

BY-LAW NUMBER 2023-XX OF THE CITY OF ORILLIA

A BY-LAW TO ADOPT AMENDMENT NUMBER 19 TO THE OFFICIAL PLAN FOR THE CITY OF ORILLIA

THAT the Council of the Corporation of the City of Orillia in accordance with the provisions of the Planning Act, R.S.O., 1990, chap. P.13, hereby enacts as follows:

1. THAT Amendment Number 19 to the Official Plan for the City of Orillia, consisting of the attached Schedule "A" being the Amendment and Explanatory Text, is hereby adopted.
2. AND THAT Amendment Number 19 to the Official Plan for the City of Orillia, consisting of the attached Schedules "A-1" "A-2" "A-3" and "A-4" being Amendments to the Mapping and Schedules, is hereby adopted.
3. THAT this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O., 1990, chap. P.13, as amended.

BY-LAW introduced and passed this ____ day of _____ A.D. 2023.

MAYOR

CAO/CITY CLERK

Schedule “A”

AMENDMENT NUMBER 19

to the

OFFICIAL PLAN

for the

CITY OF ORILLIA

(OPA 19)

**(TO REPEAL AND REPLACE THE POLICY WORDING UNDER
“SPECIAL POLICY AREA 4.2.6 a)”**

**(TO IMPELENT A NEIGHBOURHOOD PLAN ON LANDS SUBJECT TO
THIS AMENDMENT – APPENDIX A to 4.2.6 a))**

**(TO RE-DESIGNATE PORTIONS OF THE LANDS SUBJECT TO THIS
AMENDMENT – APPENDIX “A”, AS FOLLOWS:**

**Portions of “ENVIRONMENTAL PROTECTION AREA” to
“NEIGHBOURHOOD GREENFIELD”**

**Portions of “ENVIRONMENTAL PROTECTION AREA” to “PARKLAND
AND MAJOR OPEN SPACE “and;**

**Portions of “NEIGHBOURHOOD GREENFIELD” to “PARKLAND
MAJOR OPEN SPACE”)**

**TO AMEND SCHEDULE “C” – OVERLAY
TO REPEAL AND REPLACE SPECIAL POLICY AREAS 4.2.6 a) 1,2,
AND 3 WITH SPECIAL POLICY AREA 4.2.6 a)**

**TO AMEND SCHEDULE “D” – TRANSPORTATION NETWORK
TO ESTABLISH THE LOCAL ROAD NETWORKS, AND;
TO ESTABLISH THE EXACT LOCATION OF THE ARTERIAL ROAD
NETWORK (STONERIDGE BOULEVARD)**

**TO AMEND SCHEDULE “E” “PARKS AND TRAILS”
TO REMOVE PREVIOUSLY PROPOSED LOCATIONS OF
“NEIGHBOURHOOD PARKS” AND TO ESTABLISH THE ACTUAL
LOCATION OF “NEIGHBOURHOOD PARKS AND TRAIL NETWORKS”.**

**AMENDMENT NUMBER 19 TO THE
OFFICIAL PLAN FOR THE
CORPORATION OF THE CITY OF ORILLIA**

The attached explanatory text and schedule, constituting Amendment Number 19 to the Official Plan of the City of Orillia, was prepared and adopted by the Council of the Corporation of the City of Orillia by By-law 2023-XX under the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13, as amended.

MAYOR

CAO/CITY CLERK

DRAFT

**AMENDMENT NUMBER 19
TO THE OFFICIAL PLAN
FOR THE
CITY OF ORILLIA**

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Orillia consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Sets out the actual Amendment Number 19 to the City of Orillia Official Plan, including the specific policy to be amended.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

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PART A – THE PREAMBLE

1.0 PURPOSE OF AMENDMENT

The purpose of this Official Plan Amendment is to adopt a Neighbourhood Plan consisting of approximately 1,300 residential dwelling units, two (2) school blocks, one (1) commercial block, refinement of the Environmental Protection Areas, additions of Parkland and Major Open Space (through the development of a new parkette and multi-use trails systems), the establishment of a local road network and the proper alignment of the Arterial Road (Stoneridge Boulevard).

The Neighbourhood Plan provides land use policies for a range of housing types, commercial uses, institutional uses, and active and passive recreational uses. The Neighbourhood Plan will affect existing conceptual boundaries of the “Environmental Protection Areas” refinement of the “Living Area - Neighbourhood Greenfield” areas, re-establishment of the parks and trails systems and formulation of the local road network.

2.0 LOCATION OF AMENDMENT

Amendments to specifically cited sections and policy are outlined below, as well as amendments to Schedules “A”, “C”, “D” and ‘E” of the City’s Official Plan and attached to this Amendment as such. All of these amendments will apply to a parcel of land approximately 105 hectare in size and located in an area of the City generally described as West Orillia – Trailside Neighbourhood Plan (43T-21001). The specific parcel is situated along the northern property line of Lakehead University campus, south of Bass Lake Side Road East, west of boundary of the existing Stone Ridge Plan of Subdivision and east of Line 15 North.

- i. The amendments, in part, are to repeal section 4.2.6 a) “West Orillia Lands” and replace with a new policy Section 4.2.6 a) “West Orillia Trailside Neighbourhood Plan”.
- ii. The amendments, in part, notwithstanding section 3.3.5.3 (g) “Neighbourhood Greenfield – Development Policies” which are replaced with an area specific section and policy 4.2.6 a) i) “Neighbourhood Greenfield Intensification - Block 485”.
- iii. The amendments, in part, notwithstanding section 6.1.4.2 b) v) - “Design Policies for Road – Arterial and Collectors” which are replaced with an area specific section and policy 4.2.6 a) ii) “Neighbourhood Greenfield – All Residential Uses.”
- iv. The amendments, in part, notwithstanding sections 3.3.3.16 b) “Local Convenience/Service Retail” and section 3.3.5.2 a) ix) “Permitted Uses Local Convenience/Service Retail” which are replaced with an area specific section and policy 4.2.6 a) iii) “Neighbourhood Greenfield – Commercial - Local Convenience / Service Retail – Block 488”.
- v. The amendments, in part, notwithstanding section 3.3.5.3 iii) Urban Design and Architectural Control Guidelines” which are to be replaced with an area specific section and policy 4.2.6 a) v) “Urban Design and Architectural Control Guidelines”.
- vi. The amendments, in part, provide further context related to Section 7.1.14 “Parkland Dedication” and to notwithstanding section 3.5.4.4.i) “Parkland and Major Open Space Components” which are replaced with an area specific section and policy 4.2.6 a) vi) “Parkland Dedication”.
- vii. The amendments, in part, provide further context to Section 3.5.3.3 c) and d) “Environmental Protection Area Permitted Uses” and replace with an area specific section and policy 4.2.6 a) vi) “Environmental Protection Area”.

- i. The amendments, in part, amend Schedule 'A' - "Land Use" as it applies specifically to the parcel's modification of land uses.
- ii. The amendments, in part, amend Schedule 'C' - "Overlay" as it applies specifically to the parcel's adherence to requirements of section 4.2.6 a) Special Policy Area 1, 2 and 3.
- iii. The amendments, in part, amend Schedule 'D' - "Transportation Network" as it applies specifically to the parcel's new road networks and the realignment of previous conceptual road network.
- iv. The amendments, in part, amend Schedule 'E' - "Parks and Trail System Network" as it applies specifically to the parcel's new parks and trails.

3.0 BASIS OF AMENDMENT

The basis for this Amendment is to apply policy direction provided in the City of Orillia's Official Plan which requires the preparation of a detailed Neighbourhood Plan for lands designated "Neighbourhood Greenfield" which are greater than 20 ha in size. The details of that Neighbourhood Plan are then implemented through approval of various Official Plan Amendments.

The Neighbourhood Plan implemented by this Amendment is referred to as the West Ridge Trailside Neighbourhood Plan (the "Trailside Neighbourhood Plan" or the "TNP"). The Trailside Neighbourhood Plan establishes land use and community building policies to manage the effective and efficient growth and development of the Trailside community over the next 10-15 years.

A copy of the Trailside Neighbourhood Plan is provided in Appendix "A" to this Amendment.

- i. The "Living Area" section of the Official Plan lays out the framework for the following sub-designations: "Stable Neighbourhood"; "Intensification Area", and the "Neighbourhood Greenfield". The parcel in question is located, in part, in the "Neighbourhood Greenfield" designation which permits a variety of uses and a range of residential building types which can only be development through a comprehensively planned community that builds upon the attributes of its location and conforms with the "Designing Policies for the Living Area". The City has received the Trailside Neighbourhood Plan and a Draft Plan of Subdivision (43T-21001). The land use proposals in this Plan, as well as details displayed in the Draft Plan of Subdivision are consistent with the "Development Policies" of the "Neighbourhood Greenfield" designation and the "Design Policies for the Living Area".

The Trailside Neighbourhood Plan was required to provide the following:

- Detailed road, block and land use plan;
 - Potential future transit corridor
 - Comprehensive streetscape, open space and trails plan;
 - Urban design and architectural guidelines;
 - Servicing Plans, including but not limited to provisions for wastewater and or utilities; and,
 - An assessment the school board (s) needs.
 - A range of housing types, including low, medium and high density.
 - Local commercial needs
 - Active and Passive recreational opportunities and;
 - Continued protection of Environmentally significant features
- o lands were to be designed in a series of development blocks (for a range of residential uses) and have frontage on public roads and lanes.

- Each block to have frontage on a public road and be of sufficient size and configuration to accommodate development as set out by the design policies of the Living Area.

The Neighbourhood Plan provides specific details of land use where previously, those land uses were only conceptual. Amendments to the text of the Official Plan as well as to Schedules “A”, “C”, “E” and “D” are required to illustrate the details of this Neighborhood Plan.

- ii. Special Policy Areas 4.2.6 a) 1, 2 and 3 as shown on Schedule ‘C’ located within the West Orillia Lands illustrate conceptual areas which may exhibit natural heritage features and/or potential environmental linkages. Removal or refinement of these areas required the completion of an Environmental Impact Study to determine if such features exist, and to what extent protection and land use modification will occur or whether modification of these lands can proceed to facilitate development. The developer undertook an Environmental Impact Study which was then peer reviewed by the City in advance of designing the comprehensive Neighbourhood Plan. It was concluded that these areas did not contain natural heritage features or environmental linkages and therefore Special Policy Areas 1, 2 and 3 can be removed from Schedule ‘C’. Once these special Policy Areas are removed, the underlying designation for these lands will be “Living Area-Neighbourhood Greenfield” and no additional amendments to the land use are required.

The Environmental Impact Study also provided the framework to study, evaluate, and establish the actual limits of the Environmental Protection Areas which were conceptual. Large undeveloped areas in the Official Plan generally provide land use as conceptual such as Environmental Protection Areas, proposed Road networks and parks. It is not until such time as a development is proposed that the land uses are properly evaluated and detailed designs undertaken. The results of this study work were provided to the City and approved in advance of the developer undertaking their detailed design work for the Neighbourhood Plan. The study work was peer reviewed and the findings reflect the proposed amendments to Schedule ‘A’ which is a refinement of the existing Environmental Protection Areas as well as additions to the Environmental Protection Areas from lands previously identified as Neighbourhood Greenfield.

- iii. The Plan provides for the establishment of new road networks, including the correct alignment of the existing Arterial Road – Stone Ridge Boulevard, Schedule ‘D’ “Transportation” will be amended to illustrate the new road networks and replace the existing conceptual layouts.
- iv. Since the lands have undergone an extensive community design exercise, the previous conceptual locations for “Neighborhood Parks” have changed and Schedule ‘E’ “Parks and Trail Systems Network” will be amended to remove the existing two Neighbourhood Park (NP) symbols and relocate a singular (NP) symbol over the proposed parkette to be developed at the southern portion of the Trailside Neighbourhood Plan. Schedule ‘E’ is further amended to include the identification of the new Multi-Use Trail system and corridor design.

The proposed development complies in all other respects with the requirements of the Official Plan.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan for the City of Orillia is hereby amended as follows:

1. Section 4.2.6 a) is hereby amended by repealing and replacing this section as follows:

“4.2.6 a) West Ridge Trailside Neighbourhood Plan”

The West Ridge Trailside Neighbourhood Plan (the “Trailside Neighbourhood Plan” or the “TNP”) comprises of approximately 105 ha of land located in West Orillia. The subject lands are situated north of the Lakehead University campus, south of Bass Lake Side Road East, west of the existing Stone Ridge Subdivision and east of Line 15 North. The Trailside Neighborhood has been included as Appendix A to this Section. Within the Trailside Neighbourhood Plan is the Trailside Draft Approved Plan of Subdivision (43T-21001).

Residential land uses proposed in the Trailside Neighbourhood Plan may need to consider alternative forms of development in order to comply with future Municipal or Provincial density requirements. Those alternative forms may be considered in accordance with permitted land uses under the Neighbourhood Greenfield designation and shall be permitted without further Amendments to the Official Plan. Compliance with the City’s Zoning By-law shall be required.

All applicable policies of the City of Orillia Official Plan apply to the Trailside Neighbourhood Plan and to the Trailside Draft Approved Plan of Subdivision “DPS” (43T-21001) save and except for the following policies which are specific to the TNP and to the DPS:

i) Neighbourhood Greenfield - Intensification Block 485

- Notwithstanding Neighbourhood Greenfield – Development Policies section 3.3.5.3 (g) – An Apartment Building use located on Block 485 of the Trailside DPS (43T-21001) and designated 'Neighbourhood Greenfield' shall not exceed a height of Sixteen (16) storeys.
- And where such an Apartment Building use on Block 485 is abutting an adjacent property line within the Neighborhood Greenfield designation, angular planes shall be implemented to establish an appropriate interface with abutting lower built forms, which would result in the stepping back of the upper floors of the building in accordance with detailed provisions of the Zoning By-law. Property lines abutting a public road allowance are not subject to the angular plane provisions; and,
- The development of an Apartment Building uses must be in conformity with section 3.3.7.4.4 Design Policies for the Living Area

ii) Neighbourhood Greenfield – All Residential Uses

- Notwithstanding section 6.1.4.2 b) v), buildings and lots abutting Stoneridge Boulevard (Arterial Road) shall present a façade with architectural detailing and landscape features that address the road frontage.
- Reverse frontage developments shall be permitted adjacent to all adjacent Arterial Roads.

iii) Neighbourhood Greenfield – Commercial - Local Convenience / Service Retail – Block 488:

- Notwithstanding Section 3.3.3.16 (b) and section 3.3.5.2 a) ix) “Permitted Uses Local Convenience/Service Retail” on the property described as Block 488 of the

Trailside Draft Plan of Subdivision (43T-21001) a “Local Convenience/Service Retail” use may develop with multiple commercial units, provided the combined maximum gross floor area of the structure shall be generally limited to 750 m² for a consolidated local commercial use. The maximum gross floor area per individual commercial use (unit) shall generally be limited to 500 m².

Additional permitted uses for this Block are as follows:

- A variety of local service commercial uses, including but not limited to:
- Retail,
- Restaurants /Restaurant drive-thru,
- Business, Professional or Administrative Offices,
- Medical Clinics, and
- Day Care Facilities,

iv) Elementary and Secondary Schools:

- If the School Board(s) deem the school site(s) to be surplus and the school block(s) are no longer required, the site(s) shall be permitted to develop in accordance with permitted land uses under the Neighbourhood Greenfield designation without further Amendments to the Official Plan.

v) Urban Design and Architectural Control Guidelines:

- As per Section 3.3.5.3 iii), Urban Design and Architectural Control Guidelines: The Urban Design and Architectural control guidelines will be implemented through the ‘Design Policies for Living Area’, and any other applicable policies of this Plan.

vi) Parkland Dedication:

- That further to Section 7.1.14 Parkland Dedication, the Trailside Neighborhood Plan (representing 105 hectares of land) shall recognize the existing over-dedication of parkland contribution in the amount of 2.45 hectares from the adjacent Stoneridge Subdivision together with the parkland contributions from the Trailside Draft Plan of Subdivision (43T-21001) of 3.79 hectares These dedications result in a total parkland contribution of 6.24ha for the entirety of the Trailside Neighborhood Plan as per the requirements of the *Planning Act*
- Notwithstanding Section 3.5.4.4.i) all components of the parks system shall be accepted by the City including lands incumbered by the TransCanada Pipeline and be considered as contributions to the parkland dedication requirements of the *Planning Act*. No component of the parks system shall be accepted as parkland dedication if it incorporates components of an ‘Environmental Protection Area’.

vii) Environmental Protection Area:

- That development and site alteration, including the location of existing and future stormwater management facilities, may be permitted in the “Environmental Protection Area” designation, in accordance with Section 3.5.3.3 “Permitted Uses”. Newly proposed infrastructure must be in compliance with Section 3.5.3.3 c) and d), in conjunction with the findings and recommendations provided in the Environmental Impact Study (“EIS”) approved for the TNP (43T-21001).

Appendix A – Trailside Neighbourhood Plan

2.0 IMPLEMENTATION

Upon approval of this Amendment, Council will consider an implementing Zoning By-law Amendment.

3.0 INTERPRETATION

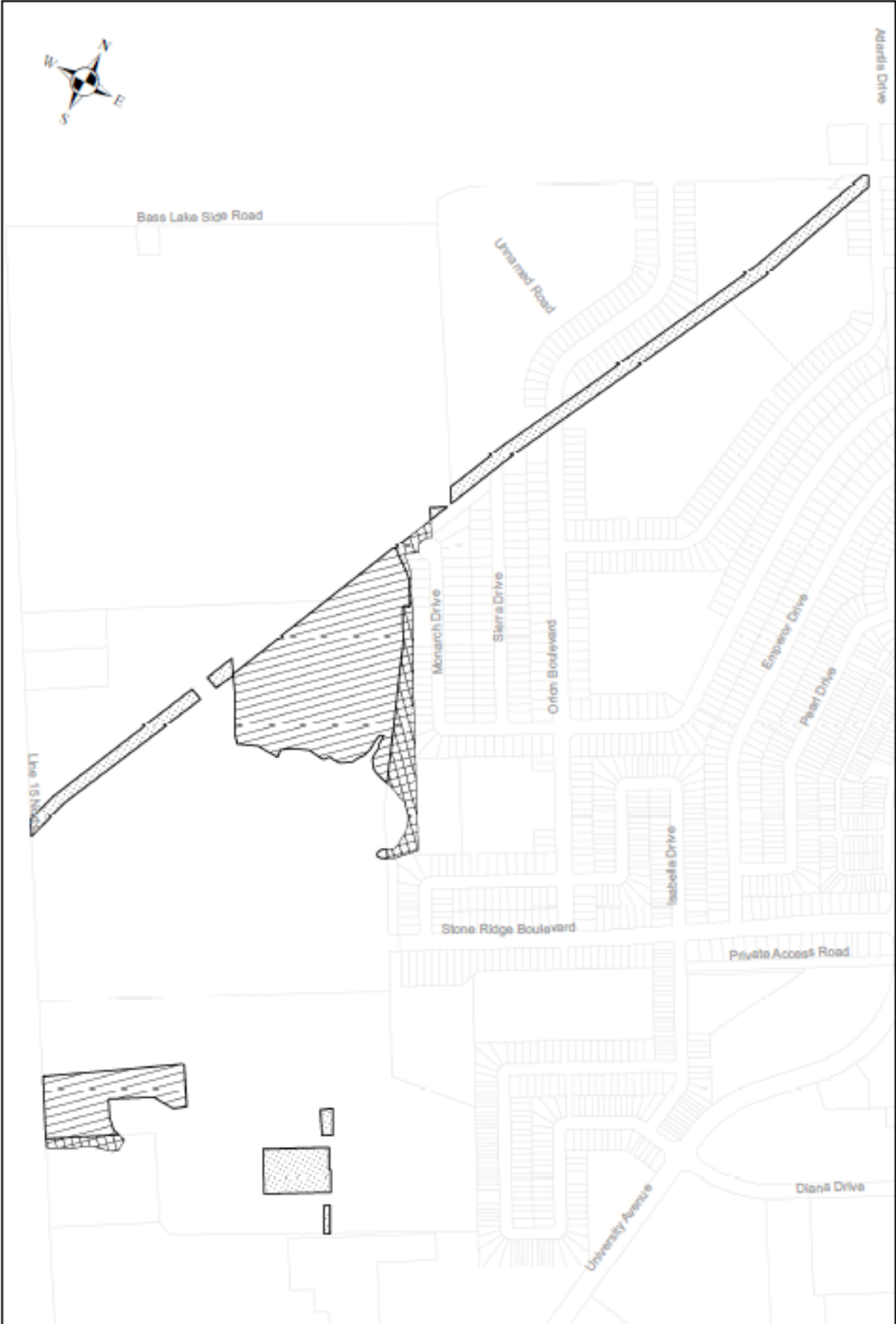
The provisions of the Official Plan as amended from time to time regarding the interpretation of that Plan, shall apply to this Amendment.

4.0 APPLICATION

The amendment applies to the parcel of land shown on the attached Schedule 'A'.

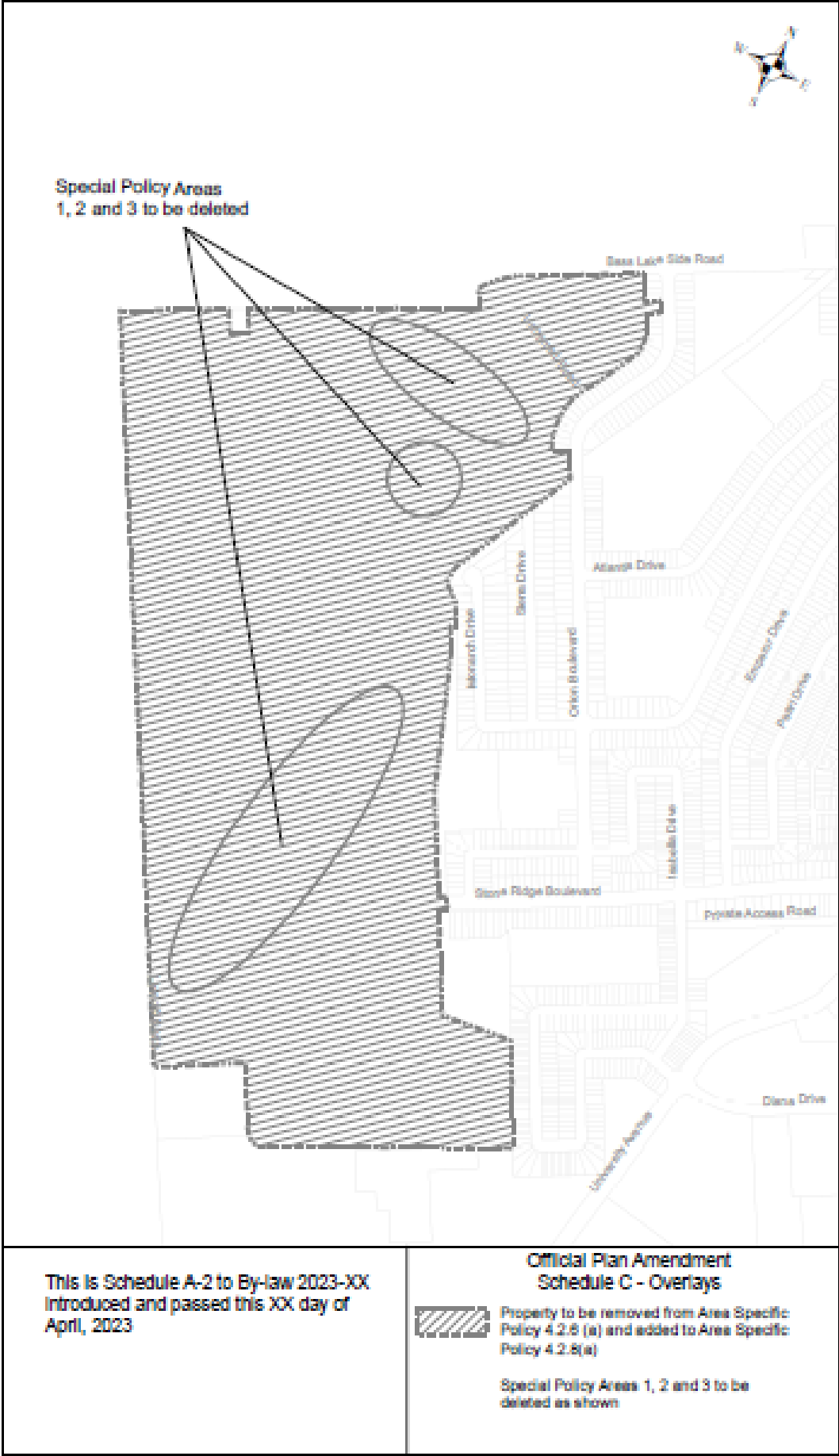
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**Schedule "A-1" to Official Plan Amendment Number 19
Proposed updates to Schedule "A" of the City of Orillia Official Plan**

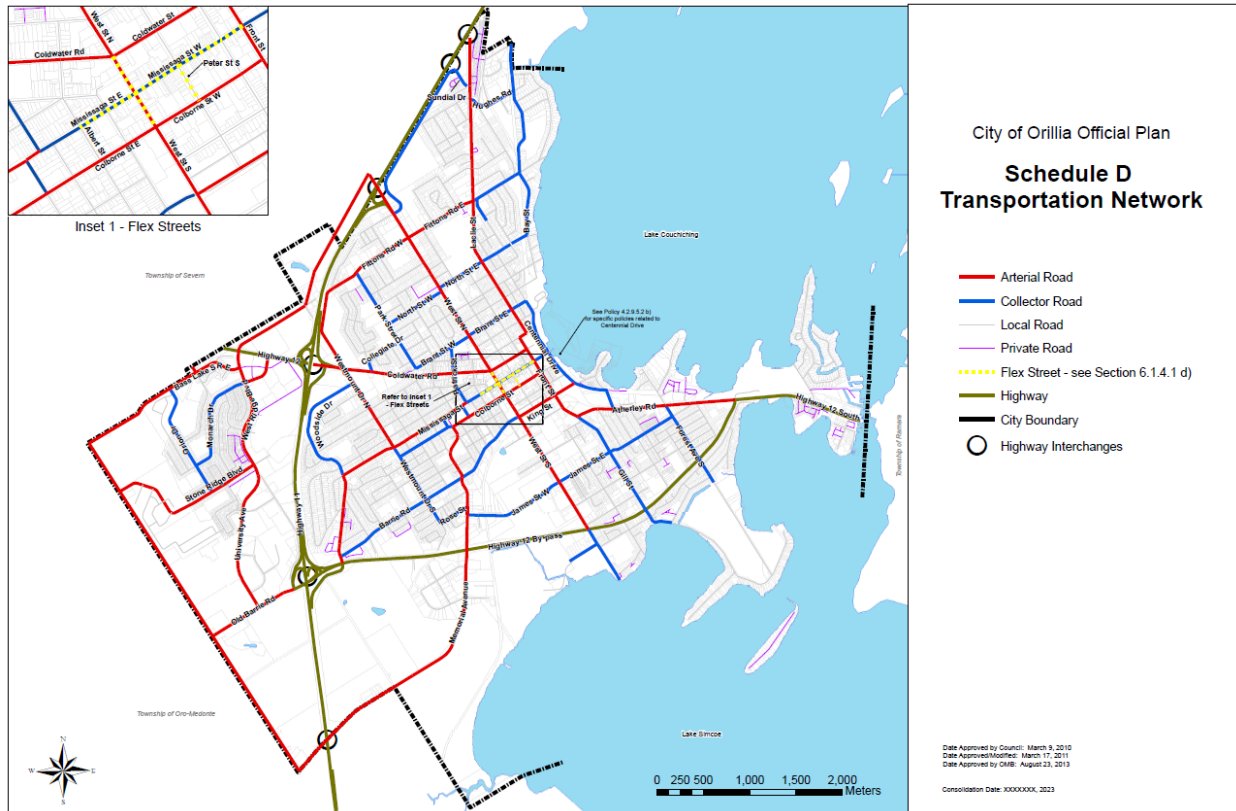


<p>This is Schedule A-1 to By-law 2023-XX introduced and passed this XX day of April, 2023</p>	<p align="center">Official Plan Amendment Schedule A - Land Use</p> <table border="0"> <tr> <td data-bbox="812 2171 917 2225"> </td> <td data-bbox="925 2171 1404 2231"> Property to be redesignated from Environmental Protection to Neighbourhood Greenfield </td> </tr> <tr> <td data-bbox="812 2239 917 2292"> </td> <td data-bbox="925 2239 1404 2298"> Property to be redesignated from Neighbourhood Greenfield to Parkland and Major Open Space </td> </tr> <tr> <td data-bbox="812 2306 917 2360"> </td> <td data-bbox="925 2306 1404 2392"> Property to be redesignated from Environmental Protection to Neighbourhood Greenfield pursuant to Official Plan Section 3.5.3.4 </td> </tr> </table>		Property to be redesignated from Environmental Protection to Neighbourhood Greenfield		Property to be redesignated from Neighbourhood Greenfield to Parkland and Major Open Space		Property to be redesignated from Environmental Protection to Neighbourhood Greenfield pursuant to Official Plan Section 3.5.3.4
	Property to be redesignated from Environmental Protection to Neighbourhood Greenfield						
	Property to be redesignated from Neighbourhood Greenfield to Parkland and Major Open Space						
	Property to be redesignated from Environmental Protection to Neighbourhood Greenfield pursuant to Official Plan Section 3.5.3.4						

**Schedule "A-2" to Official Plan Amendment Number 19
Proposed updates to Schedule "C" of the City of Orillia Official Plan**

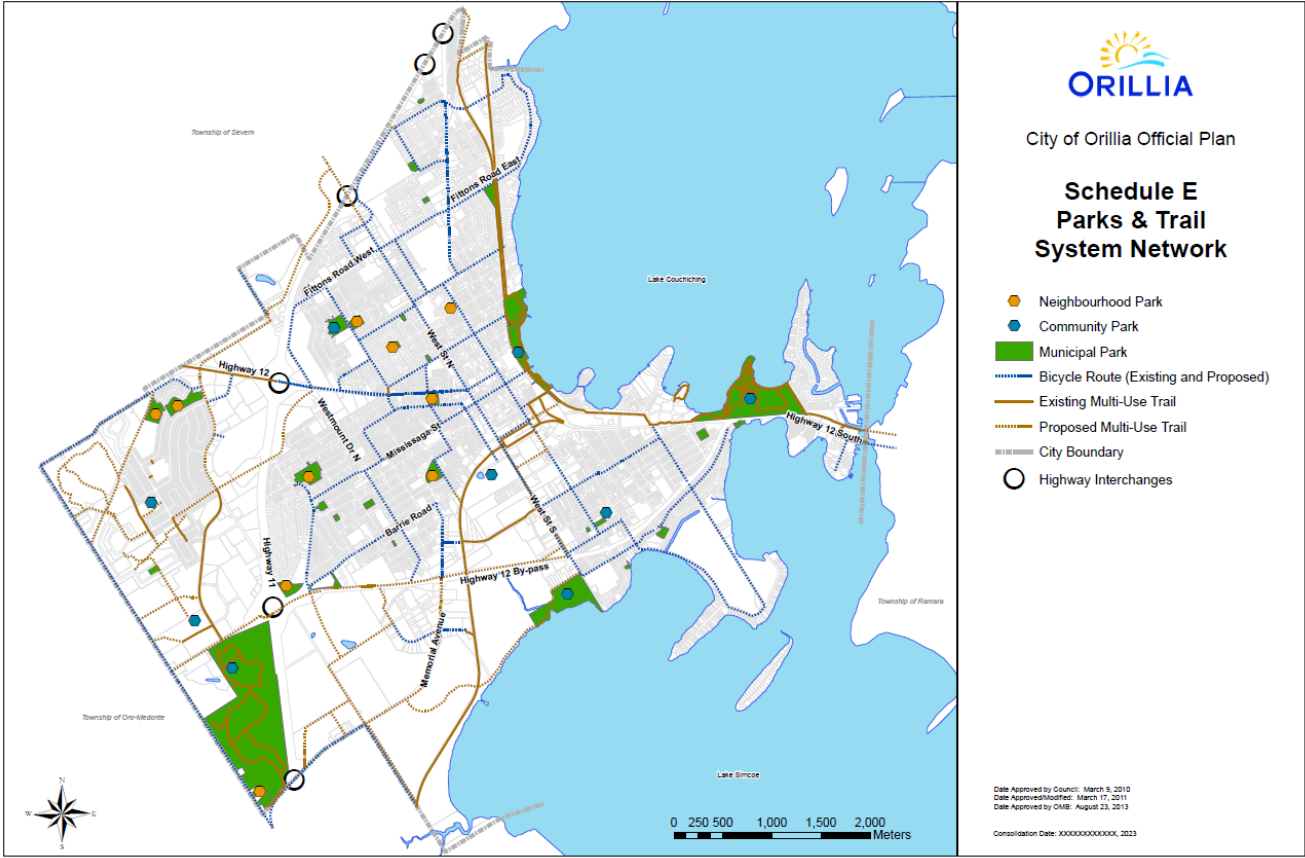


**Schedule "A-3" to Official Plan Amendment Number 19
Proposed updated to Schedule "D" of the City of Orillia Official Plan**



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**Schedule "A-4" to Official Plan Amendment Number 19
Proposed updated to Schedule "E" of the City of Orillia Official Plan**



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