

**CITY OF ORILLIA
NOTICE OF COMPLETE APPLICATIONS
RE: OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT
PLAN OF SUBDIVISION**

TAKE NOTICE that the City of Orillia deemed the following applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision as “Complete” applications under Subsections 22, 34 & 51 and of the *Planning Act* on the 19th day of March, 2021:

Owner	Charter Construction LP/ Mark Rich Homes Limited.
Agent	Morgan Planning & Development Inc.
Application No.	D09-205, D14-889 & 43T-21001,
Subject Property	735 Line 15 North, 825 Line 15 North, 875 Line 15 North, 925 Line 15 North,

The subject property is designated “Living Area – Neighbourhood Greenfield” and “Environment and Open Space” in the City’s Official Plan and is currently zoned “Rural (Holding 12)” (RU-H12), “Rural (Holding 13)” (RU-H13) and “Open Space One” (OS1) under the City’s Zoning By-law 2014-44, as amended.

PURPOSE AND EFFECT:

The purpose and effect of the proposed Development Applications is to amend the Official Plan and Zoning By-law to implement a Neighbourhood Plan and Draft Plan of Subdivision, which will result in 1,300 new Residential Units (representing Low, Medium and High Density forms), Roads and Infrastructure, Commercial Uses, Community Uses and Integrated Trail Systems.

PROPOSAL:

The Trailside Neighbourhood Plan will be registered and constructed in seven (7) phases and proposes the following:

- A greenfield density of approximately 51.4 persons / jobs per hectare.
- 1,300 new residential units consisting of:
 - single detached dwellings (15 m, 12 m and 10 m frontages) (39%),
 - semi-detached dwellings (7%),
 - freehold street townhouses (6%),
 - four medium density blocks (i.e. townhouse or apartment units) (29%),
 - one high density block (i.e. apartment units) (19%).
- Two school sites,
- One local commercial block,
- A neighbourhood park and Integrated trails system, and
- Approximately 41 ha of environmentally protected lands including a wood lot and the Bass Lake Wetland area.

RELATED APPLICATIONS:

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 during business hours by appointment, at the Development Services and Engineering Department, Orillia City Centre, 3rd Floor, 50 Andrew Street South, Orillia, Ontario. For further information, you may also contact Ali Chapple, Intermediate Planner, at 705-325-3977 or achapple@orillia.ca, or Jeff Duggan, Senior Planner, at 705-325-2171 or jduggan@orillia.ca during normal business hours or by appointment with the Planning Office.

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 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment you must make a written request to the Director 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 Numbers D09-205, D14-889 & 43T-21001.

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 Local Planning Appeal 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 approval authority gives or refuses to give approval to the Official Plan Amendment, or before the Zoning By-law Amendment and/or Draft Plan of Subdivision is passed, the person or public body is not entitled to appeal the decision of the Corporation of the City of Orillia to the Local Planning Appeal Tribunal.

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 in respect of the proposed, Official Plan Amendment or Zoning By-law Amendment and/or Draft Plan of Subdivision before the approval authority gives or refuses to give approval to the Official Plan Amendment, or before the Zoning By-law Amendment and/or Draft Plan of Subdivision is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 Complete Application be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated: March 31, 2021

Location Map

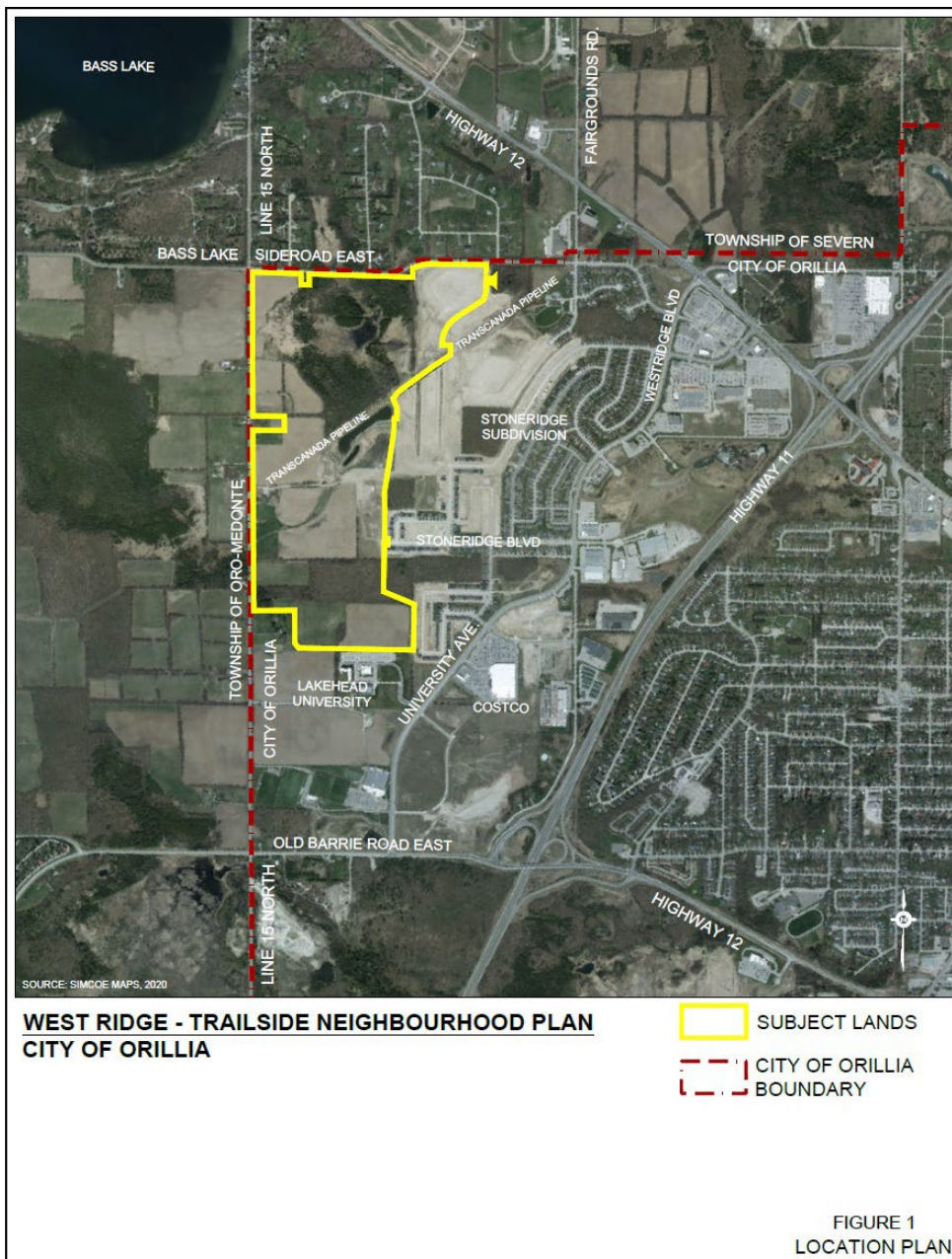
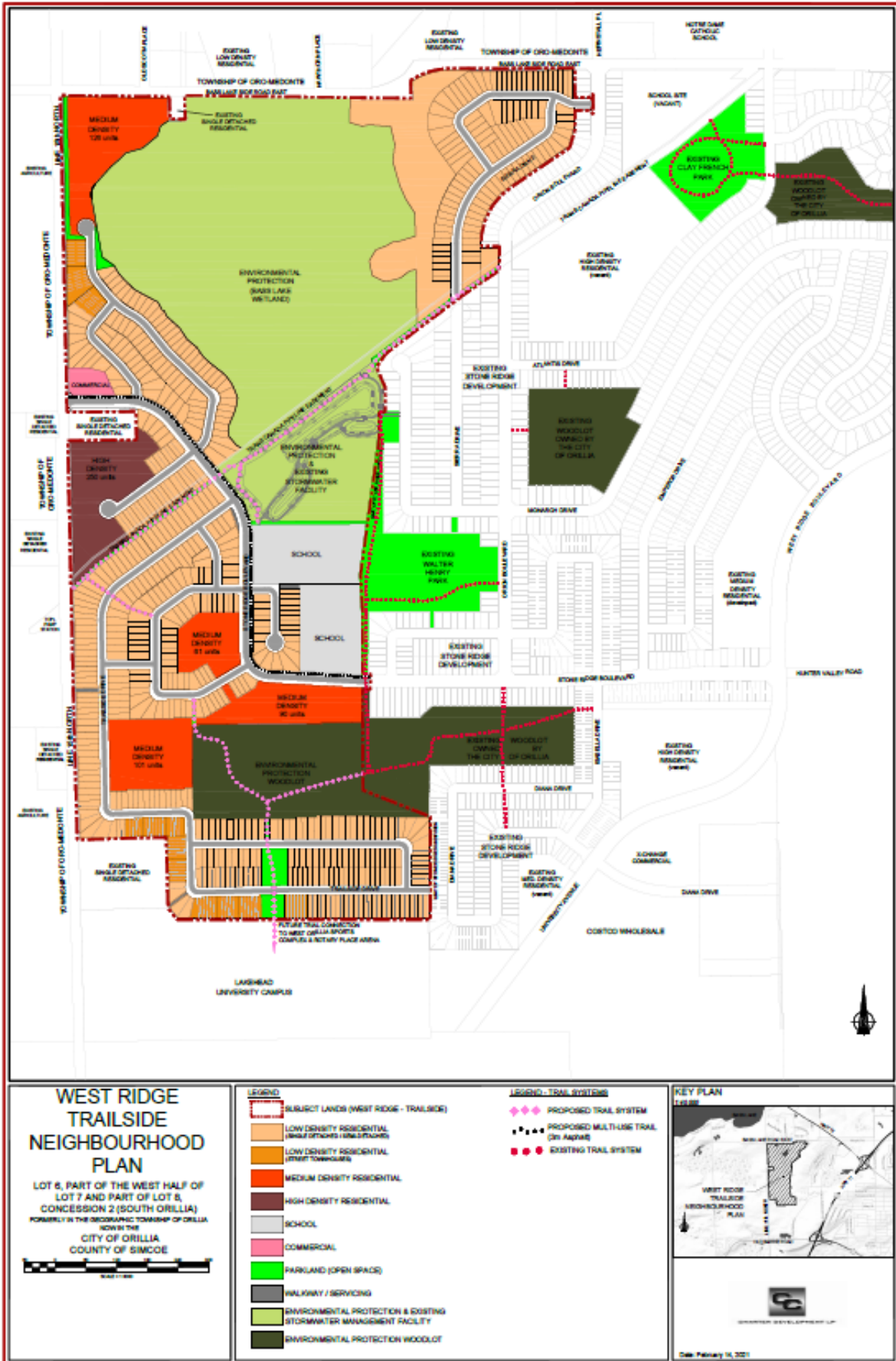


FIGURE 1
LOCATION PLAN

**APPLICATION FOR /OFFICIAL PLAN AMENDMENT /ZONING BY-LAW
AMENDMENT/DRAFT PLAN OF SUBDIVISION
PROPOSED SITE PLAN**



**WEST RIDGE
TRAILSIDE
NEIGHBOURHOOD
PLAN**

LOT 6, PART OF THE WEST HALF OF
LOT 7 AND PART OF LOT 8,
CONCESSION 2 (SOUTH ORILLIA)
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF ORILLIA
NOW IN THE
CITY OF ORILLIA
COUNTY OF SIMCOE

- LEGEND**
- SUBJECT LANDS (WEST RIDGE - TRAILSIDE)
 - LOW DENSITY RESIDENTIAL (SINGLE DETACHED HOMES)
 - LOW DENSITY RESIDENTIAL (STREET TOWNHOUSES)
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - SCHOOL
 - COMMERCIAL
 - PARKLAND (OPEN SPACE)
 - WALKWAY / SERVING
 - ENVIRONMENTAL PROTECTION & EXISTING STORMWATER MANAGEMENT FACILITY
 - ENVIRONMENTAL PROTECTION WOODLOT

- LEGEND - TRAIL SYSTEMS**
- ◆—◆—◆— PROPOSED TRAIL SYSTEM
 - PROPOSED MULTI-USE TRAIL (ON ASPHALT)
 - EXISTING TRAIL SYSTEM

KEY PLAN

WEST RIDGE
TRAILSIDE
NEIGHBOURHOOD
PLAN

Date: February 16, 2021