



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	B04-25
APPLICANT/OWNER	Cazcon Holdings Inc.
ADDRESS	4383 Huronia Road
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 two (2) new residential lots to construct a Semi-Detached Dwelling on each lot.

Lot	Proposed Lot Frontage	Proposed Area	Minimum Lot Frontage & Lot Area as per Bylaw 2014-44
Lot 1 - Severed	15.0 m	465 m ²	7.5 m and 300.0 m ²
Lot 2 - Retained	15.0 m	465 m ²	7.5 m and 300.0 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:

There was no public input received 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, 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. B04-25 rendered on September 17, 2025.



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

CONDITIONS OF DECISION

APPLICATION NO.	B04-25
APPLICANT/OWNER	Cazcon Holdings Inc.
ADDRESS	4383 Huronia Road
DATE OF DECISION	September 17, 2025

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 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;
2. 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;
3. That the Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment a draft Transfer deed for review. (Upon registration, a final copy of the Transfer deed shall be provided to the City);
4. That the Owner/Applicant shall be required to pay the Development Review Fee (\$75.00) as approved by City Council;
5. 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;
6. That the Owner/Applicant shall complete an Entrance Analysis to the City's satisfaction for both the severed and retained parcels;
7. That the Owner/Applicant shall enter into a Lateral Servicing Agreement with the City and install water and sanitary service laterals to the front property line on the severed and retained lots at the expense of the applicant, and have such works inspected to the satisfaction of the City;

8. That the Owner/Applicant shall submit to the Secretary Treasurer of the Committee of Adjustment the draft Agreements of Purchase and Sale which shall include that same warning clauses that the original underlying parcel's Agreement of Purchase and Sale would have included with regards to recommendations in the previous Species At Risk Study, Noise Impact Assessment and Private Well Assessment.
9. That the Owner/Applicant executes a Development Agreement in line with the findings and analysis presented in the Functional Servicing Report dated June 4, 2025 and prepared by Tatham Engineering with the City. The Development Agreement shall address and secure for works required to extend municipal services to this development and outline required inspections and approvals of such work to the City's satisfaction;



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