

**CITY OF ORILLIA  
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 23<sup>rd</sup> day of August, 2024.

**AND TAKE NOTICE** that the Council of the Corporation of the City of Orillia will hold a Public Meeting on **Monday, October 7<sup>th</sup>, 2024 at 12:30 p.m.**, or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew Street South, to consider the following Zoning By-law Amendment Application:

<b>Applicant</b>	R.S. Norweld Inc.
<b>Agent</b>	Jonathan Pauk, MORGAN Planning & Development
<b>Application No.</b>	D14-938
<b>Subject Property</b>	101 Norweld Drive

**PLEASE NOTE** that this meeting may be attended either **in person** at the Council Chamber, Orillia City Centre, 50 Andrew Street South, Orillia or **electronically** as set out later in this Notice.

The subject property is designated “Employment Lands – Light Industrial Services” in the City’s Official Plan and is currently zoned “Industrial One (Light Industrial)” (M1) 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 permit the redevelopment of the subject lands which are proposed to be consolidated with the existing Motor Vehicle dealership located on the adjacent property municipally known as 345 West Street South.

**PROPOSAL:**

The Zoning By-law Amendment will rezone the subject property from the Industrial One - Light Industrial (M1) Zone to Arterial Commercial (C3) to bring the subject property into one contiguous zone with the abutting property to the east municipally known as 345 West Street South. The subject property will host overflow parking, a waste storage enclosure and snow storage areas associated with the existing Motor Vehicle dealership. The applicant is seeking one site-specific exception with respect to the minimum setback Landscaped Buffer Area adjacent to Norweld Drive.

**RELATED APPLICATIONS:**

There are no related applications.

**INFORMATION AVAILABLE:**

Additional information and material relating to the proposal is available for review on the City’s webpage at: [www.orillia.ca/currentdevelopment](http://www.orillia.ca/currentdevelopment) or by scanning the QR code provided. For further information or to make an appointment with Planning staff, you may phone the general planning line at 705-325-2622 or email [planning@orillia.ca](mailto:planning@orillia.ca)



**NOTIFICATION OF THE DECISION:**

If you wish to be notified of the decision of Council of the Corporation of the City of Orillia in respect of the proposed Zoning By-law Amendment you must make a written request to the General Manager of Development Services and Engineering at the City of Orillia, 50 Andrew Street South, Suite 300, L3V 7T5 or email your request to [planning@orillia.ca](mailto:planning@orillia.ca) indicating the File Number D14-938.

**PLEASE NOTE: IF YOU INTEND TO PARTICIPATE ELECTRONICALLY IN THE HYBRID PUBLIC MEETING** you are required to register with the Council Services Division ([councilservices@orillia.ca](mailto:councilservices@orillia.ca), 705-325-1311) by no later than noon on Friday, October 4<sup>th</sup>, 2024. Upon registration, the necessary information required to join the meeting will be provided to you. Please note that access to a computer with an internet connection or phone connection is required to participate in the electronic meeting. Written submissions prior to the meeting date are required from those parties intending to participate in the electronic meeting, in order that your comments are on record in the event of any technical difficulties. Please contact [planning@orillia.ca](mailto:planning@orillia.ca) or 705-325-2622 prior to the meeting date with

any questions. Written submissions from any party may be forwarded by email to [planning@orillia.ca](mailto:planning@orillia.ca) or dropped off at Orillia City Centre, 50 Andrew Street South, Orillia, marked to the attention of Planning Division. Written submissions are requested to be received no later than 10:00 a.m. on Monday, October 7<sup>th</sup>.

**ORAL AND WRITTEN SUBMISSIONS – APPEAL:**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Orillia to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the Council of the Corporation of the City of Orillia before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or does not make a written submission to the Council of the Corporation of the City of Orillia before the proposed Zoning By-law Amendment is passed, the 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.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

**POSTING REQUIREMENTS:**

It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated: September 11, 2024

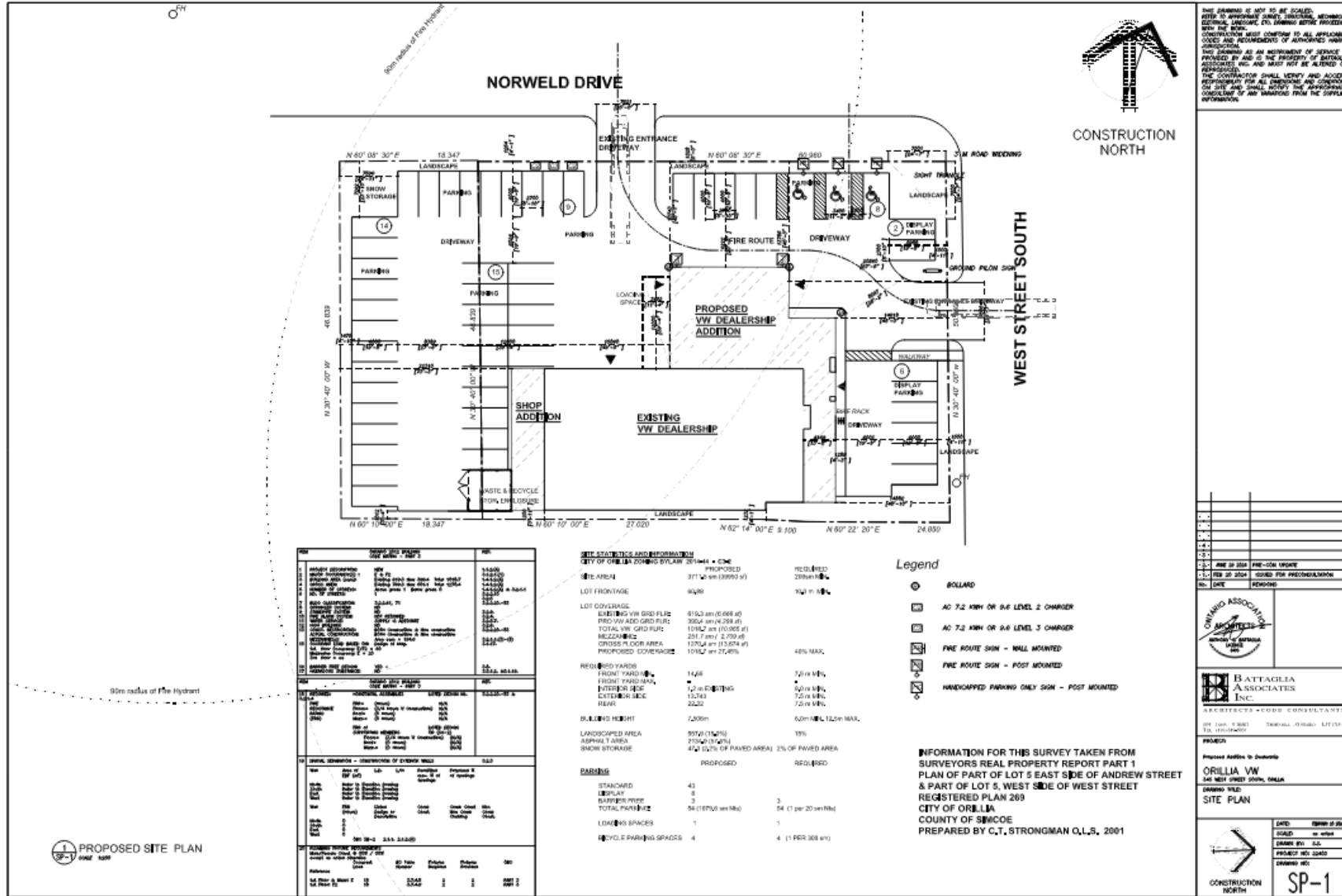
**LOCATION MAP**



# APPLICATION FOR ZONING BY-LAW AMENDMENT D14-938

## 101 NORWELD DRIVE

### PROPOSED SITE PLAN



THIS DRAWING IS NOT TO BE SCALED.  
 REFER TO APPROVED SURVEY INSTRUMENT, METEOROLOGICAL, GEOTECHNICAL, AND/OR ENVIRONMENTAL REPORTS WITH THIS DRAWING.  
 CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF APPROVED PARKING REGULATIONS AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND TO THE PROPERTY OF BATAVIA ASSOCIATES INC. AND MUST NOT BE ALTERED OR REARRANGED.  
 THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL EXISTING AND CONVEYORS ON SITE AND SHALL VERIFY THE APPROPRIATE CONSULTANT OF ANY WARRANTIES FROM THE SUPPLIER INFORMATION.



PROPOSED VEHICLE SPACES		REQ
STANDARD	43	43
BARRIER FREE	3	3
TOTAL PARKING	54 (125% MIN REQ)	54 (1 PER 20 MIN REQ)
LOADING SPACES	1	1
BIKE PARKING SPACES	4	4 (1 PER 50 MIN)

SITE STATISTICS AND INFORMATION		PROPOSED	REQUIRED
AREA	371.1 sq m (3990 sq ft)	371.1 sq m	371.1 sq m
LOT FRONTAGE	94.90	94.90	94.90
LOT COVERAGE	815.3 sq m (8666 sq ft)	815.3 sq m	815.3 sq m
EXISTING VW GRD FUR	366.4 sq m (3934 sq ft)	366.4 sq m	366.4 sq m
PROV VW ADD GRD FUR	109.2 sq m (1168 sq ft)	109.2 sq m	109.2 sq m
TOTAL VW GRD FUR	251.7 sq m (2702 sq ft)	251.7 sq m	251.7 sq m
BEZZAN AREA	127.04 sq m (13674 sq ft)	127.04 sq m	127.04 sq m
CROSS FLOOR AREA	109.2 sq m (1168 sq ft)	109.2 sq m	109.2 sq m
PROPOSED COVERAGE	815.3 sq m (8666 sq ft)	815.3 sq m	815.3 sq m
REQUIRED YARDS	14.48	14.48	14.48
FRONT YARD	14.48	14.48	14.48
FRONT YARD MAX	1.2 m (4 FT) MIN	1.2 m (4 FT) MIN	1.2 m (4 FT) MIN
REAR YARD	15.743	15.743	15.743
REAR YARD MIN	2.225	2.225	2.225
REAR YARD MAX	7.255 m	7.255 m	7.255 m
LANDSCAPED AREA	397.0 (107%)	397.0	397.0
ADDITIONAL AREA	270.4 (73%)	270.4	270.4
SNOW STORAGE	47.4 (12% OF PAVED AREA)	47.4	47.4

- Legend**
- BOLLARD
  - ⊞ AC 7.2 KM/H OR 0.6 LEVEL 2 CHARGER
  - ⊞ AC 7.2 KM/H OR 0.6 LEVEL 3 CHARGER
  - ⊞ FIRE ROUTE SIGN - WALL MOUNTED
  - ⊞ FIRE ROUTE SIGN - POST MOUNTED
  - ⊞ HANDICAPPED PARKING ONLY SIGN - POST MOUNTED

INFORMATION FOR THIS SURVEY TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 5 EAST SIDE OF ANDREW STREET & PART OF LOT 5, WEST SIDE OF WEST STREET REGISTERED PLAN 269 CITY OF ORILLIA COUNTY OF SIMCOE PREPARED BY C.T. STRONGMAN O.L.S., 2001

DATE	REVISION
ISSUED	BY
CHANGED BY	DATE
PROJECT NO.	22452
DRAWING NO.	SP-1

ORILLIA VW  
 401 WEST STREET SOUTH, ORILLIA  
 ARCHITECTS & ASSOCIATES  
 INC.  
 ARCHITECTS & ASSOCIATES  
 401 WEST STREET SOUTH, ORILLIA, ONTARIO L3V 8L9  
 TEL: (705) 761-1111