

**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 14<sup>th</sup> day of April, 2022.

**AND TAKE NOTICE** that the Council of the Corporation of the City of Orillia will hold an **Electronic Public Meeting** on **Monday June 6<sup>th</sup> 2022 at 1:00pm**, or as soon thereafter as the matter can be dealt with, to consider the following Zoning By-law Amendment Application:

<b>Owner</b>	<b>2772090 Ontario Corp.</b>
<b>Agent</b>	Morgan Planning and Development
<b>Application No.</b>	D14-916
<b>Subject Property</b>	252 Peter Street N
<b>Ward</b>	4

The subject property is designated "Living Area – Stable Neighbourhood" in the City's Official Plan and is currently zoned "Institutional One" (I1) 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 change the zoning on the subject lands from Institutional to Residential and to recognize existing deficiencies related to Lot Area and the Rear Yard Setback, as the intention is to sever the lands into a separate and conveyable residential lot.

**PROPOSAL:**

It is proposed that a portion of 252 Peter Street N be re-zoned to Residential One Exception (R1-X).

**RELATED APPLICATIONS:**

This Zoning By-law Amendment application is also accompanied by an application for Consent to Sever (File No, to be assigned).

**INFORMATION AVAILABLE:**

Additional information and material relating to the proposal is available for review on the City's webpage at: [www.orillia.ca/currentdevelopment](http://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 Anna Dankewich at [adankewich@orillia.ca](mailto:adankewich@orillia.ca) or Ali Chapple at [achapple@orillia.ca](mailto:achapple@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](mailto:planning@orillia.ca) indicating the File Number D14-916.

**PLEASE NOTE** that due to the physical distancing requirements imposed during the current COVID 19 pandemic, 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](mailto:clerks@orillia.ca), 705-325-1311) by no later than noon on June 3<sup>rd</sup>, 2022. 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 Anna Dankewich or Ali Chapple, Planning Division, prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to [adankewich@orillia.ca](mailto:adankewich@orillia.ca) or [achapple@orillia.ca](mailto:achapple@orillia.ca) dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, marked to the attention of Anna Dankewich or Ali Chapple, Planning Division.

**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 City drop slot or by email to [clerks@orillia.ca](mailto:clerks@orillia.ca) on or before noon on June 3<sup>rd</sup>, 2022 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 June 3<sup>rd</sup>, 2022, 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.

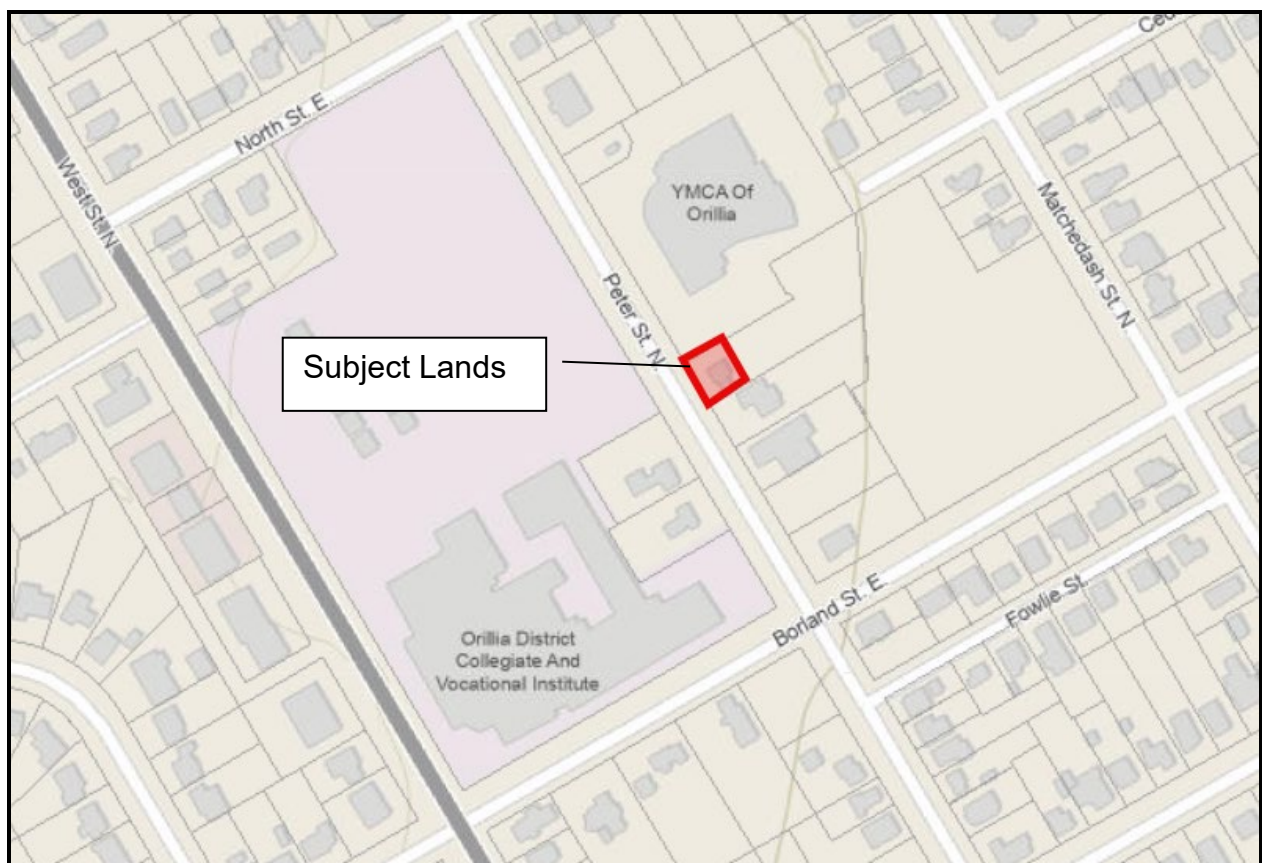
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

**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: April 28<sup>th</sup>, 2022

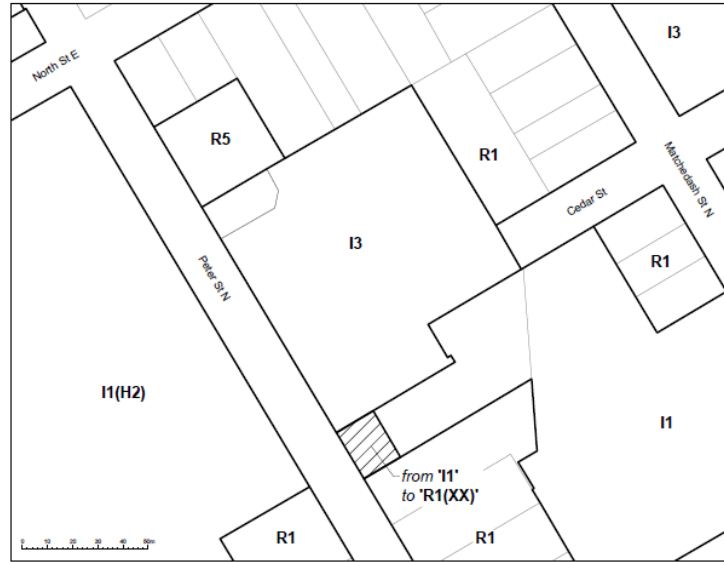
**LOCATION MAP**



# APPLICATION FOR ZONING BY-LAW AMENDMENT D14-916

## 252 PETER STREET NORTH

### PROPOSED SITE PLAN



Residential One (R1) Zone		
	Required	Proposed
Lot Area	550m <sup>2</sup>	±960.3m <sup>2</sup>
Lot Frontage	15.0m	±21.3m
Lot Coverage	45%	±27.8%
Front Yard	6.0m	±6.0m
Interior Yard	1.2m	±1.7m
Rear Yard	7.5m	±1.9m
Max. Height	11.0m	<8m
Landscaped Open Space	30%	65.9%
Driveway Length	6.0m	±6.0m
Driveway Width	6.0m (max)	±5.5m
Driveway Setback	0.3m	±2.0m

#### CONCEPT PLAN

252 Peter Street North,  
Part of Lot 7, Concession 5 Southern Division  
City of Orillia

Scale: 1 : 10,000

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**LEGEND**

- Proposed Residential Lot**  
Lot Area: ±960.3m<sup>2</sup>  
Lot Frontage: ±21.3m  
Designation: Stable Neighbourhood  
Zoning: Institutional One (School Zone)
- Existing Single Detached Dwelling**  
Ground Floor: ±100.0m<sup>2</sup>  
Storeys: 2

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0 2 4 6m

Scale: 1 : 150

↑ N

Note: This drawing is for discussion purposes only.  
Source: Site Plan, McKnight Channon Laurin Architects Inc, Nov 2009, County of Simcoe interactive map.

Drawn By: A.M.    Date: December 5, 2021    File No: 1089

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