

**CITY OF ORILLIA
NOTICE OF PUBLIC MEETING
RE: ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold an **Electronic** Public Meeting on **Monday, July 17th, 2023 at 1:00 p.m. via Zoom** to consider the following Zoning By-law Amendment Application:

Owner	LIV Communities
Agent	Biglieri Group
Application No.	D11-911
Subject Property	4501 Uthhoff Line

The subject property is designated “Living Area – Neighbourhood Greenfield”, in part, and “Environmental Protection Area”, in part, in the City’s Official Plan and is currently zoned “Residential Two – Exception One (Holding Three)” (R2-1(H3)), in part; “Residential Two – Exception Three (Holding Three)” (R2-3(H3)), in part; and “Environmental Protection” (EP), in part, 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 align the zoning of the subject lands with the proposed Red Line Revision to the existing Draft Plan of Subdivision to permit a range of zoning to allow for Single Detached Dwelling Units with site-specific performance standards; Townhouse Dwelling Units with site-specific performance standards; and Back-to-Back Townhouse Dwelling Units with site-specific performance standards, in addition to zoning for the proposed stormwater management ponds, parkland, and servicing/walkway blocks. The Zoning By-law Amendment will also refine the location of the Environmental Protection Zone to align with the location of the existing coldwater tributary to Silver Creek and provide an appropriate buffer to adequately protect this feature.

PROPOSAL:

It is proposed that the existing Draft Plan of Subdivision be amended to increase the total number of Dwelling Units from 169 to 351. Known as the Inch Farm Residential Subdivision, this 13.6 hectare parcel of land received Draft Plan of Subdivision approval in 1993 with no lapsing provision for 123 Single Detached Dwelling Units and 46 Semi-Detached Dwelling Units. This parcel of land was recently purchased by LIV Communities and is now being proposed to be developed for:

- 39 Single Detached Dwelling Units and 122 Townhouse Dwelling Units on future municipal roads;
- Two future Common Element Condominium blocks (proposed to contain 120 Townhouse Dwelling Units and 70 Back-to-Back Townhouse Dwelling Units on future private condominium roads);
- Two stormwater management ponds to be owned by the City;
- A future park to be owned by the City;
- Servicing and walkway block; and,
- 15m to 23.7m wide Environmental Protection buffer on either side of the coldwater tributary to Silver Creek.

RELATED APPLICATIONS:

An associated Red Line Revision application to amend the existing Draft Plan of Subdivision has also been received in conjunction with this Zoning By-law Amendment application (File No. 43T-90023).

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 planning@orillia.ca or contact Jill Lewis, Senior Planner, at 705-418-3232 or 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 indicating the File Number D14-911.

PLEASE NOTE, due to renovations taking place in the City Centre Council Chamber, this Public Meeting will be held **electronically**. **IF YOU INTEND TO PARTICIPATE IN THE ELECTRONIC PUBLIC MEETING** you are required to register with the Clerk's Division (clerks@orillia.ca, 705-325-1311) by no later than noon on Friday, July, 14th, 2023. Upon registration, the necessary information required to join the meeting will be provided to you on the morning of July 17th. Please note that appropriate technology is required to participate in this manner, such as a computer with camera, microphone, speakers, and a reliable internet or phone connection. Written submissions prior to the meeting date are required from those parties intending to participate in the meeting, in order that your comments are on record in the event of any technical difficulties. Note that the Applicant and/or their Agent are not required to pre-register with the Clerk's Division. Please contact Jill Lewis, Senior Planner, prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to jlewis@orillia.ca or dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, clearly marked regarding "Inch Farm – 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: June 21, 2023

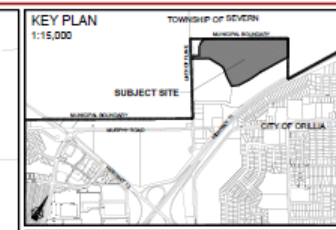
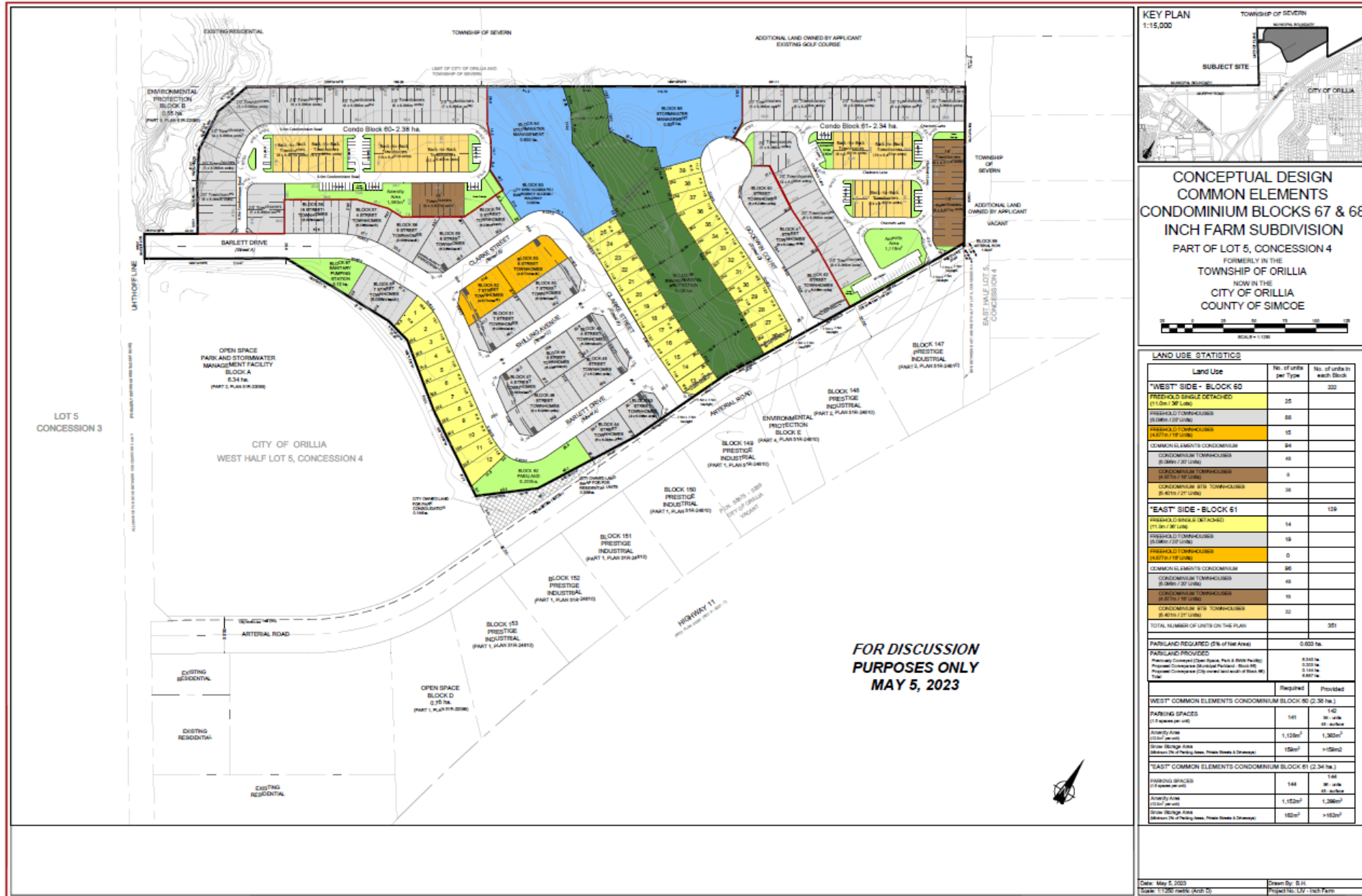
LOCATION MAP



APPLICATION FOR ZONING BY-LAW AMENDMENT D14-911

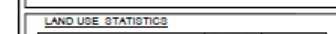
4501 Uththoff Line – Inch Farm Residential Subdivision

PROPOSED SITE PLAN



**CONCEPTUAL DESIGN
COMMON ELEMENTS
CONDOMINIUM BLOCKS 67 & 68
INCH FARM SUBDIVISION**

PART OF LOT 5, CONCESSION 4
FORMERLY IN THE
TOWNSHIP OF ORILLIA
NOW IN THE
CITY OF ORILLIA
COUNTY OF SIMCOE



LAND USE STATISTICS																																			
Land Use	No. of units per Type	No. of units in each Block																																	
WEST SIDE - BLOCK 60																																			
PRESHOLD SINGLE DETACHED (11.0m / 36' LWB)	25	220																																	
PRESHOLD TOWNHOUSES (8.50m / 27' LWB)	55	500																																	
CONDOMINIUM 67B TOWNHOUSES (8.67m / 28' LWB)	15	150																																	
COMMON ELEMENTS CONDOMINIUM (8.50m / 27' LWB)	44	400																																	
CONDOMINIUM TOWNHOUSES (8.40m / 27' LWB)	48	450																																	
CONDOMINIUM 67A TOWNHOUSES (8.40m / 27' LWB)	0	0																																	
CONDOMINIUM 67B TOWNHOUSES (8.40m / 27' LWB)	38	350																																	
EAST SIDE - BLOCK 61																																			
PRESHOLD SINGLE DETACHED (11.0m / 36' LWB)	14	128																																	
PRESHOLD TOWNHOUSES (8.50m / 27' LWB)	19	171																																	
PRESHOLD TOWNHOUSES (8.67m / 28' LWB)	0	0																																	
COMMON ELEMENTS CONDOMINIUM (8.50m / 27' LWB)	46	420																																	
CONDOMINIUM TOWNHOUSES (8.40m / 27' LWB)	49	450																																	
CONDOMINIUM 67B TOWNHOUSES (8.40m / 27' LWB)	32	300																																	
TOTAL NUMBER OF UNITS ON THE PLAN		351																																	
PARCELAND REQUIRED (5% OF THE AREA)		0.603 ha																																	
PARCELAND PROVIDED																																			
Available Parceland (Other Blocks, Total 6.800 Hectares)		6.800 ha																																	
Proposed Common Element Parceland - Block 60		0.203 ha																																	
Proposed Common Element Parceland - Block 61		1.111 ha																																	
Total		8.114 ha																																	
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<table border="1" style="width: 100%;"> <thead> <tr> <th></th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td colspan="3">WEST COMMON ELEMENTS CONDOMINIUM BLOCK 60 (2.36 ha.)</td> </tr> <tr> <td>PARKING SPACES (1.8 spaces per unit)</td> <td>141</td> <td>96 units @ 45.00sqm</td> </tr> <tr> <td>Asphalt Area (2.0m x 5.0m)</td> <td>1,138m²</td> <td>1,360m²</td> </tr> <tr> <td>Grass Storage Area</td> <td>150m²</td> <td>>150m²</td> </tr> <tr> <td>Minimum 2% of Parking Area, Trade Streets 3.0m x 3.0m</td> <td></td> <td></td> </tr> <tr> <td colspan="3">EAST COMMON ELEMENTS CONDOMINIUM BLOCK 61 (2.34 ha.)</td> </tr> <tr> <td>PARKING SPACES (1.8 spaces per unit)</td> <td>144</td> <td>96 units @ 45.00sqm</td> </tr> <tr> <td>Asphalt Area (2.0m x 5.0m)</td> <td>1,152m²</td> <td>1,360m²</td> </tr> <tr> <td>Grass Storage Area</td> <td>180m²</td> <td>>180m²</td> </tr> <tr> <td>Minimum 2% of Parking Area, Trade Streets 3.0m x 3.0m</td> <td></td> <td></td> </tr> </tbody> </table>				Required	Provided	WEST COMMON ELEMENTS CONDOMINIUM BLOCK 60 (2.36 ha.)			PARKING SPACES (1.8 spaces per unit)	141	96 units @ 45.00sqm	Asphalt Area (2.0m x 5.0m)	1,138m ²	1,360m ²	Grass Storage Area	150m ²	>150m ²	Minimum 2% of Parking Area, Trade Streets 3.0m x 3.0m			EAST COMMON ELEMENTS CONDOMINIUM BLOCK 61 (2.34 ha.)			PARKING SPACES (1.8 spaces per unit)	144	96 units @ 45.00sqm	Asphalt Area (2.0m x 5.0m)	1,152m ²	1,360m ²	Grass Storage Area	180m ²	>180m ²	Minimum 2% of Parking Area, Trade Streets 3.0m x 3.0m		
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**FOR DISCUSSION
PURPOSES ONLY
MAY 5, 2023**