



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

<b>DECISION</b>
-----------------

<b>APPLICATION NO.</b>	A17-24
<b>APPLICANT/OWNER</b>	Sunshine Harbour Inc.
<b>ADDRESS</b>	51-79 Lightfoot Drive (70 Front Street North)
<b>DATE OF DECISION</b>	December 11, 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 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 the following minor variance to achieve the desired development:

	<b>Section</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Variance</b>
1	Table 6.4 – Required Size of Parking Spaces (min.)	Type 'A' Accessible Parking Space Width (Minimum) 3.4 m	2.4 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 December 11, 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**

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 **December 31, 2024**. 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@orillia.ca](mailto:planning@orillia.ca).

Notice of this decision of the Committee of Adjustment was circulated on **December 13, 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 December 11, 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 decorative flourish at the end.

---

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

**CONDITIONS TO DECISION**

<b>APPLICATION NO.</b>	A17-24
<b>APPLICANT/OWNER</b>	Sunshine Harbour Inc.
<b>ADDRESS</b>	51-79 Lightfoot Drive (70 Front Street North)
<b>DATE OF DECISION</b>	December 11, 2024

**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 installation of the Accessible Parking Space and adjacent sidewalk be constructed as detailed in Schedule 'A'.



---

Lorrie Jackson, Secretary-Treasurer to the Committee of Adjustment

Schedule 'A' – Central Block General Grading Plan

