

**CITY OF ORILLIA
NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC MEETING
RE: ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the City of Orillia deemed the following application to amend the City’s Zoning By-law 2014-44 a “Complete” application under Subsection 34 of the *Planning Act* on the 27th day of April 2026.

AND TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting on **Monday, May 25th, 2026 at 1:00 PM,** or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew Street South, to consider the following Zoning By-law Amendment Application:

Applicant	1000444419 Ontario Inc - Sullnet Holdings Inc
Agent	Vanessa Simpson, MORGAN Planning & Development
Application No.	D14-954
Subject Property	116 and 120 Bond Street

PLEASE NOTE that this meeting may be attended either **in person** at the Council Chambers, Orillia City Centre, 50 Andrew Street South, Orillia or **electronically** as set out later in this Notice.

The subject lands are designated “Stable Neighbourhood – Living Area” in the City’s Official Plan and is currently zoned under the City’s Zoning By-law 2014-44, as amended as follows:

Property/Parcel	Current Zone	Proposed Zone
116 Bond Street	“Residential Four Exception Twenty-six” (R4-26)	“Residential Four Exception Twenty-six” (R4-26)
120 Bond Street	“Residential Two” (R2)	“Residential Four Exception Twenty-six” (R4-26)

PURPOSE AND EFFECT:

The purpose and effect of the proposed Zoning By-law Amendment is to rezone 120 Bond Street from the “Residential Two” (R2) zone to the “Residential Four Exception Twenty-Six” (R4-26) zone to permit Stacked Townhouse Dwellings with reduced Lot Area per unit and to add the existing reduced parking requirements afforded to 116 Bond Street to 120 Bond Street as well.

PROPOSAL:

The applicant is proposing a comprehensive residential development on the lands municipally known as 116 and 120 Bond Street. The proposal is for a total of 34 stacked townhouse dwelling units to be developed in four (4) blocks (and in 2 phases) with a total of 43 parking spaces, including nine (9) visitor parking spaces.

In Fall 2025, Council approved a Zoning By-law Amendment for 116 Bond Street (Phase 1) to permit 18 stacked townhouse units with reduced parking requirements. Since that time, 116 and 120 Bond Street have been consolidated into one property, and it is appropriate to request similar land use permission for the proposed Phase 2 portion of the land (120 Bond Street).

RELATED APPLICATIONS:

At this time, 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 on the City’s webpage at: 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 planning@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 Zoning By-law Amendment 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 indicating the File Number D14-954.



PLEASE NOTE: IF YOU INTEND TO PARTICIPATE ELECTRONICALLY IN THE HYBRID PUBLIC MEETING you are required to register with the Council Services Division (councilservices@orillia.ca, 705-325-1311) by no later than noon on Friday, May 22nd, 2026. Upon registration, the necessary information required to attend the meeting will be provided to you. Please note that access to a computer with an internet connection or phone connection is required to participate in the electronic meeting. Written submissions prior to the meeting date are required from those parties intending to participate in the electronic meeting, in order that your comments are on record in the event of any technical difficulties. Please contact planning@orillia.ca or 705-325-2622 prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to planning@orillia.ca or dropped off at Orillia City Centre, 50 Andrew Street South, Orillia, marked to the attention of Planning Division. Written submissions are requested to be received no later than 10:00 a.m. on Monday, May 25th, 2026.

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 Ontario Land 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 proposed Zoning By-law Amendment is passed, 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 Zoning By-law Amendment is passed, 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 do so.

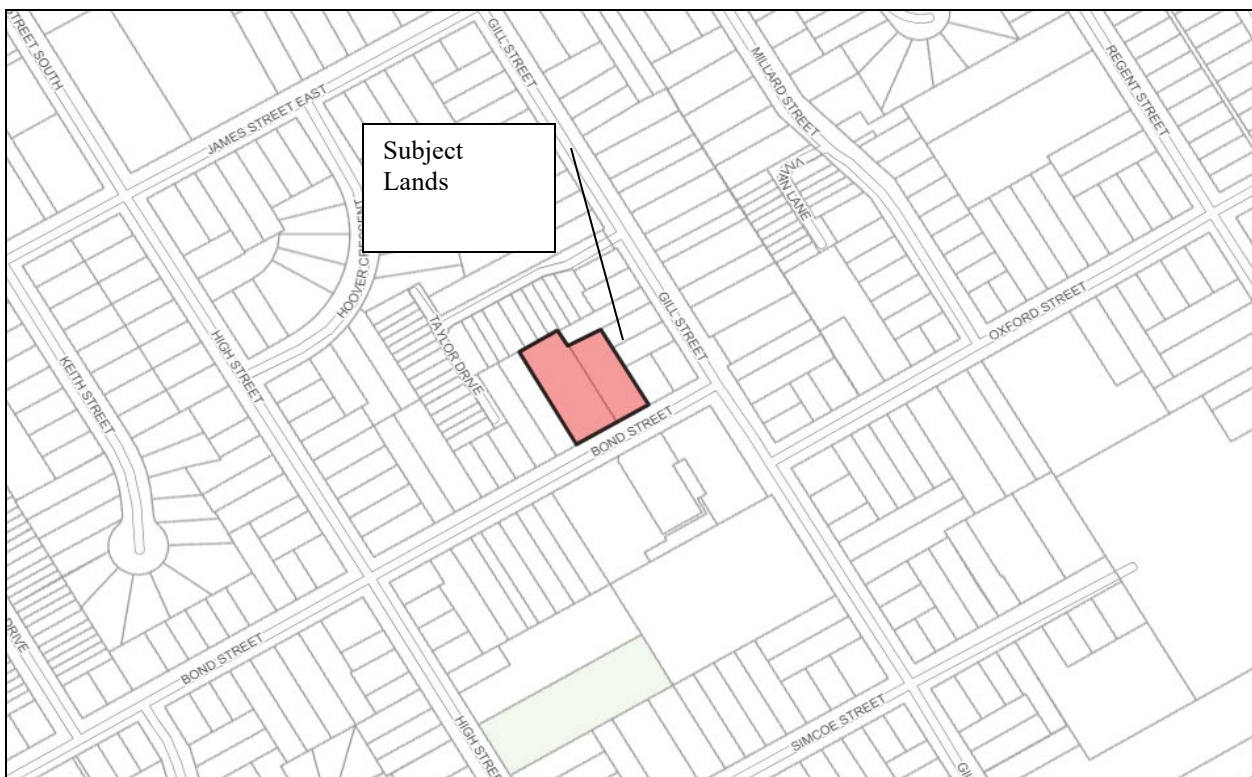
Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

POSTING REQUIREMENTS:

It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated: May 5, 2026

LOCATION MAP



APPLICATION FOR ZONING BY-LAW AMENDMENT D14-954
116 and 120 Bond Street
PROPOSED ELEVATIONS updated December 2025

Block B-3

Block B-2



<p>1 SOUTH ELEVATIONS 3/16" : 1'-0" (PARKING AREA / INTERIOR SIDE YARD PARKING)</p>	<p>LEGEND</p> <table border="0"> <tr> <td> A 1</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE</td> <td> B 1</td> <td>MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 2</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE</td> <td> B 2</td> <td>STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 3</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE</td> <td> B 3</td> <td>INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 4</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE</td> <td> C 1</td> <td>PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE</td> </tr> </table>	A 1	EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE	B 1	MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL	A 2	EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE	B 2	STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL	A 3	EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE	B 3	INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL	A 4	EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	C 1	PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	<p>3 WEST ELEVATIONS 3/16" : 1'-0" (FACING COMMON AMENITY AREA / REAR YARD)</p>
A 1	EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE	B 1	MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL															
A 2	EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE	B 2	STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL															
A 3	EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE	B 3	INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL															
A 4	EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	C 1	PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE															

<p>1 SOUTH ELEVATIONS 3/16" : 1'-0" (PARKING AREA / INTERIOR SIDE YARD)</p>	<p>LEGEND</p> <table border="0"> <tr> <td> A 1</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE</td> <td> B 1</td> <td>MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 2</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE</td> <td> B 2</td> <td>STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 3</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE</td> <td> B 3</td> <td>INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL</td> </tr> <tr> <td> A 4</td> <td>EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE</td> <td> C 1</td> <td>PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE</td> </tr> </table>	A 1	EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE	B 1	MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL	A 2	EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE	B 2	STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL	A 3	EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE	B 3	INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL	A 4	EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	C 1	PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	<p>3 WEST ELEVATIONS 3/16" : 1'-0" (FACING REAR YARD / B-3 SIDE)</p>
A 1	EPS SYSTEM - SMOOTH FINISH, COLOUR: WOLF (2127-45) BY BENJAMIN MOORE	B 1	MASONRY VENEER - "PRO-FIT" ALPINE LEDGESTONE" BY "CULTURED STONE" COLOR: "SUMMIT PEAK" - SS OR APPROVED EQUAL															
A 2	EPS SYSTEM - SMOOTH FINISH, COLOUR: FEATHER (2127-45) BY BENJAMIN MOORE	B 2	STEEL SIDING - "BALLERA ROSEWOOD" BY "VICWEST" COLOR: "WARM ROSEWOOD (16-3211)" - SS OR APPROVED EQUAL															
A 3	EPS SYSTEM - SMOOTH FINISH, COLOUR: DISTANT (2124-70) BY BENJAMIN MOORE	B 3	INSULATED METAL PANELS - "R4 SERIES (RFS) ROOF PANEL" BY "VICWEST" COLOR: BLACK (2125-10) BY BENJAMIN MOORE - SS OR APPROVED EQUAL															
A 4	EPS SYSTEM - SMOOTH FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE	C 1	PREFINISHED METAL CAP FLASHING, SEMI-GLOSS FINISH, COLOUR: BLACK (2125-10) BY BENJAMIN MOORE															



<p>2 NORTH ELEVATIONS 3/16" : 1'-0" (FACING INTERIOR SIDE YARD)</p>	<p>4 EAST ELEVATIONS 3/16" : 1'-0" (BLDG B-2 / FACING BOND STREET)</p>
--	---

<p>2 NORTH ELEVATIONS 3/16" : 1'-0" (FACING INTERIOR SIDE YARD)</p>	<p>4 EAST ELEVATIONS 3/16" : 1'-0" (BOND STREET / FRONT YARD)</p>
--	--