



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

DECISION

APPLICATION NO.	A10-24
APPLICANT/OWNER	Melissa McKee and Nat Van Stralen
ADDRESS	649 Driftwood Road
DATE OF DECISION	July 17, 2024

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 an increase in the maximum floor area of a Building Accessory to the Residential Use on the property and a reduction in the Rear Yard setback.

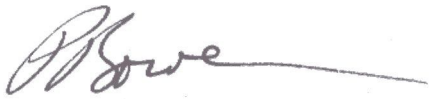
Section	Requirement	Proposed	Variance
5.1.3.1 – Maximum Floor Area for an Accessory Structure	The floor area for any one Building or Structure Accessory to the Residential Use on a Lot shall not exceed 68.0 m ²	Accessory Structure with floor area of 95.0 m ²	27.0 m ²
5.1.2 – Table 5.1 – Minimum Required Yards for Accessory Buildings or Structures	Where the Front Lot Line is a Shoreline, the Required Rear Yard for an Accessory Structure is 6.5 m	Rear Yard setback for an Accessory Structure - 3.0 m	3.5 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 July 17, 2024.

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

The applicant, the Minister, a specified person or public body may, not later than **20 days** after the decision has been made, 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 Secretary-Treasurer of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Land Tribunal Act, 2021*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here:

<https://www.ontario.ca/laws/statute/90p13>

A copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/forms-submissions/>

Notice of the last day of appealing this decision to the Ontario Land Tribunal is August 6, 2024.

Notice of this decision of the Committee of Adjustment was circulated on July 19, 2024.

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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. A10-24 rendered on July 17, 2024.

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

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 construction of the proposed Accessory Structure shall be substantially in compliance with the plans and drawings submitted with the application.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment