



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A03-25
APPLICANT/OWNER	2408978 Ontario Ltd.
ADDRESS	600 University Avenue
DATE OF DECISION	February 19, 2025

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

The Committee has Granted the following minor variance(s) from Zoning By-law 2014-44 for four variances for a four-storey 96-unit purpose-built apartment building fronting on University Avenue. The variances would permit an increase in the maximum permitted building height, a decrease in the minimum front yard setback, a decrease in the minimum landscaped open space and a reclassification of four lot lines in order to re-assign applicable yards.

No.	Section	Requirement	Proposed	Variance
1	Table 7.2 – Zone Provisions for Residential zones	Front Yard (Minimum) – 5.0 m	4.5 m	0.5 m
2	Table 7.2 - Zone Provisions for Residential zones	Building Height (Maximum) – 12.5 m	14.8 m	2.3 m
3	Table 7.2 – Zone Provisions for Residential zones	Landscaped Open Space (Minimum) – 40%	37.5%	2.5 %

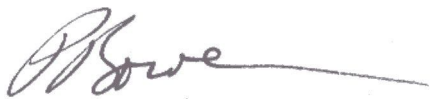
		Existing Lot Line	Proposed Lot Line	
4	Section 4 - Definition of Lot Lines	Diana Drive Front Lot Line University Avenue Exterior Side Lot Line Southerly Lot Line West Corner of Lot	Exterior Side Lot Line Front Lot Line Interior Side Lot Line Rear Lot Line	Reclassification of Lot Lines in order to re-assign applicable yards

- 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:

There was no public input received prior to the conclusion of the Public Hearing held on February 19, 2025.

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



Pete Bowen



Kelly Smith

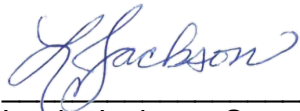
NOTICE OF THE LAST DAY FOR APPEALING TO THE ONTARIO LANDS TRIBUNAL

An appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance 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 March 11, 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 Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated on February 21, 2025.

I, Lorrie Jackson, 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. A03-25 rendered on February 19, 2025.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment