



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A13-23
APPLICANT/OWNER	Jason Clayton
ADDRESS	326 Hilda Street
DATE OF DECISION	July 19, 2023

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 allow an increase in the maximum height for the construction of a Detached Accessory Structure, supporting shared uses for a garage and an Additional Dwelling Unit.

	Section	Requirement	Proposed	Variance
1	5.1.3.2 – The maximum Height of an Accessory Building or Structure shall be 5.0 m	5.0 m	6.3 m	1.3 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:

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 July 19, 2023.

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



Pete Bowen



Ian Gordon

OPPOSED

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 giving of notice is completed, 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 clerk of the municipality a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged under the *Ontario Lands Tribunal Act, 2017*. Specified person is defined in Section 1 (1) of the *Planning Act* linked here: <https://www.ontario.ca/laws/statute/90p13#BK0>

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

Notice of the last day of appealing this decision to the Ontario Lands Tribunal is **August 8, 2023**.

Notice of this decision of the Committee of Adjustment was circulated on July 21, 2023.

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. A13-23 rendered on July 19, 2023.

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

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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.

Planning Conditions:

1. That the construction proceed in substantial compliance with the plans and drawings submitted with the Minor Variance application A13-23.
2. That a 2.0m high wooden privacy fence be installed around the perimeter of the portion of the lot which is set behind the primary dwelling unit. The installation of the wooden privacy fence must be completed prior to occupancy of the Additional Dwelling Unit.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment