

**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 20th day of December, 2022:

Owner	Auroville Ltd.
Applicant	Innovative Planning Solutions Inc.
Application No.	D14-926
Subject Property	233, 249 and 261 Coldwater Road

The subject lands are designated "Living Area – Intensification Area" in the City's Official Plan and are currently zoned "Residential Five - Intensification Area (Holding Two)" (R5i(H2)) 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 225 units and 265 parking spaces on the lands municipally known as 233, 249 & 261 Coldwater Road.

PROPOSAL:

The City has received an application to amend the Zoning By-law to rezone the subject property from "Residential Five - Intensification Area" (Holding Two) (R5i(H2)) Zone to a site-specific "Residential Five Exception - Intensification Area (Holding Two)" (R5-Xi(H2)) Zone to permit an 8-storey Apartment Building with 225 Dwelling Units. Amendments related to the proposal include a site-specific reduction in the requirements for Landscaped Open Space, Parking, and an increase to the Maximum Building Height to 28.35 metres (8-storeys).

RELATED APPLICATIONS:

An application for Site Plan Approval (File No. D11-385) has been submitted concurrently with the Zoning By-law Amendment application.

INFORMATION AVAILABLE:

Additional information and material relating to the proposal is available for review on the City's webpage at:

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 Jeff Duggan at jduggan@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 indicating the File Number D14-926.

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.

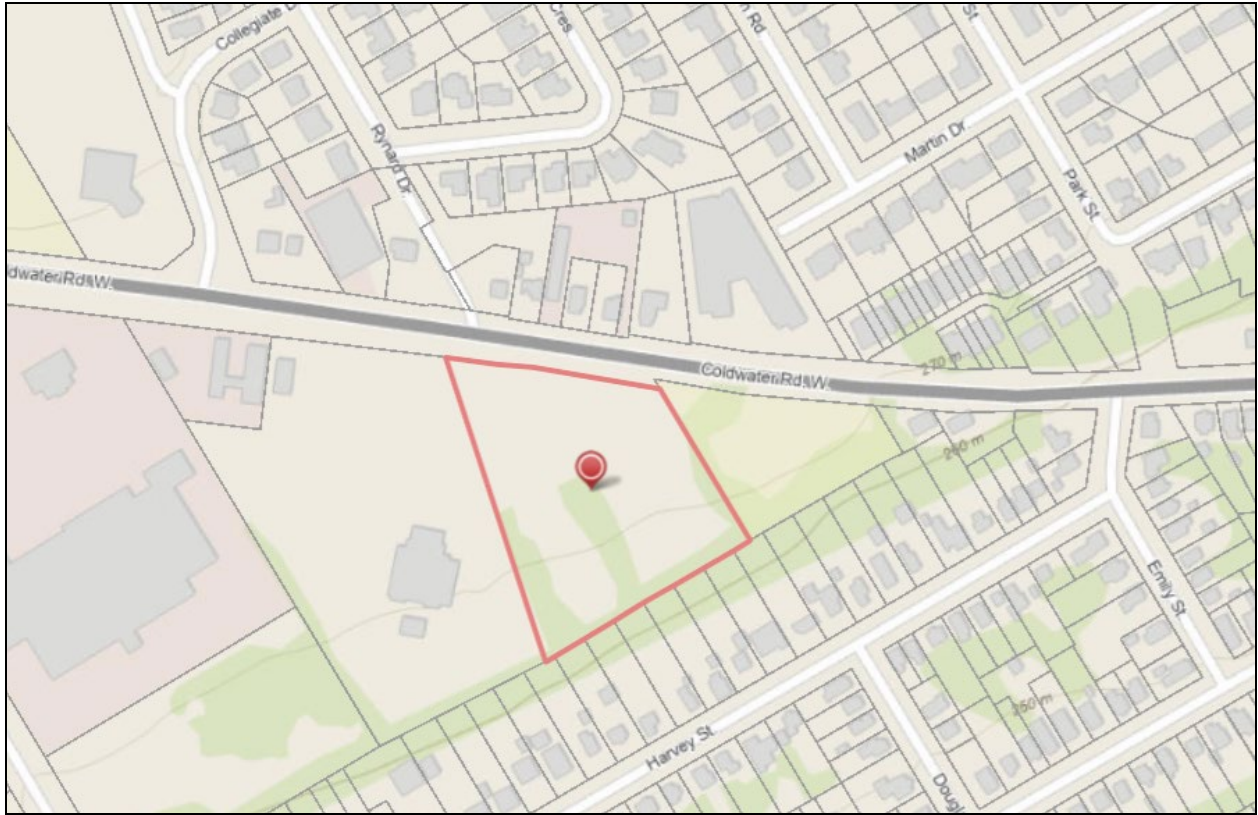
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

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 D14-926
233, 249 & 261 COLDWATER ROAD
PROPOSED SITE PLAN AND BUILDING ELEVATIONS

