



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A13-24
APPLICANT/OWNER	Liv (Hawk Ridge) GP
ADDRESS	4501 Uthhoff Line
DATE OF DECISION	October 16, 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 a reduction in the minimum Lot Frontage and minimum Lot Area for Blocks 50 and 51 of the existing Inch Farm Draft Plan of Subdivision to allow for the construction of 16' wide townhouses without basements as a consequence of hydrogeological limitations associated with that portion of the site.


Section	Requirement	Proposed	Variance
Section 7.4 - Table 7.2 – Zone Provisions for Residential Zones	Townhouse Dwellings - Lot Frontage for Interior Units - 6.0 m	4.5m	1.5m
Table 7.6 – R4 Zone Exceptions – R4-19	Lot Frontage for End Unit not abutting a Public Street (min) – 7.0 m	6.0 m	1.0 m
Table 7.6 – R4 Zone Exceptions – R4-19	Lot Area (min) – 165m ²	120m ²	45m ²

- 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 October 16, 2024.

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 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 **November 5, 2024**.

Notice of this decision of the Committee of Adjustment was circulated on **October 18, 2024**.

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. A13-24 rendered on October 16, 2024.

A handwritten signature in blue ink that reads "Lorrie Jackson". The signature is written in a cursive style with a large, decorative initial "L".

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 an associated Red Line Revision application for the Inch Farm Draft Plan of Subdivision be submitted to the City of Orillia and be recommended for approval by Planning staff.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment