



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A04-25
APPLICANT/OWNER	Rakesh Gupta
ADDRESS	437 Laclie Street
DATE OF DECISION	March 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

*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 to facilitate the creation of 18 additional suites within the existing hotel. The variances would permit a reduced on-site parking ratio and provide for additional off-site parking, as well as recognize a reduction in landscaped open space, snow storage area and the dimensions of an electric vehicle parking space.

No.	Section	Requirement	Proposed	Variance
1	Table 9.2 – Zone Provisions for Commercial Zones	Landscaped Open Space (Minimum) – 15%	8.8% (proposed)	6.2%
2	Section 5.37 – Snow Storage Areas	An area equivalent to a minimum of 5% of parking areas, loading spaces and private streets/driveways.	2.8%	2.2%

No.	Section	Requirement	Proposed	Variance
3	Table 6.2 – Parking Requirements for Non-Residential Uses	Hotel or Motel – 1.0 parking space per suite	0.84 parking spaces per suite	0.16 parking spaces per suite
4	Section 6.2.9 – Location of Required Parking Spaces and Loading Spaces	Required parking spaces shall be located on the same lot as the use that requires the parking	10 parking spaces to be provided on adjacent lot	Off-site parking
5	Table 6.4 – Size of Parking Space	Electric Vehicle: 3.0 m x 6.0 m with 1.0 m hatched aisle strip	2.7 x 6.0 m with no hatched aisle strip	0.3 m width with no hatched aisle strip

- 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 March 19, 2025.

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

Ian Gordon

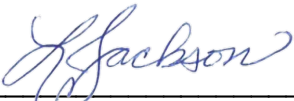
Tim Lauer

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 April 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 Minor Variance.

Notice of this decision of the Committee of Adjustment was circulated on **March 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. A04-25 rendered on March 19, 2025.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

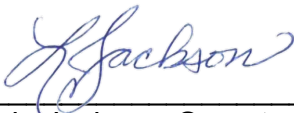
CONDITIONS TO DECISION

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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.

1. That an updated Site Plan be provided to the Planning Division of the Development Services and Engineering Department.
2. That the applicant enter into and execute an Off-site Parking Agreement with the City.
3. That the applicant give consideration to adding a walkway from the adjacent parking area to the subject property.
4. The one (1) Accessible Parking Space be provided with an Electric Vehicle Charging Station.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment