



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

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| DECISION |
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| APPLICATION NO. | B03-25 |
| APPLICANT/OWNER | Derek Shelswell |
| ADDRESS | 48 Calverley Street |
| DATE OF DECISION | September 17, 2025 |

Upon application to the Committee of Adjustment for consent to sever land pursuant to Section 53 of the Planning Act, as amended, the decision of the City of Orillia Committee of Adjustment is as follows:

THAT: Consent to sever land 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 consent to sever land to create 1 new lot fronting onto Derby Street.

This application will be subject to and heard in conjunction with minor variance application A19-25.

| Lot | Proposed Lot Frontage | Proposed Area | Minimum Lot Frontage & Area as per Bylaw 2014-44 |
|------------------|------------------------------|------------------------|---|
| Lot 1 – Severed | 9.1 m (Derby Street) | 523.0 m ² | 15 m and 460 m ² |
| Lot 2 – Retained | 23.6 m (Calverley Street) | 1,016.1 m ² | 15 m and 460 m ² |

REASONS: The application conforms with the requirements of the City of Orillia Zoning By-law, the City of Orillia Official Plan, a Plan of Subdivision is not required and satisfies the requirements of all commenting agencies.

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 17, 2025.

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

An appeal to the Ontario Land Tribunal in respect to all or part of this Consent may be made by filing a Notice of Appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting City of Orillia as the Approval Authority or by mail to 50 Andrew Street South, Suite 300, Orillia, ON, L3V 7T5 no later than 4:30 p.m. on October 8, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@orillia.ca. There is also an administrative fee payable to the City of Orillia by cash, debit or cheque in the amount of \$5,000 for any appeal filed regarding a Consent.

Notice of this decision of the Committee of Adjustment was given on September 18, 2025.

I, Sue McCormick, 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. B03-25 rendered on September 17, 2025.



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

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| CONDITIONS OF DECISION | |
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SUBJECT TO THE FOLLOWING CONDITIONS:

Pursuant to the Planning Act, as amended, all conditions imposed must be fulfilled within Two (2) years from the date of the sending of the Decision or the application is deemed to be refused.

It is a requirement that all conditions imposed be fulfilled prior to the granting of this consent before the issuance of the Certificate of Official under a Form 2 by the Secretary-Treasurer.

1. That Application for Minor Variance A19-25 be approved and all conditions of approval are fulfilled.
2. That the Owner/Applicant arrange for all taxes, local improvements, and/or other charges, both current and in arrears, be paid prior to issuing of the Certificate of Consent, for the calendar year to the satisfaction of the Treasurer/Chief Financial Officer;
3. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment a draft reference plan of survey which sets out the lands which are the subject of this application for review. Once duly deposited with the Office of the Land Registrar, an electronic copy is to be provided;
4. The applicant/owner shall submit to the Secretary Treasurer of the Committee of Adjustment draft Transfer deeds for review. (Upon registration, a final copy of the Transfer deeds shall be provided to the City);
5. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council.
6. That the Owner/Applicant shall pay to the City of Orillia Cash-In-Lieu of Parkland dedication the amount of which shall be in accordance with City Policy 8.1.2.1, to the satisfaction of the Secretary-Treasurer.
7. That the Owner/Applicant shall enter into a Lateral Service Agreement with the City for the design and installation of water and sanitary service laterals to the front property line of the one (1) new lot at the expense of the applicant and to the satisfaction of the City. The installation of services must be installed and

inspected to the satisfaction of the City prior to the lapsing of Conditional Consent Approval.

8. That the Owner/Applicant shall submit and obtain a demolition permit for the existing buildings and structures on the subject lands, to the satisfaction of the City.
9. That the Owner/Applicant complete an Entrance Analysis to the City's satisfaction.



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