

**327 Old Muskoka Road**

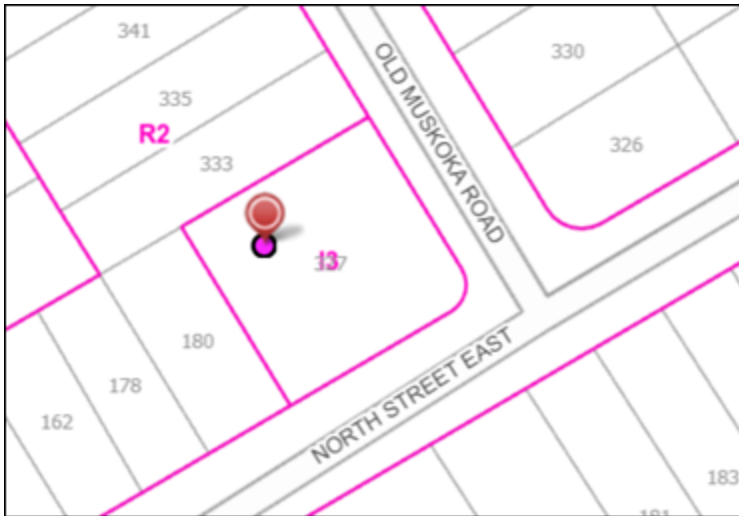
Jeff Duggan <JDuggan@orillia.ca>  
 To: "nickjamesteam@gmail.com" <nickjamesteam@gmail.com>

Thu, Nov 27, 2025 at 10:48 AM

Hi Nick

Sorry for the delay in getting this to you.

So as you are know, [327 Old Muskoka Road](#) is Zoned institutional Three (Major Institutional) – I3



The permitted uses are illustrated in the Table Below.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	<b>INSTITUTIONAL AND HEALTH CARE ZONES</b>				
<b>Permitted Uses</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>	<b>HC1</b>	<b>HC2</b>
Accessory Dwelling Units	✓ (1)				✓
Assembly Hall	✓	✓			
Bed and Breakfast Establishment					✓

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	<b>INSTITUTIONAL AND HEALTH CARE ZONES</b>				
<b>Permitted Uses</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>	<b>HC1</b>	<b>HC2</b>
College or University			✓		
Community Garden	✓	✓			
Child Care Centre	✓	✓	✓	✓	✓
Dormitory			✓		
Established Converted Dwelling				✓	✓
Existing Uses	✓	✓	✓	✓	✓
Four-Unit Dwelling					✓
Government Offices			✓		
Home Occupation					✓
Hospital				✓	
Library				✓	
Live-Work Unit					✓
Long-Term Care Facility			✓		✓
Museum				✓	
Office, Business, Professional or Administrative			✓	✓ (3)	✓ (3)
Personal Service Shop				✓	✓
Pharmacy				✓	✓
Place of Worship	✓	✓			
Public Use	✓	✓	✓	✓	✓

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
	<b>INSTITUTIONAL AND HEALTH CARE ZONES</b>				
<b>Permitted Uses</b>	<b>I1</b>	<b>I2</b>	<b>I3</b>	<b>HC1</b>	<b>HC2</b>
Recreational Establishment			✓		
Restaurant				✓ (2)	✓ (2)
Retail Store				✓ (2)	✓ (2)
Retirement Home (4)			✓		
Retrofit Multiple Dwelling				✓	✓
School	✓				
Scientific or Medical Laboratory				✓	✓
Additional Dwelling Units					✓
Semi-Detached Dwelling					✓
Single Detached Dwelling					✓
Three-Unit Dwelling				✓	✓

Development Charges are outlined in the City's DC pamphlet which can be found here: <https://www.orillia.ca/en/city-hall/resources/Treasury/DC-Pamphlet---Jul-1-2025.pdf>

Additional information regarding DC's can be found on the City's website found here: <https://www.orillia.ca/en/living-here/developmentcharges.aspx>

Regards

