



CORPORATION OF THE CITY OF ORILLIA
COMMITTEE OF ADJUSTMENT

DECISION

APPLICATION NO.	A17-24 (PART 1 OF 2)
APPLICANT/OWNER	Sunshine Harbour Inc.
ADDRESS	FRAM – Central Block - 51 - 79 Lightfoot Drive (70 Front Street North)
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 to construct 15, three-storey Townhouse Dwelling Units on the subject property. To construct in compliance with the proposed Site Plan, the applicant is requesting seven minor variances to achieve the desired development. The requested variances are noted in the chart below. One of the variances is unit specific and will not apply to the entire development.

No.	Section	Requirement	Proposed	Variance
1	Section 7.4 - Table 7.2 – Zone Provisions for Residential Zones	Front Yard (Minimum) 6.0 m	2.1 m	3.9 m

No.	Section	Requirement	Proposed	Variance
2	Table 7.6 – Residential Four (R4) Zone Exceptions (R4-12i)	Rear Yard (Minimum) 6.0 m	3.0 m	3.0 m
3	Table 7.2 - Zone Provisions for Residential Zones	Lot Frontage (Minimum) 6.0 m per unit 90.0 m	32.5 m	57.5 m
4	Section 5.28 – Permitted Yard Encroachments for Balconies, Canopies or Porches	Yard Encroachment (Minimum) 1.2 m	0.7 m	0.5 m
5	Section 15.7.2 b) - Landscaping Requirements	Landscape Buffer Area Abutting a Commercial Use (Minimum) 2.0 m	1.2 m	0.8 m
6	Section 5.8 a) – Fences and Privacy Screens (min.) – 2.0 m	Fence Height (Maximum) 2.0 m	3.0 m	1.0 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 October 16, 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 **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. A17-24 rendered on October 16, 2024.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

CONDITIONS TO DECISION

APPLICATION NO.	A17-24
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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 Landscape Buffer Area reduction only applies to the lands adjacent to 70 Front Street North (Metro Plaza).
2. That the Permitted Yard Encroachments for Balconies, Canopies or Porches only apply to Unit 15.



Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment