



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

<b>DECISION</b>
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<b>APPLICATION NO.</b>	<b>A04-23</b>
<b>APPLICANT/OWNER</b>	<b>Barillia Planning Group</b>
<b>ADDRESS</b>	<b>265 Barrie Road</b>
<b>DATE OF DECISION:</b>	<b>July 19, 2023</b>

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 variance to recognize the deficient lot area for both the severed and retained lands.

This application will be subject to and heard in conjunction with consent application B07-23.

<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
7., Table 7.2 "Zone Provisions for Residential zones"	Lot Frontage (Minimum) for a property in the R2 Zone – 15.0 m	Minimum Lot Frontage for the Severed of 13.0 m	Reduction of 2.0 m to the Minimum Lot Frontage of the Severed Lot

- 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 July 19, 2023.

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



OPPOSED



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Pete Bowen

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Ian Gordon

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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 clerk 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 **August 8, 2023**.

Notice of this decision of the Committee of Adjustment was circulated on July 21, 2023.

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. A04-23 rendered on July 19, 2023.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

**CONDITIONS TO DECISION**

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**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 the approval applies only to the request for reduction to the Minimum Lot Frontage for an R2 zoned property.
2. That the conditions of provisional approval for Consent Application B07-23 be completed within the required time frame.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment