

**PLANNING ACT
NOTICE OF THE PASSING
OF ZONING BY-LAW AMENDMENT BY
THE CORPORATION OF THE CITY OF ORILLIA**

TAKE NOTICE that the Council of the Corporation of the City of Orillia passed By-law **2023-043** on the 5th day of June, 2023 under Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended.

AND TAKE NOTICE THAT only individuals, corporations and public bodies may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

AND TAKE NOTICE THAT no persons or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE THAT any Notice of Appeal must be filed with the Clerk of the City of Orillia no later than **July, 6th, 2023 by 4:30 pm**. The Notice of Appeal must set out the reasons for the appeal, and must be accompanied by the fee of \$300.00 made payable to the Minister of Finance, Ontario.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and an explanation of the effect written and oral submissions had on the decision is outlined below. The complete by-law is available for inspection in the Clerk's office during regular office hours.

Dated at the City of Orillia this 16th day of June, 2023.

EXPLANATION - By-law 2023-043 (Charter Construction LP/ Mark Rich Homes Limited: 735, 825, 875, 885 and 925 Line 15 North with Part of East ½ Lot 6, Concession 2, (Trailside)

Description of the Land:

The subject property is known municipally as 735, 825, 875, 885 and 925 Line 15 North with Part of East ½ Lot 6, Concession 2, (Trailside)

Purpose and Effect of the Proposed Zoning By-law Amendment:

Re: File No. D14- 899 (735, 825, 875, 885 and 925 Line 15 North with Part of East ½ Lot 6, Concession 2, (Trailside)

By-law 2023-043 amends the City's Zoning By-law 2014-44 by establishing various West Ridge Residential (WRR) Zones to a range of residential uses in the Trailside Plan and identify specific land use Exceptions. Further zone categories were established, Environmental Protection (EP) Zone, Open Space (OS1) Zone with Exceptions to identify specified requirements regarding the Trans Canada Pipeline lands, Neighbourhood Commercial (C2) Zone with Exception and Institutional (I1) Zones. All zones will be subject to a new Holding Provisions, requiring further development approvals. The new Zoning provides land use performance standard to guide the development of approximately 1,300 new Residential Units (representing Low, Medium, and High-Density forms), Infrastructure needs, Commercial Uses, Community Uses and new Integrated Trail Systems with Parks. The amendments also serve to provide additional protection of natural heritage features located within the proposed Neighbourhood Plan (i.e. wetlands and woodlots).

Effect of Public Input:

Council had regard for all public input received through written and / or verbal submissions prior to the conclusion of the Public Meeting held on April 3, 2023.

Council deferred these Applications on April 3, 2023, subsequent Meeting of Council occurred and further written and / or verbal submissions were received prior to the conclusion of the Council Meeting held on June 5th, 2023 where the applications were passed.

Related Applications: There are no related applications under the *Planning Act* in process which apply to the subject property.

There is a concurrent Official Plan Amendment (D09-205- By-law 2023-042) which applies to the subject property.

There is also a concurrent Draft Plan of Subdivision (43T-21001) which applies to a portion of the subject property.

Information Available:

For further information, please contact Ali Chapple at (705) 418-3223 or achapple@orillia.ca or visit the Planning Office in the Orillia City Centre, 50 Andrew Street South, 3rd Floor during business hours.