

CITY OF ORILLIA
NOTICE OF COMPLETE APPLICATIONS
RE: DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF COMMON ELEMENTS
CONDOMINIUM AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the City of Orillia deemed the following applications for Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and Zoning By-law Amendment “Complete” applications under Subsections 34 and 51 of the *Planning Act* on the 13th day of December, 2021:

Owner	Landen Homes 388 Inc.
Agent	Morgan Planning and Development Inc.
Application No.	43T-21002, 43CD-21001 & D14-908
Subject Property	388 West Street North

The subject property is designated “Living Area – Intensification Area” in the City’s Official Plan and is currently zoned “Institutional Three Exception One (Holding Two)” (I3-1 (H2)) under the City’s Zoning By-law 2014-44, as amended.

PURPOSE AND EFFECT:

The purpose and effect of the proposed Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and Zoning By-law Amendment is to permit a total of 36 Townhouses on a private road on the subject lands known municipally as 388 West Street North.

PROPOSAL:

These applications are for approval of the Landen Homes 388 Inc. subdivision which is proposed to contain 36, three-storey, back-to-back Condominium Townhomes which would be serviced by municipal water and sewer. Access to the subdivision is proposed from West Street North by way of a private road which would be created as part of a Common Elements Condominium under Application No. 43CD-21001.

To implement the proposed development, a Zoning By-law Amendment is required. The amendment is necessary to permit the proposed townhouse built form, remove the existing holding provisions, and to implement the site-specific zoning and building standards needed to facilitate the eventual construction of the development as proposed.

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 by contacting the Development Services and Engineering Department, Orillia City Centre, 3rd Floor, 50 Andrew Street South, Orillia, Ontario. For further information, you may also contact Jeff Duggan, Senior Planner, at 705-325-2171 or jduggan@orillia.ca during normal business hours.

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 Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and 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 Numbers 43T-21002, 43CD-21001 and D14-908.

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 approval authority gives or refuses to give approval to the Draft Plan of Subdivision and/or Draft Plan of Common Elements Condominium and/or the Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of the Corporation of the City of Orillia to the Local Planning Appeal Tribunal.

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 in respect of the proposed Draft Plan of Subdivision and/or Draft Plan of Common Elements Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision and/or Draft Plan of Common Elements Condominium, the person or public body may not be added as a party to the

hearing of an appeal before the Local Planning Appeal 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.

Dated: December 14, 2021

Location Map



