



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

<b>DECISION</b>
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<b>APPLICATION NO.</b>	A05-25
<b>APPLICANT/OWNER</b>	Howard Lee
<b>ADDRESS</b>	245 Bay Street
<b>DATE OF DECISION</b>	April 16, 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 for the construction of a new two-storey Detached Accessory Structure with a garage on the ground floor and a 98m<sup>2</sup> (1,055 sq. ft.) Additional Dwelling Unit on the second storey. Additionally, a one-storey addition to the rear of the existing dwelling together with an attached deck is proposed.

No.	Section	Requirement	Proposed	Variance
1	5.19 a) i) Non-Complying Buildings, Structures and Developed Sites - existing non-complying northerly interior side yard setback	0.6m	0.5m	0.1m
2	5.22 Table 5.4 Additional Dwelling Units Located in an Accessory Structure – Maximum Ground Floor Area	75m <sup>2</sup>	98m <sup>2</sup>	23m <sup>2</sup>

- 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 April 16, 2025.

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



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Pete Bowen



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Ian Gordon



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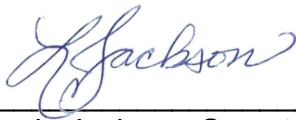
Kelly Smith

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

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 May 6, 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@orillia.ca](mailto: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 **April 18, 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. A05-25 rendered on April 16, 2025.

A handwritten signature in blue ink that reads "L Jackson". The signature is written in a cursive style with a large initial "L".

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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

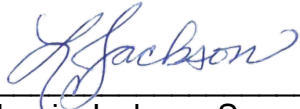
**CONDITIONS TO DECISION**

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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.

1. That the proposed development be completed substantially in compliance with the plans and drawings submitted with the application.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment