

BY-LAW NUMBER 2023-XX OF THE CITY OF ORILLIA

AMENDMENT NUMBER 118 TO BY-LAW NUMBER 2014-44, THE ZONING BY-LAW FOR THE CITY OF ORILLIA (TRAILSIDE DRAFT PLAN OF SUBDIVISION (43T-21001))

WHEREAS the Council of the Corporation of the City of Orillia may pass by-laws pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Orillia has received an application to rezone the parcel of land known as Trailside Draft Plan of Subdivision (43T-21001);

AND WHEREAS the Council of the Corporation of the City of Orillia deems the said application to be in conformity with the Official Plan of the City of Orillia, as amended, and deems it advisable to amend By-law 2014-44, as amended.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ORILLIA HEREBY ENACTS AS FOLLOWS:

1. THAT Map Numbers 10,18,19 and 27 of Schedule "A" to By-law Number 2014-44, as amended, is hereby further amended by rezoning the lands identified on:

Schedule "A-1" attached by replacing the "Rural Holding Twelve (RU(H12)) Zone to West Ridge Residential Two Exception Two Holding Thirteen Zone (WRR2- 2 (H-13), West Ridge Residential Three Exception One Holding Thirteen Two Zone (WRR3-1(H-13) and Open Space One Exception Four Holding Thirteen Zone (OS1-4 (H-13))

Schedule "A-2" attached by replacing the "Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen Zone (WRR2-2(H-13), West Ridge Residential Three Exception One Holding Thirteen Zone (WRR3-1(H-13)), West Ridge Residential Four Exception Three Holding Thirteen Zone (WRR4-3(H-13)), West Ridge Residential Five Exception Three Holding Thirteen Zone (WRR5-3(H-13)), Institutional One Holding Twenty Two Zone (I1(H-13)) and Open Space One Exception Four Holding Twenty Two Zone (OS1-4(H-13))

Schedule "A-3" attached by replacing the "Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen Zone (WRR2- 2(H-13)), West Ridge Residential Three Exception One Holding Thirteen Zone (WRR3-1(H-13)), West Ridge

Residential Four Exception Three Holding Thirteen Zone (WRR4- 3(H-13)) and Open Space One Exception Four Holding Thirteen Zone (OS1-4(H-13))

Schedule “A-4” attached by replacing the “Rural Holding (RU(H12)) Zone to the West Ridge Residential One Exception One Holding Thirteen Zone (WRR1-1(H-13)), West Ridge Residential Two Exception Two Holding Thirteen Zone (WRR2-2(H-13)), West Ridge Residential Three Exception One Holding Thirteen Zone (WRR3-1(H-13)), West Ridge Residential Six Exception One Holding Thirteen Zone (WRR6-1(H-13)), Open Space One Exception Four Holding Thirteen Zone (OS1-4(H-22)) and Neighbourhood Commercial Exception Four (C2-4(H-13))

Schedule “A-5” attached by replacing the “Rural Holding (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Twenty Two Zone (WRR2-2(H-13)), West Ridge Residential Three Exception One Holding Zone Thirteen (WRR3-1(H-13)), West Ridge Residential Five Exception Three Holding Thirteen Zone (WRR5- 3(H-13)) and Open Space One Holding Thirteen Zone (OS1(13)).

Schedule “A-6” attached by replacing the “Rural Holding (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen Zone (WRR2-2(H-13)), West Ridge Residential Three Exception One Holding Zone Thirteen (WRR3-1(H-13)), West Ridge Residential Four Exception Three Holding Thirteen Zone (WRR4-3(H-13)) and West Ridge Residential Five Exception Three Holding Thirteen Zone (WRR5- 3(H-13)) Open Space One Holding Thirteen Zone (OS1(H-13)) and Environmental Protection Holding Thirteen Zone (EP(H-13))

Schedule “A-7” attached by replacing the “Rural Holding (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Twenty-Two Zone (WRR2-2(H-13)) and West Ridge Residential Three Exception One Holding Twenty-Two Zone (WRR3-1(H-13))

Schedule “A-8” attached by replacing the “Rural Holding Twelve (RU(H12)) Zone to a new Rural Holding Twelve (RU(H12)) Zone and Environmental Protection Zone Holding Twelve (EP(H12)) Zone

2. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014- 44, as amended, shall be amended by adding the following Zone Exception to Table 8.3 “West Ridge Residential One (WRR1) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR1 EXCEPTIONS	
WRR1-1	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building – 45% • Maximum additional Lot Coverage for attached Decks and/or Accessory Structures – 15% • Landscape Open Space (Minimum) – 15%

3. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 8.4 “West Ridge Residential Two (WRR2) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR2 EXCEPTIONS	
WRR2-2	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building – 45% • Additional Lot Coverage (Maximum) for attached decks and/or Detached Accessory Structures – 15% • Landscape Open Space (Minimum) – 15%

4. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 8.5 “West Ridge Residential Three (WRR3) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR3 EXCEPTIONS	
WRR3-1	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building – 45% • Additional Lot Coverage (Maximum) for attached Decks and/or Detached Accessory Structures – 15% • Landscape Open Space (Minimum) – 15%

Column 1	Column 2
Exception Number	Exception

5. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 8.6 “West Ridge Residential Four (WRR4) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR4 EXCEPTIONS	
WRR4-3	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building – 45% • Additional Lot Coverage (Maximum) for attached Decks and/or Detached Accessory Structures – 15% • Landscape Open Space (Minimum) – 15%

6. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 8.7 “West Ridge Residential Five (WRR5) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR5 EXCEPTIONS	
WRR5-3	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building – 45% • Additional Lot Coverage (Maximum) for attached Decks and/or Detached Accessory Structures – 15% • Landscape Open Space (Minimum) – 15%

7. THAT Section 8.5 “West Ridge Residential Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 8.8 “West Ridge Residential Six (WRR6) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
WRR6 EXCEPTIONS	
WRR6-1	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Live-Work Units <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) for Main Building(s) – 45% • for uses subject to the WRR5 Zone provisions - attached Decks and/or Detached Accessory Structures: Additional Lot Coverage (Maximum) – 15% • Building Height (Maximum) – 16 Storeys (60.0m) • Angular Planes Notwithstanding the Height provisions of this By-law, all Development in excess of three Storey (11.0m) shall be subject to an Angular Planes in accordance with the following: <ul style="list-style-type: none"> a) A 45 degree Angular Plane shall be established with its vertex 7.5m directly above the Abutting property line and its initial and terminal sides extending towards the Building for the Following: <ul style="list-style-type: none"> i) Development located on a Neighbourhood Greenfield – Intensification Block, specifically block 485, and adjacent to West Ridge Residential One, Two, Three or Four (WRR1, WRR2, WRR3 and WRR4) Zones; • Notwithstanding the forgoing, Angular Planes shall not apply to a property line Abutting a Public Road allowance.

8. THAT Section 9.5 “Commercial Zone Exceptions” of By-law Number 2014-44, as amended, shall be amended by adding the following Zone Exception to Table 9.4 “Neighbourhood Commercial (C2) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
C2 EXCEPTIONS	
C2-4	<p>Additional Permitted Uses:</p> <ul style="list-style-type: none"> • Drive-through Service Facility <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Lot Coverage (Maximum) – 50% • Front (Minimum) – 3.0m • Exterior (Minimum) – 3.0m • To permit parking in a Front, Interior or Exterior Side Yard. • Gross Floor Area (Maximum) per Premise/Lot - 750 sq.m. • Gross Floor Area (Maximum) per Use (unit) - 500 sq.m.

9. THAT Section 13.5 “Open Space, Rural and Environmental Protection Zone Exceptions” of By-law Number 2014- 44, as amended, shall be amended by adding the following Zone Exception to Table 13.3 “Open Space One (OS1) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
C2 EXCEPTIONS	
OS1-4	<p>Permitted Uses:</p> <ul style="list-style-type: none"> • Conservation use • Open Space • Public Use • Recreational Trail (Pervious Paving Material) • Utility Corridor <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Recreational Trail (Pervious Paving Material) (Maximum) width – 3.0 m • Recreation Trail Setback (Minimum) – 5.0 m from edge of pipeline(s) at all points • Recreation Trail crossings of pipelines – shall be limited to 1 per city block (200 m), and shall cross the pipeline(s) as close to 90° as possible • Permanent Structures setback (Minimum) – shall be 7.0 m from the limit of the TransCanada Pipeline (TCPL) right-of-way or 12.0 m from the pipeline(s), whichever is further • Landscaping shall be done in accordance with TCPL guidelines and standards • Landscaping shall not include vegetation with large root systems (trees) or canopy structures where ground disturbance would occur within TCPL’s right-of-way lands • Ground disturbances within a 30.0 m prescribed area around the pipeline system shall be authorized through Written Consent from TCPL, in conformance with section 335 of the Canada Energy Regulator Act • The use of Motorized City vehicles will require Written Consent from TCPL to access the TCPL easement lands.”

10. THAT Section 14.1.1 “List of Holding Zones” of By-law Number 2014- 44, as amended, shall be amended by repealing and replacing the following Zone Exception to Table 14.1 “Holding (H) Zones”:

Column 1	Column 2
Exception Number	Exception
H EXCEPTIONS	
H-12	<p>West Orillia Lands - North</p> <p>Removal of the Hold is conditional upon the City being satisfied that:</p> <ol style="list-style-type: none"> 1. an update to the environmental impact study has been completed to identify any additional or new Significant natural heritage features and functions, and if so, address such updates to the boundaries, buffers and Setbacks for any Significant natural heritage features and functions, and that an

Column 1	Column 2
Exception Number	Exception
	appropriate Development Agreement has been executed those addresses: (a) environmental sensitivity; and/or (b) servicing availability; and/or (c) phasing.
H-13	Removal of the Hold is conditional upon the City being satisfied that an appropriate Development Agreement has been executed.

4. THAT Schedule “A-1, A-2, A-3, A-4, A-5, A-6, A-7 and A-8” attached forms part of this By-law.

5. THAT this By-law shall take effect as of the date of passing, subject to the provisions of the *Planning Act*, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW introduced and passed this 17th day of April A.D. 2023.

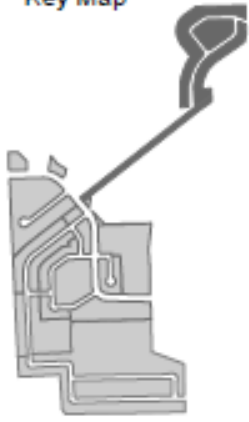
MAYOR

CAO/CLERK

**Schedule "A-1" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**



Key Map



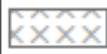


Atlantis Drive

Bass Lake Side Road

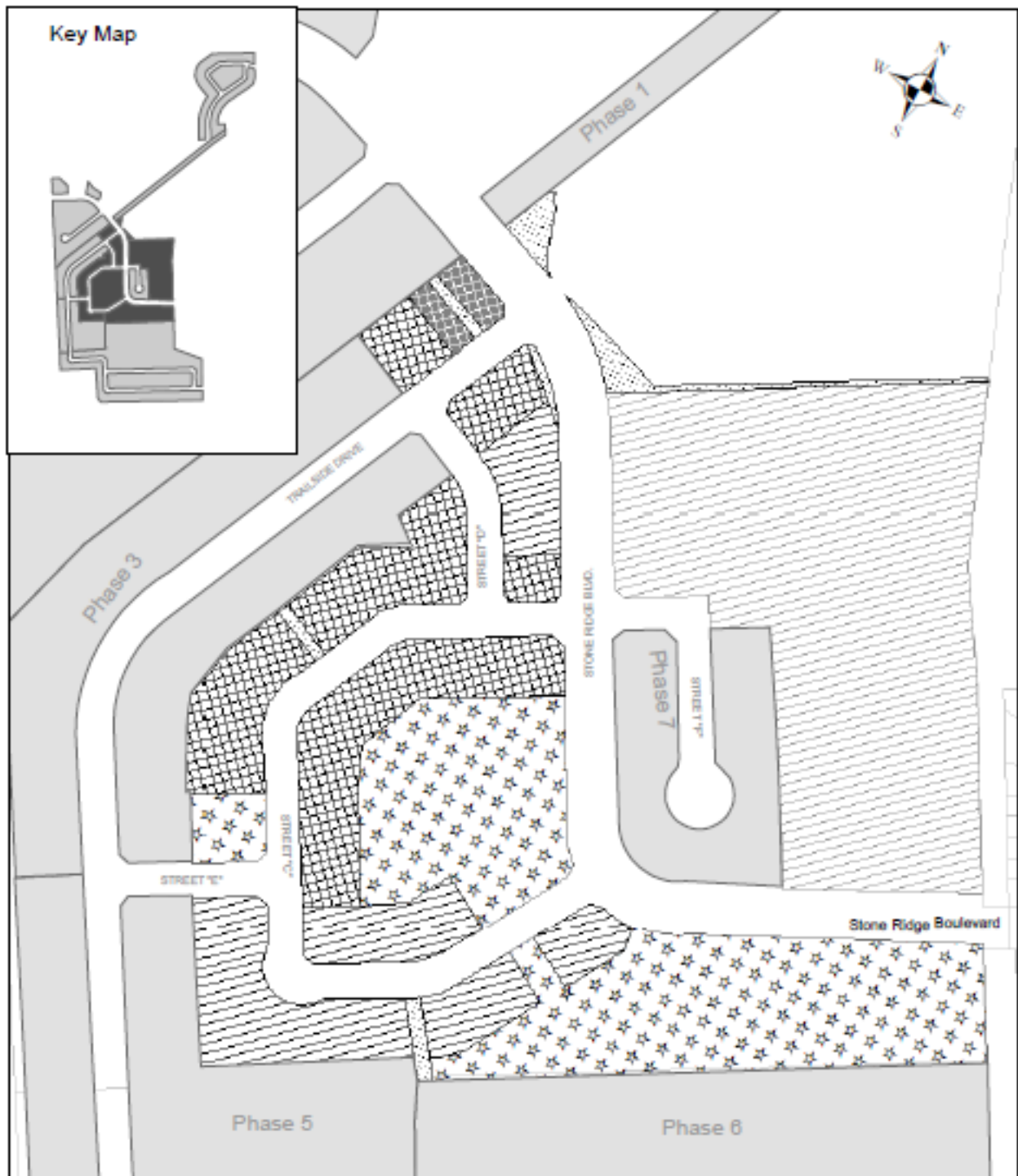
Phase 2

This is Schedule A-1 to By-law 2023-XX
Introduced and passed this XX day of
April, 2023

Trailside Subdivision - Phase 1







-  Property to be rezoned from the Rural Holding Twelve (RU(H12)) Zone to the Open Space One Exception Four Holding Thirteen (OS1-4(H13)) Zone
-  Property to be rezoned from the Rural Holding Twelve (RU(H12)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2(H13)) Zone
-  Property to be rezoned from the Rural Holding Twelve (RU(H12)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone

**Schedule "A-2" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**

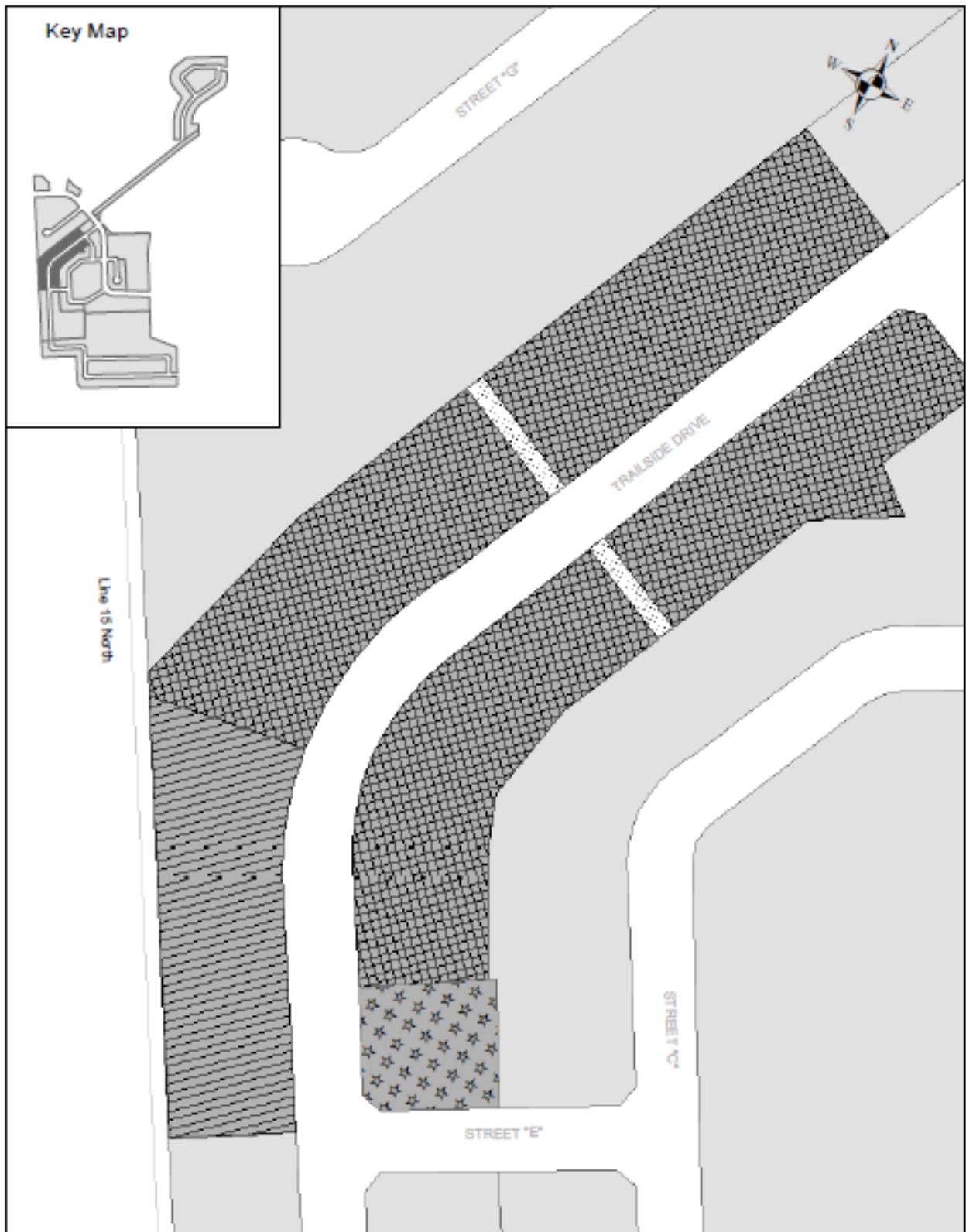


This is Schedule A-2 to By-law 2023-XX introduced and passed this XX day of April, 2023

Trailside Subdivision - Phase 2




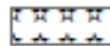
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Open Space One Holding Thirteen (OS1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Institutional One Holding Thirteen (I1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential One Exception One Holding Thirteen (WRR2-1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Five Exception Three Holding Thirteen (WRR5-3(H13)) Zone

**Schedule "A-3" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**

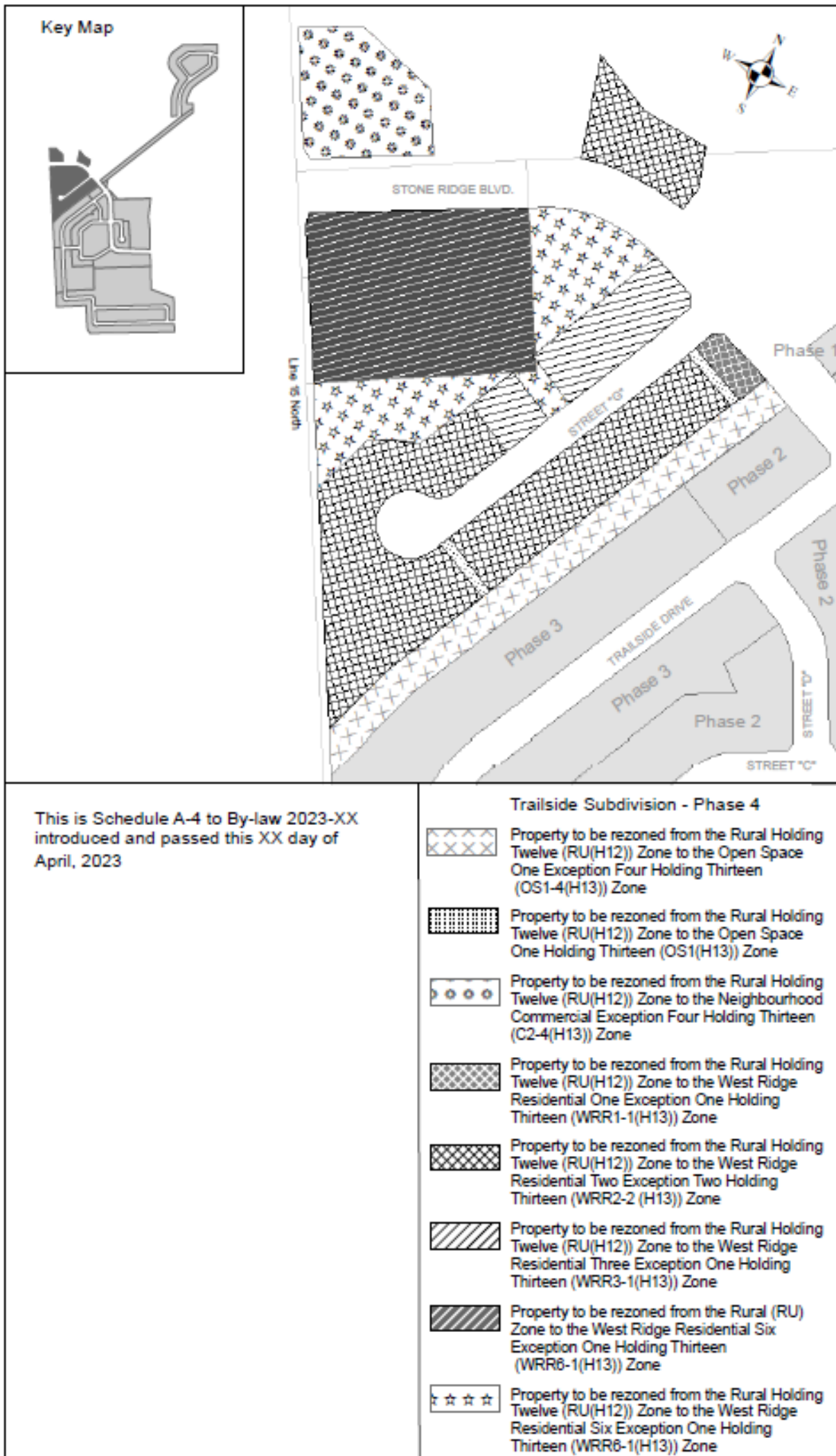


This is Schedule A-3 to By-law 2023-XX introduced and passed this XX day of April, 2023

Trailside Subdivision - Phase 3

-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Open Space One Holding Thirteen (OS1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Five Exception Three Holding Thirteen (WRR5-3(H13)) Zone

**Schedule "A-4" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**



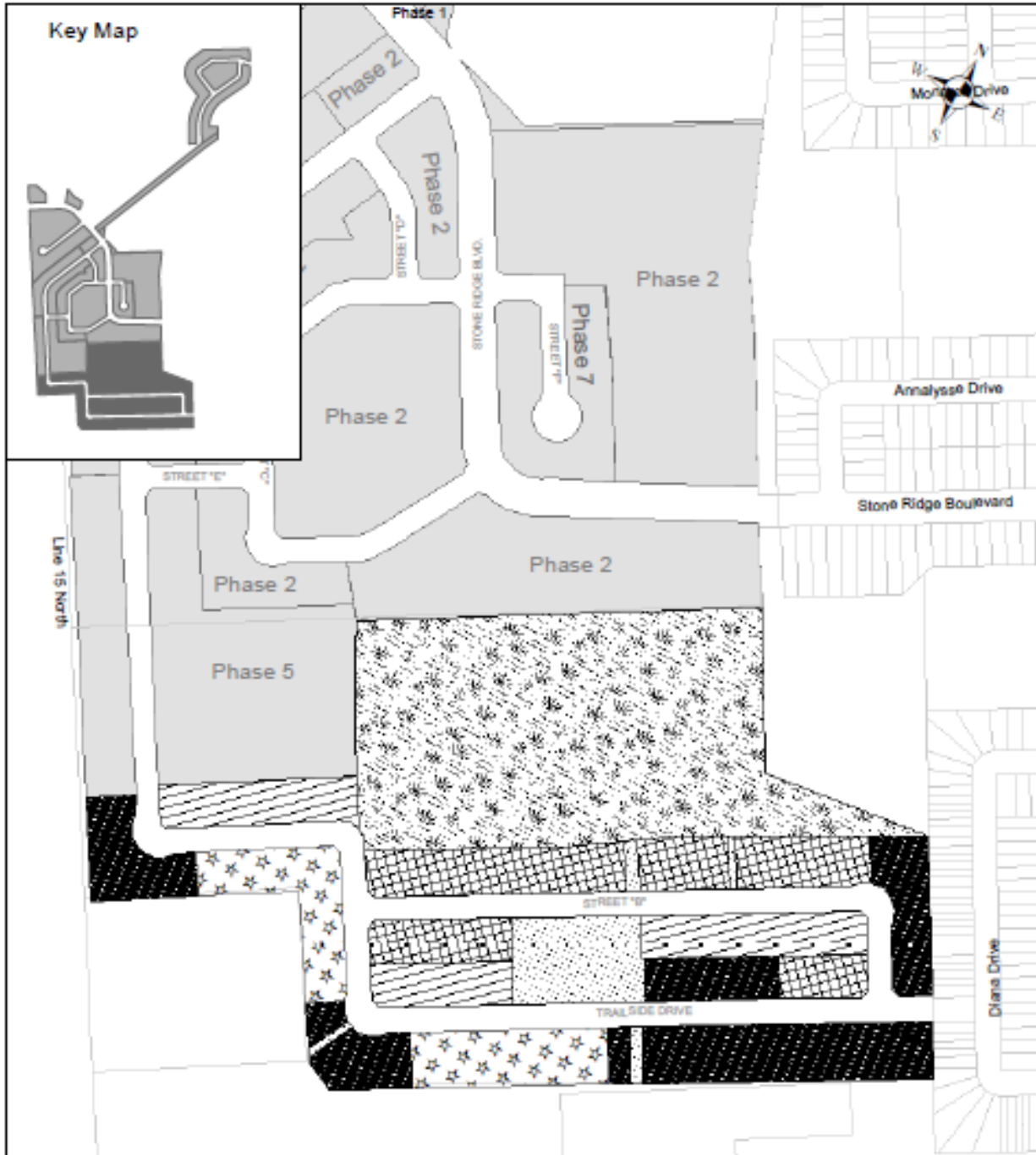
**Schedule "A-5" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**



This is Schedule A-5 to By-law 2023-XX introduced and passed this XX day of April, 2023

- Trailside Subdivision - Phase 5**
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Open Space One Holding Thirteen (OS1 (H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2 (H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Five Exception Three Holding Thirteen (WRR5-3(H13)) Zone

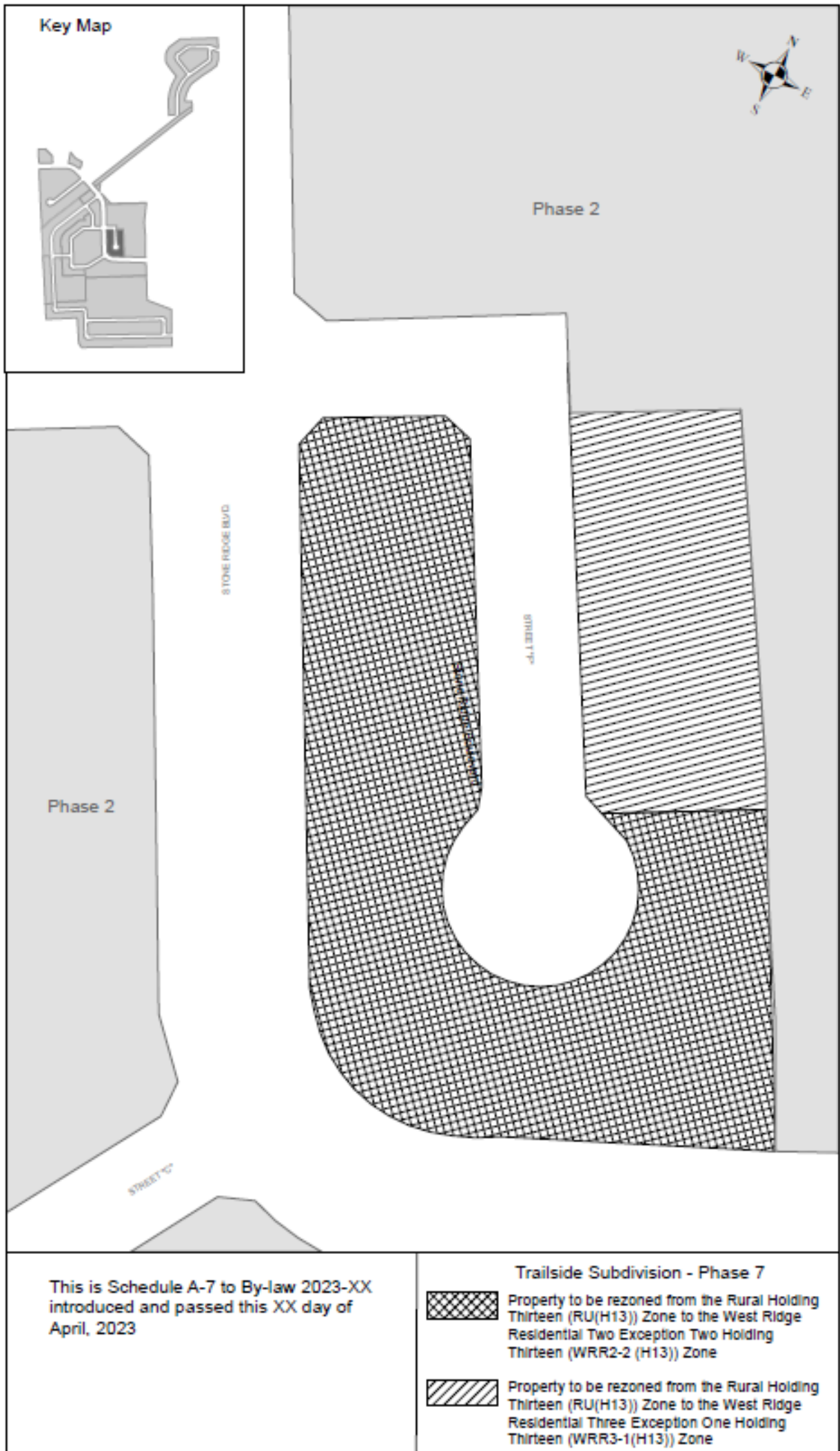
**Schedule "A-6" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**



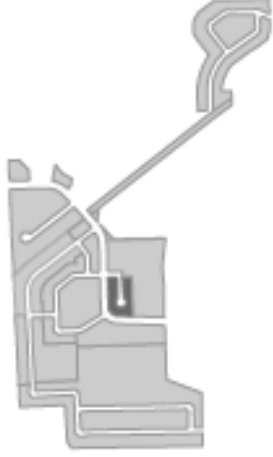
This is Schedule A-6 to By-law 2023-XX introduced and passed this XX day of April, 2023

- Trailside Subdivision - Phase 6**
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Environmental Protection Holding Thirteen (EP(H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the Open Space One Holding Thirteen (OS1(H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2 (H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Four Exception Three Holding Thirteen (WRR4-3(H13)) Zone
 -  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Five Exception Three Holding Thirteen (WRR5-3(H13)) Zone

**Schedule "A-7" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**



Key Map



Phase 2

Phase 2



STONE RIDGE BLVD

STREET 14

STREET 10

This is Schedule A-7 to By-law 2023-XX introduced and passed this XX day of April, 2023

Trailside Subdivision - Phase 7

-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Two Exception Two Holding Thirteen (WRR2-2 (H13)) Zone
-  Property to be rezoned from the Rural Holding Thirteen (RU(H13)) Zone to the West Ridge Residential Three Exception One Holding Thirteen (WRR3-1(H13)) Zone

**Schedule "A-8" to Zoning By-law Amendment Number 113
to the City of Orillia Zoning By-law 2014-44, as amended**

