

**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, September 19, at 12:00 P.M.** or as soon thereafter as the matter can be dealt with, to consider the following Zoning By-law Amendment Application:

Owner	FS Orillia GP Inc.
Agent	Bennet MacNeil
Application No.	D14-915
Subject Property	70 Front Street North

The subject property is designated “Downtown Area – Central Core Intensification Area” in the City’s Official Plan and is currently zoned “Mixed Use Intensification – Intensification Area Exception Seven (Holding One)” (C4-7i (H1)) 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 the development of an eight storey mixed-use building with 97 residential units, four live-work units and ground floor retail space fronting Front Street North.

PROPOSAL:

The City has received an application to amend the Zoning By-law to rezone the subject property from “Mixed Use Intensification – Intensification Area Exception Seven (Holding One)” (C4-7i (H1)) Zone to a site-specific “Mixed Use Intensification – Intensification Area Exception XX (Holding One)” (C4-XXi (H1)) Zone to permit an eight storey mixed-use building with 97 residential units, four live-work units and ground floor retail space which will be constructed on the existing parking lot. Amendments related to the proposal include site-specific building height, setbacks, angular plane and reduced parking requirements.

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 705-325-1870 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 D14-915.

PLEASE NOTE: 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, September 16, 2022. (the FRIDAY before the Public Meeting). 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 meeting. 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 Jeff Duggan, Senior Planner prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to jduggan@orillia.ca or dropped off at Orillia City Centre, 50 Andrew Street South, Orillia, marked to the attention of Jeff Duggan, Senior Planner.

ANY PERSON OR AGENCY who is of the opinion that holding the hearing as an electronic hearing is likely to cause them significant prejudice, may make a submission to the Clerk’s Division, in writing by delivery to the Orillia City Centre, or by email to clerks@orillia.ca on or before noon on **Friday, September 16, 2022.** (the FRIDAY before the Public Meeting) and if City of Orillia Council is satisfied that holding the hearing as an electronic hearing is likely to cause the party significant prejudice then the hearing will be rescheduled as an oral hearing. If

a person or agency does not make a submission to the Clerk's Division in this manner by noon on Friday, September 16, 2022 (the FRIDAY before the Public Meeting), and the person or agency does not participate in the hearing in accordance with this Notice, then the Public Meeting may proceed without the party's participation and the party will not be entitled to any further notice in the proceeding.

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: August 11, 2022

LOCATION MAP



**APPLICATION FOR ZONING BY-LAW AMENDMENT D14-915
70 FRONT STREET NORTH
PROPOSED SITE PLAN AND CONCEPTUAL ELEVATION**

