

Shadow Creek Residence



Apr 2021

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1. Introduction

Orillia was incorporated as a village in 1867, but the history of what is today the City of Orillia dates back at least several thousand years. Orillia is located on the shores of two connected lakes, Lake Simcoe and Lake Couchiching. The city has a population of 35,000 people.

The city is known as the "Sunshine City", and its large waterfront attracts many tourists to the area every year, as do a number of annual festivals and other cultural attractions. While the area's largest employer are Casino Rama and Ontario Provincial Police, overall economic activity in Orillia is a mixture of many different industries including manufacturing, government services, customer service and tourism.

The city is located on the Trans-Canada Highway which has made it a strategic location for transportation.



Figure 1: Trans-Canada Hwy passes through Orillia

As the commercial centre for the region, Orillia benefits economically from healthy surrounding communities including Townships of Oro-Medonte, Severn, Ramara as well as Rama First Nation. This represents 72,000 residents not including tens of thousands of seasonal residents who own vacation property in Orillia.

Orillia's three largest employers, The Ontario Provincial Police Headquarters, Orillia Soldiers Memorial Hospital and Casino Rama, are stable businesses. In addition, the education sector is growing in prominence thanks to the development of Lakehead University's Campus in Orillia, combined with sustained growth at Georgian College's Orillia Campus and the continued popularity of the OPP'S Training Academy. These institutions bring stable, higher skilled jobs, as well as a consumer population that will help to stimulate growth for years to come.

2. Major Developments in Orillia

The city of Orillia seems to be experiencing a major building boom if a new development report is any indication. The recent staff report shows a total of 49 projects on the books, including two new hotels. The abundance of proposed projects illustrates that the waves that swept over Barrie a decade or two ago while lapping Orillia's shores are now washing over the city. The city is definitely riding a bit of a boom cycle. Residential, industrial, commercial (building) is as high as it's been in decades. According to the officials, the city is experiencing record building numbers and housing starts. While also benefiting from a council that seems committed to keeping up that momentum.

3. Land Information

The development site is approximately 45.3ha (112 acres) in size and is near Ardtrea. The site is located on the northeast corner of Highway 11 and Menoke Beach Road. Shadow Creek abuts the north boundary while Amigo Drive abuts the eastern boundary. Figure 2 and Figure 3 show the site location.

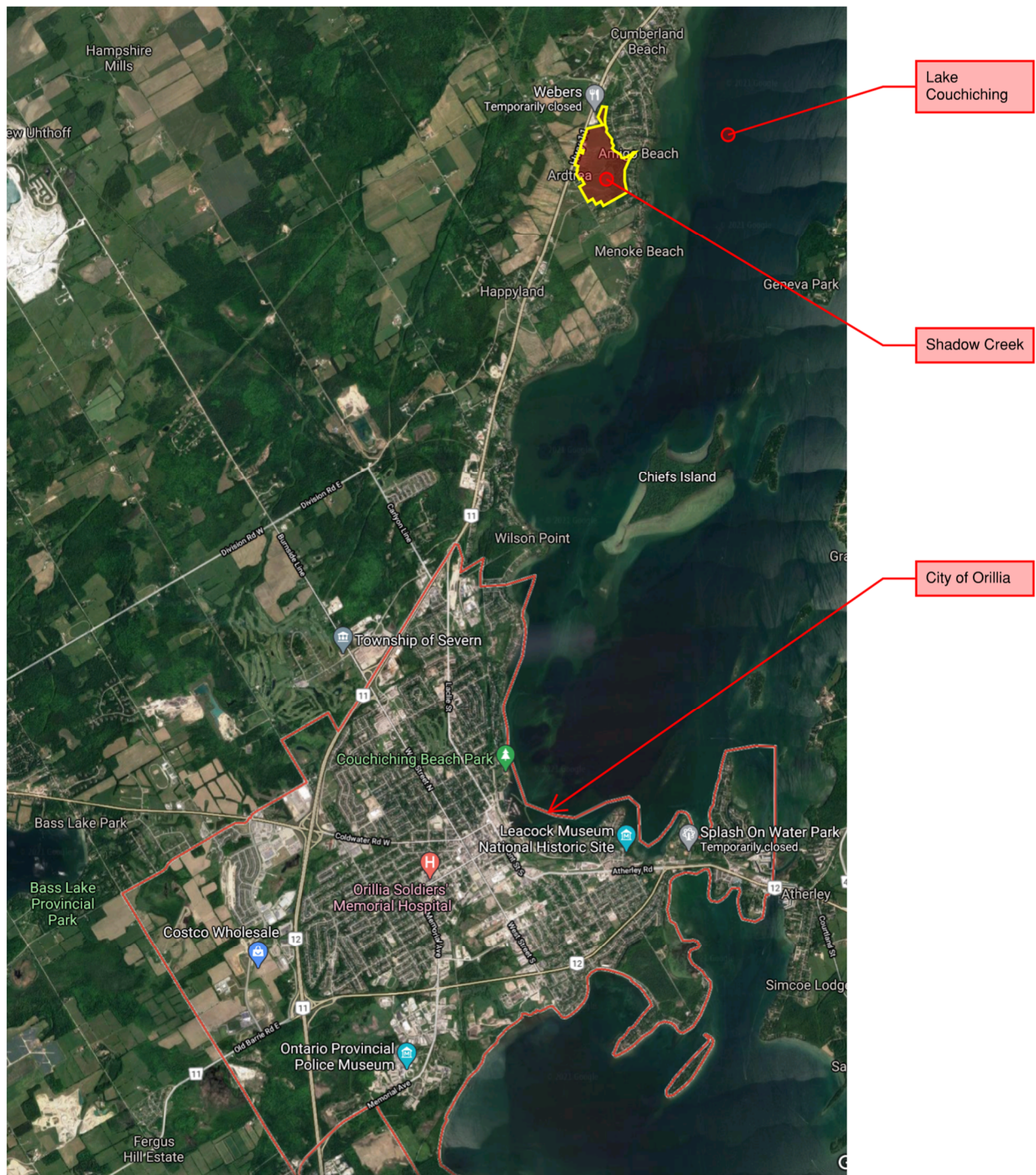


Figure 2: Shadow Creek is north of Orillia

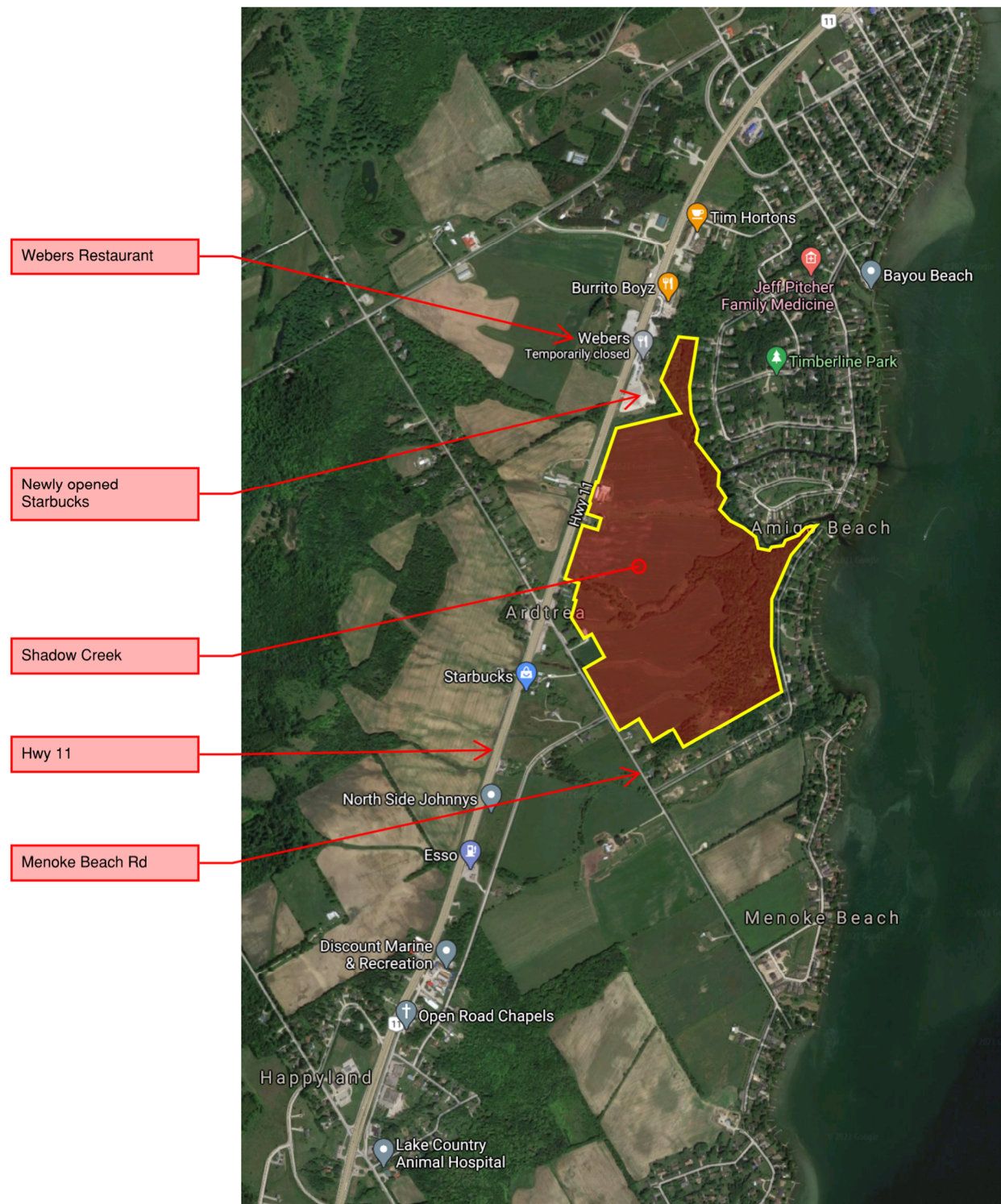


Figure 3: Closer look at Location of the property

The development proposal is for 500 single family homes. A concept plan of the development is shown in Figure 4.

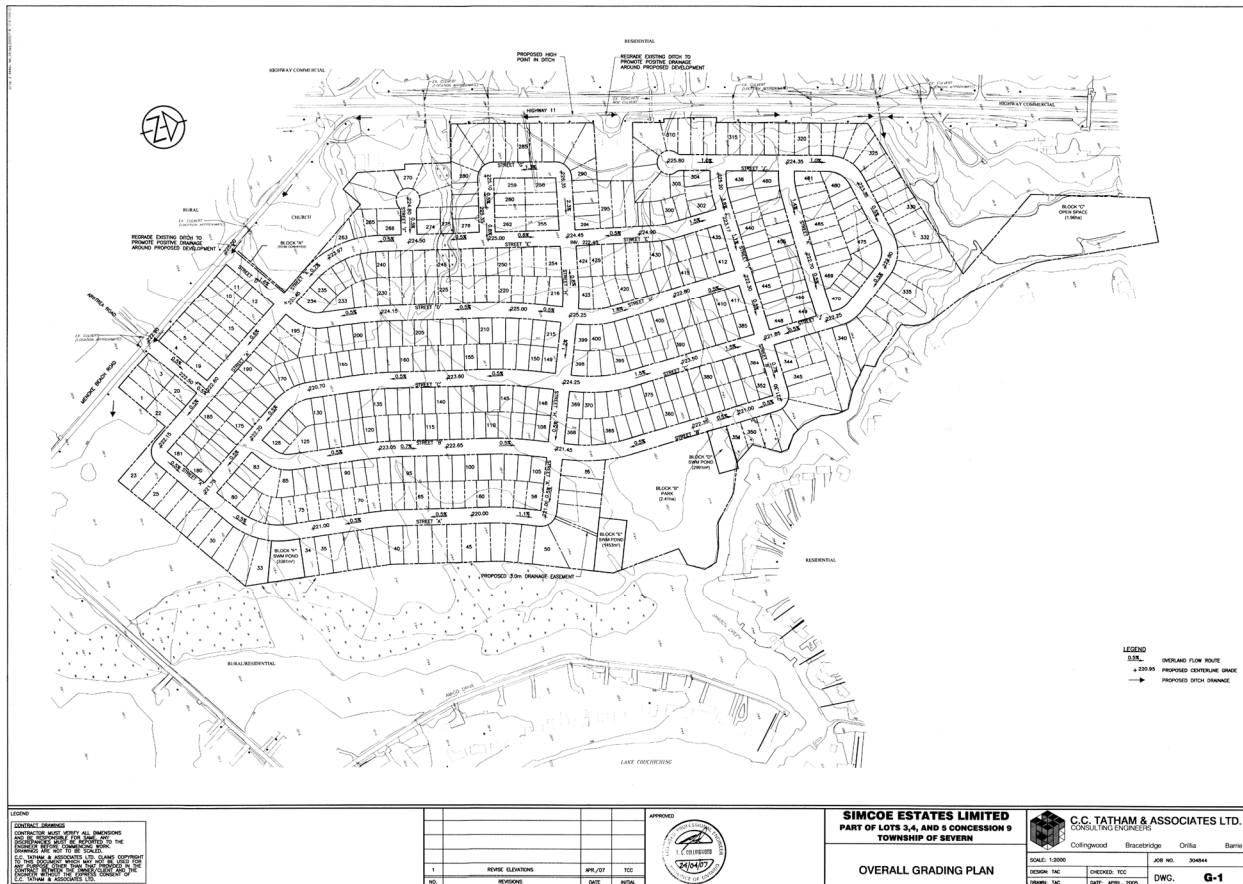


Figure 4: Conceptual Plan of the Development

Figure 5, shows that part of the land will not be altered and will remain as green space.

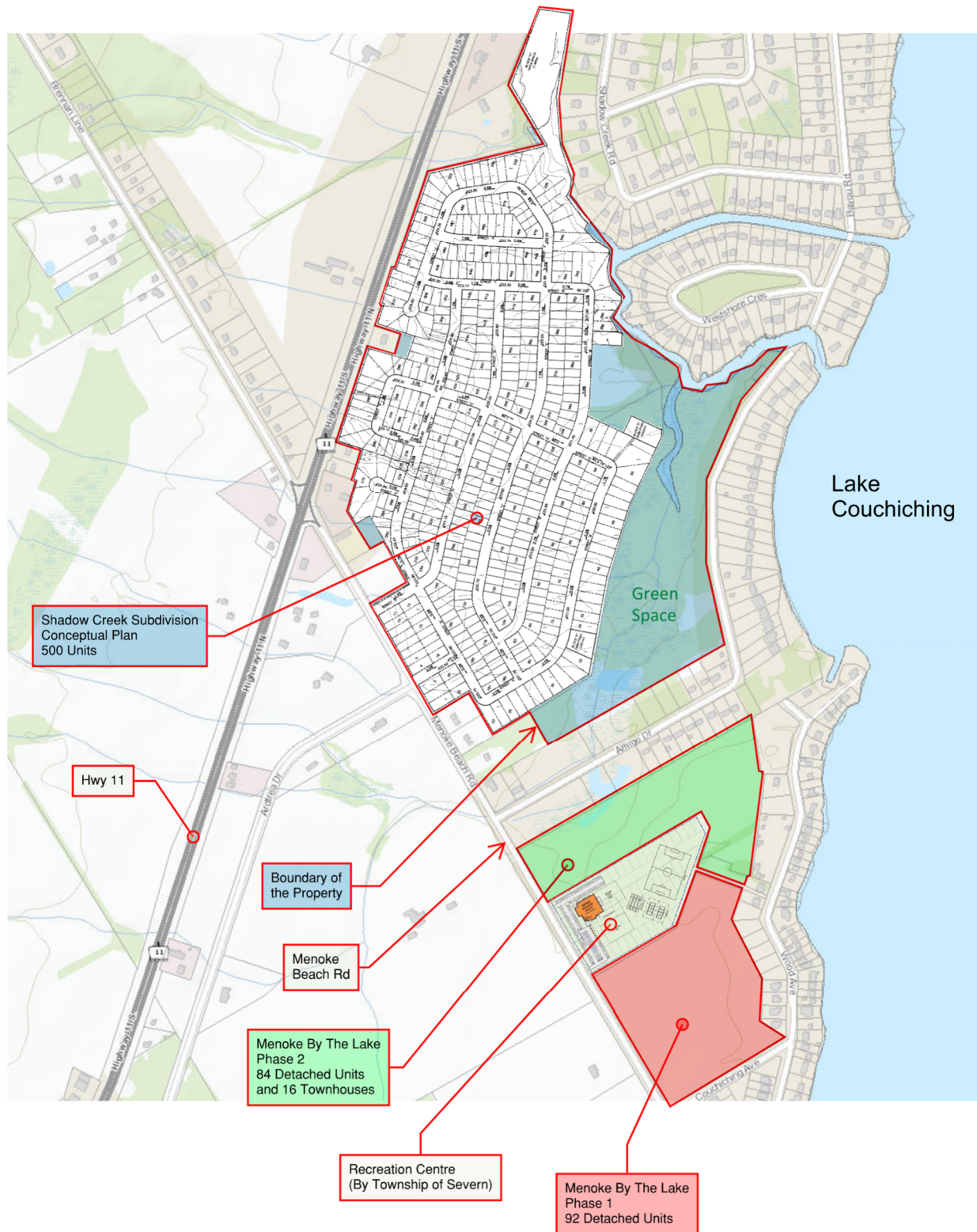


Figure 5: Shadow Creek is north of Menoke By the Lake

5. Zoning

Based on zoning by-laws of the Township of Severn, the property is zoned as rural (Figure 6). In order to be able to develop the property, zoning need to be amended and changed to residential. Since in the official plan the property is designated as settlement living area (Figure 7), rezoning and draft plan approvals should not take more than 1.5 to 2 years.



Figure 6: Zoning of the land

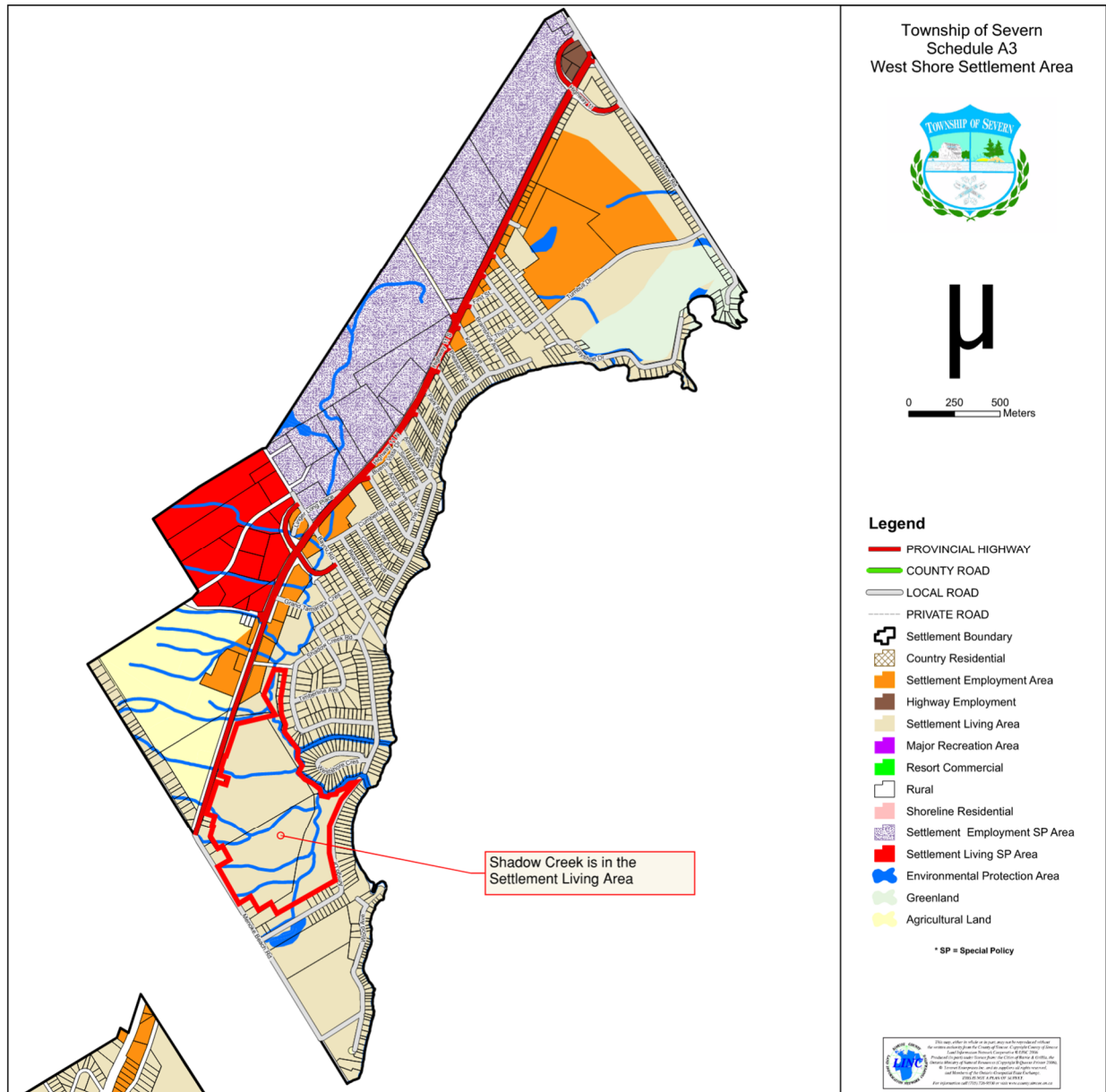


Figure 7: In the official Plan, the property is in Settlement Living Area