

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 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 Chambers, Orillia City Centre, 50 Andrew Street South, to consider the following Zoning By-law Amendment Application:

Owner	Daniel John Zwiers
Agent	Josh Morgan
Application No.	D14-925
Subject Property	400 West Street North

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.

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 under Residential 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 Nick Skerratt at nskerratt@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 by emailing your request to planning@orillia.ca or to the General Manager of Development Services and Engineering at the City of Orillia, 50 Andrew Street South, Suite 300, L3V 7T5 indicating the File Number D14-925.

PLEASE NOTE that this Public Meeting 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 Nick Skerratt nskerratt@orillia.ca or dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, clearly marked regarding "400 West Street North – Public Meeting – Planning Division".

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.

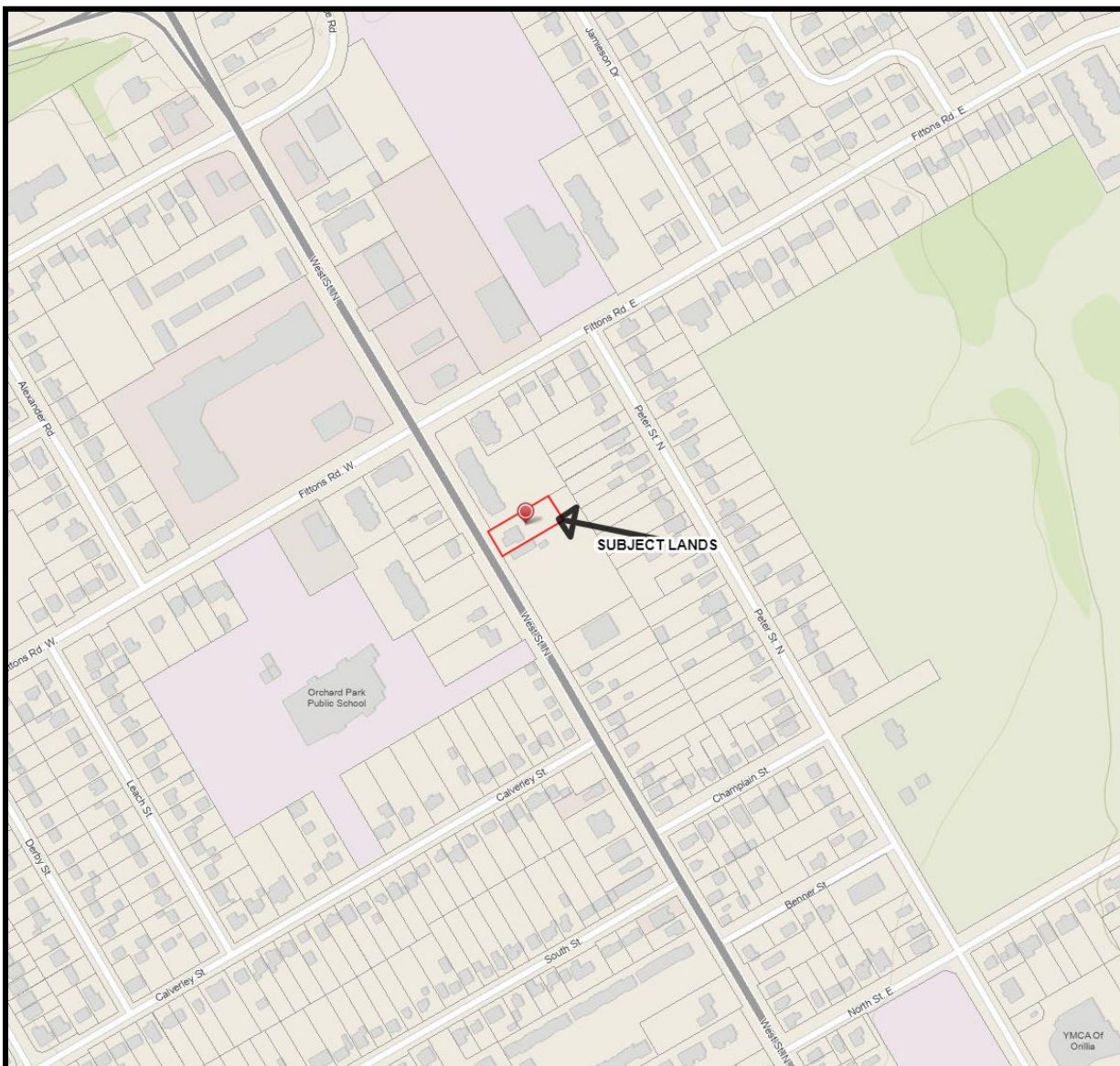
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

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: February 22, 2023

LOCATION MAP



APPLICATION FOR ZONING BY-LAW AMENDMENT D14-925

400 West Street North

PROPOSED SITE PLAN

