



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

<b>DECISION</b>
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<b>APPLICATION NO.</b>	A06-25
<b>APPLICANT/OWNER</b>	William and Alexandra Wagg
<b>ADDRESS</b>	155 Victoria Crescent
<b>DATE OF DECISION</b>	June 18, 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:

1. To construct two (2) separate additions for a combined GFA of 44.6m<sup>2</sup>, which exceeds the permitted 23m<sup>2</sup> expansion to an existing dwelling located between 5m and 10m from the Shoreline of Lake Simcoe.
2. To increase lot coverage to 41.8%, exceeding the permitted 25% in the shoreline buffer overlay zone (30m Lake Simcoe). – Note: Existing lot coverage is 31.54%

	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>				
1	<p>15.1.1.b) – Table 15.1 – Existing Dwellings located fully or partly within the Shoreline Buffer Overlay Zone may be expanded in accordance with the following Table:</p> <table border="1"> <thead> <tr> <th>Existing Dwelling Distance from Shoreline</th> <th>Maximum Ground Floor Area Increase</th> </tr> </thead> <tbody> <tr> <td>≥5.0 m &amp; &lt;10.0 m</td> <td>23.0m<sup>2</sup></td> </tr> </tbody> </table> <p>(1) Expansion is permitted only in the side and rear yard.</p>	Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase	≥5.0 m & <10.0 m	23.0m <sup>2</sup>	An expansion of 23.0m <sup>2</sup> of GFA to an existing dwelling is permitted.	A combined GFA expansion of 44.6m <sup>2</sup> (in 2 two separate additions) to an existing dwelling.	21.5m <sup>2</sup> of GFA to an existing dwelling
Existing Dwelling Distance from Shoreline	Maximum Ground Floor Area Increase							
≥5.0 m & <10.0 m	23.0m <sup>2</sup>							
2	15.1.3 Maximum Lot Coverage in Shoreline Buffer Zone – 30m from Lake Simcoe	25% maximum lot coverage of buildings or structures in Shoreline Buffer Zone (30m from Lake Simcoe)	41.8% of buildings or structures in Shoreline Buffer Zone (30m from Lake Simcoe)	<p>16.8% lot coverage increase within 30m of Lake Simcoe.</p> <p>Note Existing lot coverage is 31.54%</p> <p>Actual increase is 10.26%</p>				

- 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 June 18, 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 **July 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](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 **June 20, 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. A06-25 rendered on June 18, 2025.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

**CONDITIONS TO DECISION**

<b>APPLICATION NO.</b>	A06-25
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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 construction be in substantial compliance with the Site Plan submitted alongside the application.
2. That through the Zoning Certificate process the owner/applicant is required to submit an additional Landscape Plan in line with the vegetative requirements of the Lake Simcoe Protection Plan.
3. That the Owner/Applicant is required to submit an updated Site Plan and Landscape Plan of the property to replace previously submitted plans associated with City's Site Plan Approval File D11-248.
4. That the owner/applicant confirm through the Zoning Certificate process that any new openings/accesses within the Flood Hazard Overlay Zone have an elevation of 220.5.



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Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment