



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A08-25
APPLICANT/OWNER	Orchard Point Corporation
ADDRESS	48 Orchard Point Road
DATE OF DECISION	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 to clarify a Minor Variance decision that was made by the Committee of Adjustment at its meeting held on June 21, 2023 (Application No. A07-23) for a 4 and half-storey, 18-unit Apartment Building. At the time of the 2023 Minor Variance application, the property was zoned “Residential Two – Intensification Area” (R2*i*) which permitted Apartment Buildings. As a result of a recent Housekeeping Amendment to the City’s Official Plan and Zoning By-law, the subject property is now zoned “Residential Five Exception Nineteen” (R5-19) which also permits Apartment Buildings. However, the R5 zone provisions are different from the R2*i* zone provisions, and this has resulted in the need to issue a new Minor Variance decision for the same building that was proposed in 2023.

No.	Section	Requirement	Proposed	Variance
1	Table 7.2 – Zone Provisions for Residential zones	Front Yard (Minimum) – 5.0 m Previous Zoning – 2.5 m	3 m	2 m
2	Table 7.2 - Zone Provisions for Residential zones	North Interior Side Yard (Minimum) – 6.0 m Previous Zoning – 1.2 m	1.9 m	4.1 m
3	Table 7.2 - Zone Provisions for Residential zones	South Interior Side Yard (Minimum) – 6.0 m Previous Zoning – 1.2 m	2.8 m	3.2 m
4	Table 5.2 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	East Landscaped Buffer Area (Minimum) – 1.9 m	1.3 m	0.6 m
5	Table 5.2 – Minimum Requirements for Landscaped Buffer Areas and Screening Strips	North Landscaped Buffer Area (Minimum) – 1.9 m	1.6 m	0.3 m

- 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.



Pete Bowen



Ian Gordon



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. 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 **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. A08-25 rendered on June 18, 2025.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

APPLICATION NO.	A08-25
APPLICANT/OWNER	Orchard Point Corporation
ADDRESS	48 Orchard Point Road
DATE OF DECISION	June 12, 2025

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 development of the property shall proceed in substantial compliance with the plans and drawings submitted with the application



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment