



CORPORATION OF THE CITY OF ORILLIA

COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A11-25
APPLICANT/OWNER	Howard Lee
ADDRESS	245 Bay Street
DATE OF DECISION	August 20, 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 locate a Detached Additional Dwelling Unit 30.0m from the front lot line, which exceeds the City's maximum setback of 25.0m.

Section	Requirement	Proposed	Variance
5.2.2 Table 5.4 Additional Dwelling Units Located in an Accessory Structure – Maximum Front Yard Setback	25.0m	30.0m	5.0m

- 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:

In making this Decision, the Committee of Adjustment had regard for all public input received through written, electronic, and verbal submissions prior to the conclusion of the Public Hearing held on August 20, 2025.

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



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 September 9, 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 August 22, 2025.

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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. A17-25 rendered on August 20, 2025.

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 decorative flourish at the end.

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

APPLICATION NO.	A11-25
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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 the proposed development be completed substantially in compliance with the plans and drawings submitted with the application specifically with respect to:
 - a. Provision of a southerly side yard setback of 2m, instead of the minimum 1.2m setback required by the Zoning By-law for the proposed Additional Dwelling Unit.
 - b. No provision for a balcony along the east (front) elevation.
 - c. Provision of a window, instead of a door, along the east (front) elevation of the Additional Dwelling Unit.
 - d. Use of permanent opaque windows along the east (front) elevation of the Additional Dwelling Unit.
 - e. Provision of a privacy screen along the south side of the balcony facing west.

2. That the detached Additional Dwelling Unit be equipped with a Sprinkler System per the Detached Additional Dwelling Units: Fire Department Access Standard Practice issued by the City of Orillia's Chief Building Official (BD.SP.2023.21)



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment