

**CITY OF ORILLIA  
NOTICE OF COMPLETE APPLICATION  
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 14<sup>th</sup> day of December, 2022:

<b>Owner</b>	Magma Development
<b>Applicant</b>	South Bond Investments Ltd.
<b>Application No.</b>	D14-923
<b>Subject Property</b>	117, 119, 125, 127, 139 & 155 Barrie Road

The subject lands are designated "Living Area – Intensification Area" in the City's Official Plan and are currently zoned "Residential Four – Intensification Area (Holding One)" (R4i(H1)) 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 an 8-storey Apartment Building with 248 units and 188 parking spaces on the lands municipally known as 117, 119, 125, 127, 139 & 155 Barrie Road.

**PROPOSAL:**

The City has received an application to amend the Zoning By-law to rezone the subject property from "Residential Four – Intensification Area" (Holding One) (R4i(H1)) Zone to a site-specific "Residential Five Exception – Intensification Area (Holding X)" (R5-Xi(HX)) Zone to permit an 8-storey Apartment Building with 248 Dwelling Units. The Zoning By-law requires a minimum of 372 parking spaces, whereas a total of 188 parking spaces are proposed (including a proposal to supply some of the parking from the adjacent property at 95 Barrie Road via easement). Amendments related to the proposal include requested reductions in the Front Yard Setback, Interior Side Yard Setback, Minimum Landscaped Open Space, Minimum Landscaped Buffer Areas, and Minimum Parking Spaces, while requesting an increase to the Maximum Building Height to 26.5 metres (8-storeys).

**RELATED APPLICATIONS:**

There are no related applications under the *Planning Act* in process which apply to the subject property.

**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 Jill Lewis at [jlewis@orillia.ca](mailto:jlewis@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 D14-923.

**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.

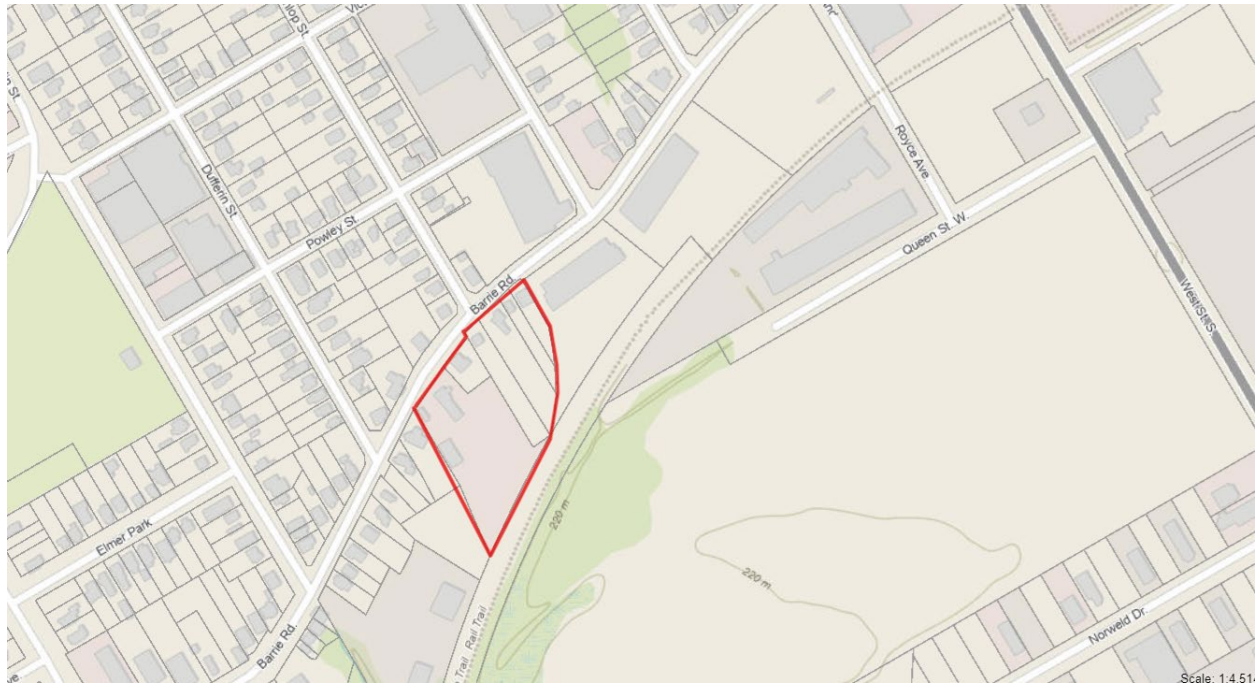
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

**POSTING REQUIREMENTS:**

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

Dated: January 19, 2023

**LOCATION MAP**





APPLICATION FOR ZONING BY-LAW AMENDMENT D14-923  
117 – 155 BARRIE ROAD  
PROPOSED SITE PLAN



SUBJECT SITE



NEIGHBOURHOOD CONTEXT PLAN:  
STREET ELEVATION ALONG BARRIE RD.  
LOOKING SOUTH