



APPLICATION FOR OFFICIAL PLAN AMENDMENTS

COMPLETENESS OF THE APPLICATION:

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act. It also sets out other information that will assist the City and others in their planning evaluation of the proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. If the requested information, including the plans and fee, is not provided, the City will return the application or refuse to further consider the application until the information, plans and fee have been provided.

One application form is required for each parcel of land affected, along with the applicable fee as indicated by the City's Tariff of Fees By-law shown below.

IT IS MANDATORY ALL INFORMATION & MATERIAL REQUESTED BE SUBMITTED AS STATED UNDER THE *PLANNING ACT* AS AMENDED

APPLICANT'S CHECKLIST

- | | | |
|--|-----|-------------------------------------|
| 1 copy of the completed application form | Yes | <input checked="" type="checkbox"/> |
| 1 copy of a reduced site plan (11x17) (if applicable) | Yes | <input checked="" type="checkbox"/> |
| 5 copies of the information/reports as indicated in the application form | Yes | <input type="checkbox"/> |
| 1 copy of the complete application (including site plan and reports) on computer disk | Yes | <input checked="" type="checkbox"/> |
| A cheque or money order (payable to the City of Orillia) for the following: | | |
| • Applicable FEE(S) (\$4,885.00 as indicated by the City's Tariffs & Fees By-law) | Yes | <input checked="" type="checkbox"/> |
| • DEPOSIT for Peer Review of Environmental Impact Study (\$3,000.00) | Yes | <input type="checkbox"/> |

Please forward application and cheque to:
City of Orillia, Planning Division
Orillia City Centre
50 Andrew Street South
Orillia, ON L3V 7T5

File Numbers will be issued for all applications and should be used in all communications with the City



APPLICATION FOR OFFICIAL PLAN AMENDMENTS

FOR OFFICE USE ONLY

DATE RECEIVED: _____ ROLL NUMBER: _____

DATE APPLICATION DEEMED COMPLETE: _____ INITIAL: _____

APPLICATION FILE NUMBER(S): _____

1. MUNICIPALITY/ OFFICIAL PLAN INFORMATION:

Name of municipality being requested to initiate the amendment to its Official Plan
City of Orillia

Name of the Official Plan requested to be amended
City of Orillia Official Plan

2. APPLICANT / AGENT INFORMATION:

Place check beside person to whom all correspondence is to be sent.

(An owner's authorization is required in Section 12 if the applicant is not the owner.)

2.1 Name of Applicant(s): Brad Spiewak

Address: 1110 Highway 26, Midhurst, ON PC. L9X1N6

Telephone Number: (705) 726-9300 Fax Number: (____) ____ - ____

Email Address: bradley.spiewak@simcoe.ca

2.2 Name of Owner(s): The Corporation of the County of Simcoe
(if different from the applicant)

Address: _____ PC. _____

Telephone Number: (_____) _____ - _____ Fax Number: (_____) _____ - _____

Email Address: _____

3. LOCATION OF THE SUBJECT LAND

Municipal Street Address: 2 Borland Street East

Concession Number(s): _____ Lot Number(s): _____

Registered Plan Number: 8 Lot(s)/Block(s): _____

Reference Plan Number: _____ Part Number(s): _____

4. DESCRIPTION OF SUBJECT LAND

Frontage: 158.24 m Depth: 400.59 m Area: 37614 m²

Existing Use(s): vacant

Date land acquired by the current owner: August 30, 2018 Unknown:

Date existing buildings/structures were constructed: vacant Unknown:

Date the existing uses on the Subject Land commenced: vacant Unknown:

Proposed Use(s): Residential mixed use

A Site Plan **MUST BE** included showing the number, type, use(s), height, floor area and distances from all lot lines for all buildings/structures currently on and proposed to be placed on the Subject Land.

5. OFFICIAL PLAN AND PLAN AMENDMENT

5.1 What is the current designation of the Subject Land in the Official Plan and the land uses that the designation authorizes?

The Site is designated Living Area – Intensification Area in the City’s Official Plan. Designation permits mixed-use buildings with retail/service commercial and/or office uses in combination with residential dwelling units.

5.2 Explain the purpose of the requested amendment:

The proposed development generally conforms to the designation policies of the Official Plan. However, an official plan amendment is required to increase the permitted Gross Floor Area for office use. The site-specific OPA is also requested, to permit additional non-residential space.

5.3 Does the requested amendment change or replace a designation in the Official Plan?

please indicate: YES NO UNKNOWN

If YES, what is the designation to be changed or replaced?

5.4 What are the land uses that the requested Official Plan Amendment would authorize?

- increase the permitted Gross Floor Area for office use

5.5 Please indicate whether the requested amendment will add, change, replace, or delete a policy in the Official Plan:

- Add
- Change
- Replace
- Delete
- Unknown

What is the policy to be added, changed, replaced or deleted?

3.3.3.16
add a site-specific exception

5.6 Is a policy in the Official Plan being changed, replaced or deleted or is a policy is being added?

please indicate: YES NO UNKNOWN

If YES, please specify the requested amendment(s) and attach the text of Draft Official Plan Amendment to the application form.

5.7 Does the requested amendment change or replace a schedule in the Official Plan?

please indicate: YES NO UNKNOWN

If YES, please attach the requested schedule and the text that accompanies it.

5.8 Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

please indicate: YES NO UNKNOWN

If YES, please provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement.

5.9 Does the requested amendment remove the Subject Land from an area of employment?

please indicate: YES NO UNKNOWN

If YES, please provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment.

6. PROVINCIAL PLANS AND POLICIES - OFFICIAL PLAN AND ZONING INFORMATION

6.1 Provide an explanation as to how the proposed amendment is consistent with the policy statements issued under Subsection 3(1) of the Act? (See Provincial Policy Statement 2014):

Please reference Planning Justification Report.

6.2 Is the Subject Land within an area of land designated under any provincial plan(s)? please indicate: YES NO UNKNOWN

If the answer to Section 6.2 is **YES**, please explain how the proposed amendment conforms or does not conflict with the applicable provincial plan or plans (see Growth Plan for the Greater Golden Horseshoe and the Lake Simcoe Protection Plan).

Please reference Planning Justification Report.

7. SERVICES

7.1 **Water Supply:** (check appropriate space)

- publicly owned and operated system
- private well
- private communal well
- other (specify) _____

7.2 **Sewage Disposal:** (check appropriate space)

- publicly owned and operated system
- private individual septic tank **
- private communal septic system **
- privy **
- other (specify) _____

A certificate of approval from the City of Orillia, its delegate or Ministry of the Environment submitted with this application will facilitate the review.

7.2.1 Is it the intent of this application to permit development on privately owned and operated individual or communal septic systems where more than 4500 litres of effluent would be produced per day as a result of the development being completed?

please indicate: YES NO UNKNOWN

If YES, the following is required:

- (a) a servicing options report; and
- (b) a hydrogeological report.

8. ADDITIONAL APPLICATIONS

8.1 Is the Subject Land, or land within 120 meters of it, the subject of an application by the applicant under the Act?

please indicate: YES NO UNKNOWN

If YES, please check all that are applicable:

- A Minor Variance or Consent
- An Amendment to an Official Plan
- A Zoning By-law or a Minister's Zoning Order
- Approval of a Plan of Subdivision or a Site Plan

8.2 If the answer to Section 8.1 is YES, the following information about each application is required:

File number: D11-359

The name of the approval authority considering it: City of Orillia

The land it affects: 2 Borland Street

Its purpose: approve site plan

Its status: under review

Its effect on the requested amendment: reliant on approval of amendment

9. PUBLIC CONSULTATION STRATEGY

- 9.1 Describe the proposed strategy for consulting with the public regarding this application (provide explanation below or attach as a separate document):

The County of Simcoe will host an Open House prior to the City arranging a Public Meeting in accordance with the City of Orillia's Consultation Strategy and Consultation Reporting Requirements.

10. SITE PLAN APPLICATION: (If Applicable)

If the site plan is larger than 11"x17" a reduced copy must be included.

The application must be accompanied by a site plan or plans drawn to scale and *IN METRIC* showing the following:

- Legend, scale, north arrow, date, revision date(s), name of person or firm that prepared the plan;
- The boundaries and dimensions of the Subject Land;
- The location, size and type of all existing and proposed buildings and structures on the Subject Land including the distance of the buildings or structures from all lot lines and fire hydrants and the centreline of proposed fire truck access routes including the location of the principal access to the buildings and any Siamese connections;
- The approximate location of all natural and artificial features on the Subject Land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, and;
- The existing use(s) on adjacent lands and location of all services and utilities.

11. APPLICANT'S CONSENT AND AUTHORIZATIONS:

APPLICANT'S CONSENT (FREEDOM OF INFORMATION)

In accordance with the provisions of the *Planning Act*, it is the policy of the Development Services and Engineering Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I Brad Spiewak, Maintenance and Facilities Project Manager, the applicant, hereby acknowledge the above noted and provide my consent in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

AUTHORIZATION FOR SITE INSPECTION BY CITY COUNCIL, COMMITTEE OF ADJUSTMENT, AND/OR CITY STAFF

I acknowledge that Council Members, Committee of Adjustment members, and/or City staff may conduct site inspections of my lands. By submitting this application I am hereby authorizing the members of City Council, Committee of Adjustment, and/or City staff to access my lands for the purposes of conducting the required site inspections for the limited purpose of evaluating the merits of this application. I understand that, if access to the property is by water, the consideration of the application may be delayed during the winter until such time as safe access can be obtained to the lands.

APPLICANT'S CONSENT FOR ADDITIONAL EXPENSES

Where the City of Orillia determines it necessary to use professional assistance pertaining to this application including, but not limited to, the use of legal, engineering and/or environmental consultants, the Applicant, by endorsing below, hereby agrees to submit the balance due upon receipt of an invoice for the same.

AUTHORIZATION FOR AGENT TO REPRESENT THE OWNER

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included or the authorization set out below must be completed by the owner.

I, _____, am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

I hereby consent and authorize all of the above.

Date

Signature of Owner

12. AFFIDAVIT OR SWORN DECLARATION


IN THE MATTER OF Official Planning and Zoning Amendment in the City of Orillia,
as part of the County of Simcoe, hereinafter referred to as "the property".

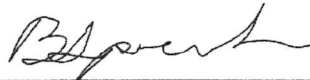
I, Bradley Spiewak, of County of Simcoe.


DO SOLEMNLY AFFIRM AND DECLARE THAT:

I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath.

AND that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true. I further acknowledge and agree that I am responsible for payment of any application fees or costs incurred by the City for legal or consulting services related to the processing or approval of this Application.


~~DECLARED~~ before me at the City of Orillia, in the
~~County of Simcoe, in the Province of Ontario on~~
this 18th day of February, 2021.


Signature (To be witnessed by Commissioner, etc.)


A Commissioner, etc.

AFFIRMED REMOTELY by Bradley Spiewak stated as being located in Innisfil, in the County of Simcoe, before me in the Township of Oro-Medonte, in the County of Simcoe, this 18th day of February, 2021, in accordance with O-Reg 431/20, Administering an Oath or Declaration Remotely

Karen Ball, a Commissioner, etc.,
Province of Ontario, for
The Corporation of the County of Simcoe
Expires November 6, 2023.

NOTE: This is a sworn (affirmed) affidavit of the deponent only. No investigation has been conducted by this authority to confirm or verify the above sworn information. THE CRIMINAL CODE OF CANADA states under Section 131, 132 or by summary conviction Section 134 that: any person providing a false statement under oath or solemn affirmation by affidavit is guilty of an indictable offence and liable to a term of imprisonment not exceeding fourteen years.