



**CORPORATION OF THE CITY OF ORILLIA**  
**COMMITTEE OF ADJUSTMENT**

<b>DECISION</b>
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<b>APPLICATION NO.</b>	A16-23
<b>APPLICANT/OWNER</b>	Derek Shelswell
<b>ADDRESS</b>	48 Calverley Street
<b>DATE OF DECISION</b>	September 20, 2023

Upon application to the Committee of Adjustment for a minor variance pursuant to Section 45 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

- THAT:** Consent to a variance(s) is:
- Approved
  - Approved with conditions\*
  - Denied
  - Deferred

\*Conditions of approval are attached and form part of the Committee of Adjustment decision.

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for the construction of a detached Accessory Building containing an Additional Dwelling Unit exceeding the maximum height.

	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
1	5.2.2.2 – The minimum Lot Frontage for an Additional Dwelling Unit contained within an Accessory Structure is 15.0 m.	15.0 m	9.14 m	5.86 m
2	5.2.2.8 – The maximum Height of a Building containing an Additional Dwelling Unit shall be 5.0 m and may include a second Storey	5.0 m	6.14 m	1.14 m

- REASONS:**
- (1) The variance is minor;
  - (2) The variance is desirable for the appropriate development or use of the land, building or structure;
  - (3) The variance maintains the general intent and purpose of the Zoning By-law; and
  - (4) The variance maintains the general intent and purpose of the Official Plan.

**EFFECT OF PUBLIC INPUT:**

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on September 20, 2023.

We, the undersigned, acknowledge the above as being the decision of the Committee.



Pete Bowen



Ian Gordon



Kelly Smith

**NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL**

The applicant, the Minister, a specified person or public body may, not later than **20 days** after the giving of notice is completed, appeal the decision or any condition imposed by the Committee or appeal both the decision and any condition to the Tribunal by filing with the Secretary-Treasurer of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:

<https://www.ontario.ca/laws/statute/90p13#BK0>

A copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/>.

Notice of the last day of appealing this decision to the Ontario Lands Tribunal is **October 10, 2023**.

Notice of this decision of the Committee of Adjustment was circulated on September 22, 2023.

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I, Sue McCormick, acting Secretary-Treasurer of the Committee of Adjustment do hereby certify that the above is a true copy of the decision of the Committee of Adjustment for Application No. A16-23 rendered on September 20, 2023.

A handwritten signature in cursive script that reads "Sue McCormick". The signature is written in black ink and is positioned above a horizontal line.

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Sue McCormick, Acting Secretary-Treasurer to the Committee of Adjustment

**CONDITIONS TO DECISION**

<b>APPLICATION NO.</b>	A16-23
<b>APPLICANT/OWNER</b>	Derek Shelswell
<b>ADDRESS</b>	48 Calverley Street
<b>DATE OF DECISION</b>	September 20, 2023

**SUBJECT TO THE FOLLOWING CONDITIONS:**

It is a requirement that all conditions imposed are completed to ensure the minor variance decision is granted.

Planning Conditions:

1. That construction shall proceed in substantial compliance with the plans and drawings submitted with the application.
2. That a Building Permit shall be obtained for the addition to the Accessory Structure.
3. That the roof drainage from the Accessory Structure shall be directed away from the adjoining property.



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Sue McCormick, Acting Secretary-Treasurer to the Committee of Adjustment