intent of the zoning by-law is maintained; and;
- (4) whether the general purpose and intent of the Official Plan is maintained.

A variance must meet all four of these tests. Planning Staff have reviewed this application against these four tests as follows:

#### Does the variance conform to the general intent and purpose of the Official Plan?

The subject property is designated 'Agricultural' in both the County of Simcoe and Township Official Plans, which permits single detached dwellings and accessory structures.

Based on the above, Planning Staff are satisfied that the proposed variance conforms to the general intent and purpose of the Official Plan.

Does the variance conform to the general intent and purpose of the Zoning By-law?

The subject property is zoned Rural Residential Two (RUR2) in the Township's Zoning By-law 97-95, as amended.

The applicants have requested relief from the Zoning By-law to permit the construction of a detached accessory building (garage) in the front yard. The proposed garage complies with the maximum height, lot coverage and floor area provisions, as well as the interior yard setback provisions.

The general intent of the Zoning By-law in prohibiting detached accessory buildings in the front yard is to ensure the dwelling remains primary in both use and appearance on the lands, particularly when viewed from the street, while also maintaining sufficient space for parking in the driveway. Based on the size of the accessory building and its location on the property, the single detached dwelling will maintain its appearance as the primary structure on the property. Furthermore, there is ample space for parking on the driveway, in the attached garage and in the proposed garage.

Based on the above, Planning Staff are satisfied that the proposed variance conforms to the general intent and purpose of the Zoning By-law.

Is the variance desirable for the appropriate development of the lot?

Planning Staff considered the application within the context of the surrounding properties and the established character and built form of the neighborhood.

The building is proposed to be located on an existing concrete pad in the northeast corner of the property. During the site visit, Planning Staff noted that the proposed location is well screened by existing vegetation along the front and interior lot lines, minimizing visibility from the road. An existing shed located in the front yard was also observed; however, the applicant has confirmed that it will be demolished. Given the larger lot sizes characteristic of properties within the Rural Residential Zone, the proposed development is compatible with the surrounding area and consistent with the scale and form of similar accessory structures. Photos from the site visit have been included as Schedule 5.

In order to ensure the preservation of the existing visual buffer (deciduous and coniferous trees), staff are proposing a condition of approval to ensure its' preservation that would also require replacement of the vegetation if it were to perish.

For these reasons, Planning Staff are of the opinion that the proposed variance is considered desirable for the appropriate development of the lot.

Is the variance minor?

The minor nature of the variance is assessed based on scale and impact. In Planning Staff's opinion, the requested minor variance is minor in nature as the location of the

proposed detached accessory building is not anticipated to have any adverse impacts on neighbouring properties and will not detract from the residential character of the lot.

As the variance is considered to conform to the Official Plan, to meet the general intent of the Zoning By-law and to be appropriate for the desirable development of the lot, the variance is considered by staff to be minor.

### **Financial/Legal Implications/ Risk Management**

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

### **Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

### **Corporate Strategic Priorities**

- Well Planned Development – to ensure the development of complete communities and the protection of our rural character.

### **Consultations**

Notice of this application was circulated to the public and to various review agencies and Township departments. A public notice sign was also posted on the subject property. As of the date of this report, the following comments have been received:

<b>COMMENTER</b>	<b>DATE</b>	<b>COMMENT</b>
Township Operations	2026 06 18	No comments.

### **Attachments**

- Schedule 1: Location Map
- Schedule 2: Site Plan
- Schedule 3: Elevation Drawings
- Schedule 4: Floor Plans
- Schedule 5: Site Visit Photos

## Conclusion

Planning Staff recommend that Minor Variance Application 2026-A-19 be approved on the basis that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted,

Chloe Patten, Intermediate Planner, RPP, MCIP

June 23, 2026

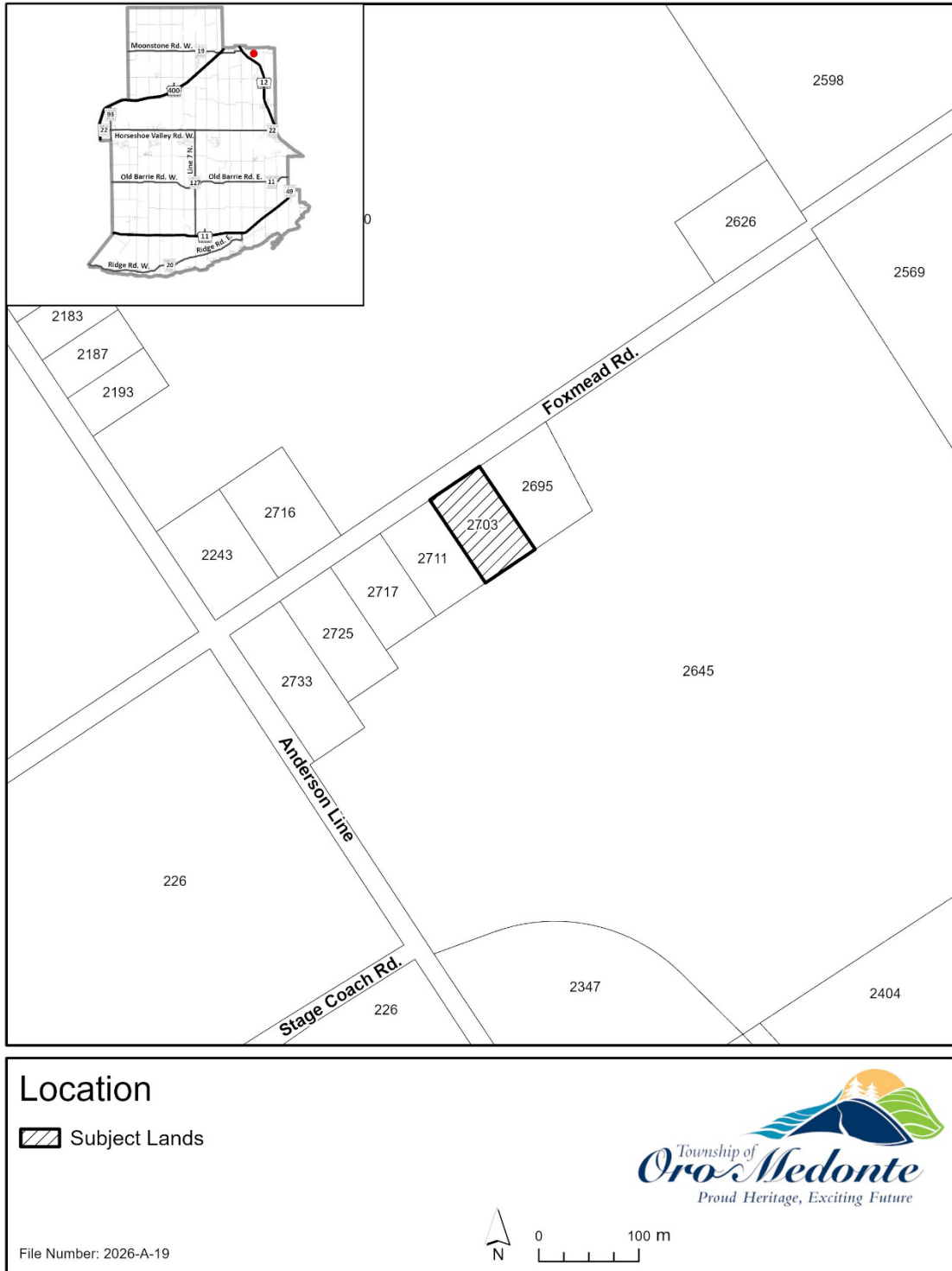
### Approvals:

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services

### Date of Approval

June 24, 2026  
June 24, 2026

### Schedule 1: Location Map



**Schedule 2: Site Plan**



Site Plan



File Number: 2026-A-19

### Schedule 3: Elevation Drawings

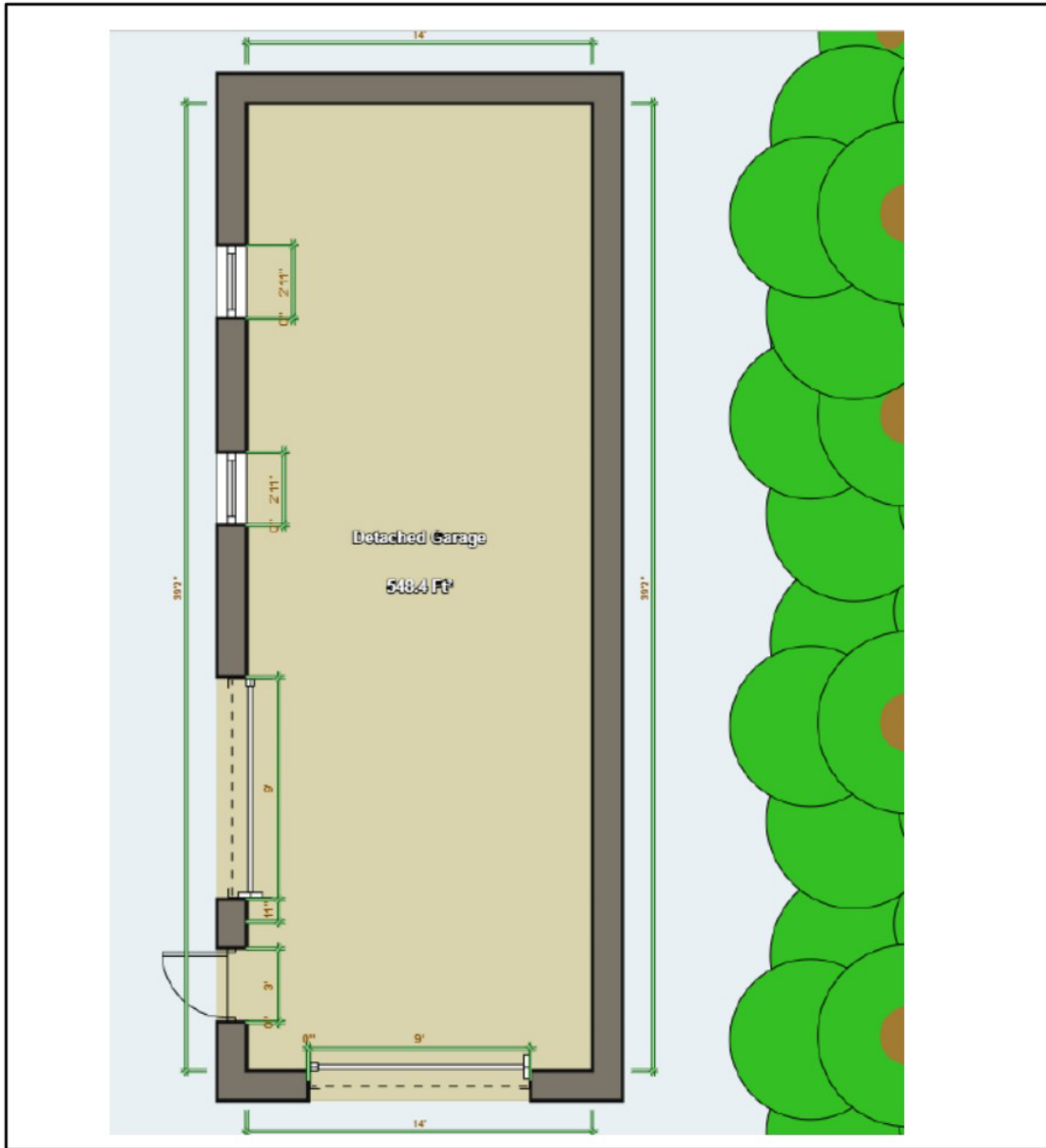


Elevation



File Number: 2026-A-19

**Schedule 4: Floor Plans**



**Floor Plans**



File Number: 2026-A-19

**Schedule 5: Site Visit Photos**

Proposed location of detached accessory building (garage). Existing shed to be demolished.



Existing vegetation along the front lot line and interior lot line.



Site Photos

File Number: 2026-A-19





## Staff Report

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**To:** Development Services Committee  
**From:** George Vadeboncoeur, Manager, Planning Special Projects  
**Meeting Date:** July 2, 2026  
**Report No:** DS2026-080  
**Subject:** Zoning By-law Amendment Application 2025-ZBA-38  
(Xposed Holdings Inc.)  
8698 Highway 12  
**Type:** Requires Action  
**Motion No.**

---

### Recommendation

It is recommended:

1. That Report No. DS2026-080 be received and adopted
2. That Zoning By-law Amendment Application 2025-ZBA-38 (Xposed Holdings Inc.) specifically to rezone a portion of the subject property from the Agricultural Rural (A/RU) Zone to the Agricultural/Rural Exception 392 (A/RU\*392) Zone to permit an oversized detached accessory building with a sleeping area, be approved.
3. That the appropriate staff bring forth the By-law for Council's consideration.
4. And that the applicant be advised of the Development Services Committee's decision under the Director, Development Services signature.

### Background

The purpose of the report is to provide information and a staff recommendation to Development Services Committee regarding Zoning By-law Amendment Application 2025-ZBA-38 pertaining to a proposal to construct an oversized detached accessory building with a second floor sleeping area at 8698 Highway 12. No kitchen facilities are being proposed. The proposed building has an area of 598.2 square metres. (6,440.0 square feet) and a height of 6.8 metres (22.5 feet). It is proposed to be located in

approximately the same area on the property where the previous dwelling was located before it was demolished sometime in 2024/2025 based on aerial imagery.

The statutory Public Meeting regarding the proposed rezoning was held on November 5, 2025. No members of the public provided comments at that time.

This report is being presented to the Development Services Committee as the applicant has addressed outstanding regulatory matters to the satisfaction of the Nottawasaga Valley Conservation Authority (NVCA). Correspondence from the NVCA confirming these matters have been resolved is attached as Schedule 7.



The subject property has a lot area of 3.8 hectares (9.39 acres) and currently consists of an approximately 602.4 square metre (6,485.0 square feet) single detached dwelling and two detached accessory buildings. There is a pond feature on the property, and it is well treed. Surrounding land uses consist of single detached dwellings to the north and east, commercial uses across Highway 12 and Bass Lake to the south as shown on the aerial photo. A larger aerial photo is provided as Schedule 1.

The owner recently obtained approval for a Minor Variance application (2026-A-11) for a new inground pool currently under construction and an NVCA

permit approving the installation.

The property is subject to flood plain hazards associated with Bass Lake and the majority of the property is regulated by the NVCA. The proposed building is located just outside of the regulated area and flood plain. A map of the flood plain area is provided as Schedule 5.

### Zoning By-law Amendment Application 2025-ZBA-38

The applicant is proposing a 598.2 square metres (6,440.0 square feet) accessory building with a height of 6.8 metres (22.5 feet) to be located on the property as shown in red on the site plan below. The building contains a two-bedroom sleeping area and associated facilities on the second floor having a floor area of 89.1 square metres (960 square feet). No kitchen facilities are being proposed. The owner has prepared the site for the building but has not commenced construction. Attached as Schedule 2 is a larger version of the site plan for the property. It appears a dwelling unit was located approximately in the same location prior to it being demolished in 2024/25 based on aerial imagery.



## Analysis

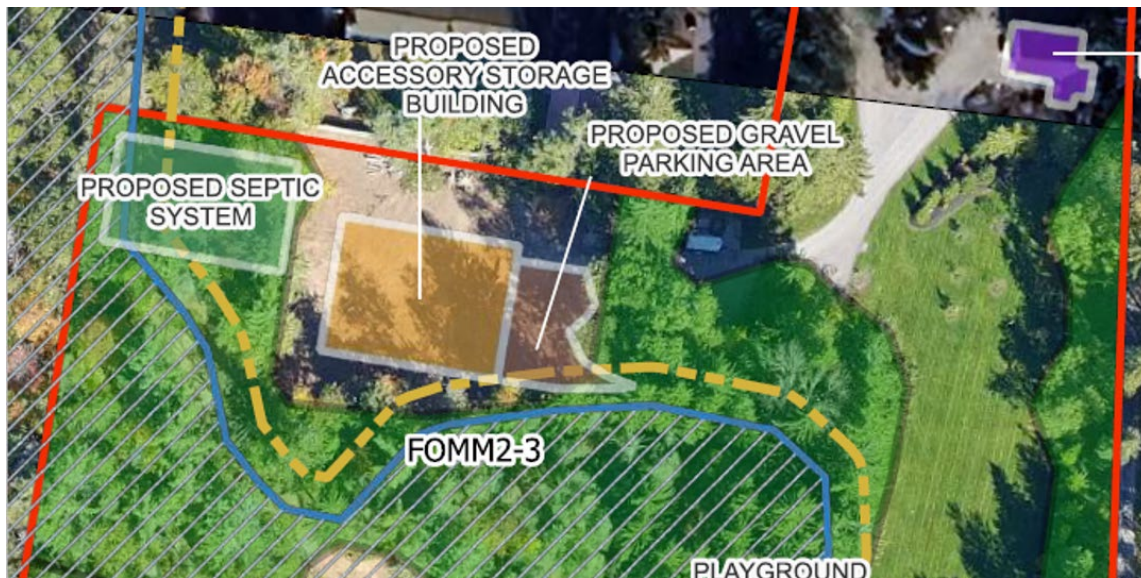
### Policy Analysis

#### Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject property is designated Greenlands in the Township Official Plan which is intended to protect natural heritage features.

Development on lands that have natural heritage features must demonstrate that there will be no negative impact on the natural features or their function. In this case the proposed accessory building is located just outside the designated flood plain hazard. The applicant submitted a Scoped Environmental Impact Study (EIS) with their application to meet the requirements of the Official Plan and a topographical survey to demonstrate that the proposed accessory building is located outside of the flood plain on the property as shown in the image below. Attached as Schedule 3 is an extract from the topographical survey.

The EIS was peer-reviewed by the Township's Environmental Consultant and comments were provided. An updated EIS was submitted in March 2026 and it was noted that the portion of site where the building is proposed to be located does not contain any specific natural features of note. The location consists mostly of a mixed forest of white pine and hardwood. The EIS recommends that the existing buffers and setbacks outlined in the Zoning By-law be maintained. The image below from the EIS shows the limit of the NVCA regulated area in blue hatch and the six metre flood plain access buffer as the yellow hatched line.



Planning Staff is of the opinion that this application is consistent with the Natural Heritage policies of the Provincial Planning Statement, as the proposed building will not adversely impact the identified flood plain.

### **County and Township Official Plans**

The subject lands are designated “Rural” and “Greenlands” in accordance with the County of Simcoe and Township of Oro-Medonte Official Plans. The proposed accessory building is in an area of the property designated “Greenlands”. Permitted uses within the “Greenlands” designation include single family dwellings, accessory buildings and additional residential units subject to an EIS being completed that demonstrates there is minimal impact to the natural heritage features of the property.

As noted previously, an EIS was completed by the property owner and reviewed by the Township Environmental Consultant and the NVCA. A topographical survey was completed that confirms the proposed accessory building is not located in the flood plain.

Staff is of the view the proposed accessory building and second floor sleeping area is considered appropriate and conform to the objectives and policies of the County and Township Official Plans.

### **Proposed Zoning By-law Amendment**

The subject lands are currently zoned Agricultural Rural (A/RU) in the Township’s Zoning By-law 97-95, as amended. Accessory buildings are permitted in the A/RU zone. Section 5.0, General Provisions outlines the zoning parameters for accessory buildings.

Under Section 5.0, the maximum floor area permitted for a detached accessory building is 100 square metres (1,076.4 square feet) in the A/RU Zone, the maximum height is 4.5 metres (14.7 feet), and an accessory dwelling unit is not permitted. The proposed building has an area of 598.2 square metres (6,440.0 square feet) and a height of 6.8 metres (22.5 feet) and a second-floor sleeping area and associated facilities with an area of 89.1 square metres (960 square feet). The proposed building meets all other Zoning By-law requirements for an accessory structure.

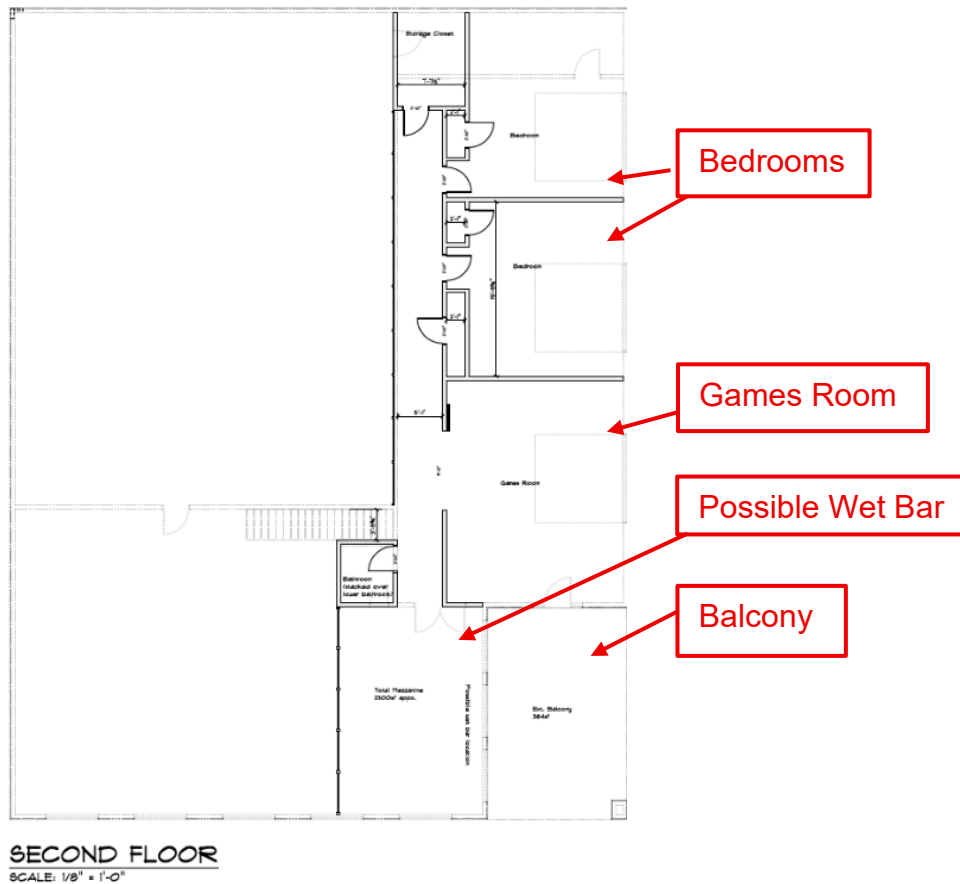
Staff reviewed the application on a site-specific basis considering the size of the property, the location of the proposed building and the visibility from surrounding properties.

The accessory structure is proposed to be located behind the properties that front on Highway 12 as shown in the photos below and is partially screened from these properties by solid fences and mature trees.



The property is 3.8 hectares (9.39 acres) in size and of irregular shape. It is large enough that the building does not overwhelm the primary dwelling unit and will not be visible from Highway 12 and the neighbours on either side. A dwelling unit existed in approximately the same location for many years before it was demolished.

The building is primarily to be used for recreation and storage purposes. On the main floor, the owner is proposing a basketball/pickleball court, golf simulator, cold plunge tub and sauna with a garage that can accommodate several vehicles. On the second-floor mezzanine, sleeping area and associated facilities is proposed. Below is a labeled floor plan showing the various aspects of the second floor. A kitchen facility is not proposed.



Staff is of the view that the building is not out of character on the large property and is partially screened from adjacent properties. The building is located outside of the natural hazard Flood Plain on the property and is not damaging natural habitat. Planning Staff believe that the accessory building with the second-floor sleeping area is not anticipated to have an adverse effect on the character of the surrounding area.

On the basis of the preceding, it is recommended that Council enact the draft Zoning By-law attached as Schedule 8 to this staff report.

### **Financial/Legal Implications/ Risk Management**

Potential financial and legal implications may apply should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

### **Policies/Legislation**

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan

- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

## Corporate Strategic Priorities

In December 2023, Council adopted the Township’s Corporate Strategic Plan 2024-2027. The application is consistent with the following Plan priority:

- Well Planned Development - to ensure the development of complete communities and the protection of our rural character.

## Consultations

Notice of this application was circulated to the public and to various review agencies and Township departments. A Public notice sign was also posted on the subject lands. As of the preparation of this report, the following comments have been received:

COMMENTS	DATE	COMMENT
Township Engineering	November 11, 2025	No Concerns. Septic system location and site servicing/lot grading will have to be addressed at building permit stage.
Nottawasaga Valley Conservation Authority	October 30, 2025	NVCA does not support additional residential units in the natural hazard areas. Floodlines to be properly documented in this location to ensure the building is outside of the natural hazards to be able to support from a policy perspective.
Nottawasaga Valley Conservation Authority	May 28, 2026	Confirming Compliance with NVCA Regulatory requirements. Obtain Permit after Zoning Approval. See Comments attached as Schedule 6.
Severn Sound Environmental Association	October 22, 2025	DNAPLs would not be permitted to be used on the property.
Ontario Ministry of Transportation	October 21, 2025	See comment e-mail attached as Schedule 9.
Enbridge	October 23, 2025	No objections.
Hydro One	May 25, 2026	No comments

## Related Reports

Staff Presentation from November 5, 2026 Public Meeting - [Public Meeting Presentation](#)

## Attachments

- Schedule 1: Location Map
- Schedule 2: Applicant's Site Plan
- Schedule 3: Extract of Topo Survey Showing Proposed Building Above Flood Contour
- Schedule 4: Township Official Plan Land Use Designations
- Schedule 5: NVCA Flood Plain Mapping
- Schedule 6: Ontario Ministry of Transportation Comments
- Schedule 7: Nottawasaga Valley Conservataion Authority Advising of Compliance
- Schedule 8: Draft Zoning By-law

## Conclusion

Based on Planning Staff's analysis, it is recommended that Zoning By-law Amendment Application 2025-ZBA-38 specifically to permit a new oversize accessory building with a second floor sleeping area on lands known municipally as 8698 Highway 12 be approved as it conforms to the Provincial Planning Statement, 2024 and the County of Simcoe and Township of Oro-Medonte Official Plans and represents good planning.

Respectfully submitted,

George Vadeboncoeur, RPP,  
Manager, Planning Special Projects

June 23, 2026

### Approvals:

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services


### Date of Approval


June 24, 2026  
June 26, 2026

Schedule 1: Location Map




**Location**

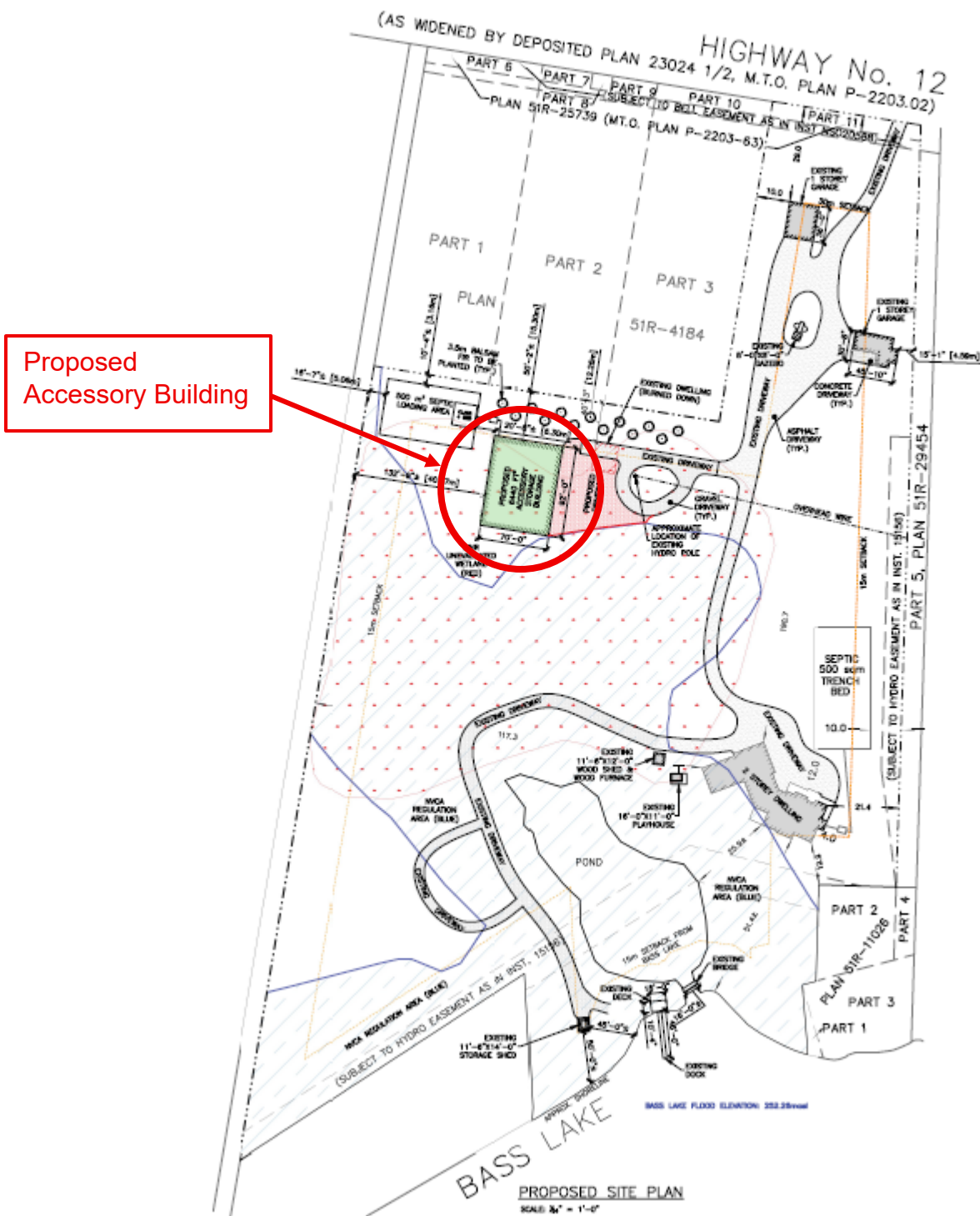
 Subject Lands

  
Township of  
**Oro Medonte**  
Proud Heritage, Exciting Future

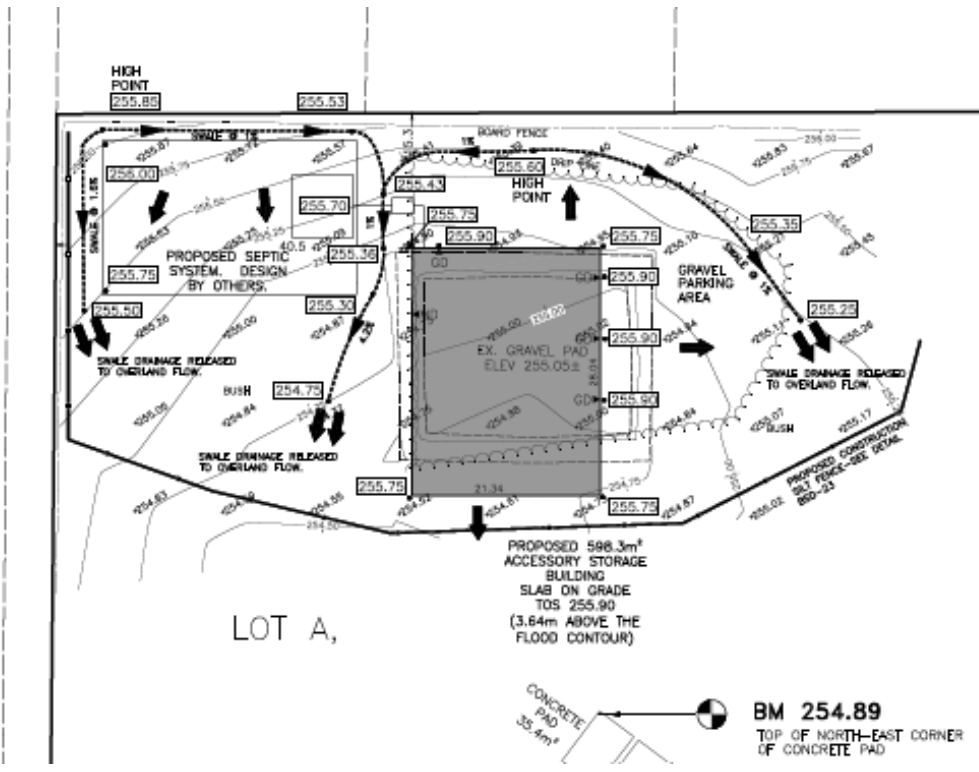
File Number: 2026-A-11

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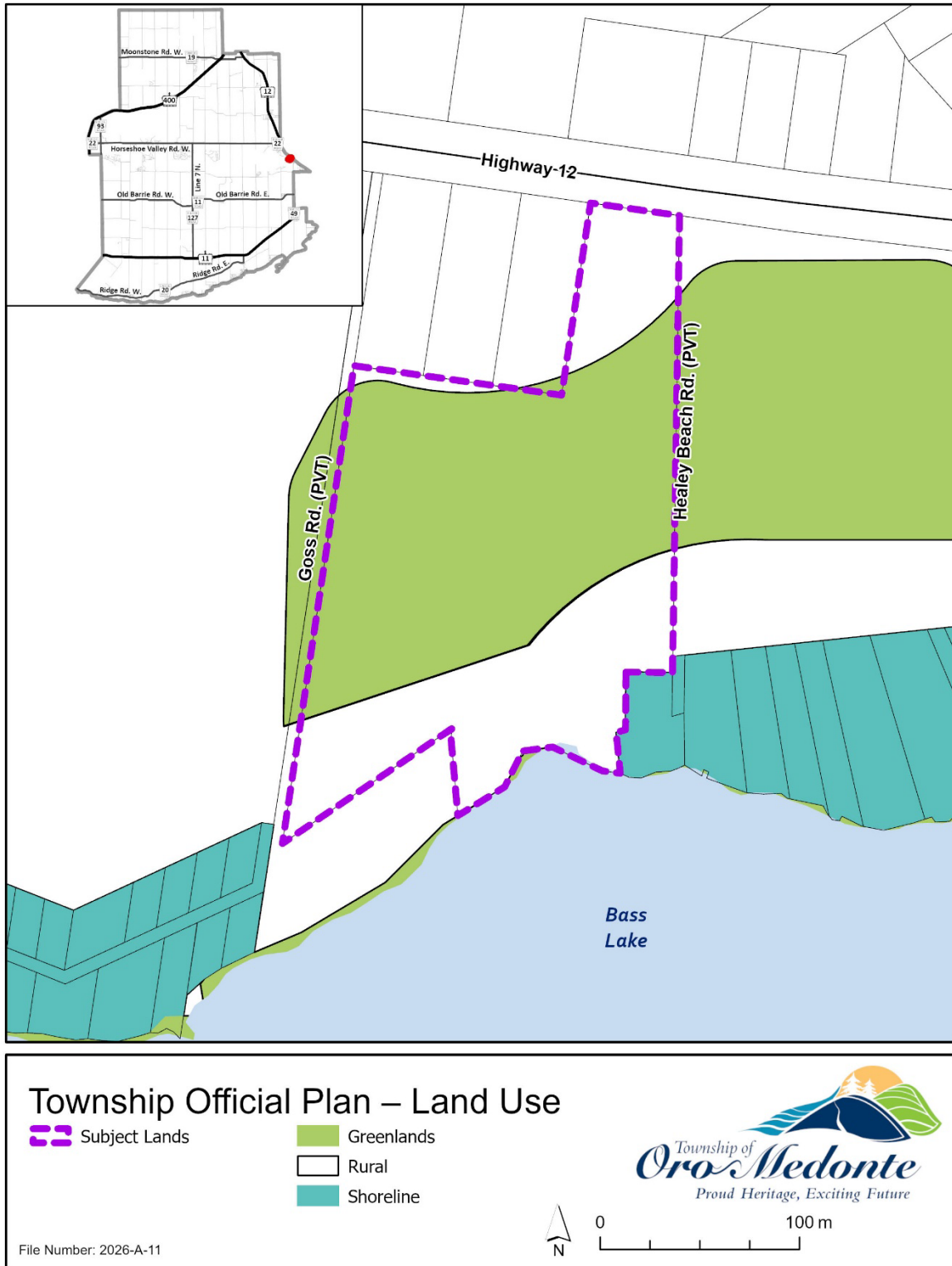
Schedule 2: Applicant's Site Plan



Schedule 3: Extract of Survey Showing Proposed Building Above Flood Contour




Schedule 4: Official Plan Land Use Designations



**Schedule 5: NVCA Flood Plain Mapping**



 Flood Plain

## Schedule 6: Ontario Ministry of Transportation Comments

### Ministry of Transportation Comments

**Location:** 8698 Highway 12, Township of Oro-Medonte

**Proposal:** Zoning By-law Amendment to permit an enlarged detached accessory building with an accessory residential unit

The subject property fronts Highway 12, a provincial highway under the jurisdiction of the Ministry of Transportation. Any development, grading, or construction, or any alteration to existing access, drainage, or utilities affecting the highway right-of-way, is subject to MTO review and permitting

### Access

- No new or modified access to Highway 12 is permitted as part of this application.
- The existing entrance must remain in its current approved configuration unless otherwise reviewed and approved through the MTO Building and Land Use Permit process.

### Setback Requirements

- As per MTO Corridor Management standards, a minimum setback of 14.0 meters from the Highway 12 property line to all buildings and structures is required.

### Drainage and Grading

- Drainage from the proposed accessory building and surrounding site must be self-contained and directed away from the highway.
- No stormwater discharge, swales, or culverts are to outlet into the MTO right-of-way.
- Any alteration to existing drainage patterns will require review through the MTO permit process.

### **Signage, Lighting, and Landscaping**

- Any signage visible from Highway 12, including temporary or permanent signs, requires an MTO Sign Permit.
- Exterior lighting must be oriented and shielded to prevent glare or distraction to highway traffic.
- Landscaping and fencing must not obstruct sightlines or encroach onto the highway right-of-way.

### **Permit Requirements**

Before construction, the applicant must obtain the applicable MTO permits:

- Building and Land Use Permit
- Entrance Permit – for modification or confirmation of existing access.
- Sign Permit – for any new or relocated signage visible from Highway 12.

### **Amjad Zahir | Corridor Management Planner (East)**

Highway Corridor Management Section | Central Operations | Ministry of Transportation  
Telephone: 437-925-8232 | Email: [amjad.zahir@ontario.ca](mailto:amjad.zahir@ontario.ca)



## Schedule 7 - NVCA Memorandum Outlining Compliance with Requirements



# MEMORANDUM

**Date:** May 28, 2026  
**To:** Township of Oro-Medonte – Planning and Building  
**Cc:**  
**From:** Megan Kieferle  
**File No.:** 36119  
**File Name:** 8698 Highway 12  
**Municipality:** Township of Oro-Medonte  
**Topic:** Compliance, Future Approvals and Property Status

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### **A. Background**

Proposal for new accessory building with second-story living space, driveway, and proposed septic. Proposed shoreline works of stones and stone riser placement (7 risers), with a new fire pit (inland from the top of the proposed stone risers), and a new patio extension on the lakeside of the existing single-family dwelling (SFD).

An outdoor sports court, retaining wall, and in-ground pool have also been built or partially built without permit. The non-compliance outdoor sports court, retaining wall, and in-ground pool are all within the 15m 100-year flood hazard buffer.

Existing items from an unresolved 2020 Non-compliance include confirmation of the flood proofing elevations, construction of a detached accessory structure (boat house) along the shoreline, significant site alteration and grading works, importation of fill and removal of vegetation surrounding an existing on site lagoon have all been reviewed and addressed by way of compliance discussions with the owner and their applicable agents and additional agencies, where required.

### **B. Proposed/Previously Constructed Pool Subject to Minor Variance**

The previously constructed in-ground pool, including all associated components such as the pool basin, decking, mechanical equipment, grading, and any related site alterations, has been fully reviewed and addressed through the established compliance process. Detailed documentation, including site plans and supporting drawings, was used to confirm the extent of the installation and ensure that all elements align with applicable regulatory requirements. Any outstanding matters identified during the review have been resolved in accordance with the recommendations outlined in the prepared reports and drawings which note all applicable elevation requirements.

As part of this process, prior planning comments that were circulated on May 6, 2026 and indicated support for the pool and its associated features have been revisited and remain valid. The Nottawasaga Valley Conservation Authority has reviewed the finalized submissions and is satisfied that the previously constructed works now meet all necessary criteria. Accordingly, the pool and its components are considered compliant, and no further action is required in this regard.

#### **C. Non-Compliance Resolution of all other site items - Status**

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All works and site alterations previously undertaken without permits have now been thoroughly reviewed and documented in accordance with the completed technical reports, detailed site plans, survey information, and supporting drawings prepared for the subject property. These materials have been assessed in full to accurately capture the extent of past works and to establish conformity with applicable regulatory requirements. Any discrepancies or areas of concern identified through this review process have been addressed through appropriate mitigation measures, revisions, or remedial actions consistent with the recommendations of the supporting documentation.

Following this comprehensive review and resolution process, all outstanding matters have been evaluated by the Nottawasaga Valley Conservation Authority and have been satisfactorily addressed. Based on their confirmation and acceptance of the submitted materials and implemented measures, all previously unpermitted works are now considered compliant with NVCA policies and regulations.

**Accordingly, we confirm that the property is deemed to be in a compliant state, with no further outstanding issues relating to the previously identified works.**

#### **D. Closure**

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This memorandum and the associated comments provided herein do not constitute approval of, nor are they inclusive of, the proposed future Zoning By-law Amendment. Prior comments on this item were circulated by NVCA Planner, Katelyn Wardlaw, dated October 30, 2025.

Notwithstanding, based on the materials and supporting documentation reviewed to date, the Nottawasaga Valley Conservation Authority (NVCA) has no objection to the proposal in principle and supports the works in perpetuity as currently presented. This support is contingent upon the continued consistency of the proposal with the information submitted and evaluated through the compliance

review process. If the Township requires a new circulation memo to reflect this item please contact NVCA planning team [planning@nvca.on.ca](mailto:planning@nvca.on.ca)

It is further noted that, upon approval of the Zoning By-law Amendment, a formal Notice of Decision must be circulated to NVCA for filing and record purposes. Following this, the property owner will be required to obtain the appropriate NVCA permit for the associated works, in accordance with applicable regulations. This permit application will ensure that all aspects of the approved proposal are implemented in compliance with NVCA requirements prior to any future development or site alteration proceeding.

#### E. References

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Review of the above noted response was based on requirements and guidelines presented in the following documents:

1. "Planning and Regulation Guidelines", Nottawasaga Valley Conservation Authority, August 2009;
2. "Natural Hazards Technical Guide", Nottawasaga Valley Conservation Authority, December 2013
3. "Technical Guide River & Stream Systems: Flood Hazard Limit", Ministry of Natural Resources 2002.

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

## Schedule 8 – Draft Zoning By-law

### The Corporation of the Township Of Oro-Medonte

#### By-Law No. 2026-067

A By-law to amend the zoning provisions which apply to lands at  
8698 Highway 12, Plan 461, Part Lot A,  
Township of Oro-Medonte

2025-ZBA-38 (Xposed 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 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

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 'A9' to Zoning By-law 97-95, as amended, is hereby further amended by changing the zone symbol applying to a portion of the lands located in Plan 461, Part Lot A, Township of Oro-Medonte, County of Simcoe, from the Agricultural/Rural (A/RU) Zone to the Agricultural/Rural Res Exception 392 (A/RU\*392) Zone, as shown on Schedule "A" attached and forming part of this By-law.
2. Section 7.0 – is hereby further amended by adding the following subsection:

\*7.392 \*392 Plan 461 Part Lot A, Township of Oro-Medonte (Xposed Holdings Inc)  
[By-law 2026-067]

Notwithstanding any other provision in this By-law to the contrary, the following provisions apply:

- |  |  |
|--|--|
| a) Maximum floor area for one (1) detached accessory building. | 598.2 square metres<br>(6,440.0 square feet) |
|--|--|

3. Schedule "A" attached to By-law No. 2026-067 is declared to form a part of this By-law.
4. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of the Planning Act, as amended.

Passed in Open Council this 2<sup>nd</sup> Day of July, 2026.

The Corporation of the Township Of Oro-Medonte

\_\_\_\_\_  
Mayor, Randy Greenlaw

\_\_\_\_\_  
Deputy Clerk, Janette Teeter

By signing this by-law on July 2, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

## Schedule 'A'

To By-Law No. 2026-067

The Corporation of the  
Township of Oro-Medonte



This is Schedule 'A' to By-Law 2026-067 passed the 2<sup>nd</sup> day of July, 2026.

The Corporation of the Township of Oro-Medonte

\_\_\_\_\_  
Mayor, Randy Greenlaw

\_\_\_\_\_  
Deputy Clerk, Janette Teeter

(Application 2026-ZBA-38)



## Staff Report

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**To:** Development Services Committee  
**From:** Catherine McCarroll, Senior Planner  
**Meeting Date:** July 2, 2026  
**Report No.:** DS2026-083  
**Subject:** Minor Variance Application 2025-A-27 (Moniz), 274 Peter Street East  
**Type:** Requires Action  
**Motion No.:**

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### Recommendation

It is recommended:

1. That Report No. DS2026-083 be received and adopted.
2. That Minor Variance Application 2025-A-27, specifically to legalize the existing chicken coop and permit the construction of a new horse shelter, for two horses, and manure storage structure, on a lot with a minimum lot size of 1.87 hectares (4.61 acres) and subject to the following reduced setbacks:
  - a) The chicken coop is proposed to be setback 7.9 metres (25.9 feet) from the interior side lot line and 63.7 metres (209.0 feet) from a Type A land use;
  - b) The horse shelter is proposed to be setback 13.2 metres (43.3 feet) from the interior side lot line and 61.1 metres (200.5 feet) from a Type A land use; and,
  - c) The manure storage structure is proposed to be setback 9.0 metres (29.5 feet) from the interior side lot line and 64.3 metres (211.0 feet) from a Type A land use,on lands municipally known as 274 Peter Street East, Township of Oro-Medonte, be approved subject to the conditions as outlined in Report DS2026-083.
3. The conditions are as follows:
  - a) That notwithstanding Table B4-A, Table B4-C and Section 5.37.2 of Zoning By-law 97-95, the proposed horse shelter, chicken coop and

manure storage structure shall otherwise comply with all other applicable provisions of the Zoning By-law;

- b) That the proposed horse shelter, chicken coop, manure storage structure and landscaping on the property be substantially and proportionally in conformity with the dimensions as set out on the application and approved by the Committee;
- c) That an Ontario Land Surveyor (OLS), Professional Engineer (P.Eng.) or Certified Engineering Technologist (C.E.T.) verify by pinning the foundation wall and verifying in writing by way of survey/real property report, prior to the pouring of the footing and if no footing, the foundation, that:
  - i. The chicken coop is located no closer than 7.9 metres (25.9 feet) from the easterly interior side lot line;
  - ii. The horse shelter is located no closer than 13.2 metres (43.3 feet) from the easterly interior side lot line; and,
  - iii. The manure storage is located no closer than 9.0 metres (29.5 feet) from the easterly interior side lot line.
- d) That prior to the issuance of the Zoning Certificate, the Owners enter into a Development Agreement with the Township, that is registered on title, to address the following considerations:
  - i. That the proposed development follows the recommendations, including mitigation measures and vegetation removal limitations, listed in the Environmental Impact Study, prepared by Reclaim Environmental, revision dated May 19, 2026.
  - ii. That the livestock buildings and manure storage be located in the locations identified on the site plan/site plan detail, attached as Schedule 2 and 3 to this report, to ensure that they are located within the tree clearing to minimize any adverse impacts on the significant woodland.
  - iii. That the proposed development follows the recommendations listed in the Hydrogeological Review, prepared by Pigeonview Consulting Inc., dated March 25, 2026.
  - iv. That the proposed construction of a 9.3 square metre (30.5 square feet) manure storage building is to include the following:
    - 1. Fully roofed to prevent rainwater contact and leachate generation;
    - 2. Curbed concrete pad to provide immediate containment of any moisture or leachate;
    - 3. Earth berm around the manure storage building to serve as a final barrier for any runoff; and,
    - 4. Manure to be hauled away and removed from the property every two weeks.
  - v. That perimeter fencing be installed to contain the livestock within the subject lands.

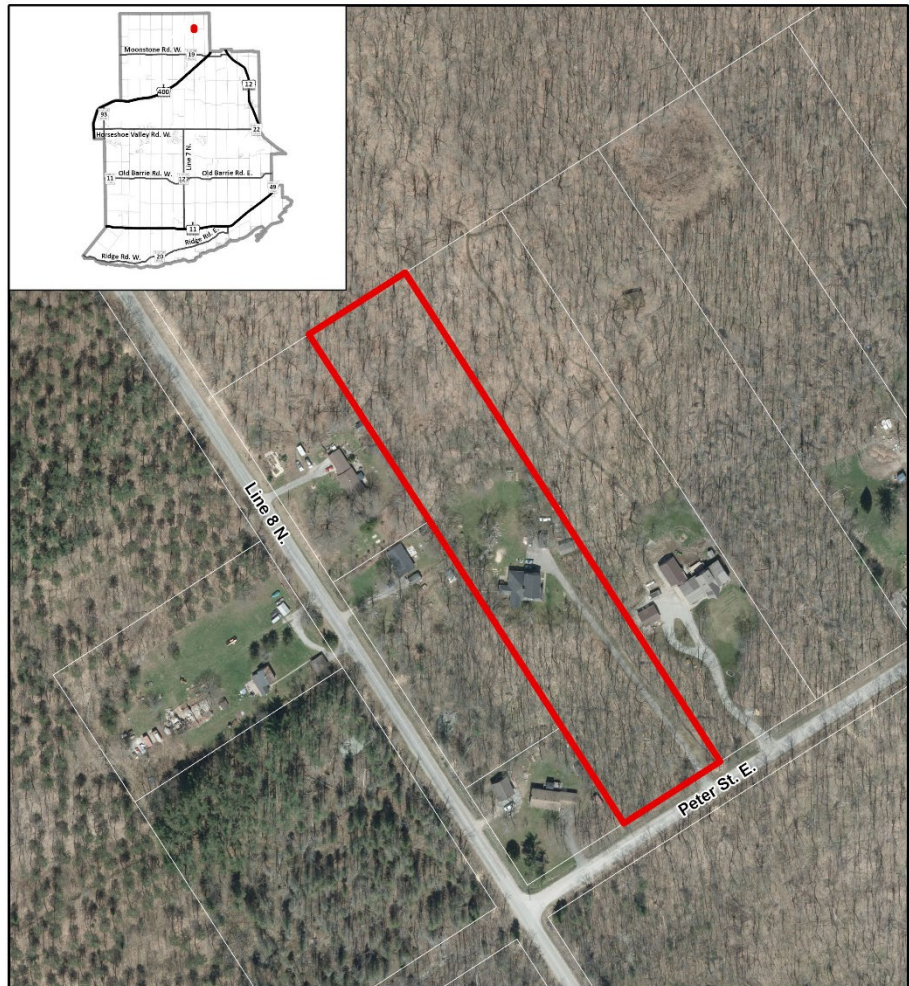
- vi. That the number of livestock are limited to sixteen (16) chickens (hens only, no roosters) and 2 large-framed horses. Any additional animals would require planning approval.
  - vii. The proposed livestock is for personal use only, no boarding, training, breeding, riding lessons, events or other accessory business uses.
  - e) That the appropriate Zoning Certificate and Building Permit be obtained only after the Committee's decision becomes final and binding, as provided for within the Planning Act R.S.O. 1990, c.P. 13.
4. And that the applicants be advised of the Development Services Committee's decision under the Secretary-Treasurer's signature.

## Background

The purpose of this report is to provide information and a staff recommendation to Development Services Committee regarding Minor Variance application 2025-A-27, which is intended to legalize the existing chicken coop and permit the construction of a new horse shelter and manure storage structure.

The subject lands are located along Peter Street East, to the east of Line 8 North. A Location Map is included as Schedule 1 to this report. The lands contain a single detached dwelling, two detached accessory buildings, chicken coop and greenhouse.

Surrounding land uses consist mostly of rural residential lots and woodlots.



**Minor Variance Application 2025-A-27**

The application was considered by the Development Services Committee on February 4, 2026, and was deferred to provide the applicant with an opportunity to address concerns raised by a neighbouring property owner regarding the proximity of the proposed livestock/manure storage to adjacent wells and the potential risk of groundwater contamination.

Based on the comments received, the applicant retained Pigeonview Consulting Inc. to prepare a Hydrogeological Review dated March 25, 2026, and Reclaim Environmental to prepare a revised Environmental Impact Assessment dated May 19, 2026, both in support of the proposed development. In addition, the proposed horse shelter and manure storage structure have been relocated further from neighbouring dwellings and the easterly interior side lot line. The variances outlined below reflect the revised building locations.

The applicants are proposing to legalize the existing chicken coop and construct a new horse shelter and manure storage structure. The applicants are seeking relief to the following sections of Zoning By-law 97-95.

**Lot Size:**

Table B4-A – Minimum Lot Size for an Agricultural Use

Required: 2.0 hectares (4.9 acres)	Proposed: 1.87 hectares (4.61 acres)
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**Chicken Coop:**

Table B4-C – Minimum Setback from the Interior Side Lot Line for the Proposed Agricultural Building

Required: 15.0 metres (49.2 feet)	Proposed: 7.9 metres (25.9 feet)
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Section 5.37.2 – Minimum Distance Separation II (MDS II) – Minimum Setback from a Type A Land Use

Required: 85.0 metres (278.9 feet)	Proposed: 63.7 metres (209.0 feet)
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Section 5.37.2 – Minimum Distance Separation II (MDS II) – Minimum Setback from the Nearest Lot Line

Required: 9.0 metres (29.5 feet)	Proposed: 7.9 metres (25.9 feet)
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**Horse Shelter:**

Table B4-C – Minimum Setback from the Interior Side Lot Line for the Proposed Agricultural Building

Required: 15.0 metres (49.2 feet)	Proposed: 13.2 metres (43.3 feet)
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Section 5.37.2 – Minimum Distance Separation II (MDS II) – Minimum Setback from a Type A Land Use

Required: 85.0 metres (278.9 feet)	Proposed: 61.1 metres (200.5 feet)
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**Manure Storage:**

Section 5.37.2 – Minimum Distance Separation II (MDS II) – Minimum Setback from a Type A Land Use

Required: 85.0 metres (278.9 feet)	Proposed: 64.3 metres (211.0 feet)
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Section 5.37.2 – Minimum Distance Separation II (MDS II) – Minimum Setback from the Nearest Lot Line

Required: 9.0 metres (29.5 feet)	Proposed: 9.0 metres (29.5 feet)
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The applicants' site plan, site plan detail, photo of the existing chicken coop and photo of the proposed horse shelter are included as Schedules 2, 3, 4 and 5 to this report.

**Analysis**

Planning Act, R.S.O. 1990, c. P.13

***Four Tests-Planning Act***

Section 3(5) of the Planning Act states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

Section 45(1) of the Planning Act establishes a four-fold test for a minor variance which requires consideration of:

- (1) whether the variance is minor;
- (2) whether the variance is desirable for the appropriate development or use of the land, building or structure;
- (3) whether the general purpose and intent of the zoning by-law is maintained; and;

- (4) whether the general purpose and intent of the Official Plan is maintained. A variance must meet all four of these tests. Planning Staff has reviewed this application against these four tests as follows:

Do the variances conform to the general intent and purpose of the Official Plan?

The subject lands are designated 'Rural' and 'Greenlands' in both Simcoe County's and the Township's Official Plans. The existing chicken coop and the proposed horse shelter and manure storage structure are located in the portion of the property designated 'Rural'. The 'Rural' designation permits all uses permitted in the 'Agricultural' designation, which includes agricultural uses, such as the raising of livestock.

The portion of the property that is designated 'Greenlands' contains a significant woodland. The applicants retained Reclaim Environmental who prepared an Environmental Impact Assessment (EIA), revision dated May 19, 2026, which was reviewed to the satisfaction of the Township's Environmental Consultant. The EIA concluded that the proposed development will not have a negative impact on the features or their related ecological functions.

Planning Staff are recommending that as a condition of approval of the application, that the recommendations identified in Section 4.0 – Potential Environmental Impacts and Mitigation Measures of the Environmental Impact Assessment prepared by Reclaim Environmental, revision dated May 19, 2026, be implemented through a Development Agreement to ensure that negative impacts to the overall form and function of the identified natural heritage features will be appropriately mitigated.

Section 4.15 – Minimum Distance Separation of the Township's Official Plan states: "New uses, excluding new uses on existing lots of record, the creation of lots and new or expanding livestock operations and facilities shall comply with the Provincial Minimum Distance Separation formulae (MDS). The MDS Guidelines shall be implemented through provisions in the implementing Zoning By-law" (p. 179). The Minimum Distance Separation (MDS) Formulae are formulae and guidelines developed by the Province to separate uses to reduce incompatibility concerns about odour from livestock facilities and to mitigate potential impacts on wells. MDS separation distances are not intended to eliminate odours from livestock facilities, but rather to keep odour levels within industry standards. MDS II applies to new or expanding livestock facilities. The required separation distance is calculated based on a formula that takes into consideration factors that include the type, number and size of the livestock being housed, the method of manure storage on the farm and the sensitivity of the neighbouring land uses.

Section 43 of the MDS Guideline speaks to reducing the MDS setbacks. Specifically, it states that: "MDS II setbacks should not be reduced except in limited site-specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards. If deemed appropriate by a municipality, the process

by which a reduction to MDS II may be considered would typically be through a minor variance to the local zoning by-law provisions". In this case, the livestock buildings had to be located closer to the existing building cluster to mitigate any adverse impacts on the significant woodland at the rear of the property.

The proposed variances conform to the general intent and purpose of the Official Plan as the agricultural uses are permitted in the 'Rural' designation and the buildings and manure storage structure are proposed to be located within the existing tree clearing to minimize adverse impacts on the significant woodland.

Do the variances conform to the general intent and purpose of the Zoning By-law?

The subject lands are currently zoned Agricultural/Rural (A/RU) in accordance with the Township's Zoning By-law No. 97-95, as amended. The applicants are proposing a horse shelter for 2 large-framed horses. The Zoning By-law permits agricultural uses/a hobby farm, with up to 2 horses and a minimum number of domestic animals, on lots in the Agricultural/Rural (A/RU) Zone with a minimum lot size of 2.0 hectares (4.9 acres). The applicants are seeking a variance from Table B4-A to permit a lot size of 1.87 hectares (4.61 acres). The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) confirmed that field shade shelters are exempted under Guideline #3 of the MDS Document and not required.

Section 5.39 of the Township's Zoning By-law permits backyard chickens in the Agricultural/Rural (A/RU) Zone subject to a number of provisions, including a maximum of six (6) hens provided that chicken coops and manure storage structures shall not cumulatively exceed an area of 10.0 square metres (107.6 square feet). The applicants have sixteen (16) chickens in a building that is 16.6 square metres (178.7 square feet) which does not meet the criteria to be considered backyard chickens; therefore, they are subject to the required MDS setbacks.

Section 5.37.2 requires a new or expanding livestock facility to comply with MDS II formula established by the Province. Planning Staff completed the MDS II calculations and determined that both livestock buildings and the manure storage structure require variances from the required MDS setbacks listed below.

- 85.0 metres (278.9 feet) from a Type A land use (Type A land use = lower density development)
  - The chicken coop is proposed to be setback 63.7 metres (209.0 feet)
  - The horse shelter is proposed to be setback 61.1 metres (200.5 feet)
  - The manure storage structure is proposed to be setback 64.3 metres (211.0 feet)
- 9.0 metres (29.5 feet) from the nearest lot line (side or rear)
  - The chicken coop is proposed to be setback 7.9 metres (25.9 feet) from the interior side lot line.
  - The horse shelter and manure storage structure comply.
- 17.0 metres (55.8 feet) from the nearest road allowance.
  - Both buildings and the manure storage structure comply.

Table B4-C requires agricultural buildings to be setback a minimum of 30.0 metres (98.4 feet) from the front lot line and 15.0 metres (49.2 feet) from the interior side and rear lot lines. Both buildings comply with the minimum required front and rear setbacks; however, they both require relief for a reduced interior side yard setback as follows:

- The chicken coop is proposed to be setback 7.9 metres (25.9 feet) from the easterly interior side lot line; and,
- The horse shelter is proposed to be setback 13.2 metres (43.3 feet) from the easterly interior side lot line.

The need for multiple variances is due to limited size of the cleared area as the subject property contains a significant woodland at the rear of the property which removes the ability to locate the livestock buildings and manure storage in compliance with the By-law.

Concerns were raised by the neighbours located at 270 Peter Street East (adjacent property to the East) and 6227 Line 8 North (adjacent property to the Northwest). The concerns are summarized in the Consultations section below. One concern is with regards to the proximity of the manure storage/livestock to the neighbouring wells and the potential for groundwater contamination.

The applicants submitted a Hydrogeological Review, prepared by Pigeonview Consulting Inc., dated March 25, 2026, which concluded that the “leachate generated on site would be very minimal and is not anticipated to have any negative impact on local groundwater resources or surface water features”. The Hydrogeological Review recommended a revised design for the manure storage structure to better contain the leachate. The Hydrogeological Review was peer reviewed to the satisfaction of the Township’s environmental consultant.

Planning Staff are recommending that the following conditions be added to the Development Agreement, which is to be registered on title for the property, to address the recommendations set out in the Environmental Impact Assessment (EIA) and Hydrogeological Review, as well as the neighbour’s concerns:

- That the proposed development follows the recommendations, including mitigation measures and vegetation removal limitations, listed in the Environmental Impact Study, prepared by Reclaim Environmental, revision dated May 19, 2026.
- That the proposed development follows the recommendations listed in the Hydrogeological Review, prepared by Pigeonview Consulting Inc., dated March 25, 2026.
- That the proposed construction of a 9.3 square metre (30.5 square feet) manure storage building is to include the following:
  - Fully roofed to prevent rainwater contact and leachate generation;
  - Curbed concrete pad to provide immediate containment of any moisture or leachate;

- Earth berm around the manure storage building to serve as a final barrier for any runoff; and,
- Manure will be hauled away and removed from the property every two weeks.
- That the livestock buildings and manure storage be located in the locations identified on the site plan/site plan detail, attached as Schedule 2 and 3 to this report, to ensure that they are located within the tree clearing to minimize any adverse impacts on the significant woodland.
- That perimeter fencing be installed to contain the livestock within the subject lands.
- That the number of livestock are limited to sixteen (16) chickens (hens only, no roosters) and 2 large-framed horses. Any additional animals would require planning approval.
- The proposed livestock is for personal use only, no boarding, training, breeding, riding lessons, events or other accessory business uses.

Based on the above, Planning Staff are of the opinion that the variances conform to the general intent and purpose of the Zoning By-law, subject to the condition of the owners entering into a Development Agreement with the Township.

Are the variances desirable for the appropriate development of the lot?

Planning Staff considered the proposed application within the context of the surrounding properties and the established character and built form of the neighbourhood. Concerns had been raised by the neighbouring property owners with regards to proximity of the livestock buildings to the neighbouring dwellings and wells, and the potential for groundwater contamination. In order to address these concerns, the applicants shifted the manure storage and horse shelter further from the neighbouring dwellings and wells, and redesigned the manure storage structure to minimize the likelihood of runoff.

In accordance with the findings of the Hydrogeological Review and Environmental Impact Assessment, the proposed development is not anticipated to have any adverse impacts on the local groundwater or the adjacent natural heritage features.

For these reasons, Planning Staff are of the opinion that the proposed variances are considered desirable for the appropriate development of the lot.

Are the variances minor?

The question of the minor nature of the variances relates to their scale and impact. In Planning Staff's opinion, the requested Minor Variances are minor in nature as: 1) they are not anticipated to have any adverse impacts adjacent natural heritage features, as per the Environmental Impact Assessment; 2) they are not anticipated to have any adverse impacts on local groundwater resources or surface water features, as per the

Hydrogeological Review; and, 3) they will not detract from the rural character of the area.

As the variances are considered to conform to the general intent of the Official Plan, to meet the general intent of the Zoning By-law and to be appropriate for the desirable development of the lot, the variances are considered to be minor.

### Financial/Legal Implications/ Risk Management

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee’s decision.

### Policies/Legislation

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Planning Statement, 2024
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended

### Corporate Strategic Priorities

- Well Planned Development – to ensure the development of complete communities and the protection of our rural character.

Staff are of the opinion that the proposed development is consistent with the Township’s strategic priority.

### Consultations

Notice of this application was circulated to the public and to various review agencies and Township departments. A public notice sign was also posted on the subject lands. As of the preparation of this report, the following comments have been received:

COMMENTER	DATE	COMMENT
Township Operations	2026 01 16	No comments.
Property Owner at 6227 Line 8 North	2026 01 25	<ul style="list-style-type: none"> <li>• Concerns with the intensification of animal use that may adversely affect compatibility with neighbouring properties and undermines the intent of established setback and use standards.</li> <li>• Concerns about environmental impacts as a large portion of the property is forested.</li> <li>• If approval is recommended, we are requesting the following conditions:</li> </ul>

		<ol style="list-style-type: none"> <li>1) Limit on animals: A strict limit on the number of horses permitted, with no allowance for additional livestock or poultry.</li> <li>2) Compliance with zoning: Explicit prohibition of all other non-permitted animals, including roosters, to ensure compliance with Zoning By-Law 97-95 and By-Law 2017-016, Section 5.39.</li> <li>3) No commercial use: No boarding, training, breeding, lessons, events, or other accessory business uses.</li> <li>4) Manure and waste management: Defined manure and waste management requirements, including storage location, frequency of removal, and measures to prevent runoff, migration, or contamination of neighbouring wells or lands.</li> <li>5) Location, setbacks, and vegetation: All barns, paddocks, and manure storage areas must:             <ul style="list-style-type: none"> <li>o Be sited to maximize separation from neighbouring properties;</li> <li>o Preserve existing forested areas and vegetative buffers to the greatest extent possible; and</li> <li>o Prohibit clear-cutting or extensive tree removal to accommodate reduced setbacks.</li> </ul> </li> </ol>
<p>Property Owner at 270 Peter Street East</p>	<p>2026 01 21</p>	<ul style="list-style-type: none"> <li>• Such significant reductions cannot reasonably be considered minor, particularly where agricultural buildings and manure storage are proposed in very close proximity to shared residential property lines.</li> <li>• We respectfully question whether the following matters have been adequately addressed as part of this application:             <ul style="list-style-type: none"> <li>o Compliance with the Nutrient Management Act, 2002 and O. Reg. 276/03, including applicable land application and setback standards.</li> <li>o Identification of the local aquifer type (confined, semi-confined, or unconfined).</li> <li>o Whether a manure management or removal plan has been established.</li> <li>o What measures are proposed to protect groundwater and nearby wells, and whether a hydrogeological review has been completed.</li> <li>o Responsibility for ongoing water quality monitoring.</li> <li>o Assessment of site conditions such as soil texture, depth to bedrock, and depth to groundwater.</li> </ul> </li> </ul>

Note: Members of the Committee received the full set of comments from the neighbouring property owners.

## Background and Relevant Reports

- Staff Report DS2026-012 for Minor Variance Application 2025-A-27 (Moniz) dated February 4, 2026 – [Link to the Report](#)
- Agent Public Meeting Presentation for Minor Variance Application 2025-A-27 (Moniz) dated February 4, 2026 – [Link to the Presentation](#)

## Attachments

Schedule 1: Location Map  
Schedule 2: Applicant's Site Plan  
Schedule 3: Site Plan Detail  
Schedule 4: Photo of the Existing Chicken Coop  
Schedule 5: Photo of the Proposed Horse Shelter

## Conclusion

Planning Staff recommend that Minor Variance Application 2025-A-27 be approved, specifically to legalize the existing chicken coop and permit the construction of a new horse shelter, for two horses, and manure storage structure, on a lot with a minimum lot size of 1.87 hectares (4.61 acres) and subject to the following reduced setbacks:

- a) The chicken coop is proposed to be setback 7.9 metres (25.9 feet) from the interior side lot line and 63.7 metres (209.0 feet) from a Type A land use;
- b) The horse shelter is proposed to be setback 13.2 metres (43.3 feet) from the interior side lot line and 61.1 metres (200.5 feet) from a Type A land use; and,
- c) The manure storage structure is proposed to be setback 9.0 metres (29.5 feet) from the interior side lot line and 64.3 metres (211.0 feet) from a Type A land use.

It is based on the above that the application meets the four tests of the Planning Act and conforms to or is consistent with applicable Provincial, County and Township planning policies, and represents good planning.

Respectfully submitted,

Catherine McCarroll, RPP, Senior Planner, June 19, 2026

### Approvals:

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services

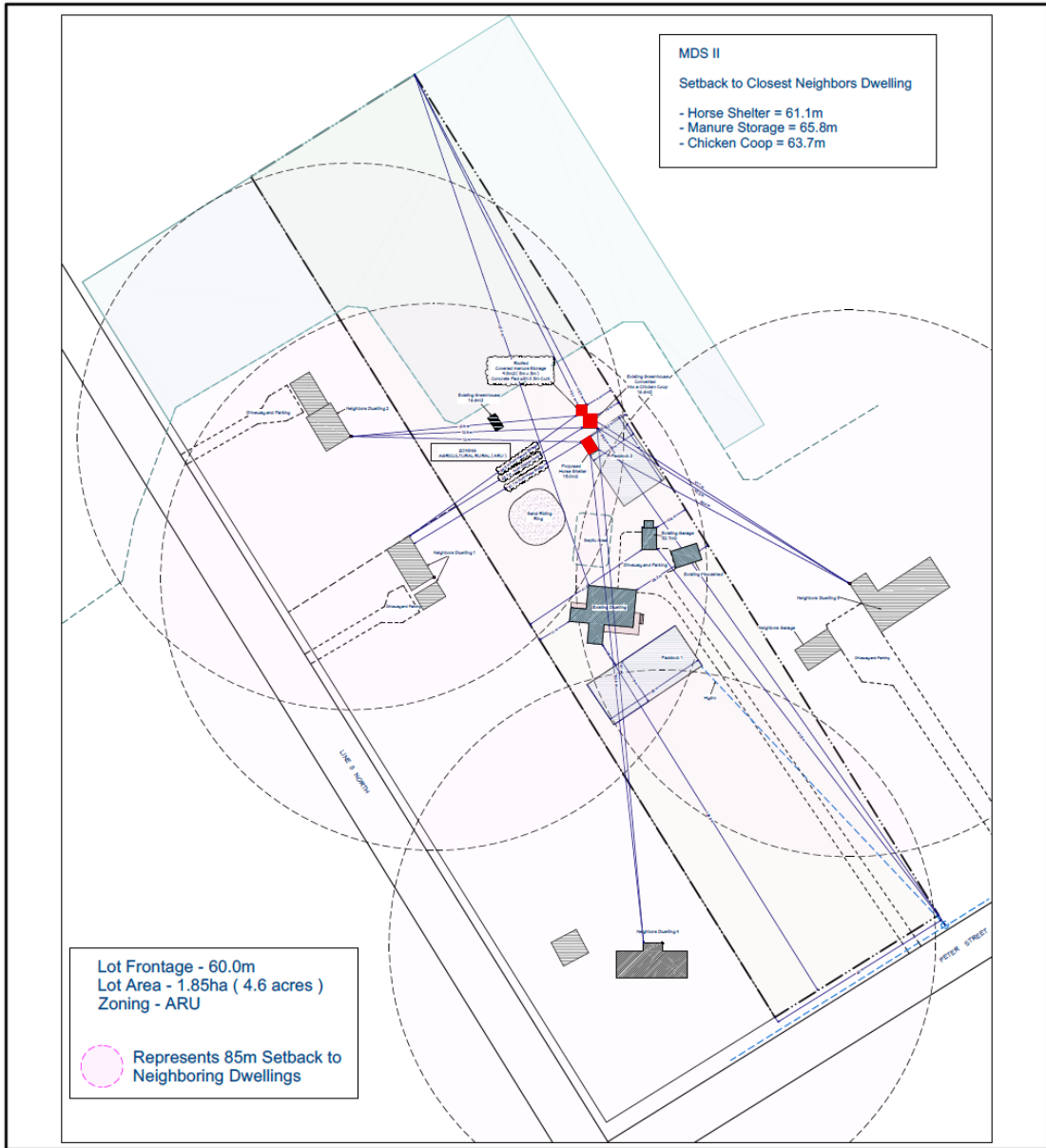
### Date of Approval

June 22, 2026  
June 22, 2026

### Schedule 1: Location Map



**Schedule 2: Applicant's Site Plan**



**Site Plan**

File Number: 2025-A-27



**Schedule 4: Photo of the Existing Chicken Coop**



Existing Chicken Coop



File Number: 2025-A-27

**Schedule 5: Photo of the Proposed Horse Shelter**



Proposed Horse Shelter



File Number: 2025-A-27