

BY-LAW NUMBER 2019-12 OF THE CITY OF ORILLIA

AMENDMENT NUMBER 69 TO BY-LAW NUMBER 2014-44, THE ZONING BY-LAW FOR THE CITY OF ORILLIA (WATERFRONT REDEVELOPMENT AREA)

WHEREAS the Council of the Corporation of the City of Orillia may pass by-laws pursuant to Sections 24(2) and 34 of the *Planning Act*, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Orillia has directed that all City-owned land between Tecumseth Street and Mississaga Street East bound by the future realignment of Centennial Drive to the east and Front Street North to the west be pre-zoned to permit a range of commercial and residential uses intended to facilitate development and transform the City's Downtown;

AND WHEREAS Section 24(2) of the *Planning Act*, R.S.O. 1990 as amended, permits Council to pass a By-law that does not conform with the Official Plan provided that the By-law will conform with the Official Plan once an Official Plan Amendment comes into effect;

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

1. THAT the following amendments shall be made to Zoning By-law 2014-44, as amended.
2. THAT the following definition is added to Section 4 "Definitions" in alphabetical order, with all other definitions being renumbered accordingly:

	Dwelling, Back-to-Back Townhouse means a Townhouse Dwelling in which Dwelling Units are attached by a common rear and side wall above grade and whereby each Dwelling Unit faces away from each other and each Dwelling Unit has an independent entrance from the outside accessed through the front elevation or exterior side elevation of the Dwelling Unit.
	Equivalent means, with respect to the Height of a Building, a Building which has fewer storeys than the required Minimum number of storeys but which achieves the Minimum Required Building Height.

3. THAT Map Number 14 of Schedule "A" is amended by rezoning the lands identified on Schedule "A-1" attached from the "Open Space One" (OS1) Zone to the "Residential Four - Intensification Area Exception Twelve (Holding One)" (R4-12i(H1)) Zone.
4. THAT Section 7.5 "Residential Zone Exceptions" is amended by adding the following Zone Exception to Table 7.6 "Residential Four (R4) Zone Exceptions":

Column 1	Column 2
Exception Number	Exception
R4 EXCEPTIONS	
R4-12 <i>i</i> (H1)	<p>Permitted Uses:</p> <p>Permitted Residential Uses:</p> <ul style="list-style-type: none"> • Back-to-Back Townhouse Dwelling • Four-Unit Dwelling • Home Occupation • Multiple Dwelling • Public Use • Stacked Townhouse Dwelling • Three-Unit Dwelling • Townhouse Dwelling <p>Permitted Non-Residential Uses:</p> <ul style="list-style-type: none"> • Parking Lot • Live-Work Unit <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Footnote (3) to Table 7.2 shall apply only to properties that Abut Coldwater Street. • Notwithstanding Footnote (6) to Table 7.2, outdoor amenity areas are not Required for any form of Townhouse. • Building Height (min) - 2 Storeys (6.0 m) or Equivalent • Building Height (max) - 4 Storeys (12.5 m) or Equivalent <p>The following specific Zone Requirements apply to Townhouse Dwellings:</p> <p>For Back-to-Back Townhouse Dwellings:</p> <ul style="list-style-type: none"> • Lot Area (min) - 85.0 m² per unit (does not apply to a Secondary Dwelling Unit) • Lot Frontage (min) - 6.0 m per interior unit, 7.2 m for end unit (does not apply to a Secondary Dwelling Unit) <p>For Stacked Townhouse Dwellings</p> <ul style="list-style-type: none"> • Lot Area (min) - 120.0 m² per unit (does not apply to a Secondary Dwelling Unit) • Lot Frontage (min) - 6.0 m per interior unit, 7.2 m for end unit (does not apply to a Secondary Dwelling Unit) <p>For Back-to-Back and Stacked Townhouse Dwellings:</p> <ul style="list-style-type: none"> • Lot Coverage (max) - 80% per Lot • Front Yard (min) - 3.0 m for Main Building, 6.0 m for Attached Garage • Interior Side Yard - Interior Unit (min) - 0.0 m • Interior Side Yard - End Unit (min) - 1.2 m or 2.4 m between Buildings where no property line exists • Exterior Side Yard (min) - 2.0 m • Rear Yard (min) - 0.0 m • Landscaped Open Space (min) - 10% per Lot • Maximum Driveway Width - 50% of Lot Frontage <p>For all other forms of Townhouse Dwelling:</p> <ul style="list-style-type: none"> • Interior Side Yard (min) - 1.2 m (0.0 m between shared Main Wall or Foundation of units that are Attached) • Rear Yard (min) - 6.0 m • Landscaped Open Space (min) -15.0% <p>Notwithstanding the foregoing, the following Zone Provisions apply to Buildings fronting onto Centennial Drive:</p> <ul style="list-style-type: none"> • Front Yard (min) - 0.0 m • Landscaped Open Space (min) - 0.0% <p>The provisions of the Waterfront Redevelopment Area Overlay Zone shall apply.</p>

Column 1	Column 2
Exception Number	Exception
	See Holding Zone H1 in Table 14.1

5. THAT Section 7.4, Table 7.2 “Zone Provisions for Residential Zones” is hereby amended by:

a) adding the following additional housing forms under “Lot Area (Minimum)”:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	ZONE					
ZONE REQUIREMENTS	R1 Residential One	R2 Residential Two	R3 Residential Three	R4 Residential Four	R5 Residential Five	R6 Residential Six
Lot Area (Minimum)						
Back-to-Back Townhouse Dwellings				85.0 m ² per unit (1)		
Stacked Townhouse Dwellings				120.0 m ² per unit (1)		

b) adding the following additional housing forms under “Lot Frontage (Minimum)”:

Lot Frontage (Minimum)						
Back-to-Back Townhouse Dwellings				6.0 m per unit (1) (2)		
Stacked Townhouse Dwellings				6.0 m per unit (1) (2)		

c) increasing the Maximum Lot Coverage from 45% to 55% in the “Residential Four” (R4) Zone;

d) increasing the Maximum Lot Coverage from 45% to 60% in the “Residential Five” (R5) Zone;

e) adding “(8)” in Column (5) “R4 Residential Four” and (6) “R5 Residential Five” next to the existing content in the rows entitled “Lot Coverage (Maximum)”, “Required Yards”, Building Height (Minimum); “Building Height (Maximum)” and “Landscaped Open Space (Minimum)”;

f) adding a new Footnote (8) as follows:

“(8) Zone Requirements for Back-to-Back Townhouses and Stacked Townhouses outside of the Waterfront Redevelopment Area Overlay Zone shall be established through a site-specific amendment to this By-law.”

6. THAT Map Number 14 of Schedule “A” is further amended by rezoning the lands identified on Schedule “A-1” attached from the Open Space One (OS1), “Mixed Use Intensification - Intensification Area” (C4*i*) and “Mixed Use Intensification - Intensification Area” (Holding One) (C4*i*(H1)) Zones to the “Mixed Use Intensification - Intensification Area Exception Six (Holding One)” (C4-6*i*(H1)) Zone.

7. THAT Footnote (4)(ii) to Table 9.2 is amended to read as follows:

“ii) With the exception of properties in the Main Street Commercial (C1) Zone and in the Waterfront Redevelopment Area Overlay Zone as identified on Schedule ‘C’, Urban Squares are Required as part of a Development on sites greater than 0.2 hectares in size located within the Downtown Area Overlay Zones as shown on Schedule ‘C’.

8. THAT Section 9.5 “Commercial Zone Exceptions” is amended by adding the following Zone Exception to Table 9.6 “Mixed Use Intensification (C4) Zone Exceptions”:

Column 1	Column 2
Exception Number	Exception
C4 EXCEPTIONS	
C4-6 <i>i</i>	<p>Permitted Uses: (NOTE: Numbers in brackets ‘(#)’ refer to the Footnotes for Table 9.1)</p> <p>Permitted Non-Residential Uses:</p> <ul style="list-style-type: none"> • Art Gallery • Assembly Hall • Bakery • Brewery or Winery (6) • Business, Professional or Administrative Office • Commercial School • Convenience Store • Child Care Centre • Dry Cleaning Depot • Existing Uses • Financial Institution • Fitness Centre or Club • Grocery Store • Hotel • Laundromat (6) • Library • Live-Work Unit • Medical Clinic • Motel • Museum • Parking Lot • Parking Structure or Garage • Personal Service Shop • Place of Amusement • Place of Worship • Public Park • Public Use • Recreational Establishment • Restaurant • Restaurant, Take-out • Retail Outlet • Retail Store • Service or Repair Shop • Theatre <p>Permitted Residential Uses</p> <ul style="list-style-type: none"> • Accessory Dwelling Unit • Apartment Dwelling (8) • Back-to-Back Townhouse Dwelling

Column 1	Column 2
Exception Number	Exception
	<ul style="list-style-type: none"> • Four Unit Dwelling (9) • Multiple Dwelling (9) • Stacked Townhouse Dwelling • Three Unit Dwelling (9) • Townhouse Dwelling (10) <p>Zone Provisions:</p> <ul style="list-style-type: none"> • Building Height (min) - 2 Storeys (6.0 m) or Equivalent • Building Height (max) - 6 Storeys (18.0 m) or Equivalent • Townhouse Dwellings, including Back-to-Back, Stacked and all other styles, are permitted in accordance with the Zone Requirements of the R4-12i Zone in Table 7.6. • Setback (min) to any building adjacent to the civic square at the northwest corner of Mississaga Street East and Centennial Drive - 0 m • Footnote (3) to Table 7.2 shall apply only to properties that Abut Coldwater Street • Footnote (6) to Table 7.2 shall not apply <p>Notwithstanding any provisions to the contrary, the following Zone Provisions apply:</p> <p>For Buildings where the C4 Zone provisions apply:</p> <ul style="list-style-type: none"> • Lot Coverage (max) – 60% <p>For Buildings where the R5 Zone provisions apply:</p> <ul style="list-style-type: none"> • Interior Side Yard (min) - 3.0 m • Rear Yard (min) - 6.0 m • Landscaped Open Space (min) - 15.0% <p>For Buildings where the R4 Zone provisions apply:</p> <ul style="list-style-type: none"> • Interior Side Yard (min) - 1.2 m • Rear Yard (min) - 6.0 m • Landscaped Open Space (min) - 15.0% <p>For Buildings where the R3 Zone provisions apply:</p> <ul style="list-style-type: none"> • Interior Side Yard (min) - 1.2 m <p>Notwithstanding the foregoing, the following provisions apply to Buildings fronting on Mississaga Street East and Centennial Drive:</p> <p>For Buildings with Frontage on Mississaga Street East</p> <ul style="list-style-type: none"> • the C1 Zone provisions in Table 9.2 apply • Footnote (3) shall be amended to read “Accessory Dwelling Units may be permitted at Grade in Buildings on Mississaga Street provided the Dwelling Units at Grade face away from Mississaga Street. An entrance door to an Accessory Dwelling Unit may be permitted to face Mississaga Street.” <p>For Buildings fronting onto Centennial Drive:</p> <ul style="list-style-type: none"> • Front Yard (min) - 0.0 m • Landscaped Open Space (min) - 0.0% <p>The provisions of the Waterfront Redevelopment Area Overlay Zone shall apply.</p> <p>See Holding Zone H1 in Table 14.1</p>

9. THAT Section 14.1.1 “List of Holding Zones”, Table 14.1 is amended by adding By-law 2018-98 to Column 4 in the row entitled “H1”.

10. THAT Schedule ‘C’ - Overlays is replaced with a new Schedule ‘C’ attached as Schedule A-2 to this By-law.

11. THAT a new Section 15.7 “Waterfront Redevelopment Area Overlay” is added following Section 15.6, as follows:

“15.7 WATERFRONT REDEVELOPMENT AREA OVERLAY

Schedule ‘C’ delineates the boundary of the Waterfront Redevelopment Area Overlay Zone. All lands within the Waterfront Redevelopment Area Overlay Zone are subject to the following provisions in addition to the specific provisions as set out in Sections 7 and 9 to this By-law.

15.7.1 Angular Plane

Notwithstanding Section 5.2 and footnote (5) to Table 7.2, all properties within the Waterfront Redevelopment Area Overlay Zone are subject to the following Angular Plane requirements:

- a) A 45 degree Angular Plane shall be established with its vertex 7.5 m directly above the Abutting property line and its initial and terminal sides extending toward the Building for all Development within the Waterfront Redevelopment Area Overlay Zone on building walls that provide views to Lake Couchiching and property lines Abutting a Public Road allowance.

15.7.2 Landscaping Requirements

Notwithstanding Section 5.12, the minimum Landscaping Requirements for properties in the Waterfront Redevelopment Overlay Zone shall be as follows:

- a) Except in a case where two or more Mixed-Use Buildings abut one another, all other new commercial Uses shall be Required to provide a minimum 2.0 m Landscaped Screening Strip and a minimum 2.0 m Landscaped Buffer Area along any Lot Line Abutting a Residential Use; and
- b) New First Storey Residential Uses shall be Required to provide a minimum 2.0 m Landscaped Screening Strip and a minimum 2.0 m Landscaped Buffer Area along any Lot Line Abutting a commercial Use.

For the Waterfront Development Area, the term “Mixed-Use Building” means a commercial Building with commercial Uses located on the First Storey with Residential, commercial, and/or institutional Uses located above or below the First Storey.”

12. THAT Schedules “A-1” and “A-2” attached form part of this By-law.

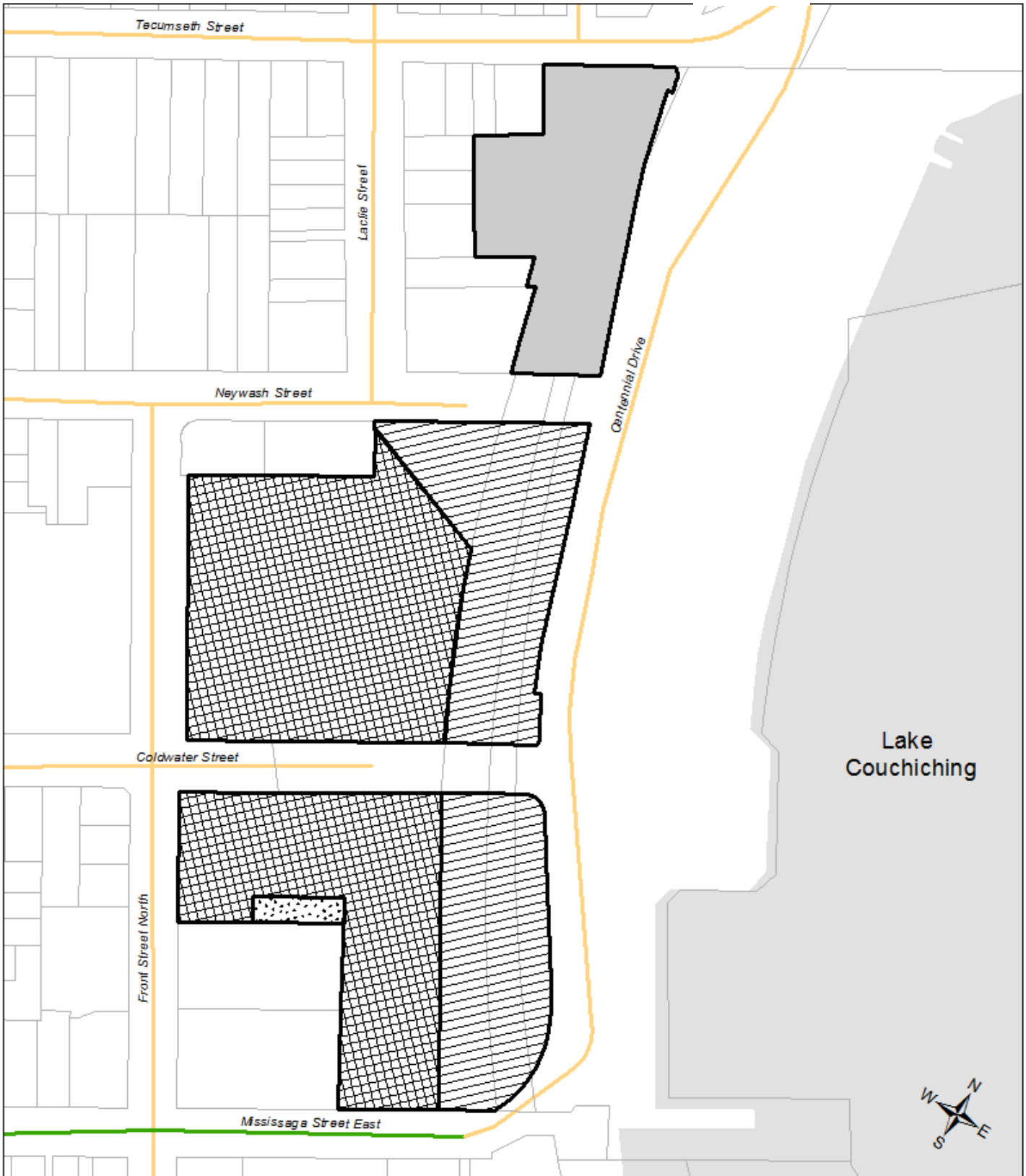
13. THAT this By-law shall take effect as of the date that By-law 2019-11 for Official Plan Amendment No. 9 comes into effect, subject to the provisions of the *Planning Act*, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a first, second and third time and finally passed this 21st
day of January, A. D. 2019.

MAYOR

CAO/CITY CLERK


SCHEDULE A-1 TO BY-LAW NUMBER 2019-12





City of Orillia


Schedule A-1 to By-law 2019-12 enacted and passed the 21st day of January 2019.

Waterfront Redevelopment Lands

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Property to be rezoned from the "Mixed Use Intensification - Intensification Area" (C4i) Zone to the "Mixed Use Intensification Exception Six - Intensification Area (Holding One)" (C4-6i(H1)) Zone.
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Property to be rezoned from the "Mixed Use Intensification - Intensification Area (Holding One)" (C4i(H1)) Zone to the "Mixed Use Intensification Exception Six - Intensification Area (Holding One)" (C4-6i(H1)) Zone
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Property to be rezoned from the "Open Space One" (OS1) Zone to the "Mixed Use Intensification Exception Six - Intensification Area (Holding One)" (C4-6i(H1)) Zone
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Property to be rezoned from the "Open Space One" (OS1) Zone to the "Residential Four Exception Twelve - Intensification Area (Holding One)" (R4-12i(H1)) Zone






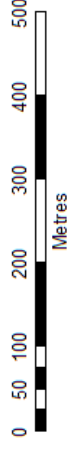
City of Orillia

ZONING BY-LAW
2014-44

SCHEDULE 'C'

Downtown Area
Overlay Zones

-  Height Overlay
-  Waterfront Redevelopment Area Overlay
-  Downtown Area Overlay



Adopted: June 2, 2014
Updated: November 26, 2018

