

**CITY OF ORILLIA  
NOTICE OF PUBLIC MEETING  
RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

**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 19<sup>th</sup> day of March 2021.

**TAKE NOTICE** that the Council of the Corporation of the City of Orillia will hold a Public Meeting on **April 17, 2023, at 1:00pm**, or as soon thereafter as the matter can be dealt with, in the Council Chambers, Orillia City Centre, 50 Andrew Street South, to consider the following Official Plan Amendments and Zoning By-law Amendments Applications:

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

The subject lands are designated “Living Area – Neighbourhood Greenfield” and “Environmental Protection Area” 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 will be to amend the Official Plan and Zoning By-law to implement a Neighbourhood Plan and associated Draft Plan of Subdivision. The amendments will lay out the land use framework to allow the development of 1,300 new Residential Units (representing Low, Medium and High-Density forms), Roads and Infrastructure needs, Commercial Uses, Community Uses and new Integrated Trail Systems with Parks. The amendments will also serve to provide additional protection of Environmentally Protected lands (wetlands and woodlots).

The Official Plan Amendment will repeal and replace section 4.2.6 a) with a new section entitled “West Ridge Trailside Neighbourhood Plan” and amendment to Official Plan Schedules A, C, E and D to identify new features associated with the Neighbourhood Plan. As a result, the Land use Designations will not be changing.

The Zoning By-law Amendment will add suitable West Ridge Residential (WRR) Zones to a range of residential uses in the Trailside Plan and identify specific land use exceptions. Further zone categories to be added are Environmental Protection (EP) Zone, Open Space (OS1) Zone with Exceptions to identify specified needs around the Trans Canada Pipeline lands, Neighbourhood Commercial (C2) Zone with Exception and Institutional (I1) Zones. All zones will be subject to a new Holding Provision, requiring the completion of further development approvals.

A full Draft version of the Official Plan Amendments and Zoning By-law Amendments are available on the City’s website and can be viewed through the following link:

<https://www.orillia.ca/en/city-hall/currentdevt.aspx#Trailside-Neighbourhood-Plan-735-Line-15-North-825-Line-15-North-875-Line-15-North-and-925-Line-15-North->

**RELATED APPLICATIONS:**

A Draft Plan of Subdivision (File No. 43T-21001) has also been applied for regarding a portion of the lands located within the proposed Neighbourhood Plan. The Draft Plan of Subdivision application proposes to be registered and constructed in seven (7) phases, comprised of the following land uses:

- A greenfield density of approximately 51.4 persons / jobs per hectare;
- 1,300 new residential units consisting of:
  - Single Detached Dwellings with 10 m, 12 m, and 15 m frontages;
  - Semi-Detached Dwellings with 18 m shared frontage;
  - Freehold Street Townhouses with 6 m and 8 m frontages;
  - Three (3) Medium Density Blocks for Townhouses or Apartment Buildings; and,
  - One (1) High Density Block for Apartment Buildings.
- Two (2) school sites;
- One (1) Stormwater Management Facility;

- One (1) Local Commercial Block;
- One (1) Neighbourhood Parkette and several new Integrated trails systems; and,
- Approximately 41 ha of environmentally protected lands (wood lot and the Bass Lake Wetland area).

**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 705-325-2622 or email 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 Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision Applications 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 Numbers D09-205, D14-889 and 43T-21001 (Trailside).



**PLEASE NOTE** that this Public Meeting will be held in person. Please contact members of the Planning Division prior to the meeting date with any questions regarding the proposal. Written submissions from any party may be forwarded by email to Ali Chapple [achapple@orillia.ca](mailto:achapple@orillia.ca) or dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, clearly marked regarding “Trailside – Public Meeting – Planning Division”.

**ORAL AND WRITTEN SUBMISSIONS – APPEAL:**

If a person or public body would otherwise have any 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 does not make a written submission to the Council of the Corporation of the City of Orillia before the proposed Official Plan Amendment and Zoning By-law Amendment is adopted, 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 Official Plan Amendment and Zoning By-law Amendment are adopted, 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 add the person or public body as a party.

Please note a Draft Plan of Subdivision is not subject to the same appeal rights as an Official Plan Amendment or Zoning By-law Amendment.

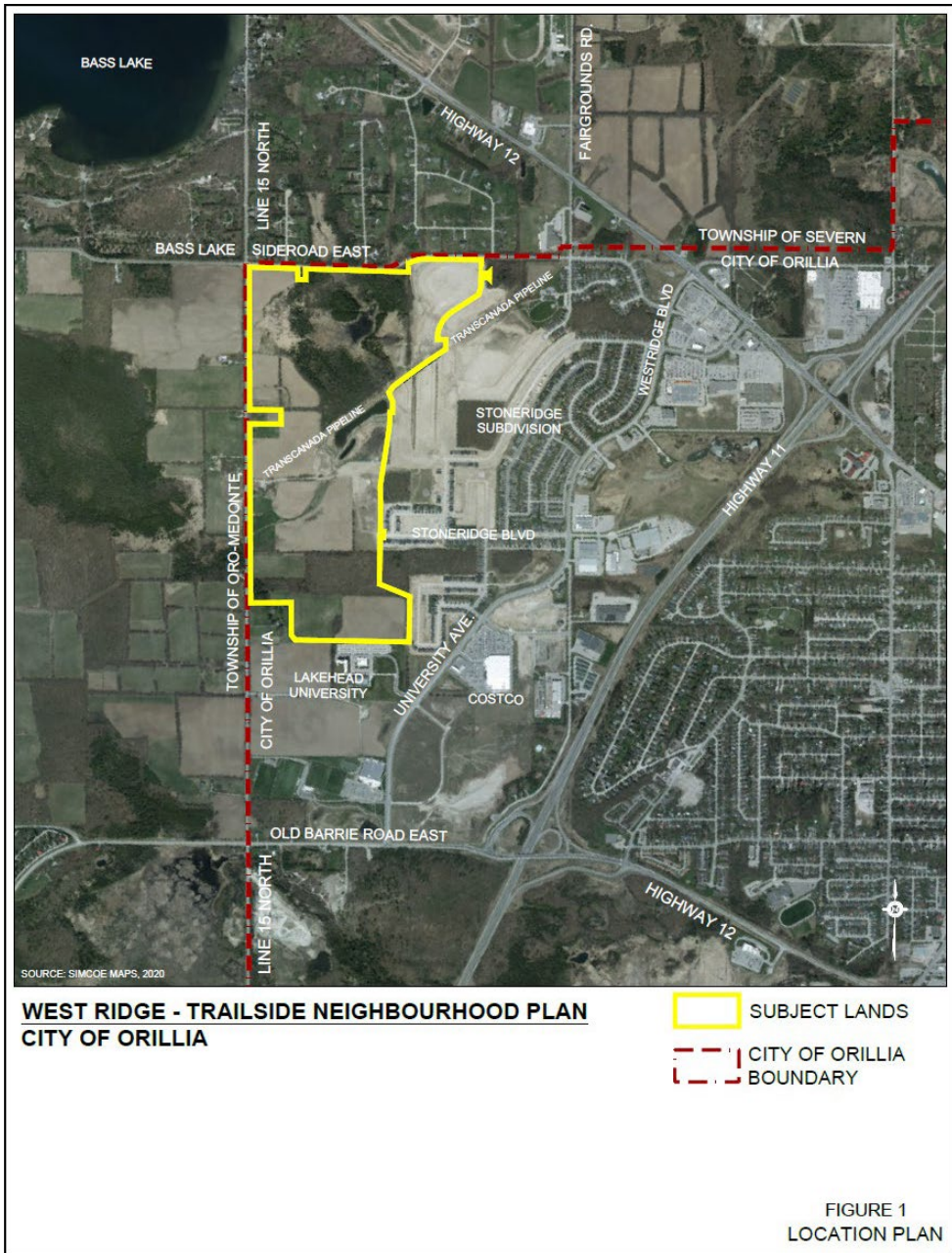
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

**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: March 27, 2023

# LOCATION MAP



**APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT  
PROPOSED NEIGHBOURHOOD PLAN**

