

**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 25th day of September, 2024.

AND TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting on **Monday, November 18th, 2024 at 12:30 p.m.**, or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew Street South, to consider the following Zoning By-law Amendment Application:

Applicant	M5V Westmount Drive Inc. (c/o Yaseen Nimjee)
Agent	Josh Morgan, MORGAN Planning & Development
Application No.	D14-939
Subject Property	50 Westmount Drive North

PLEASE NOTE that this meeting may be attended either **in person** at the Council Chamber, Orillia City Centre, 50 Andrew Street South, Orillia or **electronically** as set out later in this Notice.

The subject property is designated "Living Area – Stable Neighbourhood" in the City's Official Plan and is currently zoned "Residential Four Exception Thirteen (Holding Seven)" (R4-13(H7)) 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 114 Stacked Townhouse Dwelling Units together with various site-specific exceptions to the zone provisions.

PROPOSAL:

A total of six, three-storey buildings are proposed. One dwelling unit is proposed to be located in the basement, another dwelling unit will be located on the first floor, and the third dwelling unit will have two levels with the second and third storeys. A total of 54, one-bedroom units; 50, two-bedroom units, and 12, three-bedroom units are proposed. A total of 146 parking spaces are proposed of which 29 will be dedicated to visitor parking.

The applicant is seeking a Zoning By-law Amendment to permit Stacked Townhouses together with the following site-specific exceptions with respect to minimum lot area, minimum lot frontage, minimum rear yard setback to 6m, maximum building height to 12.2m, minimum parking of 1.25 per space of which 20% shall be dedicated to visitor parking, and minor technical wording amendments.

RELATED APPLICATIONS:

At this time, 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 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.



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 Planning Division 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 D14-939.

PLEASE NOTE: IF YOU INTEND TO PARTICIPATE ELECTRONICALLY IN THE HYBRID PUBLIC MEETING you are required to register with the Council Services Division (councilservices@orillia.ca, 705-325-1311) by no later than noon on Friday, November 15th, 2024. Upon registration, the necessary information required to join the meeting will be provided to you. Please note that access to a computer with an internet connection or phone connection is required to participate in the electronic meeting. Written submissions prior to the meeting date are required from those parties intending to participate in the electronic meeting, in order that your comments are on record in the event of any technical difficulties.

Please contact planning@orillia.ca or 705-325-2622 prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to planning@orillia.ca or dropped off at Orillia City Centre, 50 Andrew Street South, Orillia, marked to the attention of 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: October 23, 2024

LOCATION MAP

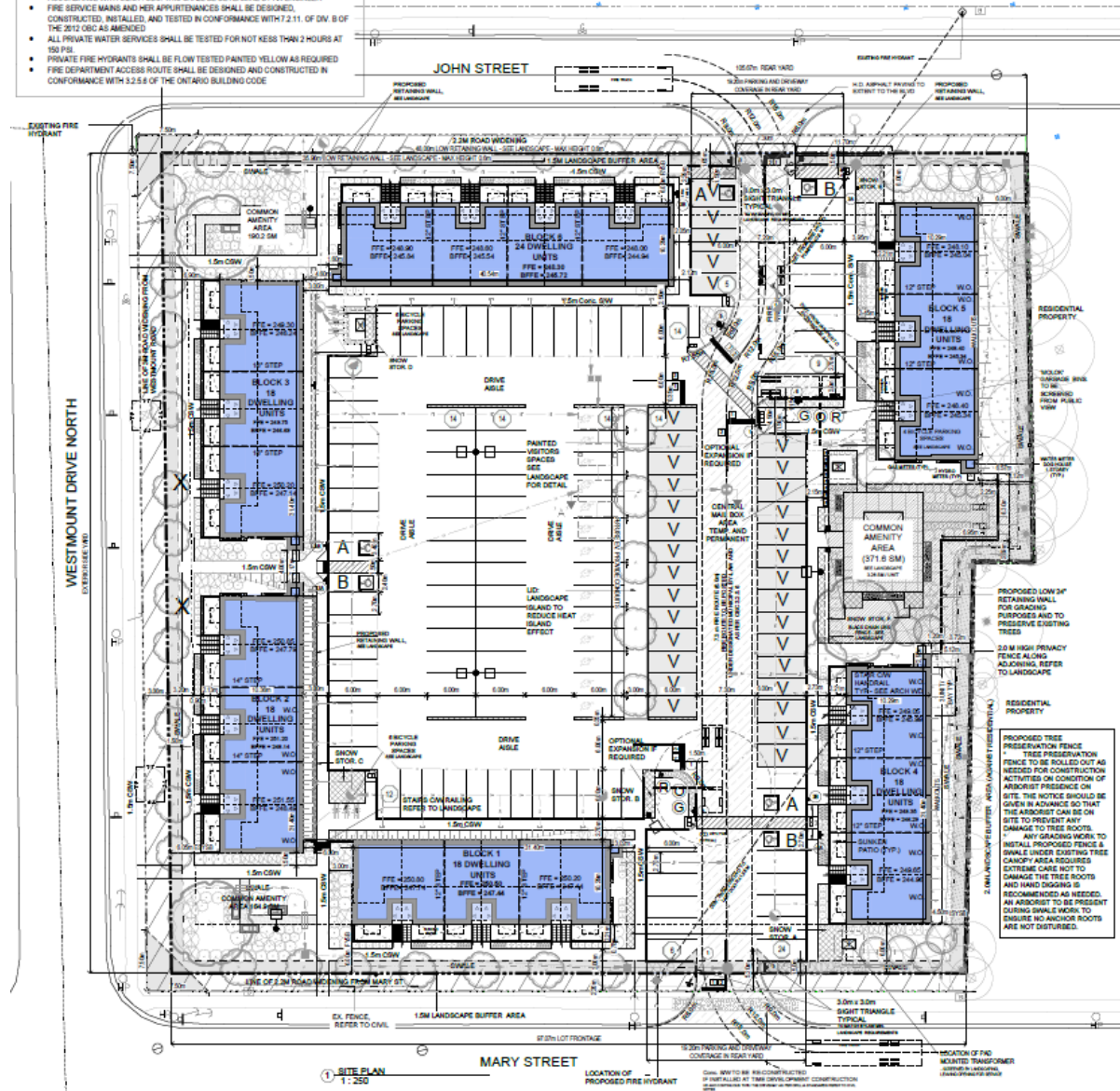


APPLICATION FOR ZONING BY-LAW AMENDMENT D14-939

50 WESTMOUNT DRIVE NORTH

PROPOSED SITE PLAN

- FIRE DEPARTMENT NOTES:**
- AN ADEQUATE WATER SUPPLY FOR FIRE FIGHTING PURPOSES SHALL BE PROVIDED IN ACCORDANCE WITH 3.2.5.7. OBC. THIS SHALL BE DETERMINE BY AN ENGINEER
 - FIRE SERVICE MANS AND RES APURTANCES SHALL BE DESIGNED, CONSTRUCTED, INSTALLED, AND TESTED IN CONFORMANCE WITH 7.2.11. OF DIV. B OF THE 2012 OBC AS AMENDED
 - ALL PRIVATE WATER SERVICES SHALL BE TESTED FOR NOT LESS THAN 2 HOURS AT 150 PSI.
 - PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED PAINTED YELLOW AS REQUIRED
 - FIRE DEPARTMENT ACCESS ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH 5.2.5.8 OF THE ONTARIO BUILDING CODE



1 SITE PLAN
1:250

LOCATION OF PROPOSED FIRE HYDRANT
 2.0m x 3.0m TYPICAL
 3.0m x 3.0m TYPICAL
 1.5m LANDSCAPE BUFFER AREA
 2.3M ROAD WIDENING
 2.0M HIGH PRIVACY FENCE ALONG ADJOINING REFER TO LANDSCAPE
 PROPOSED TREE PRESERVATION FENCE TO BE ROLLED OUT AS NEEDED FOR CONSTRUCTION ACTIVITIES ON CONDITION OF ARBORIST PRESENCE ON SITE. THE NOTICE SHOULD BE GIVEN IN ADVANCE SO THAT THE ARBORIST CAN BE ON SITE TO PREVENT ANY DAMAGE TO TREE ROOTS. ANY GRADING WORK TO INSTALL PROPOSED FENCE & SWALE UNDER EXISTING TREE CANOPY AREA REQUIRES EXTREME CARE NOT TO DAMAGE THE TREE ROOTS AND HAND DIGGING IS RECOMMENDED AS NEEDED. AN ARBORIST TO BE PRESENT DURING SWALE WORK TO ENSURE NO ANCHOR ROOTS ARE NOT DISTURBED.