Notice of Public Meeting for Proposed Amendment to the Zoning By-law of the Township of Oro-Medonte

Township of Oro-Medonte
Zoning By-law Review

Take notice that the Council of the Township of Oro-Medonte will hold an electronic hybrid Public Meeting on **Wednesday November 4, 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 noted below.

Meetings are held in a hybrid format which permits in-person attendance or remote electronic participation. Protocols have been established to advise how to electronically participate at public meetings. Please refer to the Township's website (www.oro-medonte.ca) for Public Meeting viewing and participation information.

The purpose and effect of the proposed Township initiated Zoning By-law Amendment is to amend the provisions in the Township's Zoning By-law pertaining to Accessory Residential Units (ARUs) by establishing new zoning provisions, including parking requirements.

ARUs are self-contained living spaces, on the same property as the principal dwelling unit. ARUs can be created in a variety of forms, including within the principal dwelling unit, within an accessory structure, or as a standalone building on the same lot. They are also commonly known as granny flats, in-law suites, secondary suites, and basement apartments.

This is a general amendment to the Zoning By-law therefore a key plan is not provided.

Decisions of Council will not be rendered at the Public Meeting as this part of the process is to provide residents with opportunity to comment as per the statutory requirements of the Planning Act.

A draft by-law is available for review and is appended to this notice. Based on the public consultation, the final by-law may be amended following the public meeting prior to Council's final consideration. 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 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. 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.

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

Dated at the Township of Oro-Medonte this 14th day of October, 2026.

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Draft By-law:

The Corporation of the Township of Oro-Medonte

By-law No. 2026-XXX

A By-law to amend Zoning By-law 97-95, as amended (General Amendment)

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.

And Whereas By-law 97-95 currently regulates apartment dwelling units accessory to a Single Detached Dwelling, but prohibits other types of accessory dwelling units;

And Whereas the Province of Ontario is encouraging the creation of accessory dwelling units that are accessory to the principal dwelling unit on a property;

And Whereas the Township of Oro-Medonte Official Plan encourages the creation of additional residential units regulated by the provisions of the Zoning By-law:

And Whereas the Township wishes to introduce zoning provisions to regulate the establishment of accessory dwelling units that are accessory to principal dwelling units on a property;

And Whereas Council deems it appropriate to amend the zoning provisions of By-law 97-95, in accordance with the policies of the Official Plan;

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

Section 1 – Textual Amendments

1. Section 3.0 Permitted Uses, is hereby further amended as follows:

   Table A1 Residential Zones Permitted Uses is amended by indicating under column **R1 Residential One**, *Apartment Dwellings* as a permitted use.

   Table A5 Environmental Protection, Open Space, Private Recreation, Institutional and Future Development Zones is amended by adding the following:

   a) Under the first Column, the letter “Y” is added.

   b) Under the second Column “Use”, beside the letter “Y”, “*Apartment Dwellings”* is added.

   c) **PR Private Recreation** and **I Institutional** columns are amended by indicating that *Apartment Dwellings* are a permitted use.

2. Section 5.1.1 Uses Permitted in Detached Accessory Buildings and Structures is hereby amended as follows:

   No detached *accessory building* or *accessory structure* shall be used for ~~human habitation or~~ an occupation for gain, unless specifically permitted by this By-law. A detached *accessory building* or *structure* is permitted to contain sanitary facilities, including sink and/or toilet, and outside an area susceptible to flooding. ~~however kitchen facilities including food preparation facilities or facilities for the installation of kitchen equipment are prohibited.~~

3. Section 5.4 is hereby deleted and replaced with the following:

   5.4 Dwellings Accessory to a Principal Dwelling Unit

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Notwithstanding any other provisions of this by-law, *accessory dwellings* are only permitted as follows:

a) Accessory Apartments

   i) One accessory apartment is permitted in a *single detached dwelling* in the Residential One (R1), Residential Two (R2), Shoreline Residential (SR), Residential Limited Service (RLS) Zones, Private Recreation (PR) and Institutional (I) Zones.
   ii) Up to two accessory apartments within the *principal use dwelling unit* or one apartment and one *Detached Accessory Dwelling Unit* are permitted in the Residential One Exception 301 (R1*301), Rural Residential One (RUR1), Rural Residential Two (RUR2) and Agricultural/Rural (A/RU) Zones

b) Detached Accessory Dwelling Units

   i) One detached *accessory dwelling* is permitted in the Residential One Exception 301 (R1*301), Rural Residential One (RUR1), Rural Residential Two (RUR2) and Agricultural/Rural (A/RU) Zones.

c) General Provisions

   i) Minimum lot size;
      a. For accessory *apartment dwellings* and *detached accessory dwelling units* on lots that have access to communal services, the minimum lot size required is 0.050 hectares (0.12 acres).
      b. For an accessory apartment on a lot that has private services, the minimum lot size required is 0.18 hectares (0.45 acres).
      c. For *detached accessory dwelling units* that have private services, the minimum lot size is 0.32 hectares (0.76 acres).
   ii) For lots not on communal services, verification of septic system capacity must be provided prior to the issuance of a building permit.
   iii) Maximum size of an accessory apartment in a *principal use dwelling unit* shall be 50% of the total floor area of the dwelling unit or 110 square metres (1,184 square feet) maximum, whichever is greater.
   iv) The accessory apartment shall be an integral part of the *principal use dwelling unit* and be designed so as to maintain the general character of the dwelling and surrounding neighbourhood and shall not alter the façade facing the street.
   v) An accessory apartment is permitted in the basement of a *principal use dwelling unit* provided the accessory apartment meets all other applicable provisions of this by-law and other fire, health, safety or occupancy regulations or by-laws.
   vi) Access to the accessory apartment shall be from the side or rear of the *principal use dwelling unit*.
   vii) Maximum size of an *accessory dwelling* in a detached *accessory building* shall be 50% of the total floor area of the *dwelling unit* or 110 square metres (1,184 square feet) maximum, whichever is greater.
   viii) Maximum height of an *accessory dwelling* in a detached *accessory building* is:
      a. For a single storey *accessory dwelling* – maximum height 4.0 metres (13 feet)
      b. Above another *accessory use* – maximum height 5.0 metres (16.5 feet)
   ix) An accessory apartment and/or *detached accessory dwelling unit* must be accessed by the same driveway as the *principal use dwelling unit*

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x) A *detached accessory dwelling unit* must be located no further than 50 metres (164 feet) from the *principal use dwelling unit*

xi) A Mobile Home and Modular Home shall be permitted as a *detached accessory dwelling*.

xii) One (1) parking spot per *accessory dwelling* is required.

xiii) A Park Model Trailer shall not be permitted as a *detached accessory dwelling unit*.

xiv) All other applicable zone requirements shall apply.

3. Section 5.5 is hereby deleted and replaced with the following:

5.5 Apartment Dwellings Accessory to a Commercial Use

Notwithstanding any other provision of this By-law, an *apartment dwelling* that are in the same *building* as a permitted commercial use in the Local (LC) and General Commercial (GC) *Zones* are permitted provided:

a) the *floor area* of the *apartment dwelling* does not exceed 50% of the total floor area of the *principal use* on the lot.
b) the maximum *floor area* of the *apartment dwelling* is 110 square metres (1,184 square feet).
c) the *apartment dwelling* has a means of egress to the outside that is separate from any means of egress for another *dwelling unit* or any commercial use.
d) For lots not on communal services, verification of septic system capacity must be provided prior to issuance of a building permit.
e) The accessory *apartment dwelling* must meet all other applicable provisions of this by-law and other fire, health, safety or occupancy regulations or by-laws.

4. Section 6.0 Definitions is hereby further amended by adding the following definition:

Dwelling, Accessory

Means a separate and self-contained *dwelling unit* that is subordinate to the *principal use dwelling unit* and located within the same *building* or within a detached accessory building on the same lot as a principal use *dwelling unit*.

5. Section 6.0 Definitions is hereby further amended by amending the definition of Dwelling, Apartment as follows:

Dwelling, Apartment

Means a *dwelling unit* in an *apartment building* or a *dwelling unit* that is accessory to the principal use *dwelling unit*.

6. This By-law shall take effect on the final passing thereof, subject to the provisions of the Planning Act, as amended.

Passed in Open Council this __ Day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Clerk, Yvonne Aubichon

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

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