

Notice of the Passing of a Development Charges By-Law

TAKE NOTICE that the Council of the Corporation of the City of Orillia passed By-law Number 2023-009 on the 13th day of February, 2023, under Section 2 of the *Development Charges Act*, 1997. This by-law replaces By-law Number 2018-14, being a by-law for the imposition of Development Charges, as amended;

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under Section 14 of the *Act*, in respect of the Development Charges By-laws, by filing with the Clerk of the City of Orillia on or before Monday, March 27, 2023 a notice of appeal setting out the objection to the By-laws and the reasons supporting the objection. Appeals filed with the Office of the Clerk at 50 Andrew St. S., Suite 300, Orillia, Ont., L3V 7T5, will be accepted on or before Monday, March 27, 2023 at 4:30 p.m. A processing fee will be payable to the City of Orillia Clerk's Office with the appeal application. The appellant is advised to contact the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal and Ontario Municipal Board) to access required forms and applicable Provincial fees.

The charges in the aforementioned by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

All the development charges were calculated on a City-wide basis. Development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as Library Services, Fire Services, Indoor Recreation, Park Development, Facilities, and Fleet, Services Related to a Highway: Public Works, Paramedic Services, Long Term Care, Services Related to a Highway: Roads and Related, Wastewater, Water, and Stormwater. Schedules 1 and 2 set out the maximum development charge rates applicable throughout the City of Orillia as per Development Charges By-law Number 2023-009. However, the development charge rate applicable to any specific development are subject to the provisions of the *Development Charges Act* and the City's Development Charges By-law. Furthermore, at the time of the notice publication, the Development Charges rates outlined in Schedules 1 and 2 (right) would be subject to the phase-in provisions prescribed in s.5(6)4 of the *Development Charges Act*, 1997.

The development charges imposed under the By-law came into effect on the 13th day of February, 2023. Copies of the complete Development Charges By-law are available for examination during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) in the offices of the municipality located at 50 Andrew St. S., Suite 300, Orillia, Ont., and on the website at orillia.ca.

For further information, please contact Lynn Telford, Manager of Treasury Services, at Telford@orillia.ca. Dated at the City of Orillia, this 14th day of February, 2023.

Gayle Jackson, CAO/City Clerk

City of Orillia, 50 Andrew St. S., Suite 300, Orillia, Ont. L3V 7T5
Telephone: 705-325-1311 Fax: 705-325-5178

Upcoming Meetings: For a full list of upcoming Council meetings, including agenda packages and viewing details, visit orillia.ca/councilmeetings. For more information, contact 705-325-1311 or clerks@orillia.ca.



Job Opportunities: For a full listing of all positions available, including duties and qualifications, visit orillia.ca/employment.



Schedule 1 – Residential Development Charges

Service	Residential Charge by Unit Type			
	Single and Semi-Detached	Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor and 1 Bedroom
Library Services	\$966	\$902	\$758	\$531
Fire Services	\$956	\$893	\$750	\$525
Indoor Recreation	\$2,810	\$2,623	\$2,204	\$1,543
Park Development, Facilities and Fleet	\$4,653	\$4,344	\$3,650	\$2,555
Services Related to a Highway (Public Works)	\$844	\$788	\$662	\$463
Transit	\$1,349	\$1,259	\$1,058	\$741
Waste Diversion Services	\$548	\$512	\$430	\$301
Paramedic Services	\$227	\$212	\$178	\$125
Long Term Care	\$520	\$486	\$408	\$286
Subtotal General Services	\$12,873	\$12,019	\$10,098	\$7,070
Services Related to a Highway (Roads and Related)	\$6,603	\$6,164	\$5,180	\$3,626
Wastewater	\$4,265	\$3,982	\$3,346	\$2,342
Water	\$1,986	\$1,854	\$1,558	\$1,091
Stormwater	\$859	\$802	\$674	\$472
Subtotal Engineered Services	\$13,713	\$12,802	\$10,758	\$7,531
Total Charge Per Unit	\$26,586	\$24,821	\$20,856	\$14,601

Schedule 2 – Non-Residential Development Charges

Service	Non-Residential
	Charge per Square Metre
Library Services	\$0.00
Fire Services	\$5.99
Indoor Recreation	\$0.00
Park Development, Facilities and Fleet	\$0.00
Services Related to a Highway (Public Works)	\$5.31
Transit	\$8.50
Waste Diversion Services	\$0.00
Paramedic Services	\$1.43
Long Term Care	\$0.00
Subtotal General Services	\$21.23
Services Related to a Highway (Roads and Related)	\$41.49
Wastewater	\$27.36
Water	\$12.68
Stormwater	\$5.49
Subtotal Engineered Services	\$87.02
Total Charge Per Square Metre	\$108.25



Notices

Notice of Complete Application and Notice of Public Meeting Re: Zoning By-Law Amendment

TAKE NOTICE that the City of Orillia deemed the following application to amend the City's Zoning By-law 2014-44 a "Complete" application under Subsection 34 of the *Planning Act* on the 6th day of January, 2023.

AND TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting (in-person) on March 20, 2023, at 1 p.m., or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew St. S., to consider the following Zoning By-law Amendment Application:

Owner: 2524297 Ontario Inc. **Application No.:** D14-927
Agent: Victoria Lemieux **Subject Property:** 111 Jarvis St.

The subject property is designated "Living Area – Stable Neighbourhood" in the City's Official Plan and is currently zoned "Residential One" (R1) under the City's Zoning By-law 2014-44, as amended.

Purpose and Effect:

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the property from the "Residential One" (R1) zone to a "Residential Five Exception" (R5 -XX) zone.

Proposal:

It is proposed to legalize an existing sixth (6th) dwelling unit within an existing legal non-complying five (5) plex building and recognize deficient site-specific Zoning By-law performance standards on the subject lands. The deficient site-specific Zoning By-law performance standards are a result of the legalization of the sixth (6th) dwelling unit within the existing structure.

Notice of Complete Application and Notice of Public Meeting Re: Zoning By-Law Amendment

TAKE NOTICE that the City of Orillia deemed the following application to amend the City's Zoning By-law 2014-44 a "Complete" application under Subsection 34 of the *Planning Act* on the 16th day of December, 2022.

AND TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting (in-person) on March 20, 2023, at 1 p.m., or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew St. S., to consider the following Zoning By-law Amendment Application:

Owner: Daniel John Zwiers **Application No.:** D14-925
Agent: Josh Morgan **Subject Property:** 400 West St. N.

The subject property is designated "Living Area – Intensification Area" in the City's Official Plan and is currently zoned "Residential Two Intensification Area" (R2i) under the City's Zoning By-law 2014-44, as amended.

Purpose and Effect:

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the property from the Residential Two Intensification Area (R2i) zone to a Residential Two Intensification Area Exception (R2i -XX) zone.

Proposal:

It is proposed that the existing detached accessory structure (garage) be converted to permit the use of the second storey as an Additional Dwelling Unit and to recognize deficient site-specific Zoning By-law performance standards on the subject lands. The deficient site-specific Zoning By-law performance standards are with respect to the existing height, size and proposed use of the second floor of a detached accessory structure as an Additional Dwelling Unit within the existing structure.

Notice of Complete Application and Notice of Public Meeting Re: Official Plan and Zoning By-Law Amendment

TAKE NOTICE that the City of Orillia deemed the following application to amend the City's Official Plan and Zoning By-law 2014-44 a "Complete" application under Subsection 22 and Subsection 34 of the *Planning Act* on the 20th day of January, 2023.

AND TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting (in-person) on March 20, 2023, at 1 p.m., or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew St. S., to consider the following Zoning By-law Amendment Application:

Owner: 2668363 Ontario Inc. **Application No.:** D09-209/D14-928
Agent: Josh Morgan **Subject Property:** 1033 Mississauga St. W.

The subject property is designated "Living Area – Stable Neighbourhood" in the City's Official Plan and is currently zoned "Neighbourhood Commercial" (C2) under the City's Zoning By-law 2014-44, as amended.

Purpose and Effect:

The purpose and effect of the proposed Official Plan Amendment is to permit an apartment building and live-work units within this designation. The purpose and effect of the proposed Zoning By-law Amendment is to rezone the property from the "Neighbourhood Commercial" (C2) zone to a "Neighbourhood Commercial Exception" (C2 -XX) zone.

Proposal:

The proposal is to construct a three (3) storey mixed use building consisting of four (4) live-work units and one (1) commercial unit on the main floor with fourteen (14) residential apartment units on the second and third floors. Associated parking on the ground floor within the building and rear surface parking are proposed. The site-specific Zoning By-law exceptions are with respect to building height, loading space, and tandem parking spaces.

PLEASE NOTE that these Public Meetings will be held in person. Please contact members of the Planning Division prior to the meeting date with any questions regarding the proposal. Written submissions from any party may be forwarded by email to nskerratt@orillia.ca or dropped off in the drop slot outside of Orillia City Centre, 50 Andrew St. S., Orillia, Ont., clearly marked regarding the name of the proposal:

- "111 Jarvis Street – Public Meeting – Planning Division"
- "400 West Street North – Public Meeting – Planning Division"
- "1033 Mississauga Street West – Public Meeting – Planning Division"

Information Available:

For more information about these matters, including information about your appeal rights and for additional information and material relating to the proposals, you may contact Nick Skerratt, Intermediate Planner, at nskerratt@orillia.ca or 705-418-3236. To review all of the drawings and reports submitted with these complete applications, please scan the QR code provided or visit our website at orillia.ca/currentdevelopment under Residential. Dated: Feb. 22, 2023



SCAN ME

Additional information, along with key maps for each proposal, is available at orillia.ca/currentdevelopment.

